PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

December 09, 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 10-14-2025

OLD BUSINESS

ii. **Z 25-03**, an application by Carol Chadwick, P.E., as agent for Florida First Coast Investment Corp., Inc., to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) to COMMERCIAL, NEIGHBORHOOD (CN) on property located on parcel 02703-014.

***Previously heard on May 13, 2025, and tabled till a time and date uncertain.**

NEW BUSINESS

iii. **SPR 25-11**, an application by Michael Hicks as agent for Terps Acquisitions LC, LLC, for a Site Plan Review for a new construction restaurant, Cookout, in a Commercial Intensive zoning district and located on parcel 02579-01, which is regulated by the Land Development Regulations Section 4.13.

iv. **LDR 25-02,** an application by the City Council of Lake City to amend the text in Definitions, Article 2, 3, and 13 of the Land Development Regulations adding provisions for an administrative approval process.

v. **LDR 25-03,** an application by the City Council of Lake City to amend the text of the Land Development Regulations to add provisions for a new zoning district, Mixed Use Zoning District.

vi. **LDR 25-04,** an application by the City Council of Lake City to amend the text in Sections 4.9, 4.10, 4.12, 4.13, 4.14, 4.15, 4.16 and 4.17 of the Land Development Regulations amending the building height and lot sizes.

WORKSHOP

vii. Discussion and Possible Action- Discussion on changing the meeting time from 5:30pm to 6:00pm.

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 10-14-2025

PLANNING & ZONING BOARD MEETING MINUTES

City: Lake City, Florida

Board: Planning & Zoning Board

Date: October 14, 2025

Time: 17:30

Location: City Hall, Council Chambers

1. CALL TO ORDER

The meeting was called to order at 17:30 by Mrs. Douglas.

2. ROLL CALL

Members Present:
- Mrs. McKellum
- Mrs. Wilson
- Mrs. Douglas
- Mr. Carlucci
- Mr. Lydick
- City Attorney: Mr. Martin

Members Absent:
- Mrs. Johnson
- Mrs. Adams

Staff Present:
- Richard Benderson
- Scott Thomason
- Ivy Stockstill

Public Attendees:
- Mr. Sharp
- Mr. Brandon Stubbs
- Mr. Daniel Crapps
- Julie Bassit
- Mrs. Akins
- Greg B.
- Sam Bassit
- Gail Griffith
- Brandon Fegal

3. APPROVAL OF PREVIOUS MEETING MINUTES

No previous minutes available. Motion to approve: N/A. Second: N/A.

4. PUBLIC HEARINGS / NEW BUSINESS

4.1 SPR 25-08 – Big Dan's Carwash

Applicant: Aubrey Sharp, P.E. (for BDCW Holdings, LLC)

Request: Site Plan Review for new construction car wash facility in Commercial Intensive zoning district. Parcel: 06185-000.

Staff Report Summary: Request complies with LDR Section 4.13 regulating Commercial Intensive zoning.

All parties sworn in by: Clay Martin

Applicant Presentation: None.

Public Comment: None.

Motion: Motion to Approve by Mr. Carlucci, seconded by Mrs. McKellum. Vote Passed.

Votes:
- McKellum: Yes
- Wilson: Yes
- Douglas: Yes
- Carlucci: Yes
- Lydick: Yes

4.2 CPA 25-10 – Price Creek, LLC

Applicant: Daniel Crapps (for Price Creek, LLC)

Request: Amend FLUM from Residential Very Low (County) to Industrial (City) on Parcel 07481-003.

Staff Report Summary: Infrastructure availability is limited; inconsistent with Policy I.1.4.

All parties sworn in by: Clay Martin

Applicant Presentation: Brandon Stubbs (NFPS) – Presented Exhibit A.

Public Comments Opposed:
- Julie Bassit (Exhibit B)
- Laurie Akins (Exhibits C & D)
- Greg B.
- Sam Bassit
- Gail Griffith
- Brandon Fegal

Cross Examination:
- Applicant: Roadway/wetland compliance
- Staff: Infrastructure capacity concerns

Board Discussion: Various concerns related to buffers, timing, and rezoning impacts.

Motion: Motion to Deny by Mrs. Wilson, seconded by Mrs. McKellum. Recommend Denial to City Council.

Votes:
- McKellum: Yes
- Wilson: Yes
- Douglas: Yes
- Carlucci: No
- Lydick: No

4.3 Z 25-12 – Price Creek, LLC

Applicant: Daniel Crapps (for Price Creek, LLC)

Request: Rezone parcel 07481-003 from Rural Residential (RR-Co) to Industrial (I).

All parties sworn in by: Clay Martin

Staff Report Summary: Rezoning dependent upon FLUM approval.

Applicant Presentation: Addressed staff comments.

Public Comments Opposed:
- Julie Bassit
- Laurie Akins
- Sam Bassit

Cross Examination:
- Applicant: Stated no competent evidence
- Staff: Infrastructure capacity concerns

Motion: Motion to Recommend Denial to City Council by Mrs. McKellum, seconded by Mrs. Douglas.

Votes:
- McKellum: Yes
- Wilson: Yes
- Douglas: Yes
- Carlucci: No
- Lydick: No

5. WORKSHOP ITEMS

None.

6. ADJOURNMENT

Meeting adjourned at 19:44.

Recording Secretary: _____

Name: Ivy Stockstill
Title: Recording Secretary

Chair: _____

Name: Mrs. Douglas

Exhibit List

Project ID: CPA 25-10

A. Aerial Map

B. Contamination Location Map

C. Contamination Location Map

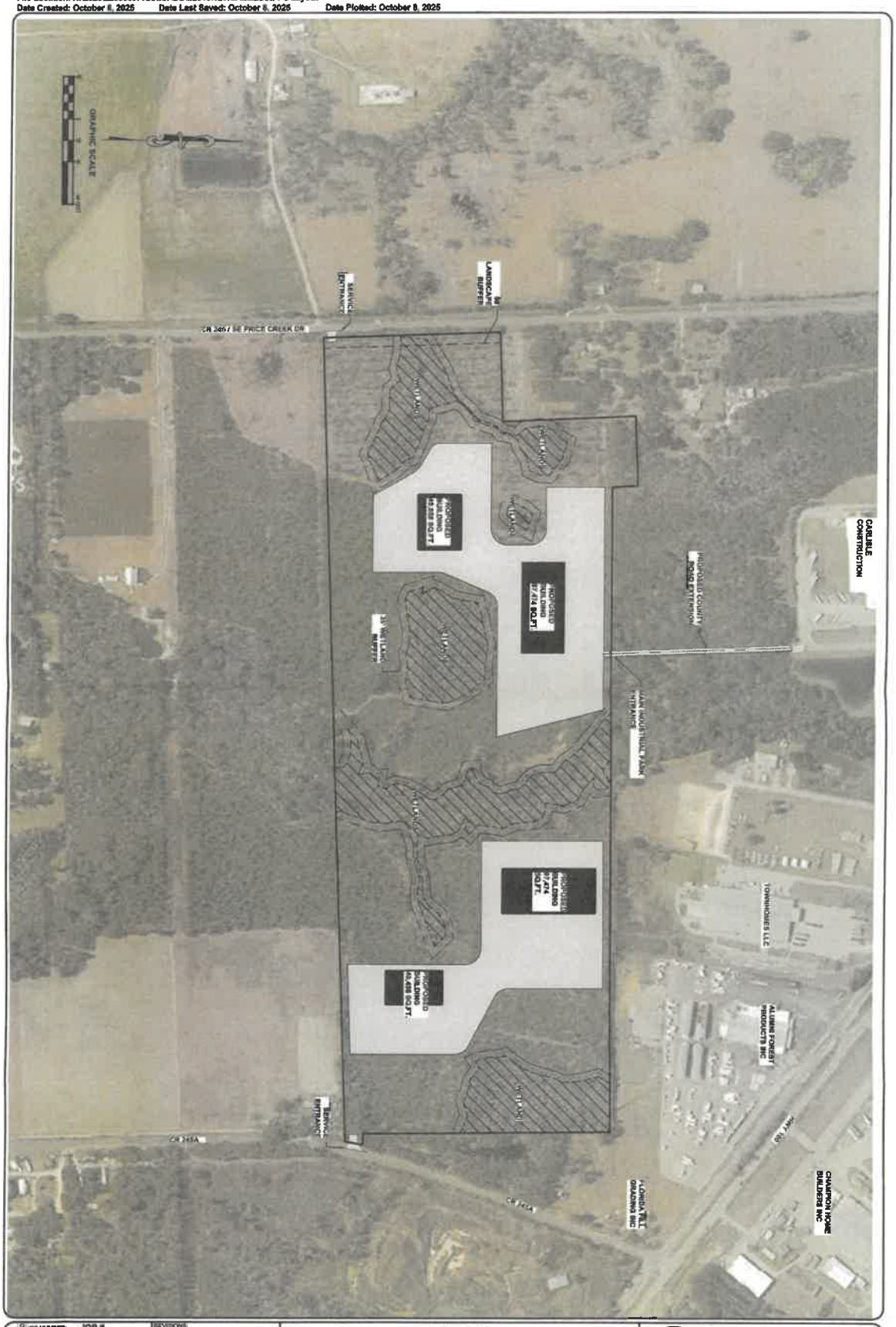
D. Email - Louis Mantini PS Item 167166

Staff Report

Concurrency Management Assessment CPA 25-10

Exhibit A

File Location: X:\2025\L.250909PRI\H.CADD\L.2018NEWLABELS\NFPS Layout
Date Created: October 8, 2025 Date Last Saved: October 8, 2025 Date Plotted: October 9, 2025



JOB NUMBER: JOB # | REVISIONS:
DESIGNED BY: TH | DRAFTED BY: JC | CHECKED BY: GB
SIGNATURE & SEAL

AERIAL
PRICE CREEK
COLUMBIA COUNTY, FL

North Florida Professional Services, Inc.
P.O. BOX 3623 Lake City, FL 32026 Ph. 386-752-4675 Fax. 386-752-4674
P.O. BOX 100000 Tallahassee, FL 32316 Ph. 877-535-1525 Reg. Lic.29011

Exhibit B

Contamination Locator Map

dep-clnup
Florida DEP

Filter: ☑ ▲ Brownfield Sites ☑ △ Other Waste Cleanup ☑ ▲ Petroleum ☑ △ PFAS Sites ☑ ▲ Superfund | [Help]

Search within: 5 mile radius of 442 SE County Road 245a, Lake C Search

Search Results Print

DEP Cleanup Sites: 68 found.

AMERICAN GAS & GROCERY
4637 E US HWY 90
LAKE CITY, FL 32055
Facility Id: 8519093
ACTIVE Petroleum Cleanup
Watch This Site
Documents

AMERICAN WOOD PRODUCTS (AKA ST. LAURENT PROPERTIES)-(ENF)
CR 254-A & SR 100
LAKE CITY, FL 32025
Facility Id: ERIC_11813
OPEN Other Cleanup
Watch This Site
Documents

AMOCO-FORMER
183 S MARION AVE
LAKE CITY, FL 32025
Facility Id: 8503350
ACTIVE Petroleum Cleanup
Watch This Site
Documents

AMOCO-HUBERT NETTLES
NE CORNER HWY 242 & FL 47(NEAR I-75)
LAKE CITY, FL 32055
Facility Id: 8519074
ACTIVE Petroleum Cleanup
Watch This Site

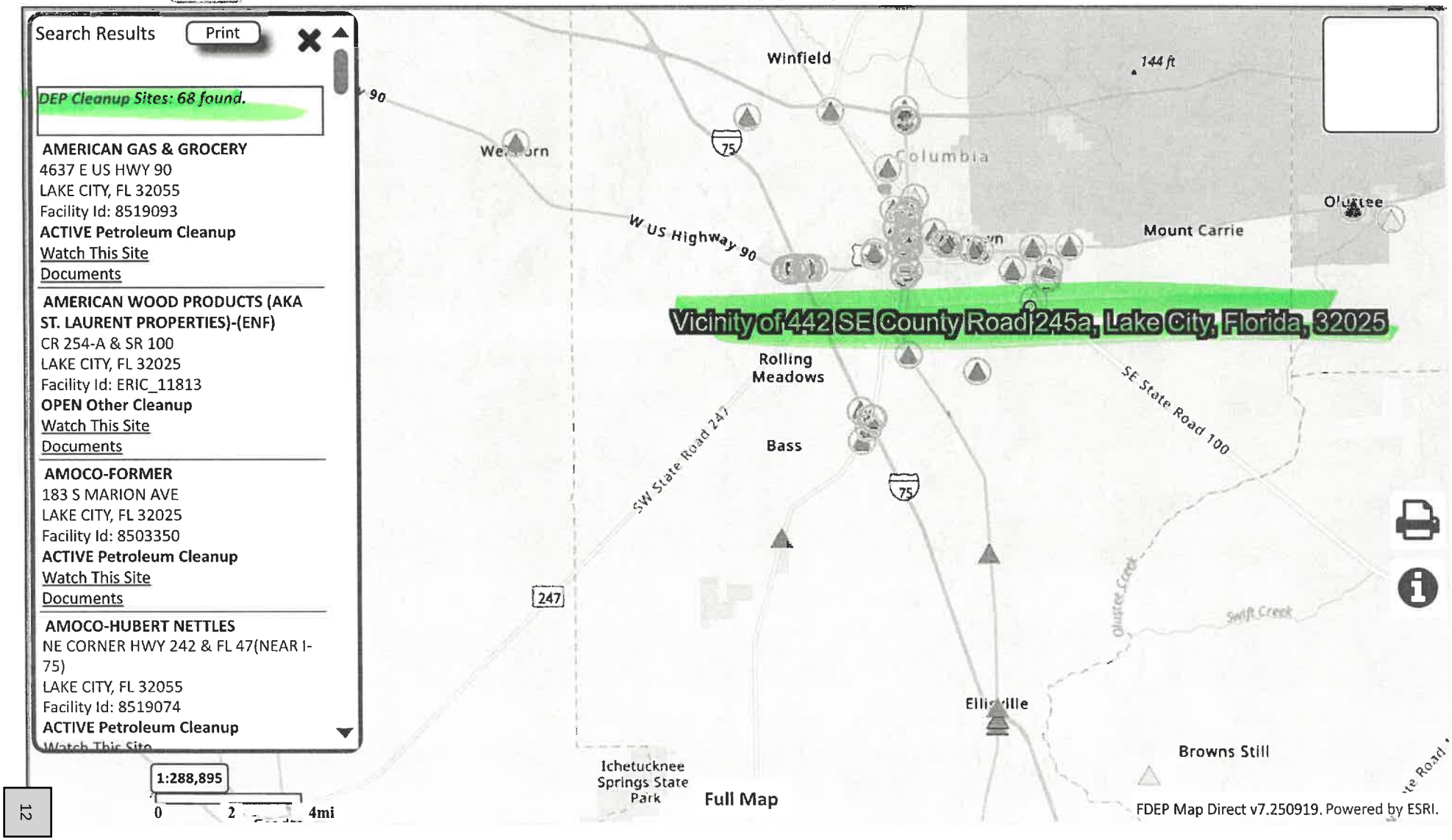
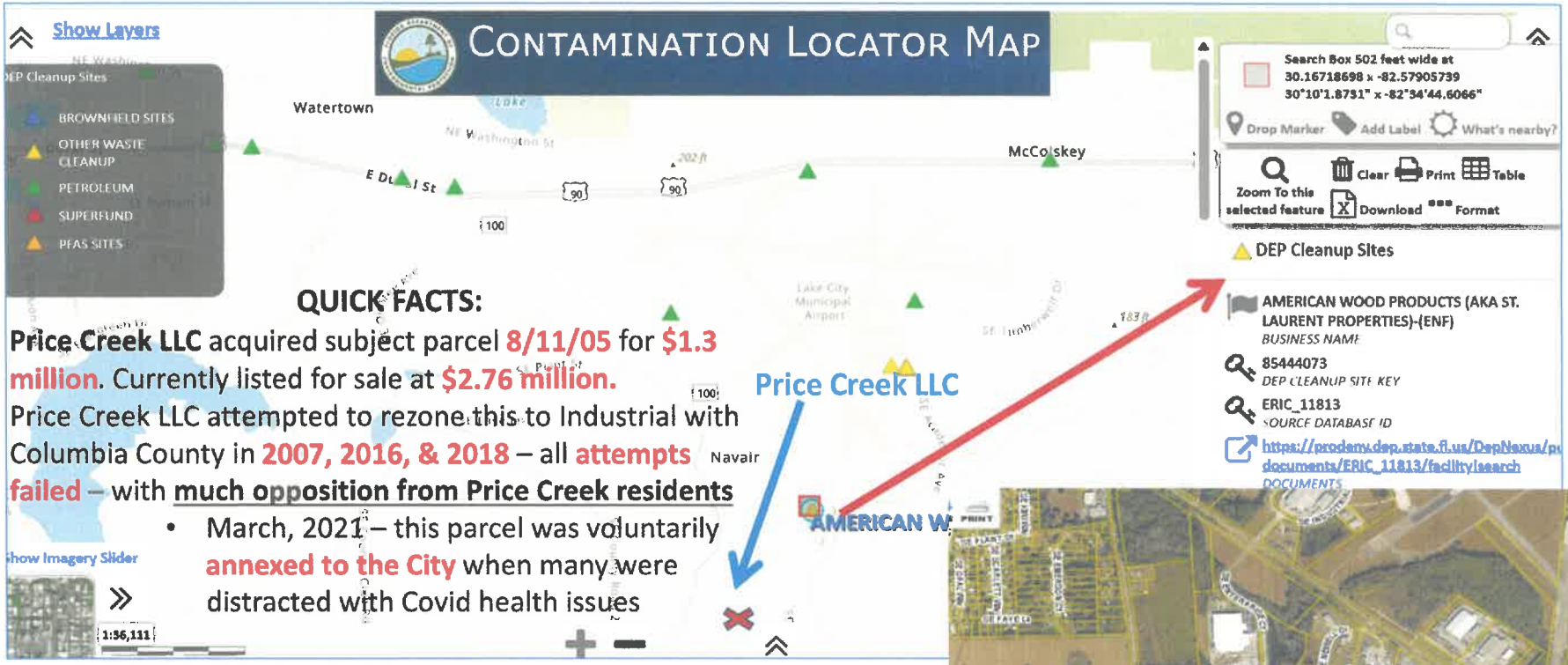


Exhibit C



QUICK FACTS:

- **Price Creek LLC** acquired subject parcel **8/11/05** for **$1.3 million**. Currently listed for sale at **$2.76 million.**
- Price Creek LLC attempted to rezone this to Industrial with Columbia County in **2007, 2016, & 2018** – all **attempts failed** – with **much opposition from Price Creek residents**
  - March, 2021 – this parcel was voluntarily **annexed to the City** when many were distracted with Covid health issues

- Agreement with City states zoning shall remain the same (Rural Residential) or be classified Industrial
- There are already **79 DEP cleanup sites in a 5-mile radius**, with one adjacent to this property. **The tributary from this parcel feeds Price Creek.**
- Subject location is **5 miles from North Florida Mega Industrial Park** – which has infrastructure in place to handle this growth, and needs the occupants
- We say –**KEEP THIS PARCEL RURAL RESIDENTIAL & ZONING ATLAS THE SAME**

Exhibit D

Delete Archive Report Move to Reply all Zoom

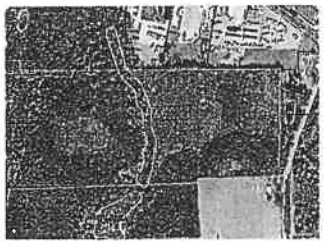
RE: P.S., Item 167166

LM

Louis Mantini<Louis.Mantini@srwmd.org>

To: You

Wed 9/3/2025 4:50 PM



Start reply with: Attach a file

Laurie:

Please see the attached image and note the added pink *swamp-patterned* polygons that I digitized according to landscape signatures. I think there's a good chance that these are wetlands. The little red lines are surface water features, likely constructed in the past to drain wetlands. The green stippled polygons are the national wetlands inventory wetlands (NWI).

If we were to consider the NWI wetlands alone, then there would be 5.38 acres, approximately 5% of the property. I determined an additional 36.8 acres of wetlands (pink), bringing the total to approximately 42.2 acres or 37% of the property. I'd be willing to bet half of this week's paycheck that I'm in the ballpark and possibly lowballing the estimate.

One cool tidbit I'd like to share: I visited the Higgs property downstream a while ago and noticed that the long strand/stream that bisects the Price Creek, LLC property is very incised. At the time, the dam had blown out, but I'm uncertain as to how recently it had blown out during my site visit. To the point: It appears that a/the dam was on the Higgs property.

Please save our correspondences.

I'll need to sign off until Friday. Please let me know if you need any other specific info that I may be able to provide.

Sincerely,

Louis

Louis Mantini, PWS
Senior Environmental Scientist
Suwannee River Water Management District
9225 CR 49, Live Oak, FL 32060
386.647.3144, office direct; 386.697.4891, cell

STAFF REPORT

STAFF REPORT ADDENDUM

MEETING DATE: October 14, 2025
SUBJECT: Price Creek LLC – LS Comp Plan Amendment & Rezoning
APPLICANT: Daniel Crapps
OWNER: Price Creek LLC
STAFF: Richard Benderson, Principal Planner

SUMMARY OF REQUEST:

Daniel Crapps, on behalf of Price Creek, LLC (the property owner), requests approval of a Large Scale Comprehensive Plan Amendment (LSCPA). The LSCPA proposes changing the Future Land Use Map (FLUM) designation of the 111.60± acre site from Residential Very Low to Industrial. Separately, the applicant is requesting to rezone the site from Rural Residential County (RR Co) to Industrial City (I).

SITE INFORMATION

The property is 111.60+/- Acres generally located North of vacant agricultural land and single family residences; South East of State Road 100; East of SE County Road 245; and West of SE County Road 245A.

Parcel ID: 02-4S-17-07481-003
Acreage: 111.60+/- Acres
Existing FLUM: RESIDENTIAL, VERY LOW RESIDENTIAL (County)
Proposed FLUM: INDUSTRIAL (City)

Direction	Existing Use	Future Land Use Designation	Existing Zoning Designation
Site	Vacant Residential Land	Residential – Low	Rural Residential
North	SE Enterprise Ct/Hunter Panels/Quest Aviation/Town Homes/Idaho Timber/Home of Merit/Factory Expo Home Center	Residential Low Density/Industrial/ Public	Rural Residential ("RR")/Industrial("I")
South	Single Family Residences/ Agricultural Land	Agriculture	Agriculture-3 ("A-3")
East	RDH Trucking/Academic Recovery & Towing/Commercial Transportation Inspection Services, LLC	Industrial	Industrial ("I")
West	Eastbrook Subdivision/Suzanne Subdivision/Vacant Residential Lands	Residential Very Low Density/Residential Low Density	Rural Residential ("RR")/Residential, Single Family-2 ("RSF-2")

TRANSPORATION ELEMENT

OBJECTIVE II.1 The City shall establish a safe, convenient and efficient level of service standard which shall be maintained for all roadways.

Analysis: The traffic impact assessment included in the Data & Analysis Report, the proposed development will not degrade the level of service standard for any roadway segments to an unsafe level or degrade the level of service, which supports the amendment.

OBJECTIVE II.2 The City shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map, limiting higher density and higher intensity land use locations to be adjacent to collector or arterial roads, as identified on the Future Transportation Map.

Analysis: The subject property has direct access to SE County Road 245 (Price Creek Road) which is identified in Illustration A-IX "Future Transportation Map 2032" of the City of Lake City Comprehensive Plan as a Major, Collector RURAL, which supports the amendment.

REZONING ANALYSIS PER SECTION 15.2

15.2.2 Nature and Requirements of Planning and Zoning Board Report. When pertaining to the rezoning of land, the report and recommendation of the Planning and Zoning Board to the City Council required by Section 15.2.1 above shall show that the Planning and Zoning Board has considered the proposed change in relation to the following, where applicable:

1. Conformity with the Comprehensive Plan and the effects upon the Comprehensive Plan.

Analysis: The request is contingent on the proposed Future Land Use Map amendment to an Industrial land use.

2. The existing land use pattern.

Analysis: The subject property has Industrial FLUM to the North and the East, with Residential and Agriculture on the South and West.

3. The creation of an isolated district unrelated to adjacent and nearby districts.

Analysis: The subject property would not create an isolated district, it would increase the size of the industrial district by 111.6+/- acres.

4. The impact of the proposed change upon population density pattern and the load on public facilities such as schools, utilities, streets, etc.

Analysis: The proposed amendment does not affect population density. However, there is not adequate access to city utilities.

5. The existing district boundaries in relation to existing conditions on the property

Analysis: Granting of the preposed rezoning does not provide the owner with any special privileges.

14. Substantial reasons why, if any, the property cannot be used in accordance with existing zoning.
Analysis: There is no substantial reason why the property can not be used with the current entitlements. However, there will need to be infrastructure access improvements.

15. The impact of the proposed change with regard to the scale of needs of the neighborhood or the City.
Analysis: The proposed change would require additional infrastructure improvements to accommodate the industrial use, prior to developing the property.

16. The availability of alternate adequate sites in the City in districts already permitting such use.
Analysis: There are industrially zoned properties off US-441 and Interstate 10

RECOMMENDATION

Staff has determined that the Large-Scale Comprehensive Plan Amendment (LSCPA) request CPA25-10 is inconsistent with Policy I.1.4 of the City's Comprehensive Plan. The City currently has limited capacity to accommodate the infrastructure needed to extend public facilities to the site is either absent or insufficient to support the proposed use.

The concurrent rezoning request Z25-12 is dependent upon the approval of the proposed land use map amendment and would need a positive determination on CPA25-10 in order to move forward.

A majority vote of the Planning and Zoning Board members present and voting is required to make a recommendation on this matter to the City Council.

CONCURENCY MANAGEMENT ASSESSMENT CPA 25-10

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

October 14, 2025

TO: City Council

FROM: Land Development Regulation Administrator

SUBJECT: Application No. CPA 25-10 (Price Creek LLC)

Concurrency Management Assessment
Concerning an Amendment to the
Future Land Use Plan Map of the Comprehensive Plan

Land use amendment requests are ineligible to receive concurrency reservation because they are too conceptual and, consequently do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided, which quantifies for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

CPA 25-10, an application by Price Creek LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from COUNTY RESIDENTIAL, VERY LOW DENSITY (1 dwelling units per acre) to CITY INDUSTRIAL for the property described, as follows:

A parcel of land lying in Section 2 and 11, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southwest corner of said Section 2; thence South 00°30'20" West 50.60 feet, along the West line of said Section 11; thence North 89°53'18" East 71.01 feet to the East right-of-way line of County Road 245 (Price Creek Road) for the Point of Beginning; thence North 00°03'43" East 886.66 feet, along the East right-of-way line of said County Road 245 (Price Creek Road); thence North 89°40'56" East 420.21 feet; thence North 00°31'39" West 622.17 feet; thence North 89°41'56" East 328.15 feet; thence South 01°19'19" East 117.78 feet; thence South 88°21'17" East 3,047.22 feet; thence South 02°49'21" West 203.84 feet; thence South 03°48'37" West 955.64 feet; thence North 89°05'56" East 67.70 feet to the Westerly right-of-way line of County Road 245A; thence Southerly, along the arc of a curve to the left of the Westerly right-of-way line of said County Road 245A, having a radius of 2,904.79 feet, an included angle of 01°36'54" for an arc distance of 81.88 feet to the intersection with the South line of said Section 2; thence South 89°05'56" West 968.40 feet, along the South line of said Section 2; thence South 00°13'21" West 50.60 feet; thence South 89°53'18" West 2,801.78 feet to the Point of Beginning.

Containing 110.46 acres, more or less.

Availability of and Demand on Public Facilities

Potable Water Impact-

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could theoretically result in 4,811,637 square feet of industrial land use on the site.

An average industrial use is estimated to have 1.87 employees per 1,000 square feet gross floor area.

Based upon a potable water usage of 22.5 gallons per employee per day.

4,811.637 (4,811,637 square feet gross floor area) x 1.87 (employees per 1,000 square feet gross floor area) = 8,998 employees x 22.5 (gallons of potable water usage per employee per day) = 202,455 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,401,000 gallons of potable water per day.

During calendar year 2024, the average daily potable water usage = 3,461,667 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 939,333 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 939,333 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 202,455 gallons of potable water per day.

Residual capacity after this proposed amendment = 736,878 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the theoretical use of the site.

Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could theoretically result in 4,811,637 square feet of industrial land use on the site.

An average industrial use is estimated to have 1.87 employees per 1,000 square feet gross floor area. Based upon an average of 17.25 gallons of sanitary sewer effluent per employee per day.

4,811.637 (4,811,637 square feet gross floor area) x 1.87 (employees per 1,000 square feet gross floor area) = 8,998 employees x 17.25 (gallons of sanitary sewer effluent per employee per day) = 155,216 gallons of sanitary sewer effluent per day.

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2024, the average sanitary sewer usage = 2,350,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 650,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 650,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 155,216 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 494,784 gallons of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the theoretical use of the site.

Solid Waste Impact -

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could theoretically result in 4,811,637 square feet of industrial land use on the site.

Based upon 5.5 pounds of solid waste per 1,000 square feet gross floor area of industrial use per day.

4,811.637 (4,811,637 square feet gross floor area) x 5.5 (pounds of solid waste per 1,000 square feet gross floor area per day) = 26,464 pounds of solid waste per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the theoretical use of the site.

Drainage Impact -

The proposed amendment could theoretically result in 4,811,637 square feet of industrial land use on the site.

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

The proposed amendment could theoretically result in 4,811,637 square feet of industrial land use on the site.

The proposed amendment will not result in additional population. Therefore, recreational facilities are anticipated to continue to meet or exceed the level of service standards established within the Comprehensive Plan after the theoretical use of the site.

Traffic Impact -

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could theoretically result in 4,811,637 square feet of industrial land use on the site.

Summary of Trip Generation Calculations for Industrial Use.

An industrial use is estimated to generate 0.74 trips per p.m. peak hour per 1,000 square feet of use.

4,811.637 (4,811,637 square feet gross floor area) x 0.74 (p.m. peak hour trips per 1,000 square feet gross floor area) = 3,561 p.m. peak hour trips

Existing p.m. peak hour trips = 396 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
S.R 100 (from Lake City's urban area boundary to U.S. 90)	396a	C	0	3,561	3,957	F

a 2023 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation. Institute of Transportation Engineers, 11th Edition, 2021. Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 1,950 p.m. peak hour trips, the road network serving the site is not anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the theoretical number of trips associated with the proposed amendment.

Affordable Housing

The change in land use is not anticipated to have an impact on the affordable housing stock.

Surrounding Land Uses

Currently, the existing land use of the site is agriculture forest land use. The site is bounded on the north by single family residential land use, public land use, industrial land use and vacant land, on the east by single family residential land use, on the south by agriculture forest land use, agriculture row crop/pasture land use, and on the west by agriculture row crop/pasture land use, single family residential land use, and vacant land.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, 2025, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Digital Flood Insurance Rate Map data layer, November 2, 2018, approximately 30 percent of the site is located within a 100-year flood prone area.

Wetlands

According to the Water Management Geographic Information Systems wetlands data layer, dated 2007, approximately 14 percent of the site is located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated November 28, 2018, the site is known to contain clayey sand.

Soil Types

According to the U.S. Department of Agriculture, Natural Resources Conservation Service, Soils Geographic Database, dated 2002, the site is comprised of approximately 47 percent Albany fine sand 0 to 5 percent slopes, approximately 11 percent Sapelo fine sand, approximately 9 percent Chipley fine sand soil, approximately 9 percent Ocilla fine sand 0 to 5 percent slopes, approximately 9 percent Mascotte fine sand, approximately 5 percent Hurricane fine sand soils, approximately 5 percent Blanton fine sand, approximately 4 percent Surrency fine sand soils, and approximately 1 percent Plummer fine sand, occasionally flooded

Albany Fine Sand, 0 to 5 percent slopes soils are somewhat poorly drained, nearly level to gently sloping soil on broad flats bordering poorly defined drainage ways and in undulating areas.

Albany Fine Sand, 0 to 5 percent slopes soils have severe limitations for building site development.

Blanton fine sand (0 to 5 percent slope) soils are moderately well drained, nearly level to gently sloping soil on broad ridges and undulating side slopes.

Blanton fine sand (0 to 5 percent slope) soils have slight limitations for building site development.

Chipley fine sand (0 to 5 percent slope) soils are moderately well drained, nearly level to gently sloping soil in somewhat depressed areas and on flats in the uplands.

Chipley fine sand (0 to 5 percent slope) soils have moderate limitations for building site development.

Hurricane fine sand (0 to 5 percent slope) soils are somewhat poorly drained, nearly level soil on flats and in areas adjacent to depressions and poorly defined drainageways.

Hurricane fine sand (0 to 5 percent slope) soils have moderate limitations for building site development.

Mascotte Fine Sand soils are poorly drained, nearly level soil around wet depressions on the uplands and throughout the flatwoods.

Mascotte Fine Sand soils have severe limitations for building site development.

Ocilla Fine Sand, 0 to 5 percent slopes soils are somewhat poorly drained, gently sloping soil on undulating landscapes in the uplands.

Ocilla Fine Sand, 0 to 5 percent slopes soils have moderate limitations for building site development.

Plummer muck, depressional soils are nearly level, poorly drained soil in concave depressions and poorly defined drainageways. The slope is less and 2 percent.

Plummer muck, depressional soils have severe limitations for building site development.

Surrency fine sand (0 to 5 percent slope) soils are very poorly drained, nearly level soil in depressions, near shallow ponds, and along drainageways.

Surrency fine sand (0 to 5 percent slope) soils have severe limitations for building site development.

Sapelo Fine Sand soils are nearly level, poorly drained soil in the flatwoods.

Sapelo Fine Sand soils have moderate limitations for building site development.

High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridan Aquifer, prepared by the Water Management District, dated 2016, the site is not located in high aquifer groundwater recharge area.

North Central Florida Regional Planning Council

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Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

October 14, 2025

TRANSMITTED VIA ELECTRONIC MAIL

Mr. Richard Benderson
Principal Planner
City of Lake City
205 North Marion Avenue
Lake City, FL 32055

RE: Application No. CPA 25-10 (Price Creek LLC)

Concurrency Management Assessment
Concerning an Amendment to the
Future Land Use Plan Map of the Comprehensive Plan

Dear Richard:

Please find enclosed the above referenced concurrency management assessment.

If you have any questions concerning this matter, please do not hesitate to contact Sandra Joseph, Senior Planner, at 352.955.2200, ext. 111.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

SRK/sj

xc: Robert Angelo, Planning and Zoning Technician
Joyce Bruner, Executive Assistant
Michelle Cannon, Deputy City Clerk
Demetrious Johnson, Assistant City Manager
Clay Martin, City Attorney
Robyn Pena, Assistant to the City Attorney
Donald Rosenthal, City Manager
Scott Thomason, Building Official/Growth Management Director

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CONCURENCY MANAGEMENT ASSESSMENT Z 25-12

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

October 14, 2025

TO: City Council

FROM: Land Development Regulation Administrator

SUBJECT: Application No Z 25-12 (Price Creek LLC)

Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Rezonings are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided which quantifies, for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

Z 25-12, an application by Price Creek LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COUNTY RURAL RESIDENTIAL (RR) to CITY INDUSTRIAL (I) on property described, as follows:

A parcel of land lying in Section 2 and 11, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southwest corner of said Section 2; thence South 00°30'20" West 50.60 feet, along the West line of said Section 11; thence North 89°53'18" East 71.01 feet to the East right-of-way line of County Road 245 (Price Creek Road) for the Point of Beginning; thence North 00°03'43" East 886.66 feet, along the East right-of-way line of said County Road 245 (Price Creek Road); thence North 89°40'56" East 420.21 feet; thence North 00°31'39" West 622.17 feet; thence North 89°41'56" East 328.15 feet; thence South 01°19'19" East 117.78 feet; thence South 88°21'17" East 3,047.22 feet; thence South 02°49'21" West 203.84 feet; thence South 03°48'37" West 955.64 feet; thence North 89°05'56" East 67.70 feet to the Westerly right-of-way line of County Road 245A; thence Southerly, along the arc of a curve to the left of the Westerly right-of-way line of said County Road 245A, having a radius of 2,904.79 feet, an included angle of 01°36'54" for an arc distance of 81.88 feet to the intersection with the South line of said Section 2; thence South 89°05'56" West 968.40 feet, along the South line of said Section 2; thence South 00°13'21" West 50.60 feet; thence South 89°53'18" West 2,801.78 feet to the Point of Beginning.

Containing 110.46 acres, more or less.

Availability of and Demand on Public Facilities

Potable Water Impact-

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could potentially result in 1,202,909 square feet of industrial land use on the site (based upon averages for use intensities and compliance with off-street parking, drainage requirements and landscape buffer requirements).

An average industrial use is estimated to have 1.87 employees per 1,000 square feet gross floor area.

Based upon a potable water usage of 22.5 gallons per employee per day.

1,202.909 (1,202,909 square feet gross floor area) x 1.87 (employees per 1,000 square feet gross floor area) = 2, 250 employees x 22.5 (gallons of potable water usage per employee per day) = 50,625 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,401,000 gallons of potable water per day.

During calendar year 2024, the average daily potable water usage = 3,461,667 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 939,333 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 939,333 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 50,625 gallons of potable water per day.

Residual capacity after this proposed amendment = 888,708 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the potential use of the site.

Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could potentially result in 1,202,909 square feet of industrial land use on the site (based upon averages for use intensities and compliance with off-street parking, drainage requirements and landscape buffer requirements).

An average industrial use is estimated to have 1.87 employees per 1,000 square feet gross floor area.

Based upon an average of 17.25 gallons of sanitary sewer effluent per employee per day.
1,202.909 (1,202,909 square feet gross floor area) x 1.87 (employees per 1,000 square feet gross floor area) = 2, 250 employees x 17.25 (gallons of sanitary sewer effluent per employee per day) = 38,813 gallons of sanitary sewer effluent per day.

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2024, the average sanitary sewer usage = 2,350,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 650,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 650,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 38,813 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 611,187 gallons of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the potential use of the site.

Solid Waste Impact -

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could potentially result in 1,202,909 square feet of industrial land use on the site (based upon averages for use intensities and compliance with off-street parking, drainage requirements and landscape buffer requirements).

Based upon 5.5 pounds of solid waste per 1,000 square feet gross floor area of industrial use per day.

1,202.909 (1,202,909 square feet gross floor area) x 5.5 (pounds of solid waste per 1,000 square feet gross floor area per day) = 6,616 pounds of solid waste per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the potential use of the site.

Drainage Impact -

The proposed amendment could potentially result in 1,202,909 square feet of industrial land use on the site (based upon averages for use intensities and compliance with off-street parking, drainage requirements and landscape buffer requirements).

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

The proposed amendment could potentially result in 1,202,909 square feet of industrial land use on the site (based upon averages for use intensities and compliance with off-street parking, drainage requirements and landscape buffer requirements).

The proposed amendment will not result in additional population. Therefore, recreational facilities are anticipated to continue to meet or exceed the level of service standards established within the Comprehensive Plan after the potential use of the site.

Traffic Impact -

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could potentially result in 1,202,909 square feet of industrial land use on the site (based upon averages for use intensities and compliance with off-street parking, drainage requirements and landscape buffer requirements).

Summary of Trip Generation Calculations for Industrial Use.

An industrial use is estimated to generate 0.74 trips per p.m. peak hour per 1,000 square feet of use.

1,202.909 (1,202,909 square feet gross floor area) x 0.74 (p.m. peak hour trips per 1,000 square feet gross floor area) = 891 p.m. peak hour trips

Existing p.m. peak hour trips = 396 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
S.R 100 (from Lake City's urban area boundary to U.S. 90)	396a	C	0	891	1,287	C

a 2023 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation. Institute of Transportation Engineers, 11th Edition, 2021. Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 1,950 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the potential number of trips associated with the proposed amendment.

Affordable Housing

The change in land use is not anticipated to have an impact on the affordable housing stock.

Surrounding Land Uses

Currently, the existing land use of the site is agriculture forest land use. The site is bounded on the north by single family residential land use, public land use, industrial land use and vacant land, on the east by single family residential land use, on the south by agriculture forest land use, agriculture row crop/pasture land use, and on the west by agriculture row crop/pasture land use, single family residential land use, and vacant land.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, 2025, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Digital Flood Insurance Rate Map data layer, November 2, 2018, approximately 30 percent of the site is located within a 100-year flood prone area.

Wetlands

According to the Water Management Geographic Information Systems wetlands data layer, dated 2007, approximately 14 percent of the site is located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated November 28, 2018, the site is known to contain clayey sand.

Soil Types

According to the U.S. Department of Agriculture, Natural Resources Conservation Service, Soils Geographic Database, dated 2002, the site is comprised of approximately 47 percent Albany fine sand 0 to 5 percent slopes, approximately 11 percent Sapelo fine sand, approximately 9 percent Chipley fine sand soil, approximately 9 percent Ocilla fine sand 0 to 5 percent slopes, approximately 9 percent Mascotte fine sand, approximately 5 percent Hurricane fine sand soils, approximately 5 percent Blanton fine sand, approximately 4 percent Surrency fine sand soils, and approximately 1 percent Plummer fine sand, occasionally flooded

Albany Fine Sand, 0 to 5 percent slopes soils are somewhat poorly drained, nearly level to gently sloping soil on broad flats bordering poorly defined drainage ways and in undulating areas.

Albany Fine Sand, 0 to 5 percent slopes soils have severe limitations for building site development.

Blanton fine sand (0 to 5 percent slope) soils are moderately well drained, nearly level to gently sloping soil on broad ridges and undulating side slopes.

Blanton fine sand (0 to 5 percent slope) soils have slight limitations for building site development.

Chipley fine sand (0 to 5 percent slope) soils are moderately well drained, nearly level to gently sloping soil in somewhat depressed areas and on flats in the uplands.

Chipley fine sand (0 to 5 percent slope) soils have moderate limitations for building site development.

Hurricane fine sand (0 to 5 percent slope) soils are somewhat poorly drained, nearly level soil on flats and in areas adjacent to depressions and poorly defined drainageways.

Hurricane fine sand (0 to 5 percent slope) soils have moderate limitations for building site development.

Mascotte Fine Sand soils are poorly drained, nearly level soil around wet depressions on the uplands and throughout the flatwoods.

Mascotte Fine Sand soils have severe limitations for building site development.

Ocilla Fine Sand, 0 to 5 percent slopes soils are somewhat poorly drained, gently sloping soil on undulating landscapes in the uplands.

Ocilla Fine Sand, 0 to 5 percent slopes soils have moderate limitations for building site development.

Plummer muck, depressional soils are nearly level, poorly drained soil in concave depressions and poorly defined drainageways. The slope is less and 2 percent.

Plummer muck, depressional soils have severe limitations for building site development.

Surrency fine sand (0 to 5 percent slope) soils are very poorly drained, nearly level soil in depressions, near shallow ponds, and along drainageways.

Surrency fine sand (0 to 5 percent slope) soils have severe limitations for building site development.

Sapelo Fine Sand soils are nearly level, poorly drained soil in the flatwoods.

Sapelo Fine Sand soils have moderate limitations for building site development.

High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridan Aquifer, prepared by the Water Management District, dated 2016, the site is not located in high aquifer groundwater recharge area.

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2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

October 14, 2025

Mr. Richard Benderson
Principal Planner
City of Lake City
205 North Marion Avenue
Lake City, FL 32055-3918

TRANSMITTED VIA ELECTRONIC MAIL

RE: Application No. Z 25-12 (Price Creek LLC)

Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Dear Richard:

Please find enclosed the above referenced concurrency management assessment.

If you have any questions concerning this matter, please do not hesitate to contact Sandra Joseph, Senior Planner, at 352.955.2200, ext. 111.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

SRK/sj

xc: Robert Angelo, Planning and Zoning Technician
Joyce Bruner, Executive Assistant
Michelle Cannon, Deputy City Clerk
Demetrious Johnson, Assistant City Manager
Clay Martin, City Attorney
Robyn Pena, Assistant to the City Attorney
Donald Rosenthal, City Manager
Scott Thomason, Building Official/Growth Management Director

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File Attachments for Item:

ii. Z 25-03, an application by Carol Chadwick, P.E., as agent for Florida First Coast Investment Corp., Inc., to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) to COMMERCIAL, NEIGHBORHOOD (CN) on property located on parcel 02703-014.

*****Previously heard on May 13, 2025, and tabled till a time and date uncertain.**

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

FOR PLANNING USE ONLY
Application # Z _____
Application Fee $_____
Receipt No._____
Filing Date _____
Completeness Date _____

Less Than or Equal to 10 Acres: $750.00 **Greater Than 10 Acres: $1,000.00 or actual cost**

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: Slay Suites
2. Address of Subject Property: 858 SW LAUREL LN, LAKE CITY & 818 SW LAUREL LN, LAKE CITY
3. Parcel ID Number(s): 00-00-00-12516-000 (41059) & 00-00-00-12514-000 (45683)
4. Future Land Use Map Designation: Residential - Medium Density & Residential - Medium Density
5. Existing Zoning Designation: RSF-3 Residential & RSF-3 Residential
6. Proposed Zoning Designation: CN Commercial Neighborhood & CN Commercial Neighborhood
7. Acreage: 0.143 & 0.290
8. Existing Use of Property: Single Family
9. Proposed use of Property: Commercial

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Carol Chadwick, P.E. Title: Civil Engineer
   Company name (if applicable): _____
   Mailing Address: 1208 SW Fairfax Glen.
   City: Lake City State: Florida Zip: 32025
   Telephone: (___) 307.680.1772 Fax: (___) _____ Email: ccpewyo@gmail.com

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

3. If the applicant is agent for the property owner*.
   Property Owner Name (title holder): Florida First Coast Investments Corp.
   Mailing Address: 677 SW Bascom Norris Dr.
   City: Lake City State: Florida Zip: 32025
   Telephone: (___) 386.623.0816 Fax: (___) _____ Email: mharrell@firstsouthinsurance.com

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.

2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).

3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.

4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:

   a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
   b. The existing land use pattern.
   c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
   d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
   e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
   f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
   g. Whether the proposed change will adversely influence living conditions in the neighborhood.
   h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
   i. Whether the proposed change will create a drainage problem.
   j. Whether the proposed change will seriously reduce light and air to adjacent areas.

k. Whether the proposed change will adversely affect property values in the adjacent area.
l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:

i. The need and justification for the change.
ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

5. Legal Description with Tax Parcel Number (In Microsoft Word Format).

6. Proof of Ownership (i.e. deed).

7. Agent Authorization Form (signed and notarized).

8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices 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.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of eighteen (2) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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.

_____

Applicant/Agent Name (Type or Print)

CAROL J. CHADWICK LICENSE No. 82560 STATE OF FLORIDA PROFESSIONAL ENGINEER

_____ _____

Applicant/Agent Signature

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick
Date: 2025.04.01 12:30:43 -04'00'

Date

STATE OF FLORIDA
COUNTY OF _____

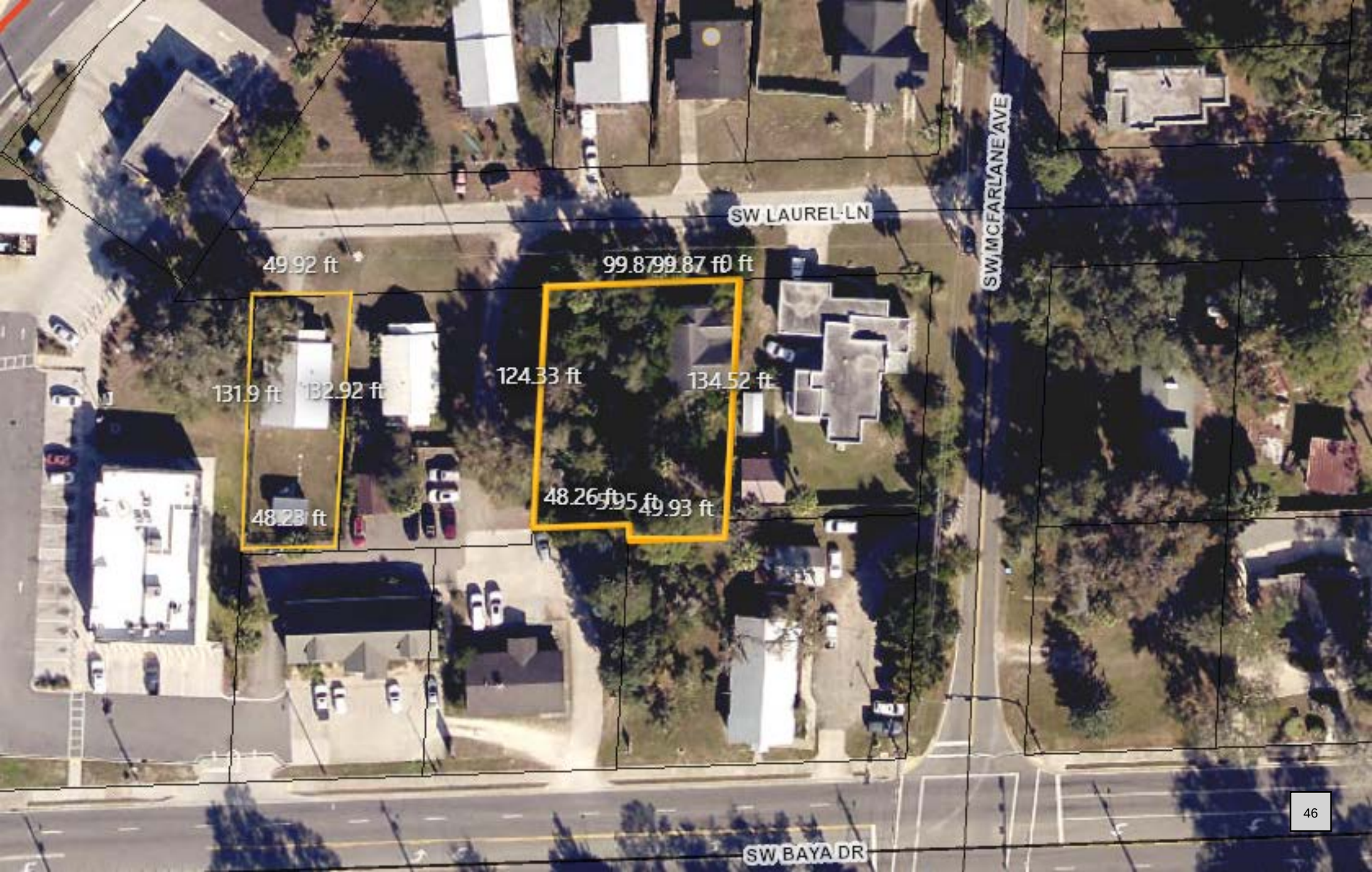
The foregoing instrument was acknowledged before me this _____day of _____, 20___, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

_____
Signature of Notary

_____
Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced


SW LAUREL LN
SW MCFARLANE AVE
SW BAYA DR
49.92 ft
99.87 ft
0 ft
131.9 ft
132.92 ft
124.33 ft
134.52 ft
48.23 ft
48.26 ft
49.93 ft

CAROL CHADWICK, P.E.
Civil Engineer
1208 S.W. Fairfax Glen
Lake City, FL 32025
307.680.1772
ccpewyo@gmail.com
www.carolchadwickpe.com

April 1, 2025

re: Slay Suites Concurrency Impact Analysis

The site is currently two properties with residential buildings. The buildings will be used as beauty salons. The total area of the buildings is 2500-sf. It is assumed that there are six chairs per building.

Criteria for analysis:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 710
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 28 ADT & 4 Peak PM trips
- Potable Water: 900 gallons per day
- Sanitary Sewer Water: 900 gallons per day
- Solid Waste: 7 c.y. per week

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

CAROL J. CHADWICK LICENSE No. 82560 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick
Date: 2025.04.01 12:30:10 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
CC Job #FL25078

REVISED CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
710	Rental Suites	11.01	1.49	2.50	28	4

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Barber & beauty shops	75.00	12.00	900.00

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can very from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Barber & beauty shops	75.00	12.00	900.00

* Multiplier is based upon Ch. 64E.6008, F.A.C. and can very from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

Use	lbs/100 sf	s.f.	Total (c.y. per week)
Barber & Beauty Suite	4.00	2500.00	7.00

CAROL CHADWICK, P.E.
Civil Engineer
1208 S.W. Fairfax Glen
Lake City, FL 32025
307.680.1772
ccpewyo@gmail.com
www.carolchadwickpe.com

April 1, 2025

re: Slay Suites Analysis of the Requirements of Article 12 of the Land Development Regulations

The Slaty Suites proposed zoning change is consistent with the City of Lake City's requirements of Article 12 of the Land Development Regulations.

a) Whether the proposed change would be in conformance with the City's comprehensive plan or would have an adverse effect on the City's comprehensive plan.

   Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

b) The existing land use pattern.

   Analysis: The subject properties are one block away from the cross section of SW Baya Drive and W Duval Street on SW Laurel Lane. The properties adjacent to SW Baya Drive are currently zoned for CN in Lake City

c) Possible creation of an isolated district unrelated to adjacent and nearby districts.

   Analysis: The properties adjacent to SW Baya Drive are zoned CN. This rezoning would not create unrelated districts.

d) The population density pattern and possible increase or overtax the load on public facilities such as schools, utilities, streets, etc.

   Analysis: The site will be used for a commercial and will not increase the population density or add additional loads to schools, streets or utilities. The site will utilize Lake City's water and sewer systems.

e) Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

   Analysis: The site is not suited for residential development.

f) Whether changed or changing conditions make the passage of the proposed amendment necessary.

   Analysis: The change will allow for the opening of a business.

g) Whether the proposed change will adversely influence living conditions in the neighborhood.

Analysis: The subject property will have access to SW Laurel Lane. There will be no negative effect of the living conditions of the neighborhood.

h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Analysis: The proposed change will not add a significant traffic load the SW Laurel Lane.

i) Whether the proposed change creates a drainage problem.

Analysis: No drainage problems will be created with the zoning change. All applicable permits for stormwater management will be obtained.

j) Whether the proposed change will seriously reduce light and air to the adjacent areas.

Analysis: The site development will not reduce the amount of light or air to adjacent areas.

k) Whether the proposed change will adversely affect the property values in the adjacent area.

Analysis: The proposed change will not have any adverse effects to the property values of the surrounding neighborhood.

l) Whether the proposed change will be a deterrent to the improvements or development of adjacent property in accordance with existing regulations.

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as the area has many commercial uses.

m) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with public welfare.

Analysis: The proposed change will not grant special privileges to the owner as other properties adjacent to SW Baya Drive are also zoned for CN.

n) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Analysis: The proposed commercial use is not allowed in the current zoning.

o) Whether the proposed change suggested is out of scale with the needs of the neighborhood or the city.

Analysis: The subject property will have small salon shops to serve the community.

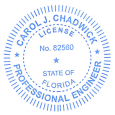
p) Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The Planning and Zoning Board shall consider and study:
   i. The need and justification for the change.
   ii. The relationship of the proposed amendment to the purposes and objectives of the

comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

Analysis: The adjacent properties are currently used commercially; this rezoning is more in line with the current use of the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick
Date: 2025.04.01 12:29:54 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
CC Job #FL25078

COLUMBIA COUNTY
Property Appraiser

Parcel 00-00-00-12514-000 https://search.ccpafl.com/parcel/12514000000000

818 SW LAUREL LN

Owners

FLORIDA FIRST COAST INVESTMENT CORP.INC
677 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

Use: 0100: SINGLE FAMILY
Subdivision: W DIV

Legal Description

W DIV: LOTS 3 & 4 BLOCK 3 MCFARLANE PARK S/D & STRIP OF AN UNNAMED ALLEY APPROX 10 FT WIDE LYING S OF LOTS 3 & 4 BLOCK 3 MCFARLANE PARK S/D
& EX .1 AC DESC IN QC 1478-303....

COLUMBIA COUNTY
Property Appraiser

Parcel 00-00-00-12516-000 https://search.ccpafl.com/parcel/12516000000000

858 SW LAUREL LN

Owners

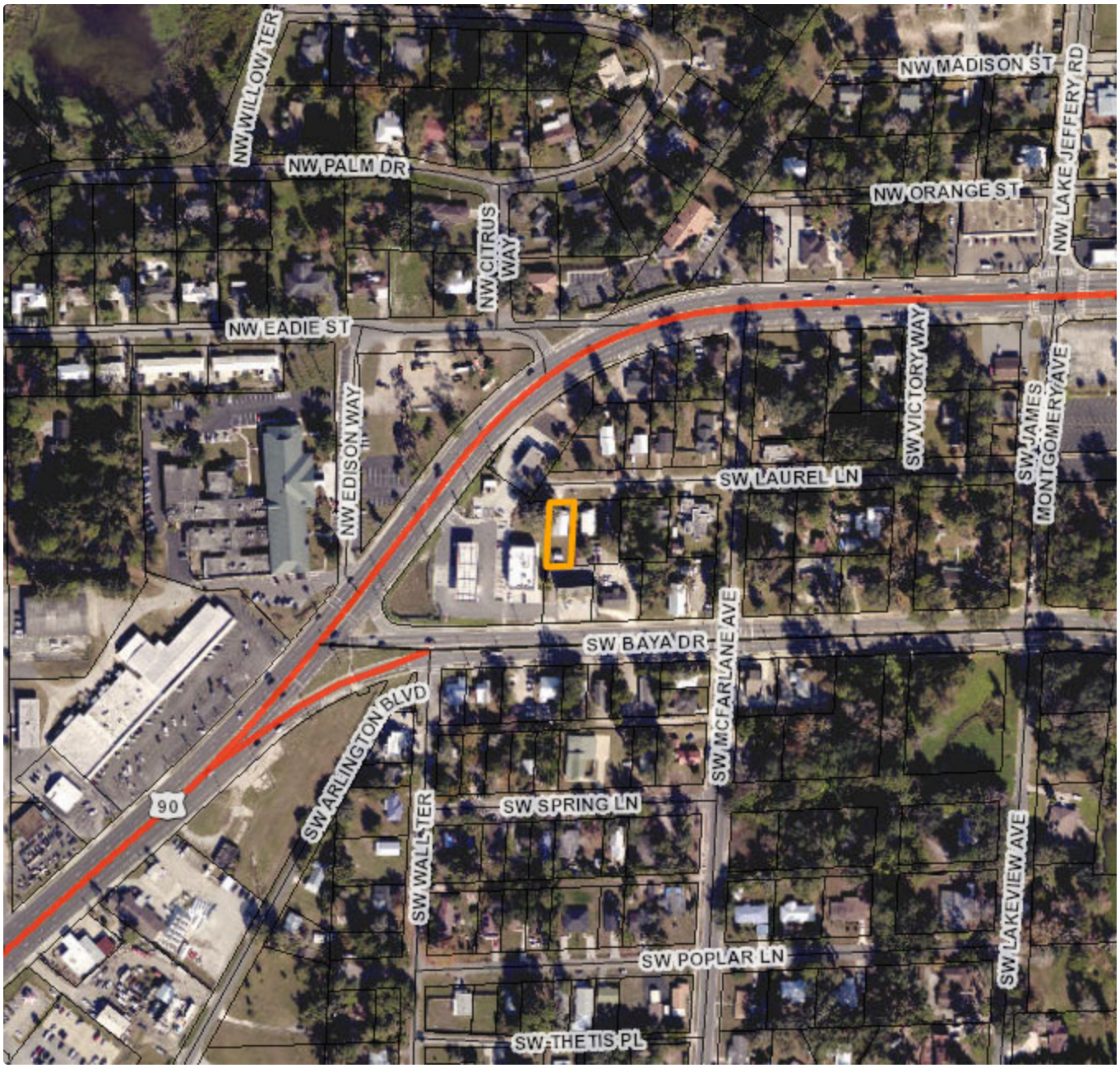
FLORIDA FIRST COAST INVESTMENT CORP
677 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

Use: 0100: SINGLE FAMILY
Subdivision: W DIV

Legal Description

W DIV: LOT 7 BLK 3 MCFARLANE PARK S/D & PORTION
OF CLOSED ALLEY DESC IN QC 1364-1255.

770-847, 826-462, WD 1046-65, WD 1486-1887



Inst. Number: 202312004675 Book: 1486 Page: 1887 Page 1 of 2 Date: 3/20/2023 Time: 8:12 AM
James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 525.00

Prepared by and return to:
Rob Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-6824CW

Parcel Identification No 00-00-00-12516-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 17 day of March, 2023 between **H and A Properties, LLC, a Florida Limited Liability Company**, whose post office address is **PO Box 2061, Lake City, FL 32056**, of the County of Columbia, State of Florida, Grantor, to **Florida First Coast Investment Corp, a Florida Corporation**, whose post office address is **677 SW Bascom Norris Drive, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 7, Block 3, McFarland Park, according to the Plat thereof, recorded in Plat Book B, Page(s) 5, of the Public Records of Columbia County, Florida.

Together with a portion of the closed alley described in Quit Claim Deed recorded in Official Records Book 1364, Page 1255, of the Public Records of Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Amber H Suhl

WITNESS
PRINT NAME: Lacey McCarthy

H and A Properties, LLC, a Florida Limited Liability Company

By: John G. Wilson
John G. Wilson, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 17 day of March, 2023, H and A Properties, LLC, who is/are personally known to me or has/have produced DL as identification.

Signature of Notary Public

AMBER H SUHL
Notary Public - State of Florida
Commission # HH 222930
My Comm. Expires Feb 1, 2026

Inst. Number: 202312003580 Book: 1485 Page: 1734 Page 1 of 2 Date: 3/2/2023 Time: 8:19 AM
James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 175.00

Prepared by and return to:
Rob Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-6767CW

Parcel Identification No 00-00-00-12514-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of February, 2023 between **Gay E. Ellor, a Single Woman**, whose post office address is **1815 SW 40th Terrace Apt H, Gainesville, FL 32607**, of the County of Alachua, State of Florida, Grantor, to **Florida First Coast Investment Corp. Inc., a Florida Corporation**, whose post office address is **677 SW Bascom Norris Drive, Lake City, FL 32025,** of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lots 3 and 4, Block 3, McFarlane Park, a subdivision, according to the plat thereof, as recorded in Plat Book B, page 5, public records of Columbia County, Florida.

A strip of an unnamed alley approximately ten (10) feet wide lying South of Lot 3, Block 3, McFarlane Park Subdivision, extending from the South line aforesaid to the center line of that certain unnamed alley more specifically mentioned below, as per plat of record in Plat Book B, Page 5, Public Records of Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Shane Williams
WITNESS
PRINT NAME: Shane Williams

Michael Coleman
WITNESS
PRINT NAME: Michael Coleman

GRANTOR BY Kipley Renee Smith, her
Gay E. Ellor by Kipley Renee Smith, her Attorney-In-Fact
Attorney-In-Fact

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 28th day of February, 2023, Gay E. Ellor, who is/are personally known to me or has/have produced Driver's License as identification.

Shane Williams
Signature of Notary Public Shane Williams

SHANE WILLIAMS
Notary Public - State of Florida
Commission # GG 317447
My Comm. Expires Mar 28, 2023

GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Buddy Seay (owner name), owner of property parcel number 12516-000 & 12514-000 (parcel number), do certify that the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Carol Chadwick, PE	1. CAROL J. CHADWICK LICENSE No. 82560 STATE OF FLORIDA PROFESSIONAL ENGINEER — Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D000001 8D463B4E7500032FEE, cn=Carol Chadwick Date: 2025.04.01 12:28:44 -04'00'
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized) Date 2-11-2025

NOTARY INFORMATION:
STATE OF: FL COUNTY OF: COLUMBIA

The above person, whose name is MARVIN H SEAY, personally appeared before me and is known by me or has produced identification (type of I.D.)_____ on this 11th day of FEBRUARY, 2025.

NOTARY'S SIGNATURE (Seal/Stamp)

Amanda Harrell
Notary Public
State of Florida
My Commission Expires 09/26/2025
Commission No. HH 154848

Tax Bill Detail

Year	Due
2024	**$0.00**
2023	$0.00
2022	$0.00
2021	$0.00
2020	$0.00
2019	$0.00
2018	$0.00
2017	$0.00
2016	$0.00
2015	$0.00

Property Tax Account: R12516-000

FLORIDA FIRST COAST INVESTMENT CORP

Year: 2024
Tax District: 1

Bill Number: 35594

Property Type: Real Estate

Owner: FLORIDA FIRST COAST INVESTMENT CORP

MAILING ADDRESS:
FLORIDA FIRST
COAST INVESTMENT
CORP
677 SW BASCOM
NORRIS DR
LAKE CITY FL 32025

PROPERTY ADDRESS:
858 LAUREL
LAKE CITY 32025

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 35594 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes **Assessments** **Legal Description** **Payment History**

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	**4.9000**	**$324.40**	**$324.40**	**$0.00**
BOARD OF COUNTY COMMISSIONERS	**7.8150**	**$517.39**	**$517.39**	**$0.00**
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	$49.52	$49.52	$0.00
LOCAL	3.1430	$208.09	$208.09	$0.00
CAPITAL OUTLAY	1.5000	$99.30	$99.30	$0.00
Subtotal	**5.3910**	**$356.91**	**$356.91**	**$0.00**
SUWANNEE RIVER WATER MGT DIST	**0.2936**	**$19.44**	**$19.44**	**$0.00**
LAKE SHORE HOSPITAL AUTHORITY	**0.0001**	**$0.01**	**$0.01**	**$0.00**
TOTAL	**18.3997**	**$1,218.15**	**$1,218.15**	**$0.00**

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	**$298.81**	**$298.81**	**$0.00**
TOTAL	**$298.81**	**$298.81**	**$0.00**

Tax Bill Detail

Year	Due
2024	**$0.00**
2023	$0.00
2022	$0.00
2021	$0.00
2020	$0.00
2019	$0.00
2018	$0.00
2017	$0.00
2016	$0.00
2015	$0.00

Property Tax Account: R12514-000

FLORIDA FIRST COAST INVESTMENT CORP.INC

Year: 2024
Tax District: 1
Bill Number: 35592
Property Type: Real Estate
Owner: FLORIDA FIRST COAST INVESTMENT CORP.INC

MAILING ADDRESS:
FLORIDA FIRST
COAST INVESTMENT
CORP.INC
677 SW BASCOM
NORRIS DR
LAKE CITY FL 32025

PROPERTY ADDRESS:
818 LAUREL
LAKE CITY 32025

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 35592 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes **Assessments** **Legal Description** **Payment History**

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	**4.9000**	**$136.93**	**$136.93**	**$0.00**
BOARD OF COUNTY COMMISSIONERS	**7.8150**	**$218.40**	**$218.40**	**$0.00**
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	$20.90	$20.90	$0.00
LOCAL	3.1430	$87.83	$87.83	$0.00
CAPITAL OUTLAY	1.5000	$41.92	$41.92	$0.00
Subtotal	**5.3910**	**$150.65**	**$150.65**	**$0.00**
SUWANNEE RIVER WATER MGT DIST	**0.2936**	**$8.21**	**$8.21**	**$0.00**
LAKE SHORE HOSPITAL AUTHORITY	**0.0001**	**$0.00**	**$0.00**	**$0.00**
TOTAL	**18.3997**	**$514.19**	**$514.19**	**$0.00**

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	**$301.92**	**$301.92**	**$0.00**
TOTAL	**$301.92**	**$301.92**	**$0.00**

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: 04/04/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ■ Certificate of Appropriateness (COA) ☐

Project Number: TBD

Project Name: Florida First Coast Investments Corp. Rezoning

Project Address: 818 and 858 SW Laurel Lane, Lake City, FL

Project Parcel Number: 12516-000 and 12514-000

Owner Name: Florida First Coast Investments Corp.

Owner Address: 677 SW Bascom Norris Dr, Lake City, FL

Owner Contact Information: Telephone Number: 386-623-0816 Email: mharrell@firstsouthinsurance.com

Owner Agent Name: Carol Chadwick, P.E.

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.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

Building Department: **Reviewed by:** Signed by: Scott Thomason **Date:** 4/14/2025

It appears that the building at 858 had quite a few interior modifications that seem to require a building permit. The building will need to meet ADA requirements with at least 20% of renovations being used to reduce barriers. Salons also have ventilation requirements per the FBC, Mechanical Code. A Stop Work Order had been issued and a permit (25-0016)was obtained to replacing windows, removing burnt odor and painting. An electrical permit (24-0962) had also been obtained to upgrade the service. No inspections have been called. The permit 25-0016 does not include any additional interior work. Building Dept takes exception.

Planning and Zoning: **Reviewed by:** Signed by: Bryan S. Thomas **Date:** 4/24/2025

Per the Lake City Land Development Regulations (LDR), Section 4.11 "CN" Commercial Neighborhood, the CN district is intended to be oriented to and compatible with the neighborhood to be served, and shall be located on a Collector or arterial road. These parcels are located on a very low volume, no outlet residential street, and therefore rezoning to CN would violate the LDRs. Furthermore, the rezoning would be out of character with the surrounding residential area. For these reasons, staff is not in support of this petition.

Business License: **Reviewed by:** Signed by: Olina Gill **Date:** 4/7/2025

All stylist and barbers will need to apply for their own Business License to do work within the City limits

Code Enforcement: Reviewed by: Signed by: Marshall Sova **Date:** 4/4/2025

No liens, codes or violation on both parcels.

Permitting: Reviewed by: Signed by: Olina Gill **Date:** 4/7/2025

If any remodeling is to be done permits will need to be pulled

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

Water Department: Reviewed by: Signed by: Mike L. Osborn Jr. 896E039544B74E3... **Date:** 4/4/2025

Nothing at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgeon DBA01EF55AD249B... **Date:** 4/4/2025

Sewer plant has capacity

Gas Department: Reviewed by: Signed by: Steve Brown 8B57D0CE8F2F4B5... **Date:** 4/4/2025

No issues.

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F399EB612784F6... **Date:** 4/4/2025

nothing at this time of review

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham 6BD97A03165D4E0... **Date:** 4/7/2025

The Customer Service Dept. will need a floor plan depicting the number of stations. The floor plan will need to include the fixture units as well. Fixture units consist of drinking fountains, laundry trays, showers (per showerhead), sinks with the type included (example: hand sink, mop sink, two compartment sink), urinal, toilets, washing machine, and floor drains (with the drain size).This information is used to reassess the utility impact fee. Per the Water Treatment Plant, an RP backflow preventer would have to be installed and certified per State Law F.A.C. 62-555.360

Public Safety – Public Works, Fire Department, Police Department

Public Works: **Reviewed by:** Signed by: Steve Brown 8B57D0CE6F2F4B5... **Date:** 4/4/2025

No issues.

Fire Department: **Reviewed by:** Signed by: [signature] **Date:** 4/4/2025

Nothing to comment at this time. They will need a fire and life safety inspection completed though once the zoning is changed to commercial, before they open any salons in there.

Police Department: **Reviewed by:** Signed by: Sue Trull 360E08A0DDA0484... **Date:** 4/4/2025

No concern at this time

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.

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

FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by: DocuSigned by: Garrett Spencer 650C0305882B42D... **Date:** 4/10/2025

Part of the property was permitted under ERP Permit Number ERP-023-207807-1. Any change to the impervious area of the site will require a permit modification.

School Board: Reviewed by: DocuSigned by: Keith Hatcher 98699F1916BC425... **Date:** 4/7/2025

No comments at this time.

County Engineer: Reviewed by: DocuSigned by: Chad Williams 35A47263EAB7416... **Date:** 4/10/2025

No issues were identified by this office at this time. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer's professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations.

County Planner: Reviewed by: Signed by: 009DC6991E794BF... **Date:** 4/4/2025

Columbia County Has no comments

LAKE CITY GROWTH MANAGEMENT
STAFF ANALYSIS REPORT

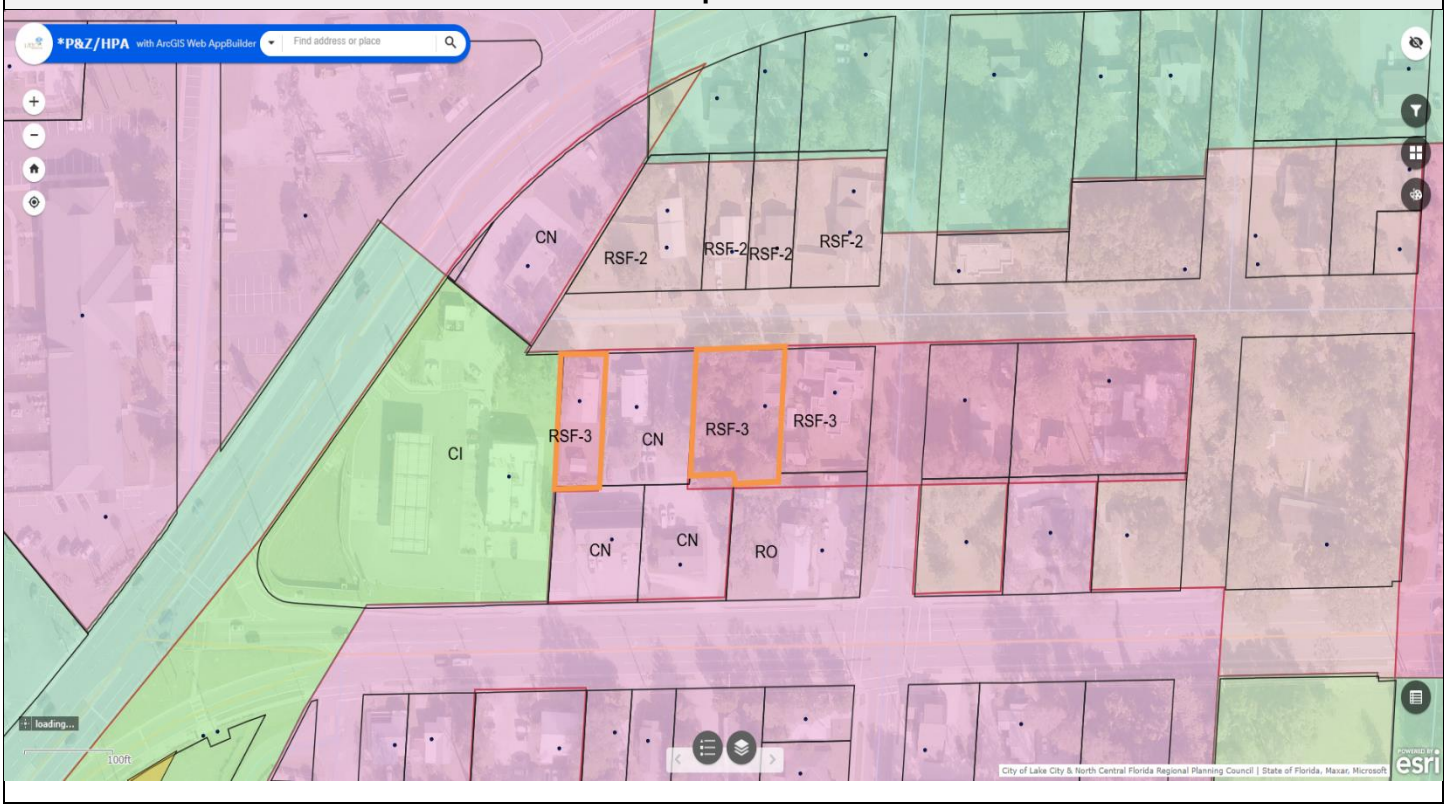
Project Information	
Project Name and Case No.	Florida First Coast Investments Z 25-03
Applicant	Carol Chadwick, PE, agent
Owner	Florida First Coast Investments Corp
Requested Action	• Rezoning to change the Official Zoning Atlas from Residential Single Family 3 to Commercial Neighborhood.
Hearing Date	05-13-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 0.143 and 0.290 Acres
Location	858 and 818 SW Laurel Lane, Lake City, FL
Parcel Number	12516-000 and 12514-000
Future Land Use	Residential Medium
Proposed Future Land Use	Residential Medium
Current Zoning District	Residential Single-Family 3
Proposed Zoning	Commercial Neighborhood
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	**Future Land Use**	**Zoning**	**Existing Use**	**Comments**
N	Residential Medium	RSF-2	Residential	
E	Residential Medium	RSF-3 CN	Residential	
S	Residential Medium	CN	Office	
W	Commercial	CI	Automotive Self service Station	

Zoning Review		
Zoning Requirements	**Current Zoning**	**Proposed Zoning**
Minimum lot requirements.	6000 Sq Ft	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	F-25, S-10, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	NA	18 Feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	40%	1.0
Minimum landscape requirements.	None	20 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	Two spaces for each dwelling	One for every 300 Square feet, No use shall less than 3 spaces.
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle.	12x20 with 5x20 access aisle.

Map of Location



Picture of Location

Summary of Request

The applicant has petitioned to change the Official Zoning Atlas from Residential Single Family 3 to Commercial Neighborhood.

File Attachments for Item:

iii. SPR 25-11, an application by Michael Hicks as agent for Terps Acquisitions LC, LLC, for a Site Plan Review for a new construction restaurant, Cookout, in a Commercial Intensive zoning district and located on parcel 02579-01, which is regulated by the Land Development Regulations Section 4.13.

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

FOR PLANNING USE ONLY
Application # _____
Application Fee $700.00
Receipt No. _____
Filing Date _____
Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Cook Out Restaurant
2. Address of Subject Property: 2806 W. US HWY 90, Lake City, Florida
3. Parcel ID Number(s): 35-3S-16-02579-001
4. Future Land Use Map Designation: Restaurant - Drive Through Only
5. Zoning Designation: Commercial, Intensive (CI)
6. Acreage: 0.69ac
7. Existing Use of Property: Commercial, Intensive (CI)
8. Proposed use of Property: Commercial, Intensive (CI)
9. Type of Development (Check All That Apply):

☐ Increase of floor area to an existing structure: Total increase of square footage _____
☒ New construction: Total square footage 1743sf
☐ Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s): Michael Hicks Title: Project Manager
   Company name (if applicable): Sambatek
   Mailing Address: 8312 Creedmoor Road
   City: Raleigh State: NC Zip: 27613
   Telephone: (919) 398.6541 Fax: (____) _____ Email: mhicks@sambatek.com

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

3. If the applicant is agent for the property owner*.
   Property Owner Name (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ Zip: _____
   Telephone: (____) _____ Fax: (____) _____ Email: _____

4. Mortgage or Lender Information: ☐ Yes ☐ No
   Name of Mortgage or Lender: _____
   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.

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.
***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. **Vicinity Map** – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.

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

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

3. **Stormwater Management Plan**—Including the following:
   a. Existing contours at one-foot intervals based on U.S. Coast and Geodetic Datum.
   b. Proposed finished elevation of each building site and first floor level.
   c. Existing and proposed stormwater management facilities with size and grades.
   d. Proposed orderly disposal of surface water runoff.
   e. Centerline elevations along adjacent streets.
   f. Water management district surface water management permit.

4. **Fire Department Access and Water Supply Plan:** The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.

5. **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.

6. **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.

7. **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).

8. **Legal Description with Tax Parcel Number** (In Word Format).

9. **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

Office).

12. **Fee:** No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.
***All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.**

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.

Michael Hicks/Sambatek

Applicant/Agent Name (Type or Print)

October , 2025

Applicant/Agent Signature Date

GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Kenneth Greif (owner name), owner of property parcel number 35-3S-16-02579-001 (parcel number), do certify that the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Michael Hicks/Sambatek	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized) Date: Oct. 13, 2025

NOTARY INFORMATION:
STATE OF: Florida COUNTY OF: Palm Beach

The above person, whose name is Kenneth Greif, personally appeared before me and is known by me or has produced identification (type of I.D.) Drivers License on this 13th day of October, 2025.

NOTARY'S SIGNATURE (Seal/Stamp)

Jeffrey Lewis
Comm.: HH 326052
Expires: October 26, 2026
Notary Public - State of Florida

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 13th day of Oct, 2025, by (name of person acknowledging).

Signature of Notary

(NOTARY SEAL or STAMP)

Jeffrey Lewis
Printed Name of Notary

Personally, Known ✓ OR Produced Identification _____ OR verified on-line virtually _____
Type of Identification Produced

Jeffrey Lewis
Comm.: HH 326052
Expires: October 26, 2026
Notary Public - State of Florida

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
COOK OUT
15 LAURA LANE, SUITE 300
THOMASVILLE, NC 27360
PHONE: 919.215.7025

CIVIL ENGINEER
SAMBATEK NC P.C.
8312 CREEDMOOR ROAD
RALEIGH, NC 27613
EMAIL: jrohde@sambatek.com
CONTACT: JUSTIN ROHDE, PE
PHONE: 919.398.6515

ARCHITECT
SUMMEY ENGINEERING ASSOCIATES, PLLC
ENGINEERING -CONSULTING - SURVEYING
P.O. BOX 968
ASHEBORO, NC 27204
EMAIL: tonyla@summeyengineering.com
OFFICE: 336.328.0902
FAX: 336.328.0922

SURVEYOR
SAMBATEK NC P.C.
8312 CREEDMOOR ROAD
RALEIGH, NC 27613
EMAIL: astock@sambatek.com
CONTACT: AARON STOCK
PHONE: 919.398.6516

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
EMAIL: jworkman@sambatek.com
CONTACT: JOHNNIE WORKMAN
PHONE: 763.259.6684

UTILITY & GOVERNING AGENCIES CONTACT LIST

PLANNING
GROWTH MANAGEMENT OFFICE
173 NW HILLSBORO ST
LAKE CITY, FL 32055
EMAIL: planning@lcfla.com
CONTACT: ROBERT ANGELO
PHONE: 386.719.5820

BUILDING INSPECTOR
GROWTH MANAGEMENT OFFICE
173 NW HILLSBORO ST
LAKE CITY, FL 32055
EMAIL: permits@lcfla.com
CONTACT: JEREMY GIDDINGS
PHONE: 386.719.5744

PUBLIC SAFETY
LAKE CITY POLICE DEPARTMENT
225 NW MAIN BLVD #102
LAKE CITY, FL 32055
EMAIL: butlerg@lcfla.com
CONTACT: GERALD BUTLER, CHIEF OF POLICE
PHONE: 386.758.5484

DEPT OF TRANSPORTATION
DISTRICT 2 OFFICE
1109 SOUTH MARION AVENUE
LAKE CITY, FL 32025-5874
CONTACT: GREG EVANS
PHONE: 800.749.2967

GAS COMPANY
NATURAL GAS DEPARTMENT
EMAIL: customer.service@lcfla.com
CONTACT: STEPHEN BROWN
PHONE: 386.719.5812

TELEPHONE COMPANY
ATT
2929 W US HIGHWAY 90
SUITE 108
LAKE CITY, FL 32055
PHONE: 386.406.6892

ELECTRIC COMPANY
FLORIDA POWER LIGHT
2618 NE BASCOM NORRIS DR
LAKE CITY, FL 32055
PHONE: 800.226.3545

FIRE
STATION 2
383 NW HALL OF FAME DR
LAKE CITY, FL 32055
EMAIL: Wehingerj@lcfla.com
CONTACT: JOSH WEHINGER, FIRE CHIEF
PHONE: 386.758.5444

PUBLIC WORKS
CITY OF LAKE CITY
180 NE GUM SWAMP ROAD
LAKE CITY, FL 32055
EMAIL: BrownS@lcfla.com
CONTACT: STEPHEN BROWN
PHONE: 386.758.5400

UTILITY LOCATION
811

24 HOUR CONTACT
BRODIE KEY
CONSTRUCTION MANAGER
TELEPHONE: (336) 250-2110

Sunshine811
sunshine811.com or 1-800-432-4770

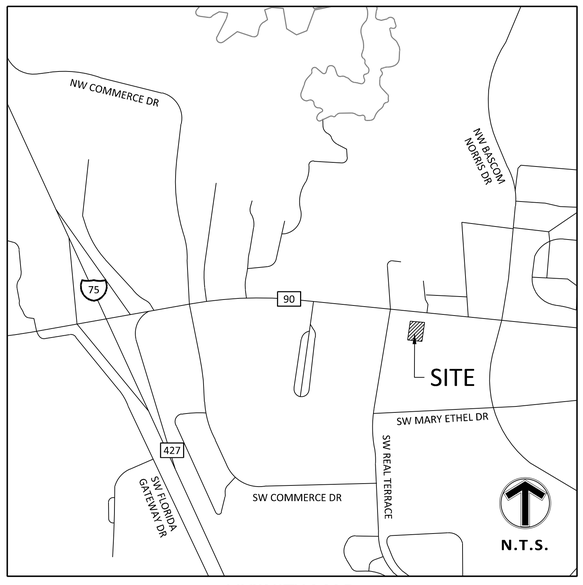
CONSTRUCTION DRAWINGS

for

COOK OUT

2806 W. US Hwy 90
Lake City, Florida

15 LAURA LANE, SUITE 300
THOMASVILLE, NC 27360



VICINITY MAP
NO SCALE

DEVELOPMENT SUMMARY

AREA		
TOTAL SITE AREA	29,981 SF	0.69 AC
DISTURBED AREA	29,981 SF	0.69 AC
EXISTING IMPERVIOUS AREA	20,739 SF	0.48 AC
PROPOSED IMPERVIOUS AREA	23,275 SF	0.53 AC
BUILDING AREA		1,661 SF

PARKING SUMMARY	
STANDARD REQUIRED FOR	
DRIVE THRU ONLY = (1 SPACE/EMPLOYEE)	10 STALLS
ADA REQUIRED	1 STALL
STANDARD PROVIDED	14 STALLS
ADA PROVIDED	1 STALL

SETBACKS	
FRONT YARD	20 FT
REAR YARD	15 FT
SIDE YARD	0 FT

ZONING	
EXISTING ZONING	COMMERCIAL, INTENSIVE (CI)
PROPOSED ZONING	COMMERCIAL, INTENSIVE (CI)

SHEET INDEX

GOVERNING SPECIFICATIONS

CITY OF LAKE CITY CODE OF ORDINANCES
SUWANNEE RIVER WATER MANAGEMENT DISTRICT STANDARDS
FLDOT STANDARDS AND SPECIFICATIONS
COLUMBIA COUNTY ENGINEERING STANDARDS AND SPECIFICATIONS

NO	DATE	BY	CKD	APPR	COMMENT

BRIAN N. BURCHETT — LICENSED — No. 59132 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
10/03/2025

William Burchett
Digitally signed by William Burchett
DN: cn=US, E=bburchett@sambatek.com, O=Sambatek, CN=William Burchett
Reason: I am approving this document
Date: 2025.10.03 15:44:02-04'00'

PRELIMINARY	09/29/2025
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	JM
DESIGNED BY	JR
CHECKED BY	MH
PROJECT NO.	OUT-2532

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

TITLE PAGE

COOK OUT RESTAURANT
2806 W. US HWY 90
LAKE CITY, FLORIDA

SHEET
C-1.01

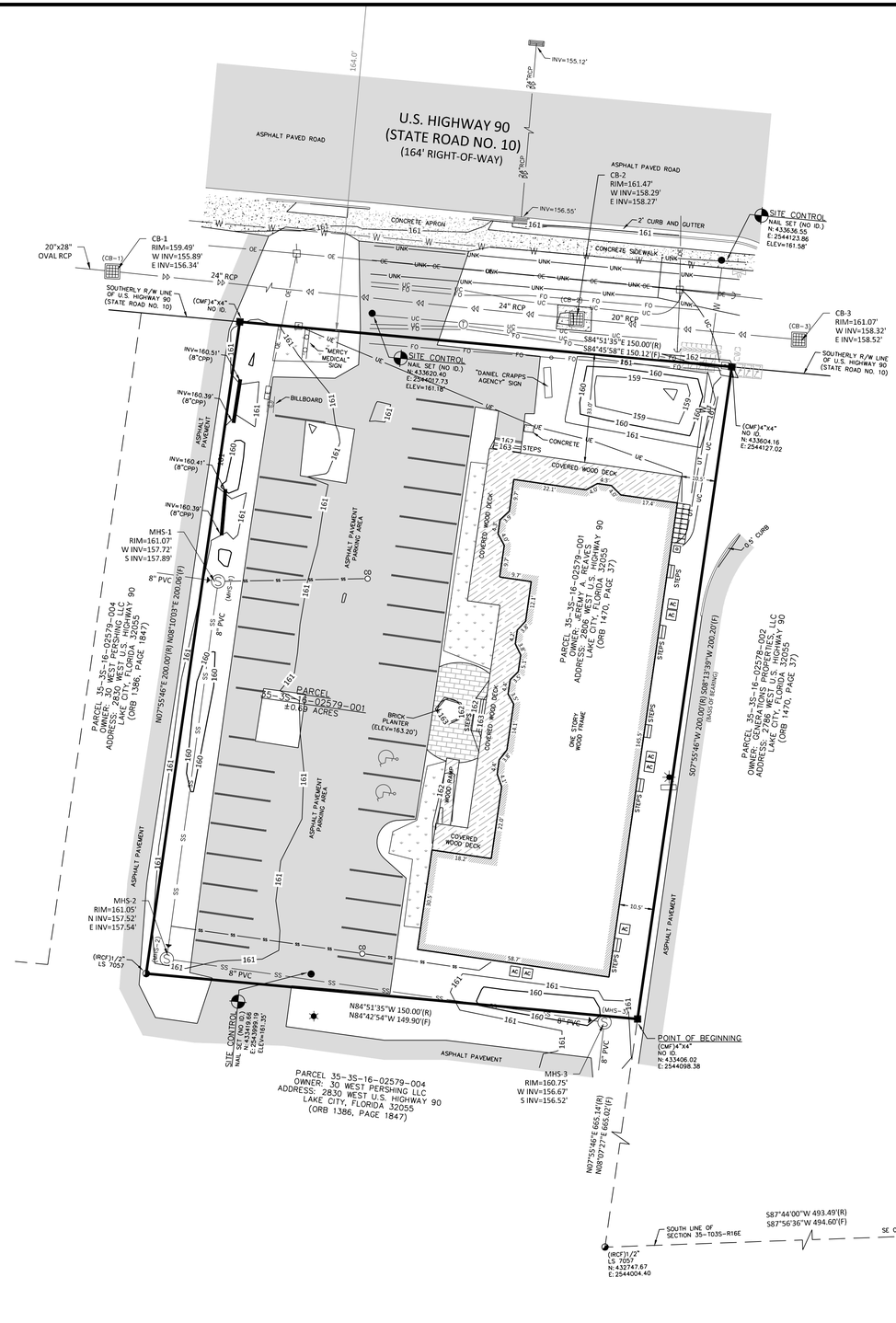
24.15 (LMS TECH) | JILL WEYENBERG | 9/29/2025 3:05:54 PM
X:\OUT - COOKOUT\2532 - LAKE CITY, FL\CAD\SHEETS\OUT-2532-C1.01-TITLE.DWG\C1.01 TITLE PAGE

PROPERTY SUMMARY

1. THE BUILDING(S) AND EXTERIOR DIMENSIONS OF THE OUTSIDE WALL AT GROUND LEVEL ARE SHOWN ON THE SURVEY. IT MAY NOT BE THE FOUNDATION WALL.

SURVEY NOTES

1. SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 12023C0291D, WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2018.



24 HOUR CONTACT
BRODIE KEY
CONSTRUCTION MANAGER
TELEPHONE: (336) 250-2110

LEGEND

- FOUND MONUMENT
- SET MONUMENT MARKED
- ELECTRIC METER
- LIGHT
- AIR CONDITIONER
- GUY ANCHOR
- HANDICAP STALL
- UTILITY POLE
- POST
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- COMMUNICATIONS MANHOLE
- WATERMAIN
- SANITARY SEWER
- FORCEMAIN (SAN.)
- STORM SEWER
- FLARED END SECTION
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- UNDERGROUND COMMUNICATIONS CABLE
- GAS METER
- OVERHEAD WIRE
- UNDERGROUND UNKNOWN UTILITY LINE
- CHAIN LINK FENCE
- IRON FENCE
- WIRE FENCE
- WOOD FENCE
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS
- CONCRETE CURB
- BUILDING LINE
- BUILDING CANOPY
- CONCRETE SURFACE
- LANDSCAPE SURFACE

NORTH

SCALE 0 20 40 FEET

NO	DATE	BY	CKD	APPR	COMMENT

WILLIAM N. BURCHETT
CERTIFICATE NO.
59134
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10/03/2025

William Burchett
Digitally signed by William Burchett
DN: C=US, E=bburchett@sambatek.com, O=Sambatek, CN=William Burchett
Reason: I am approving this document
Date: 2025.10.03 15:47:25-04'00'

PRELIMINARY 09/29/2025	DRAWN BY JM
DESIGN REVIEW	DESIGNED BY JR
PERMIT SUBMITTAL	CHECKED BY MH
CONSTRUCTION DOCUMENTS	PROJECT NO. OUT-2532

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EXISTING CONDITIONS

COOK OUT RESTAURANT
2806 W. US HWY 90
LAKE CITY, FLORIDA

SHEET
C-2.01

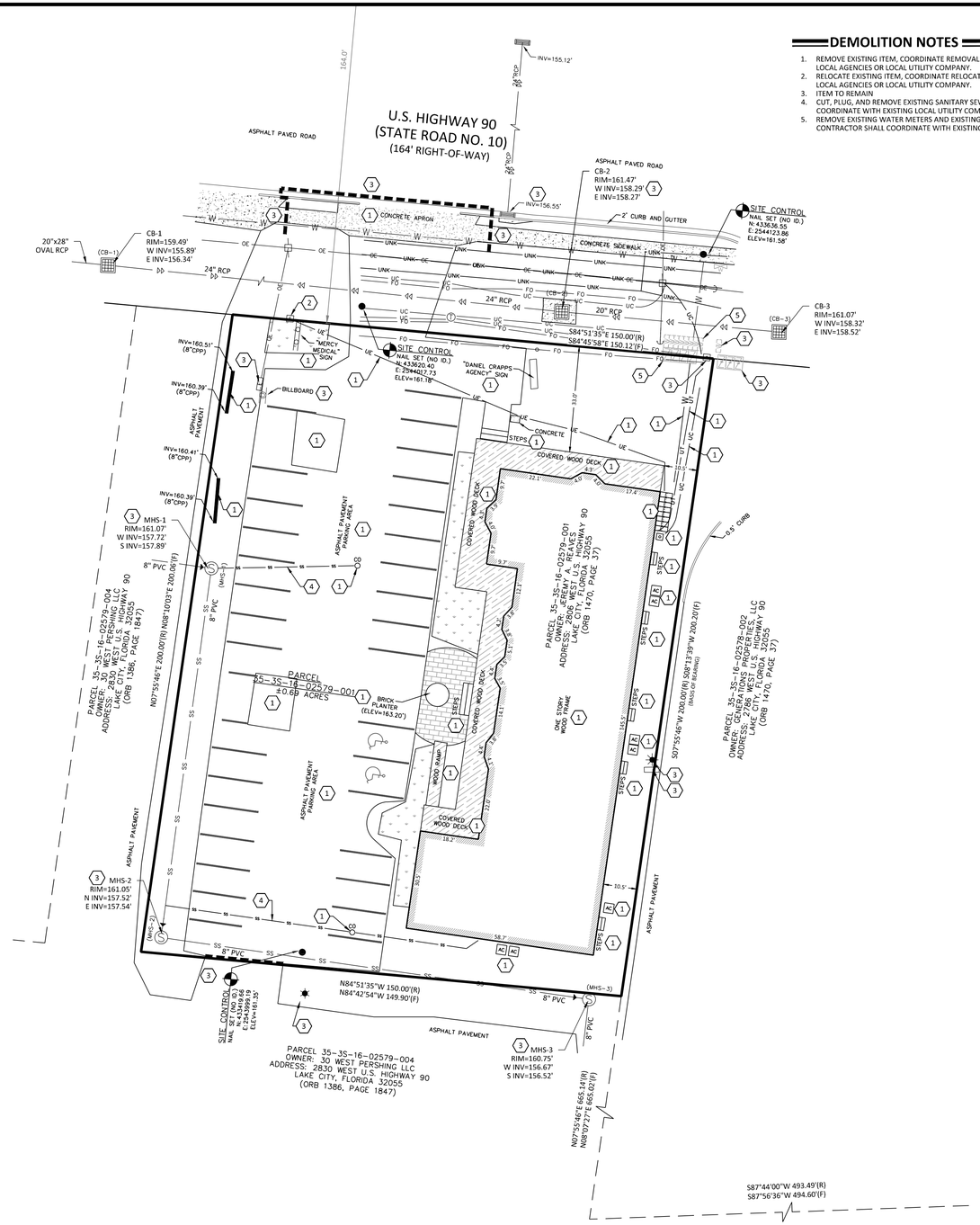
24.15 (LMS TECH) | JILL WEYENBERG | 9/26/2025 11:44:37 AM
X:\OUT - COOKOUT\2532 - LAKE CITY, FL\CAD\SHEETS\OUT-2532-C2.01-EXCND.DWG;C2.01 EXISTING CONDITIONS

DEMOLITION NOTES

1. REMOVE EXISTING ITEM, COORDINATE REMOVAL WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES OR LOCAL UTILITY COMPANY.
2. RELOCATE EXISTING ITEM, COORDINATE RELOCATION WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES OR LOCAL UTILITY COMPANY.
3. ITEM TO REMAIN
4. CUT, PLUG, AND REMOVE EXISTING SANITARY SEWER SERVICE AT SEWER MAIN. CONTRACTOR SHALL COORDINATE WITH EXISTING LOCAL UTILITY COMPANY. SEE SHEET C-6.01.
5. REMOVE EXISTING WATER METERS AND EXISTING BACKFLOW PREVENTORS SERVING ONLY THIS SITE. CONTRACTOR SHALL COORDINATE WITH EXISTING UTILITY COMPANY. SEE SHEET C-6.01.

LEGEND

- GAS METER
- HYDRANT
- LIGHT
- STORM SEWER
- DRAINTILE
- WATERMAIN
- FORCEMAIN (SAN.)
- SANITARY SEWER
- OVERHEAD WIRE
- TELEPHONE PEDESTAL
- UNDERGROUND CABLE TV
- ELECTRIC TRANSFORMER
- GAS METER
- WIRE FENCE
- IRON FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- BLOCK RETAINING WALL
- SPRINKLER HEAD
- SPRINKLER VALVE
- GUIDE RAIL
- HANDRAIL
- TREE LINE
- TREES / SHRUBS
- CONCRETE
- BOLLARD
- SIGN
- CONCRETE CURB
- BUILDING LINE
- SAWCUT LINE
- EXISTING TREE TO BE REMOVED



24 HOUR CONTACT
BRODIE KEY
CONSTRUCTION MANAGER
TELEPHONE: (336) 250-2110

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CALLING 811 FOR THE LOCAL NOTIFICATION CENTER. THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 20 40
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT

BRIAN P. ROCHE — CERTIFICATE NO. 59132 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
10/09/2025

William Burchett
Digitally signed by William Burchett
DN: C=US, E=bburchett@sambatek.com, O=Sambatek, CN=William Burchett
Reason: I am approving this document
Date: 2025.10.03 15:47:50-04'00'

PRELIMINARY 09/29/2025	DRAWN BY JM
DESIGN REVIEW	DESIGNED BY JR
PERMIT SUBMITTAL	CHECKED BY MH
CONSTRUCTION DOCUMENTS	PROJECT NO. OUT-2532

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DEMOLITION PLAN

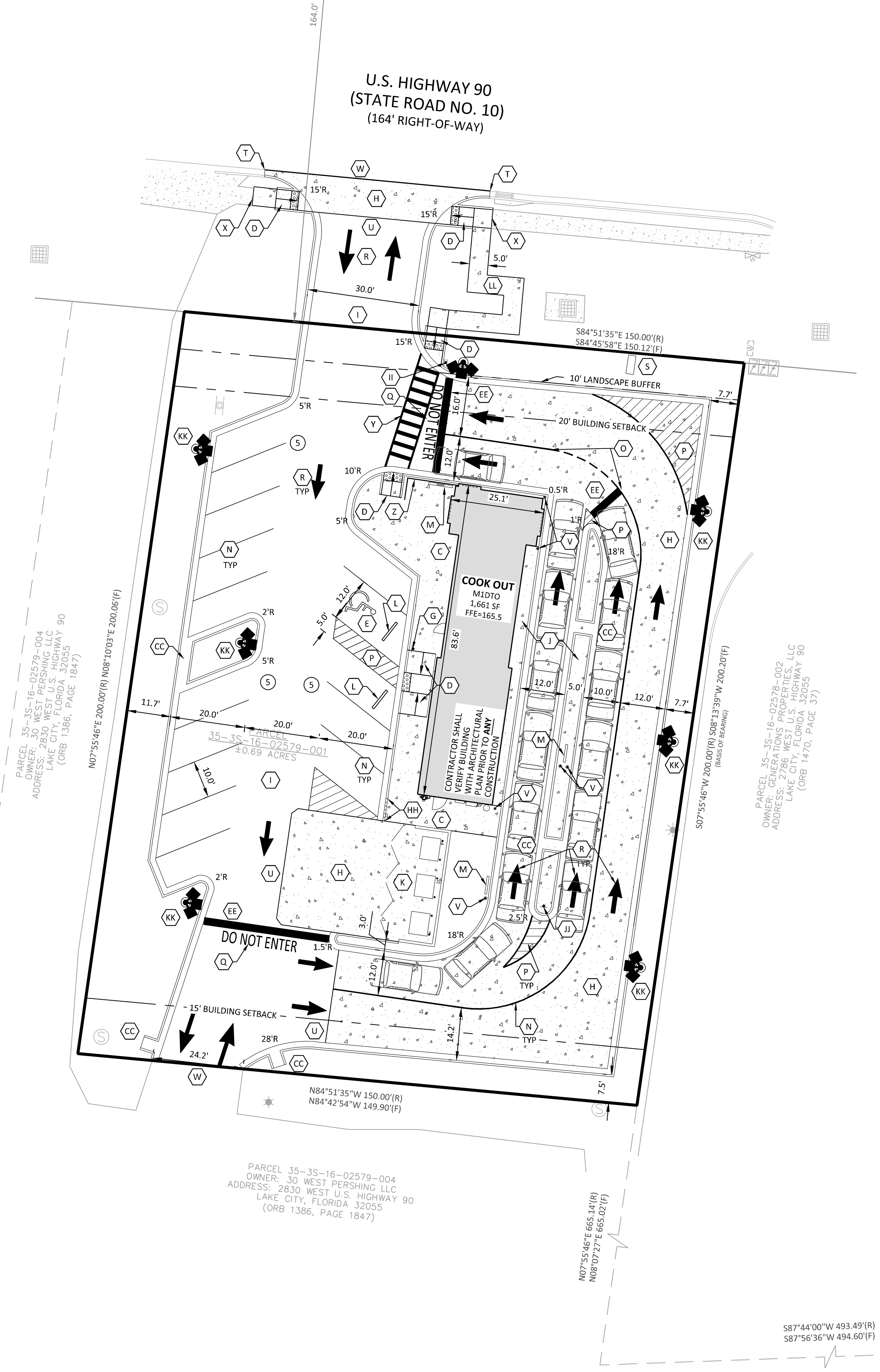
COOK OUT RESTAURANT
2806 W. US HWY 90
LAKE CITY, FLORIDA

SHEET
C-2.02

24.1S (LMS TECH) | JILL WEYENBERG | 9/26/2025 11:45:18 AM
X:\OUT-COOKOUT\2532 - LAKE CITY, FL\CAD\SHEETS\OUT-2532-C2.02-DEMO.DWG\C2.02 DEMOLITION PLAN

DEVELOPMENT NOTES

1. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL PERMITTING AND OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY, AND LOCAL CODES.
2. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
3. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AS WELL AS THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
4. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT THE LOCAL LOCATE SERVICE BY CALLING 811 AT LEAST 12 FULL WORKING DAYS PRIOR TO ANY DIGGING FOR ASSISTANCE IN LOCATING EXISTING UTILITIES.
5. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
6. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
7. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
8. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION
9. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
10. FINISH CURB AND WALK ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT GRADE UNLESS NOTED DIFFERENT ON PLAN.
11. ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE WHITE REFLECTIVE MARKINGS AND SHALL CONFORM TO LOCAL REGULATIONS.
12. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE, AND LOCAL CODES.
13. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING FEATURES AND DIMENSIONS.
14. CONTRACTOR SHALL COORDINATE EXACT SIZE OF HVAC CONCRETE PADS WITH MECHANICAL CONTRACTOR. REFER TO MECHANICAL PLANS FOR DETAILS.
15. COMPACTION AND MAINTENANCE OF PROPER MOISTURE CONTENT OF THE SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE ACCOMPLISHED TO ACHIEVE 95 STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED IN THE SOIL REPORT.
16. ALL UTILITIES TO SERVICE THE BUILDING SHALL BE UNDERGROUND ON SITE, UNLESS OTHERWISE INDICATED.
17. CONTRACTOR SHALL ENSURE THAT ADEQUATE SITE LIGHTING IS PROVIDED PER OWNER'S SPECIFICATIONS.
18. GENERAL CONTRACTOR WILL ERECT AND ILLUMINATE A SITE IDENTIFICATION SIGN, PER OWNER'S SPECIFICATION. COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE.
19. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT ALL WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
20. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
21. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
22. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES, AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
23. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
24. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
25. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE IRRIGATION CONTRACTOR, FOR IRRIGATION SLEEVE SIZE FOR THE IRRIGATION SYSTEM.
26. ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 45 DAYS SHALL BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS.
27. ALL SEEDING, TEMPORARY AND PERMANENT, TO BE INSTALLED TO LOCAL REGULATIONS AND STANDARD PRACTICES.
28. THE CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
29. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.



LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
		WETLAND
		TREE LINE
		SAW CUT LINE
		SIGN
		BOLLARD

CONCRETE PAVING
CONCRETE SIDEWALK
SPILL CURB
LIGHT POLE
ACCESSIBLE PARKING
PARKING STALL COUNT
KEY NOTE

KEY NOTES

A. CONSTRUCT 2.0' STANDARD CONCRETE SPILLING CURB AND GUTTER PER DETAIL SHEET
B. CONSTRUCT 2.0' STANDARD CONCRETE CATCHING CURB AND GUTTER PER DETAIL SHEET
C. CONSTRUCT CONCRETE SIDEWALK PER DETAIL SHEET, CONTRACTOR SHALL COORDINATE STAMPING PATTERN AND COLOR (BLACK) OF BUILDING ISLAND SIDEWALK WITH OWNER.
D. CONSTRUCT CONCRETE ACCESSIBLE RAMP PER DETAIL SHEET
E. ACCESSIBLE PARKING STALL
F. INSTALL ACCESSIBLE PARKING SIGN PER DETAIL SHEET
G. INSTALL "VAN ACCESSIBLE" HANDICAP PARKING SIGN PER DETAIL SHEET
H. CONCRETE PAVEMENT PER DETAIL SHEET. COORDINATE COLOR (BLACK) WITH OWNER.
I. ASPHALT PAVEMENT PER DETAIL SHEET
J. CONSTRUCT CONCRETE SLAB PER DETAIL SHEET. CONTRACTOR SHALL COORDINATE COLOR (BLACK) WITH OWNER.
K. CONSTRUCT DUMPSTER PAD, MINIMUM 6" CONCRETE WITH 6" ABC BASE, AND TRASH ENCLOSURE WITH GATES, SEE ARCHITECTURAL SHEETS FOR DETAIL, MATERIALS TO MATCH BUILDING
L. CONCRETE WHEEL STOP PER DETAIL SHEET
M. MENU BOARD, COORDINATE WITH OWNER
N. PAINT 4" WIDE STRIPE, WHITE PAINT, MINIMUM FLOW RATE OF 100 SF PER GALLON (PAINT FEDERAL STANDARD: TT-P1952D)
O. PAINT 4" WIDE MINI-SKIP STRIPE, WHITE PAINT, MINIMUM FLOW RATE OF 100 SF PER GALLON (PAINT FEDERAL STANDARD: TT-P1952S)
P. PAINT 4" WIDE STRIPE @ 45°, 2 FEET APART, MINIMUM FLOW RATE OF 100 SF PER GALLON (PAINT FEDERAL STANDARD: TT-P1952D)
Q. PAINT "DO NOT ENTER" PER MUTCD
R. PAINT TRAFFIC ARROWS PER DETAIL SHEET
S. SITE IDENTIFICATION SIGN. COORDINATE WITH OWNER AND CITY.
T. MATCH EXISTING CURB AND GUTTER
U. ASPHALT/CONCRETE TRANSITION PER DETAIL SHEET
V. INSTALL STEEL PIPE BOLLARD PER DETAIL SHEET
W. MATCH EXISTING PAVEMENT
X. MATCH EXISTING CONCRETE SIDEWALK
Y. PAINT CROSS WALK PER DETAIL SHEET
Z. BLACK POWDER-COATED PEDESTRIAN HANDRAIL, SEE DETAIL SHEET. COORDINATE WITH OWNER.
AA. CONSTRUCT 2.0' ROLLED CONCRETE SPILLING CURB AND GUTTER DETAIL SHEET
BB. CONSTRUCT 2.0' ROLLED CONCRETE CATCHING CURB AND GUTTER PER DETAIL SHEET
CC. FLUME, SEE DETAIL SHEET
DD. PAINT 4" WIDE DOUBLE YELLOW CENTERLINE PER MUTCD
EE. PAINT 24" WHITE STOP BAR PER MUTCD
FF. INSTALL " STOP" SIGN PER MUTCD
GG. SEAL COAT EXISTING ASPHALT PAVEMENT
HH. NOSE DOWN CURB, SEE DETAIL SHEET
II. INSTALL "STOP" SIGN AND "DO NOT ENTER" SIGN PER MUTCD
JJ. "DOUBLE DRIVE-THRU" SIGN. COORDINATE WITH OWNER.
KK. POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN
LL. CONCRETE SIDEWALK PER CITY STANDARDS

24 HOUR CONTACT
BRODIE KEY
CONSTRUCTION MANAGER
TELEPHONE: (336) 250-2110

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CALLING 811 FOR THE LOCAL NOTIFICATION CENTER. THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH
0 20 40
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT

William Burchett
PROFESSIONAL ENGINEER, STATE OF FLORIDA — 10/03/2025

PRELIMINARY 09/29/2025	DRAWN BY JM
DESIGN REVIEW	DESIGNED BY JR
PERMIT SUBMITTAL	CHECKED BY MH
CONSTRUCTION DOCUMENTS	PROJECT NO. OUT-2532

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Engineering | Surveying | Planning | Environmental

SITE PLAN
COOK OUT RESTAURANT
2806 W. US HWY 90
LAKE CITY, FLORIDA

SHEET C-3.01

24.1S (LMS TECH) | JILL WEYENBERG | 9/26/2025 10:45:09 AM
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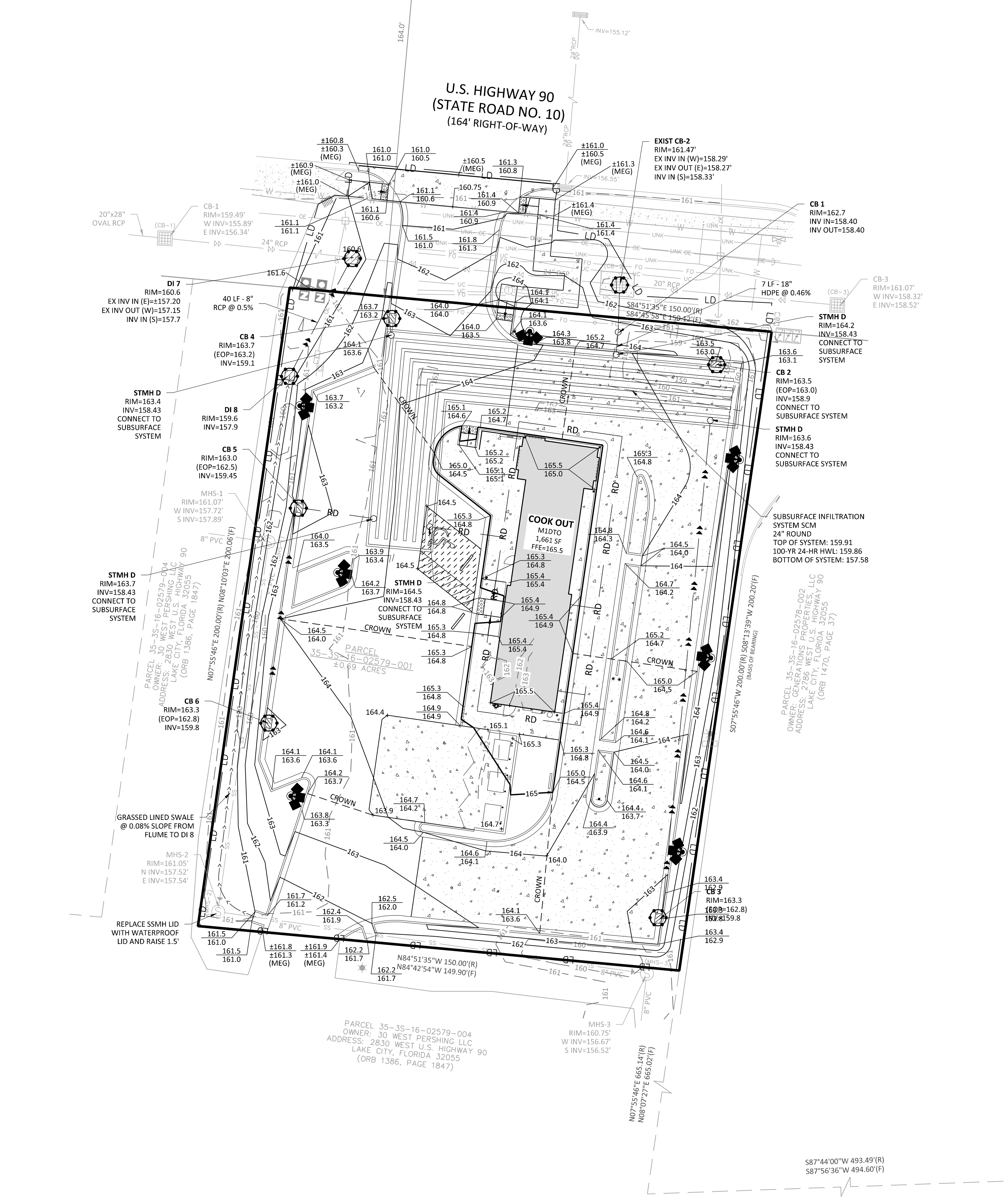
INFILTRATION BASIN CONSTRUCTION NOTES

1. INFILTRATION BASIN CONSTRUCTION NOTES PLACE HOLDER



MAINTENANCE NOTES

IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED AND MAINTAINED DAILY AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES. ANY SEDIMENT THAT HAS BEEN TRANSPORTED BEYOND THE PROJECT LIMITS SHALL BE REMOVED. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:

CONSTRUCTION ENTRANCE:
INSPECT CONSTRUCTION ROADS AND PARKING AREAS PERIODICALLY FOR CONDITION OF SURFACE. TOP DRESS WITH NEW GRAVEL AS NEEDED. CHECK ROAD DITCHES AND OTHER SEEDED AREAS FOR EROSION AND SEDIMENTATION AFTER RUNOFF-PRODUCING RAINS. MAINTAIN ALL VEGETATION IN A HEALTHY, VIGOROUS CONDITION. SEDIMENT PRODUCING AREAS SHOULD BE TREATED IMMEDIATELY.

SILT FENCE:
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT IMMEDIATELY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

SILT FENCE GRAVEL OUTLET:
INSTALL SILT FENCE GRAVEL OUTLETS AT ALL LOW POINTS IN FENCE. INSPECT SEDIMENT FENCE GRAVEL OUTLETS AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN. ANY RIP RAP DISPLACED MUST BE REPLACED IMMEDIATELY.

OUTLET STABILIZATION STRUCTURE:
INSPECT RIP RAP STRUCTURES WEEKLY AND AFTER SIGNIFICANT (0.5 INCH OR GREATER) RAINFALL EVENTS TO SEE IF ANY EROSION AROUND OR BELOW THE RIP RAP HAS TAKEN PLACE, OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

BLOCK AND GRAVEL INLET PROTECTION:
INSTALL BLOCK GRAVEL INLET PROTECTION AT ALL STORM STRUCTURES. INSPECT THE BARRIER OF AFTER EACH RAIN AND MAKE REPAIRS AS NEEDED. REMOVE SEDIMENT AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN ADEQUATELY STABILIZED, REMOVE ALL MATERIALS AND ANY UNSTABLE SOIL, AND EITHER SALVAGE OR DISPOSE OF IT PROPERLY. BRING THE DISTURBED AREA TO PROPER GRADE, THEN SMOOTH AND COMPACT IT. APPROPRIATELY STABILIZE ALL BARE AREAS AROUND THE INLET.

DIVERSION DITCHES:
INSPECT TEMPORARY DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED. WHEN THE AREA PROTECTED IS PERMANENTLY STABILIZED, REMOVE THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL AND APPROPRIATELY STABILIZE IT.

GRADING/EROSON CONTROL NOTES

1. ALL GRADING, BACKFILLING, EXCAVATION, ETC., SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEO-TECHNICAL INVESTIGATION REPORTS. REFER TO THESE REPORTS FOR ADDITIONAL INFORMATION NOT INCLUDED ON THESE PLANS.
2. CONTRACTOR IS TO CONTACT 811 FOR UNDERGROUND UTILITY LOCATION 12 FULL WORKING DAYS PRIOR TO DIGGING.CONTRACTOR SHALL LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. THE EROSION CONTROL MEASURES ARE TO BE IN PLACE AND APPROVED PRIOR TO ANY EARTHWORK.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
5. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED AND REPAIRED AT A MINIMUM OF WEEKLY BASIS AND AFTER EVERY RAIN EVENT.
6. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
7. THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PROVISIONS FOR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
8. ALL CUT AND FILL SLOPES AND CHANNEL SIDESLOPES WHICH ARE NOT TO BE PAVED, SHALL BE SEEDED UNTIL A GOOD STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH:
   A. 100 LBS PER 1,000 SQUARE FOOT GROUND LIMESTONE OR EQUIVALENT. NO SOIL TEST REQUIRED FOR INITIAL ESTABLISHMENT.
   B. 20 LBS OF 10-10-10 FERTILIZER OR EQUIVALENT PER 1,000 SQUARE FOOT.
   C. VARIETIES TO BE SEEDED:
      1. SPRING SEEDING - MARCH 1 - APRIL 30; SPRING OATS 2.5 LBS PER 1,000 SQUARE FOOT.
      2.SUMMER SEEDING - MAY 1 - AUGUST 1; WEEPING LOVE GRASS AT 2 OZ. PER SQUARE FOOT MIXED WITH 1 BUSHEL OF SAWDUST FOR UNIFORM SEEDING.
      3. ASPHALT MULCH 6 GALLONS PER 1,000 SQUARE FOOT. ALL SEEDING WILL BE MULCHED.
10. SEE LANDSCAPING PLAN FOR PERMANENT SEEDING.
11. ALL FINISHED SURFACES SHOULD SLOPE AWAY FROM THE BUILDING, TOWARDS DRAINAGE OUTLETS FOR POSITIVE DRAINAGE AND TO AVOID STANDING WATER.

CONSTRUCTION SEQUENCE

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED AND THAT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND ORDINANCES ARE MAINTAINED THROUGHOUT THE EXECUTION OF THIS PROJECT.

1. OBTAIN A LAND DISTURBING PERMIT. SCHEDULE A PRE-CONSTRUCTION MEETING.
2. INSTALL GRAVEL CONSTRUCTION PAD, TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT TRAPS OR OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. SEED TEMPORARY DIVERSIONS, BERMS, AND BASINS IMMEDIATELY AFTER CONSTRUCTION. SEE DETAILS ON SEEDING SCHEDULE. CONTRACTOR SHALL BEGIN WITH SEDIMENT FENCING AND ALL OTHER SEDIMENT CONTAINMENT DEVICES FOLLOWED BY ALL DIVERSION AND BY-PASS DITCHES/BERMS.
3. BEGIN CLEARING/GRUBBING AND GENERAL EXCAVATION ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PHASE/STAGE EROSION CONTROL TO ALLOW FOR CONSTRUCTION. CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION DEVICES AT LEAST ONCE A WEEK AND AFTER EVERY RAINFALL. GRADING ACTIVITY SHALL BE PROHIBITED IN THE AREAS OF THE SEDIMENT CONTROL DEVICES/SEDIMENT TRAPS UNTIL THE AREAS UPSTREAM OF THESE DEVICES HAVE BEEN STABILIZED AND APPROVED.
4. BEGIN INSTALLING UPSTREAM STORM DRAINAGE SYSTEM. INSTALL APPROVED INLET PROTECTION. TERMINATE STORM DRAINAGE SYSTEM AT TEMPORARY SEDIMENT TRAP DEVICES UNTIL SUCH DEVICES HAVE BEEN APPROVED FOR REMOVAL. ADDITIONAL MEASURES MAY BE REQUIRED BY THE INSPECTOR DUE TO THE ROUTING OF THE STORM DRAINAGE SYSTEM AND ACTUAL FIELD CONDITIONS; SEDIMENT BASINS SHALL BE FUNCTIONAL THROUGHOUT GRADING AND EXCAVATING.
5. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC. SEED AND MULCH DENUDED AREAS WITHIN FIFTEEN (15) DAYS OF COMPLETION OF ANY PHASE OF CONSTRUCTION; THE CONTRACTOR SHALL ENSURE THAT THE EROSION CONTROL DEVICES REMAIN UNDISTURBED DURING CONSTRUCTION OF THE BUILDING PADS AND ASSOCIATED PARKING/DRIVE AREAS ADJACENT TO THESE DEVICES UNTIL THE CONTRIBUTING UPSTREAM AREAS HAVE BEEN STABILIZED AND APPROVED.
6. WHEN SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCING, SEDIMENT BASINS, ETC., AND SEED OUT OR PAVE ANY RESULTING BARE AREAS. CONNECT UPSTREAM STORM DRAINAGE.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE C AN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

24 HOUR CONTACT
BRODIE KEY
CONSTRUCTION MANAGER
TELEPHONE: (336) 250-2110

LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
902	902	CONTOUR
	WL	WETLAND
		TREE LINE
902.50	902.50	SPOT ELEVATIONS
		RIPRAP
EOF 902.50		OVERFLOW ELEV.
	ST-# 999.9	SOIL BORING
		CONSTRUCTION ENTRANCE

	HANDICAP PARKING AREA (2% MAX. SLOPE)
	CONCRETE PAVING
	CONCRETE SIDEWALK
	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
	PROPOSED PAVEMENT
RD	PROPOSED ROOF DRAIN 8" CORRUGATED PLASTIC 3' MIN COVER 1% MIN.SLOPE PVC IN TRAFFIC AREAS CLEANOUTS LOCATED @ ALL BENDS
LD	LIMITS OF DISTURBANCE
SF	SILT FENCE
TP	TREE PROTECTION FENCE
XXXX.XX / XXXX.XX	TOP OF CURB / BOTTOM OF CURB
TW=XXX.XX / BW=XXX.XX	TW IS GROUND AT TOP OF WALL / BW IS GROUND AT BOTTOM OF WALL
	INLET PROTECTION
	SILT FENCE OUTLET

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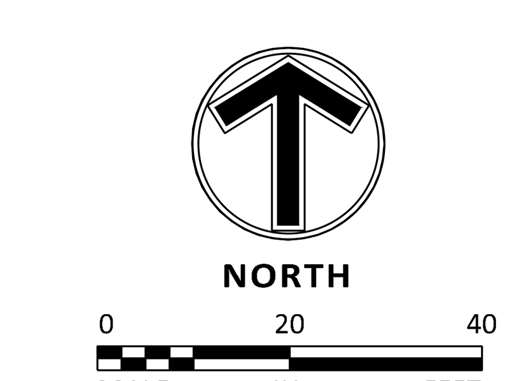

NO	DATE	BY	CKD	APPR	COMMENT

William Burchett
Digitally signed by William Burchett
Date: 2025.10.03

PRELIMINARY 09/29/2025	DRAWN BY JM
DESIGN REVIEW	DESIGNED BY JR
PERMIT SUBMITTAL	CHECKED BY MH
CONSTRUCTION DOCUMENTS	PROJECT NO. OUT-2532

Sambatek
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Engineering | Surveying | Planning | Environmental

GRADING PLAN

COOK OUT RESTAURANT
2806 W. US HWY 90
LAKE CITY, FLORIDA

SHEET
C-4.01

24.1S (LMS TECH) | JILL WEYENBERG | 9/26/2025 10:46:00 AM
X:\OUT - COOKOUT\2532 - LAKE CITY, FL\CAD\SHEETS\OUT-2532-C4.01-GRAD.DWG:C4.01 GRADING PLAN

MAINTENANCE NOTES

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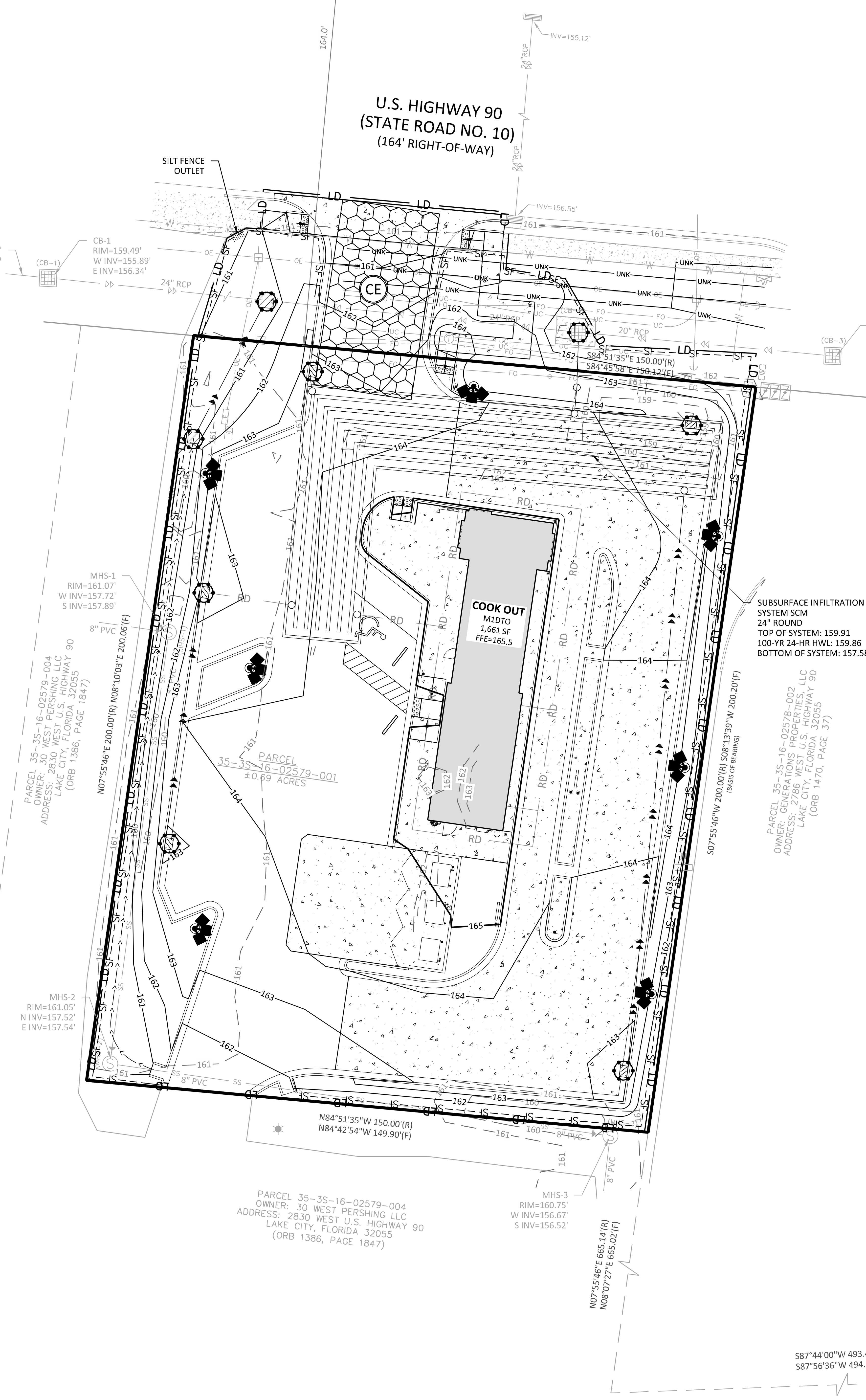

24 HOUR CONTACT
BRODIE KEY
CONSTRUCTION MANAGER
TELEPHONE: (336) 250-2110

LEGEND

PROPOSED | EXISTING

- BOUNDARY LINE
- CONCRETE CURB
- STORM SEWER
- DRAINTILE
- BUILDING LINE
- RETAINING WALL
- 902 — CONTOUR
- WETLAND
- TREE LINE
- 902.50 — SPOT ELEVATIONS
- RIPRAP
- EOF 902.50 — OVERFLOW ELEV.
- ST # 999.9 — SOIL BORING
- CONSTRUCTION ENTRANCE
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
- PROPOSED PAVEMENT
- CONCRETE WASHOUT
- RD — PROPOSED ROOF DRAIN 8" CORRUGATED PLASTIC 3' MIN COVER 1% MIN.SLOPE PVC IN TRAFFIC AREAS CLEANOUTS LOCATED @ ALL BENDS
- LD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- TP — TREE PROTECTION FENCE
- XXXX.XX / XXXX.XX — TOP OF CURB / BOTTOM OF CURB
- TW=XXX.XX / BW=XXX.XX — TW IS GROUND AT TOP OF WALL / BW IS GROUND AT BOTTOM OF WALL
- SILT FENCE OUTLET
- INLET PROTECTION

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CALLING 811 FOR THE LOCAL NOTIFICATION CENTER. THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GRADING/EROSON CONTROL NOTES

1. ALL GRADING, BACKFILLING, EXCAVATION, ETC., SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEO-TECHNICAL INVESTIGATION REPORTS. REFER TO THESE REPORTS FOR ADDITIONAL INFORMATION NOT TRANSFERRED TO THESE PLANS.
2. CONTRACTOR IS TO CONTACT 811 FOR UNDERGROUND UTILITY LOCATION WITHIN 12 FULL WORKING DAYS PRIOR TO DIGGING.
3. THE EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO ANY EARTHWORK.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
5. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED AND REPAIRED AT A MINIMUM OF WEEKLY BASIS AND AFTER EVERY RAIN EVENT.
6. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
7. CONTRACTOR SHALL LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PROVISIONS FOR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
9. EXPOSED SOIL SURFACES NOT TO BE FINE GRADED FOR PERIODS OF 7 DAYS OR LONGER, INCLUDING DENUDED AREAS, SOIL STOCKPILES, BERMS, DAMS, SIDES OF SEDIMENT BASINS & TEMPORARY ROAD BANKS, SHALL BE SEEDED IN ACCORDANCE WITH TEMPORARY SEEDING AS SPECIFIED BELOW.
10. SEE LANDSCAPING PLAN FOR PERMANENT SEEDING.
11. ALL FINISHED SURFACES SHOULD SLOPE AWAY FROM THE BUILDING, TOWARDS DRAINAGE OUTLETS FOR POSITIVE DRAINAGE AND TO AVOID STANDING WATER.

CONSTRUCTION SEQUENCE

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED AND THAT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND ORDINANCES ARE MAINTAINED THROUGHOUT THE EXECUTION OF THIS PROJECT.

1. OBTAIN A LAND DISTURBING PERMIT. SCHEDULE A PRE-CONSTRUCTION MEETING.
2. INSTALL GRAVEL CONSTRUCTION PAD, TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT TRAPS OR OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. SEED TEMPORARY DIVERSIONS, BERMS AND BASINS IMMEDIATELY AFTER CONSTRUCTION. SEE DETAIL ON SEEDING SCHEDULE. CONTRACTOR SHALL BEGIN WITH SEDIMENT FENCING AND ALL OTHER SEDIMENT CONTAINMENT DEVICES FOLLOWED BY ALL DIVERSION AND BY-PASS DITCHES/BERMS.
3. BEGIN CLEARING/GRUBBING AND GENERAL EXCAVATION ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PHASE/STAGE EROSION CONTROL TO ALLOW FOR CONSTRUCTION. CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION DEVICES AT LEAST ONCE A WEEK AND AFTER EVERY RAINFALL. GRADING ACTIVITY SHALL BE PROHIBITED IN THE AREAS OF THE SEDIMENT CONTROL DEVICES/SEDIMENT TRAPS UNTIL THE AREAS UPSTREAM OF THESE DEVICES HAVE BEEN STABILIZED AND APPROVED.
4. BEGIN INSTALLING UPSTREAM STORM DRAINAGE SYSTEM. INSTALL APPROVED INLET PROTECTION. TERMINATE STORM DRAINAGE SYSTEM AT TEMPORARY SEDIMENT TRAP DEVICES UNTIL SUCH DEVICES HAVE BEEN APPROVED FOR REMOVAL. ADDITIONAL MEASURES MAY BE REQUIRED BY THE INSPECTOR DUE TO THE ROUTING OF THE STORM DRAINAGE SYSTEM AND ACTUAL FIELD CONDITIONS; SEDIMENT BASINS SHALL BE FUNCTIONAL THROUGHOUT GRADING AND EXCAVATING.
5. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.. SEED AND MULCH DENUDED AREAS WITHIN FIFTEEN (15) DAYS OF COMPLETION OF ANY PHASE OF CONSTRUCTION; THE CONTRACTOR SHALL ENSURE THAT THE EROSION CONTROL DEVICES REMAIN UNDISTURBED DURING CONSTRUCTION OF THE BUILDING PADS AND ASSOCIATED PARKING/DRIVE AREAS ADJACENT TO THESE DEVICES UNTIL THE CONTRIBUTING UPSTREAM AREAS HAVE BEEN STABILIZED AND APPROVED.
6. WHEN SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCING, SEDIMENT BASINS, ETC.., AND SEED OUT OR PAVE ANY RESULTING BARE AREAS. CONNECT UPSTREAM STORM DRAINAGE.

TEMPORARY SEEDING FLORIDA

	SEEDING MIXTURE SPECIES	RATE (lb/acre)
SPRING - SUMMER	BROWN-TOP MILLET	20
FALL - WINTER	ANNUAL RYEGRASS	20

SEEDING DATES:
DATES APPLY FOR BOTH INLAND AND COSTAL REGIONS

SPRING - SUMMER	NORTH FLORIDA - APRIL 1 - SEPT 30 CENTRAL FLORIDA - MAR 15 - OCT 31 SOUTH FLORIDA - FEB 1 - NOV 30
FALL - WINTER	NORTH FLORIDA - NOV 1 - MAR 31 CENTRAL FLORIDA - NOV 1 - MAR 15 SOUTH FLORIDA - DEC 1 - JAN 31

SEEDBED PREPERATION
SOIL AREAS TO BE ROUGHENED - UNCOMPACTED AT TIME OF APPLICATION. SURFACE ROLLING OR TRACK WALKING MAY BE USED IN ACCORDANCE WITH STATE OF FLORIDA E&SC DESIGNER & REVIEWER MANUAL (2013)

SEEDING
SEED SHALL BE EVENLY APPLIED WITH A CYCLONE SEEDER, DRILL, CULTIPACKER-SEEDER, OR HYDROSEEDER. SMALL GRAINS SHALL BE PLANTED NO MORE THAN 1 INCH DEEP. GRASSES AND LEGUMES SHALL BE PLANTED NO MORE THAN 1/4 INCH (6 MM) DEEP.

SOIL AMENDMENTS
IF REQUIRED PER SOIL TEST OR WHERE SOILS ARE KNOWN TO BE **HIGHLY ACIDIC**
APPLY 2,000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE

IF REQUIRED PER SOIL TEST APPLY FERTILIZER AT A RATE OF 217.5 LBS/ACRE SLOW RELEASE 10-20-20 OR EQUIVALENT. INCORPORATE INTO TOP 2-4" OF SOIL.

MULCH
SEEDING MADE ON SLOPES MORE THAN 3:1 OR ADVERSE SOIL CONDITIONS OR DURING EXCESSIVELY HOT OR DRY WEATHER SHALL BE MULCHED AS FOLLOWS IN ACCORDANCE WITH THE **FSESCI TIER 1 MANUAL**

APPLY 2,000 LBS/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL.

MULCH MATERIALS SHALL BE SPREAD UNIFORMLY, BY HAND OR MACHINE. WHEN SPREADING STRAW BY HAND, DIVIDE THE AREA TO BE MULCHED INTO APPROXIMATELY 1,000-SQUARE-FOOT SECTIONS AND PLACE 70 TO 90 POUNDS OF STRAW IN EACH SECTION

MAINTENANCE
AREAS THAT FAIL TO ESTABLISH ENOUGH VEGETATIVE COVER TO PREVENT RILL EROSION WILL BE FILLED IN WITH PROPER TOPSOIL AND RESEEDED AND MULCHED AS SOON AS THEY ARE IDENTIFIED.

NORTH
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SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT

William Burchett
Digitally signed by William Burchett
Date: 2025.10.03

PRELIMINARY 09/29/2025	DRAWN BY JM
DESIGN REVIEW	DESIGNED BY JR
PERMIT SUBMITTAL	CHECKED BY MH
CONSTRUCTION DOCUMENTS	PROJECT NO. OUT-2532

Sambatek
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Engineering | Surveying | Planning | Environmental

EROSION CONTROL PLAN

COOK OUT RESTAURANT
2806 W. US HWY 90
LAKE CITY, FLORIDA

SHEET
C-4.02

GRADING/EROSON CONTROL NOTES

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9. ALL CUT AND FILL SLOPES AND CHANNEL SIDESLOPES WHICH ARE NOT TO BE PAVED, SHALL BE SEEDED UNTIL A GOOD STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH:
   A. 100 LBS PER 1,000 SQUARE FOOT GROUND LIMESTONE OR EQUIVALENT. NO SOIL TEST REQUIRED FOR INITIAL ESTABLISHMENT.
   B. 20 LBS OF 10-10-10 FERTILIZER OR EQUIVALENT PER 1,000 SQUARE FOOT.
   C. VARIETIES TO BE SEEDED:
      1. SPRING SEEDING - MARCH1 - APRIL 30; SPRING OATS 2.5 LBS PER 1,000 SQUARE FOOT.
      2. SUMMER SEEDING - MAY 1 - AUGUST 1; WEEPING LOVE GRASS AT 2 OZ. PER SQUARE FOOT MIXED WITH 1 BUSHEL OF SAWDUST FOR UNIFORM SEEDING.
      3. ASPHALT MULCH 6 GALLONS PER 1,000 SQUARE FOOT. ALL SEEDING WILL BE MULCHED.
10. SEE LANDSCAPING PLAN FOR PERMANENT SEEDING.
11. ALL FINISHED SURFACES SHOULD SLOPE AWAY FROM THE BUILDING, TOWARDS DRAINAGE OUTLETS FOR POSITIVE DRAINAGE AND TO AVOID STANDING WATER.

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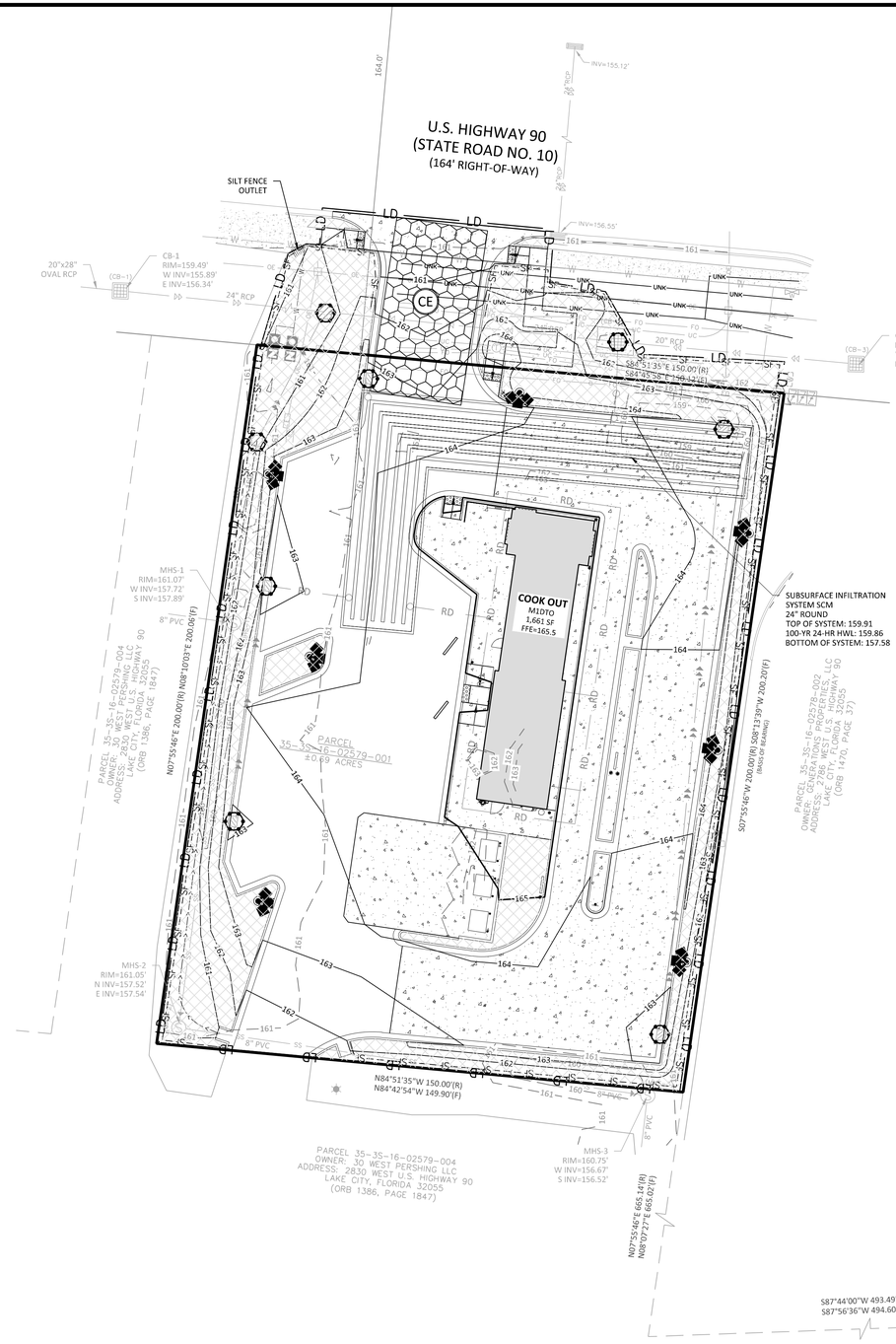

LABEL	1) GROUND STABILIZATION		
	SITE AREA DESCRIPTION	STABILIZE WITHIN THIS MANY CALENDAR DAYS AFTER CEASING LAND DISTURBANCE	TIME FRAME VARIATIONS
	• PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
	• HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
	• SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
	• SLOPES 3:1 TO 4:1	14 DAYS	- 7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH AND WITH SLOPES STEEPERTHAN 4:1 - 7 DAYS FOR PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND HQW ZONES - 10 DAYS FOR FALLS LAKE WATERSHED
	• ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	- 7 DAYS FOR PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND HQW ZONES - 10 DAYS FOR FALLS LAKE WATERSHED UNLESS THERE IS ZERO SLOPE.

SEE SHEET C-5.02 FOR STANDARD NPDES STABILIZATION DETAILS SHEET

TOTAL DISTURBED AREA = 0.77 ACRES

LATITUDE: N30°10'45.94"
LONGITUDE: W82°40'42.11"

SOIL TYPE: CHIPLEY FINE SAND, 0-5% SLOPES

WATERSHED: UPPER SUWANNEE RIVER

MAINTENANCE CONTACT INFORMATION:
BRODIE KEY
CONSTRUCTION MANAGER
(336) 250-2110

24 HOUR CONTACT
BRODIE KEY
CONSTRUCTION MANAGER
TELEPHONE: (336) 250-2110

LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
902	902	CONTOUR
	WL	WETLAND
		TREE LINE
902.50 ×	902.50 ×	SPOT ELEVATIONS
		RIPRAP
EOF 902.50		OVERFLOW ELEV.
	ST # 999.9	SOIL BORING
		CONSTRUCTION ENTRANCE

- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
- PROPOSED PAVEMENT
- CONCRETE WASHOUT
- RD — PROPOSED ROOF DRAIN 8" CORRUGATED PLASTIC 3' MIN COVER 1% MIN.SLOPE PVC IN TRAFFIC AREAS CLEANOUTS LOCATED @ ALL BENDS
- LD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- TP — TREE PROTECTION FENCE
- XXXX.XX / XXXX.XX — TOP OF CURB / BOTTOM OF CURB
- TW=XXX.XX / BW=XXX.XX — TW IS GROUND AT TOP OF WALL / BW IS GROUND AT BOTTOM OF WALL
- SILT FENCE OUTLET
- INLET PROTECTION

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NORTH
0 20 40
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT

W. BRIAN BURCHETT — CERTIFICATE NO. 59131 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
10/03/2025

William Burchett
Digitally signed by William Burchett
DN: CN=W. Brian Burchett, E=BBurchett@sambatek.com, O=Sambatek, C=William Burchett
Reason: I am approving this document
Date: 2025.10.03 15:50:55-04'00'

PRELIMINARY 09/29/2025	DRAWN BY JM
DESIGN REVIEW	DESIGNED BY JR
PERMIT SUBMITTAL	CHECKED BY MH
CONSTRUCTION DOCUMENTS	PROJECT NO. OUT-2532

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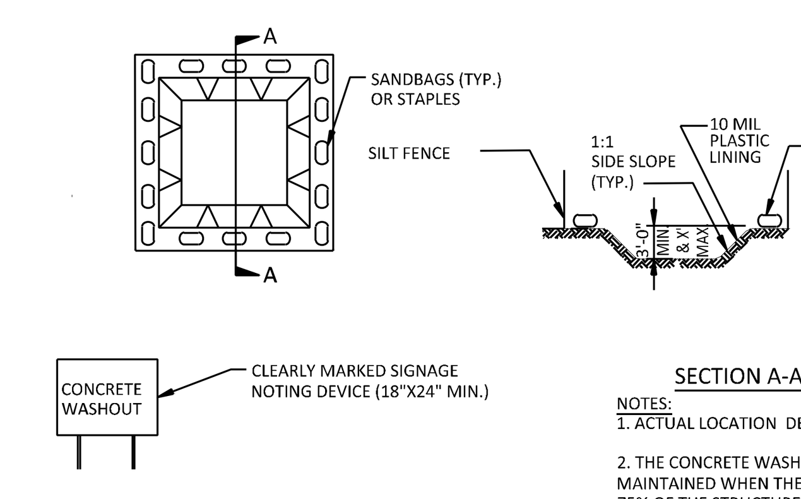
NPDES STABILIZATION PLAN

COOK OUT RESTAURANT
2806 W. US HWY 90
LAKE CITY, FLORIDA

SHEET
C-5.01

24.15 (LMS TECH) | JILL WEVENBERG | 9/26/2025 10:52:46 AM
X:\OUT - COOKOUT\2532 - LAKE CITY, FL\CAD\SHEETS\OUT-2532-CS.01-NPDES.DWG\C5.01-NPDES STABILIZATION PLAN

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER

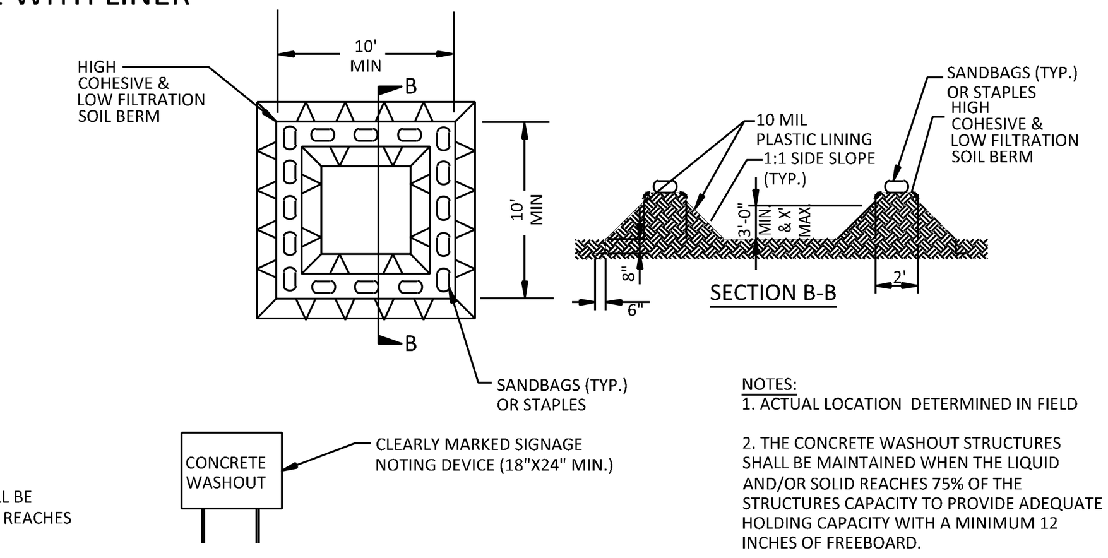


NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD

2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.

3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

BELOW GRADE WASHOUT STRUCTURE
NOT TO SCALE

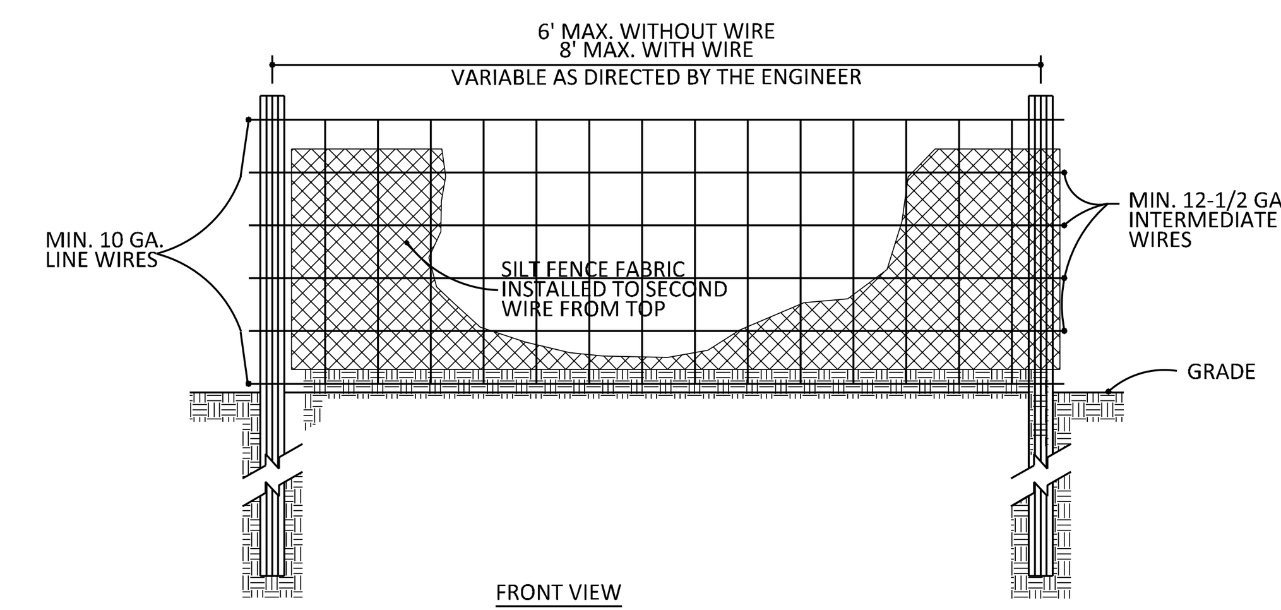


NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD

2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.

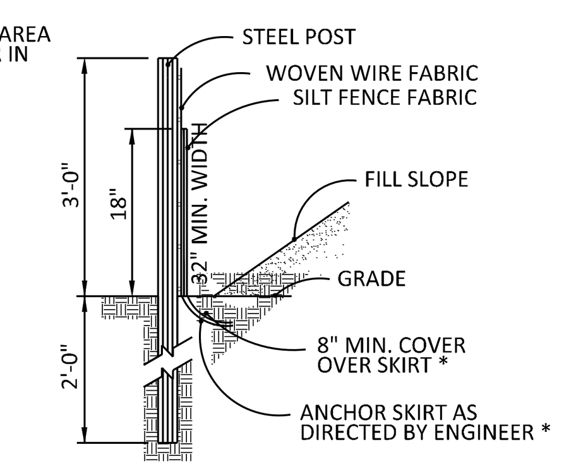
3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

ABOVE GRADE WASHOUT STRUCTURE
NOT TO SCALE



FRONT VIEW

NOTE:
-USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW



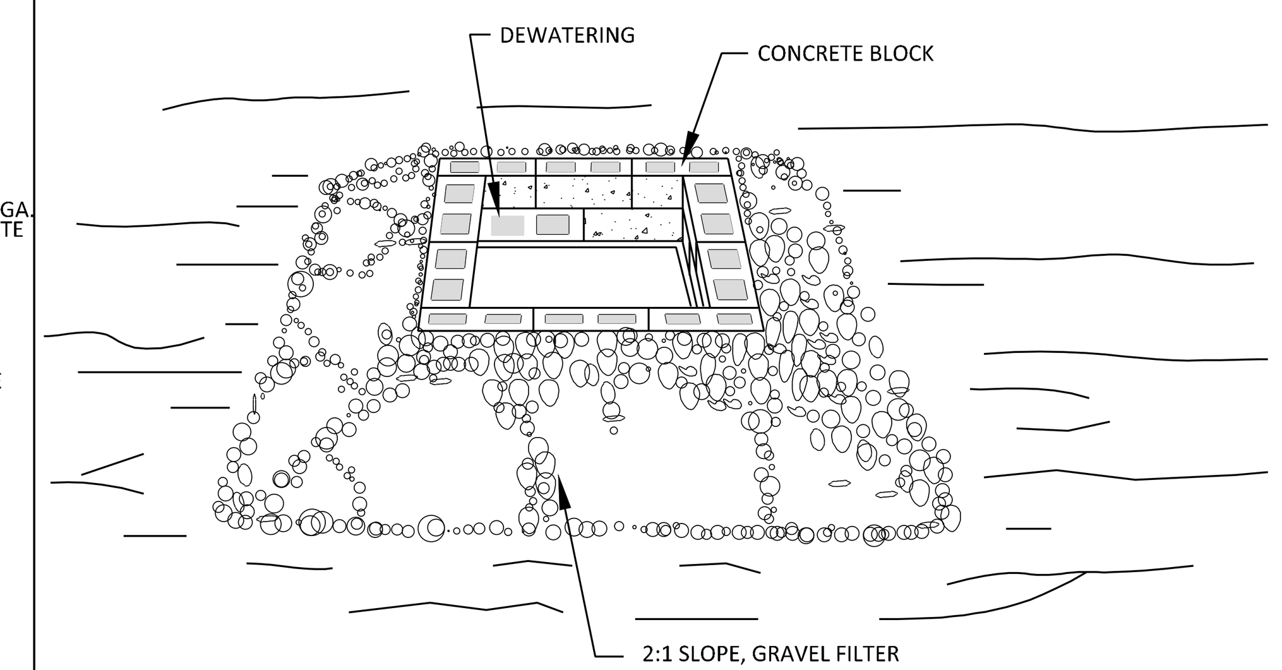
* FOR REPAIR OF SILT FENCE FAILURES, USE No. 57 WASHED STONE. FOR ANCHOR WHEN SILT FENCE IS PROTECTING CATCH BASIN.

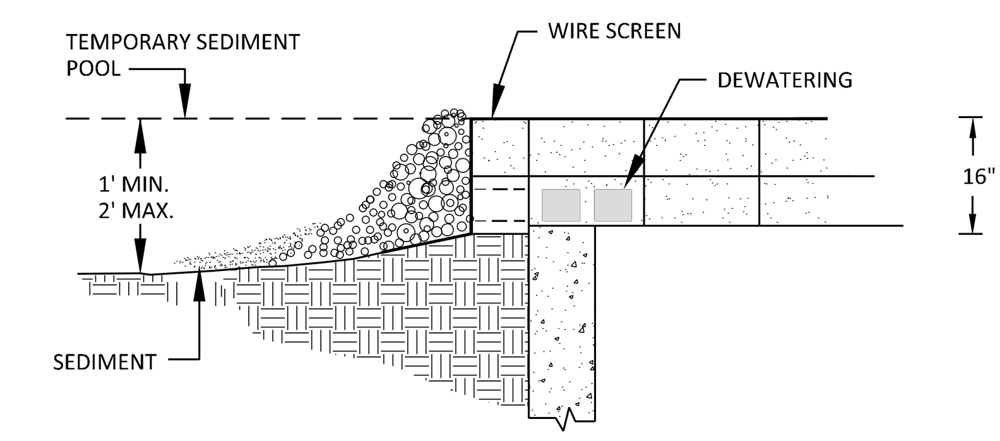
SIDE VIEW

MAINTENANCE:

INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT IMMEDIATELY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. REMOVE SEDIMENT WHEN IT REACHES 1/2 HEIGHT OF THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

STANDARD TEMPORARY SILT FENCE





CONSTRUCTION SPECIFICATIONS

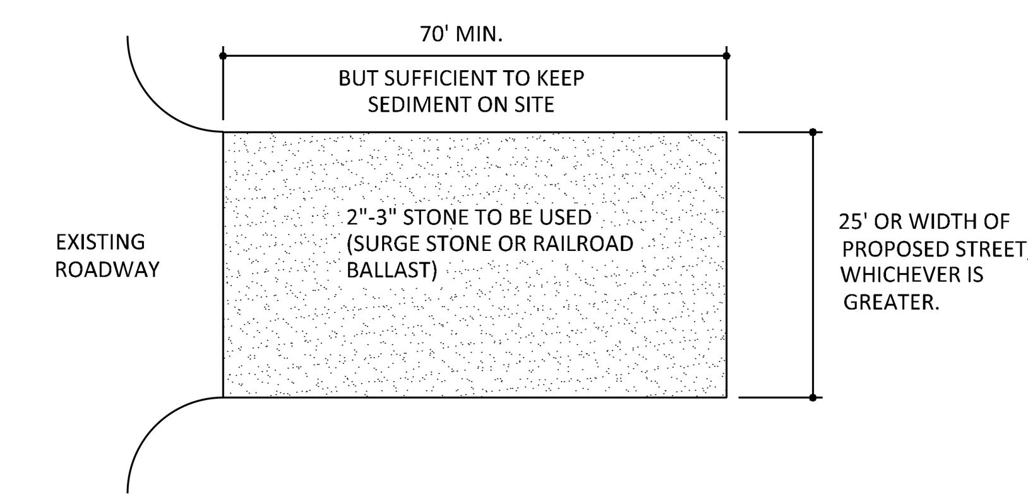
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE IN THE BOTTOM ROW TO ALLOW POOL DRAINAGE. THE FOUNDATION SHOULD BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM DRAIN. PLACE THE BOTTOM ROW OF BLOCKS AGAINST THE EDGE OF THE STORM DRAIN FOR LATERAL SUPPORT AND TO AVOID WASHOUTS WHEN OVERFLOW OCCURS. IF NEEDED, GIVE LATERAL SUPPORT TO SUBSEQUENT ROWS BY PLACING 2 X 4 WOOD STUDS THROUGH BLOCK OPENINGS.

2. CAREFULLY FIT HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS OVER ALL BLOCK OPENINGS TO HOLD GRAVEL IN PLACE.

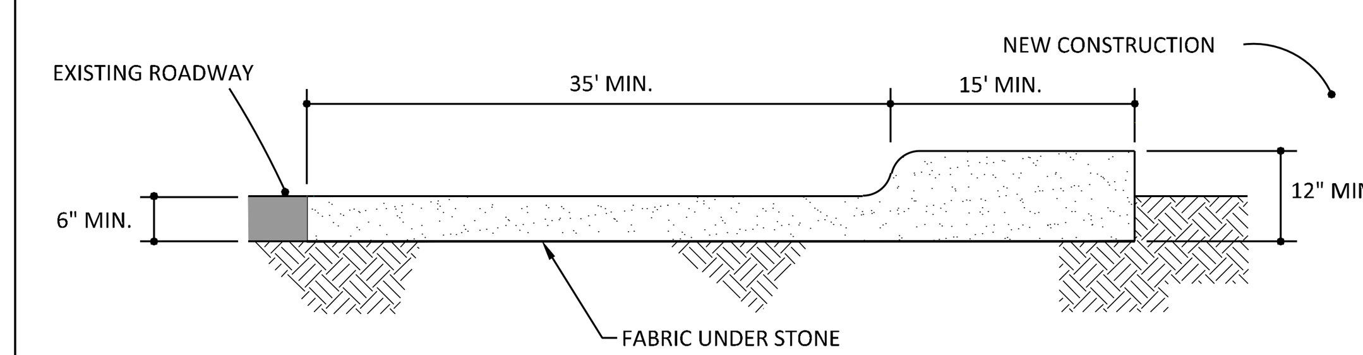
3. USE CLEAN GRAVEL, 3/4- TO 1/2-INCH IN DIAMETER, PLACED 2 INCHES BELOW THE TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER AND SMOOTH IT TO AN EVEN GRADE. DOT #57 WASHED STONE IS RECOMMENDED.

BLOCK AND GRAVEL DROP INLET PROTECTION

NOTES:
1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.

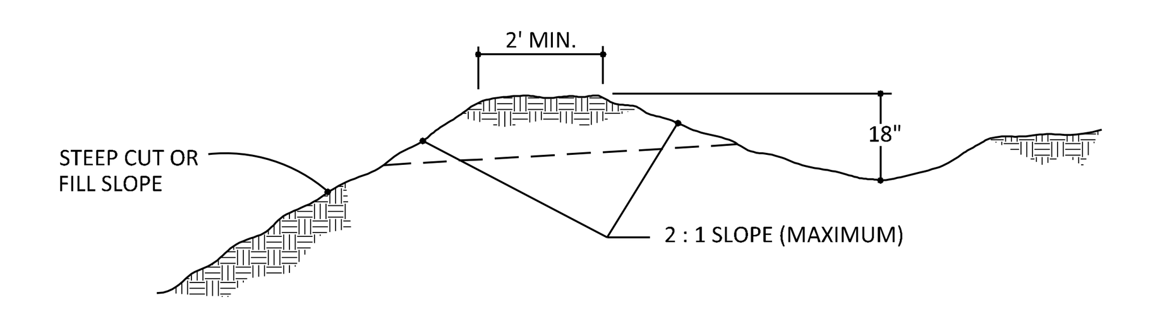


PLAN



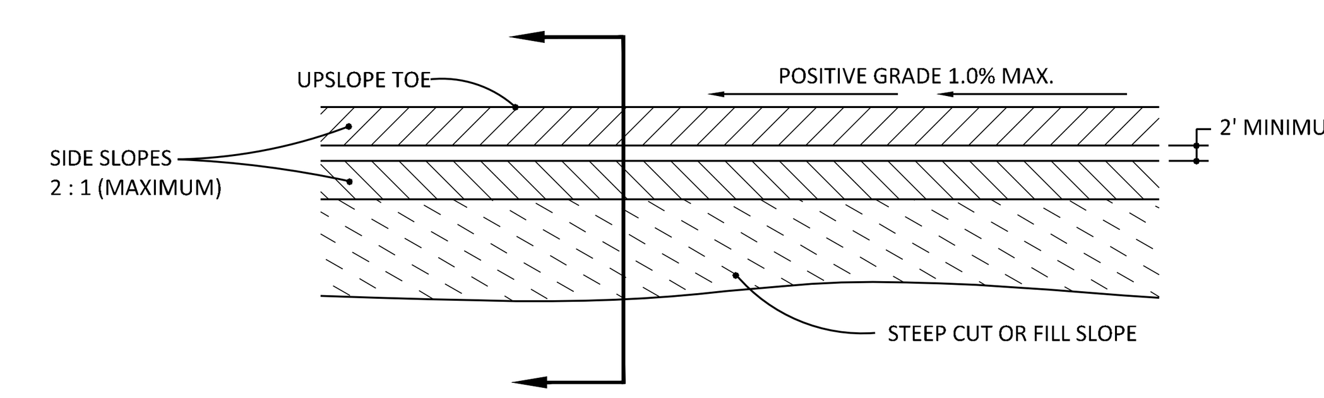
CROSS SECTION

CONSTRUCTION ENTRANCE



CROSS SECTION

-STABILIZE DIVERSION DITCH WITH TEMPORARY SEEDING AND EROSION CONTROL NETTING.



PLAN VIEW

MAINTENANCE

INSPECT TEMPORARY DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED. WHEN THE AREA PROTECTED IS PERMANENTLY STABILIZED, REMOVE THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL AND APPROPRIATELY STABILIZE IT.

TEMPORARY DIVERSION DITCH

NO	DATE	BY	CKD	APPR	COMMENT

W. BRIAN BURCHETT, LICENSE No. 59152, STATE OF FLORIDA, PROFESSIONAL ENGINEER — 10/03/2025

William Burchett — Digitally signed by William Burchett. DN: C=US, E=bburchett@sambatek.com, O=Sambatek, CN=William Burchett. Reason: I am approving this document. Date: 2025.10.03 15:51:22-04'00'

PRELIMINARY 09/29/2025
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JM
DESIGNED BY JR
CHECKED BY MH
PROJECT NO. OUT-2532

Sambatek — www.sambatek.com — Engineering | Surveying | Planning | Environmental

NPDES DETAILS

COOK OUT RESTAURANT
2806 W. US HWY 90
LAKE CITY, FLORIDA

SHEET C-5.02

24.1S (LMS TECH) | JILL WEYENBERG | 9/23/2025 9:48:37 AM
X:\OUT - COOKOUT\2532 - LAKE CITY, FL\CAD\SHEETS\OUT-2532-C5.02-NPDES-DTL.DWG:C5.02 NPDES DETAILS

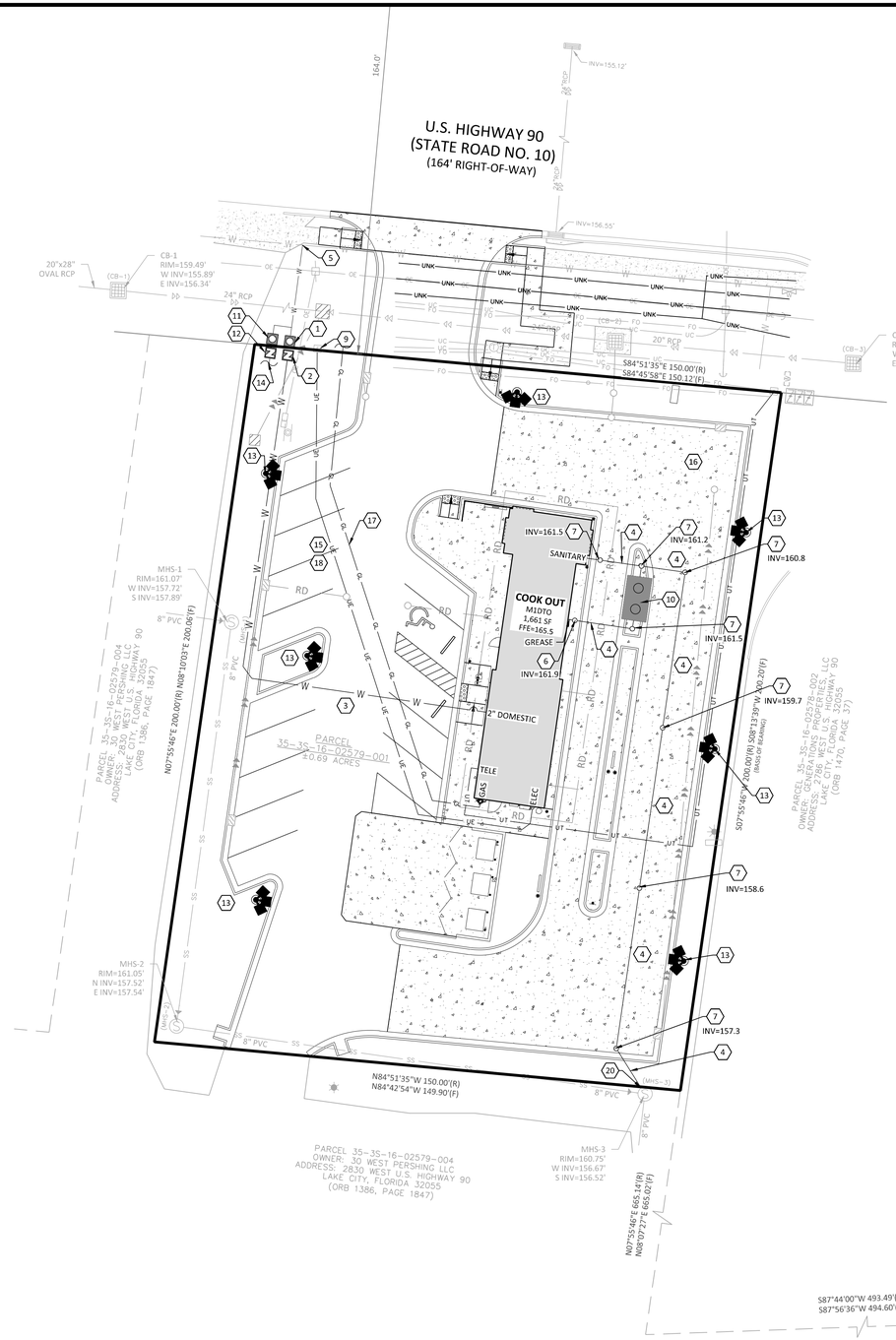
NOTE TO CONTRACTOR:
GENERAL CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES FOR VERIFICATION OF EXACT LOCATION AND DEPTH PRIOR TO ANY CONSTRUCTION.

UTILITY INFORMATION SHOWN IS A COMBINATION OF SURVEY AND COUNTY AS-BUILTS.

NOTE:
CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER SERVICE TIE-IN INVERT ELEVATION PRIOR TO THE START OF CONSTRUCTION. IF INVERT ELEVATION IS HIGHER THAN 157.0', CONTRACTOR SHALL COORDINATE WITH ENGINEER.

UTILITY KEY NOTES

1. 2" DOMESTIC WATER METER, CONTRACTOR SHALL COORDINATE WITH CITY.
2. 2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER IN ABOVE GROUND HEATED, INSULATED ENCLOSURE.
3. 2" DOMESTIC WATER SERVICE, CONTRACTOR SHALL COORDINATE WITH CITY.
4. 4" PVC SANITARY SEWER LINE @ 1/4" PER LINEAR FOOT SLOPE (MINIMUM), CONTRACTOR SHALL COORDINATE WITH CITY.
5. TAPPING SADDLE WITH 2" CORPORATION STOP. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY.
6. SANITARY SEWER CLEANOUT, SEE DETAIL SHEET.
7. TRAFFIC RATED SANITARY SEWER CLEANOUT, SEE DETAIL SHEET.
8. NOT USED
9. POLE MOUNTED TRANSFORMER BY GENERAL CONTRACTOR PER ELECTRIC COMPANY SPECIFICATIONS, (COORDINATE SIZE AND LOCATION WITH UTILITY COMPANY).
10. 1500 GALLON GREASE TRAP.
11. 1" IRRIGATION WATER METER, CONTRACTOR SHALL COORDINATE WITH IRRIGATION CONTRACTOR.
12. 1" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER IN ABOVE GRADE HEATED, INSULATED ENCLOSURE, CONTRACTOR SHALL COORDINATE WITH CITY.
13. POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN.
14. COORDINATE IRRIGATION CONNECTION WITH IRRIGATION CONTRACTOR.
15. UNDERGROUND ELECTRIC SERVICE, CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY.
16. UNDERGROUND TELEPHONE SERVICE, CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY.
17. GAS SERVICE, CONTRACTOR SHALL COORDINATE WITH GAS COMPANY.
18. INSTALL 2 PVC SLEEVES FOR ELECTRICAL SERVICE, CONTRACTOR SHALL COORDINATE WITH OWNER AND UTILITY COMPANY.
19. IRRIGATION SLEEVES PER UTILITY LEGEND.
20. CONNECT TO EXISTING SANITARY SEWER MANHOLE PER CITY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL FIELD VERIFY SIZE, LOCATION AND ELEVATION OF EXISTING SEWER MANHOLE PRIOR TO ANY CONSTRUCTION TO ENSURE REQUIRED PIPE SLOPE, COVER AND CLEARANCES CAN BE ACHIEVED AND COORDINATE WITH CITY.



UTILITY CONSTRUCTION NOTES

1. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES, EITHER PUBLIC OR PRIVATE, SHOWN HEREON OR NOT SHOWN HEREON. ANY REPAIRS SHALL BE DONE TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY.
2. THE GENERAL CONTRACTOR SHALL CONFIRM ALL NEW UTILITY TAP LOCATIONS WITH THE UTILITY OWNERS. ALL FEES SHALL BE THE RESPONSIBILITY OF DEVELOPER.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
4. NEW LOT LIGHT FOUNDATION BASES, CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR. POLES, FIXTURES, ANCHOR BOLTS & HARDWARE SHALL BE COORDINATED WITH THE OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
5. ALL NEW LOT LIGHTS AND THE MAIN IDENTIFICATION SIGN SHALL HAVE A MINIMUM 10 FEET CLEARANCE FROM ALL OVERHEAD UTILITIES.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR PERMITS AND/OR APPROVALS NECESSARY FOR ANY WORK IN ROADWAY OR RIGHT-OF-WAY.
7. ALL TRENCH EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH TRENCH BACKFILL DETAIL SHOWN ON THESE PLANS.
8. MINIMUM COVER FOR CONDUITS SHALL BE 36" UNLESS OTHERWISE SHOWN OR NOTED ON THESE PLANS.
9. ALL MANHOLES, VALVES, AND MONUMENT FRAMES SHALL BE SET TO FINISH GRADE AFTER PAVING.
10. THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS. TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA.
11. THE MINIMUM SLOPE FOR SANITARY SEWER LINES SHALL BE AS FOLLOWS: 1) 1/4"/FT FOR 4" LINES AND 2) 1/8"/FT FOR 6" LINES. CLEANOUTS SHALL BE PLACED AT 75' INTERVALS.
12. ALL WATER LINES SHALL HAVE A FINAL COVER DEPTH OF 3'-0" IN NON-TRAFFIC AREAS AND 4'-0" MINIMUM IN TRAFFIC AREAS UNLESS SPECIFICALLY NOTED OTHERWISE.
13. ALL SEWER LINES SHALL HAVE A FINAL COVER DEPTH 4'-0" IN NON-TRAFFIC AREAS AND 5'-0" MINIMUM IN TRAFFIC AREAS UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS.
14. SANITARY SEWER SERVICES SHALL BE PVC SDR 35 TO R/W, THEN PVC SCH. 40 TO BUILDING. WATER SERVICE SHALL BE TYPE "K" COPPER.
15. CABLE TV SERVICE ROUTING IS NOT PART OF THIS PLAN, CONTRACTOR TO COORDINATE WITH CABLE COMPANY .
16. EXISTING MANHOLES SHOULD BE FIELD VERIFIED FOR RIMS AND INVERTS.
17. ALL WORK SHALL BE GOVERNED BY THE LATEST EDITIONS OF THE STATE MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, BUILDING CODE, ENERGY CONSERVATION, HANDICAP ACCESSIBILITY, NATIONAL ELECTRICAL CODES AND NATIONAL FIRE PROTECTION ASSOCIATION CODES AND AS ADOPTED BY THE AUTHORITIES HAVING JURISDICTION.
18. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
19. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS/METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
20. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING 5 FEET IN DEPTH.
21. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
22. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
23. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
24. ONLY SEWAGE NOT CONTAINING GREASE IS ALLOWED TO BYPASS THE GREASE TRAP.
25. ALL SANITARY SEWER SERVICES AND STORM DRAIN PIPING 8" IN DIAMETER OR SMALLER SHALL BE SCH. 40 PVC WITH ADHESIVE "WELDED JOINTS, UNLESS SPECIFIED OTHERWISE OR REQUIRED BY LOCAL GOVERNING MUNICIPALITY. MINIMUM SLOPES ON SANITARY SEWER SERVICES: 4" - 1/4"/FT, 6" - 1/8"/FT.
26. BELOW GRADE WATER SERVICE PIPING SHALL BE TYPE "K" HARD DRAWN COPPER TUBING WITH SILVER SOLDER JOINTS. SOLDERS CONTAINING LEAD SHALL NOT BE USED FOR ANY PURPOSE ON THIS PROJECT, WHERE PIPING IS REQUIRED TO RUN BELOW BUILDING SLAB, IT SHALL BE INSTALLED WITHOUT JOINTS BELOW SLAB.
27. WATER PIPING SHALL BE CONNECTED TO BUILDING STUBS, VERIFY LOCATIONS PRIOR TO BEGINNING WATER PIPE INSTALLATION.
28. WASTE PIPING SHALL BE CONNECTED TO BUILDING STUBS, VERIFY LOCATIONS AND INVERTS PRIOR TO BEGINNING ANY WASTE PIPE INSTALLATION.
29. CONTRACTOR SHALL NOTIFY THE LOCAL LOCATE SERVICE BY CALLING 811 AT LEAST 12 FULL WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENTLY.
30. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH LAKE CITY PUBLIC UTILITIES AND CROSS CONNECTION CONTROL REGULATIONS AND STANDARDS.
31. SITE UTILITY CONTRACTOR TO PROVIDE WATER, SANITARY SEWER, AND ROOF DRAIN LEADERS TO WITHIN 5 FEET OF THE BUILDING. CONTRACTOR SHALL COORDINATE SITE PLAN CONNECTIONS WITH THE ARCHITECTURAL BUILDING PLANS.
32. SITE UTILITY CONTRACTOR TO PROVIDE WATER, SANITARY SEWER, AND ROOF DRAIN LEADERS TO WITHIN 5 FEET OF THE BUILDING. CONTRACTOR SHALL COORDINATE SITE PLAN CONNECTIONS WITH THE ARCHITECTURAL BUILDING PLANS.
33. SANITARY CLEANOUTS SHALL BE PLACED NO MORE THAN 75 FEET APART. CLEAN OUTS LOCATED IN PAVEMENT AREAS SHALL HAVE HEAVY DUTY TRAFFIC RATED CONSTRUCTION.
34. CONNECTION OF SANITARY SEWER SERVICE TO AN EXISTING MANHOLE SHALL COMPLY WITH LAKE CITY STANDARDS, INCLUDING: CORE DRILL FOR OPENING INTO MANHOLE AND INSTALL WITH FLEXIBLE BOOT. IF PAVEMENT CUT IS REQUIRED, CONTRACTOR SHALL PATCH PAVEMENT WITH A SECTION TO MATCH EXISTING PAVEMENT: 3" I-2, 8" ABC OR BETTER.
35. RELATION OF WATER MAINS TO SEWERS:
    A. LATERAL SEPARATION OF SEWER AND WATER MAINS: WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT LATERAL SEPARATION, IN WHICH CASE:
    1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR
    2. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER LINE WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND ABOVE THE TOP OF THE SEWER.
    B. CROSSING A WATER MAIN OVER A SEWER MAIN: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER MAIN, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION - IN WHICH CASE BOTH THE WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
    C. CROSSING A WATER MAIN UNDER A SEWER MAIN: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER MAIN BOTH THE WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
    D. CROSSING A SEWER LINE OVER OR UNDER A STORM DRAIN: WHENEVER IT IS NECESSARY FOR A SEWER LINE TO CROSS A STORM DRAIN PIPE, THE SEWER LINES SHALL BE LAID AT SUCH AN ELEVATION THAT THE OUTSIDE OF THE SEWER LINE NEAREST TO THE OUTSIDE OF THE STORM DRAIN PIPE SHALL MAINTAIN A 12 INCH CLEAR SEPARATION DISTANCES, OR ENCASED IN EITHER CONCRETE OR DUCTILE IRON PIPE FOR AT LEAST 5 FEET ON EITHER SIDE OF THE CROSSING.
36. UNDERGROUND CONDUITS TO SIGNS, LOT LIGHTS, ETC., SHALL BE PLACED IN GRASS OR LANDSCAPE AREAS WHENEVER POSSIBLE. THE LOCATION OF THE CONDUIT AS SHOWN ON THESE PLANS SHALL BE CONSIDERED TO BE SCHEMATIC WITH ACTUAL LOCATION TO BE VERIFIED BY THE GENERAL CONTRACTOR, PVC SCH. 40 SLEEVES SHALL BE INSTALLED FOR ALL CONDUIT CROSSING UNDER PAVED AREAS.
37. SEE ELECTRICAL SHEETS FOR SIZE OF CONDUIT AND WIRE ON ALL ELECTRICAL SERVICES. TRANSFORMER BY ELECTRIC COMPANY, GENERAL CONTRACTOR TO PROVIDE PAD, REFER TO ELECTRIC COMPANY SPECIFICATIONS FOR PAD CONSTRUCTION.

24 HOUR CONTACT
BRODIE KEY
CONSTRUCTION MANAGER
TELEPHONE: (336) 250-2110

LEGEND

PROPOSED	EXISTING	
SS	SS	SANITARY SEWER
FM	FM	FORCEMAIN (SAN.)
D	D	STORM SEWER
		DRAINTILE
W	W	WATERMAIN
GL	GL	UNDERGROUND GAS LINE
UT	UT	UNDERGROUND TELEPHONE
UE	UE	UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE
RD		ROOF DRAIN
		IRRIGATION SLEEVE (2) 4" PVC, COORDINATE WITH IRRIGATION CONTRACTOR
		WATER METER
		BACKFLOW PREVENTER
		LIGHT POLE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK BY CALLING 811 FOR THE LOCAL NOTIFICATION CENTER. THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH
0 20 40
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT

W. BRIAN BURCHETT
CERTIFICATE NO.
59134
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
10/03/2025

William Burchett
Digitally signed by William Burchett
DN: C=US, E=bburchett@sambatek.com, O=Sambatek, CN=William Burchett
Reason: I am approving this document
Date: 2025.10.03 15:52:02-04'00'

PRELIMINARY	09/29/2025
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DRAWN BY	JM
DESIGNED BY	JR
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PROJECT NO.	OUT-2532

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UTILITY PLAN

COOK OUT RESTAURANT
2806 W. US HWY 90
LAKE CITY, FLORIDA

SHEET
C-6.01

24.15 | LMS TECH | JILL WEYENBERG | 9/26/2025 11:56:51 AM
X:\OUT - COOKOUT\2532 - LAKE CITY, FL\CAD\SHEETS\OUT-2532-C6.01-UTILDWG\C6.01 UTILITY PLAN

TURF NOTES

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP ENTIRE AREA TO 6 INCHES IN DEPTH.
3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW*).
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, RE-ESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

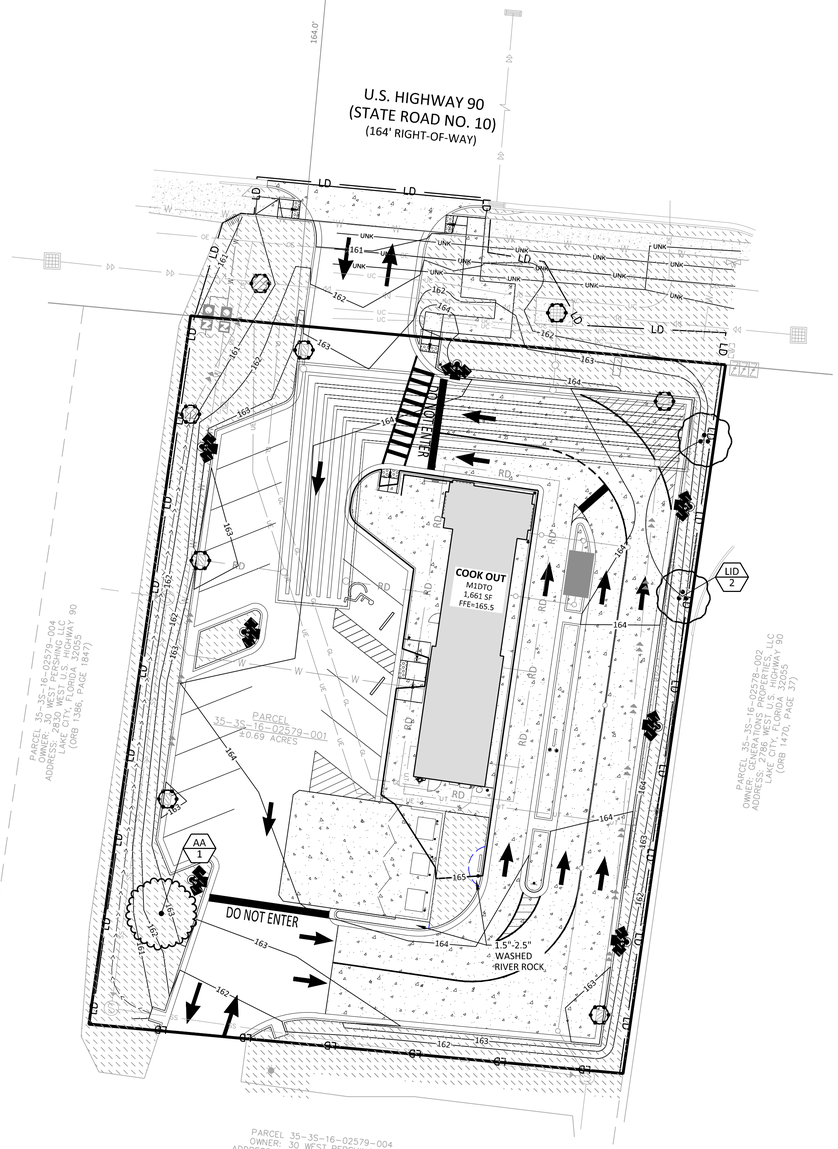
   *APPLY: AGRICULTURAL LIMESTONE - 2 TONS/ACRE (3 TONS/ACRE IN CLAY SOILS)
   FERTILIZER - 1,000 LBS/ACRE - 10-10-10
   SUPERPHOSPHATE - 500 LBS/ACRE 20% ANALYSIS
   MULCH - 2 TONS/ACRE - SMALL GRAIN STRAW
   ANCHOR - ASPHALT EMULSION @ 300 GALS/ACRE

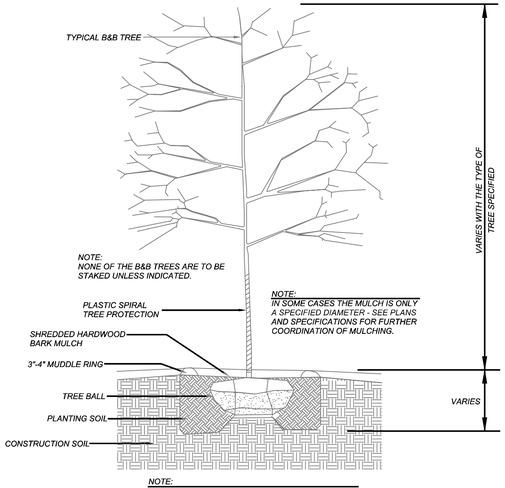
   SOD PREPARATION:
   FOLLOW PREPARATION AS DIRECTED FOR STEPS 1-5 ABOVE. IMMEDIATELY WATER SOD UPON INSTALLATION AND CONTINUE UNTIL ROOTS ARE ESTABLISHED.

10. CONTRACTOR SHALL WATER AND MAINTAIN ALL LAWN AREAS UNTIL AN ACCEPTABLE STAND OF GRASS HAS BEEN ESTABLISHED.
11. ONCE AN ACCEPTABLE STAND OF GRASS HAS BEEN ESTABLISHED, THE CONTRACTOR SHALL REPAIR ALL DAMAGED AREAS AND MONITOR THE LAWN AREAS UNTIL THE GRASS REACHES A HEIGHT OF 4 INCHES TALL.
12. AT THE TIME THE GRASS REACHES A HEIGHT OF 4 INCHES TALL, THE CONTRACTOR SHALL MOW THE GRASS TO THE HEIGHT OF 3 INCHES AND TURN OVER THE LAWN MAINTENANCE TO THE OWNER.
13. AN ACCEPTABLE STAND OF GRASS SHALL BE 92% COVERAGE OR BETTER.

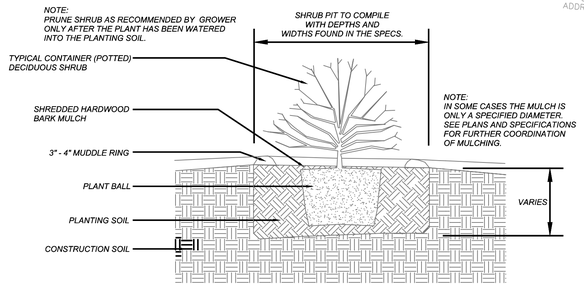
LANDSCAPE NOTES

1. THE GENERAL CONTRACTOR SHALL LEAVE THIS SITE AT FINISHED GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
2. PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. THIS REPLACEMENT SHALL NOT BE CONSIDERED A GUARANTEED REPLACEMENT.
3. ALL PLANTING SHALL BE PLACED WITHIN A MULCHED PLANTING BED. ALL STRAPPING AND THE TOP 2/3 OF WIRE BASKETS MUST BE CUT AWAY AND REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
4. ALL LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARD DETAILS AND SPECIFICATIONS.
5. ALL AREAS NOT MULCHED SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE AREA SPECIFIED ON PLANS WITH "REBEL II" HYBRID TALL FESCUE OR EQUIVALENT AS PRESCRIBED IN THE SEEDING SCHEDULE AS SHOWN ON THIS SHEET.
6. SITE LIGHTING SHALL NOT BE PLACED IN CONFLICT WITH PLANTED TREES.
7. TREE PROTECTION FENCING TO BE PROVIDED AROUND TREE PRESERVATION AREAS IN ACCORDANCE WITH CITY STANDARDS.
8. COORDINATE ALL WORK WITH SITE LAYOUT AND SITE GRADING, DRAINAGE & UTILITIES PLAN.
9. VERIFY LOCATION OF UTILITIES BEFORE PLANTING.
10. MULCH ALL AREAS, THAT ARE NOT SEEDED OR SODDED, WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF 3"-4".
11. THE SELECTION AND INSTALLATION OF PLANTS AND PLANTING METHODS SHALL CONFORM WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE CITY STANDARD DETAILS AND SPECIFICATIONS, WHICHEVER IS STRICTER.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES. DRAWINGS SHALL RULE OVER PLANT LISTS.
13. SUBSTITUTIONS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION, SUBSTITUTIONS MAY REQUIRE ADDITIONAL APPROVAL BY THE GOVERNING JURISDICTION.
14. ALL LANDSCAPING SOIL AND FILL SHALL BE FREE FROM WEEDS, REFUSE, AND DEBRIS AT ALL TIMES.
15. TREES AND LARGE SHRUBS SHALL BE ADEQUATELY SUPPORTED, AS NECESSARY, USING STAKES AND GUYS. SUCH SUPPORTS SHALL BE DESIGNED SO AS TO PROTECT TREES AND SHRUBS FROM INJURY. TREES AND SHRUBS SHALL BE FASTENED TO THE SUPPORT WITH AN ACCEPTABLE COMMERCIAL TREE TIE OF PLASTIC OR HOSE COVERED WIRE.
16. THE MAXIMUM GROWTH HEIGHT OF ANY LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE THREE (3) FEET IN HEIGHT.





TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

LEGEND

	PROPOSED	EXISTING		
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER				
EASEMENT			CONCRETE PAVING	
BUILDING				
RETAINING WALL			CONCRETE SIDEWALK	
WETLAND LIMITS		WL		
TREELINE				
LANDSCAPE EDING				
STORM SEWER	D			
SANITARY SEWER	S	S		
FORCEMAIN (SAN.)	LS	FM S		
WATERMAIN				
YARDDRAIN				
LIMITS OF DISTURBANCE				
TREE PROTECTION FENCE	TP			
TREE TO BE REMOVED				
SIGN				
PIPE BOLLARD				
RIPRAP				

LAKE CITY LANDSCAPE CODE

OFF STREET PARKING AREA
10% OFFSTREET PARKING AREA (300 SF/PARKING STALL)
SHALL BE LANDSCAPED AREA

	REQUIRED	PROPOSED
OFFSTREET PARKING AREA (15 X 300 SF) = **4,500 SF**		
LANDSCAPE AREA	**(10%) 450 SF**	6,585 SF
1 TREE/ REQUIRED 200 SF REQUIRED LANDSCAPING	**3 TREES**	3 TREES

PLANT SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL.	SIZE	QTY
CANOPY TREES						
	AA	Acer rubrum `Armstrong` / Armstrong Red Maple	B & B	2"Cal.	8`	1
		SUBTOTAL:				1
UNDERSTORY						
	LID	Lagerstroemia indica 'Dallas Red' / Dallas Red Crape Myrtle	B & B	2" CAL.		2
		SUBTOTAL:				2
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT			
GROUND COVERS						
	CDT2	PASPALUM NOTATUM "FLUGGE' / ARGENTINE BAHIA SOD	sod			

24 HOUR CONTACT
BRODIE KEY
CONSTRUCTION MANAGER
TELEPHONE: (336) 250-2110

NORTH
0 20 40
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT

W. BRIAN BURCHETT
REGISTERED
No. 59132
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10/03/2025

William Burchett
Digitally signed by William Burchett
DN: C=US, E=bburchett@sambatek.com, O=Sambatek, CN=William Burchett
Reason: I am approving this document
Date: 2025.10.03 15:52:27-04'00'

PRELIMINARY 09/29/2025	DRAWN BY XXX
DESIGN REVIEW	DESIGNED BY XXX
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LANDSCAPE PLAN

COOK OUT RESTAURANT
2806 W. US HWY 90
LAKE CITY, FLORIDA

SHEET
C-7.01

24.1S [LWS TECH] | JILL WEYENBERG | 9/26/2025 11:47:47 AM
X:\OUT - COOKOUT\2532 - LAKE CITY, FL\CAD\SHEETS\OUT-2532-C7.01-LSCP.DWG;C7.01 LANDSCAPE PLAN

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	7	A	GROUP	SMA-LED-42L-ACR-FT-UNV-50-TRIPLE-TILT 60°	22' POLE + 2' BASE	1.000	119409	888	N.A.

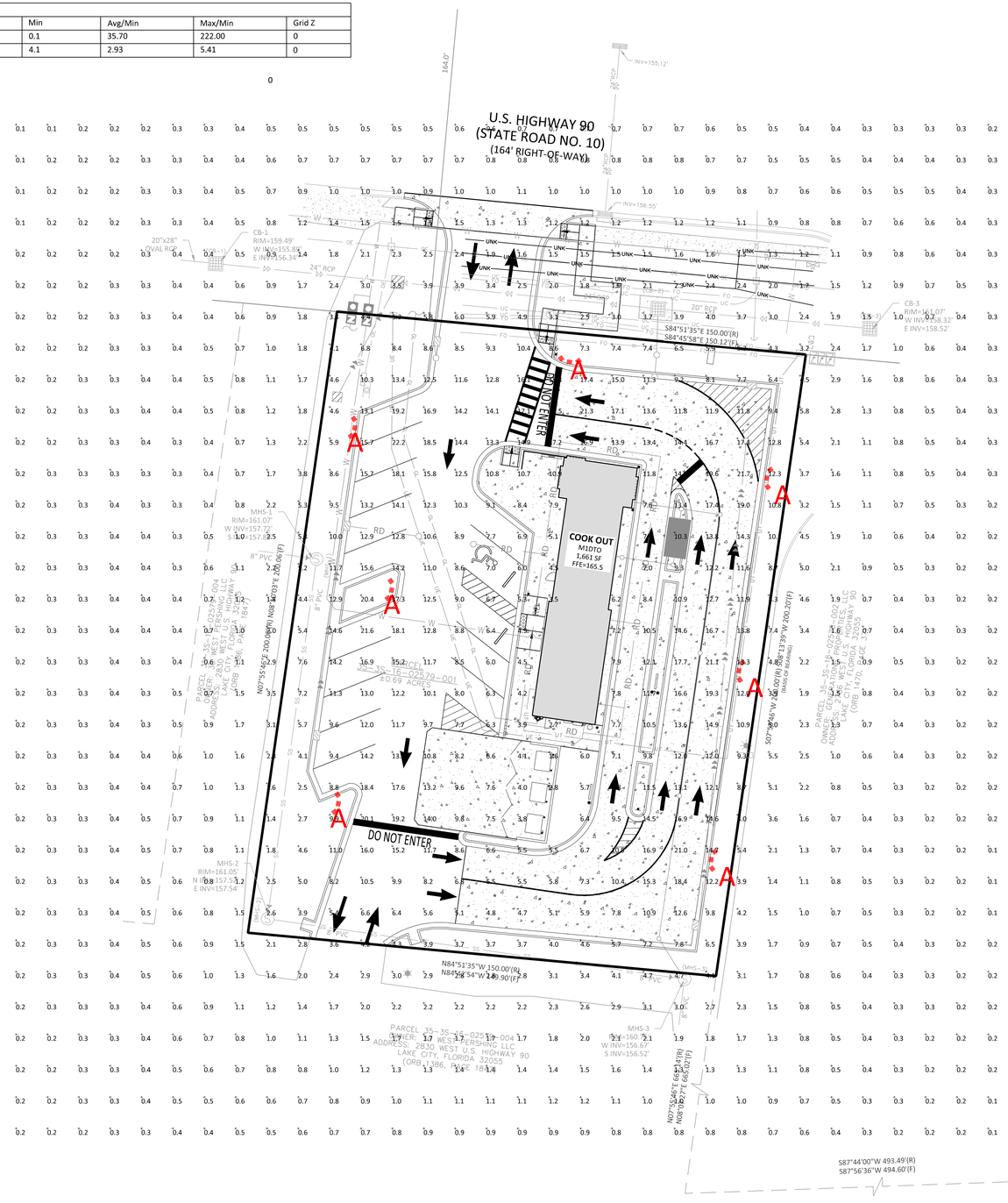
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC POINTS AT GRADE	Illuminance	Fc	3.57	22.2	0.1	35.70	222.00	0
PAVED AREA	Illuminance	Fc	12.00	22.2	4.1	2.93	5.41	0

0

NOTE: PLEASE CONFIRM MOUNTING HARDWARE BEFORE ORDERING

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

LIGHTS SUPPLIED BY LSI INDUSTRIES
CONTACT: Tom Fulton
PH: 704-640-6134
EMAIL: t.fulton@shannonandassoc.com



24 HOUR CONTACT
BRODIE KEY
CONSTRUCTION MANAGER
TELEPHONE: (336) 250-2110

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "U0" most closely matches the old Full Cutoff rating.

NORTH
0 20 40
SCALE IN FEET

Total Project Watts
Total Watts = 6216

LIGHTING PROPOSAL LO-163147

COOK OUT
2806 W US HWY 90
LAKE CITY, FL

BY:IMK	DATE:8/29/25	REV:9/17/25	SHEET 1 OF 1

SCALE: 1"=20' ARCH D

NO	DATE	BY	CKD	APPR	COMMENT

William Burchett
Digitally signed by William Burchett
DN: C=US, E=bburchett@sambatek.com, O=Sambatek, CN=William Burchett
Reason: I am approving this document
Date: 2025.10.03 15:53:32-04'00'

PRELIMINARY 09/29/2025
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JM
DESIGNED BY JR
CHECKED BY MH
PROJECT NO. OUT-2532

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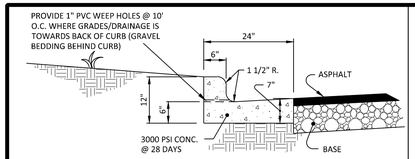
Engineering | Surveying | Planning | Environmental

LIGHTING PLAN

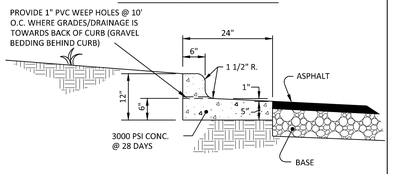
COOK OUT RESTAURANT
2806 W. US HWY 90
LAKE CITY, FLORIDA

SHEET
C-8.01

24.1S [LMS TECH] | JILL WEYENBERG | 9/26/2025 10:58:37 AM
X:\OUT - COOKOUT\2532 - LAKE CITY, FL\CAD\SHEETS\OUT-2532-C8.01-LIGHT.DWG,C8.01 LIGHTING PLAN



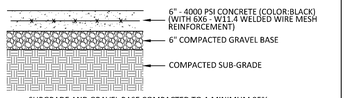
STANDARD CURB & GUTTER



SPILL CURB & GUTTER

NOTES:
1. SCORE CURB / VALLEY GUTTER AT 15' O.C.
2. PROVIDE 1/2" EXPANSION JOINTS AT 90' O.C.
3. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (A 15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED.)
4. FINISH ALL CONCRETE WITH CURING COMPOUND.

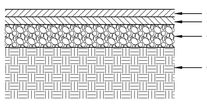
2'-0" STANDARD CURB AND GUTTER



SUBGRADE AND GRAVEL BASE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

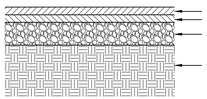
NOTES:
1. CONTRACTOR SHALL OBTAIN SOILS REPORT IF AVAILABLE, AND ADJUST PAVEMENT SECTIONS ACCORDINGLY.

CONCRETE PAVEMENT DETAIL



SUBGRADE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

PARKING STALL ASPHALT PAVEMENT

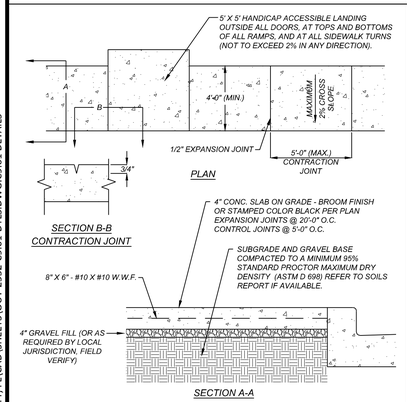


SUBGRADE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

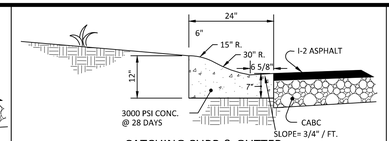
TRAFFIC AISLE ASPHALT PAVEMENT

NOTES:
1. CONTRACTOR SHALL OBTAIN SOILS REPORT IF AVAILABLE, AND ADJUST PAVEMENT SECTIONS ACCORDINGLY.
2. CONTRACTOR SHALL PLACE BINDER COURSE DURING CONSTRUCTION, THEN PLACE SURFACE COURSE AFTER BUILDING AND SITE CONSTRUCTION.

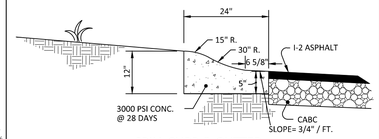
ASPHALT PAVEMENT DETAIL



CONCRETE SIDEWALK



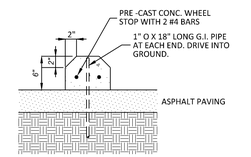
CATCHING CURB & GUTTER



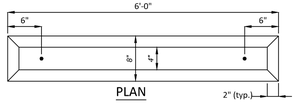
SPILL CURB & GUTTER

NOTES:
1. SCORE CURB / VALLEY GUTTER AT 15' O.C.
2. PROVIDE 1/2" EXPANSION JOINTS AT 90' O.C.
3. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (A 15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED.)
4. FINISH ALL CONCRETE WITH CURING COMPOUND.

2'-0" ROLLED CURB AND GUTTER

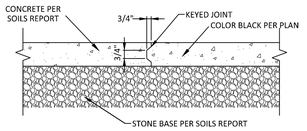


SECTION

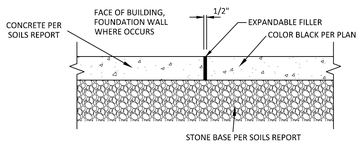


PLAN

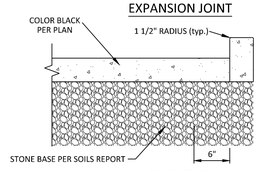
CONCRETE WHEEL STOP



CONSTRUCTION JOINT

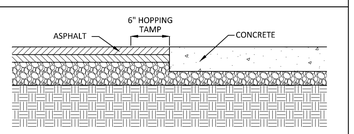


EXPANSION JOINT



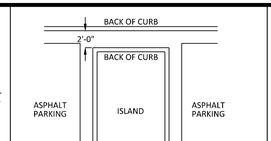
SLAB EDGE

CONCRETE SLAB DETAIL

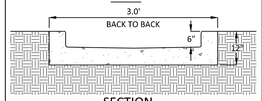


NOTE: CONTRACTOR SHALL USE HOPPING TAMP ADJACENT TO CONCRETE.

ASPHALT/CONCRETE TRANSITION

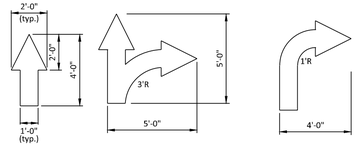


PLAN



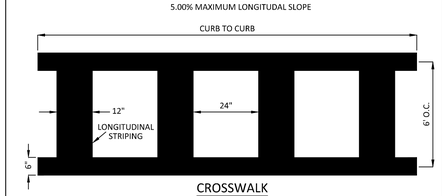
SECTION

CONCRETE FLUME

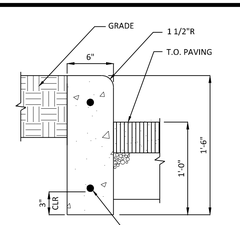


NOTES:
1. WHITE PAINT. MINIMUM FLOW RATE OF 100 SF PER GALLON (PAINT FEDERAL SPECIFICATION: TT-P-1952D).
2. 45° - 52° SPACING.
3. DO NOT REPLACE DRIVE-THRU ARROWS.

DIRECTIONAL ARROWS

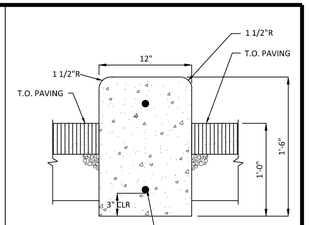


CROSSWALK



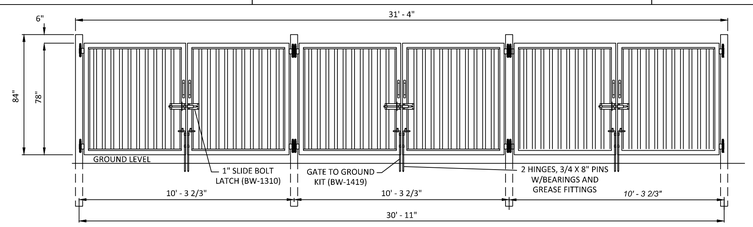
NOTE:
PROVIDE 1/4" W X 1-1/2" DP CONSTRUCTION JOINT 10'-0" O.C. MAX OR 5'-0" O.C. MIN.

HEADER CURB
(N.T.S.)



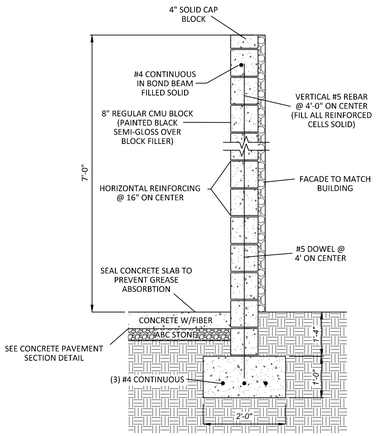
NOTE:
PROVIDE 1/4" W X 1-1/2" DP CONSTRUCTION JOINT 10'-0" O.C. MAX OR 5'-0" O.C. MIN.

MONOLITHIC CURB

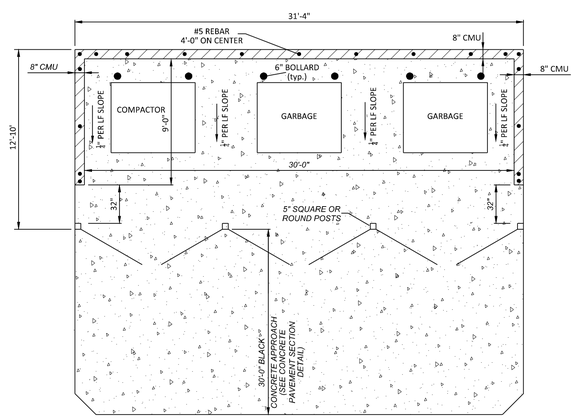


TYPICAL FRONT ELEVATION

(SEE GATE DETAIL)

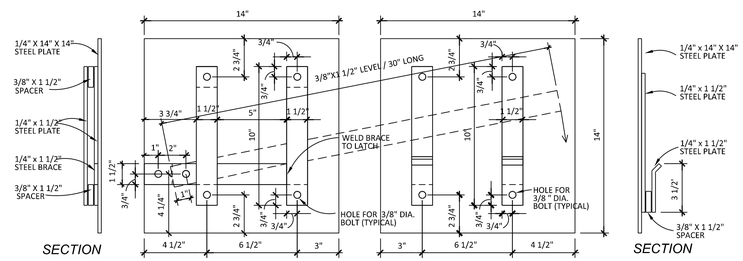


WALL SECTION

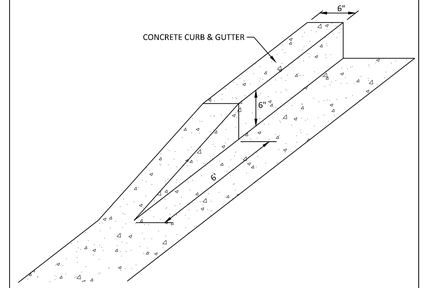


PLAN VIEW

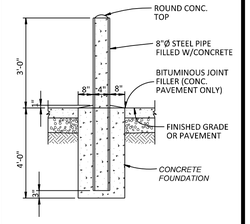
DUMPSTER ENCLOSURE DETAIL
(SEE ARCHITECTURAL SHEETS)



GATE LATCH DETAILS
(SEE ARCHITECTURAL SHEETS)



NOSE DOWN CURB DETAIL



CONCRETE BOLLARD

NO	DATE	BY	CKD	APPR	COMMENT

W. BRIAN BURCHETT — STATE OF FLORIDA — PROFESSIONAL ENGINEER — LIC. NO. 59137 — 10/03/2025

William Burchett — Digitally signed by William Burchett; DN: C=US, E=bburchett@sambatek.com, O=Sambatek, CN=William Burchett; Reason: I am approving this document; Date: 2025.10.03 15:54:08-04'00'

PRELIMINARY 09/29/2025	DRAWN BY JM
DESIGN REVIEW	DESIGNED BY JR
PERMIT SUBMITTAL	CHECKED BY MH
CONSTRUCTION DOCUMENTS	PROJECT NO. OUT-2532

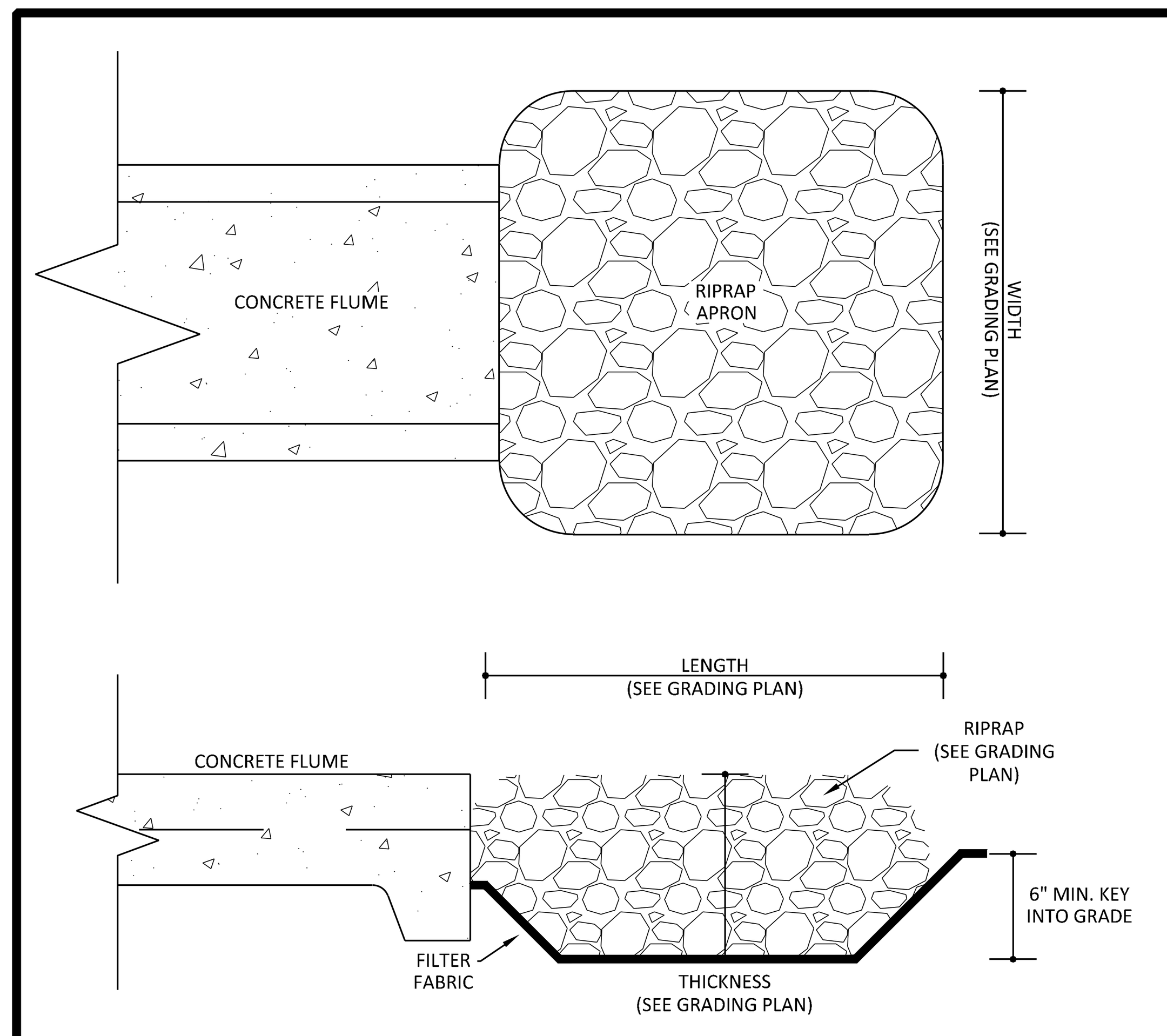
Sambatek — www.sambatek.com — Engineering | Surveying | Planning | Environmental

DETAILS

COOK OUT RESTAURANT
2806 W. US HWY 90
LAKE CITY, FLORIDA

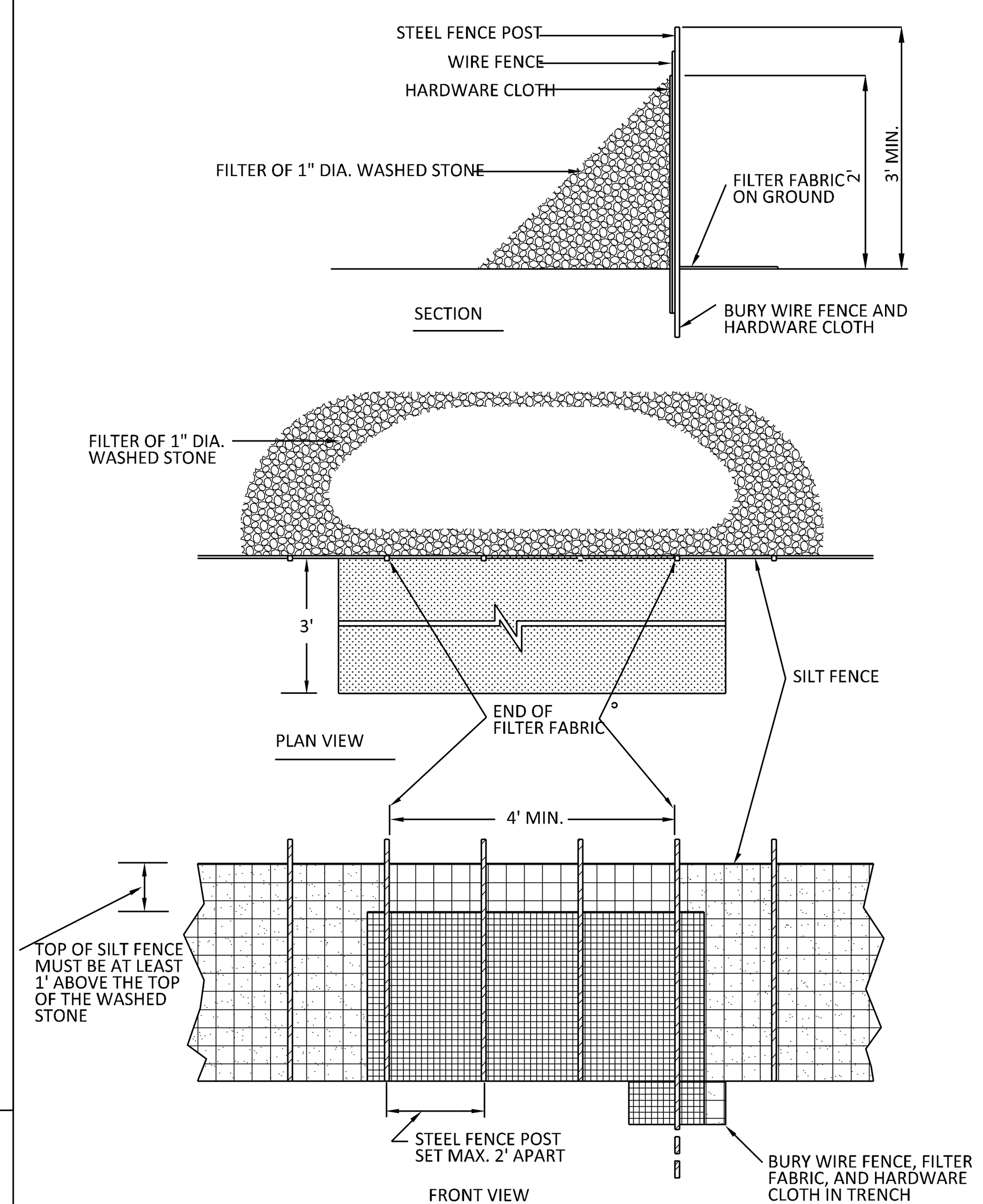
SHEET C-9.01

24.15 (LMS TECH) | JILL WEYENBERG | 9/23/2025 9:15:08 AM
X:\OUT - COOKOUT\2532 - LAKE CITY, FL\COD\SHEETS\OUT-2532 C9.01 DTLS.DWG\C9.01 DETAILS



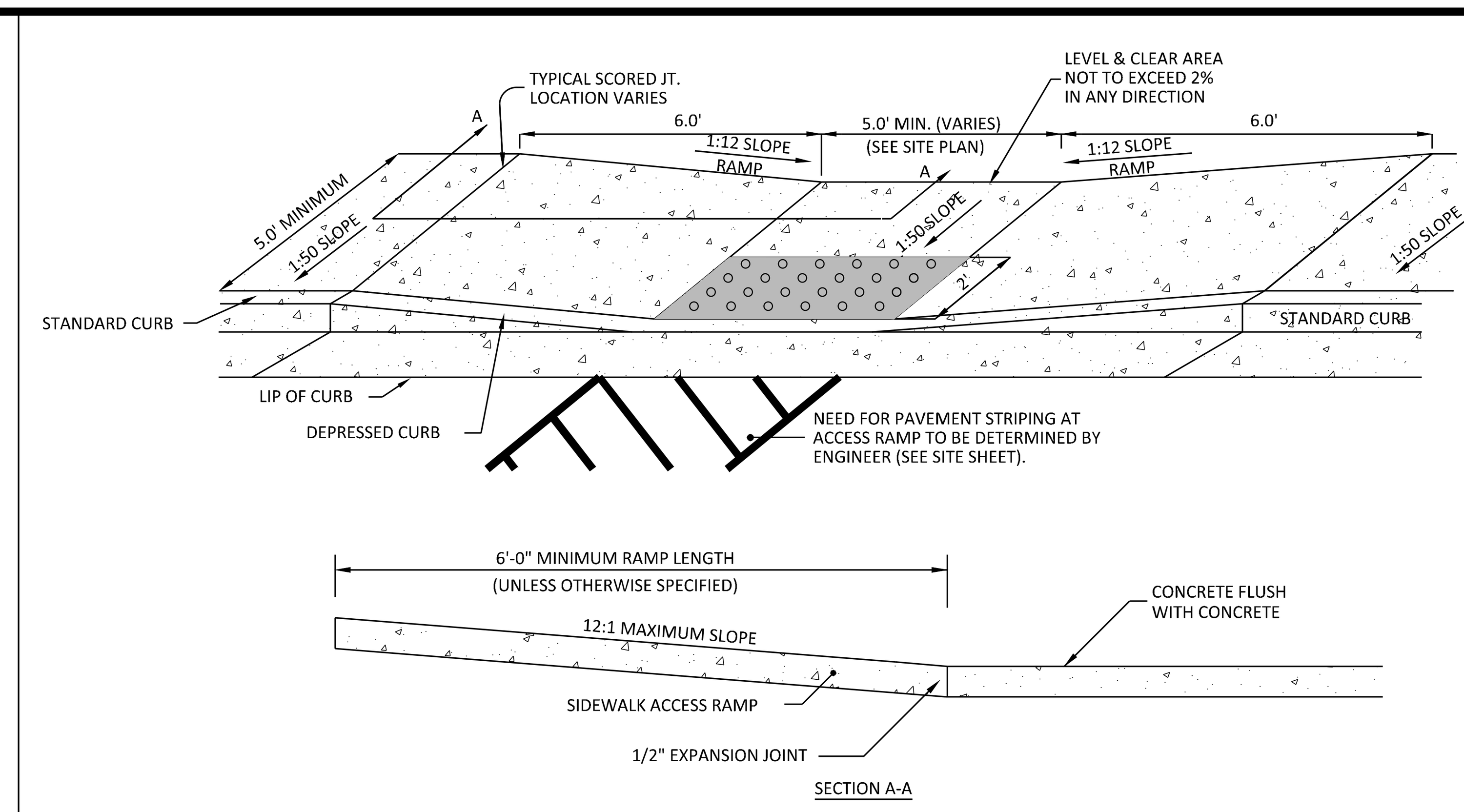
MAINTENANCE:
1. INSPECT RIPRAP APRON AT END OF PROJECT.
2. REPLACE ANY MISSING STONE.
3. VERIFY FILTER FABRIC IS UNDER RIP RAP.

RIPRAP APRON OF FLUME OUTLET

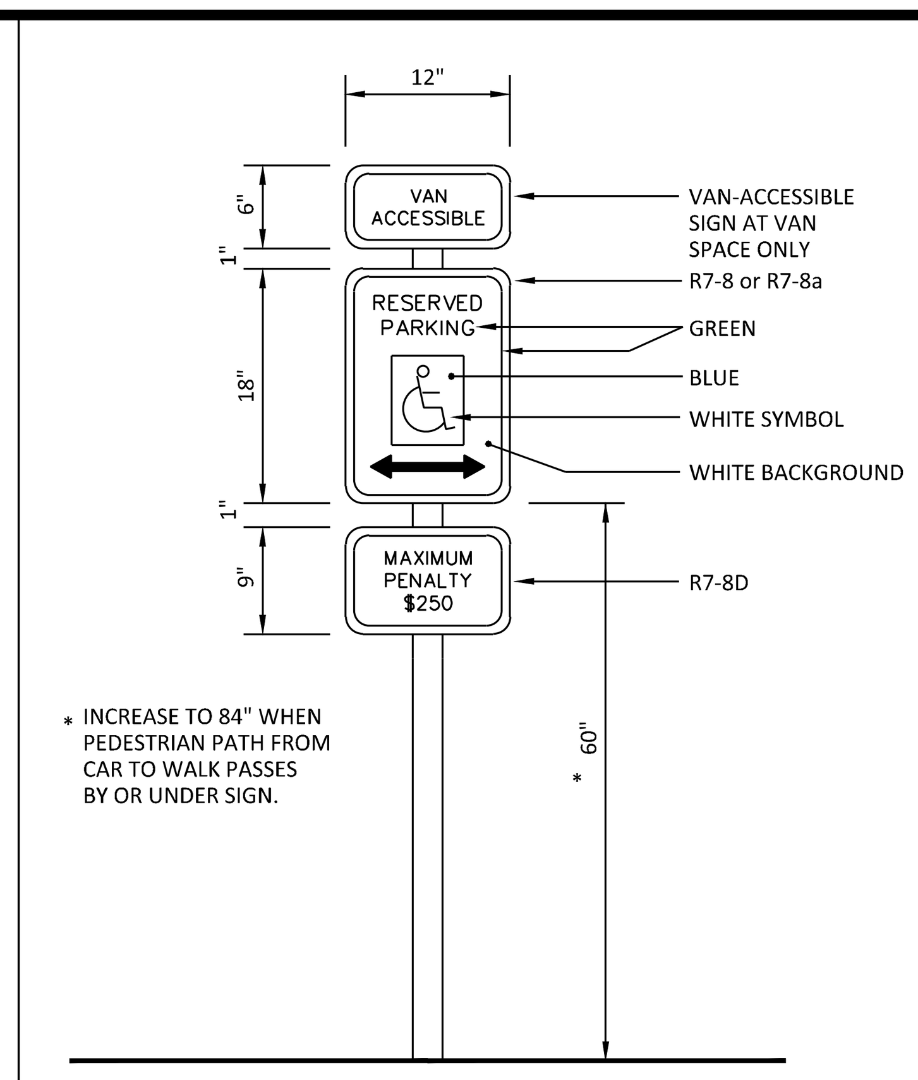


MAINTENANCE:
1. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRS MADE AS NEEDED.
2. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
4. INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT IMMEDIATELY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. REMOVE SEDIMENT WHEN IT REACHES 1/2 HEIGHT OF THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

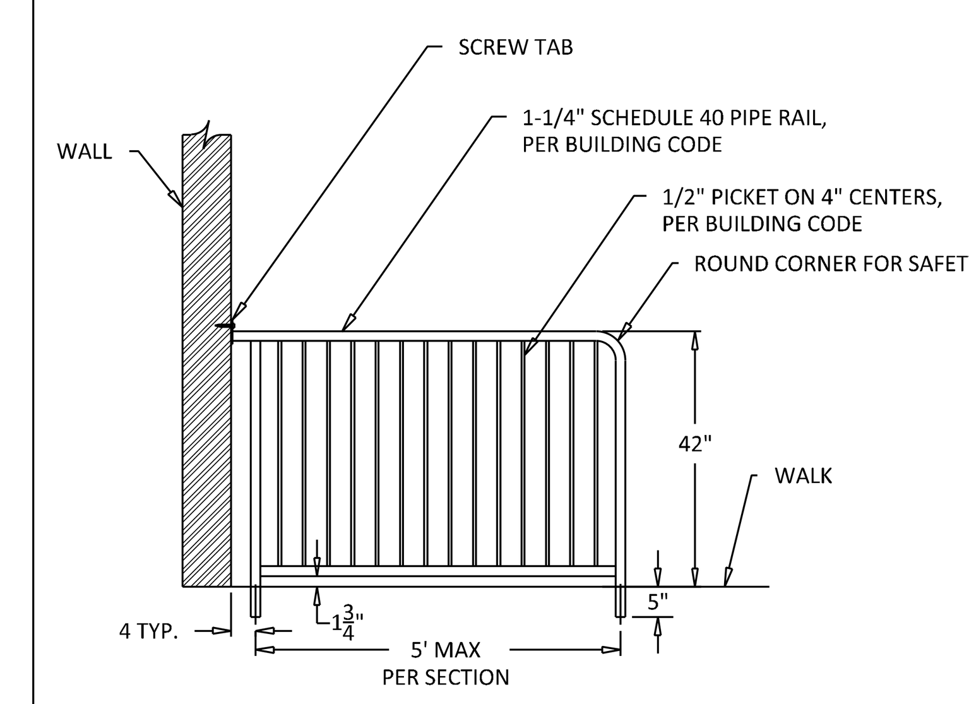
SILT FENCE GRAVEL OUTLET
(N.T.S.)



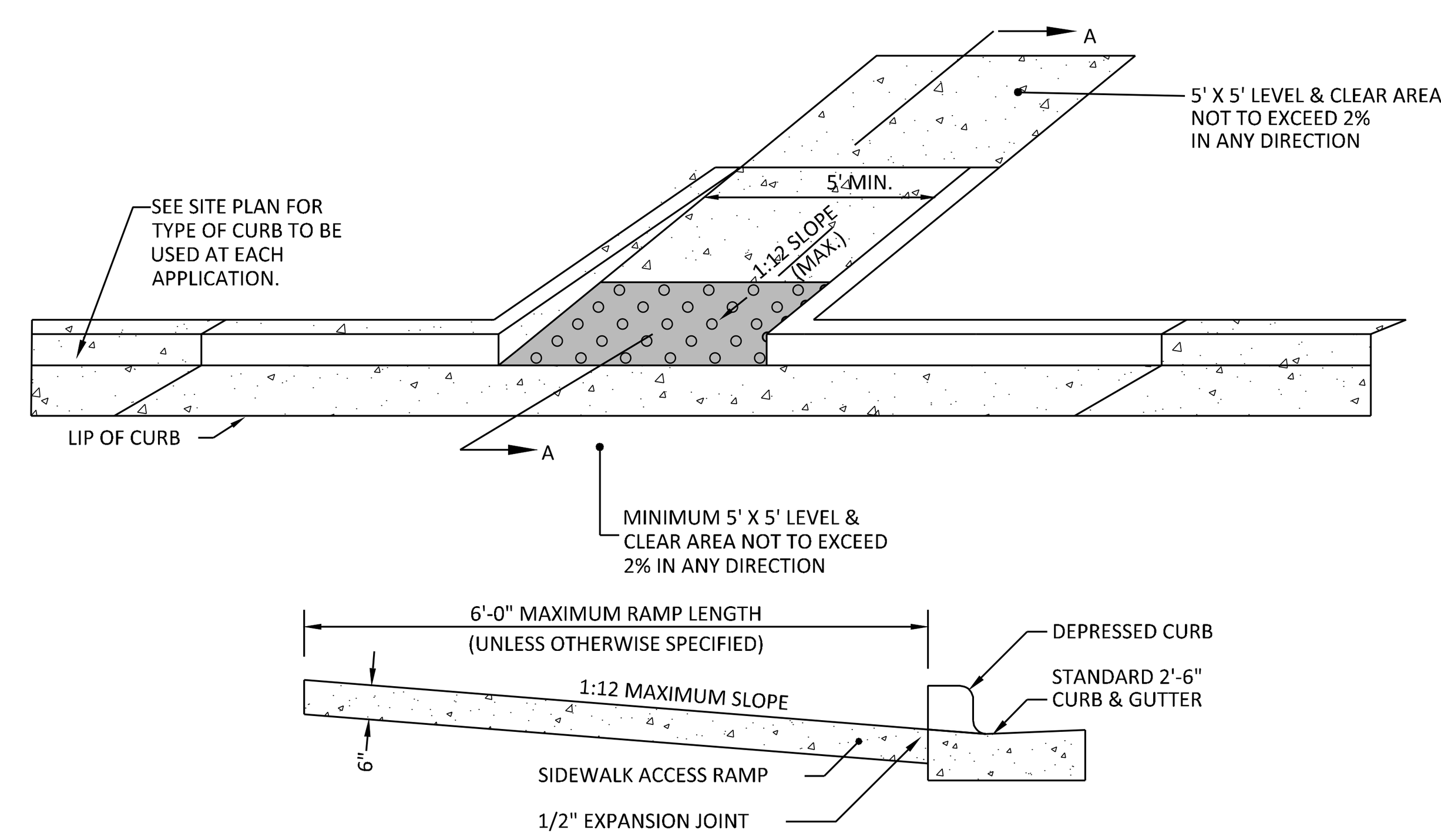
FLUSH HANDICAP RAMP DETAIL



HANDICAP SIGN DETAIL



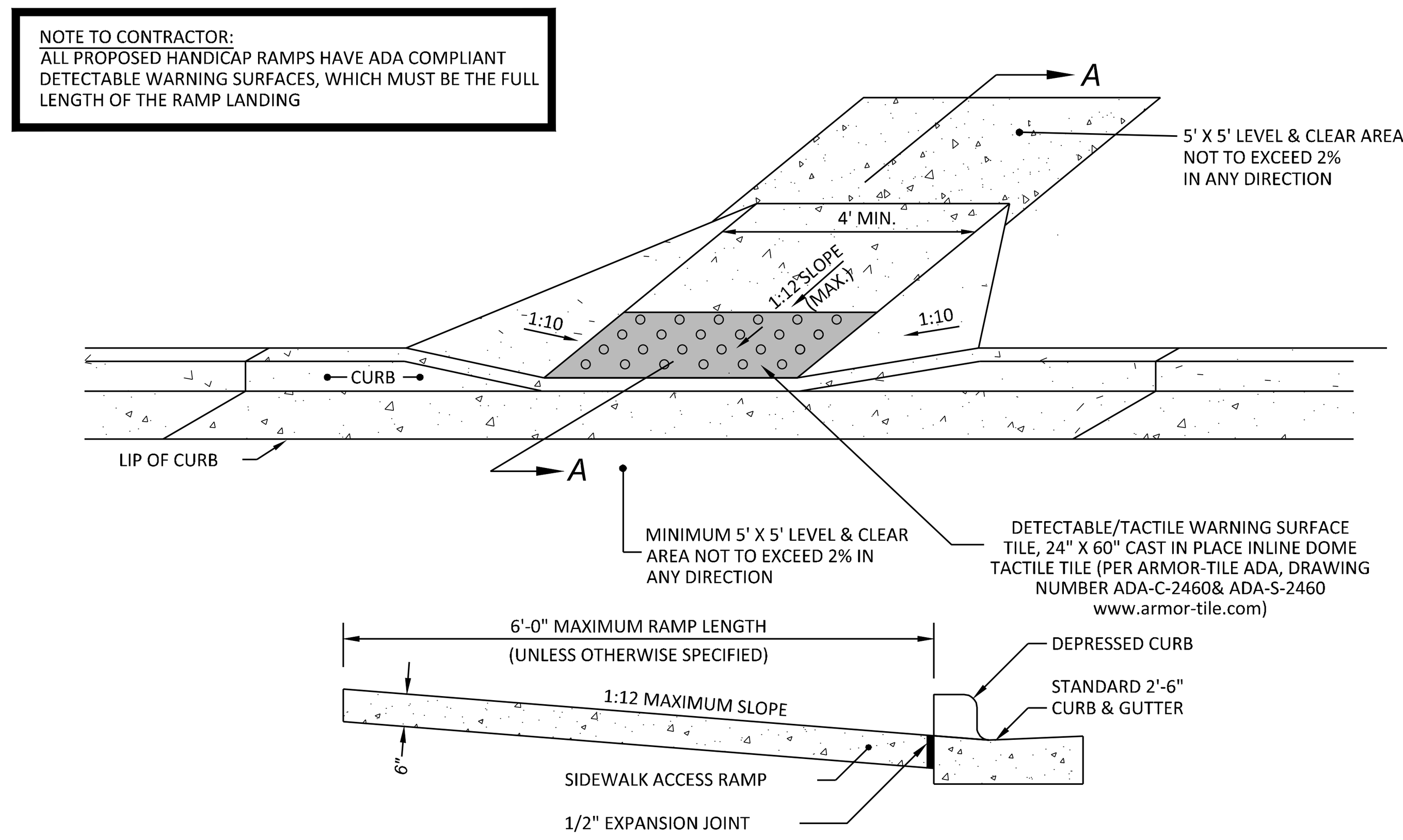
NAME:	I.M.P. A. OF INC. GUARD RAIL EXAMPLES X	
LOCATION:		
CONTRACTOR:		
APPROVED BY: DATE:	REV: 3/11/13	DRN BY: SK
Q No	INDUSTRIAL METAL PRODUCTS of ABERDEEN INC 1-910-944-8110 JOB No	DWG GRE-2



SECTION A-A

STANDARD HANDICAP RAMP DETAIL

NOTE TO CONTRACTOR:
ALL PROPOSED HANDICAP RAMPS HAVE ADA COMPLIANT DETECTABLE WARNING SURFACES, WHICH MUST BE THE FULL LENGTH OF THE RAMP LANDING



SECTION A-A

STANDARD HANDICAP RAMP DETAIL

DRAINAGE STRUCTURE NOTES

1. BOXES SHALL COMPLY WITH LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
2. ANY NONSTANDARD BOX IS TO BE DESIGNED BY A PROFESSIONAL ENGINEER.
3. THE MAXIMUM HEIGHT OF AN UN-REINFORCED MASONRY DRAINAGE STRUCTURE WITH 8" WALLS SHALL BE LIMITED TO 8'-0" FROM INVERT OF THE OUTLET PIPE TO THE TOP OF THE CASTING. DEPTHS GREATER THAN 8'-0" SHALL HAVE WALLS 12" THICK. BASINS OVER 12' IN TOTAL DEPTH SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER. FOUR INCH WALLS ARE NOT ALLOWED ON DRAINAGE STRUCTURES. BOTTOM SLAB ON STRUCTURES SHALL BE REINFORCED WHEN BOX DEPTHS EXCEEDS 8 FT.
4. STEPS ARE TO BE PROVIDED ON ALL BASINS DEEPER THAN 42".
5. STEPS ARE TO BE PS1-PF AS MANUFACTURED BY M.A. INDUSTRIES OR AN APPROVED EQUAL. LOCATE ON NON-PIPE WALLS.
6. MORTAR IN MASONRY BOXES IS TO BE TYPE M.
7. CLAY BRICK STRUCTURES ARE NOT ALLOWED.
8. CONCRETE PIPE IS TO BE MINIMUM CLASS III.
9. CONCRETE BUILDING BRICK IS TO MEET ASTM C-55, GRADE N, TYPE 1.
10. BASINS LOCATED IN WET AREAS, OR AS OTHERWISE REQUIRED BY THE TOWN ENGINEER, SHALL HAVE WEEP HOLES AS SHOWN ON DETAILS.
11. ALL CAST-IN-PLACE PRECAST CONCRETE DRAINAGE STRUCTURES LOCATED IN PAVED AREAS ACCESSIBLE TO TRUCK LOADINGS TO BE DESIGNED TO MEET AASHTO HS 20-44 LOADING. SEE MANUFACTURERS DETAILS FOR WALL, TOP AND BOTTOM THICKNESS.

24.1S (LMS TECH) | JILL WEYENBERG | 9/23/2025 9:15:08 AM
X:\OUT - COOKOUT\2532 - LAKE CITY, FL\CAD\SHEETS\OUT-2532-C9.01-DTLS.DWG:C9.02 DETAILS

NO	DATE	BY	CKD	APPR	COMMENT

W. BRANDON BURCHETT, LICENSE No. 59132, STATE OF FLORIDA, PROFESSIONAL ENGINEER, 10/03/2025

William Burchett — Digitally signed by William Burchett. Reason: I am approving this document. Date: 2025.10.03

PRELIMINARY 09/29/2025	DRAWN BY JM
DESIGN REVIEW	DESIGNED BY JR
PERMIT SUBMITTAL	CHECKED BY MH
CONSTRUCTION DOCUMENTS	PROJECT NO. OUT-2532

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Engineering | Surveying | Planning | Environmental

DETAILS

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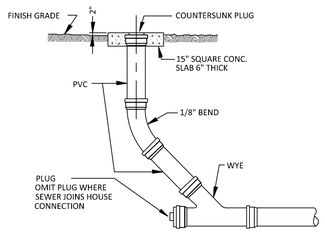
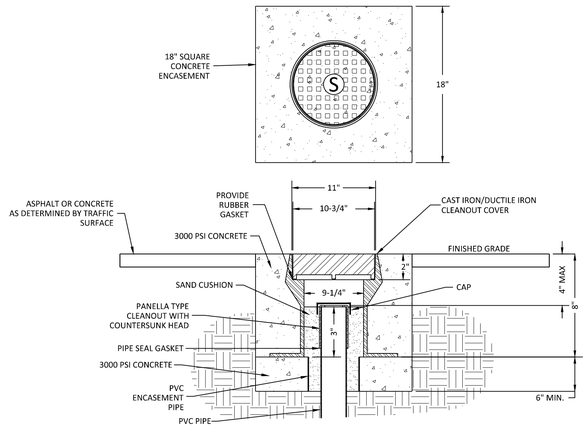
LAKE CITY, FLORIDA

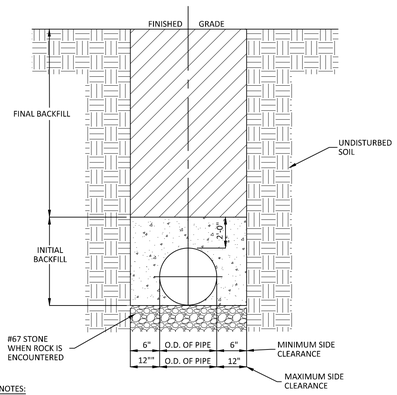
SHEET C-9.02



SANITARY SEWER CLEANOUT



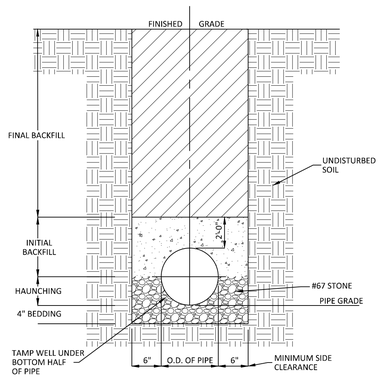
CLEANOUT COVER ASSEMBLY TRAFFIC AREA



NOTES:

1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN INITIAL BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 8"-10" IN NON-TRAFFIC AREAS.
5. ACHIEVE 80% COMPACTION IN NON-TRAFFIC AREAS, AND 95% COMPACTION IN TRAFFIC AREAS.
6. IF IN EASEMENT 4" TOPSOIL, AND 12" CLEAN SELECT FILL IS REQUIRED.
7. NO BOULDERS 8" IN DIAMTER OR GREATER ALLOWED.

TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE

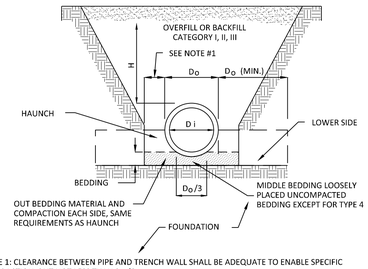


TYPICAL TRENCH BOTTOM DIMENSIONS FOR SDR 35 PVC GRAVITY PIPE

1. FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN INITIAL BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 8"-10" IN NON-TRAFFIC AREAS.

TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR PVC GRAVITY SEWER MAIN

TRENCH DETAILS



NOTE 1: CLEARANCE BETWEEN PIPE AND TRENCH WALL SHALL BE ADEQUATE TO ENABLE SPECIFIC COMPACTION, BUT NOT LESS THAN D /6.
o

INSTALLATION TYPE	BEDDING THICKNESS	HAUNCH AND OUTER BEDDING	LOWER SIDE
TYPE I	D_o/24 MINIMUM; NOT LESS THAN 3 IN. IF ROCK FOUNDATION, USE D /12 MINIMUM; NOT LESS THAN 6 IN. (o)	95% CATEGORY I	UNDISTURBED NATURAL SOIL WITH FIRMNESS EQUIVALENT TO THE FOLLOWING PLACED SOILS: 90% CATEGORY I, 95% CATEGORY II, OR 100% CATEGORY III, OR EMBANKMENT TO THE SAME REQUIREMENTS.

1. COMPACTION AND SOIL SYMBOLS, THAT IS, 95% CATEGORY I, REFER TO CATEGORY I SOIL MATERIAL WITH A MINIMUM STANDARD PROCTOR COMPACTION OF 95%.
2. THE TRENCH TOP ELEVATION SHALL BE NO LOWER THAN 0.1 H BELOW FINISHED GRADE OR, FOR ROADWAYS, ITS TOP SHALL BE NO LOWER THAN AN ELEVATION OF 1 FT BELOW THE BOTTOM OF THE PAVEMENT BASE MATERIAL.
3. WHEN THE TRENCH WIDTH SPECIFIED MUST BE EXCEEDED, THE ENGINEER SHALL BE NOTIFIED.
4. SOIL IN BEDDING AND HAUNCH ZONES SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE MAJORITY OF SOIL IN THE BACKFILL ZONE.
5. THE TRENCH WIDTH SHALL BE WIDER THAN SHOWN IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN THE SPECIFIED COMPACTION IN THE HAUNCH AND BEDDING ZONES.
6. FOR TRENCH WALLS THAT ARE WITHIN 10 DEGREES OF VERTICAL, THE COMPACTION FIRMNESS OF THE SOIL IN THE TRENCH WALLS AND LOWER SIDE ZONE NEED NOT BE CONSIDERED. SEE NOTE 3.
7. FOR TRENCH WALLS GREATER THAN 10 DEGREE SLOPES THAT CONSIST OF EMBANKMENT, THE LOWER SIDE SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE SOIL IN BACKFILL ZONE. SEE NOTE 3.
8. REQUIRED BEDDING THICKNESS IS THE THICKNESS OF THE BEDDING AFTER THE PLACEMENT OF THE PIPE ON THE BEDDING AND PRIOR TO THE PLACEMENT OF THE BACKFILL.

TYPE I - TRENCH DETAIL

NO	DATE	BY	CKD	APPR	COMMENT

W. BRIAN BURCHETT, CERTIFICATE OF AUTHORIZATION No. 59132, STATE OF FLORIDA, PROFESSIONAL ENGINEER
10/03/2025

William Burchett
Digitally signed by William Burchett
DN: C=US, E=bburchett@sambatek.com, O=Sambatek, CN=William Burchett
Reason: I am approving this document
Date: 2025.10.03 15:55:43-04'00'

PRELIMINARY	09/29/2025
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	JM
DESIGNED BY	JR
CHECKED BY	MH
PROJECT NO.	OUT-2532

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DETAILS

COOK OUT RESTAURANT
2806 W. US HWY 90
LAKE CITY, FLORIDA

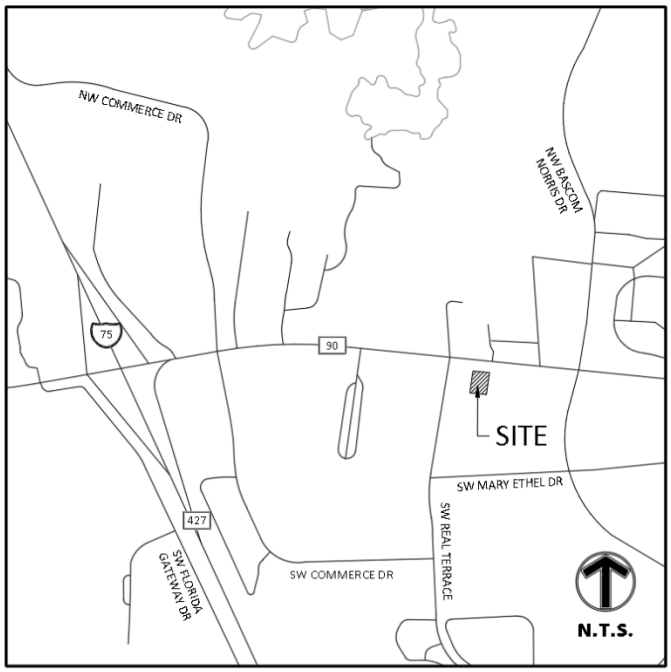
SHEET
C-9.03

Stormwater Management & Erosion Control Report

Submitted to:
Lake City

Prepared for:
Cook Out
2806 W. US Hwy 90
Lake City, FL

Sambatek Project Ref.: OUT-2532



VICINITY MAP
NO SCALE

Prepared by:
SAMBATEK NC PC
8312 Creedmoor Road
Raleigh, North Carolina 27613

Date: 9/19/2025

Table of Contents:

List of Appendices:

Project Summary

This report is for the redevelopment of an existing site to construct a Cook Out restaurant facility located at 2806 W. US Highway 90 in Lake City, FL. The property coordinates are approximately 30.179406°, -82.678474°. This report is intended to address the Suwannee River Water Management District stormwater and construction phase erosion and sediment control permitting requirements and compliance measures for this project. The redevelopment of this lot includes the construction of a new restaurant building with vehicle parking, asphalt and concrete pavements, and landscaped areas. Post-construction stormwater management requirements for this parcel's drainage area are proposed to be met by the use of one subsurface infiltration system located beneath the bituminous pavement on the northern portion of the site. The proposed on-site stormwater infrastructure has been designed to discharge the proposed 100-year frequency 1-, 2-, 4-, 8-, 24-hour 3-, 7-, and 10-day duration storm events at rates equal or less than in existing conditions, an infiltrate the volume from a 2" rainfall event over the site. The proposed stormwater infrastructure is designed to provide water quality treatment in accordance with the Stormwater Quality chapter IV of the Suwannee River Applicant's Handbook for redevelopment sites. The remainder of this report contains a discussion of the pre- and post-development site conditions, stormwater requirements, and the construction phase erosion and sediment control measures proposed to be used on this project.

Existing Conditions

The existing parcel contains an existing building, paved parking lot, and grass surface. Existing onsite grades are uniform and relatively flat. Runoff from the majority of the existing site drains overland to the west and ultimately routes to the existing public storm sewer along US Highway 90. Please see appendix A of this report which includes a drainage map demonstrating the existing routing.
The United State Department of Agriculture's Web Soil Survey shows the existing soils onsite consist of Chipley fine sand. This soil is considered hydrologic soil group (HSG) A and is suitable for infiltration.

Analyzed Area = 0.68 AC
Existing Impervious Area = 0.49 AC
Existing Pervious Area = 0.19 AC

Proposed Conditions

Prior to the start of construction, the site will be prepared for land disturbance through the installation of erosion and sedimentation control measures as detailed in the construction plan set. The proposed development of this parcel includes the construction of a restaurant building, asphalt and concrete drive and parking areas, paved sidewalks, and landscaping areas. Stormwater runoff from the proposed building and parking areas will sheet flow outward from the new building pad, over the parking and drive areas, and flow into one proposed subsurface infiltration system located beneath the norther bituminous pavement. The water quality volume in accordance with the Suwannee River Water Management District will infiltrate into native HSG A soils, and water above the water quality volume will discharge through an outlet control structure to the existing storm sewer along US Highway 90 in maintenance of existing drainage patterns. Runoff from the entrance drives and previous perimeter areas of the site will discharge overland as in existing conditions. Please see appendix A of this report which includes a drainage map demonstrating these proposed sub catchments.

Analyzed Area = 0.68 AC
Proposed Impervious Area = 0.53 AC
Proposed Pervious Area = 0.15 AC

Stormwater Management

This proposed stormwater management design addresses stormwater quantity/flood control and stormwater quality requirements as outlined by the Suwannee River Water Management District Applicant's handbook. Hydrocad is used to demonstrate compliance with discharge rate requirements in the 100-year frequency 1-, 2-, 4-, 8-, 24-hour 3-, 7-, and 10-day duration storm events. A summary of the discharge rate analysis is provided below, and detailed calculations can be found in Appendix B and C.

Table 1: District Rainfall Distribution Data (Columbia County)

Rainfall Event	P total (in)
100-yr 1-hr	4.20
100-yr 2-hr	5.10
100-yr 4-hr	6.08
100-yr 8-hr	7.36
100-yr 24-hr	9.84
100-yr 3-day	12.40
100-yr 7-day	14.00
100-yr 10-day	16.10

Table 2: Hydrograph Summary – Existing Conditions vs Proposed Conditions

	Total Existing (cfs)	Total Proposed (cfs)
100-yr 1-hr	4.85	1.87
100-yr 2-hr	5.21	2.30
100-yr 4-hr	5.34	2.79
100-yr 8-hr	5.52	3.62
100-yr 24-hr	6.08	4.76
100-yr 3-day	2.99	2.51
100-yr 7-day	1.52	1.32
100-yr 10-day	1.25	1.10

Infiltration Basin Calculations are performed in accordance with the Suwannee River Water Management District water quality standards. The minimum stormwater treatment volume is the runoff from 2.0 inches of rainfall, which removes 80% of post-development total suspended solids. The proposed site location is within Jeffrey Lake HCU12 and results in an increase in impervious area onsite. The land use remains consistent from existing to proposed conditions (high intensity commercial).

Standardized Statewide Stormwater Nutrient Values (table 9.2)
Total N EMC: 2.4 mg/L
Total P EMC: 0.345 mg/L

Existing Disconnected impervious area: 72%
Non Disconnected Impervious Area (NDCIA) CN: 39
Runoff Coefficient (ROC): 0.569

Existing Annual Runoff Volume = 0.68 AC * 52 (in/yr) * 0.569 * (1/12)(ft/in) = 1.70 ac-ft/yr
Average Annual Rainfall: 52 in/yr
Area: 0.68 AC

TN Exs. Mass Loading = 2.4(mg/L)*(1/453592)*1.70 (ac-ft/yr)*43560 (ft/ac)*7.48*3.785 = 11.073 lb/yr
TP Exs. Mass loading = 0.345 (mg/L)*(1/453592)*1.70(ac-ft/yr)*43560(ft/ac)*7.48*3.785 = 1.592 lb/yr

Proposed Disconnected impervious area: 78%
NDCIA CN: 39
ROC: 0.649

Proposed Annual Runoff Volume = 0.68 AC * 52 (in/yr) * 0.649 * (1/12)(ft/in) = 1.94 ac-ft/yr
Average Annual Rainfall: 52 in/yr
Area: 0.68 AC

TN Prd. Mass Loading = 2.4 (mg/L)*(1/453592)*(1.94)(ac-ft/yr)*43560(ft/ac)*7.48*3.78=12.614 lb/yr
TP Prd. Mass Loading = 0.345 (mg/L)*(1/453592)*1.94(ac-ft/yr)*43560(ft/ac)*7.48*3.78=1.816 lb/yr

Minimum Required TN Reduction=1-(12.614/11.073)=12%
Minimum Required TP Reduction=1-(1.816/1.592)=12%

12%<80% (state requirement) so BMPs are designed for 80% removal

Runoff from 2” rainfall event: 0.045 ac-ft
Required stormwater volume reduction volume = 0.045 ac-ft
Provided stormwater volume reduction volume = 0.045 ac-ft

Erosion and Sediment Control Measures

All vegetative practices and erosion and sediment control features shall be designed, constructed, and maintained in accordance with Lake City requirements. The erosion and sediment control plan shall be kept on site in a mailbox type structure located immediately adjacent to the posted permits if needed. Sediment shall be removed from the sediment control structures as necessary, but at a minimum, when the design capacity of each structure is reduced by 50%.

Project Sequence

A site-specific project sequence has been prepared and included within the construction drawings. This project sequence details the full schedule of events to be completed during the construction of this project including pre-construction permitting and compliance activities as well as construction-phase erosion and sediment control, inspections, and approvals. Please refer to the construction drawings for further information.

Critical Erosion Areas

The most critical erosion area will be the surface of the working areas during construction operations. If areas being disturbed are not provided the appropriate erosion protection, there is a significant potential for erosion and for sediment to be carried away onto the existing right of way, negatively impacting locations downstream. To minimize the potential for erosion, covered areas that are temporarily inactive will be seeded within 14 calendar days after placement of the soil cover and BMPs installed to prevent runoff from being carried away offsite.

Silt Fence

Sediment fences will be provided down gradient of the proposed site grading at the locations shown on the drawings. Silt fences are not to be used across channels or in areas of concentrated flows.

Vegetative Stabilization

Vegetative cover shall be re-established within 14 calendar days after completion of the activity. Refer to plans for temporary and permanent seeding schedule and specifications.

Temporary Stabilization

Disturbed areas will be vegetated in accordance with Lake City requirements. Temporary control features will remain in place and will be maintained until the up-gradient disturbed area has been stabilized with vegetative cover.

Temporary Erosion and Sediment Control Maintenance

All erosion and sediment control measures will be checked for stability and operation following every runoff-producing rainfall but in no case less than twice every week, at least 72 hours apart. Any required repairs will be made immediately to maintain all measures as designed. Sediment fences and inlet protection shall be inspected at least twice every week, at least 72 hours apart. Repairs shall be made immediately.

Sediment deposits shall be removed as needed to provide adequate storage volume for the next rainfall event, and to reduce pressure on the silt fence. Fencing materials and sediment deposits shall be removed, and the area brought to grade following stabilization of upgradient disturbed areas and approval of the site.

Calculation Methodology

- On- and off-site topography used in the analysis is from a field survey by Sambatek.
- Rainfall data is used from District Rainfall Distribution Data for Columbia County from the Suwanee River Water Management District Applicant Handbook II. A minimum Tc of 5-minutes was assigned for existing and proposed sub catchments given the shorter flow paths in accordance with best engineering practices.
- Soils data for the site was taken from the USDA Web Soil Survey. SCS Method Curve Numbers were selected based upon visual inspection of the existing ground cover conditions noted by during the field survey.
- HydroCAD was utilized to prepare hydrograph calculations. Please refer to Appendix B&C within this report for additional information.

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Appendix A:

Maps

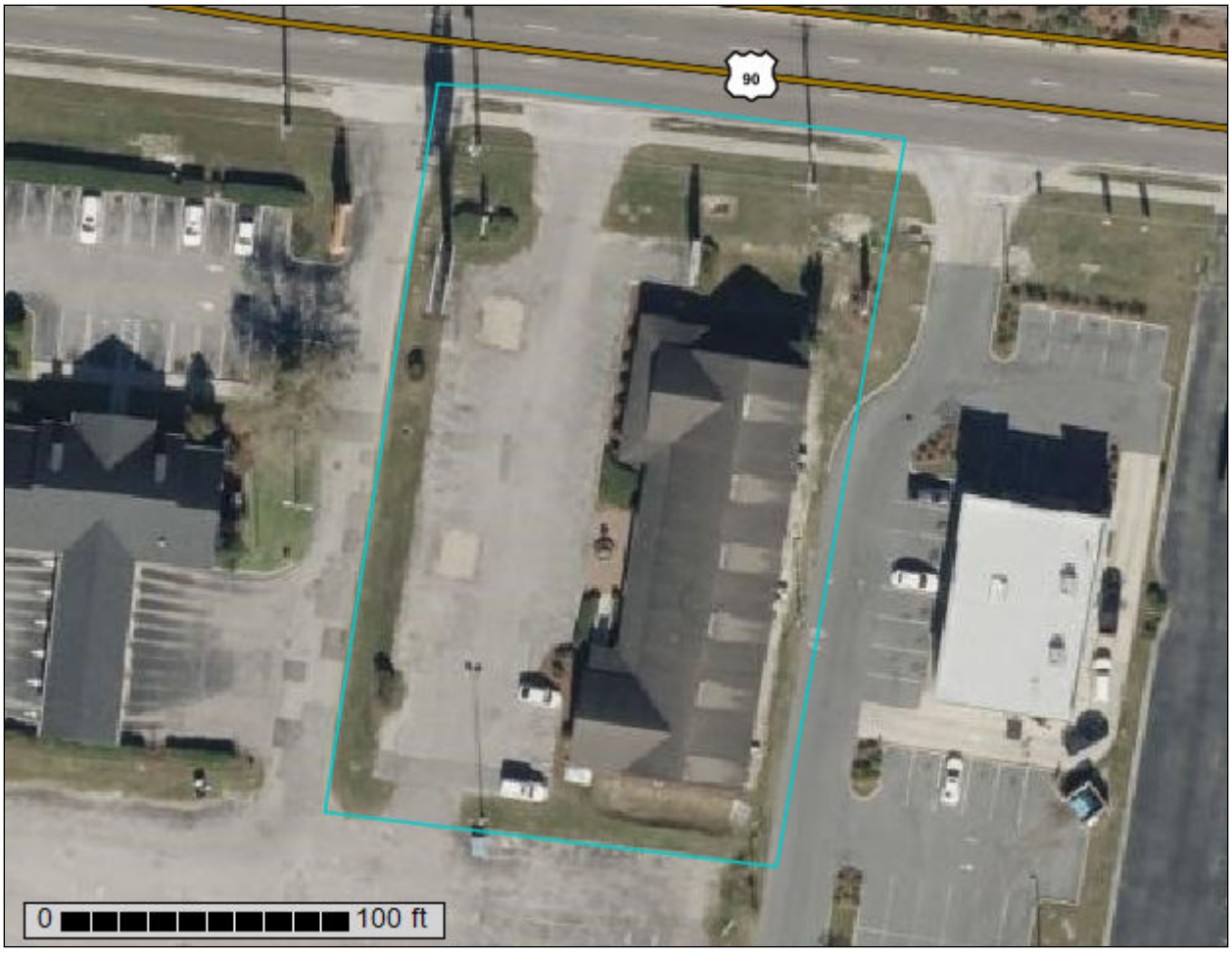
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Columbia County, Florida



Map Scale: 1:483 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Columbia County, Florida
Survey Area Data: Version 20, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
20	Chipley fine sand, 0 to 5 percent slopes	A	0.9	100.0%
Totals for Area of Interest			**0.9**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

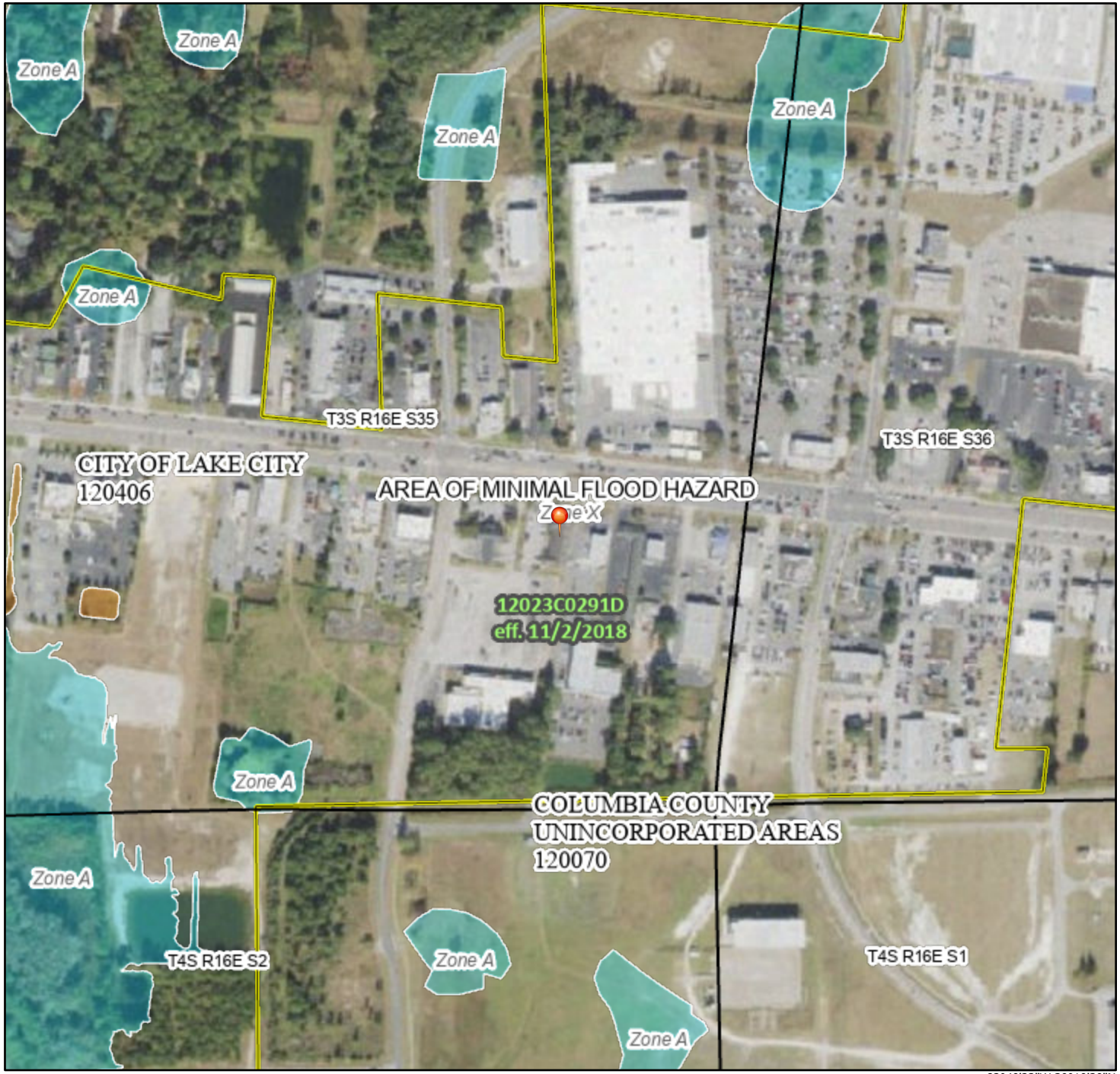
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

National Flood Hazard Layer FIRMette

FEMA

82°41'1"W 30°11'1"N



82°40'23"W 30°10'30"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

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

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

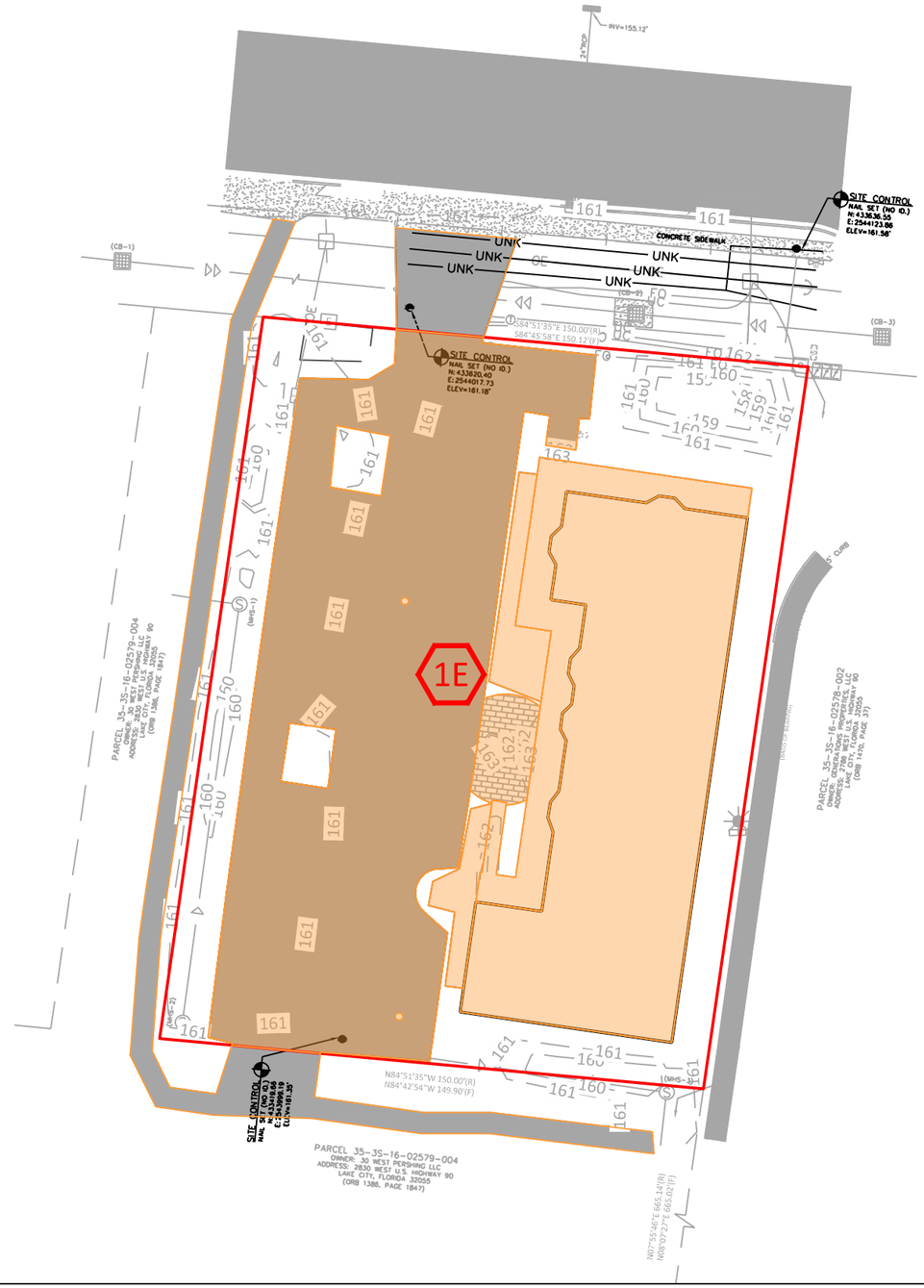
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/26/2025 at 7:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

USGS
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY
US Topo
LAKE CITY WEST QUADRANGLE
FLORIDA - COLUMBIA COUNTY
7.5-MINUTE SERIES
SITE
SCALE 1:24 000
LAKE CITY WEST, FL
2024
103



LEGEND

- XX — LINK
- XX — POND
- XX — REACH
- XX — SUB-CATCHMENT

NORTH

0 40

SCALE IN FEET

DRAWN BY:	DRWN
DESIGNED BY:	DSGN
CHECKED BY:	CHCK
ISSUED:	ISSUE
REVISION:	REV
REV DATE:	00/00/00

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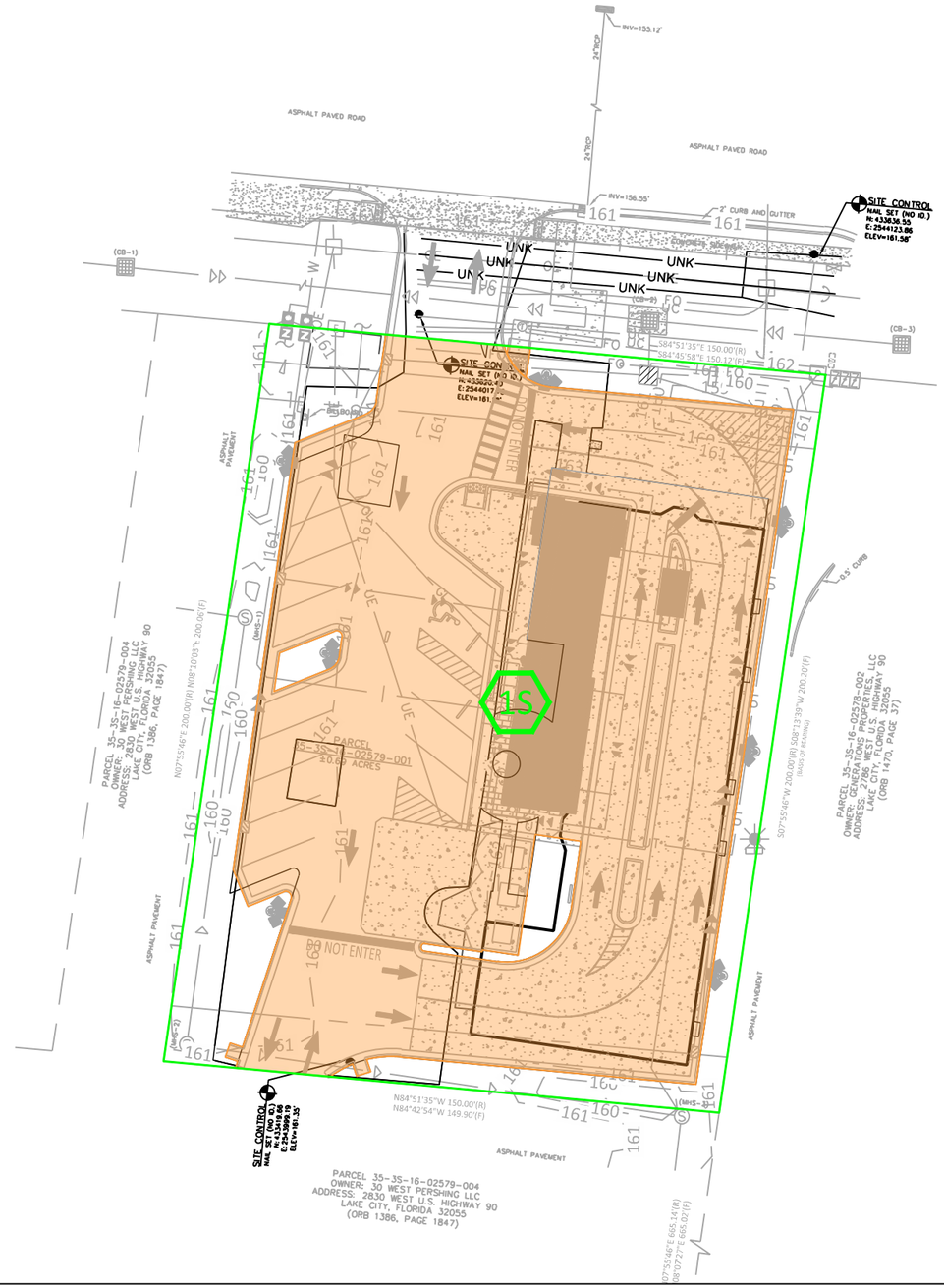
EXISTING DRAINAGE MAP

COOK OUT
COOK OUT, LAKE CITY
LAKE CITY, FL

SHEET
00

PROJECT NO: 00000



LEGEND

- XX — LINK
- XX — POND
- XX — REACH
- XX — SUB-CATCHMENT

NORTH

0 40

SCALE IN FEET

Sep 25, 2025 - 8:39am - User:astutz X:\OUT - Cookout\2532 - Lake City, FL\Engineering\Stormwater\2532OUT-DRNBASE.dwg

DRAWN BY:	DRWN
DESIGNED BY:	DSGN
CHECKED BY:	CHCK
ISSUED:	ISSUE
REVISION:	REV
REV DATE:	00/00/00

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PROPOSED DRAINAGE MAP

COOK OUT
COOK OUT, LAKE CITY
LAKE CITY, FL

SHEET
00

PROJECT NO: 00000

Appendix B:

Pre-Development Hydrographs

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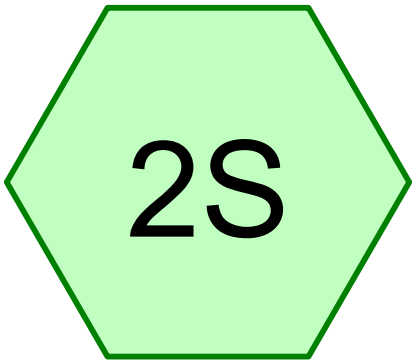
Existing



existing site

Subcat Reach Pond Link

Routing Diagram for 2532 OUT hydrocad 20250916
Prepared by Sambatek LLC, Printed 9/17/2025
HydroCAD® 10.20-6a s/n 00887 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	100-Year 1-hr	Type III 24-hr		Trim	1.00	1	4.20	2
2	100-Year 2-hr	Type III 24-hr		Trim	2.00	1	5.10	2
3	100-Year 4-hr	Type III 24-hr		Trim	4.00	1	6.08	2
4	100-Year 8-hr	Type III 24-hr		Trim	8.00	1	7.36	2
5	100-Year 24-hr	Type III 24-hr		Default	24.00	1	9.84	2
6	100-Year 72-hr	Type III 24-hr		Scale	72.00	1	12.40	2
7	100-Year 168-hr	Type III 24-hr		Scale	168.00	1	14.00	2
8	100-Year 240-hr	Type III 24-hr		Scale	240.00	1	16.10	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.190	39	>75% Grass cover, Good, HSG A (2S)
0.490	98	Paved parking, HSG A (2S)
0.680	**82**	**TOTAL AREA**

Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment2S: existing site Runoff Area=0.680 ac 72.06% Impervious Runoff Depth=2.37"
Tc=5.0 min CN=82 Runoff=4.85 cfs 0.135 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.135 af Average Runoff Depth = 2.37"
27.94% Pervious = 0.190 ac 72.06% Impervious = 0.490 ac

Summary for Subcatchment 2S: existing site

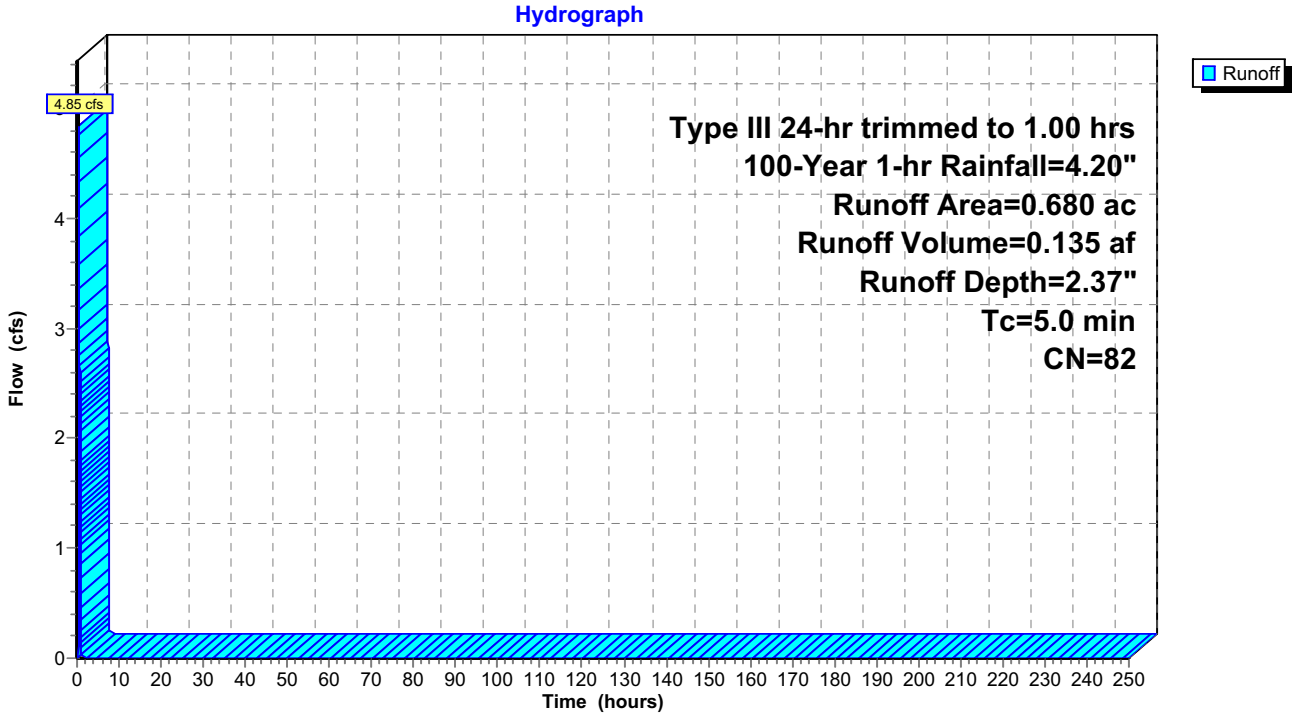
Runoff = 4.85 cfs @ 0.58 hrs, Volume= 0.135 af, Depth= 2.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr trimmed to 1.00 hrs 100-Year 1-hr Rainfall=4.20"

Area (ac)	CN	Description
0.490	98	Paved parking, HSG A
0.190	39	>75% Grass cover, Good, HSG A
0.680	82	Weighted Average
0.190		27.94% Pervious Area
0.490		72.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: existing site



Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment2S: existing site Runoff Area=0.680 ac 72.06% Impervious Runoff Depth=3.17"
Tc=5.0 min CN=82 Runoff=5.21 cfs 0.180 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.180 af Average Runoff Depth = 3.17"
27.94% Pervious = 0.190 ac 72.06% Impervious = 0.490 ac

Summary for Subcatchment 2S: existing site

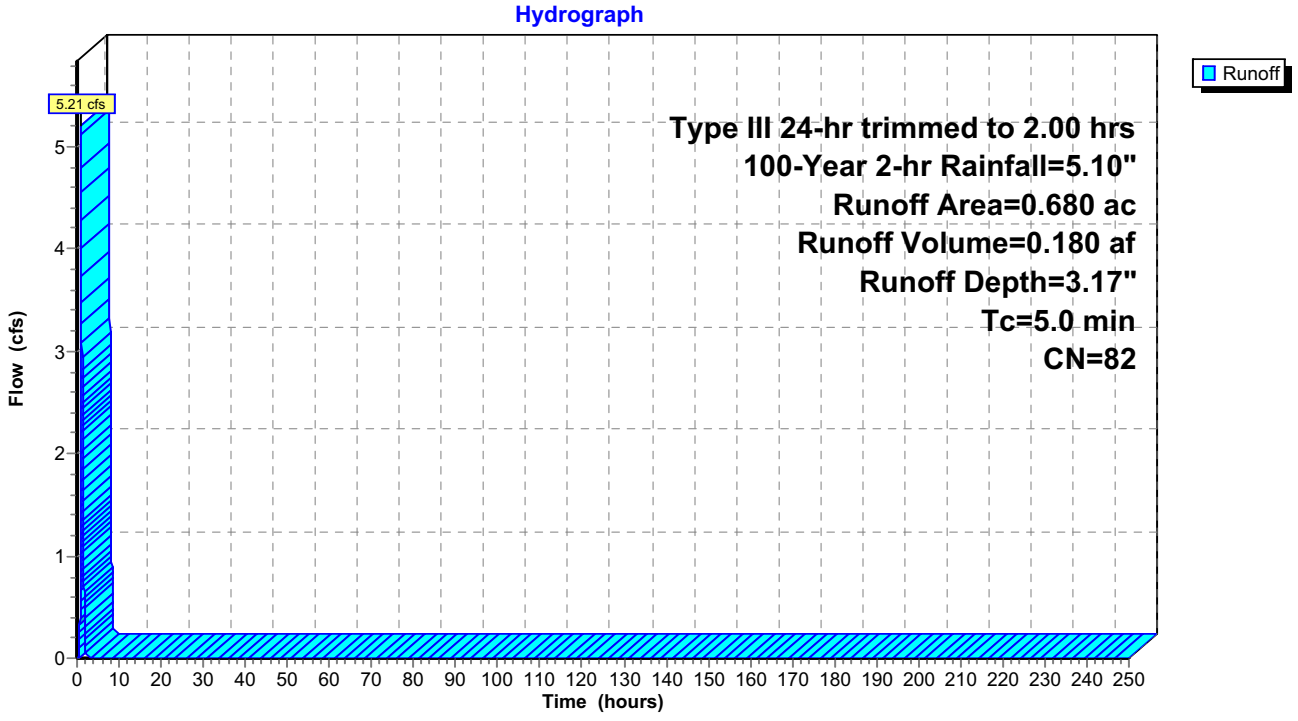
Runoff = 5.21 cfs @ 1.08 hrs, Volume= 0.180 af, Depth= 3.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr trimmed to 2.00 hrs 100-Year 2-hr Rainfall=5.10"

Area (ac)	CN	Description
0.490	98	Paved parking, HSG A
0.190	39	>75% Grass cover, Good, HSG A
0.680	82	Weighted Average
0.190		27.94% Pervious Area
0.490		72.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: existing site



Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment2S: existing site Runoff Area=0.680 ac 72.06% Impervious Runoff Depth=4.06"
Tc=5.0 min CN=82 Runoff=5.34 cfs 0.230 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.230 af Average Runoff Depth = 4.06"
27.94% Pervious = 0.190 ac 72.06% Impervious = 0.490 ac

Summary for Subcatchment 2S: existing site

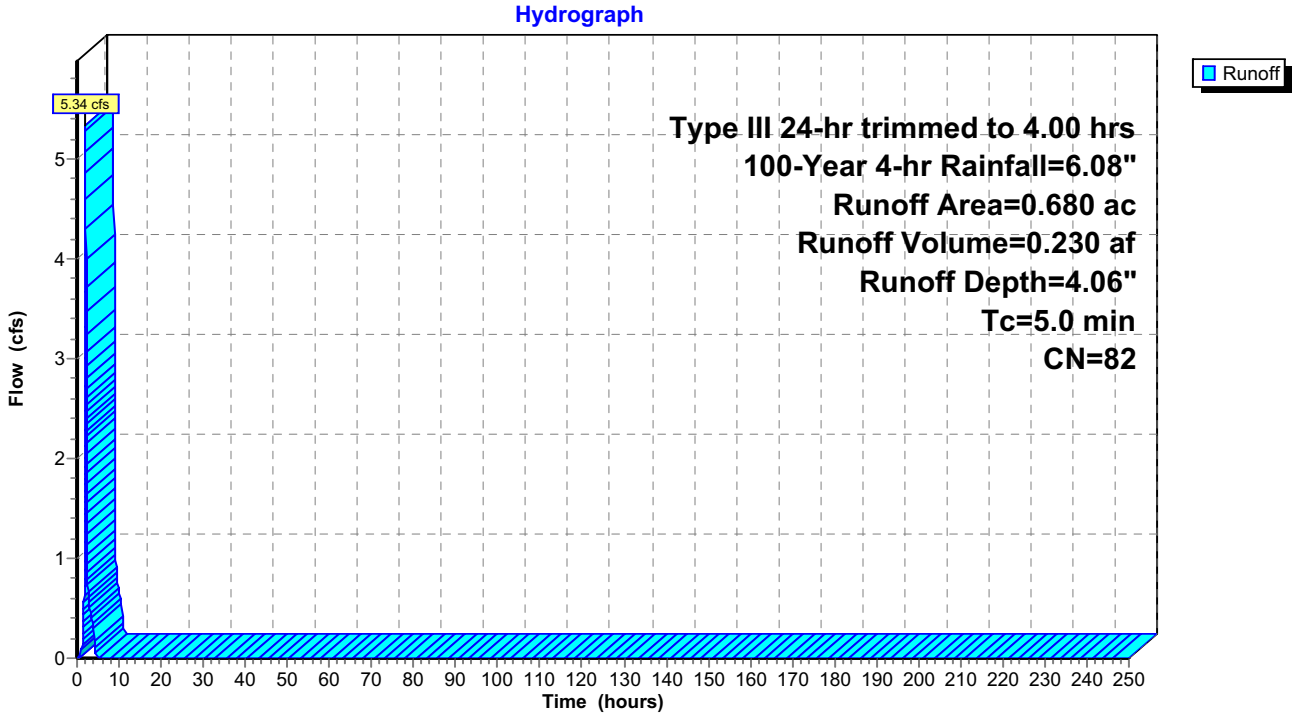
Runoff = 5.34 cfs @ 2.07 hrs, Volume= 0.230 af, Depth= 4.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr trimmed to 4.00 hrs 100-Year 4-hr Rainfall=6.08"

Area (ac)	CN	Description
0.490	98	Paved parking, HSG A
0.190	39	>75% Grass cover, Good, HSG A
0.680	82	Weighted Average
0.190		27.94% Pervious Area
0.490		72.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: existing site



Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment2S: existing site Runoff Area=0.680 ac 72.06% Impervious Runoff Depth=5.25"
Tc=5.0 min CN=82 Runoff=5.52 cfs 0.298 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.298 af Average Runoff Depth = 5.25"
27.94% Pervious = 0.190 ac 72.06% Impervious = 0.490 ac

Summary for Subcatchment 2S: existing site

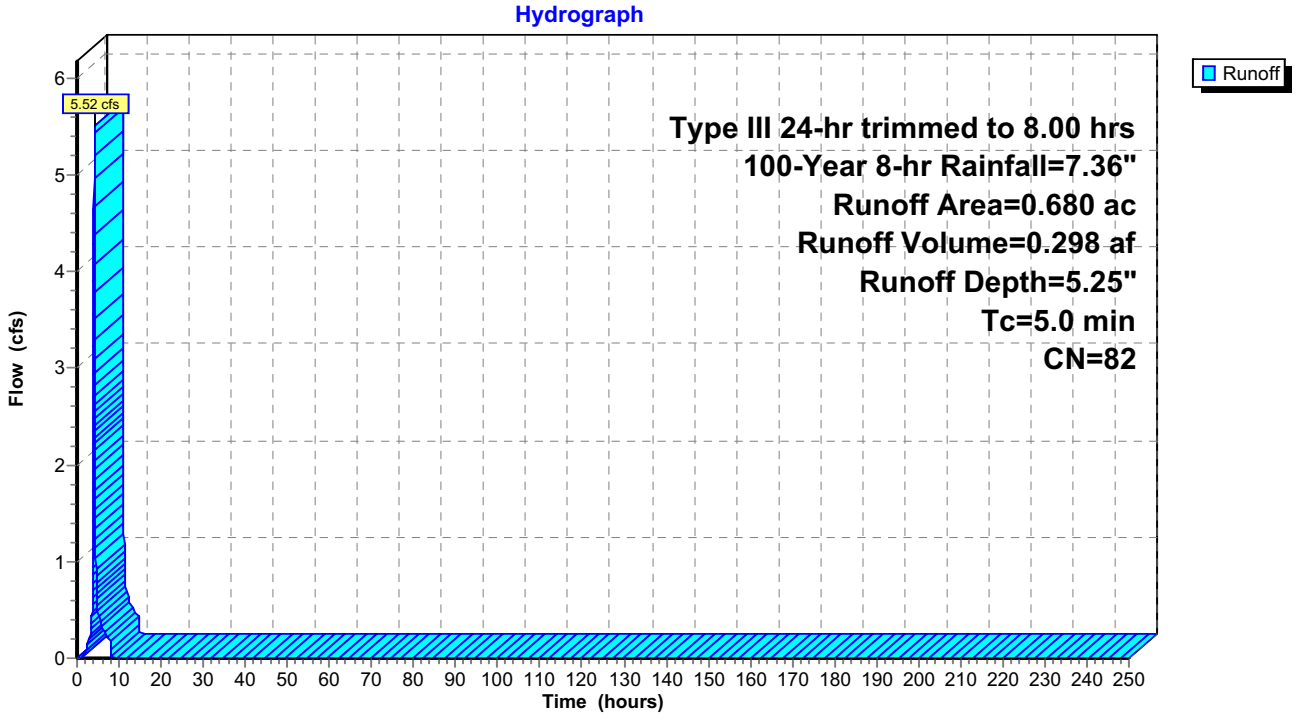
Runoff = 5.52 cfs @ 4.07 hrs, Volume= 0.298 af, Depth= 5.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr trimmed to 8.00 hrs 100-Year 8-hr Rainfall=7.36"

Area (ac)	CN	Description
0.490	98	Paved parking, HSG A
0.190	39	>75% Grass cover, Good, HSG A
0.680	82	Weighted Average
0.190		27.94% Pervious Area
0.490		72.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: existing site



Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment2S: existing site Runoff Area=0.680 ac 72.06% Impervious Runoff Depth=7.62"
Tc=5.0 min CN=82 Runoff=6.08 cfs 0.432 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.432 af Average Runoff Depth = 7.62"
27.94% Pervious = 0.190 ac 72.06% Impervious = 0.490 ac

Summary for Subcatchment 2S: existing site

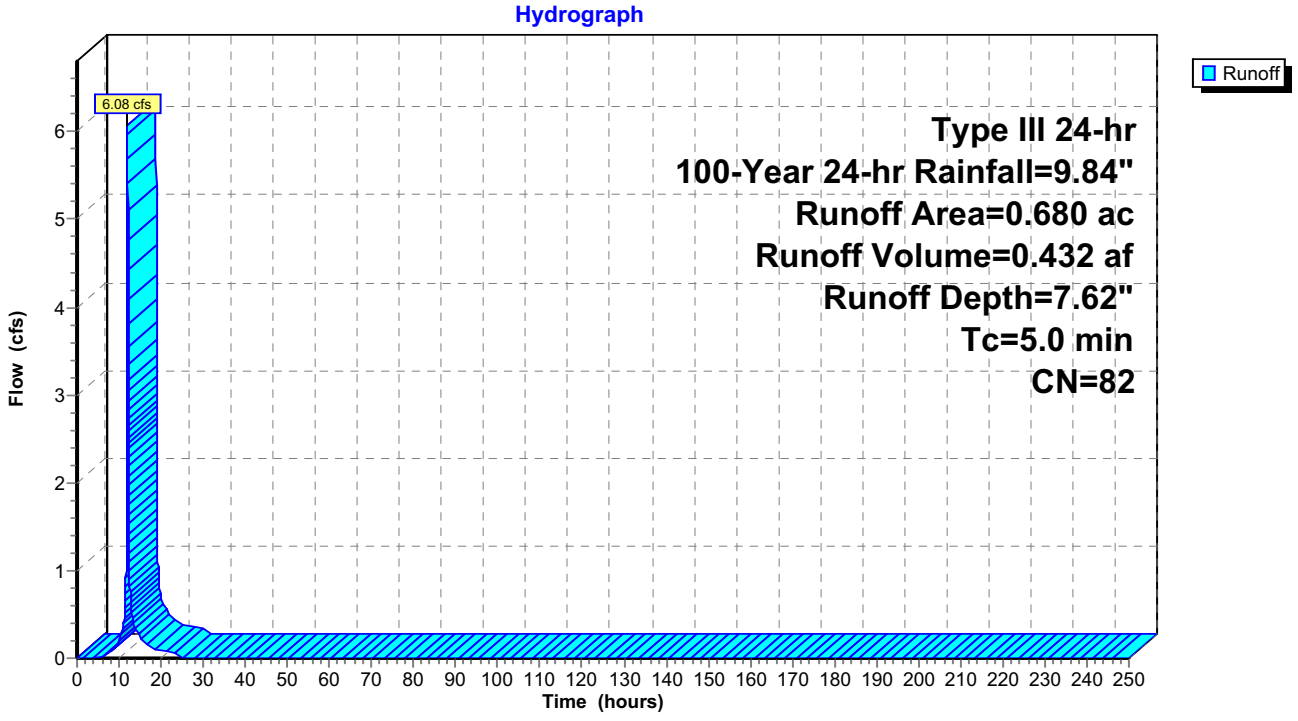
Runoff = 6.08 cfs @ 12.07 hrs, Volume= 0.432 af, Depth= 7.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year 24-hr Rainfall=9.84"

Area (ac)	CN	Description
0.490	98	Paved parking, HSG A
0.190	39	>75% Grass cover, Good, HSG A
0.680	82	Weighted Average
0.190		27.94% Pervious Area
0.490		72.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: existing site



Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment2S: existing site Runoff Area=0.680 ac 72.06% Impervious Runoff Depth=10.11"
Tc=5.0 min CN=82 Runoff=2.99 cfs 0.573 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.573 af Average Runoff Depth = 10.11"
27.94% Pervious = 0.190 ac 72.06% Impervious = 0.490 ac

Summary for Subcatchment 2S: existing site

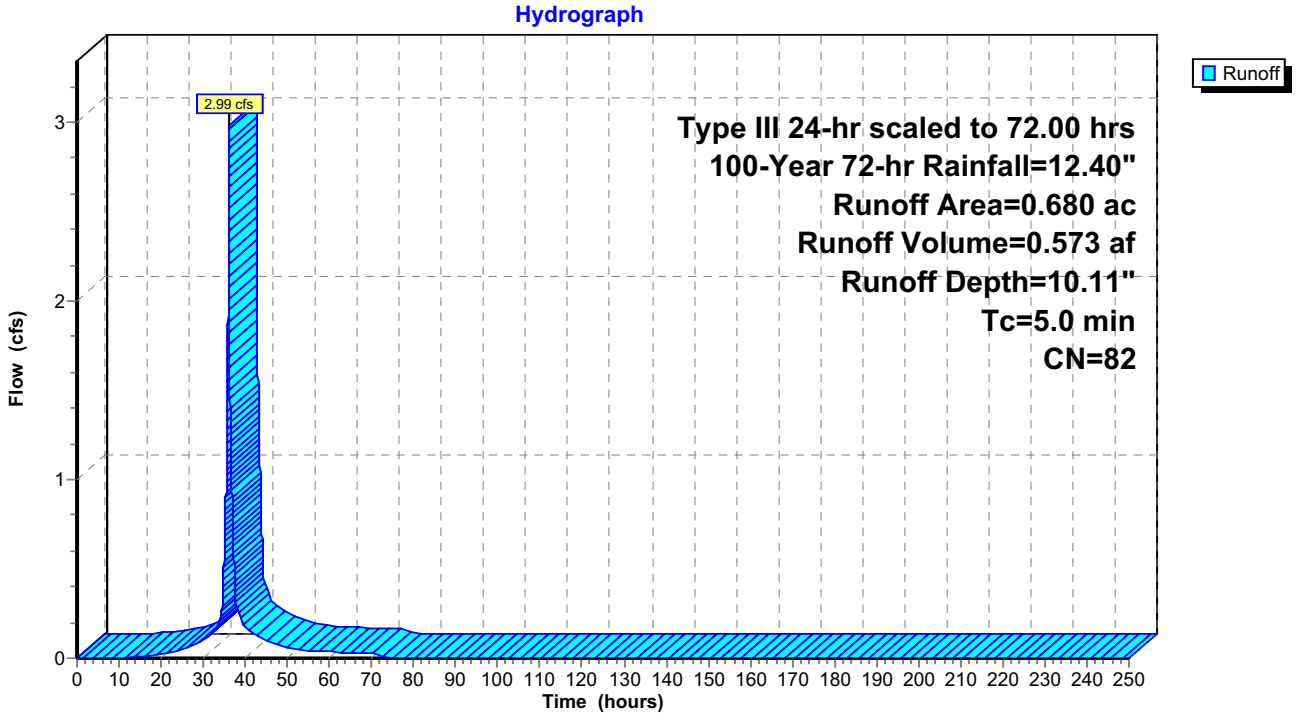
Runoff = 2.99 cfs @ 36.07 hrs, Volume= 0.573 af, Depth=10.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr scaled to 72.00 hrs 100-Year 72-hr Rainfall=12.40"

Area (ac)	CN	Description
0.490	98	Paved parking, HSG A
0.190	39	>75% Grass cover, Good, HSG A
0.680	82	Weighted Average
0.190		27.94% Pervious Area
0.490		72.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: existing site



Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment2S: existing site Runoff Area=0.680 ac 72.06% Impervious Runoff Depth=11.67"
Tc=5.0 min CN=82 Runoff=1.52 cfs 0.661 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.661 af Average Runoff Depth = 11.67"
27.94% Pervious = 0.190 ac 72.06% Impervious = 0.490 ac

Summary for Subcatchment 2S: existing site

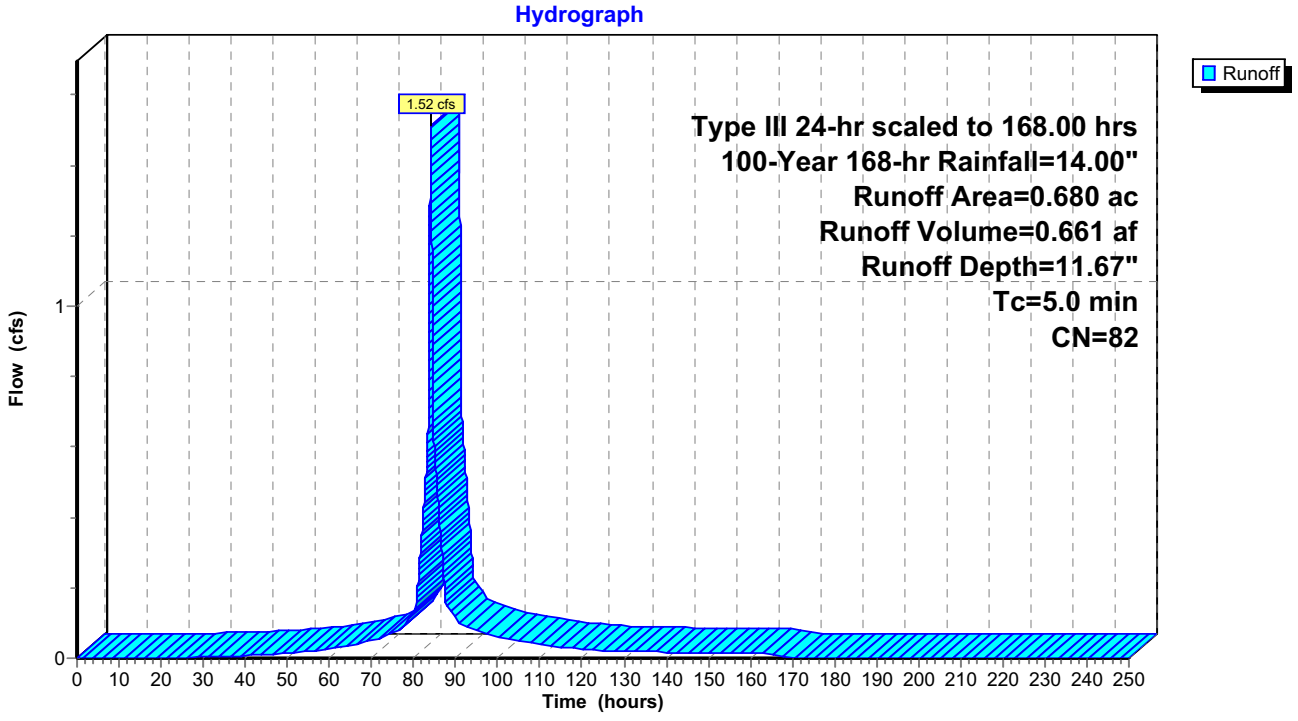
Runoff = 1.52 cfs @ 84.07 hrs, Volume= 0.661 af, Depth=11.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr scaled to 168.00 hrs 100-Year 168-hr Rainfall=14.00"

Area (ac)	CN	Description
0.490	98	Paved parking, HSG A
0.190	39	>75% Grass cover, Good, HSG A
0.680	82	Weighted Average
0.190		27.94% Pervious Area
0.490		72.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: existing site



Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment2S: existing site Runoff Area=0.680 ac 72.06% Impervious Runoff Depth=13.74"
Tc=5.0 min CN=82 Runoff=1.25 cfs 0.778 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.778 af Average Runoff Depth = 13.74"
27.94% Pervious = 0.190 ac 72.06% Impervious = 0.490 ac

Summary for Subcatchment 2S: existing site

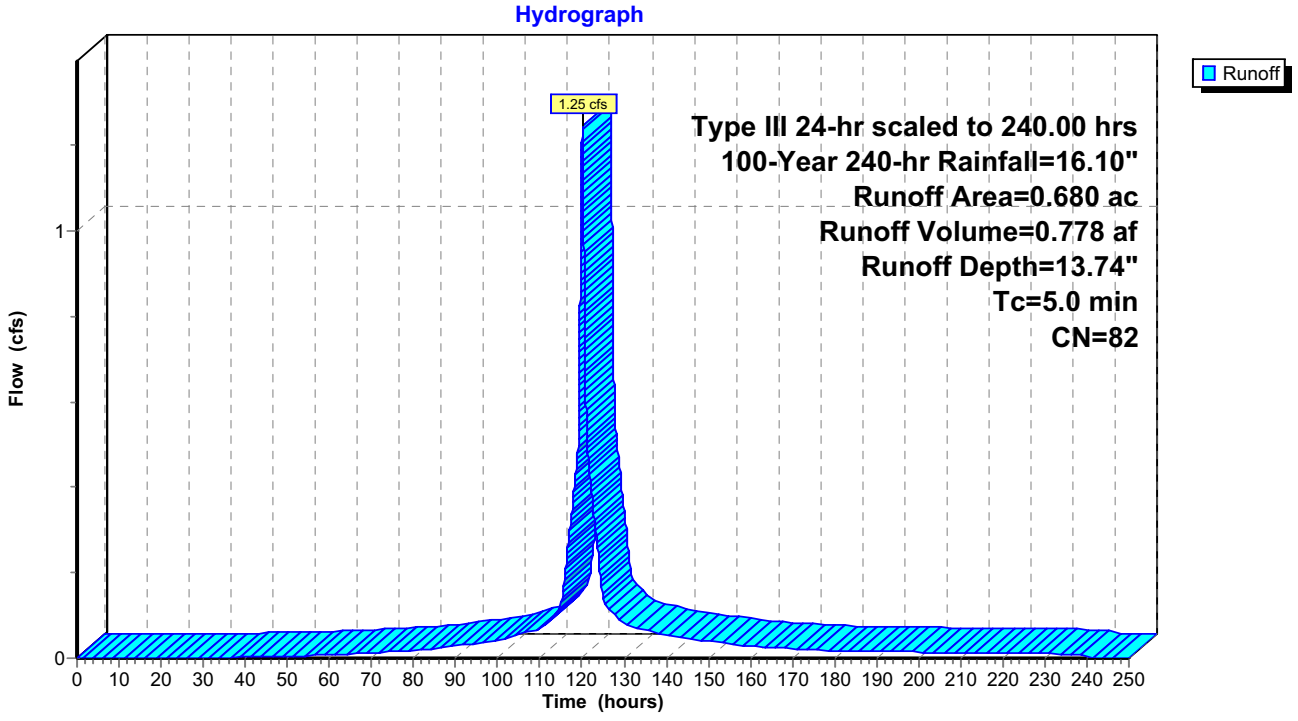
Runoff = 1.25 cfs @ 120.07 hrs, Volume= 0.778 af, Depth=13.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr scaled to 240.00 hrs 100-Year 240-hr Rainfall=16.10"

Area (ac)	CN	Description
0.490	98	Paved parking, HSG A
0.190	39	>75% Grass cover, Good, HSG A
0.680	82	Weighted Average
0.190		27.94% Pervious Area
0.490		72.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: existing site



Appendix C:

Post-Development Hydrographs

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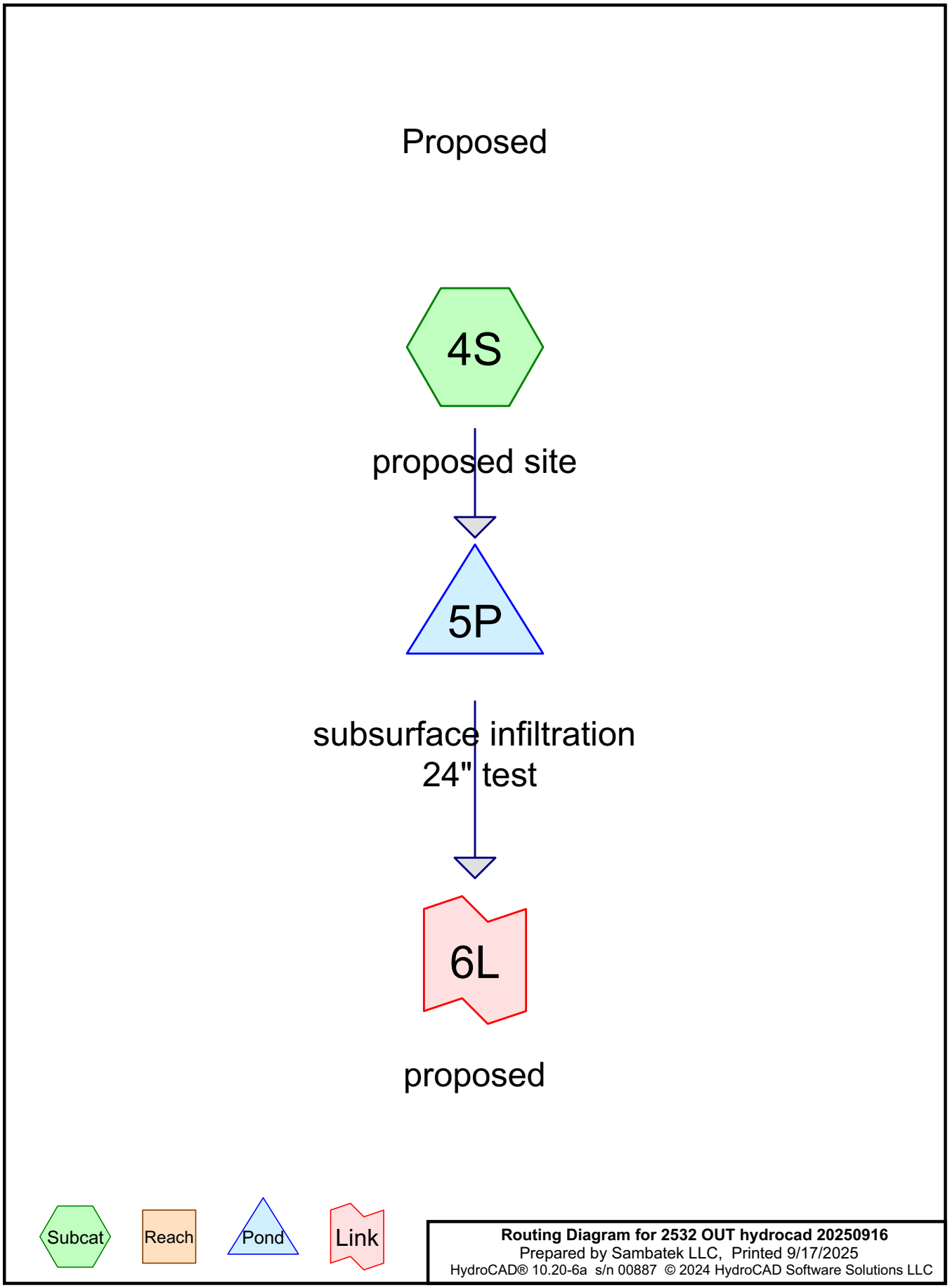


Routing Diagram for 2532 OUT hydrocad 20250916
Prepared by Sambatek LLC, Printed 9/17/2025
HydroCAD® 10.20-6a s/n 00887 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	100-Year 1-hr	Type III 24-hr		Trim	1.00	1	4.20	2
2	100-Year 2-hr	Type III 24-hr		Trim	2.00	1	5.10	2
3	100-Year 4-hr	Type III 24-hr		Trim	4.00	1	6.08	2
4	100-Year 8-hr	Type III 24-hr		Trim	8.00	1	7.36	2
5	100-Year 24-hr	Type III 24-hr		Default	24.00	1	9.84	2
6	100-Year 72-hr	Type III 24-hr		Scale	72.00	1	12.40	2
7	100-Year 168-hr	Type III 24-hr		Scale	168.00	1	14.00	2
8	100-Year 240-hr	Type III 24-hr		Scale	240.00	1	16.10	2
9	2" EVENT	Type III 24-hr		Default	24.00	1	2.00	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.150	39	>75% Grass cover, Good, HSG A (4S)
0.530	98	Paved parking, HSG A (4S)
0.680	**85**	**TOTAL AREA**

Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment4S: proposed site Runoff Area=0.680 ac 77.94% Impervious Runoff Depth=2.64"
Tc=5.0 min CN=85 Runoff=5.35 cfs 0.149 af

Pond 5P: subsurface infiltration 24" test Peak Elev=159.25' Storage=0.093 af Inflow=5.35 cfs 0.149 af
Discarded=0.06 cfs 0.061 af Primary=1.87 cfs 0.088 af Outflow=1.93 cfs 0.149 af

Link 6L: proposed Inflow=1.87 cfs 0.088 af
Primary=1.87 cfs 0.088 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.149 af Average Runoff Depth = 2.64"
22.06% Pervious = 0.150 ac 77.94% Impervious = 0.530 ac

Summary for Subcatchment 4S: proposed site

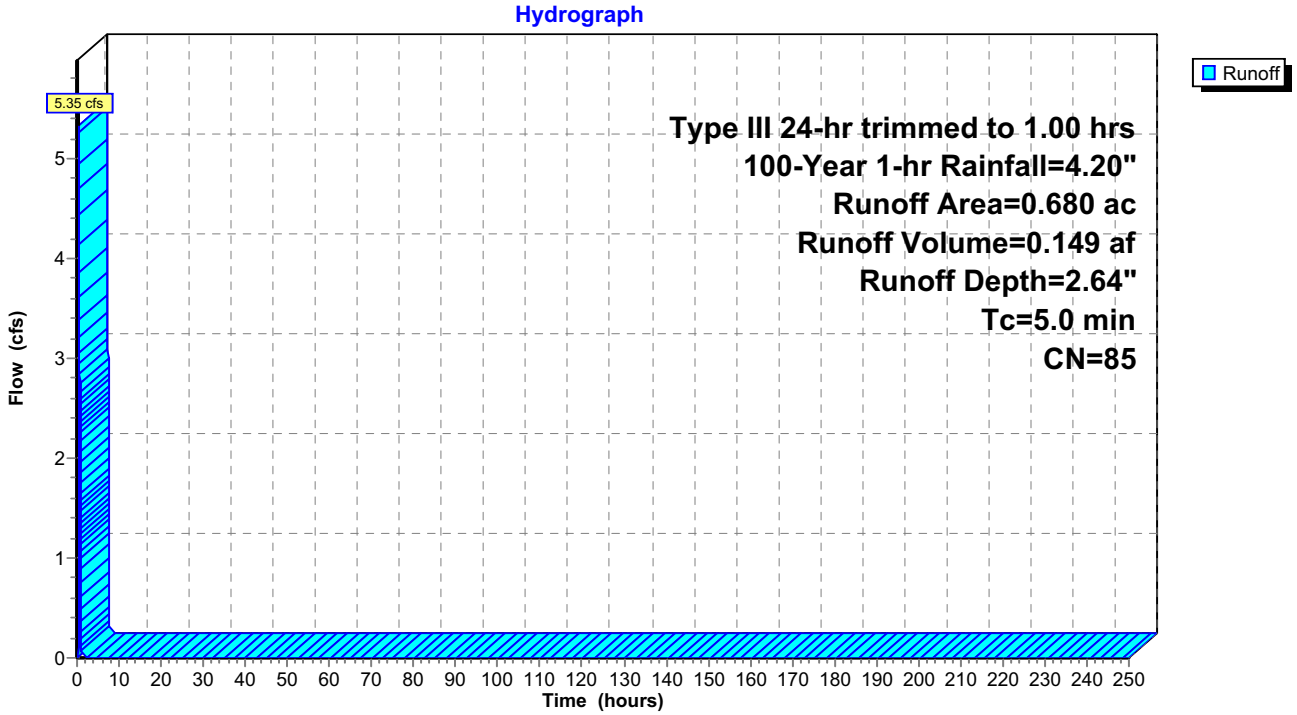
Runoff = 5.35 cfs @ 0.58 hrs, Volume= 0.149 af, Depth= 2.64"
Routed to Pond 5P : subsurface infiltration 24" test

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr trimmed to 1.00 hrs 100-Year 1-hr Rainfall=4.20"

Area (ac)	CN	Description
0.530	98	Paved parking, HSG A
0.150	39	>75% Grass cover, Good, HSG A
0.680	85	Weighted Average
0.150		22.06% Pervious Area
0.530		77.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: proposed site



Summary for Pond 5P: subsurface infiltration 24" test

[58] Hint: Peaked 0.82' above defined flood level

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 2.64" for 100-Year 1-hr event
Inflow = 5.35 cfs @ 0.58 hrs, Volume= 0.149 af
Outflow = 1.93 cfs @ 0.86 hrs, Volume= 0.149 af, Atten= 64%, Lag= 17.0 min
Discarded = 0.06 cfs @ 0.28 hrs, Volume= 0.061 af
Primary = 1.87 cfs @ 0.86 hrs, Volume= 0.088 af
Routed to Link 6L : proposed

Routing by Dyn-Stor-Ind method, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Peak Elev= 159.25' @ 0.86 hrs Surf.Area= 0.076 ac Storage= 0.093 af
Flood Elev= 158.43' Surf.Area= 0.076 ac Storage= 0.045 af

Plug-Flow detention time= 151.4 min calculated for 0.149 af (100% of inflow)
Center-of-Mass det. time= 151.5 min (191.5 - 40.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	157.58'	0.039 af	**20.78'W x 158.33'L x 2.33'H Field A** 0.176 af Overall - 0.079 af Embedded = 0.097 af x 40.0% Voids
#2A	157.58'	0.079 af	**CMP Round 24** x 56 Inside #1 Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf Overall Size= 24.0"W x 24.0"H x 20.00'L Row Length Adjustment= -3.00' x 3.14 sf x 7 rows
		0.118 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	157.58'	**0.800 in/hr Exfiltration over Surface area**
#2	Primary	158.43'	**18.0" Round Culvert** L= 40.0' Ke= 0.900 Inlet / Outlet Invert= 158.43' / 158.33' S= 0.0025 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Discarded OutFlow Max=0.06 cfs @ 0.28 hrs HW=157.59' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=1.87 cfs @ 0.86 hrs HW=159.25' TW=0.00' (Dynamic Tailwater)
└**2=Culvert** (Barrel Controls 1.87 cfs @ 2.73 fps)

Pond 5P: subsurface infiltration 24" test - Chamber Wizard Field A

Chamber Model = CMP Round 24 (Round Corrugated Metal Pipe)
Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf
Overall Size= 24.0"W x 24.0"H x 20.00'L
Row Length Adjustment= -3.00' x 3.14 sf x 7 rows

24.0" Wide + 10.9" Spacing = 34.9" C-C Row Spacing

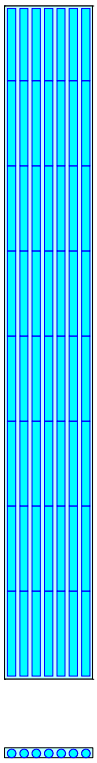
8 Chambers/Row x 20.00' Long -3.00' Row Adjustment = 157.00' Row Length +8.0" End Stone x 2 = 158.33' Base Length
7 Rows x 24.0" Wide + 10.9" Spacing x 6 + 8.0" Side Stone x 2 = 20.78' Base Width
24.0" Chamber Height + 4.0" Stone Cover = 2.33' Field Height

56 Chambers x 62.8 cf -3.00' Row Adjustment x 3.14 sf x 7 Rows = 3,452.6 cf Chamber Storage

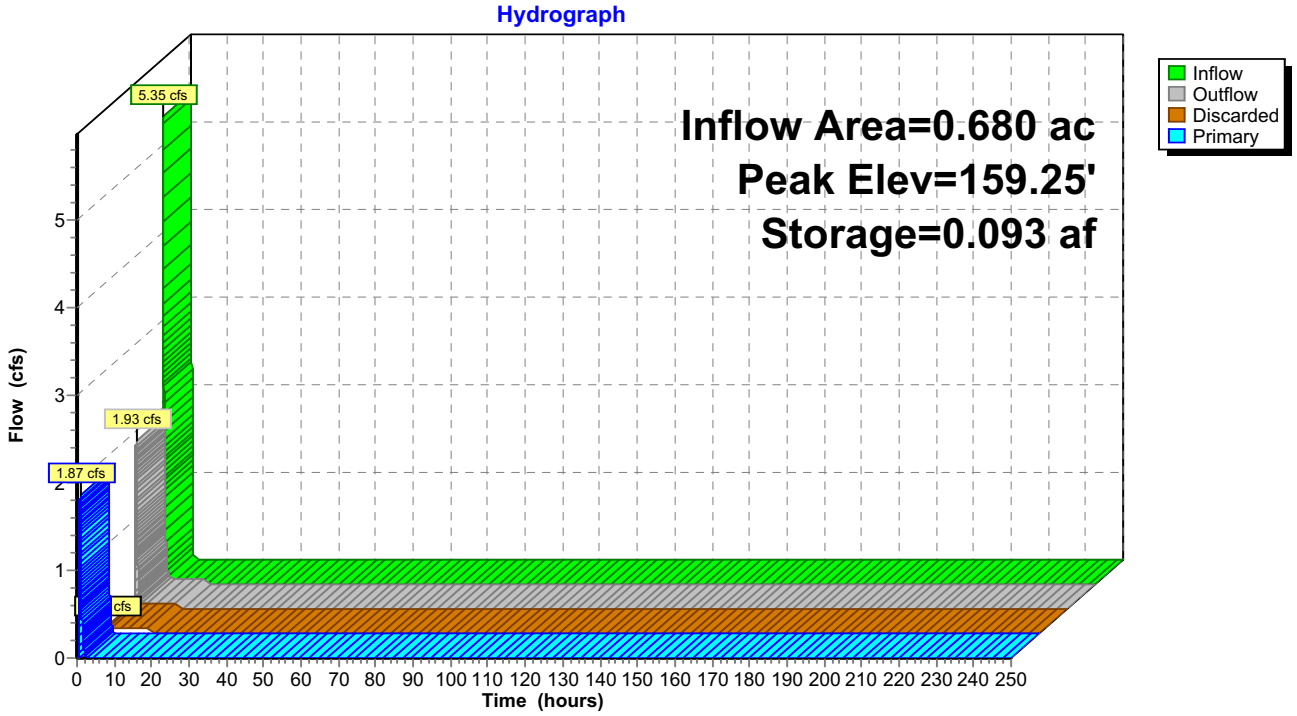
7,678.3 cf Field - 3,452.6 cf Chambers = 4,225.7 cf Stone x 40.0% Voids = 1,690.3 cf Stone Storage

Chamber Storage + Stone Storage = 5,142.9 cf = 0.118 af
Overall Storage Efficiency = 67.0%
Overall System Size = 158.33' x 20.78' x 2.33'

56 Chambers
284.4 cy Field
156.5 cy Stone



Pond 5P: subsurface infiltration 24" test

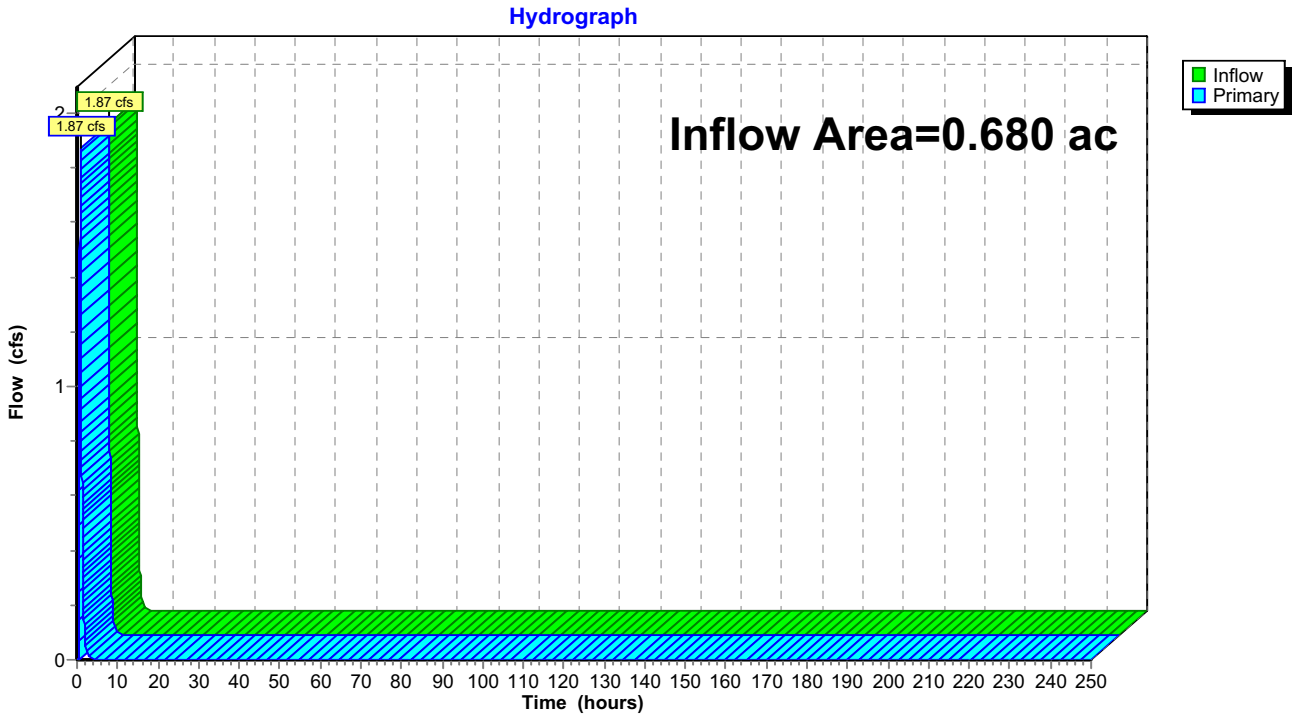


Summary for Link 6L: proposed

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 1.56" for 100-Year 1-hr event
Inflow = 1.87 cfs @ 0.86 hrs, Volume= 0.088 af
Primary = 1.87 cfs @ 0.86 hrs, Volume= 0.088 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs

Link 6L: proposed



Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment4S: proposed site Runoff Area=0.680 ac 77.94% Impervious Runoff Depth=3.46"
Tc=5.0 min CN=85 Runoff=5.64 cfs 0.196 af

Pond 5P: subsurface infiltration 24" test Peak Elev=159.35' Storage=0.098 af Inflow=5.64 cfs 0.196 af
Discarded=0.06 cfs 0.064 af Primary=2.30 cfs 0.132 af Outflow=2.36 cfs 0.196 af

Link 6L: proposed Inflow=2.30 cfs 0.132 af
Primary=2.30 cfs 0.132 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.196 af Average Runoff Depth = 3.46"
22.06% Pervious = 0.150 ac 77.94% Impervious = 0.530 ac

Summary for Subcatchment 4S: proposed site

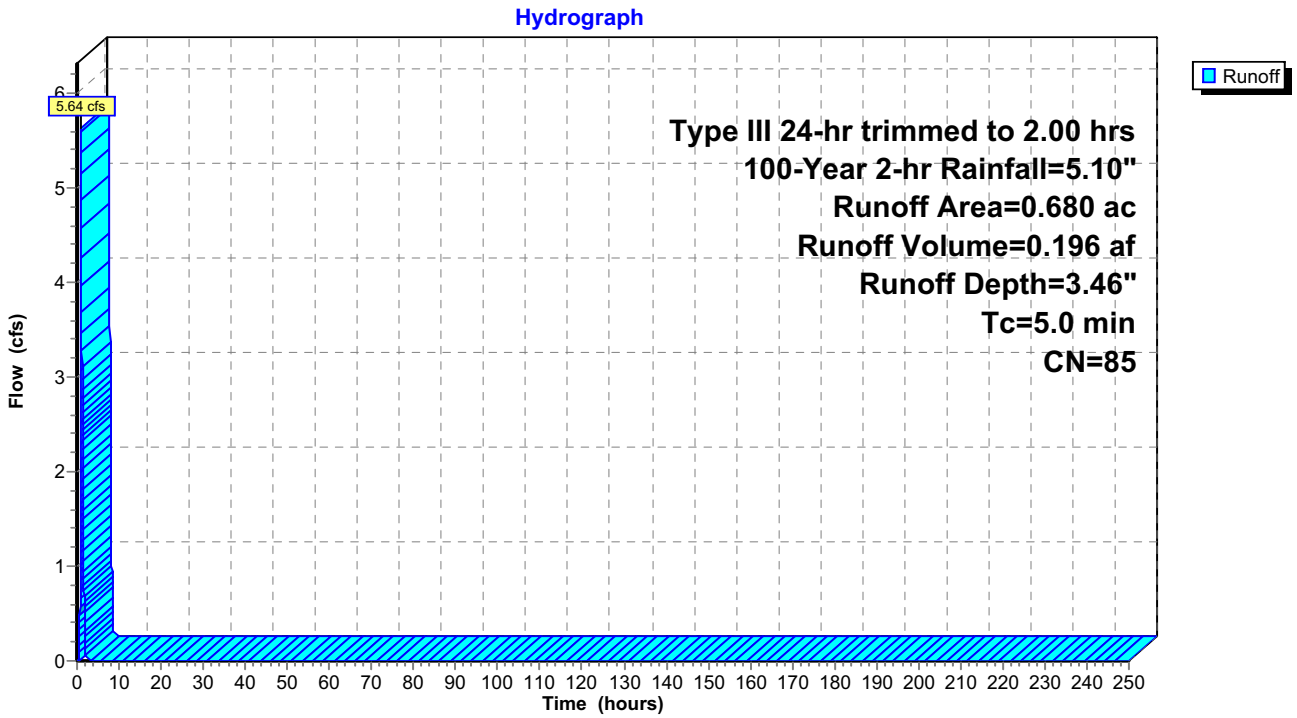
Runoff = 5.64 cfs @ 1.08 hrs, Volume= 0.196 af, Depth= 3.46"
Routed to Pond 5P : subsurface infiltration 24" test

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr trimmed to 2.00 hrs 100-Year 2-hr Rainfall=5.10"

Area (ac)	CN	Description
0.530	98	Paved parking, HSG A
0.150	39	>75% Grass cover, Good, HSG A
0.680	85	Weighted Average
0.150		22.06% Pervious Area
0.530		77.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: proposed site



Summary for Pond 5P: subsurface infiltration 24" test

[58] Hint: Peaked 0.92' above defined flood level

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 3.46" for 100-Year 2-hr event
Inflow = 5.64 cfs @ 1.08 hrs, Volume= 0.196 af
Outflow = 2.36 cfs @ 1.28 hrs, Volume= 0.196 af, Atten= 58%, Lag= 12.5 min
Discarded = 0.06 cfs @ 0.59 hrs, Volume= 0.064 af
Primary = 2.30 cfs @ 1.28 hrs, Volume= 0.132 af
Routed to Link 6L : proposed

Routing by Dyn-Stor-Ind method, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Peak Elev= 159.35' @ 1.28 hrs Surf.Area= 0.076 ac Storage= 0.098 af
Flood Elev= 158.43' Surf.Area= 0.076 ac Storage= 0.045 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 125.7 min (198.7 - 73.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	157.58'	0.039 af	**20.78'W x 158.33'L x 2.33'H Field A** 0.176 af Overall - 0.079 af Embedded = 0.097 af x 40.0% Voids
#2A	157.58'	0.079 af	**CMP Round 24** x 56 Inside #1 Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf Overall Size= 24.0"W x 24.0"H x 20.00'L Row Length Adjustment= -3.00' x 3.14 sf x 7 rows
		0.118 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	157.58'	**0.800 in/hr Exfiltration over Surface area**
#2	Primary	158.43'	**18.0" Round Culvert** L= 40.0' Ke= 0.900 Inlet / Outlet Invert= 158.43' / 158.33' S= 0.0025 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Discarded OutFlow Max=0.06 cfs @ 0.59 hrs HW=157.59' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=2.30 cfs @ 1.28 hrs HW=159.35' TW=0.00' (Dynamic Tailwater)
2=Culvert (Barrel Controls 2.30 cfs @ 2.88 fps)

Pond 5P: subsurface infiltration 24" test - Chamber Wizard Field A

Chamber Model = CMP Round 24 (Round Corrugated Metal Pipe)
Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf
Overall Size= 24.0"W x 24.0"H x 20.00'L
Row Length Adjustment= -3.00' x 3.14 sf x 7 rows

24.0" Wide + 10.9" Spacing = 34.9" C-C Row Spacing

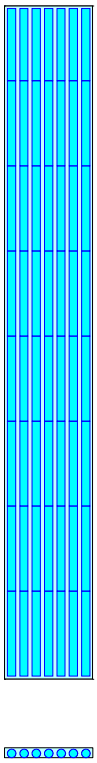
8 Chambers/Row x 20.00' Long -3.00' Row Adjustment = 157.00' Row Length +8.0" End Stone x 2 = 158.33' Base Length
7 Rows x 24.0" Wide + 10.9" Spacing x 6 + 8.0" Side Stone x 2 = 20.78' Base Width
24.0" Chamber Height + 4.0" Stone Cover = 2.33' Field Height

56 Chambers x 62.8 cf -3.00' Row Adjustment x 3.14 sf x 7 Rows = 3,452.6 cf Chamber Storage

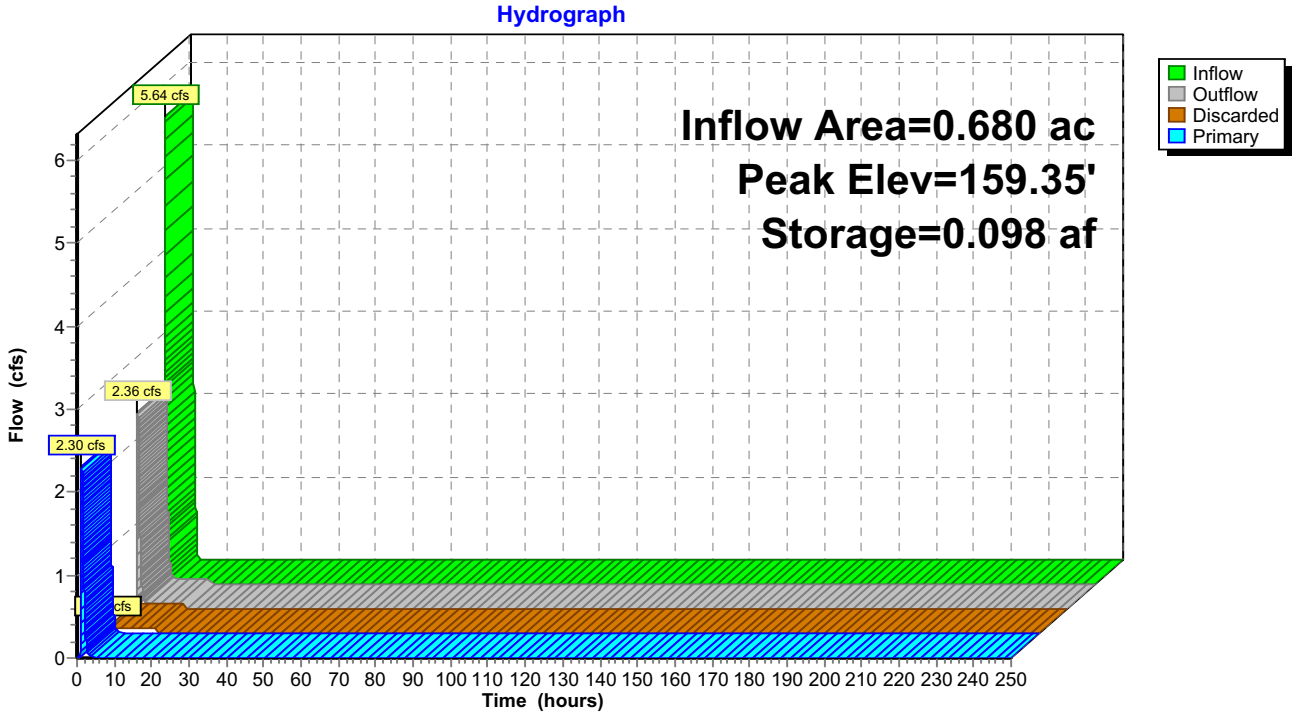
7,678.3 cf Field - 3,452.6 cf Chambers = 4,225.7 cf Stone x 40.0% Voids = 1,690.3 cf Stone Storage

Chamber Storage + Stone Storage = 5,142.9 cf = 0.118 af
Overall Storage Efficiency = 67.0%
Overall System Size = 158.33' x 20.78' x 2.33'

56 Chambers
284.4 cy Field
156.5 cy Stone



Pond 5P: subsurface infiltration 24" test

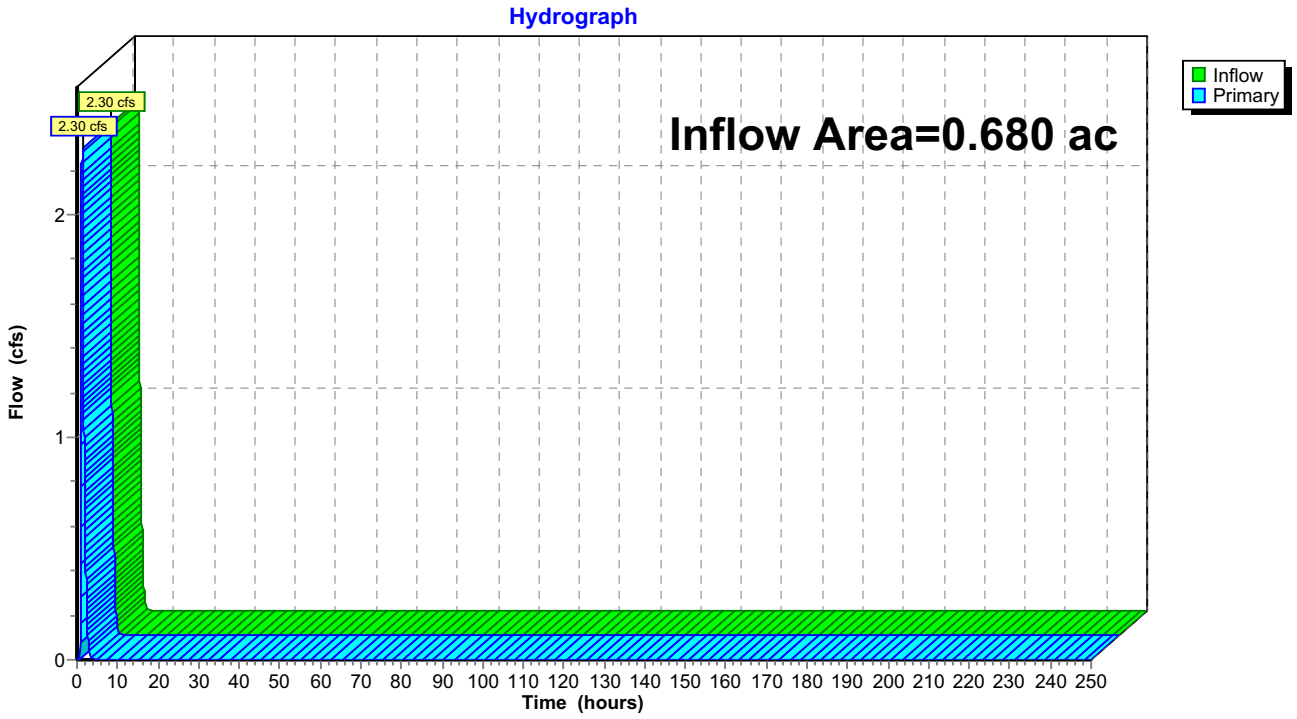


Summary for Link 6L: proposed

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 2.33" for 100-Year 2-hr event
Inflow = 2.30 cfs @ 1.28 hrs, Volume= 0.132 af
Primary = 2.30 cfs @ 1.28 hrs, Volume= 0.132 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs

Link 6L: proposed



Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment4S: proposed site Runoff Area=0.680 ac 77.94% Impervious Runoff Depth=4.38"
Tc=5.0 min CN=85 Runoff=5.69 cfs 0.248 af

Pond 5P: subsurface infiltration 24" test Peak Elev=159.46' Storage=0.103 af Inflow=5.69 cfs 0.248 af
Discarded=0.06 cfs 0.071 af Primary=2.79 cfs 0.177 af Outflow=2.85 cfs 0.248 af

Link 6L: proposed Inflow=2.79 cfs 0.177 af
Primary=2.79 cfs 0.177 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.248 af Average Runoff Depth = 4.38"
22.06% Pervious = 0.150 ac 77.94% Impervious = 0.530 ac

Summary for Subcatchment 4S: proposed site

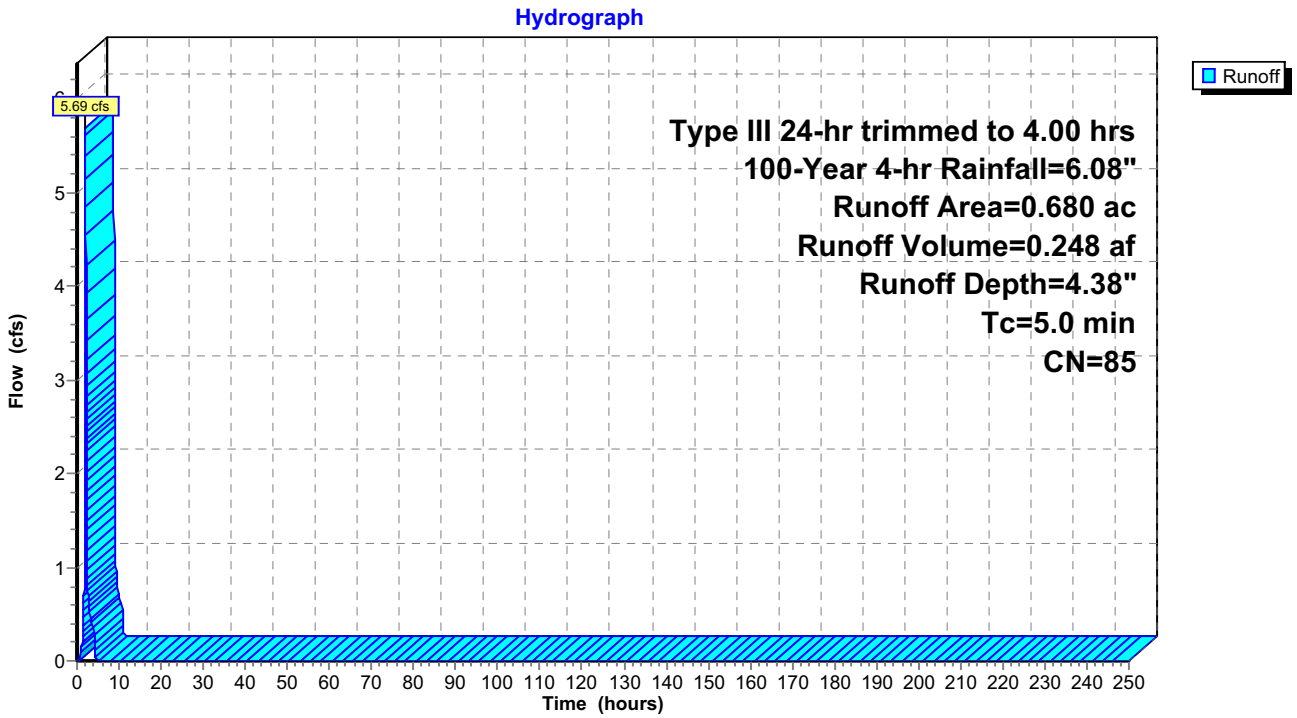
Runoff = 5.69 cfs @ 2.07 hrs, Volume= 0.248 af, Depth= 4.38"
Routed to Pond 5P : subsurface infiltration 24" test

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr trimmed to 4.00 hrs 100-Year 4-hr Rainfall=6.08"

Area (ac)	CN	Description
0.530	98	Paved parking, HSG A
0.150	39	>75% Grass cover, Good, HSG A
0.680	85	Weighted Average
0.150		22.06% Pervious Area
0.530		77.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: proposed site



Summary for Pond 5P: subsurface infiltration 24" test

[58] Hint: Peaked 1.03' above defined flood level

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 4.38" for 100-Year 4-hr event
Inflow = 5.69 cfs @ 2.07 hrs, Volume= 0.248 af
Outflow = 2.85 cfs @ 2.21 hrs, Volume= 0.248 af, Atten= 50%, Lag= 8.1 min
Discarded = 0.06 cfs @ 1.04 hrs, Volume= 0.071 af
Primary = 2.79 cfs @ 2.21 hrs, Volume= 0.177 af
Routed to Link 6L : proposed

Routing by Dyn-Stor-Ind method, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Peak Elev= 159.46' @ 2.21 hrs Surf.Area= 0.076 ac Storage= 0.103 af
Flood Elev= 158.43' Surf.Area= 0.076 ac Storage= 0.045 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 115.0 min (254.4 - 139.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	157.58'	0.039 af	**20.78'W x 158.33'L x 2.33'H Field A** 0.176 af Overall - 0.079 af Embedded = 0.097 af x 40.0% Voids
#2A	157.58'	0.079 af	**CMP Round 24** x 56 Inside #1 Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf Overall Size= 24.0"W x 24.0"H x 20.00'L Row Length Adjustment= -3.00' x 3.14 sf x 7 rows
		0.118 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	157.58'	**0.800 in/hr Exfiltration over Surface area**
#2	Primary	158.43'	**18.0" Round Culvert** L= 40.0' Ke= 0.900 Inlet / Outlet Invert= 158.43' / 158.33' S= 0.0025 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Discarded OutFlow Max=0.06 cfs @ 1.04 hrs HW=157.59' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=2.79 cfs @ 2.21 hrs HW=159.46' TW=0.00' (Dynamic Tailwater)
↑**2=Culvert** (Barrel Controls 2.79 cfs @ 3.03 fps)

Pond 5P: subsurface infiltration 24" test - Chamber Wizard Field A

Chamber Model = CMP Round 24 (Round Corrugated Metal Pipe)
Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf
Overall Size= 24.0"W x 24.0"H x 20.00'L
Row Length Adjustment= -3.00' x 3.14 sf x 7 rows

24.0" Wide + 10.9" Spacing = 34.9" C-C Row Spacing

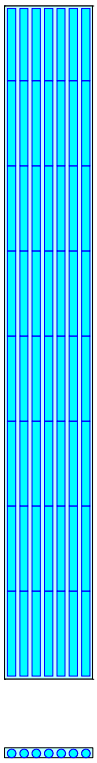
8 Chambers/Row x 20.00' Long -3.00' Row Adjustment = 157.00' Row Length +8.0" End Stone x 2 = 158.33' Base Length
7 Rows x 24.0" Wide + 10.9" Spacing x 6 + 8.0" Side Stone x 2 = 20.78' Base Width
24.0" Chamber Height + 4.0" Stone Cover = 2.33' Field Height

56 Chambers x 62.8 cf -3.00' Row Adjustment x 3.14 sf x 7 Rows = 3,452.6 cf Chamber Storage

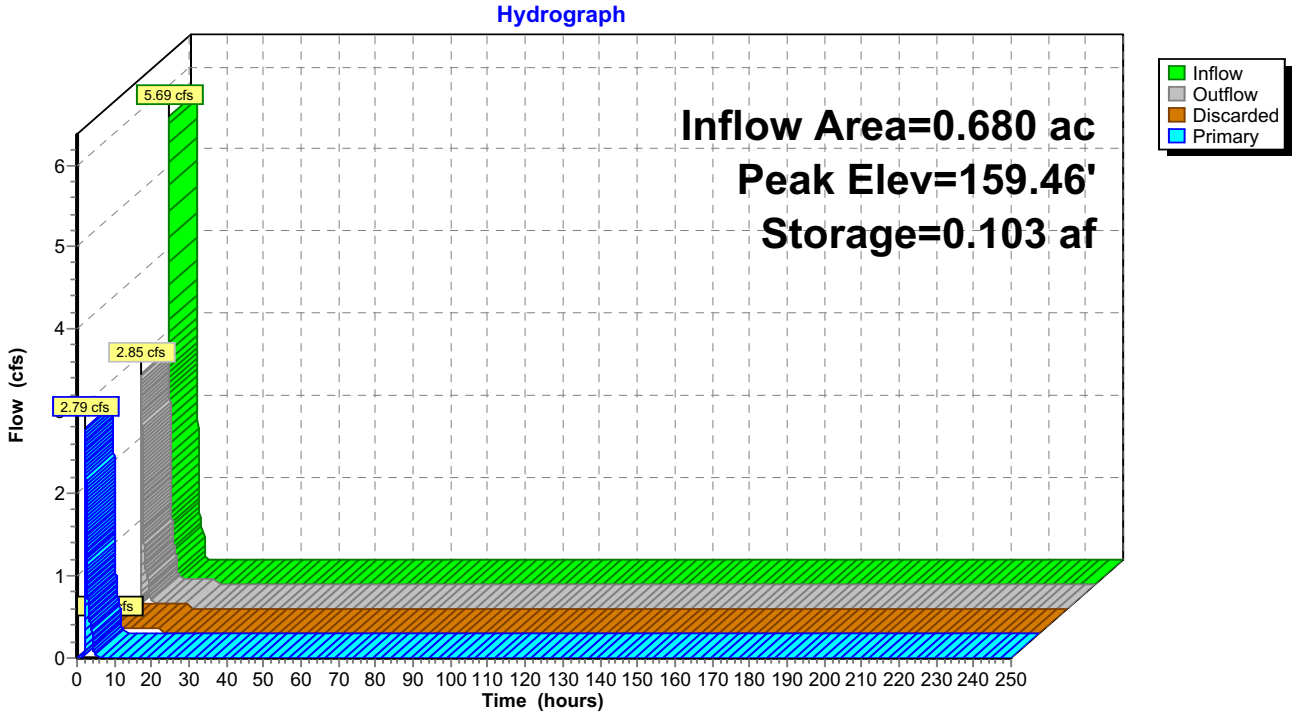
7,678.3 cf Field - 3,452.6 cf Chambers = 4,225.7 cf Stone x 40.0% Voids = 1,690.3 cf Stone Storage

Chamber Storage + Stone Storage = 5,142.9 cf = 0.118 af
Overall Storage Efficiency = 67.0%
Overall System Size = 158.33' x 20.78' x 2.33'

56 Chambers
284.4 cy Field
156.5 cy Stone



Pond 5P: subsurface infiltration 24" test

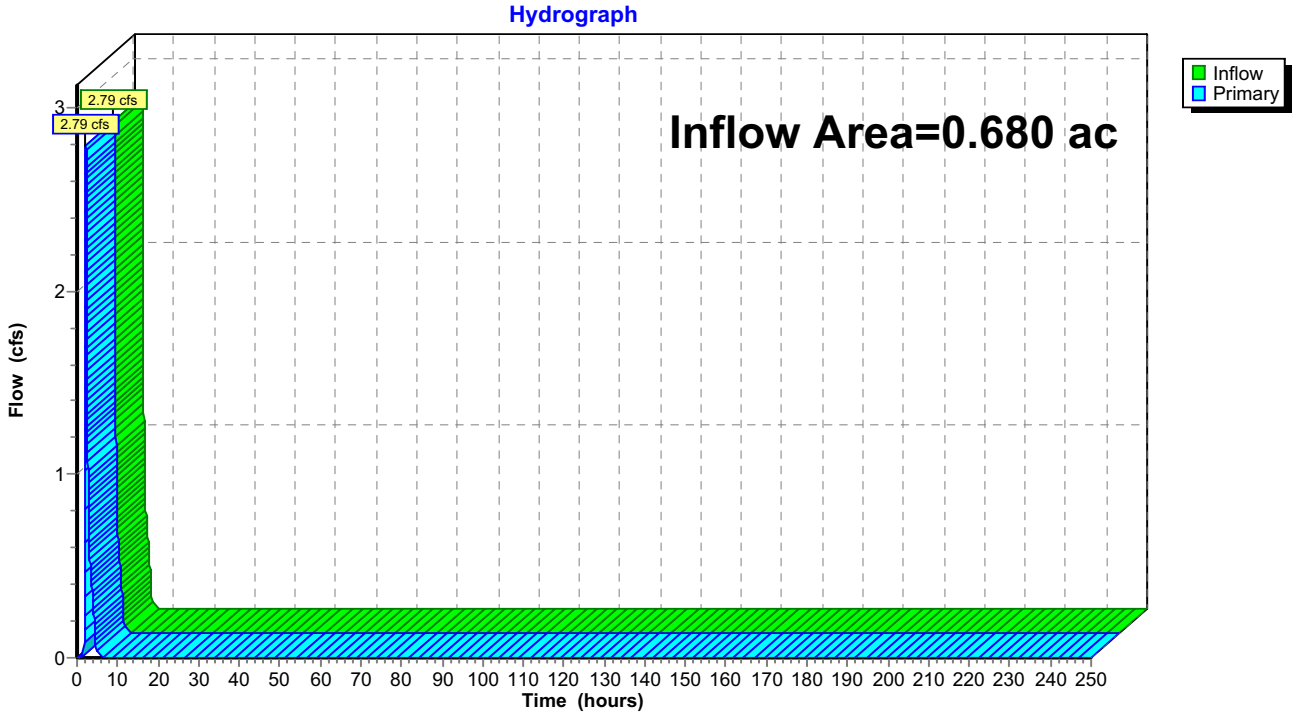


Summary for Link 6L: proposed

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 3.12" for 100-Year 4-hr event
Inflow = 2.79 cfs @ 2.21 hrs, Volume= 0.177 af
Primary = 2.79 cfs @ 2.21 hrs, Volume= 0.177 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs

Link 6L: proposed



Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment4S: proposed site Runoff Area=0.680 ac 77.94% Impervious Runoff Depth=5.60"
Tc=5.0 min CN=85 Runoff=5.80 cfs 0.317 af

Pond 5P: subsurface infiltration 24" test Peak Elev=159.64' Storage=0.110 af Inflow=5.80 cfs 0.317 af
Discarded=0.06 cfs 0.087 af Primary=3.62 cfs 0.230 af Outflow=3.68 cfs 0.317 af

Link 6L: proposed Inflow=3.62 cfs 0.230 af
Primary=3.62 cfs 0.230 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.317 af Average Runoff Depth = 5.60"
22.06% Pervious = 0.150 ac 77.94% Impervious = 0.530 ac

Summary for Subcatchment 4S: proposed site

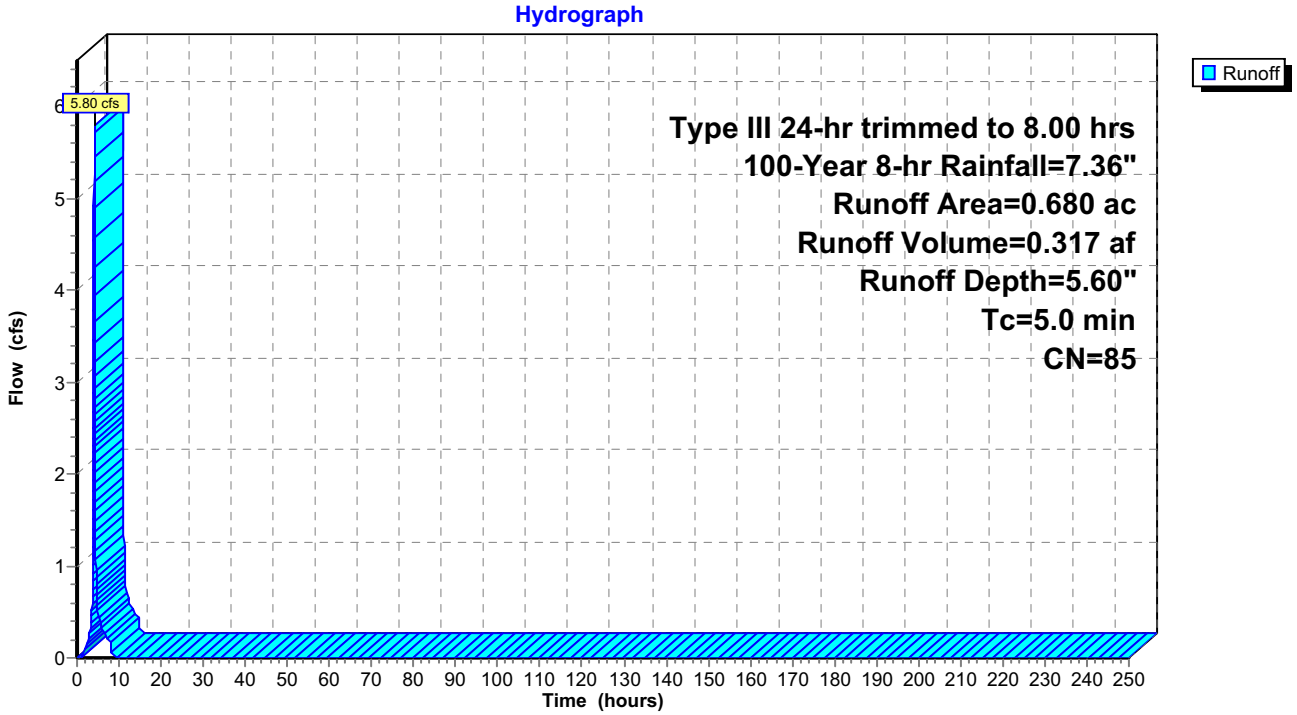
Runoff = 5.80 cfs @ 4.07 hrs, Volume= 0.317 af, Depth= 5.60"
Routed to Pond 5P : subsurface infiltration 24" test

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr trimmed to 8.00 hrs 100-Year 8-hr Rainfall=7.36"

Area (ac)	CN	Description
0.530	98	Paved parking, HSG A
0.150	39	>75% Grass cover, Good, HSG A
0.680	85	Weighted Average
0.150		22.06% Pervious Area
0.530		77.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: proposed site



Summary for Pond 5P: subsurface infiltration 24" test

[58] Hint: Peaked 1.21' above defined flood level

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 5.60" for 100-Year 8-hr event
Inflow = 5.80 cfs @ 4.07 hrs, Volume= 0.317 af
Outflow = 3.68 cfs @ 4.16 hrs, Volume= 0.317 af, Atten= 37%, Lag= 5.3 min
Discarded = 0.06 cfs @ 1.95 hrs, Volume= 0.087 af
Primary = 3.62 cfs @ 4.16 hrs, Volume= 0.230 af
Routed to Link 6L : proposed

Routing by Dyn-Stor-Ind method, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Peak Elev= 159.64' @ 4.16 hrs Surf.Area= 0.076 ac Storage= 0.110 af
Flood Elev= 158.43' Surf.Area= 0.076 ac Storage= 0.045 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 114.0 min (384.7 - 270.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	157.58'	0.039 af	**20.78'W x 158.33'L x 2.33'H Field A** 0.176 af Overall - 0.079 af Embedded = 0.097 af x 40.0% Voids
#2A	157.58'	0.079 af	**CMP Round 24** x 56 Inside #1 Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf Overall Size= 24.0"W x 24.0"H x 20.00'L Row Length Adjustment= -3.00' x 3.14 sf x 7 rows
		0.118 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	157.58'	**0.800 in/hr Exfiltration over Surface area**
#2	Primary	158.43'	**18.0" Round Culvert** L= 40.0' Ke= 0.900 Inlet / Outlet Invert= 158.43' / 158.33' S= 0.0025 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Discarded OutFlow Max=0.06 cfs @ 1.95 hrs HW=157.59' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=3.62 cfs @ 4.16 hrs HW=159.64' TW=0.00' (Dynamic Tailwater)
2=Culvert (Barrel Controls 3.62 cfs @ 3.25 fps)

Pond 5P: subsurface infiltration 24" test - Chamber Wizard Field A

Chamber Model = CMP Round 24 (Round Corrugated Metal Pipe)
Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf
Overall Size= 24.0"W x 24.0"H x 20.00'L
Row Length Adjustment= -3.00' x 3.14 sf x 7 rows

24.0" Wide + 10.9" Spacing = 34.9" C-C Row Spacing

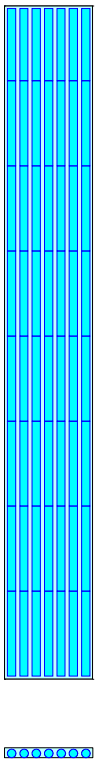
8 Chambers/Row x 20.00' Long -3.00' Row Adjustment = 157.00' Row Length +8.0" End Stone x 2 = 158.33' Base Length
7 Rows x 24.0" Wide + 10.9" Spacing x 6 + 8.0" Side Stone x 2 = 20.78' Base Width
24.0" Chamber Height + 4.0" Stone Cover = 2.33' Field Height

56 Chambers x 62.8 cf -3.00' Row Adjustment x 3.14 sf x 7 Rows = 3,452.6 cf Chamber Storage

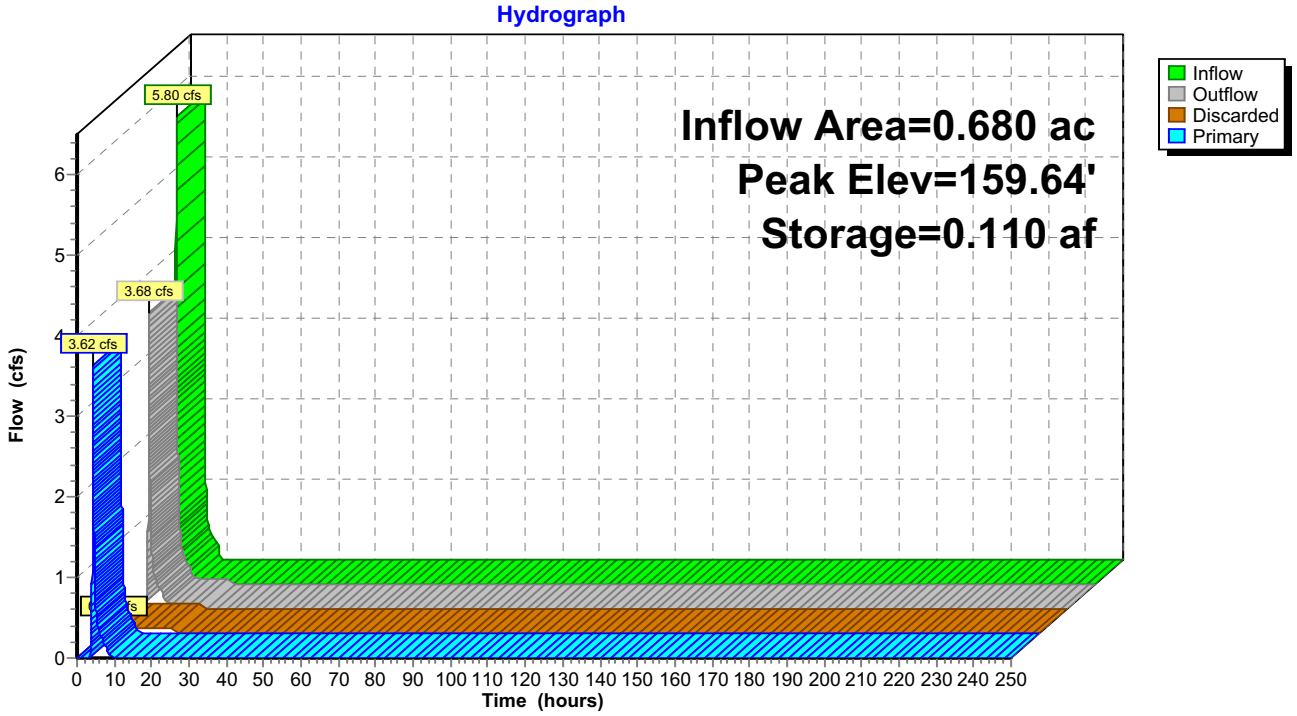
7,678.3 cf Field - 3,452.6 cf Chambers = 4,225.7 cf Stone x 40.0% Voids = 1,690.3 cf Stone Storage

Chamber Storage + Stone Storage = 5,142.9 cf = 0.118 af
Overall Storage Efficiency = 67.0%
Overall System Size = 158.33' x 20.78' x 2.33'

56 Chambers
284.4 cy Field
156.5 cy Stone



Pond 5P: subsurface infiltration 24" test

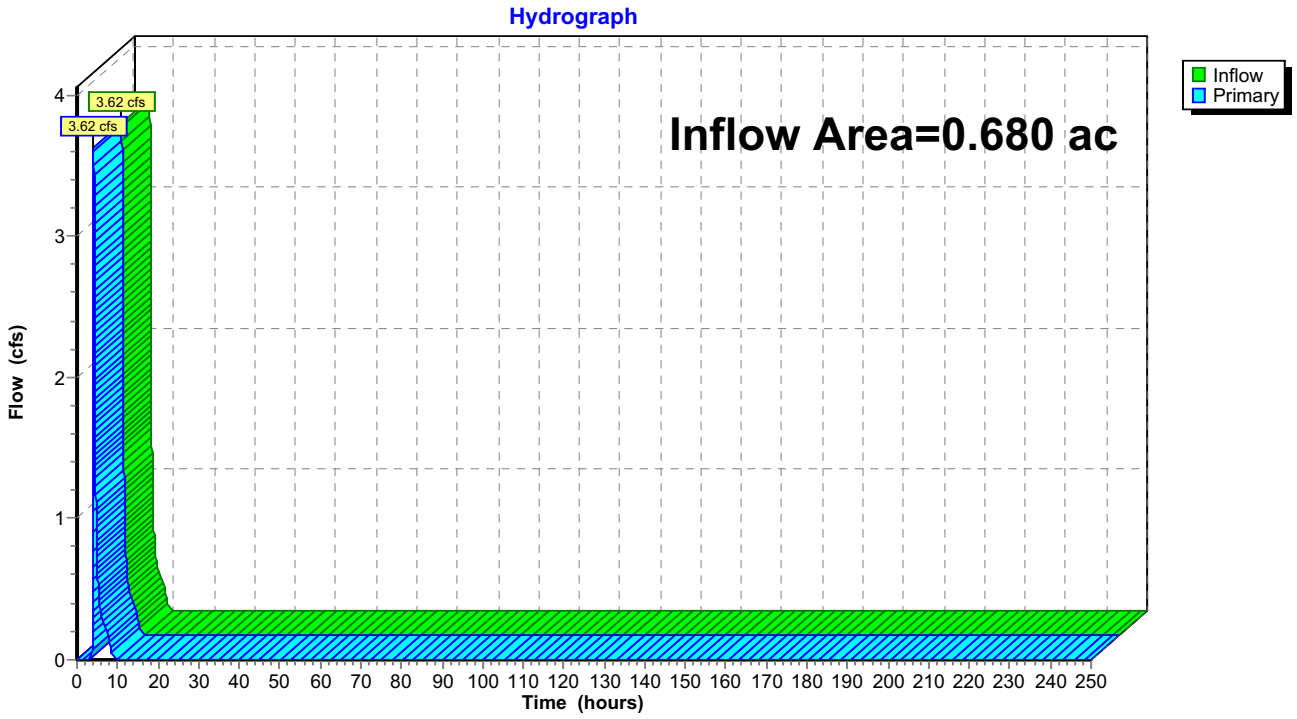


Summary for Link 6L: proposed

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 4.07" for 100-Year 8-hr event
Inflow = 3.62 cfs @ 4.16 hrs, Volume= 0.230 af
Primary = 3.62 cfs @ 4.16 hrs, Volume= 0.230 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs

Link 6L: proposed



Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment4S: proposed site Runoff Area=0.680 ac 77.94% Impervious Runoff Depth=8.00"
Tc=5.0 min CN=85 Runoff=6.28 cfs 0.453 af

Pond 5P: subsurface infiltration 24" test Peak Elev=159.86' Storage=0.117 af Inflow=6.28 cfs 0.453 af
Discarded=0.06 cfs 0.141 af Primary=4.76 cfs 0.312 af Outflow=4.82 cfs 0.453 af

Link 6L: proposed Inflow=4.76 cfs 0.312 af
Primary=4.76 cfs 0.312 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.453 af Average Runoff Depth = 8.00"
22.06% Pervious = 0.150 ac 77.94% Impervious = 0.530 ac

Summary for Subcatchment 4S: proposed site

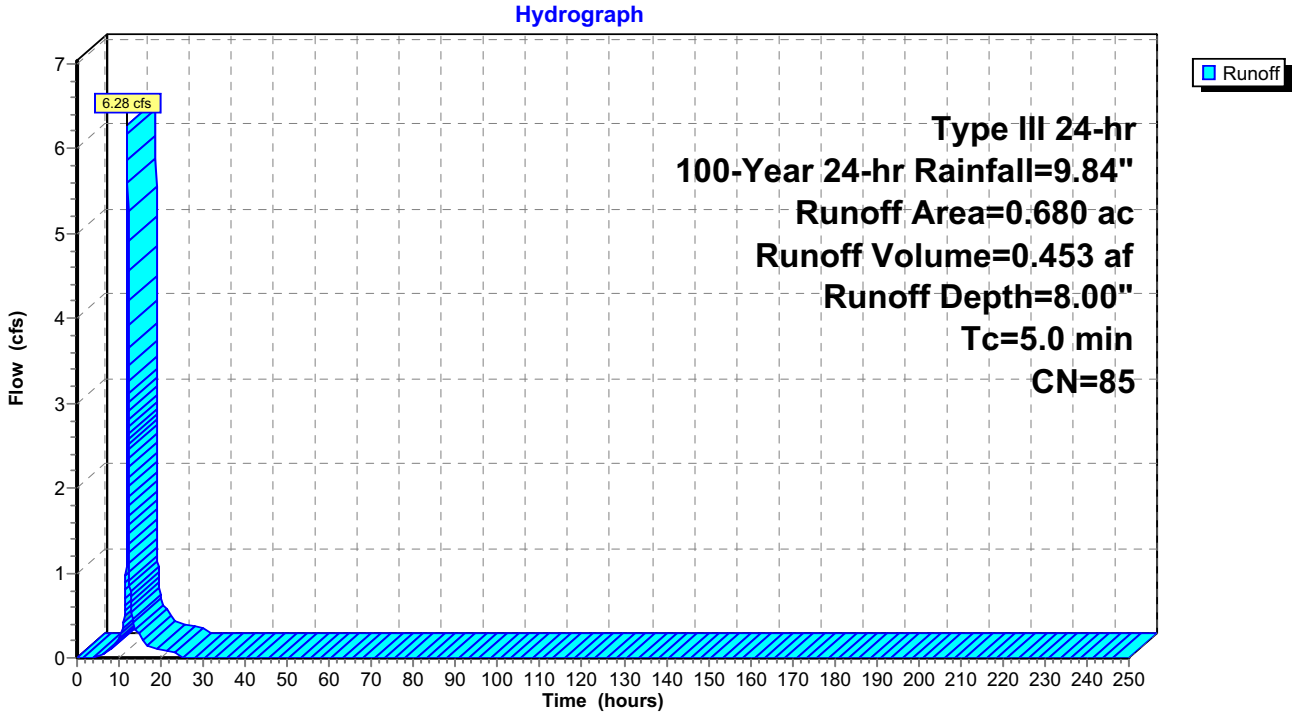
Runoff = 6.28 cfs @ 12.07 hrs, Volume= 0.453 af, Depth= 8.00"
Routed to Pond 5P : subsurface infiltration 24" test

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year 24-hr Rainfall=9.84"

Area (ac)	CN	Description
0.530	98	Paved parking, HSG A
0.150	39	>75% Grass cover, Good, HSG A
0.680	85	Weighted Average
0.150		22.06% Pervious Area
0.530		77.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: proposed site



Summary for Pond 5P: subsurface infiltration 24" test

[58] Hint: Peaked 1.43' above defined flood level

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 8.00" for 100-Year 24-hr event
Inflow = 6.28 cfs @ 12.07 hrs, Volume= 0.453 af
Outflow = 4.82 cfs @ 12.13 hrs, Volume= 0.453 af, Atten= 23%, Lag= 3.7 min
Discarded = 0.06 cfs @ 7.54 hrs, Volume= 0.141 af
Primary = 4.76 cfs @ 12.13 hrs, Volume= 0.312 af
Routed to Link 6L : proposed

Routing by Dyn-Stor-Ind method, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Peak Elev= 159.86' @ 12.13 hrs Surf.Area= 0.076 ac Storage= 0.117 af
Flood Elev= 158.43' Surf.Area= 0.076 ac Storage= 0.045 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 136.6 min (919.4 - 782.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	157.58'	0.039 af	**20.78'W x 158.33'L x 2.33'H Field A** 0.176 af Overall - 0.079 af Embedded = 0.097 af x 40.0% Voids
#2A	157.58'	0.079 af	**CMP Round 24** x 56 Inside #1 Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf Overall Size= 24.0"W x 24.0"H x 20.00'L Row Length Adjustment= -3.00' x 3.14 sf x 7 rows
		0.118 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	157.58'	**0.800 in/hr Exfiltration over Surface area**
#2	Primary	158.43'	**18.0" Round Culvert** L= 40.0' Ke= 0.900 Inlet / Outlet Invert= 158.43' / 158.33' S= 0.0025 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Discarded OutFlow Max=0.06 cfs @ 7.54 hrs HW=157.59' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=4.75 cfs @ 12.13 hrs HW=159.86' TW=0.00' (Dynamic Tailwater)
2=Culvert (Barrel Controls 4.75 cfs @ 3.51 fps)

Pond 5P: subsurface infiltration 24" test - Chamber Wizard Field A

Chamber Model = CMP Round 24 (Round Corrugated Metal Pipe)
Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf
Overall Size= 24.0"W x 24.0"H x 20.00'L
Row Length Adjustment= -3.00' x 3.14 sf x 7 rows

24.0" Wide + 10.9" Spacing = 34.9" C-C Row Spacing

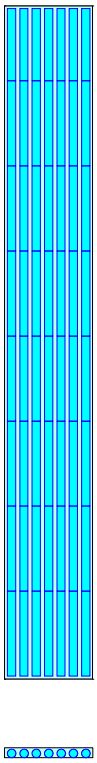
8 Chambers/Row x 20.00' Long -3.00' Row Adjustment = 157.00' Row Length +8.0" End Stone x 2 = 158.33' Base Length
7 Rows x 24.0" Wide + 10.9" Spacing x 6 + 8.0" Side Stone x 2 = 20.78' Base Width
24.0" Chamber Height + 4.0" Stone Cover = 2.33' Field Height

56 Chambers x 62.8 cf -3.00' Row Adjustment x 3.14 sf x 7 Rows = 3,452.6 cf Chamber Storage

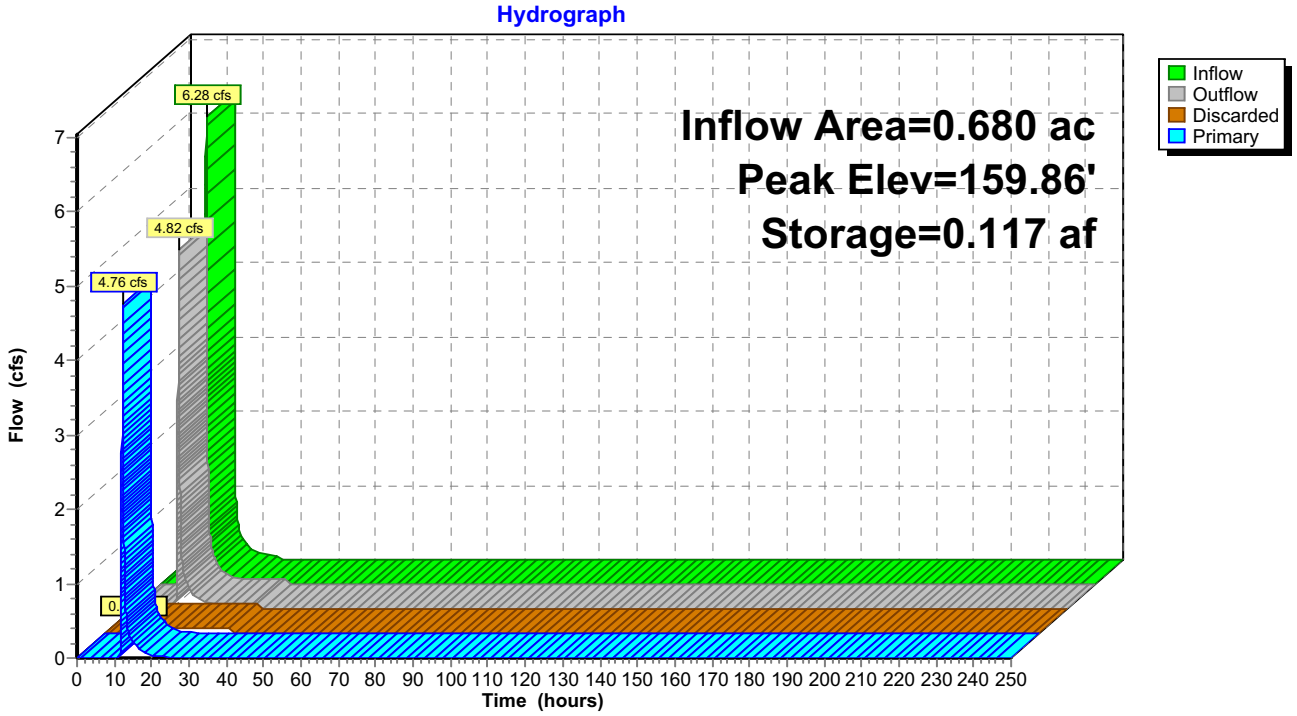
7,678.3 cf Field - 3,452.6 cf Chambers = 4,225.7 cf Stone x 40.0% Voids = 1,690.3 cf Stone Storage

Chamber Storage + Stone Storage = 5,142.9 cf = 0.118 af
Overall Storage Efficiency = 67.0%
Overall System Size = 158.33' x 20.78' x 2.33'

56 Chambers
284.4 cy Field
156.5 cy Stone



Pond 5P: subsurface infiltration 24" test

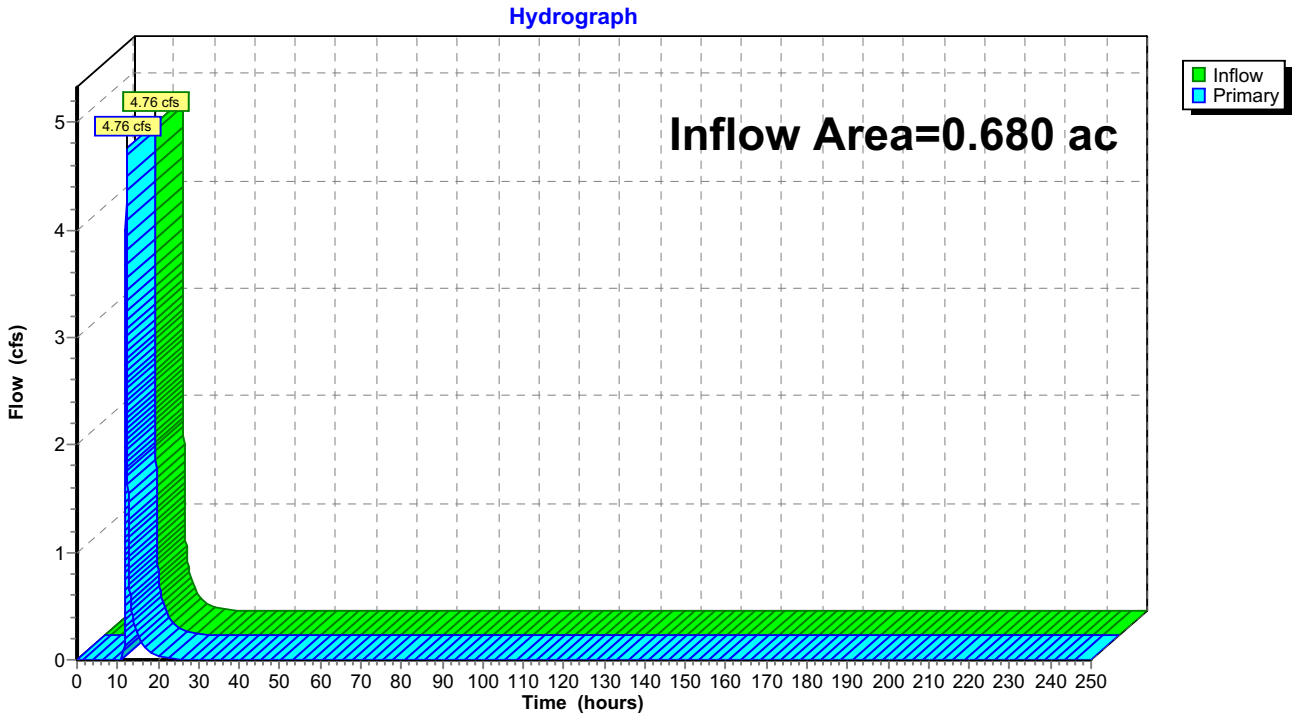


Summary for Link 6L: proposed

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 5.51" for 100-Year 24-hr event
Inflow = 4.76 cfs @ 12.13 hrs, Volume= 0.312 af
Primary = 4.76 cfs @ 12.13 hrs, Volume= 0.312 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs

Link 6L: proposed



Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment4S: proposed site Runoff Area=0.680 ac 77.94% Impervious Runoff Depth=10.51"
Tc=5.0 min CN=85 Runoff=3.06 cfs 0.595 af

Pond 5P: subsurface infiltration 24" test Peak Elev=159.40' Storage=0.100 af Inflow=3.06 cfs 0.595 af
Discarded=0.06 cfs 0.267 af Primary=2.51 cfs 0.328 af Outflow=2.57 cfs 0.595 af

Link 6L: proposed Inflow=2.51 cfs 0.328 af
Primary=2.51 cfs 0.328 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.595 af Average Runoff Depth = 10.51"
22.06% Pervious = 0.150 ac 77.94% Impervious = 0.530 ac

Summary for Subcatchment 4S: proposed site

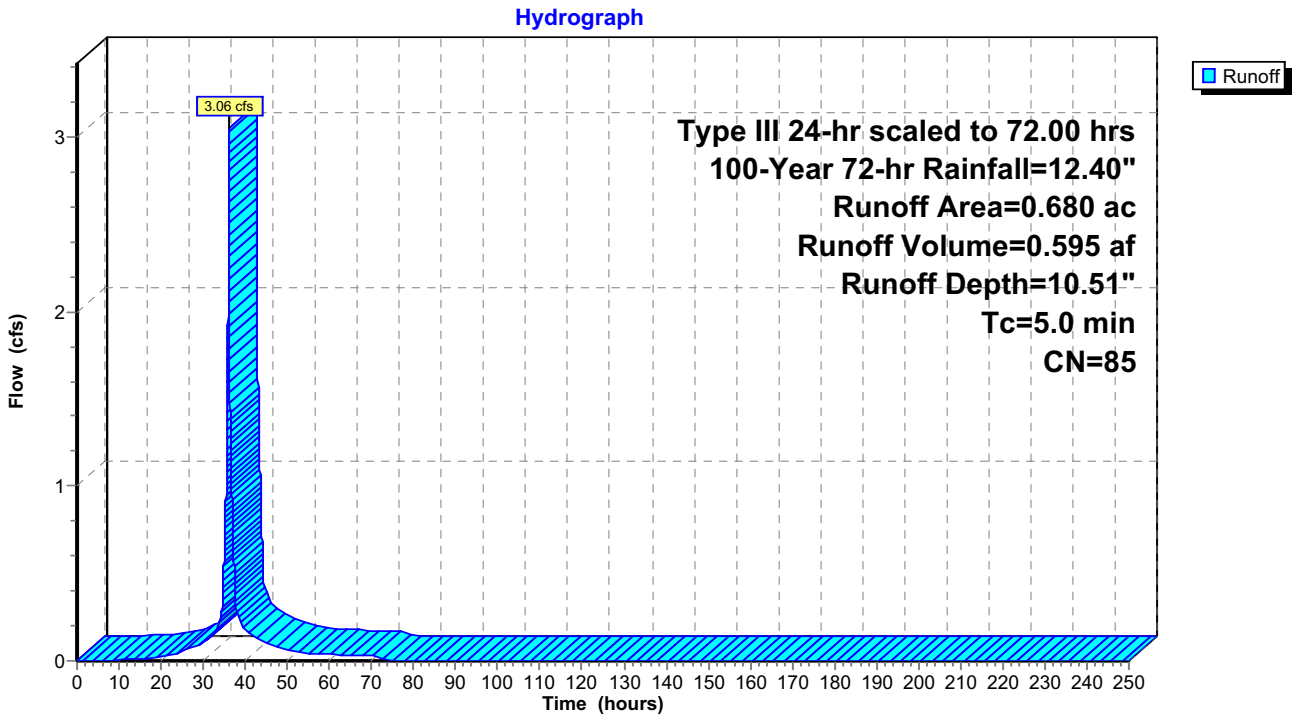
Runoff = 3.06 cfs @ 36.07 hrs, Volume= 0.595 af, Depth=10.51"
Routed to Pond 5P : subsurface infiltration 24" test

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr scaled to 72.00 hrs 100-Year 72-hr Rainfall=12.40"

Area (ac)	CN	Description
0.530	98	Paved parking, HSG A
0.150	39	>75% Grass cover, Good, HSG A
0.680	85	Weighted Average
0.150		22.06% Pervious Area
0.530		77.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: proposed site



Summary for Pond 5P: subsurface infiltration 24" test

[58] Hint: Peaked 0.97' above defined flood level

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 10.51" for 100-Year 72-hr event
Inflow = 3.06 cfs @ 36.07 hrs, Volume= 0.595 af
Outflow = 2.57 cfs @ 36.18 hrs, Volume= 0.595 af, Atten= 16%, Lag= 6.5 min
Discarded = 0.06 cfs @ 26.43 hrs, Volume= 0.267 af
Primary = 2.51 cfs @ 36.18 hrs, Volume= 0.328 af
Routed to Link 6L : proposed

Routing by Dyn-Stor-Ind method, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Peak Elev= 159.40' @ 36.18 hrs Surf.Area= 0.076 ac Storage= 0.100 af
Flood Elev= 158.43' Surf.Area= 0.076 ac Storage= 0.045 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 172.3 min (2,490.1 - 2,317.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	157.58'	0.039 af	**20.78'W x 158.33'L x 2.33'H Field A** 0.176 af Overall - 0.079 af Embedded = 0.097 af x 40.0% Voids
#2A	157.58'	0.079 af	**CMP Round 24** x 56 Inside #1 Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf Overall Size= 24.0"W x 24.0"H x 20.00'L Row Length Adjustment= -3.00' x 3.14 sf x 7 rows
		0.118 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	157.58'	**0.800 in/hr Exfiltration over Surface area**
#2	Primary	158.43'	**18.0" Round Culvert** L= 40.0' Ke= 0.900 Inlet / Outlet Invert= 158.43' / 158.33' S= 0.0025 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Discarded OutFlow Max=0.06 cfs @ 26.43 hrs HW=157.59' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=2.51 cfs @ 36.18 hrs HW=159.40' TW=0.00' (Dynamic Tailwater)
2=Culvert (Barrel Controls 2.51 cfs @ 2.95 fps)

Pond 5P: subsurface infiltration 24" test - Chamber Wizard Field A

Chamber Model = CMP Round 24 (Round Corrugated Metal Pipe)
Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf
Overall Size= 24.0"W x 24.0"H x 20.00'L
Row Length Adjustment= -3.00' x 3.14 sf x 7 rows

24.0" Wide + 10.9" Spacing = 34.9" C-C Row Spacing

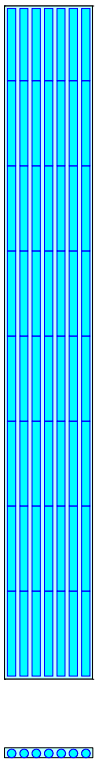
8 Chambers/Row x 20.00' Long -3.00' Row Adjustment = 157.00' Row Length +8.0" End Stone x 2 = 158.33' Base Length
7 Rows x 24.0" Wide + 10.9" Spacing x 6 + 8.0" Side Stone x 2 = 20.78' Base Width
24.0" Chamber Height + 4.0" Stone Cover = 2.33' Field Height

56 Chambers x 62.8 cf -3.00' Row Adjustment x 3.14 sf x 7 Rows = 3,452.6 cf Chamber Storage

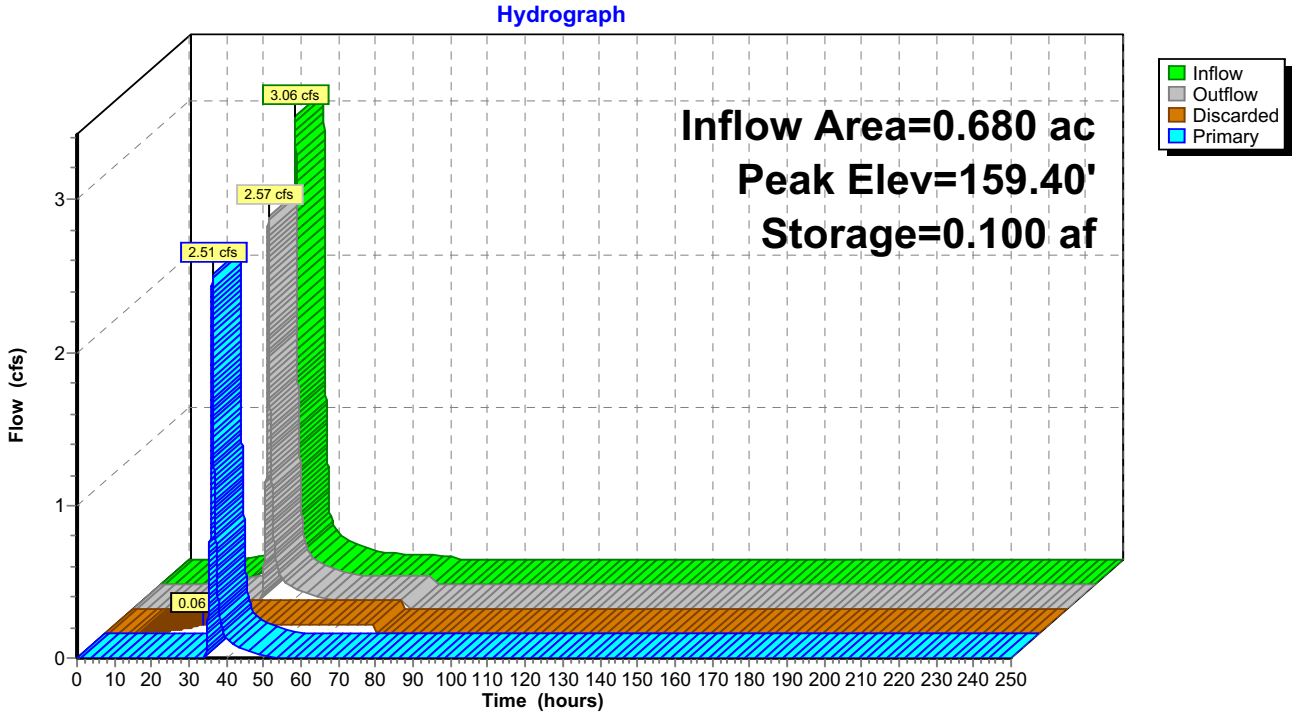
7,678.3 cf Field - 3,452.6 cf Chambers = 4,225.7 cf Stone x 40.0% Voids = 1,690.3 cf Stone Storage

Chamber Storage + Stone Storage = 5,142.9 cf = 0.118 af
Overall Storage Efficiency = 67.0%
Overall System Size = 158.33' x 20.78' x 2.33'

56 Chambers
284.4 cy Field
156.5 cy Stone



Pond 5P: subsurface infiltration 24" test

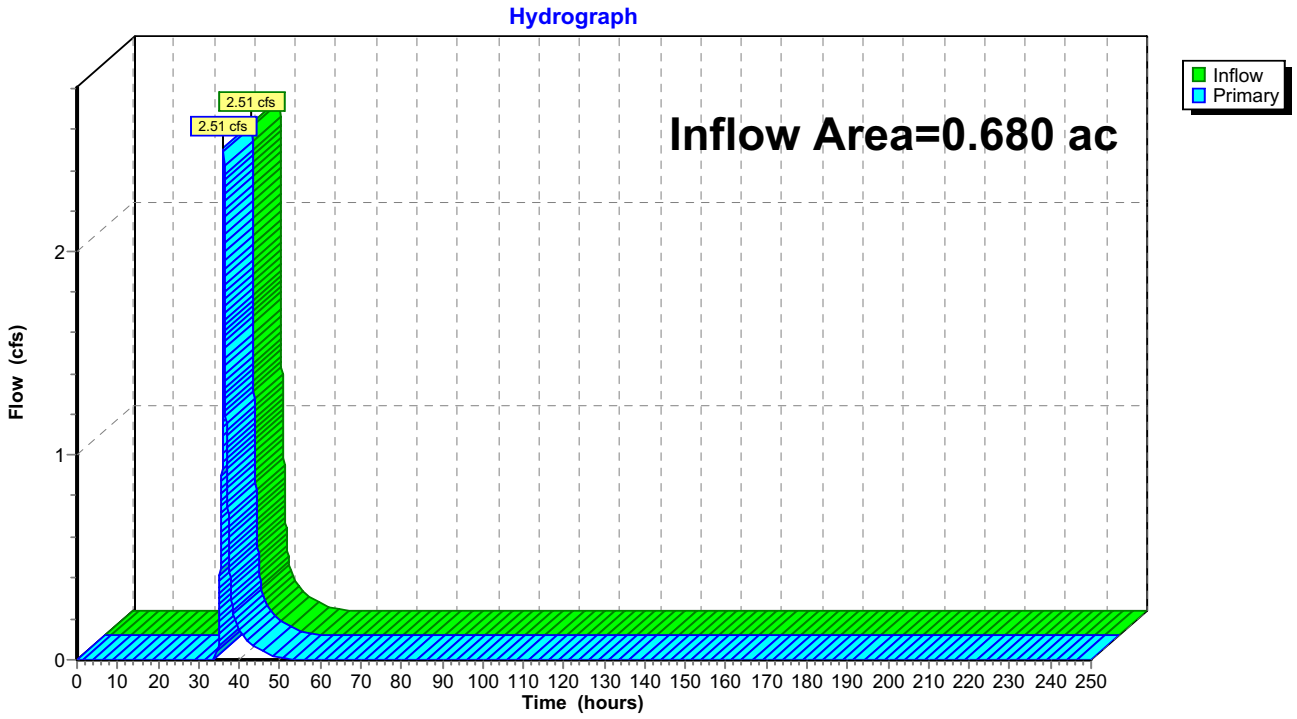


Summary for Link 6L: proposed

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 5.79" for 100-Year 72-hr event
Inflow = 2.51 cfs @ 36.18 hrs, Volume= 0.328 af
Primary = 2.51 cfs @ 36.18 hrs, Volume= 0.328 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs

Link 6L: proposed



Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment4S: proposed site Runoff Area=0.680 ac 77.94% Impervious Runoff Depth=12.08"
Tc=5.0 min CN=85 Runoff=1.55 cfs 0.685 af

Pond 5P: subsurface infiltration 24" test Peak Elev=159.11' Storage=0.085 af Inflow=1.55 cfs 0.685 af
Discarded=0.06 cfs 0.408 af Primary=1.32 cfs 0.277 af Outflow=1.38 cfs 0.685 af

Link 6L: proposed Inflow=1.32 cfs 0.277 af
Primary=1.32 cfs 0.277 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.685 af Average Runoff Depth = 12.08"
22.06% Pervious = 0.150 ac 77.94% Impervious = 0.530 ac

Summary for Subcatchment 4S: proposed site

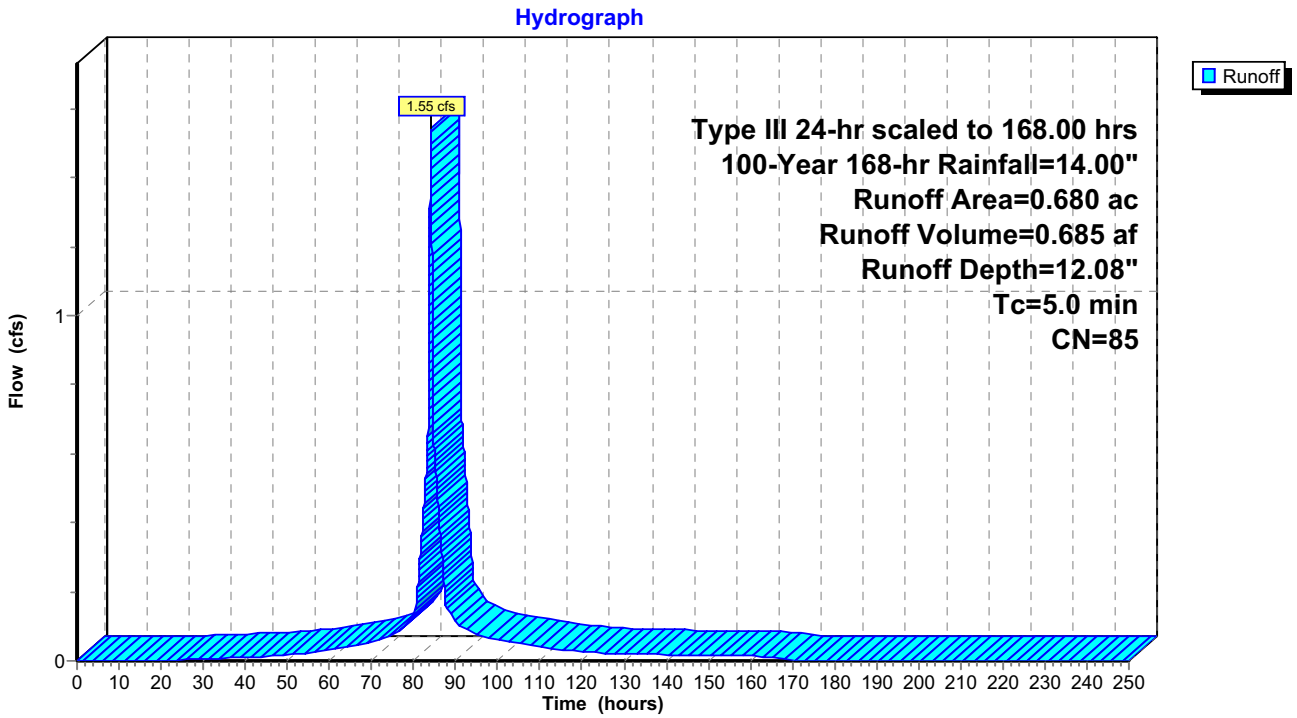
Runoff = 1.55 cfs @ 84.07 hrs, Volume= 0.685 af, Depth=12.08"
Routed to Pond 5P : subsurface infiltration 24" test

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr scaled to 168.00 hrs 100-Year 168-hr Rainfall=14.00"

Area (ac)	CN	Description
0.530	98	Paved parking, HSG A
0.150	39	>75% Grass cover, Good, HSG A
0.680	85	Weighted Average
0.150		22.06% Pervious Area
0.530		77.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: proposed site



Summary for Pond 5P: subsurface infiltration 24" test

[58] Hint: Peaked 0.68' above defined flood level
[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=2149)

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 12.08" for 100-Year 168-hr event
Inflow = 1.55 cfs @ 84.07 hrs, Volume= 0.685 af
Outflow = 1.38 cfs @ 84.23 hrs, Volume= 0.685 af, Atten= 11%, Lag= 9.4 min
Discarded = 0.06 cfs @ 72.48 hrs, Volume= 0.408 af
Primary = 1.32 cfs @ 84.23 hrs, Volume= 0.277 af
Routed to Link 6L : proposed

Routing by Dyn-Stor-Ind method, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Peak Elev= 159.11' @ 84.23 hrs Surf.Area= 0.076 ac Storage= 0.085 af
Flood Elev= 158.43' Surf.Area= 0.076 ac Storage= 0.045 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 164.9 min (5,542.5 - 5,377.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	157.58'	0.039 af	**20.78'W x 158.33'L x 2.33'H Field A** 0.176 af Overall - 0.079 af Embedded = 0.097 af x 40.0% Voids
#2A	157.58'	0.079 af	**CMP Round 24** x 56 Inside #1 Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf Overall Size= 24.0"W x 24.0"H x 20.00'L Row Length Adjustment= -3.00' x 3.14 sf x 7 rows
		0.118 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	157.58'	**0.800 in/hr Exfiltration over Surface area**
#2	Primary	158.43'	**18.0" Round Culvert** L= 40.0' Ke= 0.900 Inlet / Outlet Invert= 158.43' / 158.33' S= 0.0025 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Discarded OutFlow Max=0.06 cfs @ 72.48 hrs HW=157.59' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=1.32 cfs @ 84.23 hrs HW=159.11' TW=0.00' (Dynamic Tailwater)
↑—**2=Culvert** (Barrel Controls 1.32 cfs @ 2.49 fps)

Pond 5P: subsurface infiltration 24" test - Chamber Wizard Field A

Chamber Model = CMP Round 24 (Round Corrugated Metal Pipe)
Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf
Overall Size= 24.0"W x 24.0"H x 20.00'L
Row Length Adjustment= -3.00' x 3.14 sf x 7 rows

24.0" Wide + 10.9" Spacing = 34.9" C-C Row Spacing

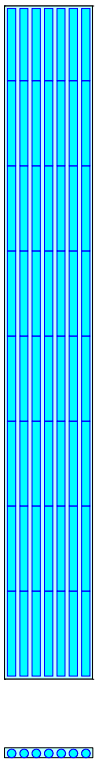
8 Chambers/Row x 20.00' Long -3.00' Row Adjustment = 157.00' Row Length +8.0" End Stone x 2 = 158.33' Base Length
7 Rows x 24.0" Wide + 10.9" Spacing x 6 + 8.0" Side Stone x 2 = 20.78' Base Width
24.0" Chamber Height + 4.0" Stone Cover = 2.33' Field Height

56 Chambers x 62.8 cf -3.00' Row Adjustment x 3.14 sf x 7 Rows = 3,452.6 cf Chamber Storage

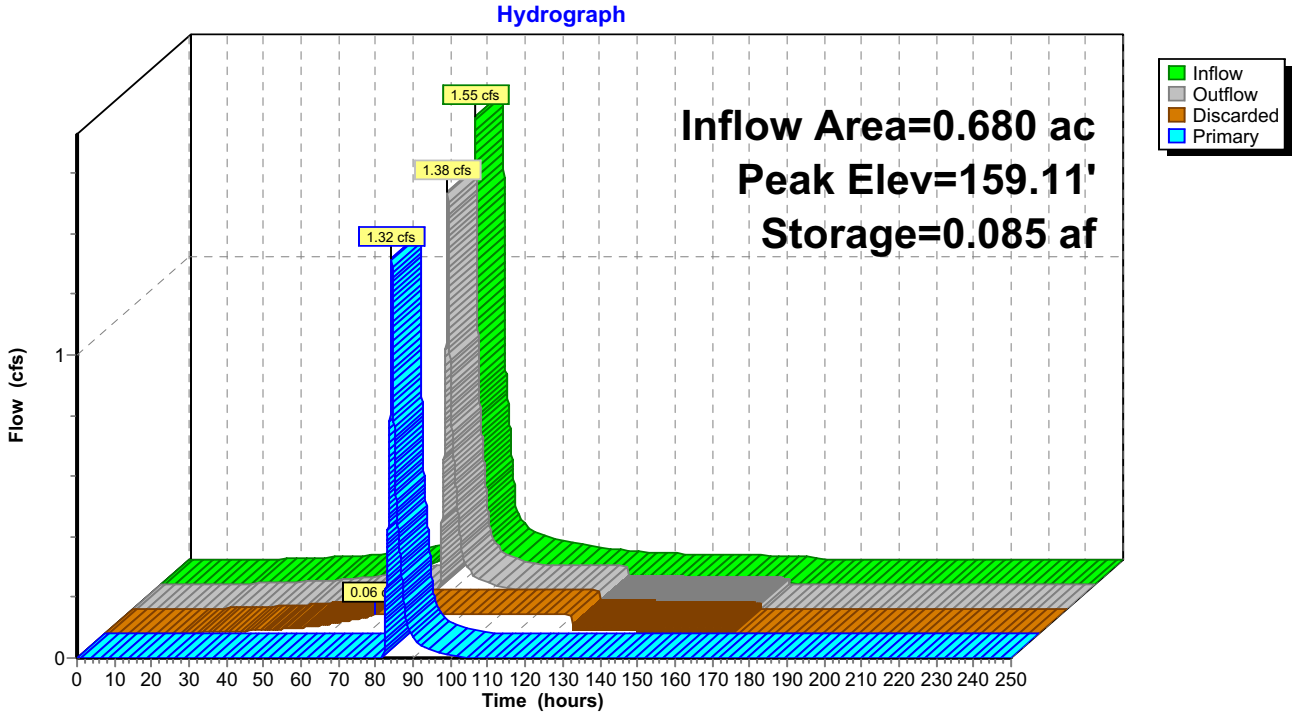
7,678.3 cf Field - 3,452.6 cf Chambers = 4,225.7 cf Stone x 40.0% Voids = 1,690.3 cf Stone Storage

Chamber Storage + Stone Storage = 5,142.9 cf = 0.118 af
Overall Storage Efficiency = 67.0%
Overall System Size = 158.33' x 20.78' x 2.33'

56 Chambers
284.4 cy Field
156.5 cy Stone



Pond 5P: subsurface infiltration 24" test

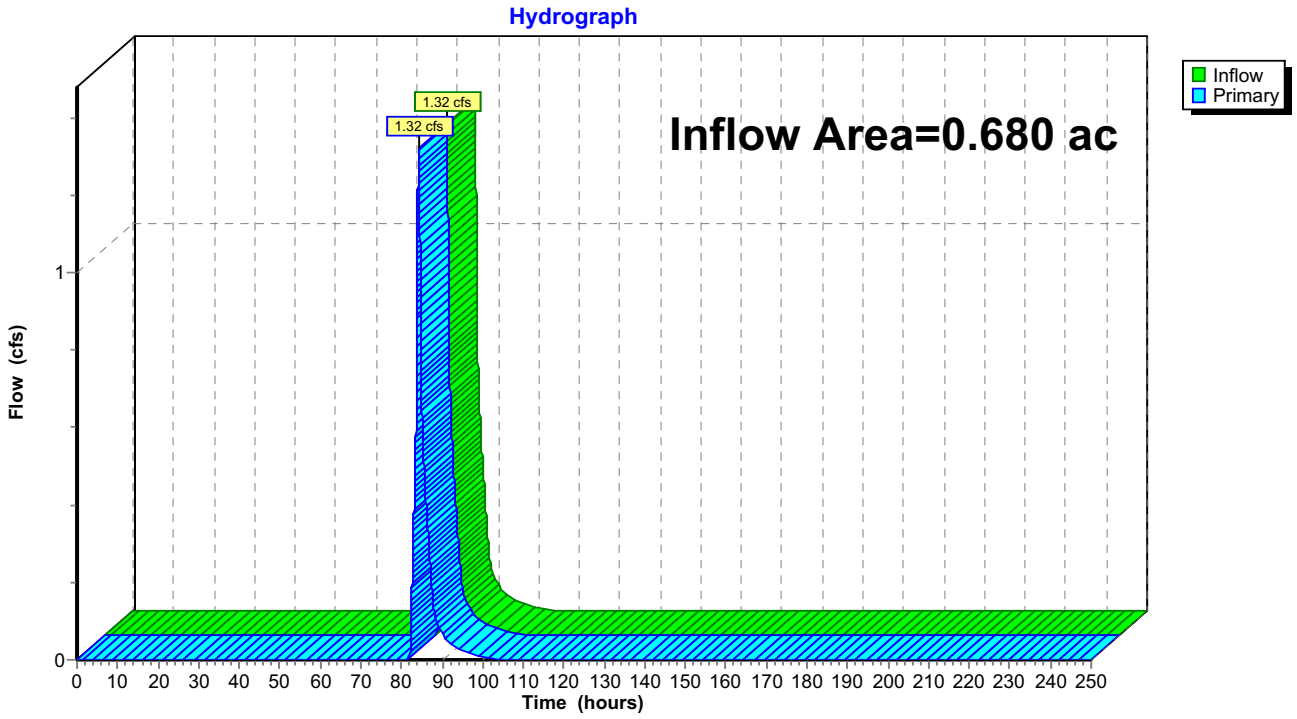


Summary for Link 6L: proposed

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 4.88" for 100-Year 168-hr event
Inflow = 1.32 cfs @ 84.23 hrs, Volume= 0.277 af
Primary = 1.32 cfs @ 84.23 hrs, Volume= 0.277 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs

Link 6L: proposed



Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment4S: proposed site Runoff Area=0.680 ac 77.94% Impervious Runoff Depth=14.16"
Tc=5.0 min CN=85 Runoff=1.27 cfs 0.802 af

Pond 5P: subsurface infiltration 24" test Peak Elev=159.05' Storage=0.082 af Inflow=1.27 cfs 0.802 af
Discarded=0.06 cfs 0.506 af Primary=1.10 cfs 0.296 af Outflow=1.16 cfs 0.802 af

Link 6L: proposed Inflow=1.10 cfs 0.296 af
Primary=1.10 cfs 0.296 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.802 af Average Runoff Depth = 14.16"
22.06% Pervious = 0.150 ac 77.94% Impervious = 0.530 ac

Summary for Subcatchment 4S: proposed site

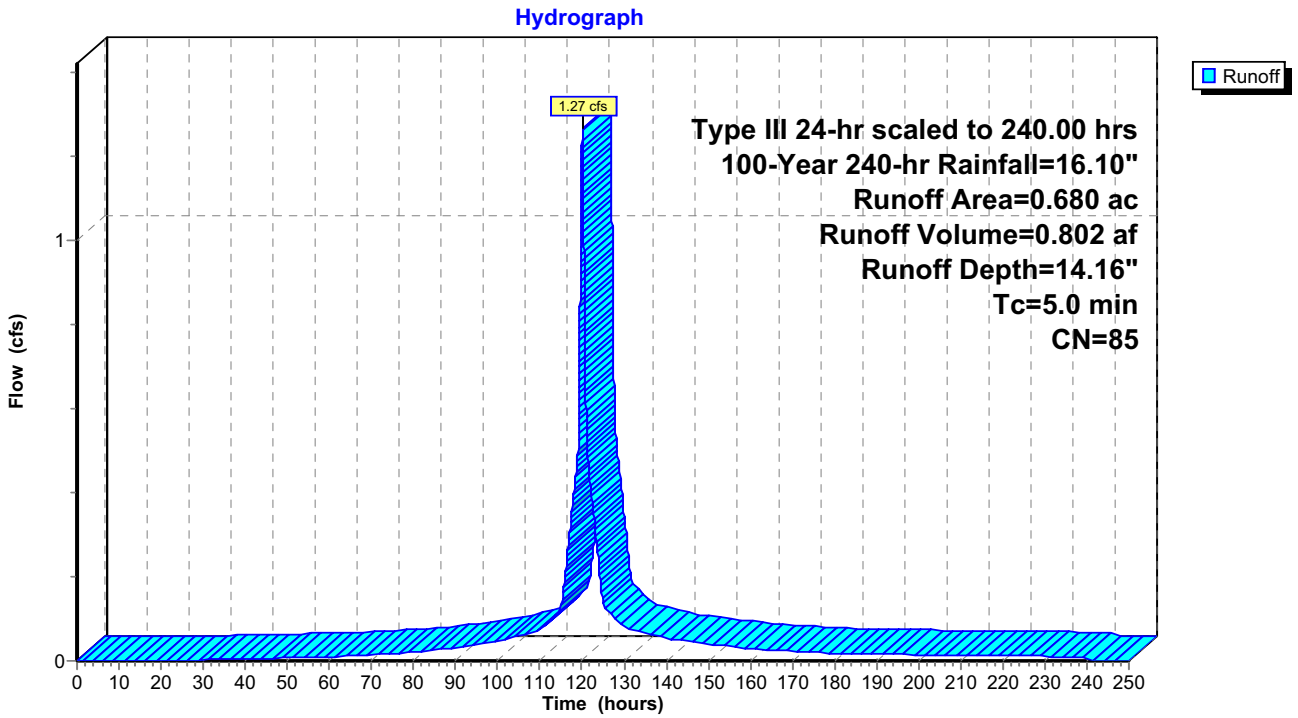
Runoff = 1.27 cfs @ 120.07 hrs, Volume= 0.802 af, Depth=14.16"
Routed to Pond 5P : subsurface infiltration 24" test

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr scaled to 240.00 hrs 100-Year 240-hr Rainfall=16.10"

Area (ac)	CN	Description
0.530	98	Paved parking, HSG A
0.150	39	>75% Grass cover, Good, HSG A
0.680	85	Weighted Average
0.150		22.06% Pervious Area
0.530		77.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: proposed site



Summary for Pond 5P: subsurface infiltration 24" test

[58] Hint: Peaked 0.62' above defined flood level
[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=3768)

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 14.16" for 100-Year 240-hr event
Inflow = 1.27 cfs @ 120.07 hrs, Volume= 0.802 af
Outflow = 1.16 cfs @ 120.24 hrs, Volume= 0.802 af, Atten= 8%, Lag= 10.1 min
Discarded = 0.06 cfs @ 107.21 hrs, Volume= 0.506 af
Primary = 1.10 cfs @ 120.24 hrs, Volume= 0.296 af
Routed to Link 6L : proposed

Routing by Dyn-Stor-Ind method, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Peak Elev= 159.05' @ 120.24 hrs Surf.Area= 0.076 ac Storage= 0.082 af
Flood Elev= 158.43' Surf.Area= 0.076 ac Storage= 0.045 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 153.8 min (7,795.9 - 7,642.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	157.58'	0.039 af	**20.78'W x 158.33'L x 2.33'H Field A** 0.176 af Overall - 0.079 af Embedded = 0.097 af x 40.0% Voids
#2A	157.58'	0.079 af	**CMP Round 24** x 56 Inside #1 Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf Overall Size= 24.0"W x 24.0"H x 20.00'L Row Length Adjustment= -3.00' x 3.14 sf x 7 rows
		0.118 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	157.58'	**0.800 in/hr Exfiltration over Surface area**
#2	Primary	158.43'	**18.0" Round Culvert** L= 40.0' Ke= 0.900 Inlet / Outlet Invert= 158.43' / 158.33' S= 0.0025 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Discarded OutFlow Max=0.06 cfs @ 107.21 hrs HW=157.59' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=1.10 cfs @ 120.24 hrs HW=159.05' TW=0.00' (Dynamic Tailwater)
↑—**2=Culvert** (Barrel Controls 1.10 cfs @ 2.38 fps)

Pond 5P: subsurface infiltration 24" test - Chamber Wizard Field A

Chamber Model = CMP Round 24 (Round Corrugated Metal Pipe)
Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf
Overall Size= 24.0"W x 24.0"H x 20.00'L
Row Length Adjustment= -3.00' x 3.14 sf x 7 rows

24.0" Wide + 10.9" Spacing = 34.9" C-C Row Spacing

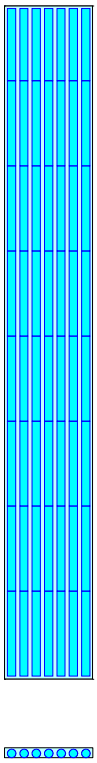
8 Chambers/Row x 20.00' Long -3.00' Row Adjustment = 157.00' Row Length +8.0" End Stone x 2 = 158.33' Base Length
7 Rows x 24.0" Wide + 10.9" Spacing x 6 + 8.0" Side Stone x 2 = 20.78' Base Width
24.0" Chamber Height + 4.0" Stone Cover = 2.33' Field Height

56 Chambers x 62.8 cf -3.00' Row Adjustment x 3.14 sf x 7 Rows = 3,452.6 cf Chamber Storage

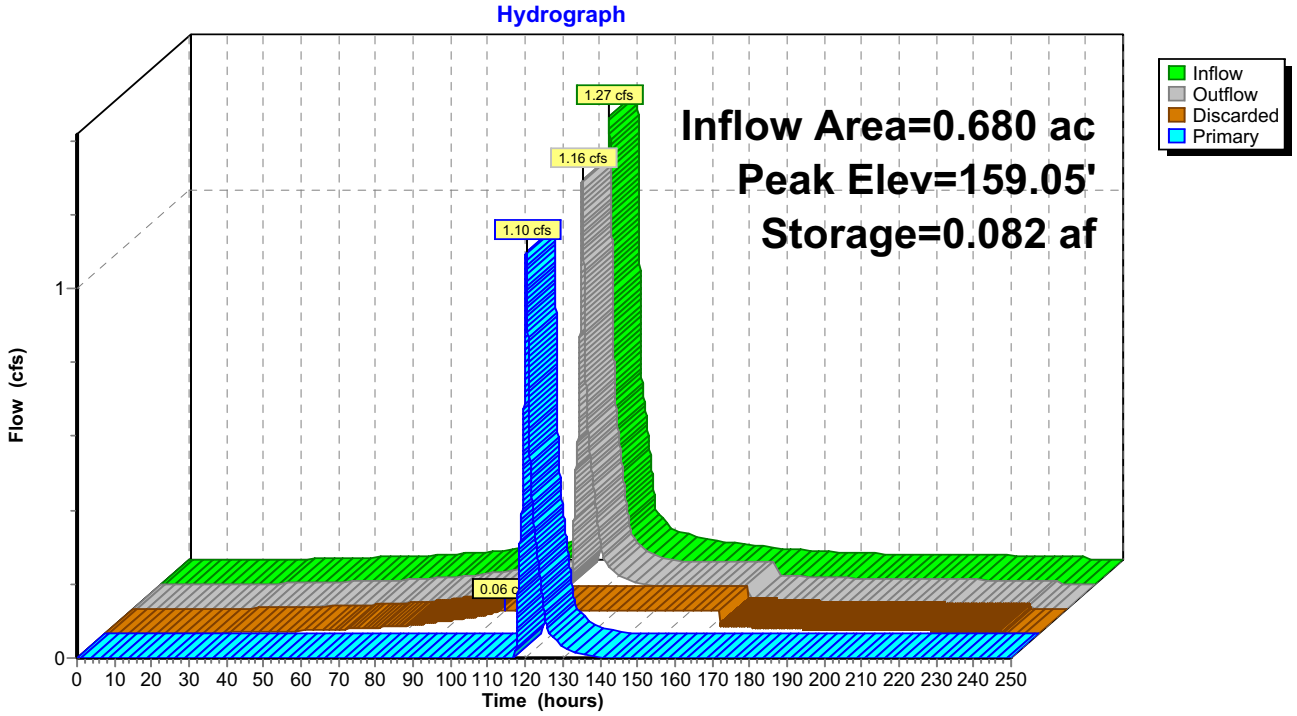
7,678.3 cf Field - 3,452.6 cf Chambers = 4,225.7 cf Stone x 40.0% Voids = 1,690.3 cf Stone Storage

Chamber Storage + Stone Storage = 5,142.9 cf = 0.118 af
Overall Storage Efficiency = 67.0%
Overall System Size = 158.33' x 20.78' x 2.33'

56 Chambers
284.4 cy Field
156.5 cy Stone



Pond 5P: subsurface infiltration 24" test

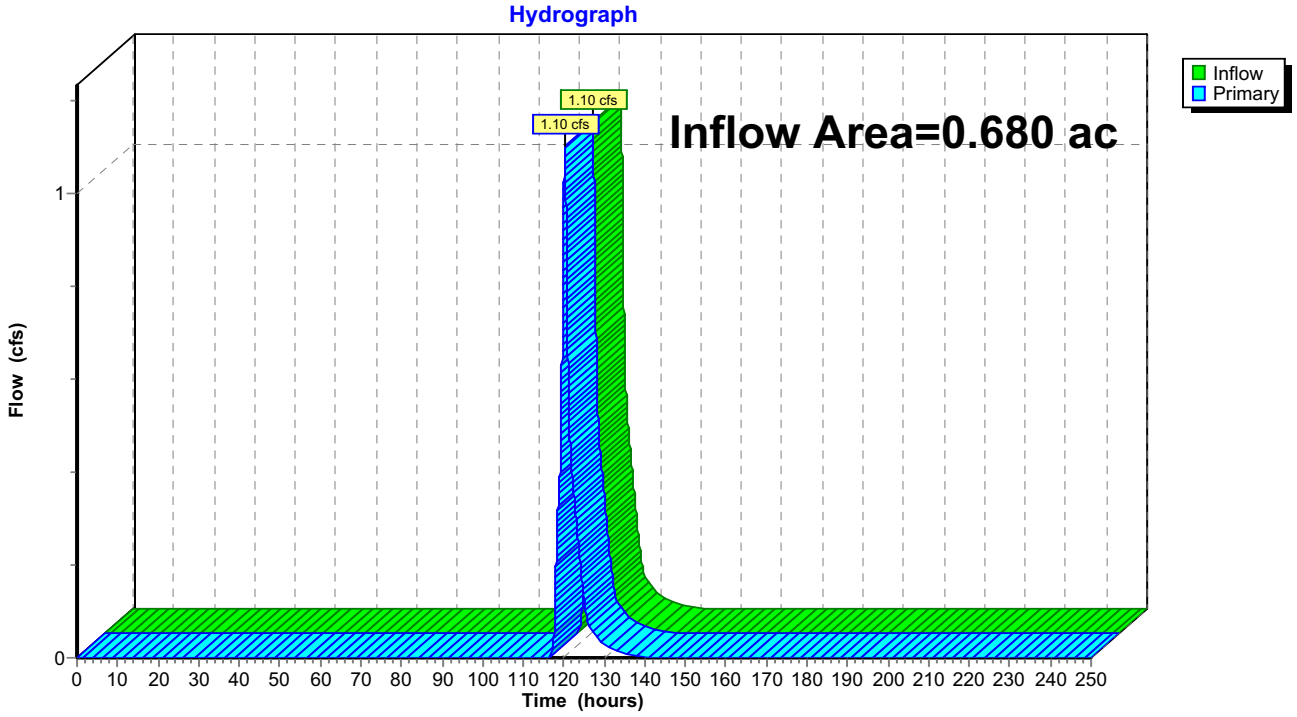


Summary for Link 6L: proposed

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 5.23" for 100-Year 240-hr event
Inflow = 1.10 cfs @ 120.24 hrs, Volume= 0.296 af
Primary = 1.10 cfs @ 120.24 hrs, Volume= 0.296 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs

Link 6L: proposed



Time span=0.00-250.00 hrs, dt=0.01 hrs, 25001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment4S: proposed site Runoff Area=0.680 ac 77.94% Impervious Runoff Depth=0.80"
Tc=5.0 min CN=85 Runoff=0.64 cfs 0.045 af

Pond 5P: subsurface infiltration 24" test Peak Elev=157.94' Storage=0.016 af Inflow=0.64 cfs 0.045 af
Discarded=0.06 cfs 0.045 af Primary=0.00 cfs 0.000 af Outflow=0.06 cfs 0.045 af

Link 6L: proposed Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Total Runoff Area = 0.680 ac Runoff Volume = 0.045 af Average Runoff Depth = 0.80"
22.06% Pervious = 0.150 ac 77.94% Impervious = 0.530 ac

Summary for Subcatchment 4S: proposed site

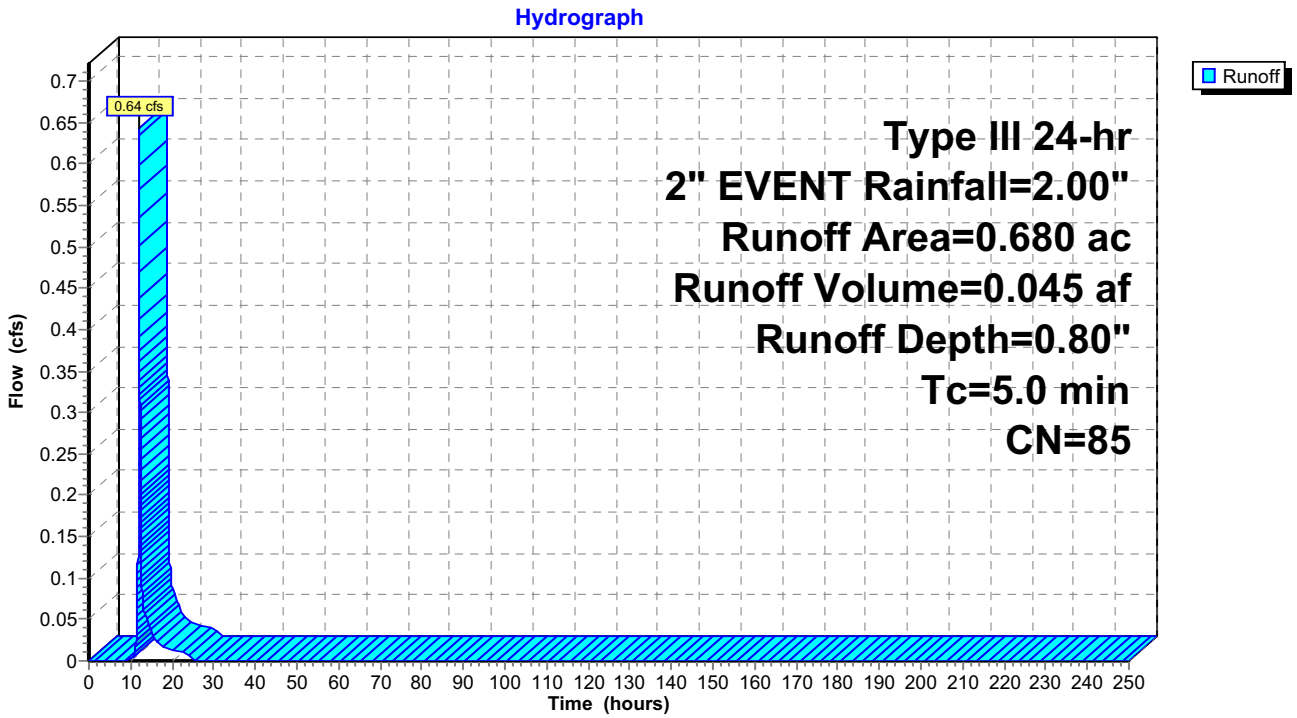
Runoff = 0.64 cfs @ 12.08 hrs, Volume= 0.045 af, Depth= 0.80"
Routed to Pond 5P : subsurface infiltration 24" test

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Type III 24-hr 2" EVENT Rainfall=2.00"

Area (ac)	CN	Description
0.530	98	Paved parking, HSG A
0.150	39	>75% Grass cover, Good, HSG A
0.680	85	Weighted Average
0.150		22.06% Pervious Area
0.530		77.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: proposed site



Summary for Pond 5P: subsurface infiltration 24" test

[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=240)

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 0.80" for 2" EVENT event
Inflow = 0.64 cfs @ 12.08 hrs, Volume= 0.045 af
Outflow = 0.06 cfs @ 11.76 hrs, Volume= 0.045 af, Atten= 91%, Lag= 0.0 min
Discarded = 0.06 cfs @ 11.76 hrs, Volume= 0.045 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 6L : proposed

Routing by Dyn-Stor-Ind method, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs
Peak Elev= 157.94' @ 13.22 hrs Surf.Area= 0.076 ac Storage= 0.016 af
Flood Elev= 158.43' Surf.Area= 0.076 ac Storage= 0.045 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 105.1 min (953.4 - 848.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	157.58'	0.039 af	**20.78'W x 158.33'L x 2.33'H Field A** 0.176 af Overall - 0.079 af Embedded = 0.097 af x 40.0% Voids
#2A	157.58'	0.079 af	**CMP Round 24** x 56 Inside #1 Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf Overall Size= 24.0"W x 24.0"H x 20.00'L Row Length Adjustment= -3.00' x 3.14 sf x 7 rows
		0.118 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	157.58'	**0.800 in/hr Exfiltration over Surface area**
#2	Primary	158.43'	**18.0" Round Culvert** L= 40.0' Ke= 0.900 Inlet / Outlet Invert= 158.43' / 158.33' S= 0.0025 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Discarded OutFlow Max=0.06 cfs @ 11.76 hrs HW=157.59' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=157.58' TW=0.00' (Dynamic Tailwater)
2=Culvert (Controls 0.00 cfs)

Pond 5P: subsurface infiltration 24" test - Chamber Wizard Field A

Chamber Model = CMP Round 24 (Round Corrugated Metal Pipe)
Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf
Overall Size= 24.0"W x 24.0"H x 20.00'L
Row Length Adjustment= -3.00' x 3.14 sf x 7 rows

24.0" Wide + 10.9" Spacing = 34.9" C-C Row Spacing

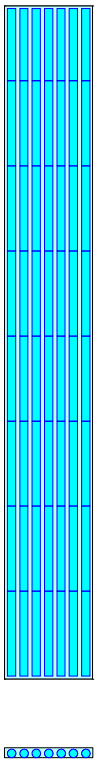
8 Chambers/Row x 20.00' Long -3.00' Row Adjustment = 157.00' Row Length +8.0" End Stone x 2 = 158.33' Base Length
7 Rows x 24.0" Wide + 10.9" Spacing x 6 + 8.0" Side Stone x 2 = 20.78' Base Width
24.0" Chamber Height + 4.0" Stone Cover = 2.33' Field Height

56 Chambers x 62.8 cf -3.00' Row Adjustment x 3.14 sf x 7 Rows = 3,452.6 cf Chamber Storage

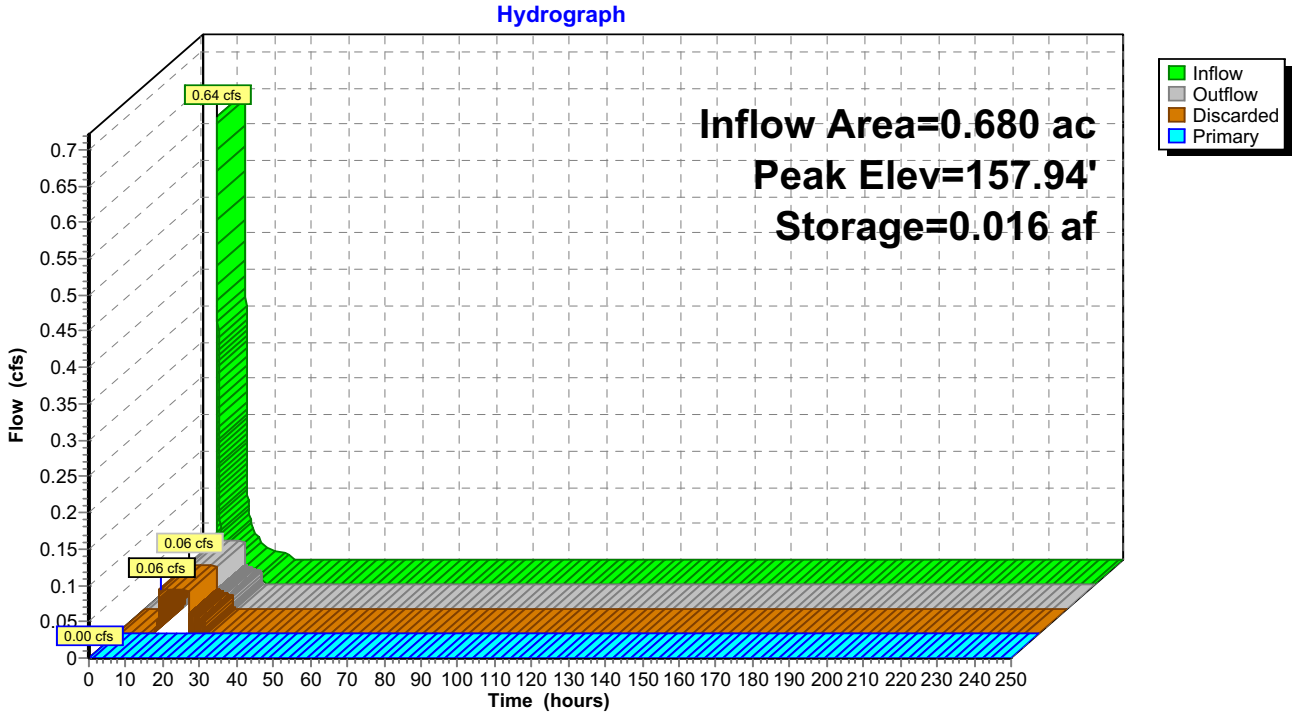
7,678.3 cf Field - 3,452.6 cf Chambers = 4,225.7 cf Stone x 40.0% Voids = 1,690.3 cf Stone Storage

Chamber Storage + Stone Storage = 5,142.9 cf = 0.118 af
Overall Storage Efficiency = 67.0%
Overall System Size = 158.33' x 20.78' x 2.33'

56 Chambers
284.4 cy Field
156.5 cy Stone



Pond 5P: subsurface infiltration 24" test

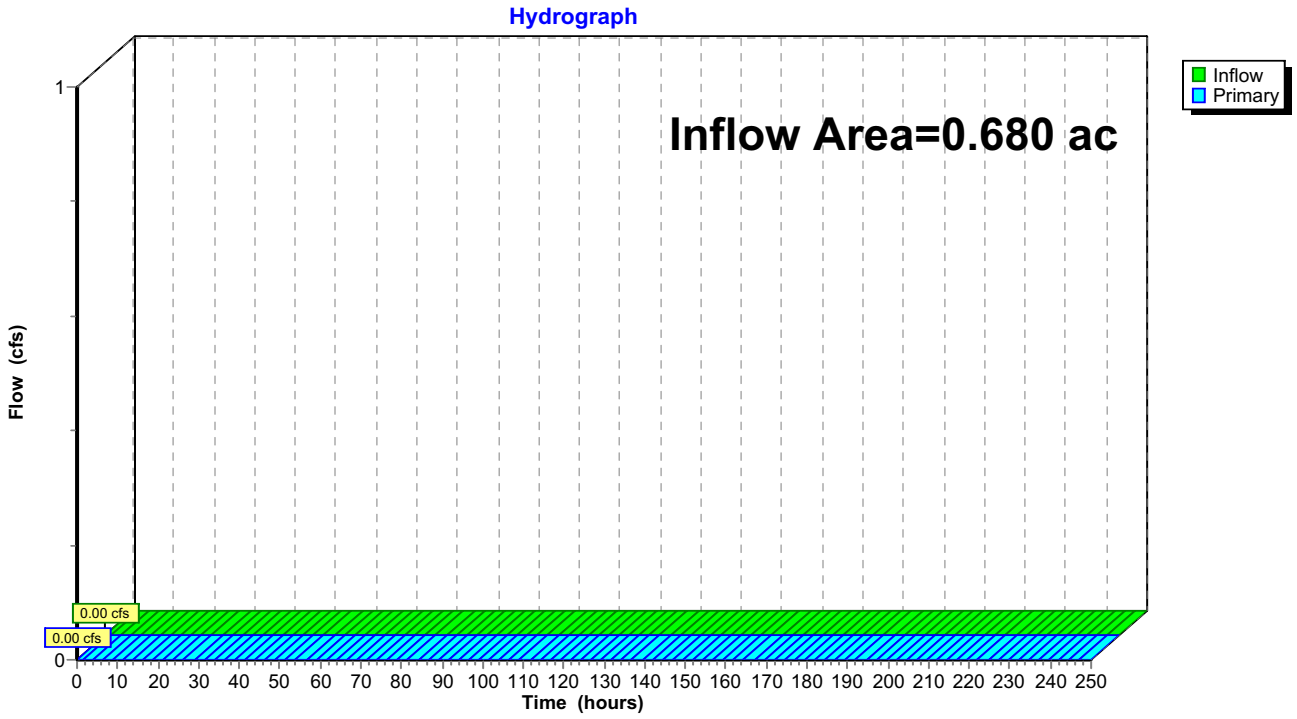


Summary for Link 6L: proposed

Inflow Area = 0.680 ac, 77.94% Impervious, Inflow Depth = 0.00" for 2" EVENT event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-250.00 hrs, dt= 0.01 hrs

Link 6L: proposed



October 16, 2025

Mr. Robert Angelo
Planner II
City of Lake City
173 NW Hillsboro St.
Lake City, FL, 32055

Subject: Concurrency Impact Analysis
Lake City, FL
Project OUT-2532

Mr. Angelo,

The subject application is for the new construction of a +/- 1661 square foot drive-through-only restaurant facility. The existing use for the lot is a retail commercial building, housing multiple tenants, and a parking lot, which will be demolished for the proposed Cook Out. The 0.69-acre property is part of Lot 3 of Lake Harris and is located at 2806 W. US. Highway 90, Lake City, FL.

Criteria for analysis (Concurrency impact analysis performed for a new 1661 square foot drive-through restaurant facility):

- Trip generation was calculated per the ITE Trip Generation, 12th Edition, ITE Code 935.
- Potable water analysis for Food Operations Restaurant per 100 square feet of floor space per 64E-6.008 Florida Administrative Code, Table 1.
- Sanitary sewer analysis for Food Operations Restaurant per 100 square feet of floor space per 64E-6.008 Florida Administrative Code, Table 1.
- Solid waste analysis based on a standard of 5.5 lbs per 1000 square feet of gross floor area per day.

Summary of Analyses:

- Trip generation report: 119 trips
- Potable water: 831 gpd
- Sanitary sewer: 831 gpd
- Solid waste: 9.14 lbs/day

Sincerely,
Sambatek, NC, PC.

Michael Hicks
Client Services Manager
mhicks@sambatek.com

Enclosures: Concurrency Worksheets

Mr. Robert Angelo, Planning and Zoning Tech
City of Lake City Growth Management 205 North Marion Avenue
Lake City, FL 32055

SUBJECT: Comp Plan Consistency Analysis for Proposed Cook Out Restaurant
2806 – W. US Hwy. 90 Lake City, FL

Dear Mr. Angelo:

Sambatek NC PC is representing the contract purchase owner of the subject project. In support of the enclosed application, please find the following:

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). For text amendments to the Comprehensive Plan, include the proposed text amendment in strike-through and underline format.

FUTURE LAND USE GOAL, OBJECTIVES, AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

»
» Objective I.1 The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.
» Policy I.1.1 The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.

Consistency: The property is located on US Hwy 90 near Interstate 75 with utilities and adequate transportation infrastructure available to support the proposed use.

» Policy I.1.2 The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:

Consistency: Floor area ratio(s) shall be maintained per the land development regulations. The proposed building SF is approximately 1,700sf and the lot size is approximately 0.69 acres.

» Policy I.1.3 The City shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

Consistency: Public facilities are available at the site with an acceptable level of service to serve the proposed use.

» Policy I.1.4 The City shall continue to limit the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map to acreage which can be reasonably expected to develop by the year 2025.

Consistency: While 2025 is close to ending in the next few months, it is reasonable to expect the project to commence construction in 2026 and that the project will still align with the Future Land Use Map of Commercial as designated.

» Objective I.2 The City shall adopt performance standards which regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.

» Policy I.2.1 The City shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations by the following design standards for arrangement of development:

Consistency: The property is not located in a flood area and would not include steep slopes or rock formations that would be averse to the arrangement of development in accordance with the comprehensive plan. It is to be noted that the project will be introducing new storm control measures (SCM) as previous use was never permitted nor included SCM's.

» Objective I.3 The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

» Policy I.3.1 The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

Consistency: The level of service standards will not be adversely affected from existing conditions by the development.

» Objective I.4 The City shall continue to include provisions for Planned Residential Development regulations. A Planned Residential Development (PRD) is:

Consistency: Does not apply, this is not a PRD application.

» Objective I.5 The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area, except that water line extensions may be made outside such designated urban development area to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside such designated urban development area. The boundary of this designated urban development area is depicted within the Future Land Use Map Series of this Comprehensive Plan.

Consistency: No extension of public utilities are required as the site has direct access to existing public utilities.

» Objective I.6 The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

Consistency: The project will not be a deterrent to the improvement or development of adjacent land uses as it will have the same classification of adjacent land uses. Concurrency impacts are minimal in comparison to existing land use.

» Objective I.7 The City shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey based upon information as available from the University of Florida, Shimberg Center for Affordable Housing.

Consistency: Does not apply, this is not a existing residential or proposed residential use.

» Objective I.8 The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.

Consistency: The proposed use is consistent with existing land uses.

» Objective I.9 The City shall continue to use a Historic Preservation Agency appointed by the City Council to assist the City Council with the designation of historic landmarks and landmark sites or historic districts within the City based upon criteria utilized for the National Register of Historic Places and the Secretary of

the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Council based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

Consistency: The proposed use is not located in a Historical Preservation area.

» Objective I.10 The City shall protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Consistency: The proposed use is not located in an environmentally sensitive area, including but not limited to wetlands or floodplains.

» Objective I.11 The City shall establish a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.

Consistency: This item will be completed at the appropriate time during the City of Lake City Growth Management application review process.

» Objective I.12 The City shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.

Consistency: It is to be noted that this project is not subject to proposed subdivision plating. However, with redevelopment of this project storm water control measures are designed to adhere to the discharge of the proposed 100-year storm frequency. The proposed stormwater infrastructure is also designed to provide water quality treatment in accordance with the Stormwater Quality Chapter IV of the Suwannee River Applicant's Handbook for redevelopment sites.

Prepared by and return to:

Robert I. Fein, Esq.
The Title Wave, Inc.
8879 Golden Mountain Circle
Boynton Beach, FL 33473

File Number: **22TW6865**
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **6th** day of **October, 2022** between **Daniel Crapps Agency, Inc., a Florida corporation** whose post office address is **291 NW Main Boulevard, Lake City, FL 32055**, grantor, and **Terps Acquisitions LC, LLC, a Florida limited liability company** whose post office address is **21088 Hamlin Drive, Boca Raton, FL 33433**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County**, **Florida**, to-wit:

Commence at the Southeast corner of Section 35, Township 3 South, Range 16 East, Columbia County, Florida, and run S 87 degrees 44' 00" W along the South Line of said Section 35 a distance of 493.49 feet to a concrete monument; thence N 7 degrees 55' 46" E 665.14 feet to a concrete monument for the POINT OF BEGINNING; thence N 84 degrees 51' 35" W 150.00 feet to a concrete monument; thence N 7 degrees 55' 46" E 200.00 feet to a concrete monument on the Southerly right-of-way line of U.S. 90, State Road No. 10; thence S 84 degrees 51' 35" E along said Southerly right-of-way line 150.00 feet to a concrete monument; thence S 7 degrees 55' 46" W 200.00 feet to the POINT OF BEGINNING. Part of Lot 3, Lake Harris Farms.

Parcel Identification Number: 35-3S-16-02579-001

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 covenants with the grantee that at the time of delivery of this deed with respect to the above described real property, grantor's interest is free from all liens and encumbrances except for the matters shown in Exhibit "A" attached hereto and made a part hereof, none of which shall be reimposed hereby.

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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Vera Lisa Hicks

Witness Name: Kristi L. Ditter

Daniel Crapps Agency, Inc., a Florida corporation

By: Daniel Crapps
Daniel Crapps, President

(Corporate Seal)

DANIEL CRAPPS AGENCY, INC. CORPORATE SEAL FLORIDA 1999

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 3 day of Oct, 2022 by Daniel Crapps, President of Daniel Crapps Agency, Inc., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

VERA LISA HICKS
MY COMMISSION # HH 275069
EXPIRES: August 23, 2026

Notary Public

Printed Name: Vera Lisa Hicks

My Commission Expires: 8/23/26

EXHIBIT "A"
to
SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Any matters which would be disclosed by a current survey of the subject property.
3. Terms and provisions contained in that certain Agreement between Charles A. DeVane and Harvey D. DeVane and MCM Theatres, Ltd., Inc. dated March 17, 1976 and recorded in O.R. Book 361, at Page 479 of the Public Records of Columbia County, Florida.
4. Terms and provisions contained in that certain unrecorded Ground Lease between Daniel Crapps, as Lessor and Westfield Group, Ltd., as Lessee dated Sept. 9, 1998, as disclosed in that certain Notice of Lease recorded January 29, 2003 in O.R. Book 973, at Page 624, Public Records of Columbia County, Florida; said Lease was assigned by United Outdoor Media, LLC to Lamar Advertising Company or its affiliates on Nov. 7, 2011; and renewed by that certain Sign Location Lease between Daniel Crapps, as Lessor and The Lamar Companies, as Lessee dated Feb. 1, 2019; as modified by that certain Subordination Agreement to be recorded in the Public Records of Columbia County, Florida.

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: 10/22/2025

Request Type: Site Plan Review (SPR) ■ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☐ Certificate of Appropriateness (COA) ☐

Project Number: SPR 25-11

Project Name: Cook Out Restaurant

Project Address: 2806 W US Highway 90

Project Parcel Number: 35-3S-16-02579-001

Owner Name: TERPS Acquisitions LC, LLC

Owner Address: _____

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: Michael Hicks with Sambatek

Owner Agent Address: 8312 Creedmoor Road, Raleigh, NC 27613

Owner Agent Contact Information: Telephone: 919-398-6541 Email: mhicks@sambatek.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

Building Department: **Reviewed by: _____Date: _____**

Planning and Zoning: **Reviewed by: _____Date: _____**

Business License: **Reviewed by: _____Date: _____**

Code Enforcement: Reviewed by: _____Date: _____

Permitting: Reviewed by: _____Date: _____

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

Water Department: Reviewed by: _____ Date: _____

Sewer Department: Reviewed by: _____ Date: _____

Gas Department: Reviewed by: _____ Date: _____

Water Distribution/Collection: Reviewed by: _____ Date: _____

Customer Service: Reviewed by: _____ Date: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: **Reviewed by:** _____ **Date:** _____

Fire Department: **Reviewed by:** _____ **Date:** _____

Police Department: **Reviewed by:** _____ **Date:** _____

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.

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

FDOT: Reviewed by: _____ Date: _____

Suwannee River Water Management: Reviewed by: _____ Date: _____

School Board: Reviewed by: _____ Date: _____

County Engineer: Reviewed by: _____ Date: _____

County Planner: Reviewed by: _____ Date: _____

LAKE CITY GROWTH MANAGEMENT
STAFF ANALYSIS REPORT

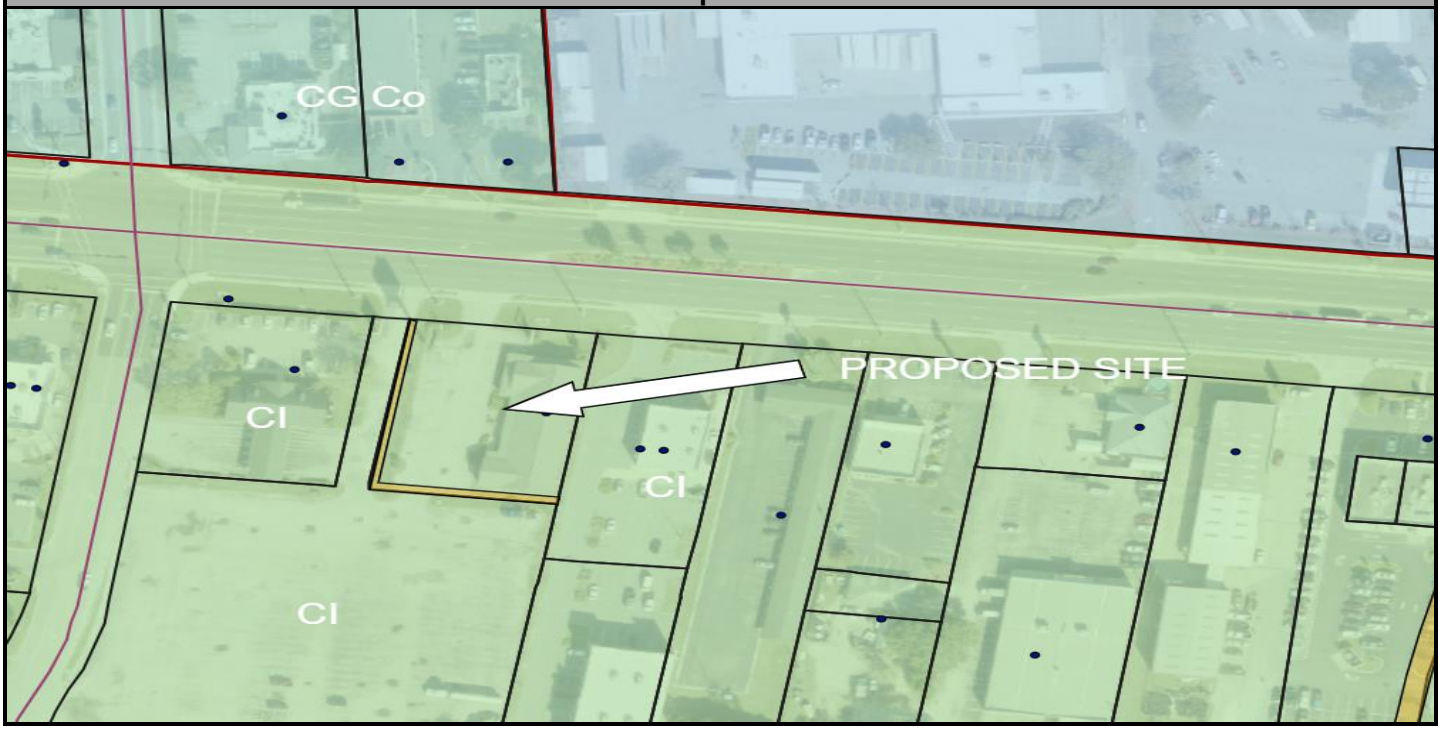
Project Information	
Project Name and Case No.	Cook Out Restaurant Site Plan Review SPR 25-11
Applicant	Michael Hicks, agent
Owner	Terps Acquisitions LC, LLC
Requested Action	• Review a site plan for a new construction restaurant.
Hearing Date	12-12-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 0.69 Acres
Location	2806 W US Hwy 90, Lake City, FL
Parcel Number	35-3S-16-02579-001
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

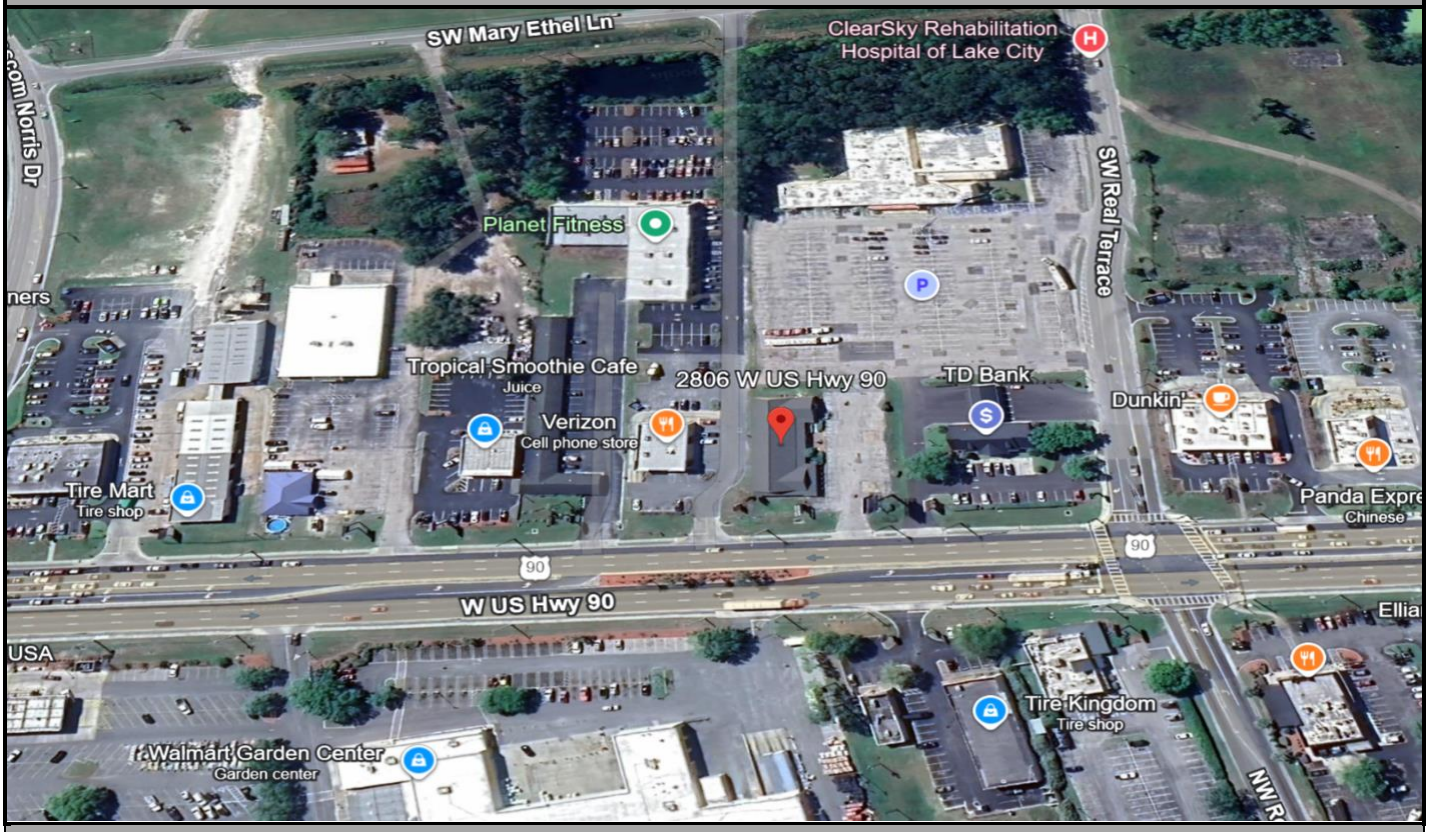
Land Use Table				
Direction	**Future Land Use**	**Zoning**	**Existing Use**	**Comments**
N	Commercial General Co	CG Co	Restaurant	
E	Commercial	CI	Restaurant	
S	Commercial	CI	Movie Theatre	
W	Commercial	CI	Bank	

Zoning Review		
Zoning Requirements	**Required/Section of LDR**	**Actual**
Minimum lot requirements.	None/ 4.13.6.1 200 Feet lot frontage	0.69
Minimum yard requirements (setbacks) Front-Each Side-Rear.	4.13.7.1 Front 20 Side 0 Rear 15	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	NA
Max square footage of signs.	1.5 times lot frontage/ 4.2.20.7.5	NA
Lot coverage of all buildings.	1.0/ 4.13.9	5 % coverage.
Minimum landscape requirements.	10 foot if abutting a residential district or none if not/ 4.15.10	Meets requirements.
Minimum number of parking spaces.	14 spaces/ 4.2.15.16	15 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.

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned to get an approval of a site plan to build an automotive self-service station.

File Attachments for Item:

iv. LDR 25-02, an application by the City Council of Lake City to amend the text in Definitions, Article 2, 3, and 13 of the Land Development Regulations adding provisions for an administrative approval process.

TEXT AMENDMENT

AMEND THE TEXT IN ARTICLE 2, 3 AND 13 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAKE CITY

APPLICATION BY CITY OF LAKE CITY TO AMEND THE TEXT IN ARTICLE 2,3, AND 13 OF THE LAND DEVELOPMENT REGULATIONS BY ADDING PROVISION FOR AN ADMINITRATIVE APPROVAL PROCESS.

WORDS **BOLDED AND UNDERLINED** HAVE BEEN ADDED

WORDS ~~**BOLDED AND STRUCK THROUGH**~~ HAVE BEEN DELETED

DEFINITIONS

ADMINISTRATIVE APPROVAL PROCESS- is a process for minor site plans and affordable housing initiatives as defined by State Statute where the Land Development Regulations Administrator reviews and approves application without having to be heard in a public hearing. The applications reviewed and approved by this process shall be reviewed by the development review staff and approved, approved with conditions, or denied by the land development regulations administrator.

DEVELOPMENT REVIEW STAFF- The development review staff shall consist of the following city staff and outside agencies or their designee; Land Development Regulations Administrator, Director of Distribution and Collections, Director of Gas, Director of Public Works, Director of Waste Water, Director of Water Treatment, Utilities Coordinator, Police Chief, Fire Chief, School Board, County Engineer, Suwannee River Water Management District, and FDOT.

SECTION 3.3 ADMINISTRATIVE APPROVAL

ADMINISTRATIVE APPROVAL PROCESS- The administrative approval process shall be used for Affordable Housing Initiatives under Florida Statute or minor site and development plans.

1. **Submittal Requirements-**

   Minor Site and Development Plans and Affordable Housing Initiatives: All submittals shall follow the requirements set forth in Section 13.11 of these Land Development Regulations for Site and Development Plan Approvals.

2. **Review Process- The review process shall consist of the following steps: Completeness review, review by the Development Review Board.**

   a. **Completeness Review-The Land Development Regulations Administrator shall review the application to ensure the application is complete. If application is deemed insufficient, then the Land Development Regulations Administrator shall notify the applicant of all insufficiencies in writing. If application is deemed complete by the Land Development Regulations Administrator, then the Land Development Regulations Administrator shall forward the application to the Development Review Board.**

   b. **Review by the Development Review Staff- The Land Development Regulations Administrator shall forward the application and all supporting documents to Development Review Staff for review. The Development Review Staff shall review the application within the times frames as stated in State Statute 166.033 and notify the applicant in writing of any concurrency issues or any other concerns found by the reviewing staff. Once the applicant has corrected all concurrency issues and has addressed all concerns of the reviewing staff, the Land Development Regulations Administrator shall approve, approve with conditions, or deny the application.**

SECTION 13.11.5

MINOR SITE AND DEVELOPMENT PLAN APPROVAL- Any development that requires site and development plan approval which meets the following criteria shall be subject to minor site and development review in accordance with this section:

a. The proposed development does not exceed 7,500 square feet of new or additional gross floor area; and

b. The proposed development does not exceed 20,000 square feet of new or additional impervious area.

1. Procedure: The Land Development Regulations ("LDR") Administrator shall have the authority to approve minor site and development plans. No building permit shall be issued for any development that requires minor site and development plan review until the LDR administrator has approved such plan. Minor site and development plan submittals shall be required to have the same contents as established in section 13.11.1. The LDR administrator shall not approve any minor site and development plan until such plan has been found to be in compliance with the requirements of these land development regulations ("LDRs").

2. Action of Minor Site and Development Plan: Minor site and development plans reviews shall consist of a completeness review of the application and review by the Development Review Staff. Once the Development Review Staff has reviewed the submittal and applicant has addressed all concerns of the Development Review Staff, then the Land Development Regulations Administrator shall approve, approve with conditions, or deny the submittal. A denial by the Land Development Regulations Administrator shall be in writing stating the reason for the denial and the date of the denial.

In reaching a decision as to whether or not a minor site and development plan as submitted be approved the Land Development Regulations Administrator shall be guided in its decision to approve, approve with conditions, or to deny by the standards set forth in Section 13.11.3.1-11 of these Land Development Regulations.

3. **Issuance of building permits and minor changes- Issuance of a building permit and minor changes shall be in accordance with section 13.11.4 of these Land Development Regulations.**

4. **All developments approved through the administrative approval process shall expire 12 months from the date of approval unless a building permit has been applied for or issued for at least one building in the development prior to the expiration date. For minor site and development plans approved for development without a building (i.e. impervious area), the minor site and development plan approval shall expire 12 months from the date of approval unless site construction has begun prior to the expiration date. Applicant may request one 12-month extension in writing stating why the extension in necessary. The Land Development Administrator may grant an extension if project still has adequate capacity as determined upon original submittal.**

5. **Appeals- Appeals to the decision of the LDR administrator shall be in accordance with Article 12 of these LDRs.**

File Attachments for Item:

v. LDR 25-03, an application by the City Council of Lake City to amend the text of the Land Development Regulations to add provisions for a new zoning district, Mixed Use Zoning District.

TEXT AMENDMENT

AMEND THE TEXT IN ARTICLE 4 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAKE CITY

APPLICATION BY CITY OF LAKE CITY TO AMEND THE TEXT IN ARTICLE 4 OF THE LAND DEVELOPMENT REGULATIONS BY ADDING PROVISIONS FOR A MIXED-USE ZONING DISTRICT.

SECTION 4.19 “MU” MIXED-USE

4.19.1 DISTRICTS AND INTENT

The Mixed District consists of two (2) zoning districts; MU-1, Residential/Commercial and MU-2, Residential/Industrial. MU-1 Zoning is to allow for the development of an integrated mix of commercial and residential uses. MU-2 Zoning District is to allow for the development of an integrated mix of industrial and residential. The intent is to create a vibrant, walkable, and bikeable community with a mix of uses and housing types. Mixed Use Zoning Districts shall be located on arterial or collector streets and where central water and wastewater facilities are available or planned to be available and adequate capacity is available.

4.19.2 PERMITTED PRINCIPAL USES AND STRUCTURES

PRINCIPAL USE	**MU-1**	**MU-2**
RESIDENTIAL		
Single Family Dwellings	P	P
Duplex	P	P
Multi-family dwelling	P	P
Accessory dwelling unit	A	A
Townhomes	P	P
NONRESIDENTIAL		
Alcoholic beverage establishment	P	P
Amusement or assembly places with/without fixed seating	P	P
Adult care center	SE	SE
Auto self-service stations (See Section 4.2)	P	P
Auto service stations (See Section 4.2)	SE	P
Banks and financial institutions	P	P
Bed and breakfast establishment	P	P
Bus or transportation terminals and parcel delivery terminals	SE	SE
Carwash	SE	P
Churches and other houses of worship	P	P
Clubs, lodges, or fraternities	P	P
Dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes, or steam detectable to normal senses from off the premises.	P	P
Day care center	SE	SE
Food truck court	P	P
Hotel or motel	P	P
Manufacturing activities in a completely enclosed building		P
Medical, dental, optical offices or similar uses	P	P
Microbrewery or similar uses	SE	P
Mini-Warehouses	SE	P
Museum or art gallery	P	P
Newspaper office	P	P
On-site signs (see Section 4.2)	A	A

Outdoor storage (principal use)		SE
Parking garage or surface parking (principal use)	P	P
Professional, business, or technical schools	P	P
Professional or business offices	P	P
Public buildings and facilities	P	P
Recreation facilities, indoor	P	P
Recreation facilities, outdoor	SE	P
Rental of automotive vehicles, trailers and trucks	SE	P
Rental of equipment, excluding heavy equipment	P	P
Rental of equipment and heavy equipment		P
Restaurant	P	P
Retail Establishments with outdoor storage or displays	SE	P
Retail Establishments without outdoor storage or displays	P	P
Truck or bus terminal or maintenance facility		P
Truck stop		SE
Vehicle repair		SE
Vehicle sales, new	P	P
Vehicle sales, used		P
Veterinary services	P	P
Warehouse, wholesale, storage or distribution facility in a completely enclosed building		P

LEGEND:
P = Permitted by right; SE = Special exception; A = Accessory; Blank = Use not allowed.

NOTES:
1. Site and development plan approval (see Article 13) is required for all commercial developments.
2. Use and structures that are customarily accessory and clearly incidental and subordinate to the permitted uses and structures are permitted with Land Development Regulations Administrator approval.
3. Unless otherwise specified, the above uses are subject to the following limitations:
    a. Sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than thirty (30) percent of floor space to be devoted to storage;
    b. Products to be sold only at retail.

4.19.3 DIMENSIONAL STANDARDS

	MU-1	**MU-2**
DENSITY/INTENSITY		
Residential density (max dwelling units per acre)	40	40
LOT STANDARDS		
Minimum lot area, residential single family (sq. ft.)	3,600	3,600
Minimum lot area, residential non single family (sq. ft.)	7,200	7,200
Minimum lot area, non-residential (sq. ft.)	None	None

Minimum lot width, residential single family (ft.)	40	40
Minimum lot width, residential non single family (ft.)	80	80
Minimum lot width, non-residential (ft.)	None	None
Minimum lot depth, residential single family (ft.)	90	90
Minimum lot depth, residential non single family (ft.)	90	90
Minimum lot depth, non-residential (ft.)	None	None
SETBACKS (ft.)		
RESIDENTIAL SINGLE FAMILY		
Front	20	20
Side	5	5
Rear	15	15
RESIDENTIAL NON-SINGLE FAMILY		
Front, duplex	20	20
Front, multi-family dwelling	30	30
Side, duplex	10	10
Side, multi-family dwelling	30	30
Rear, duplex	15	15
Rear, multi-family dwelling	20	20
NON-RESIDENTIAL		
Front	20	20
Side	10	10
Rear	15	15
MAXIMUM BUILDING HEIGHT (stories)		
Residential Single Family and Duplex	3	3
Residential Non-Single Family or Duplex	7	7
Non-residential	7	7

NOTES:

1. Lots that existed on April 1, 1996, as part of a recorded sub-division in the city are exempt from minimum density requirements or minimum lot standards.
2. Developments within this zoning district shall be location along arterial or collector roadways.

4.19.4 DESIGN STANDARDS

Building Orientation: The main entrance of buildings or units shall be located on the first floor on the primary street.

Building Exterior: Exterior materials must be durable and weather-resistant and must be applied and maintained in accordance with the manufacturer's specifications or installation instructions. All multi-family structures or non-residential structures shall have a mix on the following material on all sides that faces a street and the sides of the structures:

1. Brick masonry; stone masonry; cast stone masonry; precast concrete-architectural finish; concrete-architectural finish; glass wall system; metal panel; or
2. Stucco; fiber cement panel; fiber cement lap siding; manufactured stone; wood; or

3. Concrete masonry unit-architectural finish; concrete masonry unit-unfinished; precast concrete-unfinished; concrete-unfinished; wood composite lap siding; EIFS (Exterior Insulation Finishing Systems); synthetic stucco.

Landscape:

1. Parking lots shall be landscaped per Section 4.2.15.10 of the City of Lake City Land Development Regulations.
2. All horizontal mixed-use developments shall have a ten (10) foot landscape buffer between all residential and commercial uses.
3. All non-residential developments shall have a ten (10) foot landscape buffer between any abutting street and the development.
4. All residential and non-residential development within mixed use development shall have a street scape plan submitted with the development plan. The street scape plan shall, at a minimum, have the following;
    a. Have a mix of trees, shrubs, and grass or mulched areas.
    b. A plant schedule shall be provided showing the botanical name, size, spacing and number of all required plant materials.
    c. Architectural symbols depicting trees and plants to be installed.
5. Landscape areas that are not planted shall be grassed or mulched with organic materials. Grassed areas shall be planted with sod.
6. When a landscaped area is adjacent to or within a vehicular use area, curbing shall be used to protect landscaped areas from encroachment. Parking spaces shall be designed to provide pervious surface for the vehicle overhang area. Shrubs and trees shall be placed away from the wheel stop, so that they will not be encroached upon by vehicles. In lieu of curbing, the alternative means of preventing encroachment shall be shown on the site plan.
7. Any landscaped area adjacent to an intersection or driveway shall conform to the requirements for the visibility triangle contained in the City of Lake City Land Development Regulations, Section 4.2.
8. All landscape buffers shall be in accordance with Section 4.2.11 of the City of Lake City Land Development Regulations.

Parking: See section for 4.2.15 for parking requirements. Land Development Regulations Administrator may approval a parking reduction if the following are conditions are met:

1. A parking study is provided showing that less parking is required; and
2. Applicant provides a park once environment plan.

Note: All non-residential parking lots shall provide a well-defined bicycle parking area.

Sidewalks:

1. All developments, unless provided otherwise in this chapter, shall provide sidewalks along all street frontage. All developments shall provide pedestrian connections from the public sidewalk to the principal building. Entrance sidewalks shall be a minimum of five feet of clear width.
2. Minimum sidewalk widths: All developments shall have a five (5) foot sidewalk on both sides of the road or a seven (7) foot sidewalk on one side as a shared use path.

File Attachments for Item:

vi. LDR 25-04, an application by the City Council of Lake City to amend the text in Sections 4.9, 4.10, 4.12, 4.13, 4.14, 4.15, 4.16 and 4.17 of the Land Development Regulations amending the building height and lot sizes.

TEXT AMENDMENT

AMEND THE TEXT IN ARTICLE 4 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAKE CITY

APPLICATION BY CITY OF LAKE CITY TO AMEND THE TEXT IN ARTICLE 4 OF THE LAND DEVELOPMENT REGULATIONS BY AMENDING TEXT IN ARTICLE 4

WORDS **BOLDED AND UNDERLINED** HAVE BEEN ADDED

WORDS ~~**BOLDED AND STRUCK THROUGH**~~ HAVE BEEN DELETED

SECTION 4.9 "RMF" RESIDENTIAL, MULTIPLE FAMILY

4.9.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (See also Section 4.2 for exceptions)

~~**35 feet**~~

a. **Single Family Dwelling and Duplex Dwellings** **Thirty-Five (35) feet**

b. All other structures **Eighty-Five (85) feet unless development is contiguous to a single-family zoning district, then structures shall not exceed 35 feet in height unless a buffer or screening in provided and approved by the Land Development Regulations Administrator.**

SECTION 4.10 "RO" RESIDENTIAL/OFFICE

4.10.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (See also Section 4.2 for exceptions)

~~**35 feet**~~

a. **Single Family Dwelling and Duplex Dwellings** **Thirty-Five (35) feet**

b. All other structures **Eighty-Five (85) feet unless development is contiguous to a single-family zoning district, then structures shall not exceed 35 feet in height unless a buffer or screening is provided and approved by the Land Development Regulations Administrator.**

SECTION 4.12 "CG" COMMERCIAL, GENERAL

4.12.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (See also Section 4.2 for exceptions)

~~**35 feet**~~ **Eighty-Five (85) feet.**

SECTION 4.13 "CI" COMMERCIAL, INTENSIVE

4.13.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (See also Section 4.2 for exceptions)

~~**35 feet**~~ **Eighty-Five (85) feet.**

SECTION 4.14 "C-CBD" COMMERCIAL, CENTRAL BUSINESS DISTRICT

4.14.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (See also Section 4.2 for exceptions)

~~**35 feet**~~

a. **Single Family Dwelling and Duplex Dwellings** **Thirty-Five (35) feet**

b. All other structures **Eighty-Five (85) feet unless development is contiguous to a single-family zoning district, then structures shall not exceed 35 feet in height unless a buffer or screening is provided and approved by the Land Development Regulations Administrator.**

SECTION 4.15 "CHI" COMMERCIAL, HIGHWAY INTERCHANGE

4.15.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted uses (unless otherwise specified):
   Minimum site area ~~**1 acre**~~ **None**
   Minimum lot width ~~**200 feet**~~ **None**

4.15.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards)

1. All permitted uses (unless otherwise specified):
   Front ~~**30 feet**~~ **20 feet**
   Side ~~**30 feet**~~ **None, except where a side yard is provided, then a side yard of at least five feet must be provided.**
   Rear ~~**30 feet**~~

4.15.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (See also Section 4.2 for exceptions)

~~**35 feet**~~ **Eighty-Five (85) feet.**

SECTION 4.16 "ILW" INDUSTRIAL, LIGHT AND WAREHOUSING

4.16.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (See also Section 4.2 for exceptions)

Except as varied by the Board of Adjustment, the maximum height of structures in this zoning district shall be ~~**sixty-five (65) feet.**~~ **Eighty-Five (85) feet.**

4.17.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (See also Section 4.2 for exceptions)

Except as varied by the Board of Adjustment, the maximum height of structures in this zoning district shall be ~~**sixty-five (65) feet.**~~ **Eighty-Five (85) feet.**