PLANNING AND ZONING BOARD MEETING
CITY OF LAKE CITY
April 14, 2026 at 6:00 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 March 10, 2026

OLD BUSINESS- None

NEW BUSINESS

ii. **PZ/LPA CRA 26-01**-A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RELATING TO THE REVIEWING OF THE CITY OF LAKE CITY COMMUNITY REDEVELOPMENT PLAN; RECOMMENDING TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF THE PROPOSED MODIFICATION OF THE CITY OF LAKE CITY COMMUNITY REDEVELOPMENT PLAN; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

iii. **PZ/LPA SPR 26-04-**A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, APPROVING AN APPLICATION FOR APPROVAL OF A SITE PLAN FOR PARADISE RV RESORT WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

*****Applicant has requested to table PZ/LPA SPR 26-04 until the May 12, 2026 Planning and Zoning Meeting*****

iv. **PZ/LPA SPR 26-02**-A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, APPROVING AN APPLICATION FOR APPROVAL OF A SITE PLAN FOR RACETRAC WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

v. **PZ/LPA LDR 26-01-** A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE LAND DEVELOPMENT REGULATIONS BY AMENDING SECTION 10.11 ENTITLED HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS, APPROVAL OF CHANGES TO LANDMARKS AND LANDMARK SITES BY DELETING SECTION 10.11.1 THROUGH 10.11.6 AND RENUMBERING REMAINING SECTIONS.

WORKSHOP- None

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 March 10, 2026

PLANNING & ZONING BOARD MEETING MINUTES

City: Lake City, Florida

Board: Planning and Zoning

Date: March 10, 2026

Time: 18:00

Location: City Hall, Council Chambers

1. CALL TO ORDER

The meeting was called to order at 18:00 by Mrs. Douglas.

2. ROLL CALL

- Mrs. Douglas

- Mrs. McKellum

- Mrs. Wilson

- Mrs. Johnson

- Mr. Carlucci

- Mr. Lydick

-Mrs. Jones

- City Attorney: Mr. Martin

Members Absent:

- None

Staff Present:

- Robert Angelo

Public Attendees:
None

3. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of January 13, 2026

Motion to approve: Mr. Carlucci

Second: Mrs. Johnson

4. EXPARTE COMMUNICATION

- Mrs. Douglas- None

- Mrs. McKellum- None

- Mrs. Wilson- None

- Mrs. Johnson- None

- Mr. Carlucci-None

- Mr. Lydick- None

-Mrs. Jones- None

5. PUBLIC HEARINGS / OLD BUSINESS

5.1 RESOLUTION PZ/LPA_CPA_26-01S – COMPREHENSIVE PLAN AMENDMENT

Applicant: Justin Tabor, AICP as agent for Lake City 47 LLC and Scott and Pam Stewart

Request: Change the Future Land Use on parcel 08891-000 from Highway Interchange County to Commercial City and to change the Future Land Use on parcel 08881-000 from Commercial County to Commercial City.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_CPA_26-01S to Board. Staff moved application, staff reports and staff presentation into the record.

Applicant Presentation: Justin Tabor

Justin moved his application into the record.

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

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

5.2 RESOLUTION PZ/LPA_Z_26-01S – REZONING

Applicant: Justin Tabor, AICP as agent for Lake City 47 LLC and Scott and Pam Stewart

Request: Change the Official Zoning Atlas on parcel 08891-000 from Commercial Highway Interchange County to Commercial Highway Interchange City and to change the Official Zoning Atlas on parcel 08881-000 from Commercial Intensive County to Commercial Intensive City.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_Z_26-01S to Board. Staff moved application, staff reports and staff presentation into the record.

Applicant Presentation: Justin Tabor

Justin moved his application into the record.

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

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

6. PUBLIC HEARINGS / NEW BUSINESS

6.1 RESOLUTION PZ/LPA_CPA_26-04S– COMPREHENSIVE PLAN AMENDMENT

Applicant: Daniel Crapps as agent for Chad Strait, East Park LLC, Premiere Investments LLC, C&W Land Trust.

Request: Change the Future Land Use on parcels 02712-101, 02712-102, 02712-104, and 02712-105 from Commercial County to Commercial City and to change the Future Land Use on parcels 02712-106, 02712-107, and 02712-103 from Residential Medium/High County to Commercial City.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_CPA_26-04S to Board. Staff moved application, staff reports and staff presentation into the record.

Applicant Presentation: Daniel Crapps. Daniel moved his application into the record.

PUBLIC COMMENT- None

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

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

6.2 RESOLUTION PZ/LPA_Z_26-02S – REZONING

Applicant: Daniel Crapps as agent for Chad Strait, East Park LLC, Premiere Investments LLC, C&W Land Trust.

Request: Change the Official Zoning Atlas on parcels 02712-101, 02712-102, 02712-104, and 02712-105 from Commercial Intensive County to Commercial Intensive City and to change the Official Zoning Atlas on parcels 02712-106, 02712-107, and 02712-103 from Residential Multi-Family 1 County to Commercial Intensive City.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_Z_26-02S to Board. Staff moved application, staff reports and staff presentation into the record.

Applicant Presentation: Daniel Crapps. Daniel moved his application into the record.

PUBLIC COMMENT- None

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

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

6.3 RESOLUTION PZ/LPA_CPA_26-05S– COMPREHENSIVE PLAN AMENDMENT

Applicant: Brian Pitmann, PE as agent for East Park LLC

Request: Change the Future Land Use on parcel 02712-009 from Residential Medium/High County to Commercial City.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_CPA_26-05S to Board. Staff moved application, staff reports and staff presentation into the record.

Applicant Presentation: Brian Pitman, PE. Brian moved his application into the record.

PUBLIC COMMENT- None

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

Votes:
- McKellum: Yes
- Wilson: Yes
- Johnson: Yes

- Carlucci: Yes
- Lydick: Yes
-Douglas: Yes
- Jones: Yes

6.4 RESOLUTION PZ/LPA_Z_26-03S – REZONING

Applicant: Brian Pitmann, PE as agent for East Park LLC

Request: Change the Official Zoning Atlas on parcel 02712-009 from Residential Multi-Family 1 County to Commercial Intensive City.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_Z_26-03S to Board. Staff moved application, staff reports and staff presentation into the record.

Applicant Presentation: Brian Pitman, PE. Brian moved his application into the record. Brian introduced a map of the area showing the utilities in question as Exhibit A.

PUBLIC COMMENT- None

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

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

6.5 RESOLUTION PZ/LPA_CPA_26-02T – COMPREHENSIVE PLAN TEXT AMENDMENT

Applicant: City of Lake City

Request: Amend Article 7 of the City of Lake City Comprehensive Plan to add provisions for a Joint Planning Area and an Interlocal Service Boundary Agreement.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_CPA_26-02T to Board. Staff moved application, staff reports and staff presentation into the record.

PUBLIC COMMENT- None

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

Votes:
- McKellum: Yes
- Wilson: Yes
- Johnson: Yes

- Carlucci: Yes
- Lydick: Yes
-Douglas: Yes
-Jones: Yes

6.6 RESOLUTION PZ/LPA_CPA_26-03T – COMPREHENSIVE PLAN TEXT AMENDMENT

Applicant: City of Lake City

Request: Amend Article 1 of the City of Lake City Comprehensive Plan to amend the text for the Mixed Use Element.

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA_CPA_26-03T to Board. Staff moved application, staff reports and staff presentation into the record.

PUBLIC COMMENT- None

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

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

7. WORKSHOP ITEMS- NONE

8. ADJOURNMENT

Motion: Motion to adjourn by Mr. Lydick, seconded by Mr. Carlucci.

Meeting adjourned at 19:03.

Recording Secretary: _____

Name: Robert Angelo
Title: Recording Secretary

Chair: _____

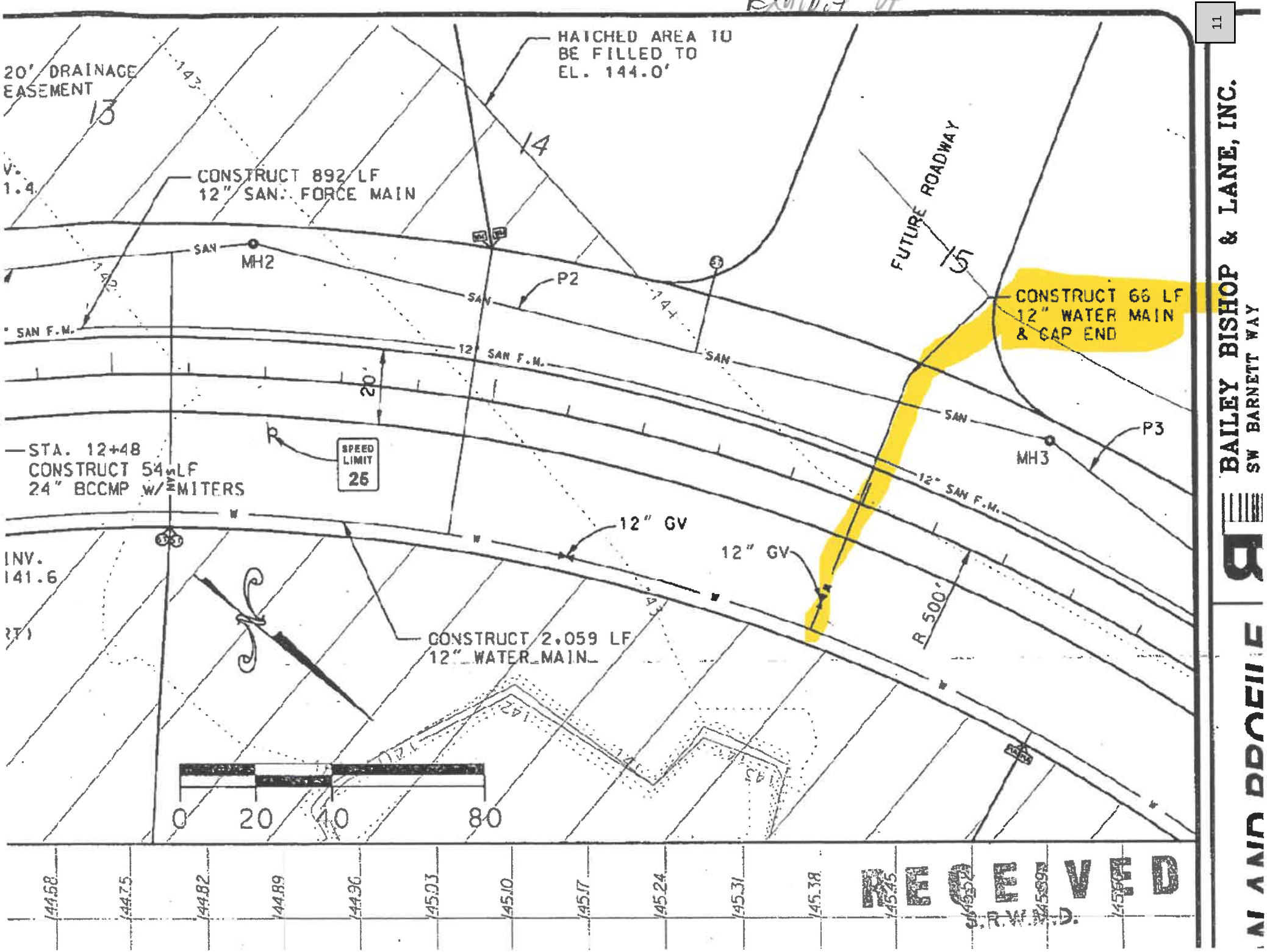
Name: Mrs. Douglas

EXHIBIT A

FOR RESOLUTION PZ/LPA CPA 26-05S AND PZ/LPA Z 26-03S

A MAP SHOWING LOCATION OF UTILITES

Exhibit A



BAILEY BISHOP & LANE, INC.
SW BARNETT WAY

File Attachments for Item:

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Community Redevelopment Plan Update

January 2026

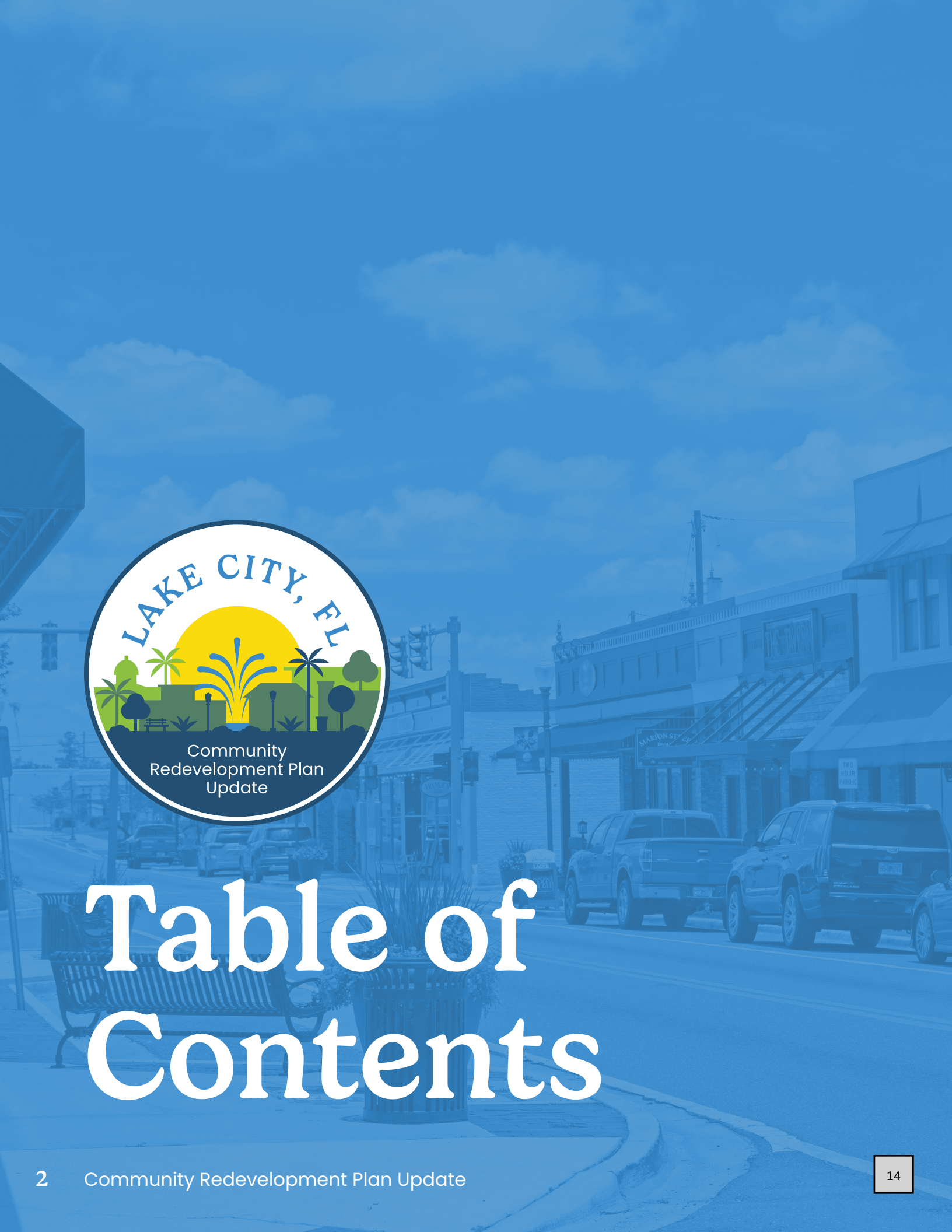


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01

EXECUTIVE SUMMARY

01 EXECUTIVE SUMMARY



Lake City at a Crossroads

Like its physical location, Lake City, Florida lies at an important crossroads regarding its redevelopment future. Located in North Central Florida proximate to the intersection of I-75 and I-10, Lake City has excellent regional, State and cross State transportation access, making it a place where economic growth and development based upon logistics, distribution and movement of goods and services are a natural fit.

The larger Lake City community blends residential with agricultural and outdoor oriented lifestyles. The City is a gateway to the forests, springs, rivers and lakes that shape its recreational life and local identity. As the County seat of Columbia County, FL, Lake City serves as the location of many governmental and institutional uses that drive County government and its related support services.

The downtown, centered around Marion Avenue, serves as the cultural and historic heart of the City and features a walkable main street populated by independent restaurants, cafes, small businesses and historic buildings such as the Blanche Hotel. Local community events such as the bi-monthly Makers & Growers Market, seasonal festivals, and community gatherings help sustain an active civic life downtown.

Surrounding downtown are several historic residential districts, including the Lake Isabella Historic Residential District, showcasing early-20th-century homes with architectural variety and mature tree-lined streets—appealing for those who value heritage and walkability close to downtown amenities. Public parks and green spaces, like Lake DeSoto Park within downtown and Alligator Lake Park nearby, provide accessible outdoor recreation, walking paths, lake views, picnic areas, and event space—reinforcing community ties and quality of life.

This 2026 Community Redevelopment Plan Update represents a civic opportunity at the crossroads of community building and redevelopment. It is an inflection point for the community to enhance these assets and to energize redevelopment within the established community redevelopment geography through strategic actions and project implementation.

Importantly, the community input received for this Plan Update is that participants want to see visible, equitable improvements across all CRA neighborhoods, not just downtown.

With an updated Community Redevelopment Plan in hand, built upon a solid foundation of existing community assets and citizen input, Lake City is ready to move forward through the crossroads on a productive and prosperous path.

Guiding Community Priorities

1. More inclusive communication and transparency.
2. Support for small and emerging businesses.
3. Public amenities that strengthen community wellbeing.
4. Tangible results that residents can see and experience in their daily lives.

02

PLAN CONTEXT

The story of the Lake City CRA - where it is located, what it means to be a CRA, the history that came before it, and the community within it.

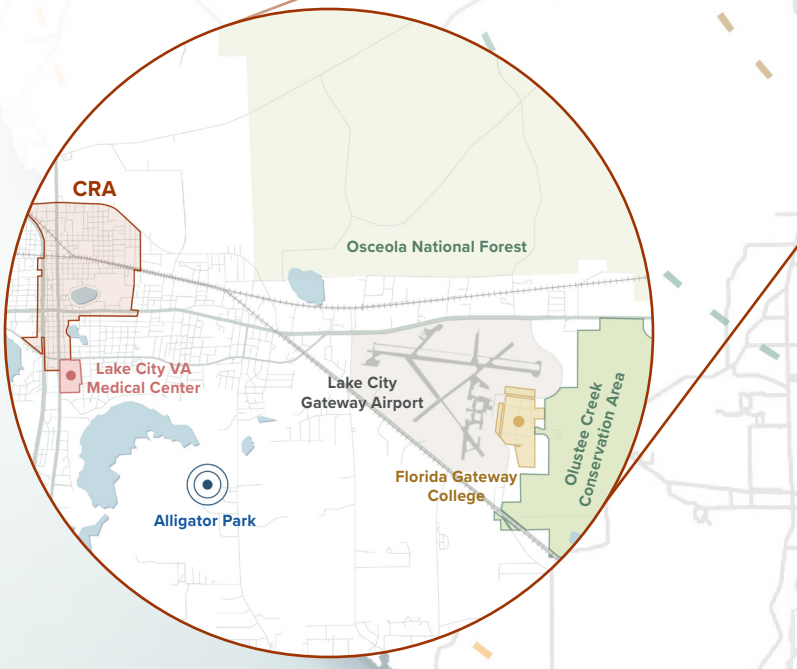


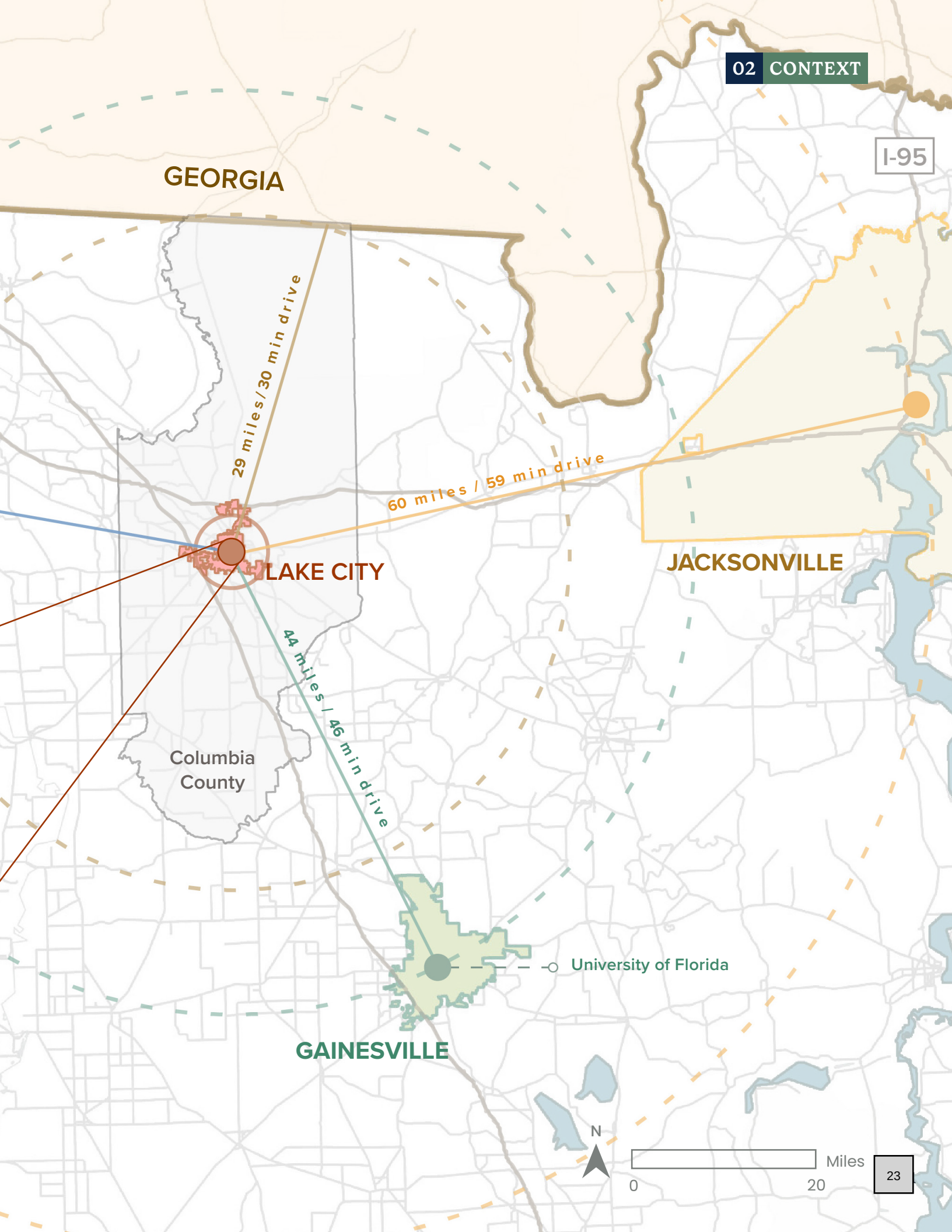
Regional Location

Lake City is located in north-central Florida and serves as the county seat of Columbia County. Strategically located at the intersection of Interstates 10 and 75, the City functions as a regional transportation hub and is widely recognized as “the Gateway to Florida.” Situated approximately 60 miles west of Jacksonville and 45 miles north of Gainesville, Lake City offers direct connectivity to major employment centers and regional markets throughout the Southeast region.

While the City’s historic legacy as a railroad town established Lake City as a crossroads for transportation and logistics, its Downtown continues to serve as the community’s civic heart. Centered around Lake Desoto, Downtown Lake City’s urban form reflects historic development patterns shaped by rail lines, highways, and public institutions, reinforcing its role as the focal point of civic life in Columbia County.

True to its moniker, Lake City welcomes residents, students, and visitors alike through key gateways such as the Lake City Gateway Airport and Florida Gateway College. Just east of the City, the nearly 200,000-acre Osceola National Forest offers expansive pine flatwoods and recreational opportunities that include offer hiking, horseback riding, fishing, and hunting. Together, these features shape Lake City as a place defined by accessibility and close proximity to the natural landscapes of North Florida.




GEORGIA
I-95
29 miles/30 min drive
60 miles / 59 min drive
LAKE CITY
JACKSONVILLE
44 miles / 46 min drive
Columbia County
University of Florida
GAINESVILLE
N
Miles
0
20

Focus Area

The Lake City Community Redevelopment Area (CRA) is located within the central portion of the City. It contains the City's historic core, key commercial corridors, and surrounding neighborhoods that have been identified as priorities for reinvestment. Spanning 655 acres and centered around Lake Desoto, the CRA includes a number of community assets. City Hall, the Columbia County Public Library, and the Blanche Hotel sit within the City's historic Downtown core. Recreational assets in the area include Wilson Park, Olustee Park, Annie Mattox Recreation Center, and Richardson Community Center. The CRA's residential neighborhoods north of Lake Desoto and west of Lake Isabella include elementary schools, places of worship, and the Lake City-Columbia County Historical Museum.

Recognizing the need to reinvigorate its downtown core, the Lake City City Council established the Community Redevelopment Agency in 1981 to guide the evolution of the Central Business District into a more active and economically resilient area. The first Community Redevelopment Plan was adopted in 1989, formally establishing the boundaries of the Lake City CRA and creating the CRA Trust Fund. The CRA was expanded in 2009 to incorporate additional areas identified as blighted, reflecting changing development conditions and reinvestment needs.

The Redevelopment Plan was most recently updated in 2011, articulating a vision of the CRA as a "quaint but vibrant center" that functions like a college campus, supporting strong local educational opportunities while balancing urban amenities, employment, and small-town charm. The most recent expansion of the CRA boundaries was approved in 2012. Following this, in 2015, the life of the CRA district was extended through 2031 to leverage a loan secured by future redevelopment revenues, giving the City time to carry out long-term redevelopment goals.

In advance of the current plan update, a Finding of Necessity was conducted to evaluate the potential expansion of the CRA. While the analysis supported eligibility for expansion, City staff elected to defer boundary changes and instead concentrate resources and implementation efforts on strengthening and reinvesting in the existing CRA area.


N 1st St
NE Fronie St
NE Lurose St
Richardson Community Center
NW Long St
NE Martin Luther King St
NE Aberdeen Ave
NE Center Ave
Annie Mattox Recreation Center
NE Gurley Ave
100A
NE Famu Ln
Marion Avenue
NE Fairview St
N 1st St
NE Davis Ave
Wilson Park
NW Washington St
Public Library
NE Leon St
City Hall
The Blanche
Lake Desoto
SW Alda Ave
Olustee Park
W Duval St
W Duval St
SW Main Blvd
Lake City-Columbia County Historical Museum
SW Baya Dr
SE Monroe St
Lake Isabella
SE Putnam St
SE Brown St
10A
Lake Hamburg
Alligator Lake
LAKE CITY CRA BOUNDARY
CRA Boundary
Highway
Street
Railroad
Parcels
Water
N
0
0.25
Miles

Understanding a CRA

What is a Community Redevelopment Area (CRA)?

A CRA is a special area that a city or county decides needs improvement. This special area is "blighted," which means it may have empty buildings, broken sidewalks, or other problems. The formal definition of a CRA can be found in Chapter 163, Part III of the Florida Statutes.

What is a Community Redevelopment Agency?

The Community Redevelopment Agency is the group responsible for managing the activities and projects of the CRA and making sure its projects get done.

Does a CRA increase Property Taxes?

CRA's do not increase the property tax rate.

What is the goal of a CRA?

The goal of a CRA is to make the area better. It works to fix problems like run-down buildings, old roads, limited housing, and limited job opportunities. The agency focuses on addressing the unique problems within the CRA. The goal is to help fix and improve the area so it becomes a better place to work and live for the community.

What is a Community Redevelopment Plan?

The Community Redevelopment Plan is created to guide the CRA. It lists the projects and programs the CRA works on and pays for. The Community Redevelopment Agency can only fund things that are in the plan and inside the CRA area. If something isn't in the plan, the agency can't do it.

How does the CRA address Blight?

The CRA makes a plan called a Community Redevelopment Plan. This plan helps focus on the problems in the area and how to spend money on projects and programs to improve the area.

How long do CRAs exist?

CRAs created after 2002 are limited to a 40-year maximum lifespan from the date the Community Redevelopment Plan is approved.

How does a CRA spend money?

A CRA reviews project ideas to see if they match the community improvement plan. If the project aligns with the CRA plan, the CRA Board can vote to approve the use of CRA funds for it.

What can the CRA spend money on?

CRAs can do lots of things to help uplift communities and neighborhoods! Their money must be used for programs listed in their approved plan. Projects include but aren't limited to:

1. Public Spaces & Art

- Parks, playgrounds, pavilions
- Walking trails and nature paths
- Community gardens
- Big murals and public art

2. Streets & Utilities

- Fixing sidewalks and roads
- Upgrading water and sewer lines
- Adding streetlights, trees, and drainage

3. Buildings & Housing

- Building new affordable homes
- Repairing or rehabbing older homes
- Turning old buildings into smart new spaces (like a community health hub)
- Cleaning up abandoned spots

4. Business Help

- Grants or loans to fix up store fronts
- Help minority-owned and local small businesses grow

5. Community Programs

- Hiring ambassadors from the community to ensure residents feel safe and secure
- Partnering with local nonprofits or educational institutions to provide services
- Utilizing grants or other funding mechanisms that allow for social service expenditures

6. CRA Staff & Fundraising

- Paying someone to run CRA projects
- Hiring grant-writers to bring in more funding

What is Tax Increment Financing?

Tax Increment Financing, or TIF, is a way to help pay for improvements in a Community Redevelopment Area. If property values increase within the CRA, then property tax revenue increases. The extra money made from property taxes is set aside. This extra money, called "TIF," goes into the CRA's Trust Fund. The CRA then uses the fund to pay for projects that help improve the area.

What is the CRA Trust Fund?

The CRA Trust Fund is a special account where the extra money (TIF) is saved. The CRA can only use this money to pay for projects in the redevelopment area. These projects must be listed in the Community Redevelopment Plan.

How is a CRA funded?

A CRA gets most of its money from Tax Increment Financing. After the City and County collect property taxes, they return a portion of the money collected to be spent directly within the CRA boundaries. CRAs can also get money from grants and public private partnerships (See Chapter 6).

Lake City Throughout the Years

1800s

Pre-1800s

The area now comprising downtown Lake City is inhabited by Indigenous peoples, including a Seminole village known as Halapata Telofa (Alligator Town).



1823

Following Florida's transfer to U.S. control, Seminole residents are forcibly relocated to reservation lands, opening the area to American settlement.



1864

Completion of the railroad connection to Jacksonville transforms Lake City into a regional transportation hub, a role that becomes critical during the Civil War when the city functions as a major supply and rail center. The Battle of Olustee, the largest Civil War battle in Florida, is fought approximately ten miles east of downtown.



1832

Columbia County is formed, and the settlement known as Alligator is designated the county seat.

1900s



1902

The Hotel Blanche opens and becomes a central landmark in downtown Lake City, anchoring commerce, lodging, and social life for decades.



1900

Downtown Lake City emerges as the primary commercial, social, and institutional center for Columbia County, while segregated Black neighborhoods, churches, and schools develop nearby with limited public investment.

1874

A major downtown fire destroys many early wooden buildings, leading to reconstruction and shaping the more permanent commercial core that defines downtown today.

2000s



1960s

Public schools in Lake City are formally desegregated, leading to the closure of segregated Black schools and major transitions for Black students and educators.



1947

Following World War II, the former Naval Air Station is conveyed to the City and renamed Lake City Municipal Airport, transitioning the site from military use to a long-term civic and economic asset.

1976

Lake City hosts the inaugural Olustee Battle Festival, establishing a long-running Presidents' Day weekend event celebrating local history and drawing visitors to Downtown and the Olustee Battlefield.



1970s

In the post–Civil Rights era, formal segregation ends, but economic and neighborhood disparities persist, shaping long-term development patterns within the CRA.

1963

The opening of Interstates 10 and 75 establishes Lake City as a major highway crossroads, reshaping travel patterns and regional economic activity.



1995

Lake City hosts the inaugural Alligator Warrior Festival, featuring historic reenactments and educational programming celebrating Columbia County's pre–Civil War heritage.

1978

The Columbia County Public Library is established, expanding access to educational and civic resources near the downtown core.

2020

A pivotal year for the CRA, marked by the closure of Shands Lake Shore Medical Center, completion of Veterans Park Plaza along Lake Desoto, and the reopening of the Hotel Blanche following a major mixed-use redevelopment.



2011

A new Fixed-Base Operations Terminal is completed and the airport is rebranded as Lake City Gateway Airport, enhancing capacity for business jets and general aviation.

National Register of Historic Places

The Lake City CRA contains several properties and districts listed on the National Register of Historic Places, a signal of the area's architectural significance, early civic development, and key role as a regional transportation and commercial center. These historic resources contribute to the character and identity of the CRA and represent important opportunities for preservation-based revitalization, adaptive reuse, and heritage tourism.



T.G. HENDERSON HOUSE

Listed July 24, 1973

An ornate example of the Eastlake architectural style located just outside the downtown core at 207 South Marion Street. Constructed in 1894, the property reflects early residential development patterns within the CRA.



HOTEL BLANCHE

Listed January 18, 1990

A prominent downtown landmark constructed by Frank Pierce Milburn in 1902. Historically functioned as Lake City's primary hotel and gathering place, today it serves as a beacon of adaptive reuse and downtown reinvestment.



HORACE DUNCAN HOUSE

Listed November 15, 1993

Affectionately known as the Pink Magnolia, this Colonial Revival home sits at the intersection of W Duval and NW Main. Built in 1907, the house demonstrates a transition between residential and commercial uses in a key corridor of the city.



LAKE ISABELLA HISTORIC RESIDENTIAL DISTRICT

Listed November 15, 1993

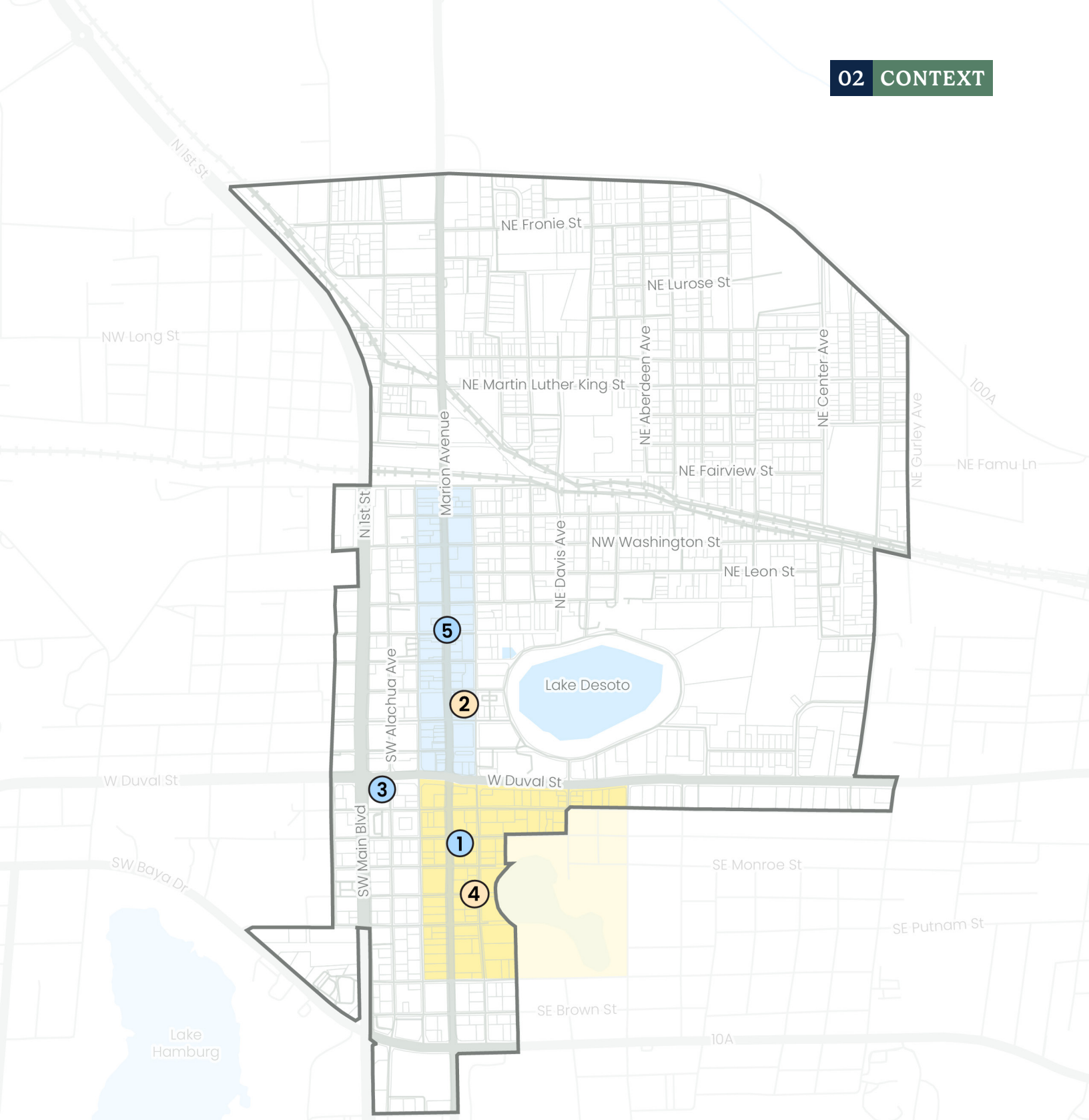
A cohesive residential neighborhood centred on Lake Isabella that contains 145 historic buildings. The district is roughly bounded by East, Duval, and Columbia Streets, Baya Avenue, Church Street, and the lake.



LAKE CITY HISTORIC COMMERCIAL DISTRICT

Listed June 6, 1994

The historic commercial heart of Lake CIty, encompassing much of the downtown area. The district continues to function as a center for commerce and civic activity and is home to buildings such as the Columbia County Courthouse, pictured on the left.



NATIONAL REGISTER OF HISTORIC PLACES MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water

1. T.G. Henderson House
2. Hotel Blanche
3. Horace Duncan House
4. Lake Isabella Historic Residential District
5. Lake City Historic Commercial District

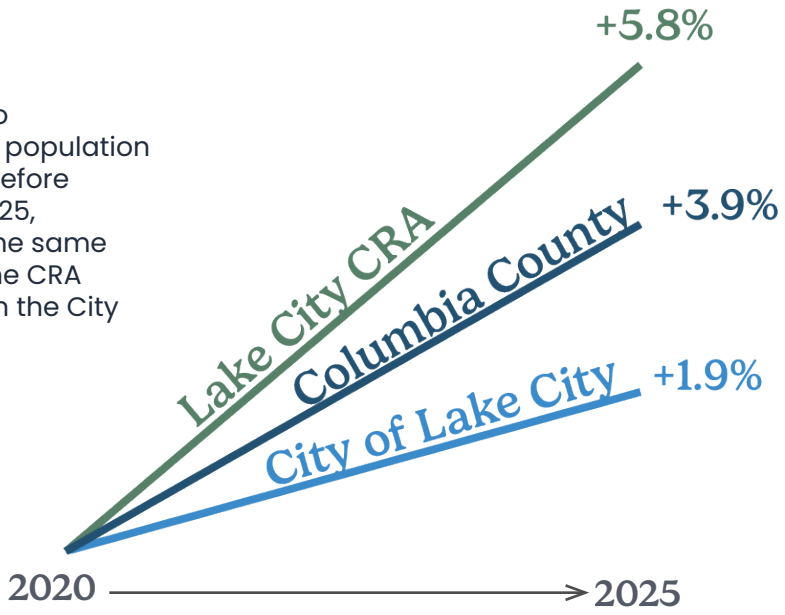
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0 0.25 Miles

The People of Lake City

TOTAL POPULATION

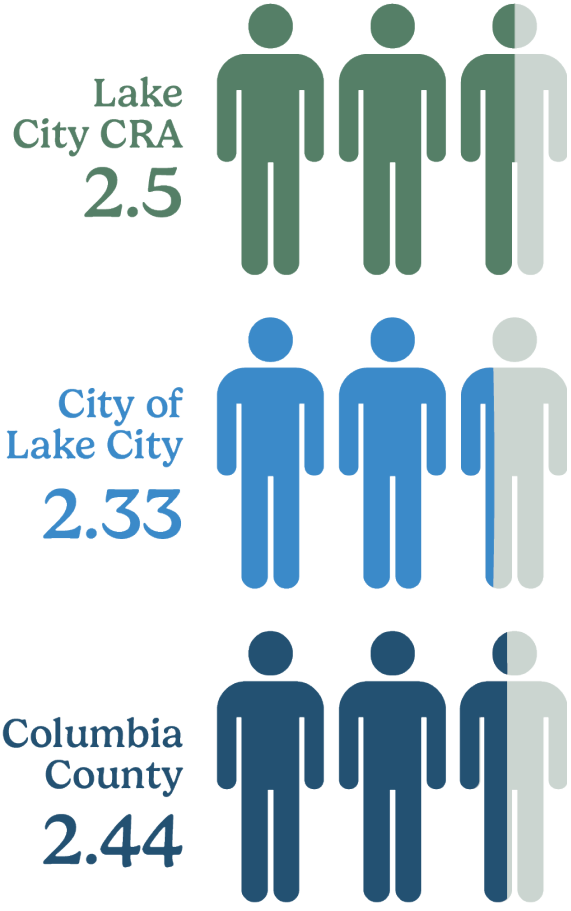
As of 2025, the Lake City CRA is home to approximately 1,435 residents. The CRA population dropped 5.1% between 2010 and 2020 before rebounding 5.8% between 2020 and 2025, outpacing the City's 1.9% growth over the same five-year period. Projections suggest the CRA will continue to grow slightly faster than the City through 2030.



AVERAGE HOUSEHOLD SIZE

Household sizes in the Lake City CRA differ modestly from Citywide patterns. In 2025, the average household within the CRA is estimated to be 2.50 people, compared to 2.33 citywide and 2.44 countywide, indicating a marginally higher prevalence of families and multi-generational living arrangements in the CRA than the City. However, looking back at 2020 Census Data shows that a majority of households consisted of 2 people or less. The estimated increase in household size may be attributed to housing market conditions and the dramatic increase in home prices since 2020.

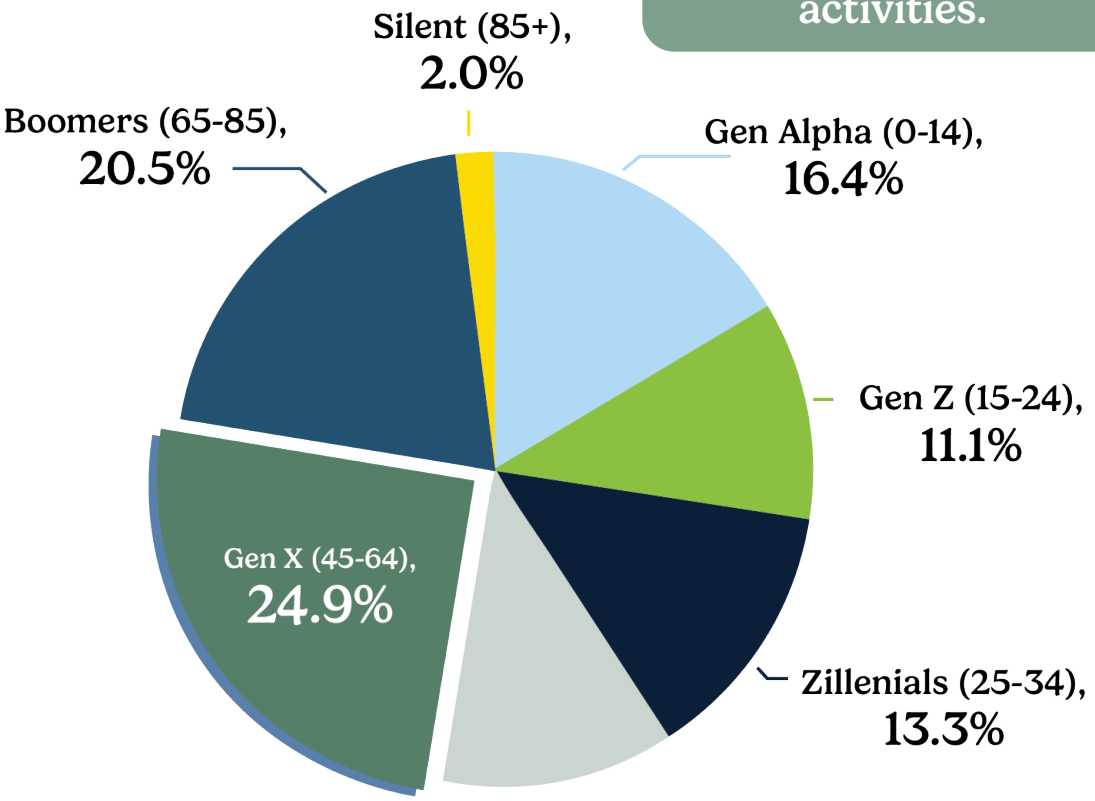
In 2020,
63.3%
of people in the CRA lived in 1 or 2 person households



AGE OF POPULATION

The median age of residents in the Lake City CRA is 41.6, slightly higher than the Citywide median age of 40.4 but lower than the County median age of 42.9. The population is evenly distributed across age groups; working-age adults (25-64) comprise approximately half of the population, while children and young residents account for over one-quarter of residents and older residents make up just over one-fifth of the CRA's population.

Over 25% of the CRA's population is under the age of 24, suggesting high demand for educational services, childcare, and youth activities.

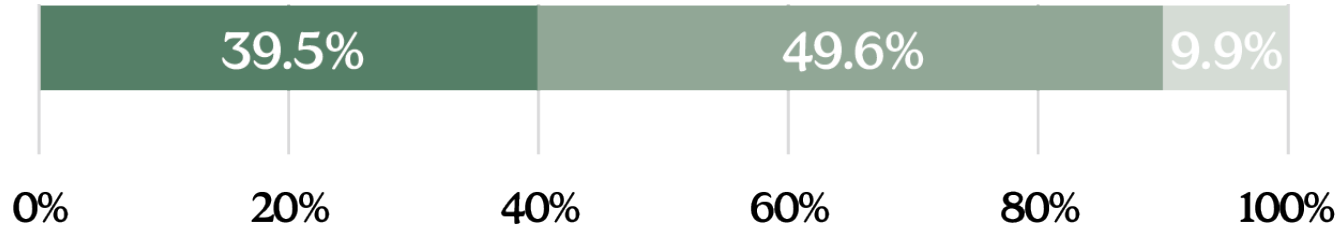


Working-age adults make up around 50% of residents, indicating a strong labor-force base.

HOUSEHOLD INCOME

The CRA's median household income grew to $51,186 in 2025 (projected to be $56,865 in 2030), but it still lags behind Lake City ($60,919) and Columbia County ($63,305).

Compared to the City as a whole, the CRA has a higher proportion of low- and middle-income households and fewer high-income households. Approximately 40% of households earn less than $35,000, while just 11% earn $100,000 or more. The $50,000 - $74,000 income bracket is particularly concentrated in the CRA (34.2% compared to 23.2% citywide), indicating a strong middle-income base. With a median household income of $51,186, the CRA population is concentrated in low- and middle-income ranges, highlighting the importance of access to affordable housing, public transportation, and local employment and technical training opportunities for CRA residents.

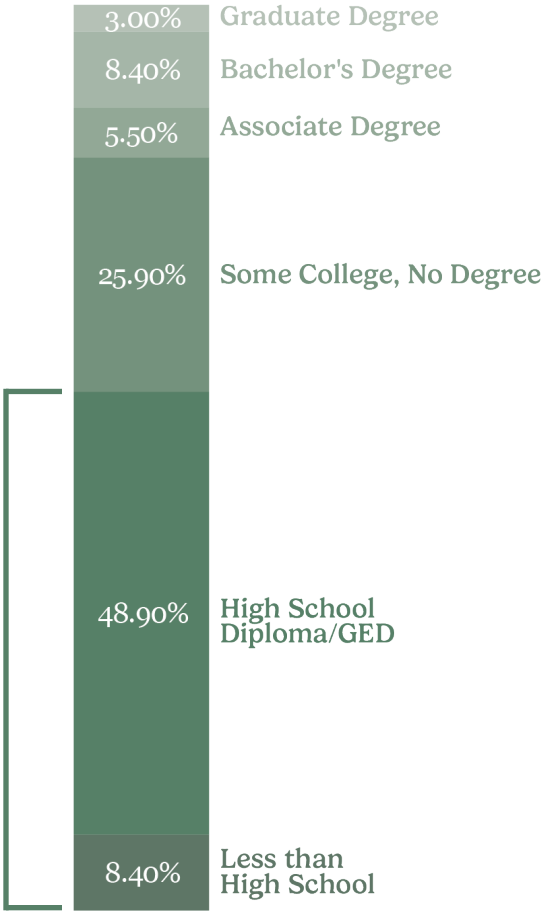


EDUCATIONAL ATTAINMENT

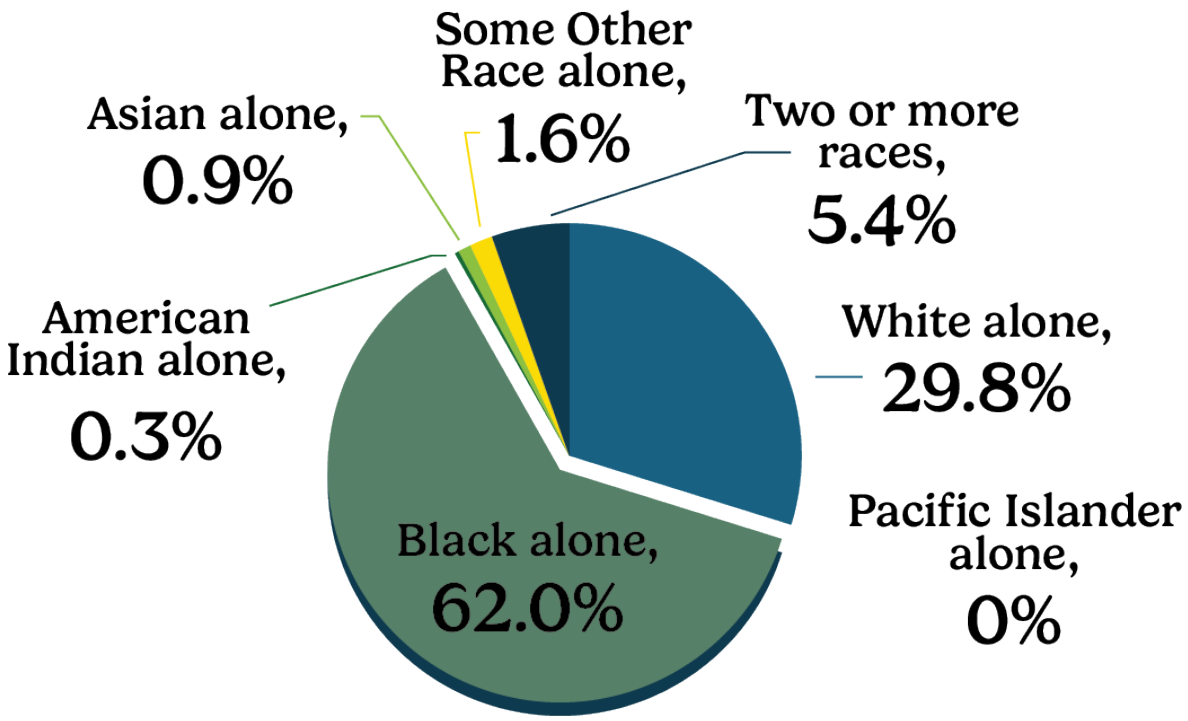
In the Lake City CRA, 8.4 percent of residents have less than a high school education, and about 17 percent have earned an associate's degree or higher. Overall educational attainment in the CRA is lower than in the City and County.



57.3%
of CRA adults have a high school diploma or less



RACE & DIVERSITY



The Lake City CRA exhibits a distinct racial and ethnic composition compared to the City and County overall. In 2025, Black residents comprise 62% percent of the CRA population, substantially higher than the City of Lake City (30.6%) and Columbia County (17%). White residents account for 29.8% of the CRA population compared to 56% Citywide. Smaller shares of residents identify as Asian (0.9%), American Indian (0.3%), or Some Other Race (1.6%), and 5.4% identify with two or more races. Residents of Hispanic or Latino origin represent 3.9% of the CRA population.

The CRA's Diversity Index of 56 is lower than the City's index of 65.1 but higher than the County's 52.8, reflecting a level of diversity that falls between citywide and countywide patterns.



Black residents comprise

62%

of the CRA population, more than double the citywide share and over three times the countywide share, making this the dominant racial group in the CRA.

Key Takeaways

The CRA is positioned to serve as a hub for regional tourism.

Lake City draws visitor traveling along major regional transportation routes, visiting nearby recreational assets such as Osceola National Forest, or participaing in annual reenactment festivals. Strengthening Downtown as a destination through investments in walkability, high quality public spaces, dining, retail, lodging, and event infrastructure will encourage visitors to spend more time in the city and support the local economy.

Downtown's historic chracter is a core economic asset.

The CRA contains much of Lake City's historic fabric, including two historic districts, historic homes, and the Lake City–Columbia County Historic Museum. The recent redevelopment of the Blanche Hotel demonstrates how preservation within the CRA can directly support economic revitalization by adding lodging, event space, and renewed activity downtown. Redevelopment efforts should reinforce this identity through preservation, adaptive reuse, façade improvements, and context-sensitive infill development.

Residents of the CRA are primarily working age or youth.

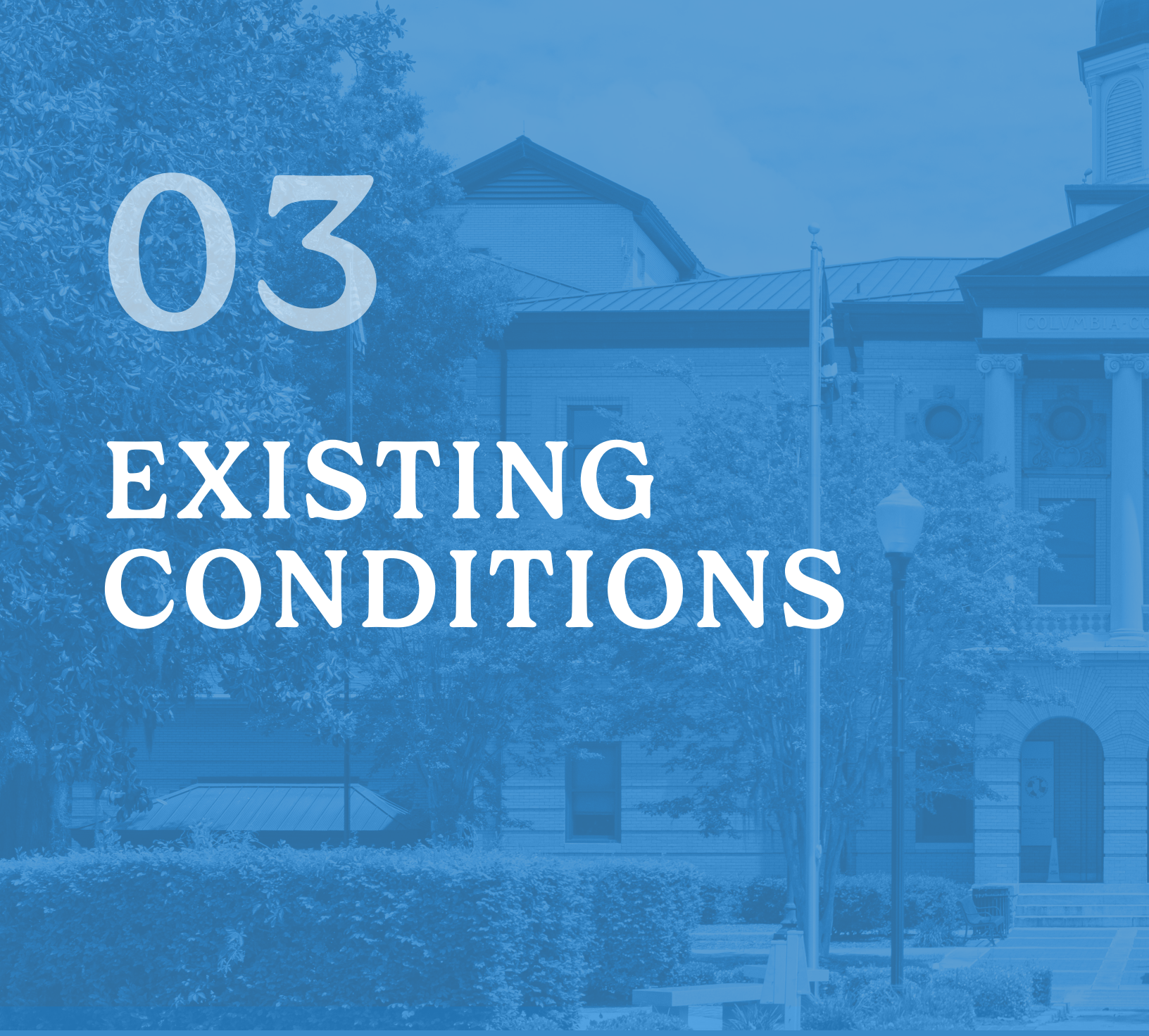
With approximately 75% of the broader city's population under age 64, the CRA consists of a youthful population. This suggests high demand for employment opportunities and potential for small business growth; a need for family-supportive amenities and gathering spaces; and a need to focus on maintaining affordability. Downtwon redevelopment should focus on creating a vibrant, functional center that supports working-age residents and families.

Income and education gaps signal need for workforce-focused Investment.

The CRA population is concentrated in low- and middle-income households, with a median income of $51,186. Educational attainment also trails City and County benchmarks, with nearly half of residents holding a high school diploma or GED as their highest credential. Together, these conditions underscore the need for targeted workforce development, adult education, and economic mobility strategies as central components of CRA reinvestment.

The CRA reflects a distinct racial composition shaped by historic patterns.

The CRA population is predominantly Black (62 percent), a significantly higher share than the City or County overall. This demographic pattern likely reflects historic settlement patterns influenced by racial descrimination. Equitable redevelopment strategies will support existing residents, preserve community identity, and expand access to opportunity without displacement.



03

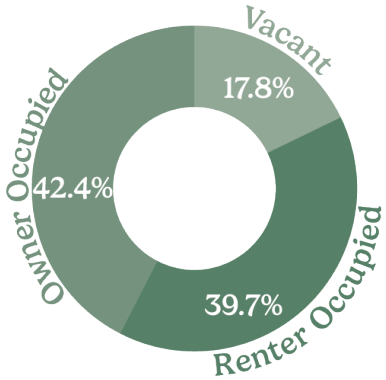
EXISTING CONDITIONS

An overview and analysis of the physical and economic conditions within the Lake City CRA.

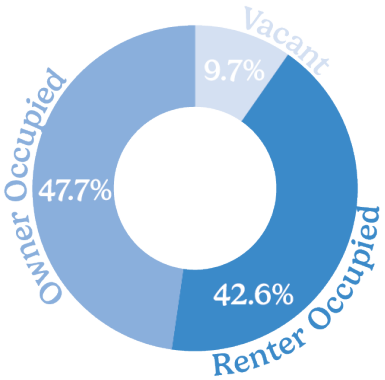


Housing

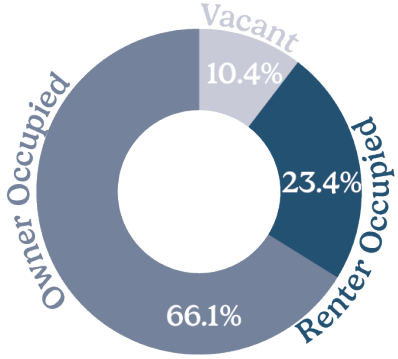
There are an estimated 662 housing units within the Lake City CRA. The CRA is characterized by moderate vacancy, low owner-occupancy, an aging housing stock, and limited housing diversity. These conditions indicate barriers to homeownership, a need for housing maintenance and rehabilitation, and challenges related to underutilized or aging residential properties. This highlights opportunities for targeted reinvestment and infill development to support long-term neighborhood stabilization.



Lake City CRA



City of Lake City



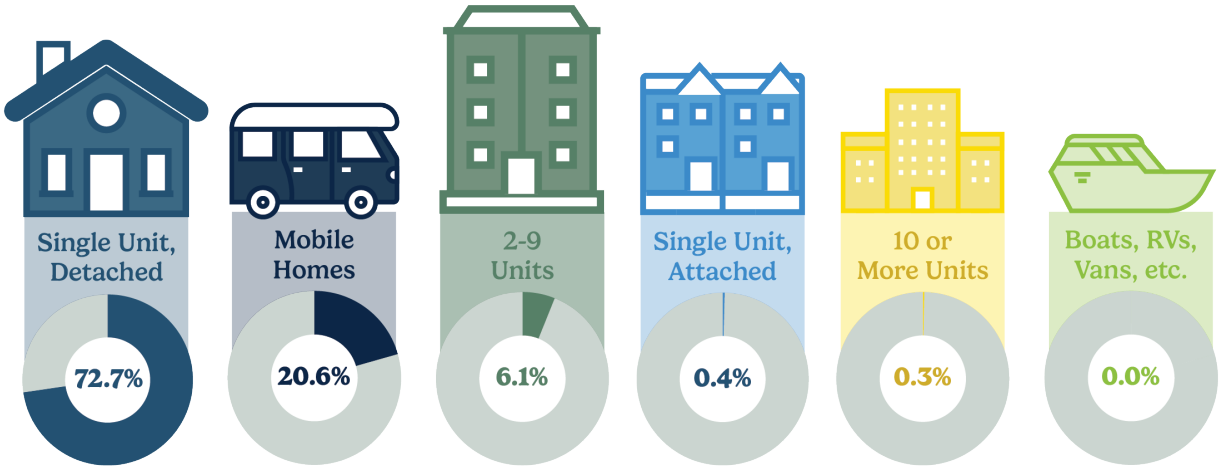
Columbia County

The Lake City CRA has a homeownership rate of 42.4%, meaning that fewer than half of housing units are owner-occupied. Lower than both the Citywide and Countywide averages, this suggests underlying challenges to homeownership within the CRA that may be influenced by household income constraints, limited access to mortgage financing, or the condition and age of the housing stock. At the same time, the CRA has a substantial renter population, with 39.7% of units renter-occupied, resulting in a near balance between renters and owners. Households that rent are generally more vulnerable to displacement and have fewer opportunities to build long-term wealth through homeownership.

The CRA also experiences a high vacancy rate of 17.8%, which exceeds vacancy levels observed elsewhere in the City and County. Elevated vacancy rates can contribute to physical deterioration, reduced neighborhood stability, and diminished community confidence, indicating a more pronounced housing challenge within the CRA.

HOUSING TYPES

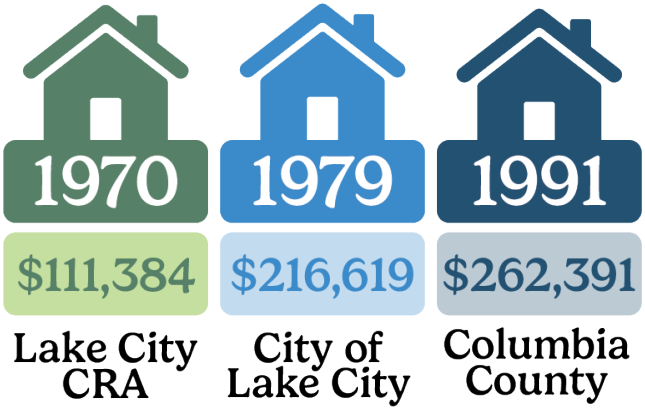
The CRA is largely a low-density area with 72.7% of housing units being single-family detached homes. Mobile homes make up 20.6% of the CRA's housing stock, which is five times the Citywide rate. With only 6.1% of housing in 2–9 unit buildings and just 0.3% in buildings with 10 or more units, the CRA's housing stock shows limited diversity and a constrained supply of affordable rental options. Opportunities to diversify housing in the CRA may support attainable housing, smaller households, and workforce housing needs.

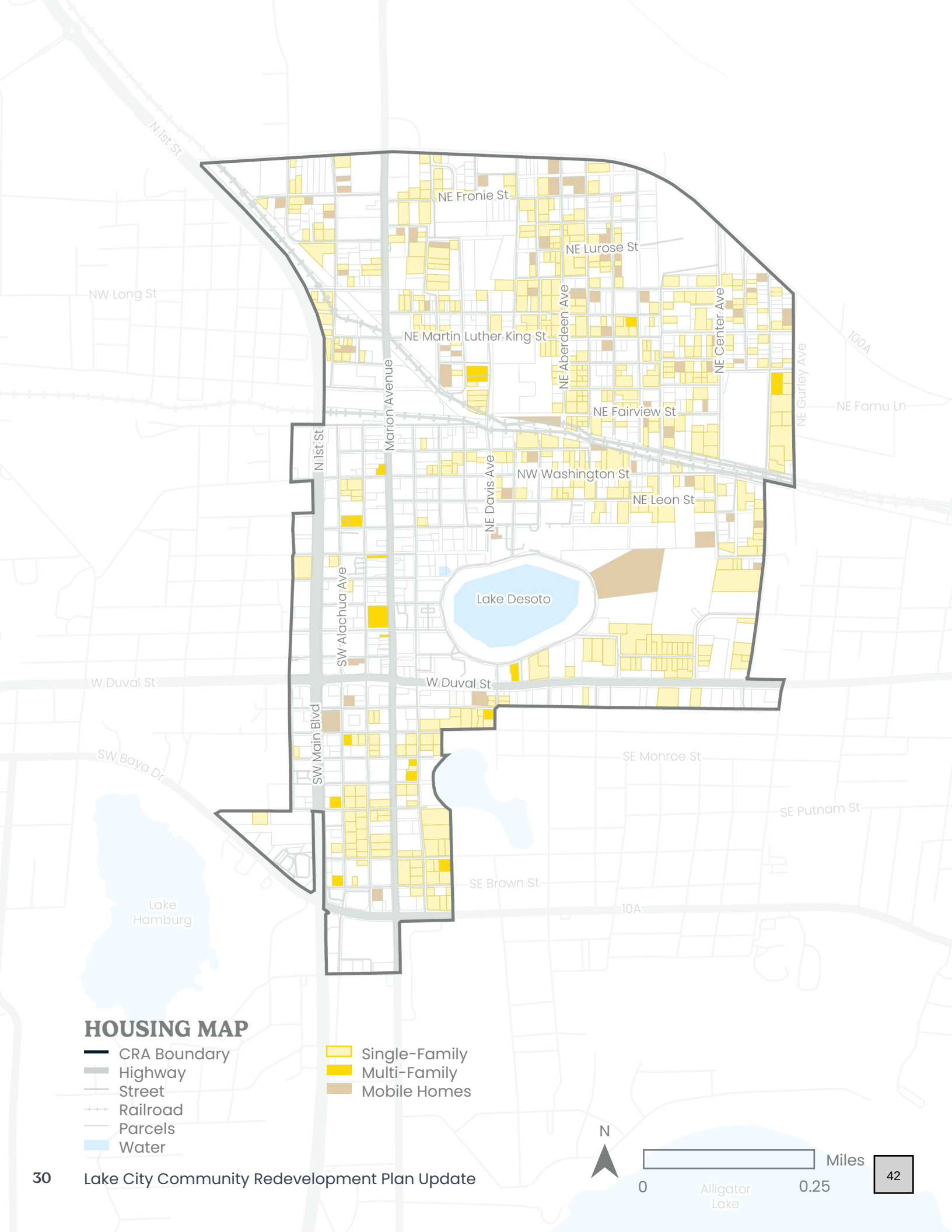


HOUSING AGE & VALUE

With a median construction year of 1970, the average home in the CRA is over 50 years old; only about 6% of homes were built after 2000, and virtually none have been built since 2020. A large share (about 50%) of housing was built between 1940 and 1979, as older homes dominate the area. This suggests a need for rehabilitation programs, potential infill opportunities, and strategies to balance historic preservation with modern housing needs.

The median home value within the CRA is $111,384, roughly half the citywide median of $216,619.




N 1st St
NE Fronie St
NE Lurose St
NW Long St
NE Martin Luther King St
NE Aberdeen Ave
NE Center Ave
NE Gurley Ave
100A
NE Famu Ln
Marion Avenue
N 1st St
NE Fairview St
NW Washington St
NE Davis Ave
NE Leon St
Lake Desoto
SW Alachua Ave
W Duval St
W Duval St
SW Main Blvd
SW Baya Dr
SE Monroe St
SE Putnam St
SE Brown St
10A
Lake Hamburg
Alligator Lake
HOUSING MAP
CRA Boundary
Highway
Street
Railroad
Parcels
Water
Single-Family
Multi-Family
Mobile Homes
N
Miles
0
0.25



948 Texas Ave.



790 North Congress Ave.



417 SW Alachua Ave.

Economy

In 2025, the Lake City CRA supports approximately 3,454 jobs across roughly 352 businesses, functioning as a net employment center that contains substantially more jobs than resident workers due to the concentration of government, education, healthcare, and service-sector uses.

3,454

TOTAL JOBS

Lake City CRA

BUSINESS LANDSCAPE

The CRA's economy is primarily service-oriented, with 61.8% of employed residents working in education, healthcare, hospitality, and other personal services. Retail trade represents an additional 17.7% of resident employment, meaning nearly 80% of the CRA workforce is employed in service and retail sectors. Public administration plays a significant role due to the CRA's position as the county seat, accounting for 22.1% of all jobs located in the CRA. While service-oriented establishments are the most prevalent business type, employment is concentrated among a smaller number of public-sector and institutional employers. In contrast, manufacturing, finance, information, and real estate sectors are minimally represented, indicating limited local employment opportunities in these industries.

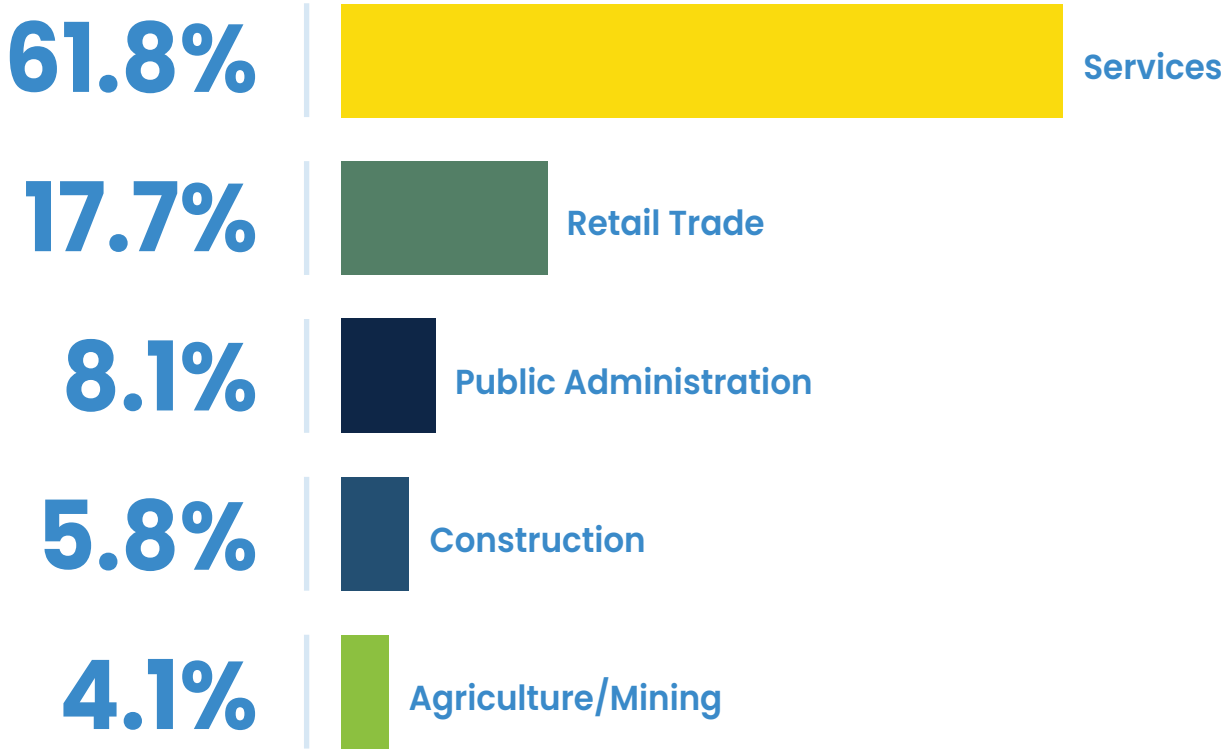
WORKFORCE TRENDS

Employment figures in this section are derived from U.S. Census Longitudinal Employer-Household Dynamics (LEHD) data and differ from ESRI job estimates due to differences in data sources, years, and methodologies.

The Lake City CRA functions as a net employment center within the community. In 2022, there were approximately 430 employed residents ("primary jobs") living in the CRA, compared to about 3,454 primary jobs located within the CRA, meaning the CRA contains many more jobs than employed residents and therefore relies heavily on in-commuting to fill local positions. The industry mix also differs depending on whether employment is measured by where workers live versus where jobs are located.

Among CRA residents, the largest employment sectors include Health Care and Social Assistance (17.7%), Manufacturing (12.1%), Retail Trade (11.6%), and Accommodation and Food Services (11.2%). By contrast, jobs located in the CRA are dominated by Educational Services (32.4%) and Public Administration (29.2%), reflecting the CRA's role as a civic and institutional hub, with additional employment in Retail (11.7%) and Accommodation and Food Services (10.4%). Overall, the LEHD profiles suggest a daytime influx of workers into the CRA and a resident workforce that is more dispersed across service, retail, and industrial sectors.

TOP 5 EMPLOYMENT SECTORS



Employment in the CRA is overwhelmingly service-driven, with nearly two-thirds of workers employed in the broad Services sector. This dominance reflects a local economy centered on people-serving activities such as healthcare, education, personal services, and hospitality. Retail Trade is the second-largest employment sector, accounting for almost one in five jobs, highlighting the importance of neighborhood commercial corridors and consumer-facing businesses. Public Administration also plays a significant role, representing just over 8% of employment and highlighting the CRA's reliance on government-related jobs as a stable economic anchor.

When business counts are compared with employment totals, a clearer picture of economic dependence emerges. While service-oriented businesses are the most common establishments, government, healthcare, and education-related activities account for a disproportionately large share of jobs, together providing nearly half of all employment in the CRA. This concentration aligns with the occupational profile, where white-collar and service occupations dominate, and helps explain recent gains in higher-wage employment. At the same time, the continued presence of lower-wage service and retail jobs points to the need for economic development strategies that both strengthen major employment anchors and expand pathways to higher-paying opportunities.

Employment in the manufacturing and finance industries is all but absent in the CRA and represents a relatively small proportion of total employment for Lake City and Columbia County. Regardless of their relative share of total employment, manufacturing and finance jobs are an important source of stable, mid-to-high wage employment and any concentrations of these activities are noteworthy. According to 2023 LEHD data, Lake City's share of total employment in manufacturing and finance are 0.6% and 3.7%, respectively. For Columbia County at-large, 10.1% of total employment is in manufacturing, with 2.4% in finance and insurance.

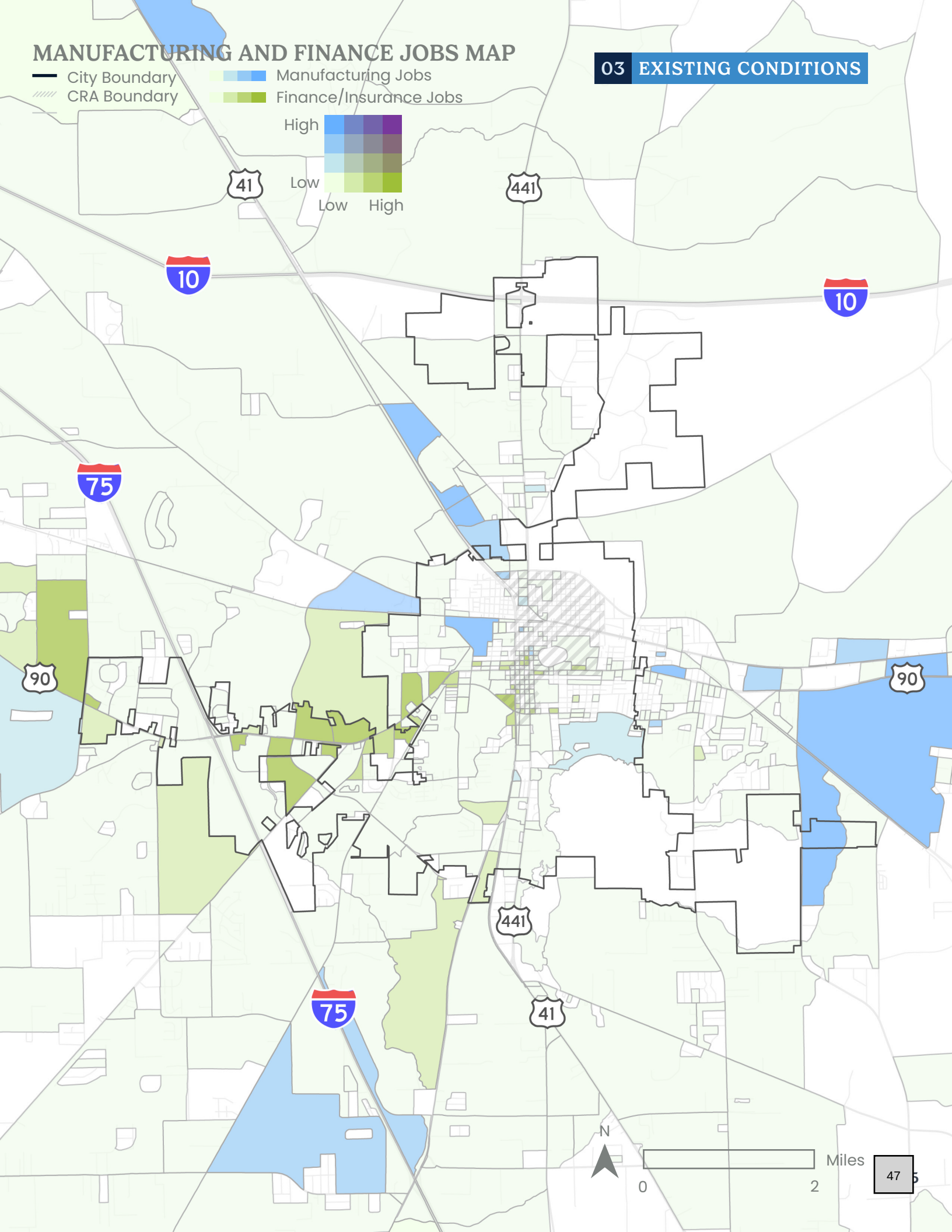
Manufacturing jobs are concentrated in three primary areas, which represent 79% of the total manufacturing jobs in Columbia County:

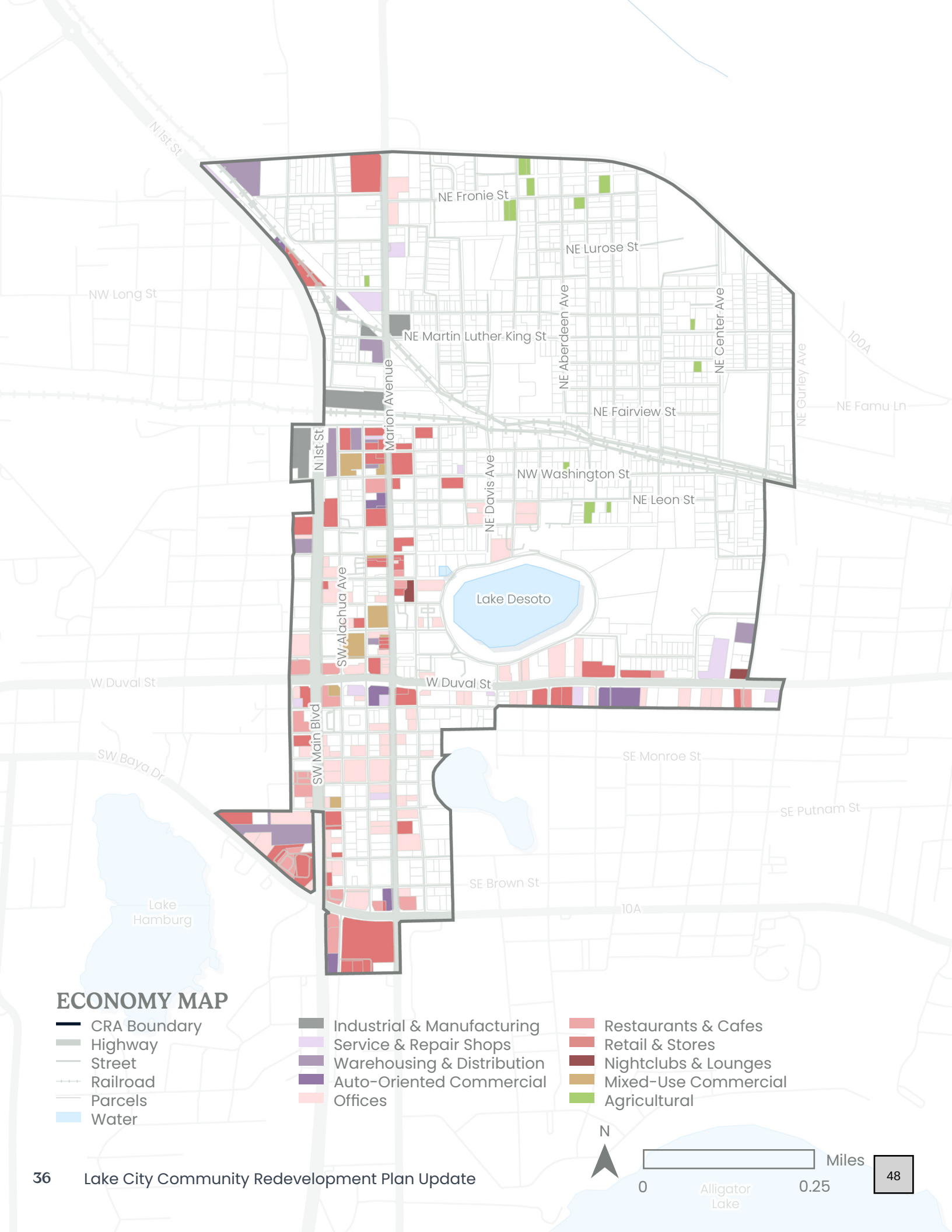
1. Lake City Gateway Airport and the surrounding industrial uses (located roughly two miles east of the CRA)
2. Industrial uses outside the northwest edges of Lake City, along US 41 and NW Lake Jeffery Rd (located roughly one mile west and northwest of the CRA)
3. Cal-Maine Foods (located roughly 8 miles northwest of the CRA, along US 41 north of Winfield)

Finance and insurance jobs, by contrast, concentrate in a tighter area located to the west of the CRA. These concentrations can be grouped into three areas representing 78% of the total finance and manufacturing jobs in Columbia County:

1. Southwest corner of the CRA (including the areas immediately west of the interaction of SW Main Boulevard and SW Baya Drive)
2. Commercial corridor along US 90 between Duval Street and I-75
3. First Federal Bank and other offices located near the intersection of US 90 and NW Turner Avenue

MANUFACTURING AND FINANCE JOBS MAP





ECONOMY MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water
- Industrial & Manufacturing
- Service & Repair Shops
- Warehousing & Distribution
- Auto-Oriented Commercial
- Offices
- Restaurants & Cafes
- Retail & Stores
- Nightclubs & Lounges
- Mixed-Use Commercial
- Agricultural

N

0 0.25 Miles



281 North Marion St.



283 SW Baya Dr.



442 SW Alachua Ave.



127 SW Main Blvd.

Market Conditions

Commercial market data are sourced from CoStar. Due to known coverage and reporting limitations in smaller markets, figures may not fully capture all properties or current occupancy conditions and should be interpreted as directional indicators.

OFFICE

Since the outset of the COVID-19 pandemic, the office market in Lake City has been characterized by very low vacancy, rent volatility, and no new projects . Vacancy remained very low overall, peaking at 2.9% in 2022 but staying under 2% in all other years. Rents rose sharply from $11.46/SF in 2021 to a high of $19.38/SF in 2023 before softening to $13.47/SF in 2025. As of 2025, the market consists of 110 properties totaling 523,731 SF with a 1.6% vacancy rate and no projects in the pipeline. With an average year built of 1941 and more than 60% of square footage constructed before 1950, the office inventory is dated. The reliance on aging stock, combined with limited development activity, suggests that performance trends are being driven by demand shifts within a static and older inventory base.

Three buildings in the CRA have vacancies as of 2025; 121 SE Hernando Ave. (an office/residential property built in 2007) is only 2.4% leased, 182 NE Justice St. (built in 1945) is 54.1% leased, and the medical building at 164 NW Madison St. (built in 1966) is 82.5% leased.

RETAIL

The retail market in the Lake City CRA has remained stable but shows signs of softening demand. Vacancy has been consistently low, rising from 0.2% in 2023 to 1.9% in 2025, while rents have held flat at $10.00/SF since 2024. No new deliveries or pipeline projects are planned, leaving the inventory unchanged at 699,983 SF across 139 properties. The stock is older on average, with an average year built of 1953 and more than one-third of space constructed before 1950, though modest additions occurred in the 2000s and 2010s. Overall the retail market is defined by its aging supply, flat rents, and limited new development activity, with recent negative absorption hinting at shifting tenant demand.

One storefront retail and office property, 131 W Duval St. (built in 1989) has 100% vacancy with 6500 total available square feet.

INDUSTRIAL/FLEX

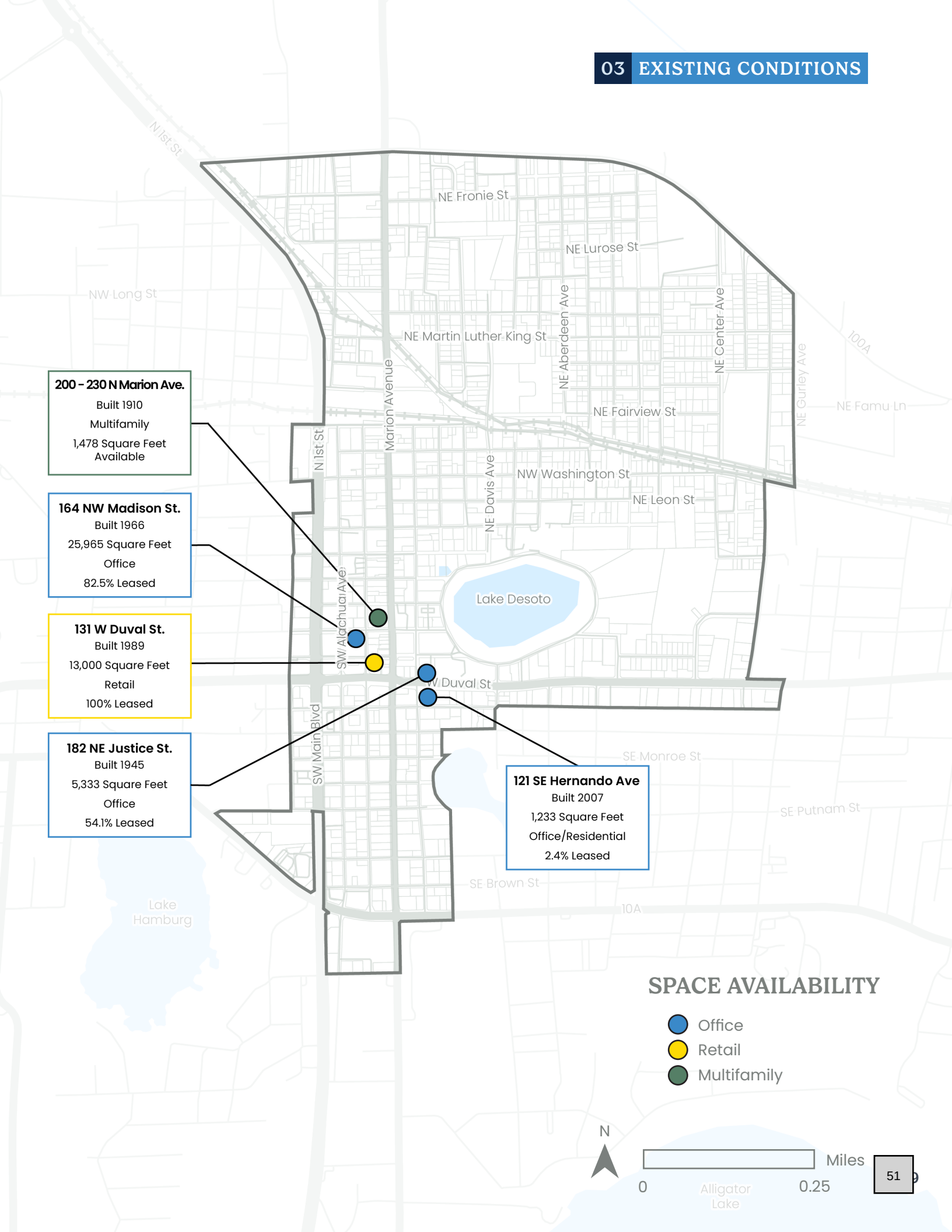
The industrial/flex market in the CRA is small but relatively stable. As of 2025, it comprises 28 properties totaling 244,760 SF, with no new deliveries or projects in the pipeline. Vacancy data is limited, but trends show low to moderate vacancy, ranging from 2.3% to 2.5% over the past five years. The inventory is older, with an average year built of 1955 and nearly 30% constructed before 1950, while little space has been added since the 1980s. The market's stability is supported by a small, existing stock and the absence of new speculative development, though the aging buildings may limit suitability for modern industrial or flex uses.

All industrial/flex properties are leased at 100% as of 2025.

MULTIFAMILY

The multifamily market in the CRA is small and stable. As of 2025, it consists of just 4 properties with 28 units, all of which were built before 1950, giving the market an average building age of 1939. Vacancy has held steady at 3.6% over the past five years, reflecting consistently high occupancy, while rents have gradually increased from $615/unit to 2021 to $675/unit in 2025. No new multifamily units have been added recently and there are no projects in the pipeline.

One property at 200-230 N Marion Ave., built in 1910, has a total available space of 1,478 sf.


200 - 230 N Marion Ave.
Built 1910
Multifamily
1,478 Square Feet Available
164 NW Madison St.
Built 1966
25,965 Square Feet
Office
82.5% Leased
131 W Duval St.
Built 1989
13,000 Square Feet
Retail
100% Leased
182 NE Justice St.
Built 1945
5,333 Square Feet
Office
54.1% Leased
121 SE Hernando Ave
Built 2007
1,233 Square Feet
Office/Residential
2.4% Leased
N 1st St
NE Fronie St
NE Lurose St
NW Long St
NE Martin Luther King St
NE Aberdeen Ave
NE Center Ave
NE Gurley Ave
100A
NE Famu Ln
Marion Avenue
NE Fairview St
N 1st St
NE Davis Ave
NW Washington St
NE Leon St
Lake Desoto
SW Alachua Ave
W Duval St
SW Main Blvd
SE Monroe St
SE Putnam St
SE Brown St
10A
Lake Hamburg
Alligator Lake
SPACE AVAILABILITY
Office
Retail
Multifamily
N
Miles
0
0.25

Public and Institutional Land



CHURCHES AND LODGES

Religious institutions are prevalent throughout the CRA, occupying approximately 16.5 acres across 35 parcels and serving as important community anchors within residential neighborhoods. Two lodges are additionally found within the CRA comprising of approximately .64 acres: Elks Lodge just west of Lake Desoto and a Masonic Lodge listed at 530 NE Simms Dr.

The Elks Lodge is a community-based organization that provides social, charitable, and recreational opportunities for members and supports local service activities. Churches and lodges are often important spaces for community gathering. They provide key resources for the neighborhood, such as social programs and economic support.



SCHOOLS

Educational facilities within the CRA are limited and primarily focused at the elementary level. One public elementary school, Niblack Elementary School, is located in the northeastern portion of the CRA and occupies multiple parcels associated with the Columbia County School Board. Collectively, these parcels support the operation of the school and related facilities serving surrounding neighborhoods.

There is no public high school currently located within the CRA. Historically, Richardson High School served as the primary high school for Black students in Columbia County prior to school integration; however, the original school building was demolished in the late 1970s and the site has since been repurposed as the Richardson Community Center. In addition to public education facilities, one private child care facility, Suwannee Valley Community Child Care, is located within the CRA and provides early childhood services to local residents.

PARKS & TRAILS

Recreational space within the CRA is limited, totaling approximately 11.5 acres. Existing parks in the northern region of the CRA are Richardson Community Center, which hosts summer camps, basketball, pickleball, cornhole, and a conference area, and Annie Mattox Recreation Center, which offers football fields and a playground. Both lakes within the CRA offer recreation opportunities, while Olustee Park serves as a key downtown gathering space and hosts hosts many of the City's signature events downtown. Limited park acreage within the CRA highlights opportunities for park enhancements, improved amenities, and better connections to existing open spaces.

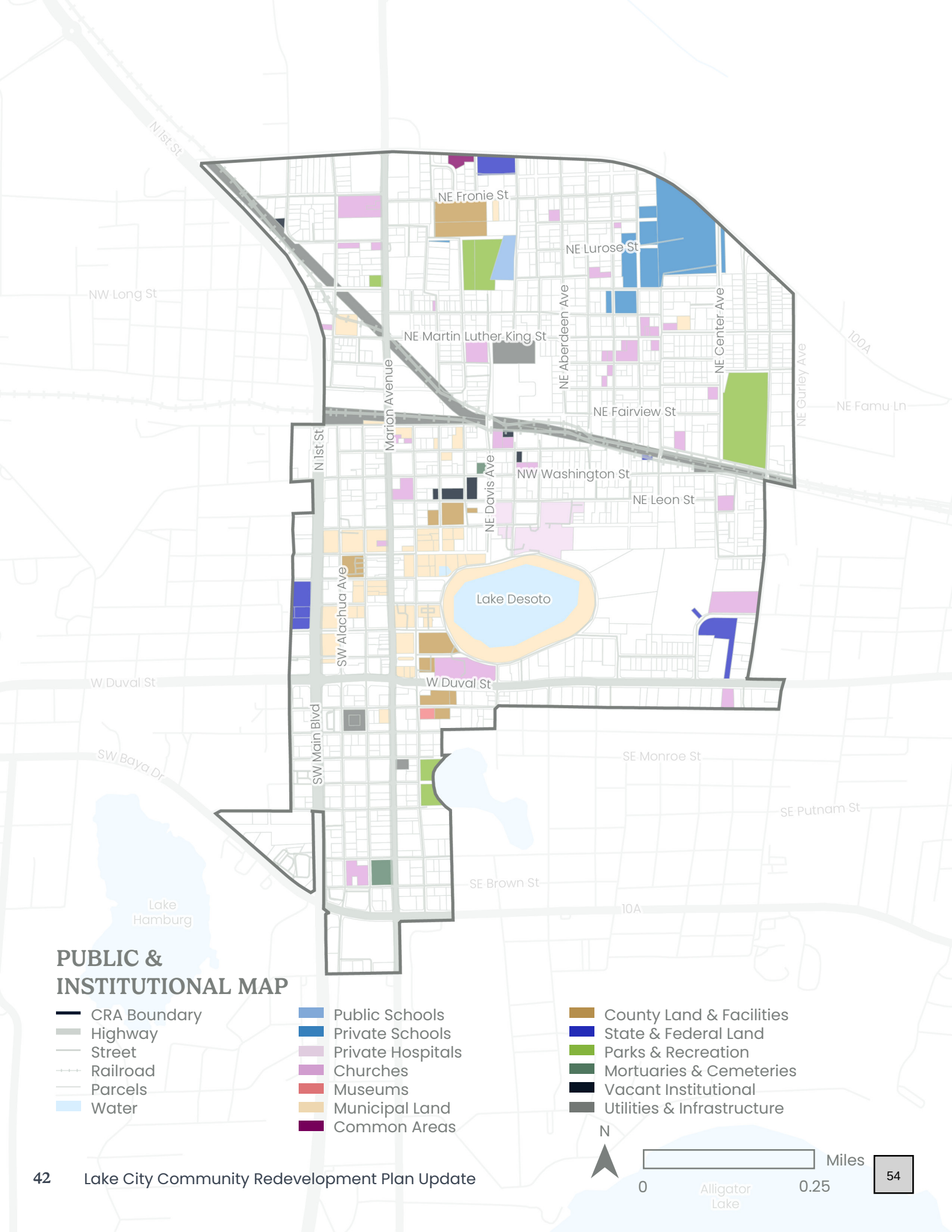
A small segment of an Office of Greenways and Trails (OGT) Land Trail Priority corridor runs along SW Baya Drive at the southern edge of the CRA. While limited in extent, this designation reflects the corridor's potential role in supporting future multi-use trail connections and improving regional connectivity, providing an opportunity for the CRA to leverage state trail priorities to enhance local pedestrian and bicycle access.

PUBLICLY OWNED LAND

Publicly owned properties in the CRA include parks, schools, Richardson Community Center, and Lake Desoto. City-owned land and facilities represent the largest share, totaling approximately 55.7 acres across 55 parcels, including Lake Desoto, which alone accounts for roughly 26 acres. Excluding Lake Desoto, municipal improved properties comprise approximately 29.7 acres, supplemented by three municipal vacant parcels. Columbia County-owned properties include nine parcels totaling 9.52 acres, along with one vacant parcel.

UTILITIES AND INFRASTRUCTURE

Utility parcels account for approximately 3.09 acres across three parcels. Railroad corridors within the CRA are privately owned and operated by Norfolk Southern and CSX Transportation and are classified as centrally assessed transportation infrastructure, occupying 36.7 acres within the area. Within the area, there is one electric substation supporting local distribution. Additional utility services are provided by the City's municipal systems and regional providers.



PUBLIC & INSTITUTIONAL MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water
- Public Schools
- Private Schools
- Private Hospitals
- Churches
- Museums
- Municipal Land
- Common Areas
- County Land & Facilities
- State & Federal Land
- Parks & Recreation
- Mortuaries & Cemeteries
- Vacant Institutional
- Utilities & Infrastructure

N

0 0.25 Miles



173 NE Hernando Ave.



255 NE Coach Anders Ln



338 NE Washington St.



232 NE Hillsboro St.

Mobility

ROADWAYS

Several roadways within the CRA are owned and maintained by entities other than the City. U.S. highways, including N. Marion Avenue (US 41/441) and E. and W. Duval Street (US 90), run through the CRA and function as the primary north–south and east–west regional corridors. SW Baya Drive (State Road 10) is a state-maintained roadway under FDOT jurisdiction that borders the eastern edge of the CRA and serves as an important connector between downtown and surrounding areas.

Collectively, U.S. highways and state roads account for approximately 8 percent of the CRA's street network, while more than 85 percent of streets are City-owned local roads. Most local streets within the CRA (97 percent) are paved, two-way roadways, forming a connected street grid that supports access to residential neighborhoods, commercial corridors, civic facilities, and institutional uses.

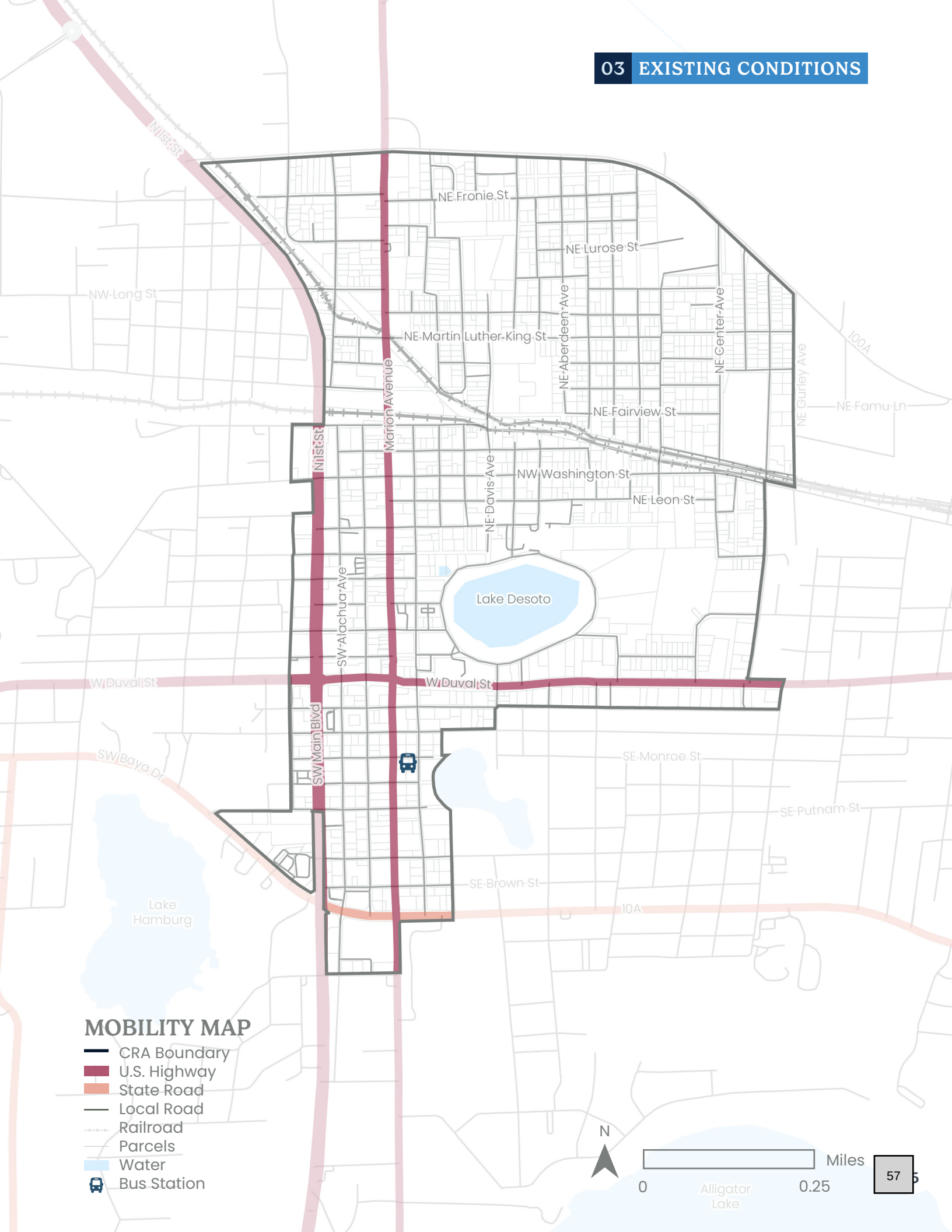
BUS ROUTES

Lake City does not operate a local citywide fixed-route transit system. The Lake City Bus Station at 251 S. Marion Ave. operates as an intercity station serving Greyhound and FlixBus lines. Nearby destinations include the approximate hour-long journey to Jacksonville, while other common destinations include Gainesville, Orlando, Miami, and Atlanta.

SIDEWALKS AND BIKEPATHS

Pedestrian infrastructure within the CRA varies by location, with sidewalks and walking facilities present in some areas but not consistently available throughout the area. This limits access to key destinations and reduces the viability of non-automobile travel for many residents. The city does not currently have a city-wide bicycle network, and there are no designated on-street bike lanes within the CRA.

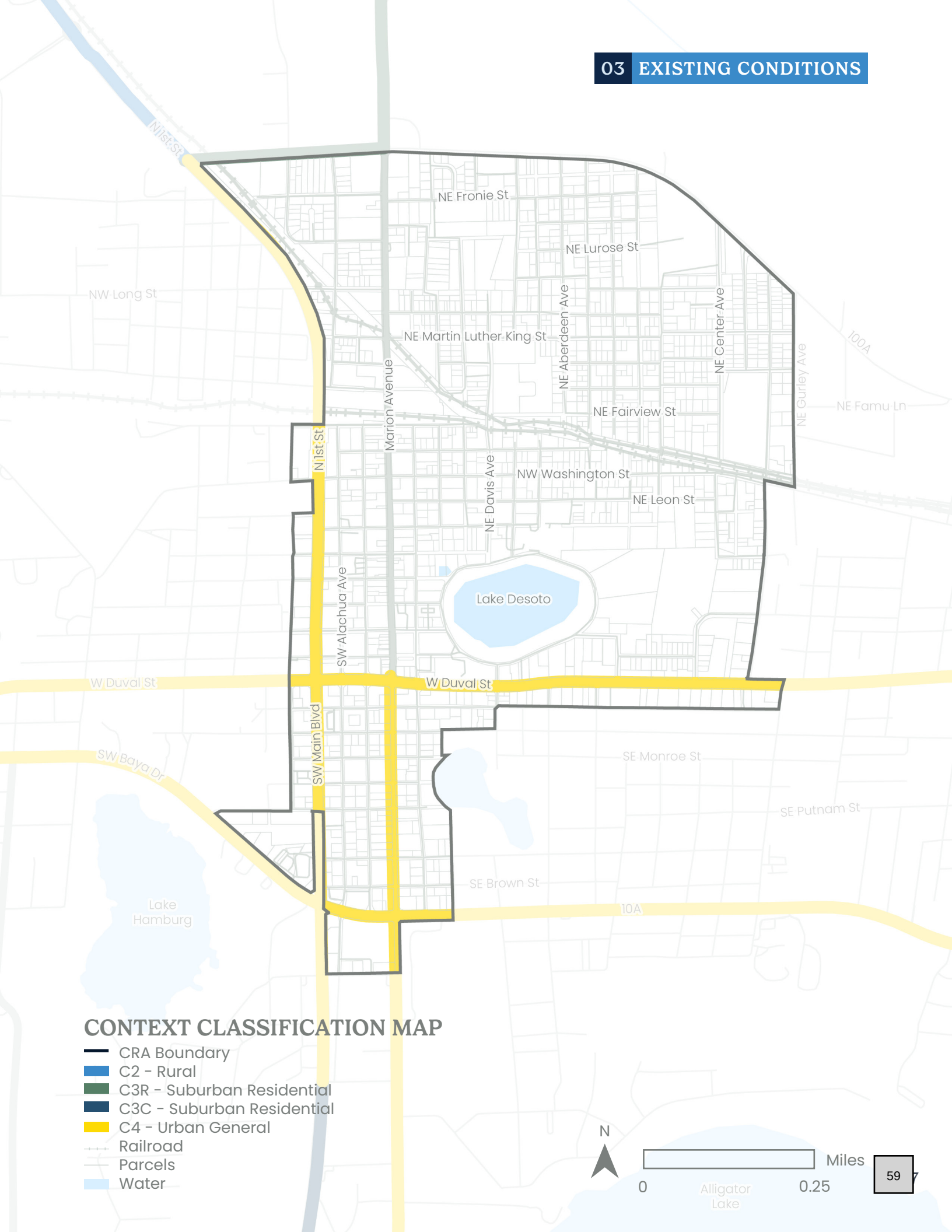
Beyond the CRA, residents benefit from access to regional recreational walking and cycling amenities, including approximately 12 miles of trails at Alligator Lake Park southeast of the city, 28 miles of trails at Big Shoals State Park northwest of the city, and 20 miles of trails at O'Leno State Park along the I-75 corridor toward Gainesville.


NE Fronie St
NE Lurose St
NW Long St
NE Martin Luther King St
NE Aberdeen Ave
NE Center Ave
NE Gurley Ave
100A
NE Famu Ln
Marion Avenue
US 441
NE Fairview St
NW Washington St
NE Davis Ave
NE Leon St
Lake Desoto
SW Alachua Ave
W Duval St
SW Main Blvd
SW Baya Dr
SE Monroe St
SE Putnam St
SE Brown St
10A
Lake Hamburg
Alligator Lake
MOBILITY MAP
CRA Boundary
U.S. Highway
State Road
Local Road
Railroad
Parcels
Water
Bus Station
N
0
0.25
Miles

CONTEXT CLASSIFICATION

To better capture the role and function of roadways and their relationship to the character of the surrounding built environment, FDOT uses a Context Classification system for all state roadways. In contrast to the Functional Classification system, which focuses on how traffic moves (with an emphasis on performance criteria like speeds, volumes, access, etc.), the Context Classification system emphasizes the relationship of a roadway to the area and users it serves, focusing on surrounding land uses, development patterns, and the types of road users it aims to serve (including pedestrians and other non-vehicular travel). The Context Classification divides roadways into eight primary categories based on degree of developmental intensity, ranging from C1 (Natural; least intense) to C6 (Urban Core; most intense). These classifications inform design elements like speeds, laneage and lane width, signal spacing, and other infrastructural considerations like crossing distances, sidewalk placement and width, on-street parking, and placement of bicycle facilities.

All state roadways within the CRA - which includes W. Duval Street/US 90, Main Boulevard/US 41, Baya Drive/SR 10A, and US 441 - are designated as C4 (Urban General). The C4 designation is the primary designation typical of highly developed areas where there is an active mix of land uses with a variety of expected road users (including non-vehicular). Design guidelines for this designation are intended to provide a balance between vehicular performance and non-vehicular safety. These guidelines call for lower speeds (25 - 45 mph) and the incorporation of “complete streets” elements catering to a mix of road users, like the inclusion of narrower travel lanes, buffered bicycle lanes, ample sidewalk space, special emphasis crosswalk markings, and other infrastructural elements intended to accommodate non-vehicular traffic.



CONTEXT CLASSIFICATION MAP

- CRA Boundary
- C2 - Rural
- C3R - Suburban Residential
- C3C - Suburban Residential
- C4 - Urban General
- Railroad
- Parcels
- Water

N

0 0.25 Miles

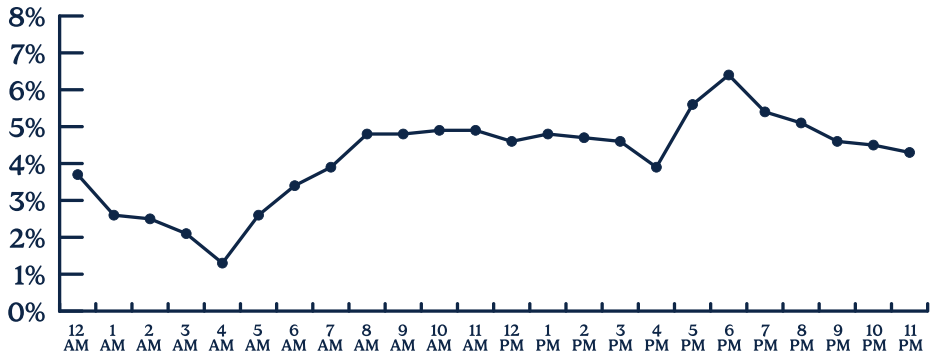
Public Safety

CRIME

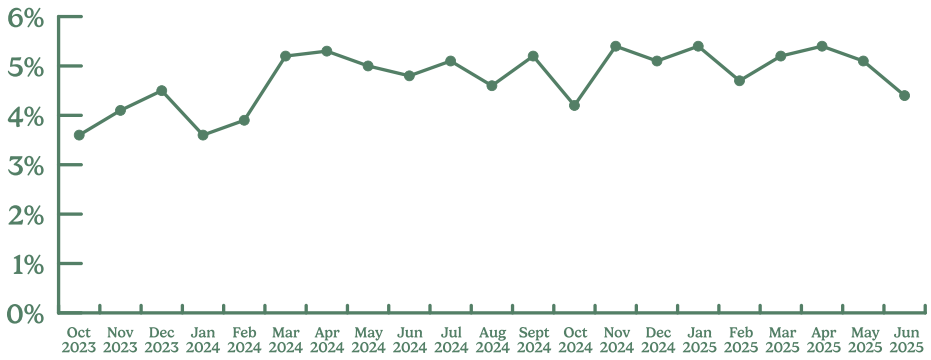
The City of Lake City Police Department provided data for all crime responses between October 2023 and June 2025. During this period, there were 84,566 total responses (for all incident types), 18,004 (21.3% of total incidents in the available dataset) were located within the CRA. Of the reported incidents within the CRA, property checks (41%) and traffic stops (10.7%) were the most common incident types, with no other remaining categories exceeding 4% of total responses.

Trends in when crime incidents occur are relatively consistent throughout the day, with incidents slightly more prevalent in the evening hours between 5:00pm and 7:00pm, and less prevalent during the late night/early morning hours between 1:00am and 7:00am. When considering overall crime incidents over time, the total number of responses per month stays relatively constant across the dataset, with no standout peaks or trends in total crime responses per month over the period of the data.

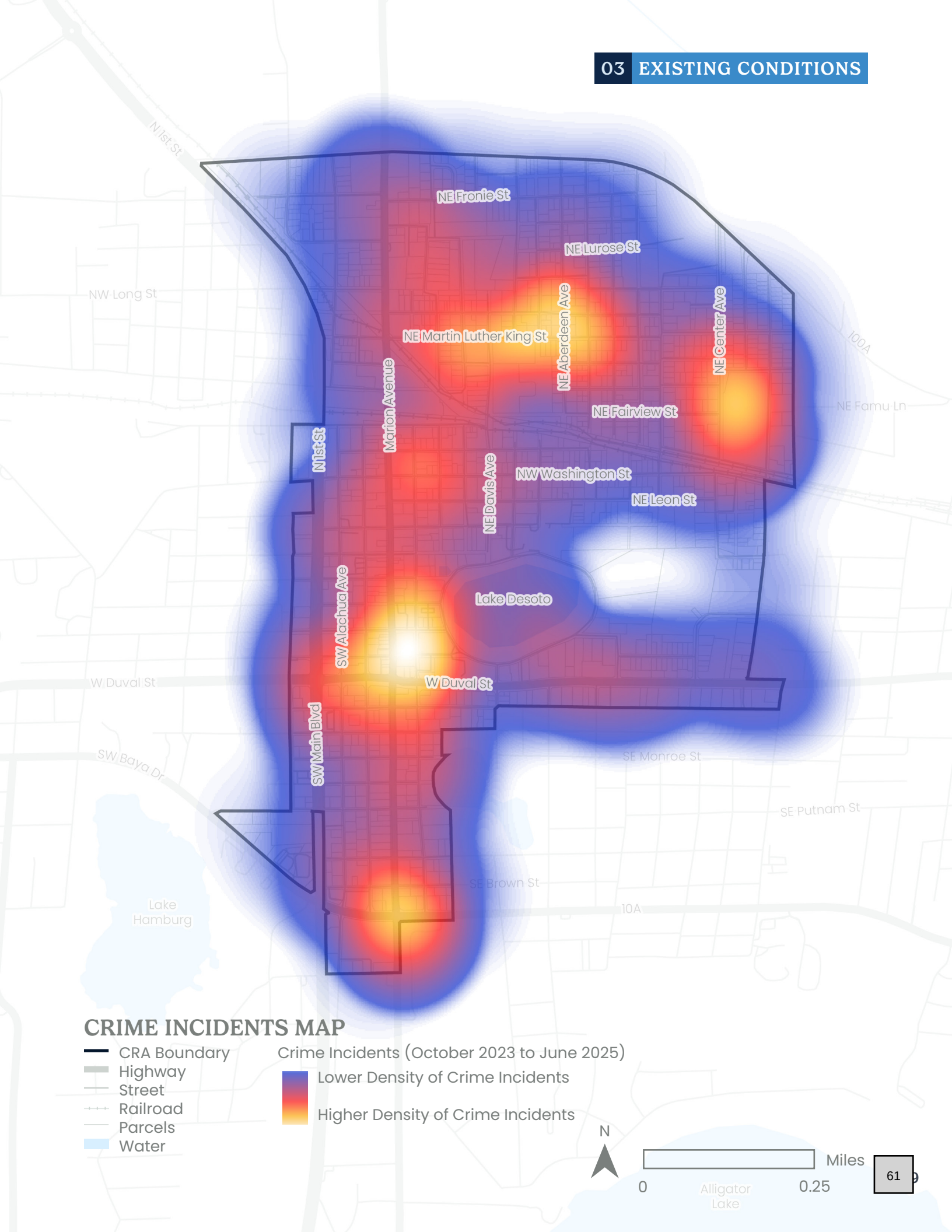
Crime Incidents *by Time of Day*



Crime Incidents *Percent Total Incidents by Month*



Locationally, crime incidents cluster around a few locations in the CRA, including Annie Maddox Recreation Center, Richardson Community Center, Aberdeen Avenue, Downtown Lake City (near the Olustee Park block, including the intersection of US 441 and Duval Street and the Courthouse), and the Winn-Dixie on US 441 and SW Baya Drive.



CRIME INCIDENTS MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water

Crime Incidents (October 2023 to June 2025)

- Lower Density of Crime Incidents
- Higher Density of Crime Incidents

N

0 0.25 Miles

Vacant Land

The Lake City CRA contains a substantial amount of vacant, undeveloped land, which shapes both the physical character of the district and how it is perceived. Approximately 14 percent of the CRA's total land area consists of parcels that lack development or formal designation as parks, wetlands or recreation areas. These parcels are distributed across several land use categories, reflecting their development potential.

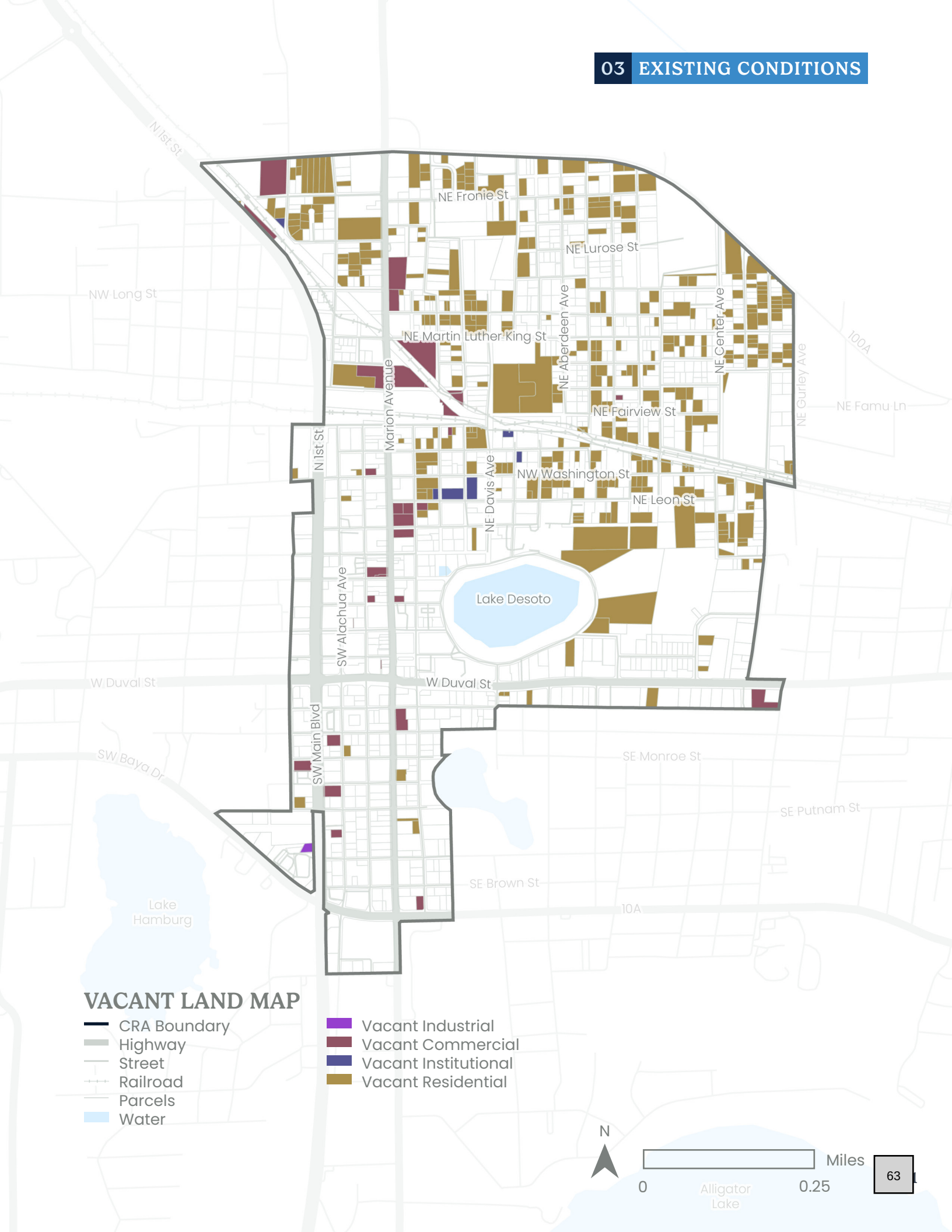
Vacant residential land makes up the largest share of undeveloped acreage within the CRA, totaling approximately 75.4 acres, or 11.5 percent of the district's land area. These parcels are primarily concentrated in the northern and northeastern portions of the CRA, where clusters of empty lots interrupt otherwise developed neighborhoods. This pattern creates gaps, affecting neighborhood continuity and limiting the sense of cohesion in surrounding residential areas. Such conditions can influence perceptions of stability and continuity within these neighborhoods.

Vacant commercial parcels account for roughly 16 acres (2.4 percent of the CRA) and are largely located along the CRA's primary transportation corridors. These parcels are predominantly located along major corridors, where they are more visible to residents and visitors. Their presence contributes to discontinuities in the streetscape and can affect the overall appearance and economic character of key travel routes within the district.

Vacant institutional and industrial parcels are limited in extent, totaling approximately 1.7 acres and 0.2 acres, respectively. The small amount of undeveloped land in these categories indicates that these land uses play a relatively minor role in the district's vacant land profile.

Approximately 5.3 acres of vacant land are classified as wetlands and are largely unsuitable for development. Of this total, only about 0.82 acres (located east of Lake DeSoto in a flood-prone area) is considered potentially developable. These undeveloped areas reflect the presence of natural systems within the CRA and underscore the role of flooding and environmental limitations in shaping land use outcomes.

Patterns of vacancy have tangible implications for the Lake City CRA. Concentrations of undeveloped parcels can contribute to reduced perceptions of safety, increased vulnerability to nuisance activity or crime, and declining property values in surrounding areas. The presence of vacant land can also diminish overall quality of life by weakening neighborhood identity and limiting the sense of care and investment in the public realm. At the same time, not all vacant land reflects disinvestment; some parcels, particularly those constrained by wetlands or flooding, perform important environmental functions and may warrant protection or preservation as green space. Together, these conditions illustrate how vacancy within the CRA negatively impacts community well-being, land use patterns, and the overall character of the district.


N 1st St
NE Fronie St
NE Lurose St
NW Long St
NE Martin Luther King St
NE Aberdeen Ave
NE Center Ave
NE Gurley Ave
100A
NE Famu Ln
Marion Avenue
N 1st St
NE Fairview St
NW Washington St
NE Davis Ave
NE Leon St
SW Alachua Ave
Lake Desoto
W Duval St
W Duval St
SW Main Blvd
SW Baya Dr
SE Monroe St
SE Putnam St
SE Brown St
10A
Lake Hamburg
Alligator Lake
VACANT LAND MAP
CRA Boundary
Highway
Street
Railroad
Parcels
Water
Vacant Industrial
Vacant Commercial
Vacant Institutional
Vacant Residential
N
0
0.25
Miles

Environment

FLOODING

Portions of the CRA, particularly around Lake Desoto, fall within FEMA-designated 100-year flood zones (Zones AH and AE), which may influence redevelopment opportunities, infrastructure planning, and stormwater management strategies.

The wetlands area to the east of Lake Desoto is classified as a high-risk flood zone (Zone AH) with a typical flood depth of 1-3 feet. This is typical of areas where water pools rather than flows strongly. Currently, five structures in this area are at high risk of flooding; this area's future land use designation is Residential – Medium and is zoned as RSF-1 for single-family homes. Much of the developable land is vacant.

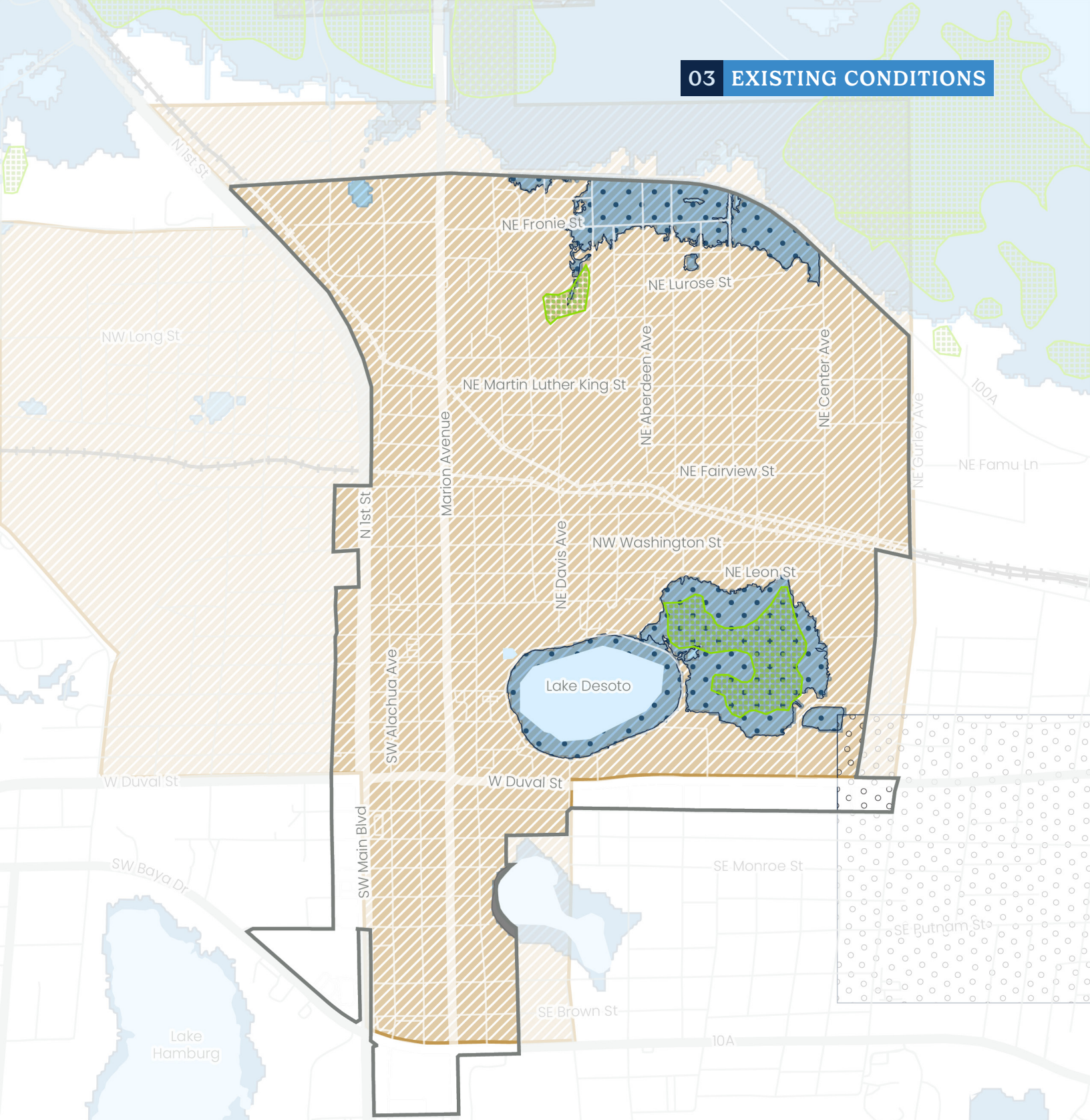
The area in the northern part of the CRA just south of NE Bascom Norris Drive is classified as a Special Flood Zone Hazard Area (SFHA) with a 1% annual chance flood, or 100-year flood. Approximately 30 buildings in this area are at high-risk of flooding, while 20 parcels at high risk are currently vacant.

The remainder of the CRA is classified as Zone X, which is a moderate-to-low risk flood zone that is outside the 1% annual chance floodplain.

BROWNFIELDS

The Lake City CRA is located within a designated Brownfield Area as identified by the Florida Department of Environmental Protection (FDEP). Brownfield Areas are planning and economic development designations intended to support revitalization in areas with potential or perceived environmental constraints. This designation does not indicate that all properties within the CRA are contaminated; rather, it provides a framework and incentives to facilitate redevelopment, site assessment, and voluntary cleanup where environmental conditions may exist.

The Brownfield Area designation enables the City to pursue state and federal incentives, liability protections, and grant funding that can support reinvestment and redevelopment activities within the CRA.



FLOODING AND BROWNFIELDS MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Water
- Brownfield
- Digital Flood Insurance Rate
- Wetlands

High Flood Risk Zones

- 1% Annual Flood Risk

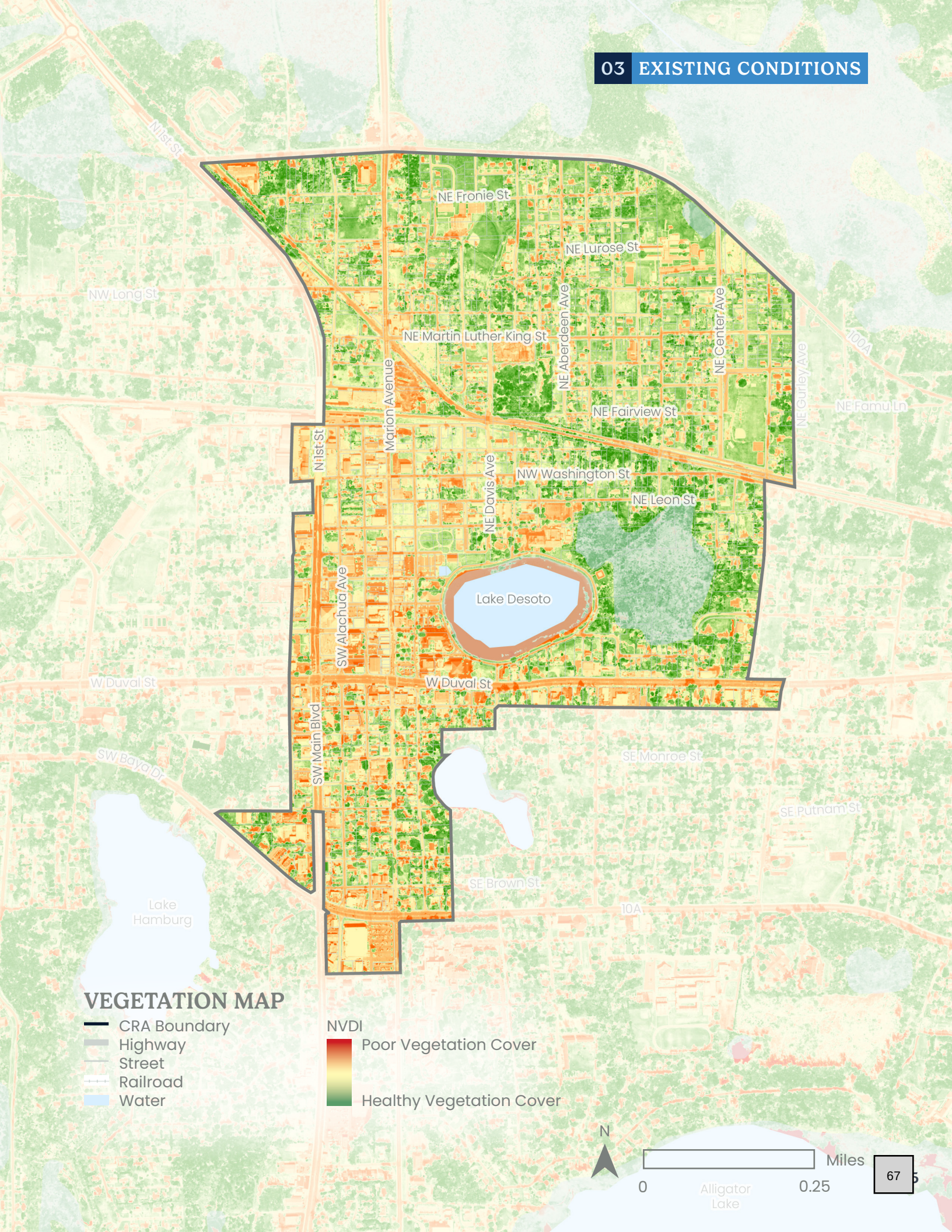
N

0 0.25 Miles

VEGETATION

The Lake City CRA proper contains one water body – Lake DeSoto – which includes a significant wetland area of roughly one square mile bordering the eastern edge of the lake, located centrally within the CRA boundaries. Other significant wetlands are present at the northern border of the CRA limits and to the southeast and southwest, near two smaller lakes – Lake Isabella and Lake Mongomery, respectively. There are no critical habitat or wildlife areas in or nearby the CRA boundaries proper.

Tree and vegetative coverage are densest in the lower-intensity residential districts in the northern third of the CRA boundaries (north of the railroad) and east of US 441. Impermeable surfaces are most prevalent in the higher-intensity districts and commercial corridors nearest to US 441 and W Duval Street, in the west-central portions of the CRA boundary, demonstrative of a lack of strong tree canopy or vegetative buffers in the commercial core of the CRA.



VEGETATION MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Water

NVDI

- Poor Vegetation Cover
- Healthy Vegetation Cover

N

0 0.25 Miles

Land Use and Zoning

The 655-acre Lake City CRA encompasses a mix of land uses, with residential development occupying the largest share of acreage. Medium-density residential (RSF-3 and RO) dominates the CRA, totaling approximately 331.2 acres, while low-density residential (RSF-1) covers about 54 acres. Multifamily high density residential lands represent 8.6 acres. Commercial land accounts for approximately 119.5 acres while industrial uses comprise approximately 60 acres. Overall, the CRA reflects a predominantly residential character with concentrated commercial corridors, modest office and institutional presence, and industrial activity.

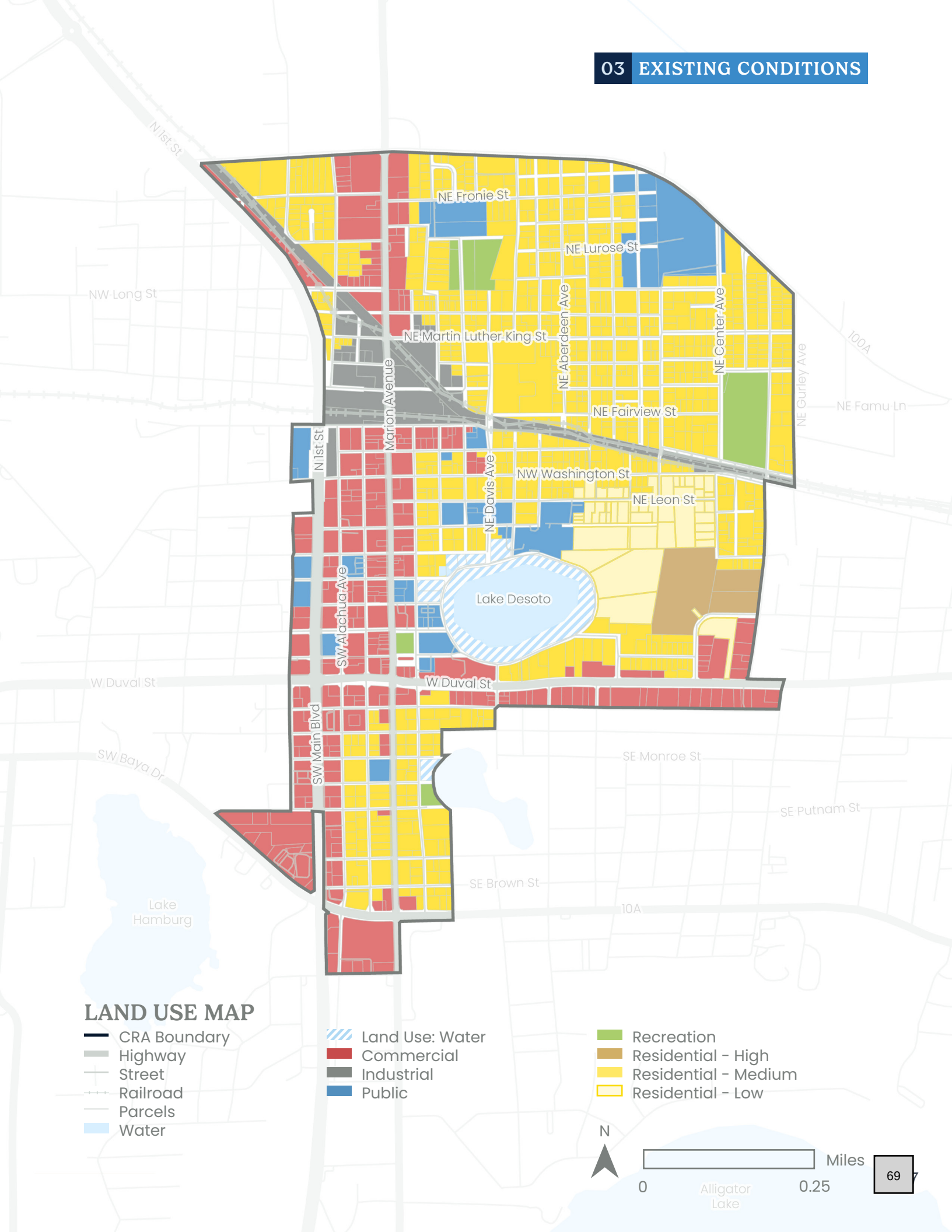
Zoning within the Lake City CRA reflects the area's predominantly residential character while supporting commercial, industrial, and water-related uses. Residential zoning covers roughly 60% of all land in the CRA; of this, Residential (Conventional) Single-Family (RSF-3 and RSF-1) makes up the majority (81.7%), followed by Residential Office (16.6%), and Residential Multiple Family (RMF-3, RMF-2, and RMF-1) at 1.7%. Commercial zoning, encompassing all districts, accounts for 31%, while Industrial and Water each represent about 5% of total CRA acreage.

Residential zoning within the CRA is primarily divided into Residential Single-Family and Residential Single-Family districts. The City's Land Development Code (LDC) establishes minimum lot area requirements for each dwelling type, which determines the potential maximum dwelling units per acre (DU/A). RSF districts accommodate low- to medium-density single family residential development, while RMF districts are designed for medium- to high-density multifamily development.

Density Standards by Zoning District

District	Minimum Lot Area per Dwelling Unit (sq ft)	Potential Maximum DU/A
RSF-1	20,000	2 DU/A
RSF-2	10,000	4 DU/A
RSF-3	6,000	8 DU/A
RSF-1	5,445	8 DU/A
RSF-2	2,178	20 DU/A

RSF-3 is the most common single-family zoning district, primarily concentrated to the area north of the Florida Gulf & Atlantic Railroad tracks, while RSF-1 is clustered to the east of Lake Desoto. A multi-family project in RMF-3 will be introduced to the CRA in early 2026 with the expected completion of Sweetwater Apartments Phase II, a 48-unit affordable multifamily community on 6.78 acres, located at 643 NE Davis Ave.

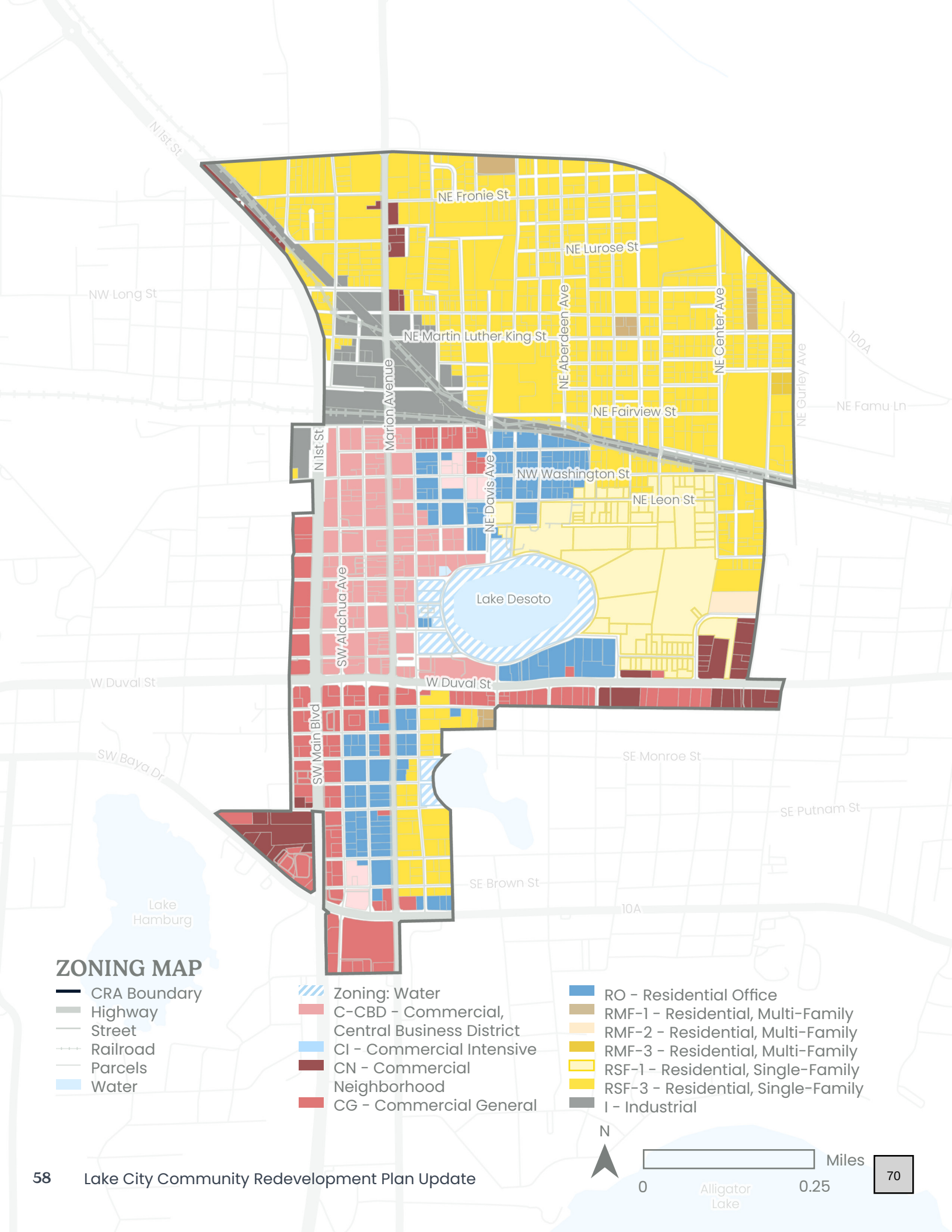


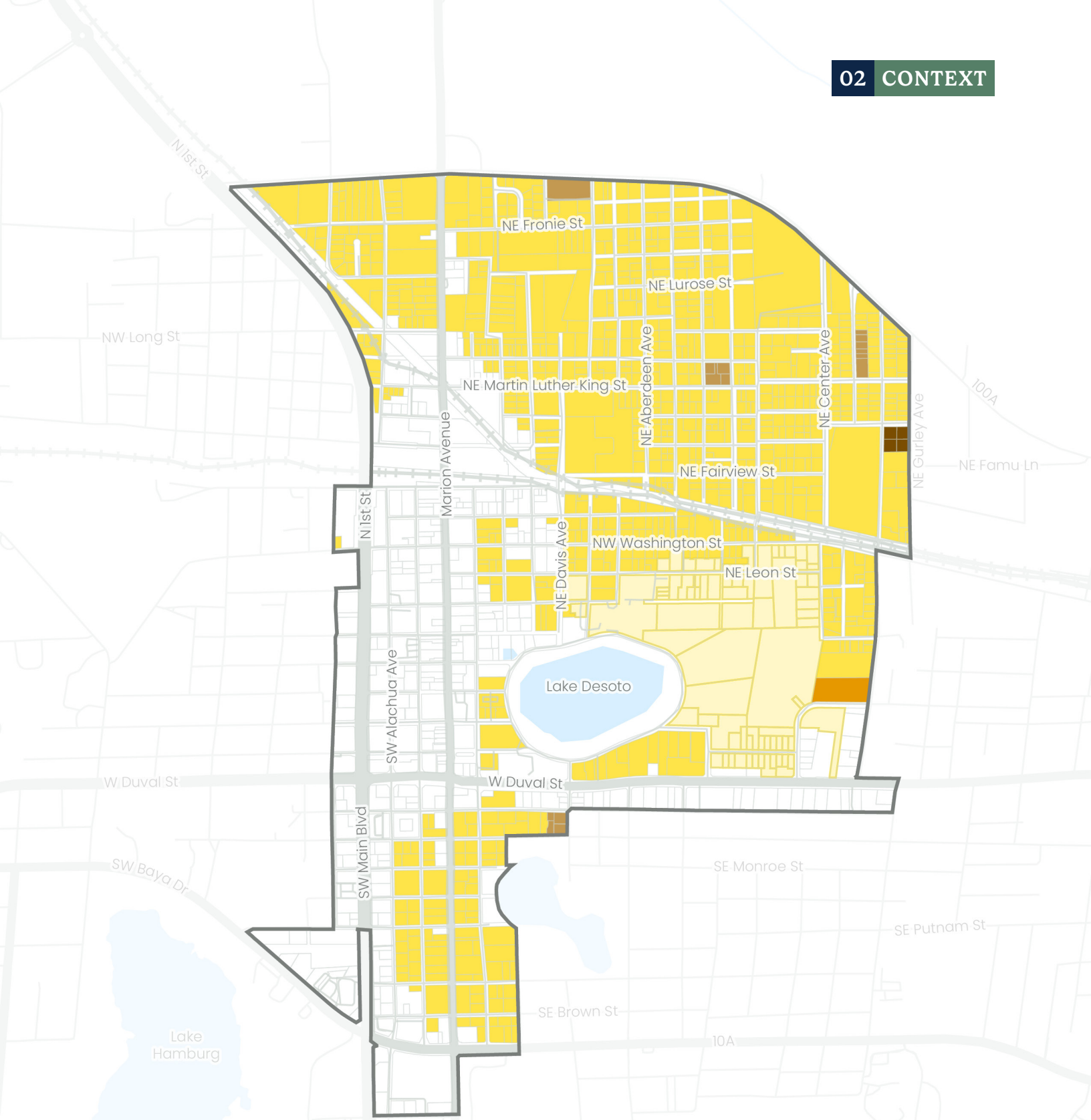
LAND USE MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water
- Land Use: Water
- Commercial
- Industrial
- Public
- Recreation
- Residential - High
- Residential - Medium
- Residential - Low

N

0 0.25 Miles


N 1st St
NE Fronie St
NE Lurose St
NW Long St
NE Martin Luther King St
NE Aberdeen Ave
NE Center Ave
100A
NE Gurley Ave
NE Famu Ln
Marion Avenue
NE Fairview St
N 1st St
NE Davis Ave
NW Washington St
NE Leon St
Lake Desoto
SW Alachua Ave
W Duval St
W Duval St
SW Main Blvd
SW Baya Dr
SE Monroe St
SE Putnam St
SE Brown St
Lake Hamburg
10A
Alligator Lake
ZONING MAP
CRA Boundary
Highway
Street
Railroad
Parcels
Water
Zoning: Water
C-CBD - Commercial, Central Business District
CI - Commercial Intensive
CN - Commercial Neighborhood
CG - Commercial General
RO - Residential Office
RMF-1 - Residential, Multi-Family
RMF-2 - Residential, Multi-Family
RMF-3 - Residential, Multi-Family
RSF-1 - Residential, Single-Family
RSF-3 - Residential, Single-Family
I - Industrial
N
0
0.25
Miles



MAXIMUM DWELLING UNITS PER ACRE

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water
- RSF-1 (2(DU/A)
- RSF-2 (4 DU/A)
- RSF-3 + RO (8 DU/A)
- RMF-1 (8 DU/A)
- RMF-2 (8 DU/A)
- RMF-3

N

0 0.25 Miles

Key Takeaways

Housing instability undermines neighborhood resilience.

Low homeownership, elevated vacancy, and an aging housing stock limit wealth-building opportunities and contribute to physical deterioration across the CRA.

The housing stock lacks flexibility and choice.

Residential development in the CRA is dominated by single-family homes and mobile homes, with very limited multifamily or attached housing. This narrow mix constrains housing options for seniors, smaller households, and workers seeking attainable rental or ownership opportunities.

Vacant land reflects both disinvestment and potential.

Scattered vacant residential and commercial parcels weaken neighborhood continuity but also present opportunities for infill development, adaptive reuse, and strategic land assembly.

The CRA functions as a major employment center disconnected from residents.

While the area contains significantly more jobs than resident workers, most residents commute elsewhere, highlighting a mismatch between local employment, housing, and workforce access.

Public and institutional land plays an outsized role.

Parks, schools, churches, community facilities, and other publicly owned properties are prominent within the CRA and represent key anchors for coordinated revitalization efforts.

Flood risk shapes reinvestment decisions in the northeastern CRA.

Several vacant parcels in the northeastern portion of the CRA lie within FEMA-designated flood zones, limiting their development potential and reinforcing patterns of disinvestment. These parcels may be more appropriately suited for open space, stormwater management, or resilience-based uses rather than traditional residential development.

Pedestrian and bicycle connectivity is limited.

Inconsistent sidewalks, limited trail connections, and flood-related constraints reduce safe, non-vehicular access to jobs, services, parks, and community assets.

Transportation infrastructure divides the area.

State and federal roadways and active rail corridors provide regional access but also create physical and functional barriers between neighborhoods and redevelopment areas.

04

COMMUNITY VISION

A look at how residents shaped the Lake City CRA Plan, including their vision for the future and top priorities for investments in their community.



Community Vision

THE GATEWAY TO OPPORTUNITY

Lake City wants to strengthen and stabilize for the next generation. Now and decades into the future, community members envision a Lake City CRA that is:

Connected. Where where comfortably walkable streets, safe crossings, and a revitalized trail network link residential neighborhoods to parks, schools, and downtown.

Healthy and Resilient. Where green spaces, recreational amenities, and a reactivated lakefront promote public health and year-round enjoyment.

Historic and Distinctive. Where adaptive reuse, preservation programs, and cultural storytelling highlight the city's heritage.

Economically Vibrant. Where where homes and streets are well-maintained and local businesses thrive in active commercial corridors supported by strong foot traffic, improved storefronts, and regular community events.

Inclusive and Equitable. Where investment reaches every neighborhood, with affordable housing, hospital and other public services, and community facilities accessible to all residents.

These were among the thoughts and aspirations of residents who attended public workshops hosted by the CRA in October and December 2025, as well as those who responded online to an informal survey and interactive map.

ONLINE SURVEY

The online survey captured input from a small but varied group of respondents. Awareness of the CRA was mixed, and awareness of the prior 2011 CRA Plan was low. The most urgent needs identified for the next 3–5 years included housing repair and preservation, improved streetlighting and pedestrian safety, enhanced parks and gathering spaces, and more consistent community programming.

Open-ended responses had a strong emphasis on addressing deteriorated housing and storefront conditions, increasing everyday downtown activity beyond special events, improving safety and comfort, activating parks and the waterfront, and advancing progress on the hospital and institutional campus.

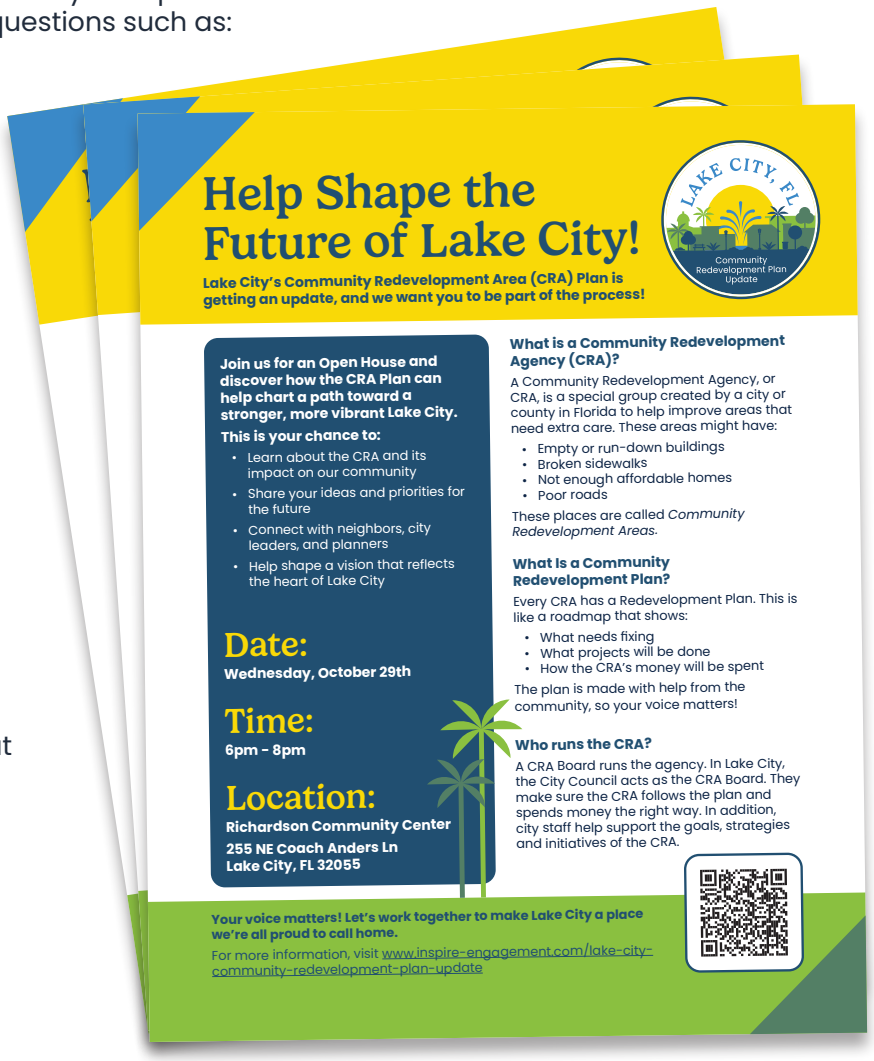


WORKSHOPS

Each workshop session began with a brief presentation that introduced the Redevelopment Plan update project and a tentative timeline. The presentation then covered the basics of CRA operations, tax increment financing, and observations and data analysis of challenges found within the CRA. The City staff and consultant team members answered questions and explained the activities available to solicit public input. Further details on public engagement activities can be found in the appendix of this plan.

Overall, participants were asked to clarify their preferences and provide open-ended feedback to questions such as:

- What and where are the key challenges facing the Lake City CRA?
- What and where are the key opportunities?
- What assets (physical structures, artwork, architecture, organizations, individuals, etc.) can help Lake City thrive?
- What character areas (as defined in the existing Redevelopment Plan, i.e., Waterfront Entertainment District, Commercial Corridors, Institutional Campus, Neighborhood Reinvestment Areas, Historic Downtown) are successful?
- What do you like or dislike about those areas?



Help Shape the Future of Lake City!

Lake City's Community Redevelopment Area (CRA) Plan is getting an update, and we want you to be part of the process!

LAKE CITY, FL
Community Redevelopment Plan Update

Join us for an Open House and discover how the CRA Plan can help chart a path toward a stronger, more vibrant Lake City.

This is your chance to:

- Learn about the CRA and its impact on our community
- Share your ideas and priorities for the future
- Connect with neighbors, city leaders, and planners
- Help shape a vision that reflects the heart of Lake City

Date:
Wednesday, October 29th

Time:
6pm - 8pm

Location:
Richardson Community Center
255 NE Coach Anders Ln
Lake City, FL 32055

What is a Community Redevelopment Agency (CRA)?

A Community Redevelopment Agency, or CRA, is a special group created by a city or county in Florida to help improve areas that need extra care. These areas might have:

- Empty or run-down buildings
- Broken sidewalks
- Not enough affordable homes
- Poor roads

These places are called *Community Redevelopment Areas*.

What Is a Community Redevelopment Plan?

Every CRA has a Redevelopment Plan. This is like a roadmap that shows:

- What needs fixing
- What projects will be done
- How the CRA's money will be spent

The plan is made with help from the community, so your voice matters!

Who runs the CRA?

A CRA Board runs the agency. In Lake City, the City Council acts as the CRA Board. They make sure the CRA follows the plan and spends money the right way. In addition, city staff help support the goals, strategies and initiatives of the CRA.

Your voice matters! Let's work together to make Lake City a place we're all proud to call home.

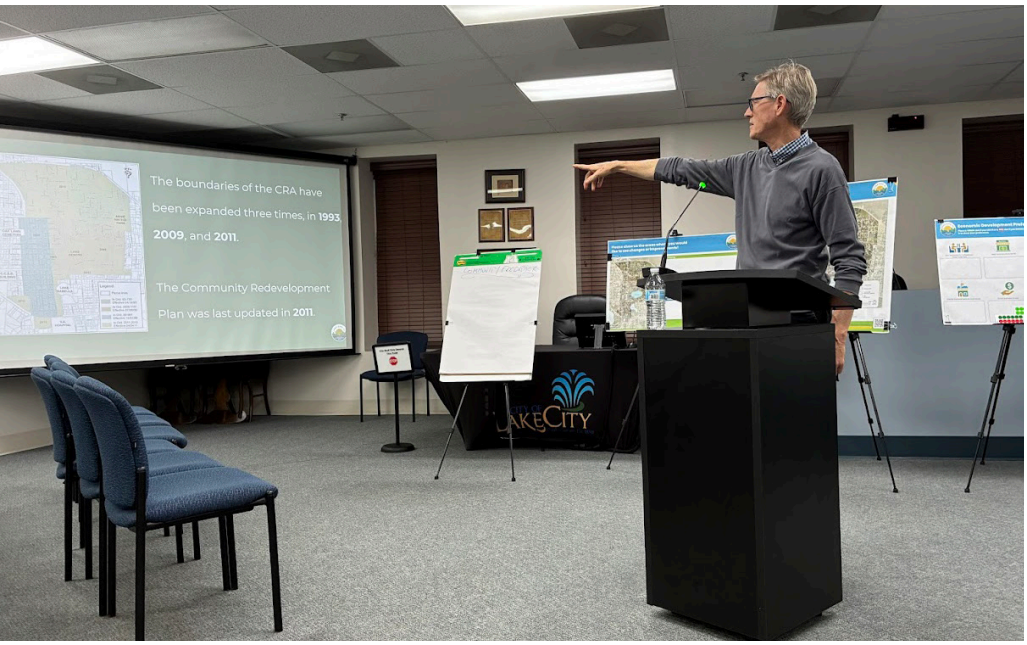
For more information, visit www.inspire-engagement.com/lake-city-community-redevelopment-plan-update

Many workshop attendees were unfamiliar with the function and purpose of the CRA; a greater share of online respondents indicated they were familiar, but most did not know of the Redevelopment Plan and had not participated in any projects. This lack of awareness contributed to some skepticism during the in-person workshop about where funds are spent and which community or communities benefit from it. Several participants said they felt that most CRA investments have focused too heavily on the downtown area, while residential neighborhoods that need the most reinvestment have seen little improvement.

Based on that feedback, there is a clear need for more transparency and public communication — both in explaining what the CRA does and in showing ongoing progress. Residents suggested that CRA meetings be streamed on City social media so people who work evenings can still participate and stay informed.

The community expressed deep pride in Lake City's history and cultural traditions and wanted those reflected in the CRA's work. Workshop participants emphasized the need to highlight Lake City's ties to Florida and U.S. history and create spaces for year-round events. Survey respondents specifically named Juneteenth and MLK Day celebrations; the Battle of Olustee reenactment; local festivals, farmers markets, and outdoor cultural events; and historic building tours and interpretive signage as worth preserving or celebrating.

The community's vision for Lake City is a hopeful one. Residents want a CRA that supports families, strengthens neighborhoods, celebrates culture, and creates the conditions for economic opportunity. This CRA Plan Update honors these priorities, ensuring that every investment contributes to a Lake City that is more connected, vibrant, and inclusive for generations to come.





04

STRATEGIC PLAN



An overview and analysis of the physical and economic conditions with the Lake City CRA.


LAKE CITY
INCORPORATED
1859
STORIC DOWNTOWN

Strategic Objectives

The strategic objectives in this chapter are organized around five focus areas: Housing & Neighborhood Stability, Downtown Vitality, Jobs & Entrepreneurship, Quality of Life & Connectivity, and Implementation and Trust. Each priority, goal, and strategy is grounded in data analysis and community input and is intended to guide CRA investments over the life of the plan.

The previous 2011 plan provided a foundational starting point for this update. Changing conditions, new data, and renewed community engagement have shaped the following priorities as a forward-looking framework that reflects the needs of today and tomorrow.

PRIORITIES AND GOALS:

HOUSING & NEIGHBORHOOD STABILITY

H-1 INVEST IN NEIGHBORHOODS
H-2 REMOVE LEGAL BARRIERS TO INVESTMENT
H-3 FACILITATE DIVERSIFICATION OF THE HOUSING STOCK

COMMERCIAL CORRIDOR VITALITY

C-1 INCREASE DOWNTOWN ACTIVITY
C-2 ALIGN NEW DEVELOPMENT WITH DESIRED COMMUNITY CHARACTER
C-3 ACTIVATE VACANT AND UNDERUTILIZED DOWNTOWN SPACES

ECONOMIC ACCESS & ENTREPRENEURSHIP

E-1 ALIGN WORKFORCE CHARACTERISTICS WITH ECONOMIC OPPORTUNITIES
E-2 SUPPORT SMALL BUSINESSES & LOWER BARRIERS TO ENTRY

PUBLIC SPACES & CONNECTIVITY

P-1 IMPROVE PARKS, RECREATION, & OPEN SPACE AMENITIES
P-2 IMPROVE MULTIMODAL CONNECTIVITY & BICYCLE INFRASTRUCTURE

IMPLEMENTATION & TRUST

I-1 PROMOTE TRANSPARENCY, EDUCATION, & ONGOING ENGAGEMENT
I-2 STRENGTHEN CRA GOVERNANCE & IMPLEMENTATION CAPACITY

PRIORITY 01

HOUSING & NEIGHBORHOOD STABILITY

COMMUNITY INPUT

Community input consistently calls for the CRA to address housing conditions. Specific needs include restoration or repair of older homes for better livability and preservation of historic neighborhoods, improved access to attainable housing, and the removal of deteriorated or obsolete structures. Residents expressed concern that CRA funds are primarily concentrated Downtown and called for prioritizing visible improvements in residential areas that are experiencing blight.

PLANNING ANALYSIS

Vacant and deteriorating homes within the Lake City CRA directly affect neighborhood stability, resident retention, and long-term investment. Although the area has enough housing units to serve its current population, elevated vacancy (17.8%) and low homeownership (42.4%) point to a disconnect between the existing housing stock and modern needs.

The lack of variety in housing types constrains housing choice within the CRA. Single family homes constitute nearly three quarters (72.7%) of the CRA's housing units; mobile homes make up an additional 20.6%; and there is minimal representation of 2–9 unit buildings or larger multifamily housing. This narrow housing mix provides limited options for smaller households, seniors, and working adults seeking attainable rental or ownership options. To accommodate diverse household types, there is a need for incremental infill and housing diversification strategies to provide a greater array of living options.

In addition, the current housing stock is aging, with half of the area's housing units built before 1970. Low household incomes within the CRA limit residents' ability to invest in home maintenance and rehabilitation. Further, historical racial inequities likely contribute to the presence of heirs' property issues, also known as properties with clouded titles. Properties with clouded titles often sit vacant because it is unclear who holds ownership and responsibility for the property. Due to legal complications and challenges accessing financing, these properties often experience limited reinvestment and decay overtime.

Safe, quality housing is essential to economic mobility and community resilience. When households can rely on safe and well-maintained homes, they are better positioned to pursue employment, education, and additional economic opportunities. Persistent vacancy and deteriorating housing conditions undermine this foundation, limiting wealth-building potential and weakening neighborhood stability. Addressing these barriers is critical to supporting existing residents.

Targeted financial and legal assistance can remove barriers to reinvestment, enabling homeowners to repair and improve existing properties. Streamlined pathways for appropriate infill development can activate underutilized land and facilitate the creation of more diverse housing types. Together, these measures promote reinvestment, housing choice, and long-term neighborhood resilience while respecting established community character.

GOALS & STRATEGIES

GOAL H-1:
INVEST IN NEIGHBORHOODS

Strategy H-1A:
Provide home improvement grants + demolition assistance.

SHORT TERM | INTERMEDIATE | LONG TERM

Provide residential property grants for home rehabilitation, property maintenance, demolition, hurricane mitigation, addressing code violations, and/or landscaping. Support exterior repairs and visible improvements to reduces deterioration, improve neighborhood appearance, and encourage incremental reinvestment in existing neighborhoods without displacement. Homeowners earning at or below the Area Median Income (AMI) may be eligible for grants covering up to 100 percent of eligible project costs. Households earning more than AMI may qualify for a 50 percent matching grant. An initial grant cap of $10,000 per property is recommended as a starting point; however, the funding cap should be re-evaluated periodically at the discretion of the administering authority.

Model programs: St. Cloud CRA – Plant Paint Pave Program. The CRA provides up to $2,000 per property for exterior home improvements. Property owners are required to match the contribution.

Potential Partners: Fire Dept, Code Enforcement

Strategy H-1B:
Establish a small-scale housing developer seed fund.

SHORT TERM | INTERMEDIATE | LONG TERM

Provide financial assistance for neighborhood-appropriate housing projects. Prioritize local non-profits, mission-driven developers, and small-scale builders developers delivering specialized, transitional, affordable, or workforce housing.

To catalyze development, the fund can provide up to $50,000 per project for pre-development or early construction costs. It should be structured asw a forgivable loan that must be repaid if the project is not completed. To ensure long-term community benefit, eligibility is restricted to local entities focused on incremental, small-scale infill (e.g., duplexes, ADUs, or small multifamily), with a mandatory 10-year affordability covenant required upon project completion. Provide a $10,000 bonus to projects that utilize the city's pre-approved construction plans (See Strategy H-3A).

Potential partners: Housing nonprofit/community development organization

GOAL H-2:
REMOVE LEGAL BARRIERS TO INVESTMENT

Strategy H-2A:
Partner with legal service providers and property surveyor to provide accessible legal services.

SHORT TERM | INTERMEDIATE | LONG TERM

Legal assistance can help clear property titles on heirs' property. Local attorneys, non-profits and property surveyors may offer their services at a discounted rate or pro-bono to help solve this issue. Develop a program to provide direct legal aid to property owners who need assistance clarifying property title.

Model Program: Gainesville CRA Legal assistance is provided to income-qualified residents within the CRA boundaries. The CRA funds legal assistance from Three Rivers Legal Services to handle the applications, outreach, and probate filings. Free public workshops and legal clinics are co-hosted by City, CRA, and partners to educate and help residents.

Potential Partners: UF Levin College of Law, Three Rivers Legal Services

GOAL H-3:
FACILITATE DIVERSIFICATION OF THE HOUSING STOCK

Strategy H-3A:
Develop pre-approved construction plans.

SHORT TERM | INTERMEDIATE | LONG TERM

Reduce cost, time, and regulatory barriers to housing development by creating a set of pre-approved construction plans for use within the Lake City CRA. These plans may include small single-family homes, accessory dwelling units, duplexes, and small-scale multi-family (3-6 units) prototypes that align with local zoning, building codes, and neighborhood character. By allowing the use of pre-approved plans, the City can streamline permitting, lower upfront design costs, and support resident-led, small-scale development that expands attainable housing options while maintaining quality and consistency.

Model Programs: Gainesville, building department approved plans if someone wants to do ADUs, pre-approved with a menu of 3-4 different versions but all met the building code. Select one plan and building dept. put seal of approval

Potential Partners: Building Department

Strategy H-3B:
Update zoning regulations to support appropriate infill.

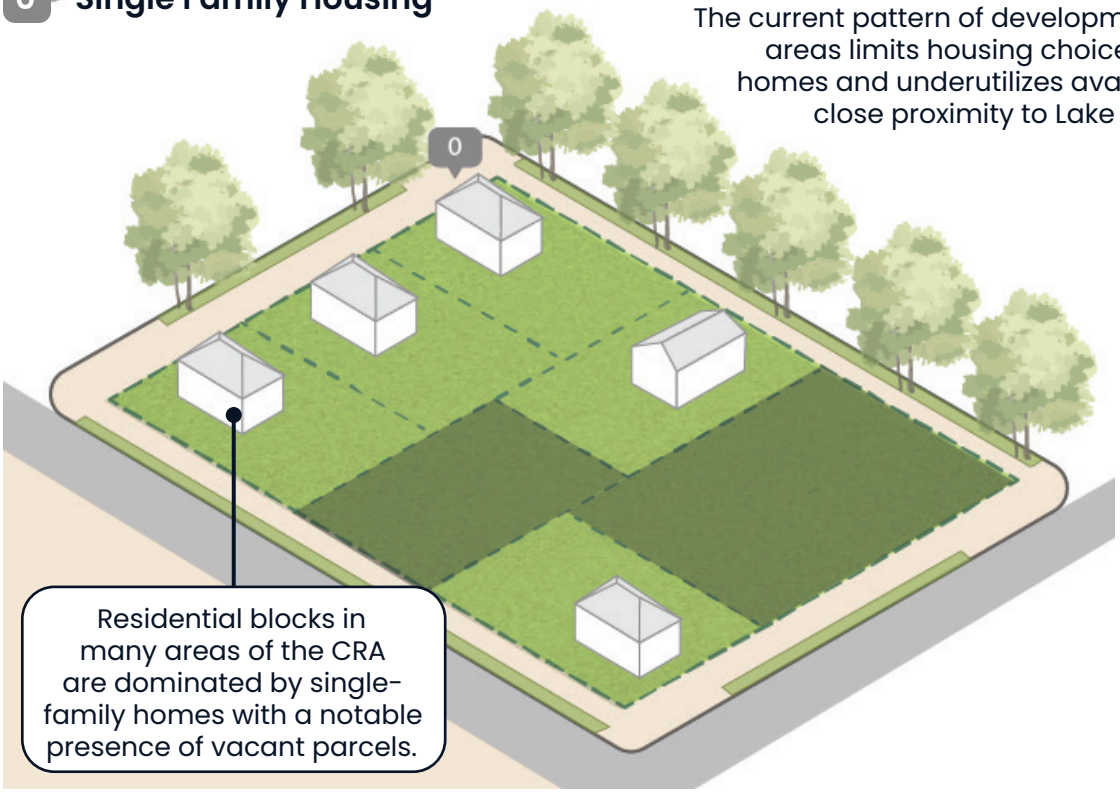
SHORT TERM | INTERMEDIATE | LONG TERM

Neighborhood-sensitive infill preserves character and reflects natural growth patterns. Accessory dwelling units (ADUs), duplexes, triplexes, small multi-unit buildings, mixed use buildings, and cottage courts are contextually appropriate solutions to increasing housing choice within the CRA.

The zoning code needs to allow for these types of developments in the appropriate areas. Although zoning changes fall outside the authority of the CRA, the CRA can work with City and County land development to (1) identify regulatory barriers, such as use restrictions, minimum lot sizes, and development standards, that constrain residential development, and (2) establish where and how new housing types could be integrated into the area while maintaining community character.

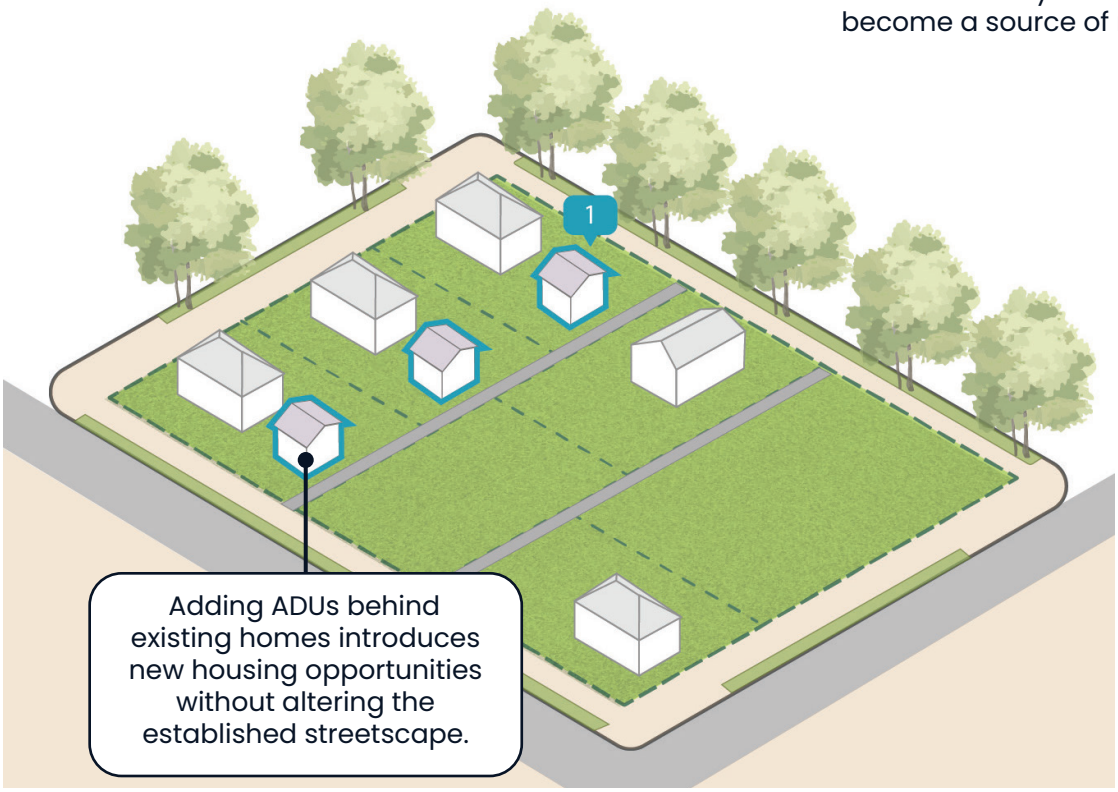
0 Single Family Housing

The current pattern of development in residential areas limits housing choice to single-family homes and underutilizes available land within close proximity to Lake City's Downtown.



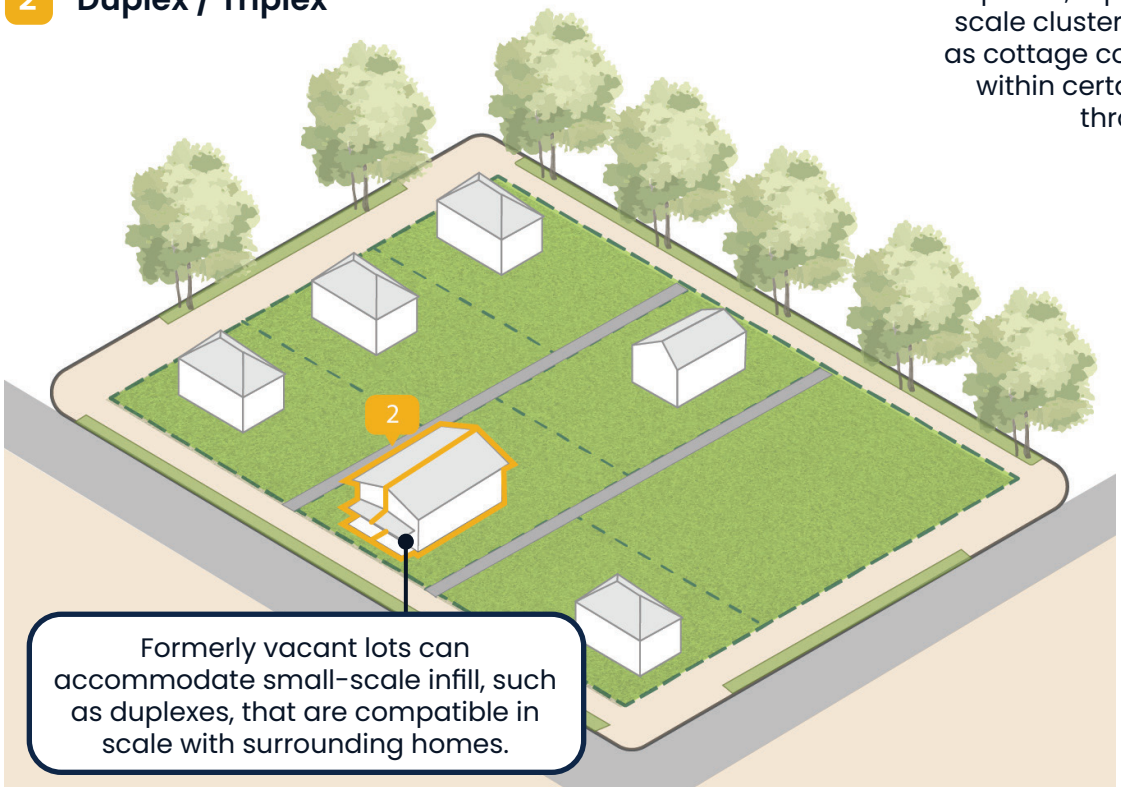
1 Accessory Dwelling Unit (ADU)

ADUs can be use to provide housing for additional family members or they can become a source of rental income for property owners.

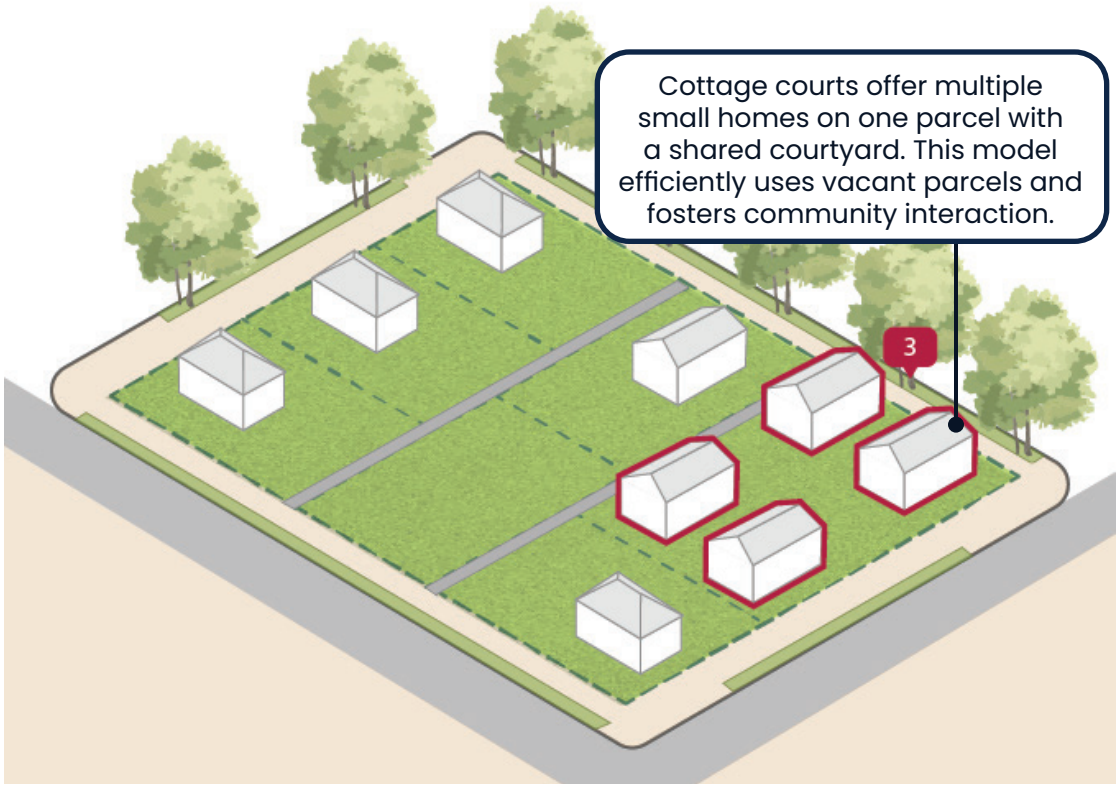


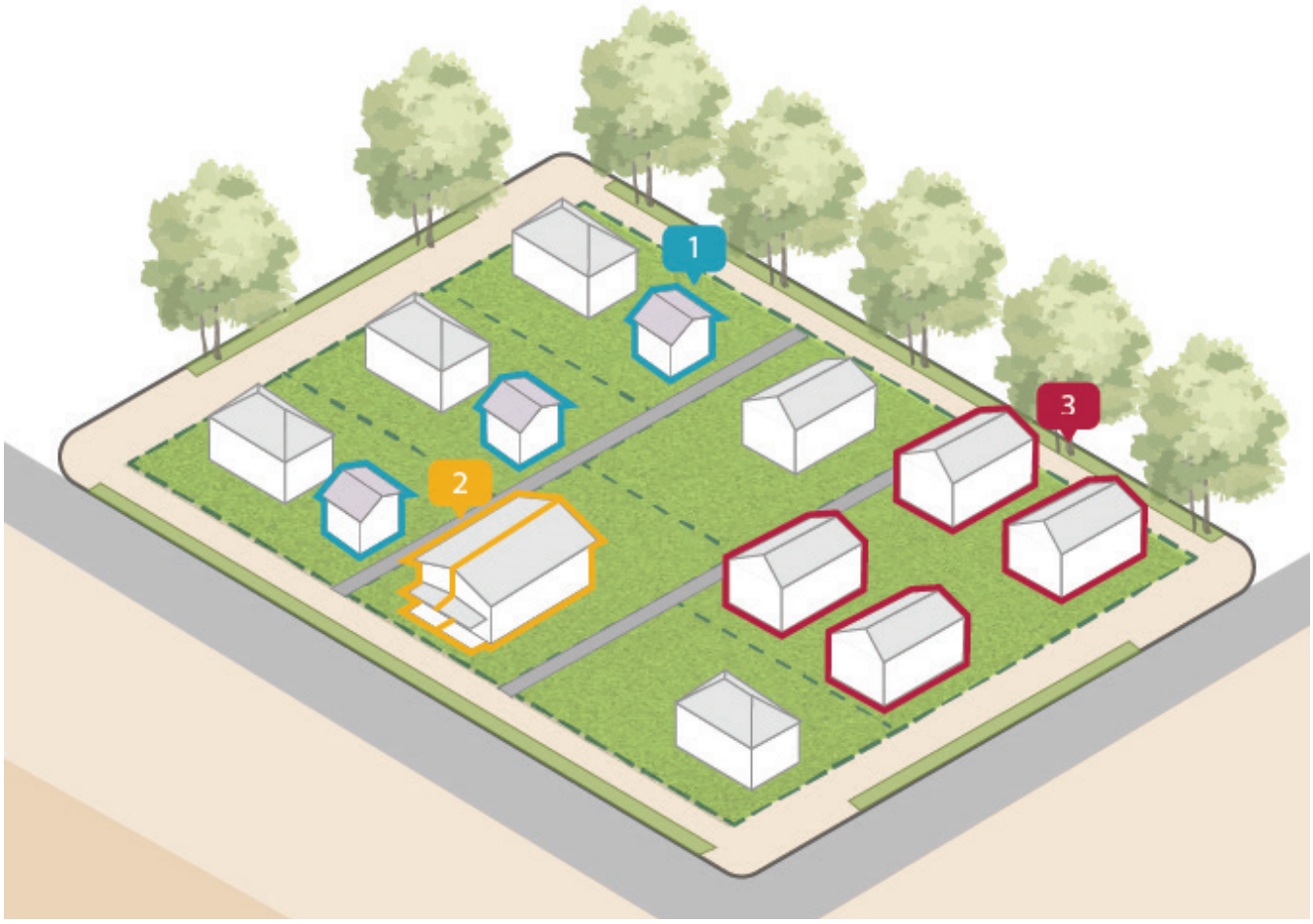
2 Duplex / Triplex

Duplexes, triplexes, and small-scale clustered housing, such as cottage courts, are allowed within certain areas, but not throughout the CRA.



3 Small-scale clustered housing
(EX. Cottage Courts)





1 **Accessory Dwelling Unit (ADU)**

2 **Duplex / Triplex**

3 **Small-scale clustered housing**
(EX. Cottage Courts)

Together, ADUs, duplexes, cottage courts, and existing single-family homes create a more diverse and resilient neighborhood. This mix expands housing options while respecting the scale and character of the surrounding area. Residential infill development places new homes on vacant or underutilized parcels, transforming empty space into housing that brings new life and opportunity into the neighborhood. Thoughtful integration of new housing supports growth without disrupting the existing community character.

PRIORITY 02

COMMERCIAL CORRIDOR VITALITY

COMMUNITY INPUT

Community feedback emphasized concerns about the overall vitality and perception of the CRA's commercial corridors. Residents and stakeholders noted that vacant storefronts discourage visitors and limit everyday activity downtown. It was mentioned that many downtown businesses experience noticeable foot traffic only during festivals or special events, with limited activity during typical weekdays. The Blanche Hotel was repeatedly identified as an underutilized anchor with unrealized potential to support downtown vibrancy.

Participants emphasized that the physical condition of storefronts, including missing awnings, broken windows, and visible signs of neglect, negatively affects perceptions of safety, investment, and overall appeal. Several community members noted that these conditions send discouraging signals to visitors, residents, and potential tenants, undermining confidence in downtown as a place to spend time or open a business.

Participants also cited a lack of coordination, promotion, and sustained momentum among downtown businesses. In addition, community members expressed interest in increased public art and visual activation as a way to draw people downtown, but emphasized that without consistent attractions, such as regular weekend markets or recurring programming, foot traffic remains minimal and difficult to sustain.

While there is interest in creating new gathering spaces such as an amphitheater, community members raised concerns about locating major facilities directly on the lake, suggesting the need for careful siting and integration with surrounding uses.

PLANNING ANALYSIS

Nearly 80 percent of the CRA's resident workforce is employed in service and retail sectors, while jobs located within the CRA are heavily concentrated in public administration, education, and healthcare. This employment structure solidifies the CRA's role as a civic and institutional hub but contributes to a commercial environment driven by daytime activity and scheduled events rather than consistent, market-driven foot traffic.

The limited presence of diversified private-sector businesses and lack of residential uses above or adjacent to commercial development constrains the ability of commercial corridors to support sustained activity throughout the week and into the evening hours. Visible disinvestment, inconsistent storefront maintenance, limited evening activity, and concerns related to safety and parking further weaken downtown's ability to function as a reliable economic anchor. In addition, limited housing options prevent the establishment of a resident population that can support downtown activity.

Strengthening corridor vitality will require improvements to business coordination, activation of underutilized or vacant commercial properties, façade and storefront improvements, and the introduction of additional living options in and around downtown.

GOALS & STRATEGIES

GOAL C-1:
INCREASE DOWNTOWN ACTIVITY

Strategy C-1A:
Activate downtown through evening programming and cultural activity.

SHORT TERM | INTERMEDIATE | LONG TERM

Establishing regular evening programming and coordinated activities that occur beyond traditional business hours can reinforce Downtown Lake City as an active, safe, and welcoming place after dark. Recurring events, such as monthly art walks, evening farmers or artisan markets, antique nights, and local business showcases, encourage people to spend time downtown. Public art installations, pop-up exhibitions, and small-scale performances can attracts both residents and visitors, including travelers coming off I-75.

The CRA can conduct outreach to local businesses and support the organization of events. Shared promotion and scheduling can help reduce risk for individual businesses while building a consistent flow of programming. The CRA can also invest in flexible public spaces that may accommodate small performances, art shows, and community events. Regular programming and cultural activation will help position downtown as an active destination while supporting surrounding businesses.

Potential Partners: Chamber of Commerce, Downtown Business Association, Visit Lake City

GOAL C-2:
ALIGN NEW DEVELOPMENT WITH DESIRED COMMUNITY CHARACTER

Strategy C-2A:
Establish a Form-Based Code.

SHORT TERM | INTERMEDIATE | LONG TERM

A form-based code regulates building form and the relationship between structures and the street. By adopting a clear and easy-to-use form-based code that sets straightforward standards for building design, Lake City can ensure new development looks appropriate and attractive and contributes to a cohesive, walkable, and high-quality environment.

GOAL C-3:
ACTIVATE VACANT AND UNDERUTILIZED DOWNTOWN SPACES

Strategy C-3A:
Provide commercial façade improvement grants.



Improving the condition and appearance of commercial buildings is a foundational step toward strengthening downtown and neighborhood commercial corridors within the CRA. A dedicated commercial façade improvement grant program provides a practical tool to address visible building deterioration, improve code compliance, and support business viability without requiring full redevelopment. Grants for commercial properties may be used for exterior-facing improvements such as signage and awnings, lighting upgrades, door and window replacements, storefront repairs, and other façade elements in need of rehabilitation.

Requiring matching funds ensures shared investment and encourages long-term property stewardship. By prioritizing highly visible improvements, the program helps reduce perceptions of vacancy or neglect, improves customer experience, and reinforces commercial corridors as active and welcoming places for residents, visitors, and future businesses.

Strategy C3-B:
Collaborate with private landowners to activate sites.



The CRA can support landowners in activating underutilized parcels as catalyst projects to spark additional private investment. Assistance may include preparation of architectural renderings, site plans, redevelopment concepts, or other visual materials that illustrate potential and reduce early-stage barriers for private property owners.

Strategy C3-C:
Leverage publicly owned land to catalyze redevelopment.



The CRA can work with the City and County to strategically use government-owned land to prepare sites for development and issue RFPs for active, high-quality uses that support downtown priorities. Leveraging public land can guide outcomes and ensure important sites are developed in alignment with community goals.

Opportunity Sites

Underutilized and vacant properties present prime opportunities for new development or redevelopment. The map on page 85 identifies publicly and privately owned parcels within the CRA that could be transformed to boost community and economic vitality.

Through partnerships and communication with public and private entities, the CRA can work to stimulate new activity on these parcels.

1





City Owned Parcel with Historic Columbia County Bank & Vacant Land

338 N Marion Ave

This City-owned, nearly full-block site is home to the historic Columbia County Bank building. It sits largely inactive despite its prime downtown location, creating a significant gap in the urban core. The City should issue a targeted RFP to attract an active, publicly accessible use that leverages the historic structure and vacant land for infill, dining, or event space. Activating this parcel will strengthen nearby businesses and reinforce downtown as Lake City's center of daily life.

2



Vacant Hospital Authority Sites

451 NE Hernando Ave

Vacant blocks owned by the Hospital Authority offer an opportunity for redevelopment. Collaboration with the Hospital Auhotirty can help align future development with downtown activity and ensure these parcels contribute to a vibrant urban environment.

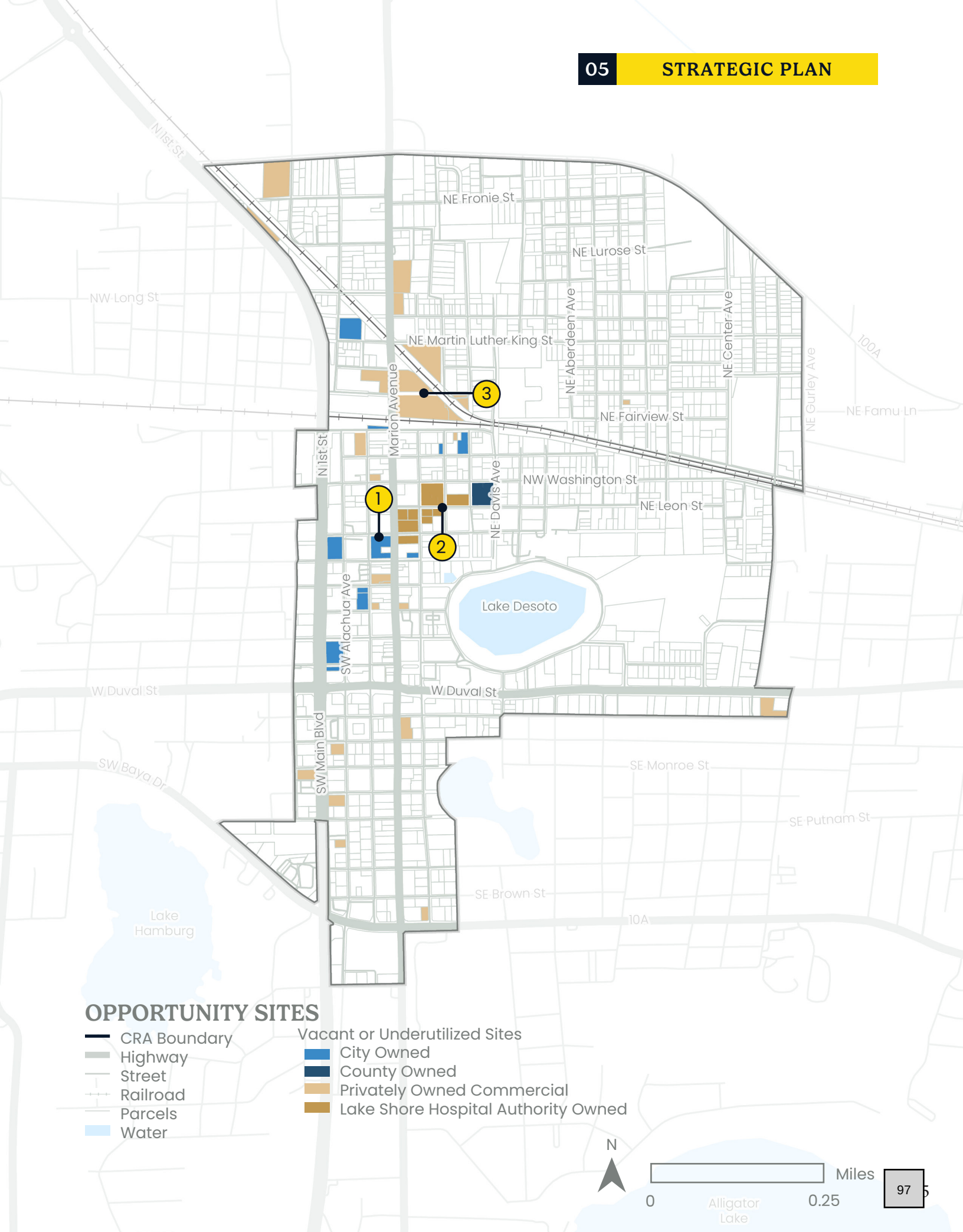
3



Recycling Center Site

597 N. Marion Ave.

An abandoned, older building that may have historical significance is located on the same site as a fully operational recycling center, presenting an opportunity for restoration in partnership with the private landowner (see the following page for more details).


N 1st St
NE Fronie St
NE Lurose St
NW Long St
NE Martin Luther King St
NE Aberdeen Ave
NE Center Ave
NE Gurley Ave
100A
NE Famu Ln
Marion Avenue
NE Fairview St
N 1st St
NE Davis Ave
NW Washington St
NE Leon St
1
2
3
Lake Desoto
SW Alachua Ave
W Duval St
W Duval St
SW Main Blvd
SW Baya Dr
SE Monroe St
SE Putnam St
SE Brown St
10A
Lake Hamburg
Alligator Lake
OPPORTUNITY SITES
CRA Boundary
Highway
Street
Railroad
Parcels
Water
Vacant or Underutilized Sites
City Owned
County Owned
Privately Owned Commercial
Lake Shore Hospital Authority Owned
N
0
0.25
Miles



Recycling Center Site | Matthew T. Rader

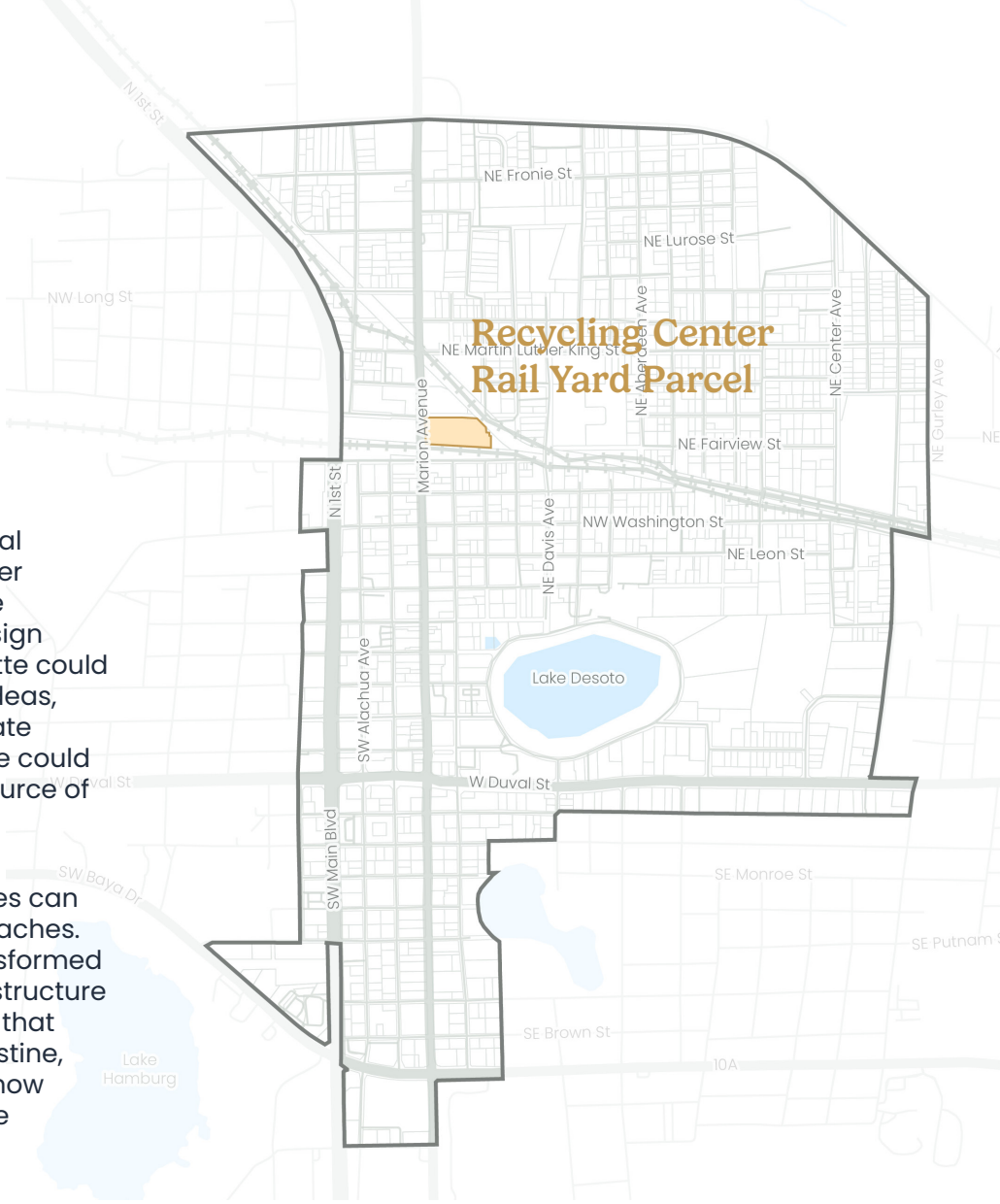
Adaptive Reuse Opportunity

Located immediately north of downtown Lake City and wedged between two railroad corridors, the Recycling Center Rail Yard is a site that draws interest because of its visibility, central location, and unique relationship to rail infrastructure. Today, the site functions as a recycling facility, a use that is directly dependent on the railroad and is expected to remain in operation. A historic building, though not formally designated, sits on the property. The buildings unique appearance and character make it a prime opportunity for restoration. Reuse of the building faces several challenges: it is privately owned, is bordered on two sides by train tracks, and structural integrity is unknown.

Despite these challenges, the site presents a rare and compelling opportunity for adaptive reuse in close proximity to downtown. With creativity and careful planning, it may be possible to bring the historic building back into active use while allowing the recycling operation to continue functioning. Adaptive reuse projects of this nature can create destinations that draw visitors, provide community gathering spaces, and celebrate local history. In the case of this site, constraints could be transformed into defining features rather than limitations.

RECYCLING CENTER OPPORTUNITY AREA

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water



Exploring the building's condition and reuse potential may also reveal opportunities for the property owner to realize economic value from the site. Innovative tools such as a design competition or community charrette could help generate bold, site-specific ideas, engage the public, and demonstrate how this complex rail-adjacent site could become a distinctive asset and source of pride for Lake City.

Precedents from other communities can help inform creative design approaches. Crescent Park in New Orleans transformed a site once separated by rail infrastructure by introducing pedestrian bridges that enabled public access. In St. Augustine, restoration of the Ice Plant shows how a historic industrial building can be adaptively reused as a successful destination.



Crescent Park, New Orleans, LA
HargreavesJones



The Ice Plant, St. Augustine, FL
The Ice Plant Bar

PRIORITY 03

ECONOMIC ACCESS & ENTREPRENEURSHIP

COMMUNITY INPUT

Community members noted that aspiring entrepreneurs and small business owners face significant barriers to starting and sustaining businesses within the CRA. Participants cited a lack of access to business education, technical guidance, and startup capital as key challenges, particularly for first-time entrepreneurs. These barriers contribute to a fear of financial risk, which is especially pronounced in downtown locations where perceived costs and uncertainty are higher.

Stakeholders expressed interest in targeted support mechanisms such as small business grants, rent assistance, and startup incentives that could reduce early-stage risk and encourage local entrepreneurship. The need to strengthen the Downtown Growers and Market by expanding access to locally produced farm food was mentioned, noting that consistent food offerings are critical to attracting customers and supporting market viability. Community members additionally identified the need for assistance with commercial building code compliance, such as roofing, exterior repairs, and life-safety upgrades, as a key factor in allowing businesses to occupy existing spaces and activate vacant or underutilized buildings into productive use.

Finally, participants highlighted the importance of directing business support and reinvestment toward the north end of the CRA, where additional assistance, such as grants or low-interest loans for structural improvements and building stabilization, could help existing businesses remain viable and attract new activity.

PLANNING ANALYSIS

Economic conditions within the Lake City CRA reinforce the barriers to entrepreneurship identified by the community. While the CRA contains a high concentration of jobs and businesses, there are significantly more jobs located within the CRA than employed residents, leading to substantial in-commuting and a daytime-oriented economy driven largely by public, education, healthcare, and service-sector employers. This structure limits opportunities for small, locally owned businesses to capture consistent, neighborhood-based demand.

Nearly 80% of CRA residents are employed in service and retail sectors, where wages and job stability can constrain risk-taking and access to startup capital. Lower levels of educational attainment relative to the City and County further limit access to higher-wage employment, business ownership pathways, and technical or professional industries, reinforcing dependence on lower-margin businesses and informal entrepreneurship.

Together, these conditions contribute to fear of financial risk, difficulty accessing capital, and challenges sustaining new businesses, particularly in downtown locations, underscoring the need for targeted entrepreneurial support, technical assistance, and startup incentives within the CRA.

GOALS & STRATEGIES

GOAL E-1:
ALIGN WORKFORCE CHARACTERISTICS WITH ECONOMIC OPPORTUNITIES

Strategy E-1A:
Partner with economic development entities to assess employment dynamics.

SHORT TERM | INTERMEDIATE | LONG TERM

Partner with existing workforce development providers to better understand and address the disconnect between local residents and jobs located within the district. The CRA can support a coordinated analysis with organizations such as the community college, workforce training providers, the Chamber of Commerce, and major local employers to examine current employment pipelines, skill requirements, and barriers to resident participation. This analysis can identifying gaps between resident educational attainment, training opportunities, and employer needs in sectors such as public administration, healthcare, education, and services.

Through data analysis, stakeholder engagement, and coordination with existing workforce initiatives, the CRA can help inform targeted solutions, align future investments, and improve residents' access to stable employment over time.

Potential partners: Coordinate with established workforce development partners, including the Chamber of Commerce and Florida Gateway College, to conduct a deeper assessment of workforce needs, gaps, and opportunities.

GOAL E-2:
SUPPORT SMALL BUSINESSES AND LOWER BARRIERS TO ENTRY

Strategy E-2A:
Support temporary site activations.

SHORT TERM | INTERMEDIATE | LONG TERM

Support pathways that allow food trucks, pop-ups, home-based businesses, and vendors to test and grow their operations before committing to permanent storefronts. Temporary site activation and flexible business models, such as designated vending areas, rotating market spaces, or shared-use facilities reduce risk for early-stage entrepreneurs. The CRA can serve as a coordinating entity, helping connect property owners of underutilized spaces to entrepreneurs.

This strategy also requires an evaluation of zoning and regulatory provisions that affect temporary and transitional business activity. The CRA can work with the City to ensure regulations allow for temporary site activations in appropriate locations.

Strategy E-2B:
Assess and address barriers to small business activity in the North End.

SHORT TERM | INTERMEDIATE | LONG TERM

A focused assessment should be undertaken to better understand the challenges facing small businesses and neighborhood-scale commercial activity in the north end of the CRA. This effort will examine regulatory conditions, zoning and land use constraints, building and site limitations, visibility and signage issues, and the feasibility of home-based businesses or small neighborhood-serving uses, such as corner stores.

Based on the findings, the CRA can work with City departments and local partners to identify and evaluate a menu of potential responses, which may include regulatory adjustments, technical assistance, targeted incentives, or low-cost visibility and wayfinding improvements. Framing this strategy around investigation and tailored solutions allows the CRA to respond more precisely to local conditions and establish a clearer foundation for future reinvestment efforts in the north end.

PRIORITY 04

PUBLIC SPACES & CONNECTIVITY

COMMUNITY INPUT

Community feedback emphasized the need for improved public spaces and safer, more connected pedestrian and bicycle infrastructure throughout the CRA. Residents expressed a desire for upgraded playgrounds, enhanced park facilities, and additional outdoor fitness and active recreation spaces that better serve all ages and support everyday use, not just special events.

Participants also consistently raised concerns about limited walkability and bike connectivity, particularly outside of downtown event periods. Sidewalk gaps, inadequate lighting, and the lack of dedicated bicycle infrastructure were cited as barriers to regular foot traffic and safe mobility. Community members expressed interest in traffic-calming measures such as bike lanes and speed bumps to improve safety.

In addition, there was an interest in seeing clearer implementation of ideas identified in previous planning efforts, such as community gardens and small-scale public space enhancements, emphasizing the importance of moving from planning concepts to visible, on-the-ground improvements that build trust and increase everyday use of public spaces.

PLANNING ANALYSIS

The structure of Lake City's transportation and public space systems places limits on everyday mobility within the CRA. The absence of a local fixed-route transit system means daily travel relies primarily on private vehicles. Sidewalks and pedestrian facilities are unevenly distributed, creating gaps between residential areas, downtown destinations, and community facilities. These discontinuities reduce the effectiveness of otherwise walkable distances and limit the ability of public spaces and commercial areas to function as part of an interconnected system. The lack of designated on-street bicycle facilities further constrains mobility options, particularly for short trips that could otherwise be made by bike.

Public open space within the CRA is limited in total acreage and concentrated in a small number of locations. While existing parks and lakes serve important recreational and civic functions, their impact is diminished by limited physical connections and the absence of a broader network of trails or greenways within the district. In contrast, regional trail systems outside the CRA demonstrate the demand for recreational and active transportation amenities, underscoring the opportunity to strengthen local connections where people live and work rather than rely solely on destinations beyond the district.

The presence of a designated Office of Greenways and Trails Land Trail Priority segment along SW Baya Drive introduces a strategic opportunity to link local improvements to future planned regional investments. Aligning sidewalk, bicycle, and public space projects with this corridor can help establish a connected framework that supports both daily mobility and long-term trail-oriented development. Together, these conditions highlight the need for coordinated, incremental infrastructure investments that improve connectivity, reinforce public space use, and support broader revitalization goals within the CRA.

GOALS & STRATEGIES

GOAL P-1:
IMPROVE PARKS, RECREATION, AND OPEN SPACE AMENITIES

Strategy P-1A:
Develop stormwater pocket parks in flood prone areas.



Convert vacant parcels located within flood-prone areaa of the CRA into a stormwater pocket parks that integrate flood storage, native landscaping, and passive recreation. This approach addresses environmental constraints while transforming underutilized land into a neighborhood amenity that improves resilience, aesthetics, and public access to green space. See page 98-99 for a map of potential sites.

This strategy could include community gardening, partnerships with local organizations, startup funding. Considerations should be made for long-term maintenance responsibilities.

Strategy P-1B:
Plan and site a city-owned amphitheater.



Identify a City-owned parcel outside of the lakefront area suitable for a covered amphitheater that can host concerts, performances, and community events. The site should be walkable from downtown businesses, compatible with surrounding uses, and designed to support evening activity without impacting sensitive environmental areas. This facility would serve as a long-term anchor and economic hub for downtown activity.

GOAL P-2:
IMPROVE MULTIMODAL CONNECTIVITY AND BICYCLE INFRASTRUCTURE

Strategy P-2A:
Implement a holistic streetscape improvement program.

SHORT TERM | INTERMEDIATE | LONG TERM

Pursue a coordinated, multi-functional approach to street improvements within the CRA that enhances safety, mobility, comfort, and public space quality while aligning with the City's Mobility Plan (see following page). Priority improvements include filling sidewalk gaps, installing pedestrian-scale lighting, introducing traffic-calming measures such as speed bumps on residential streets with documented speeding concerns, and adding street trees to expand canopy coverage and improve comfort. Where feasible, protected bicycle facilities should be incorporated along key corridors that connect neighborhoods to downtown, parks, schools, and the planned US 90 Trail Corridor, which will position the CRA to leverage future regional trail investments.

This holistic approach also supports the integration of outdoor fitness amenities and active recreation features within parks and public spaces, coordinated with improved sidewalk connections to ensure safe and accessible access. By layering safety, mobility, shade, and recreation into a single streetscape strategy, the CRA can deliver visible, high-impact improvements that enhance everyday use of streets while advancing long-term connectivity and quality-of-life goals.

Potential partners: FDOT

Mobility Plan Integration

A cohesive pedestrian network connecting Lake City's historic commercial core to Lake Desoto and surrounding neighborhoods is well within reach. The implementation of the City's 2026 Mobility Plan, which outlines priority corridors and improvements, will not only create safe, enjoyable multi-modal pathways, but will also catalyze redevelopment. Investments in this network will improve quality of life, strengthen property values, and support the economic vitality of downtown Lake City.

A complete network should include:

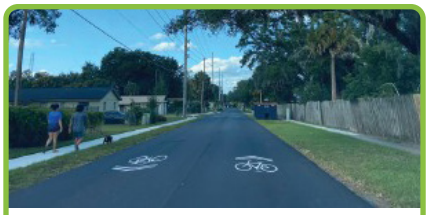
- Wide sidewalks (6–8' min.) and protected bike lanes (5–7') or 10–12' shared-use paths
- Shade trees and canopy coverage
- Pedestrian lighting
- Trash receptacles and public restrooms
- Benches and picnic tables
- Emergency call stations

Additional investments might include

- Pollinator and community gardens
- Outdoor fitness stations
- Skate parks and recreation spaces
- Public art
- Interpretive signage highlighting local history and environmental features

The map on the following page depcits the locations of some improvements identified in the 2026 Mobility Plan (described below) and additional areas identified as in need of improvement.

MOBILITY PLAN PROPOSED IMPROVEMENTS



Neighborhood Greenway Trails

Low-volume, low-speed streets for walking and biking that connect parks, schools, and neighborhoods.



Curbless Shared Street

Curbless streets with defined pedestrian space and shared space with vehicles and micromobility vehicles.



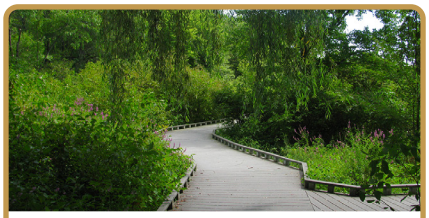
Lake Desoto Promenade

Public-oriented, pedestrian-only, walkable, recreational, multimodal path promoting waterfront access.



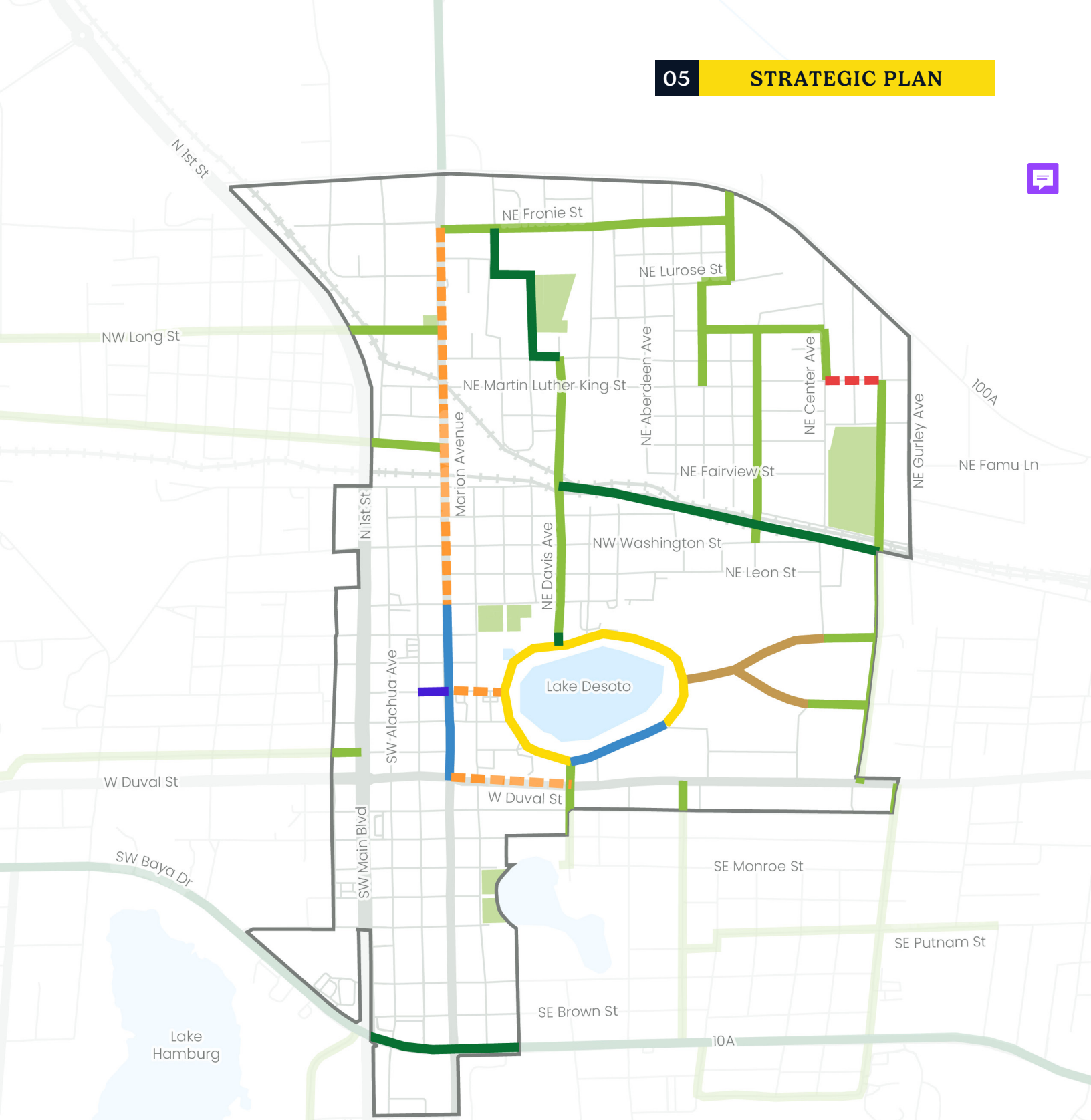
Multi-Use Trails

Recreational pedestrian and bike-focused trails around 12 to 14 feet wide.



Lake Desoto Boardwalks

Boardwalk across wetlands connecting Lake Desoto to adjacent neighborhoods.



PEDESTRIAN AND MICRO-MOBILITY MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Water
- Parks
- Existing Pedestrian-Only

Mobility Plan Proposed Improvements
- Proposed Greenway Trails
- Multi-Use Trails
- Curbless Shared Street
- Lake Desoto Promenade
- Lake Desoto Boardwalk

Additional Improvement Areas
- No Existing Pedestrian Facilities
- Key Connections to Commercial Corridor

N

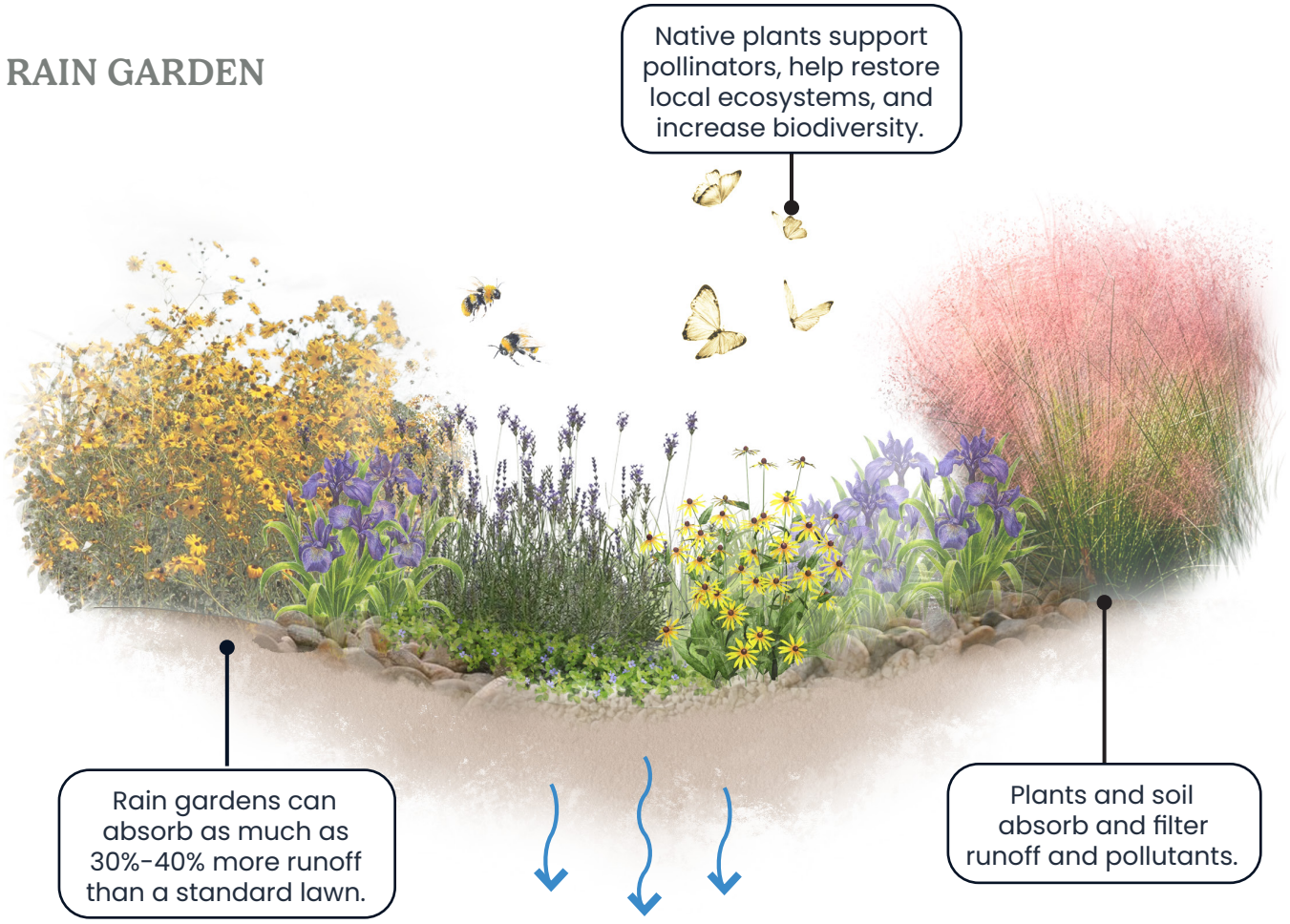
0 0.25 Miles

Alligator Lake

Stormwater Pocket Parks

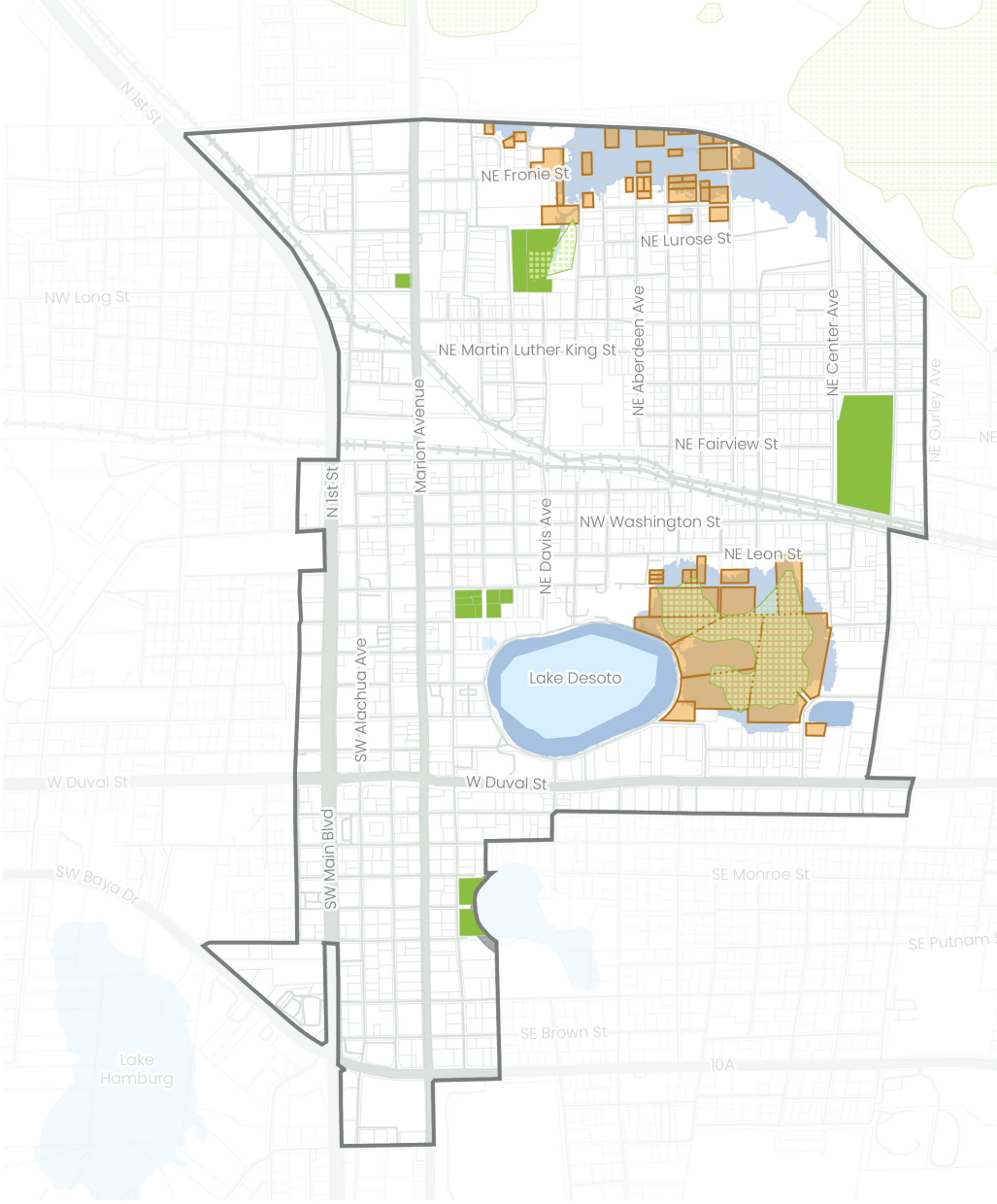
The residential areas east of Lake Desoto and in the northeastern CRA lie within FEMA-designated flood zones, limiting their development potential. Rather than construct more residential units where vacant parcels exist, there are opportunities to introduce pocket parks that not only act as community gathering spaces but important hubs of stormwater retention, sustainable biodiversity, and small-scale green space.

The inclusion of parks on currently undeveloped land can also bring forward a catalyst project from the previous CRA plan: community gardening. A community garden can create an organic pipeline from neighborhood to farmer's market while including educational components for environmental preservation, especially in neighborhoods with limited access to public open space.



STORMWATER PARK OPPORTUNITY AREAS

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water
- High Risk Flood Zones
- Wetlands
- Vacant
- Parks



The CRA may initiate discussions with property owners of vacant parcels in flood prone areas to determine their interest in and support for stormwater parks and community gardening.

With community participation and stakeholder buy-in, these sites could grow to include community fridges, outdoor kitchens, or fresh market spaces that help move local produce from garden to table.

COMMUNITY GARDENS

- Give residents access to fresh produce
- Foster community between individuals of different ages and backgrounds
- Contribute to healthier places to live
- Provide educational opportunities for both adults and children



PRIORITY

05

IMPLEMENTATION & TRUST

COMMUNITY INPUT

Many attendees at CRA Plan workshops were unfamiliar with what the CRA is or how it functions, leading to some skepticism about where funds are spent and who benefits. Online survey responses indicated moderate familiarity with the CRA but low awareness of prior planning efforts. While a slim majority of respondents were familiar with the CRA, most were not aware of the 2011 CRA Plan. One business owner noted that the CRA slowed down due to the COVID-19 pandemic and hasn't fully picked back up.

Several community members felt that most CRA investments have focused too heavily on the downtown area, while residential neighborhoods that need the most reinvestment have seen little improvement. There were calls for a clear need for more transparency and public communication, both in explaining what the CRA does and in showing ongoing progress. Residents suggested that CRA meetings be streamed on City social media so people who work evenings can still participate and stay informed. They were additional requests for guidance on staying involved after plan adoption.

PLANNING ANALYSIS

The community's feedback highlights that successful implementation of the CRA Plan will depend not only on the quality of proposed projects, but on the public's understanding of how the CRA functions and how decisions are made. Limited awareness of the CRA's purpose, funding mechanisms, and past plans, combined with perceptions of uneven investment, creates a trust gap that can undermine support for future initiatives, even when projects align with community needs.

Without consistent communication and visible progress reporting, CRA investments risk being viewed as opaque or inaccessible, particularly by residents in neighborhoods that have historically experienced disinvestment. Addressing this gap requires implementation practices that emphasize transparency, equitable geographic distribution of projects, and ongoing engagement beyond plan adoption.

Strengthening trust also supports more effective outcomes. Embedding accountability, communication, and engagement into the implementation framework is therefore essential to advancing the Plan's goals and sustaining momentum over time.

GOALS & STRATEGIES

GOAL I-1:
PROMOTE TRANSPARENCY, EDUCATION, AND ONGOING ENGAGEMENT

Strategy E-1A:
Implement a CRA education and outreach initiative.

SHORT TERM | INTERMEDIATE | LONG TERM

Increase understanding of the CRA's purpose, funding, and ongoing activities through a proactive education and outreach effort led by City staff and CRA administration. Regular engagement should include a diverse array of community groups, including civic organizations, local businesses, nonprofits, institutional partners, and residents, to clearly communicate how the CRA works and how people can stay involved.

Outreach may include presentations to groups such as the Rotary Club, neighborhood associations, and business networks, as well as the development of partnerships that support implementation, transparency, and shared ownership of CRA goals.

Strategy 1-1A:
Maintain a public CRA progress dashboard and annual reporting.

SHORT TERM | INTERMEDIATE | LONG TERM

Built trust and accountability by maintaining a publicly accessible CRA dashboard that tracks progress on projects, funding, and implementation milestones. Regular updates through an online dashboard, paired with clear and consistent annual reports, will provide residents and stakeholders with transparent, easy-to-understand information on how CRA resources are being used and what outcomes are being achieved.

This will not only demonstrate momentum, but reinforce credibility while supporting ongoing community engagement efforts throughout the plan's implementation.

GOAL 1-2:
STRENGTHEN CRA GOVERNANCE AND IMPLEMENTATION CAPACITY

Strategy 1-2A:
Relaunch the CRA Advisory Committee.

SHORT TERM | INTERMEDIATE | LONG TERM

Invite and allow residents to take ownership in this redevelopment plan through a reenergization of a CRA Advisory Committee that includes stakeholders in the community. The Advisory Committee should reflect the geographic, demographic, and economic diversity of the CRA and serve as a regular forum for reviewing priorities, monitoring progress, and providing community-informed guidance to the City.

Establishing clear roles, meeting schedules, and communication channels will help ensure the Committee functions as a transparent and accessible link between residents, City staff, and elected officials.

Implementation Timeline

SHORT-TERM

Goal	Strategy	Potential Partners
Goal H-1: Invest in Neighborhoods	Strategy H-1A: Provide Home Improvement Grants + Demolition Assistance	Fire Dept, Code Enforcement
Goal H-2: Remove Legal Barriers to Investment	Strategy H-2A: Partner with a Legal Service Providers and Property Surveyor to Provide Legal Services	UF Levin College of Law, Three Rivers Legal Services
Goal H-3: Facilitate Diversification of the Housing Stock	Strategy H-3A: Develop Pre-Approved Construction Plans	Building Department
Goal C-1: Increase Downtown Activity	Strategy C-1A: Activate Downtown Through Evening Programming and Cultural Activity	Chamber of Commerce, Downtown Business Association, Visit Lake City/Columbia County
Goal C-2: Align New Development with Desired Community Chraracter	Strategy C-2A: Establish a Form-Based Code	
Goal C-3: Activate Vacant and Underutilized Downtown Spaces	Strategy C-3A: Provide Commercial Façade Improvement Grants	
Goal E-1: Align Workforce Characteristics with Economic Opportunities	Strategy E-1A: Partner with Economic Development Entities to Assess Employment Dynamics	Chamber of Commerce, Florida Gateway College
Goal E-2: Support Small Businesses and Lower Barriers to Entry	Strategy E-2A: Support Temporary Site Activations	
Goal P-1: Improve Parks, Recreation, and Open Space Amenities	Strategy P-1A: Develop a Stormwater Pocket Park in the Northeastern CRA	
Goal I-1: Promote Transparency, Education, and Ongoing Engagement	Strategy I-1A: Implement a CRA Education and Outreach Initiative	
	Strategy I-1B: Maintain a Public CRA Progress Dashboard and Annual Reporting	
Goal I-2: Strengthen CRA Governance and Implementation Capacity	Strategy I-2A: Relaunch the CRA Advisory Committee	

INTERMEDIATE

Goal	Strategy	Potential Partners
Goal H-1: Invest in Neighborhoods	Strategy H-1B: Establish a Small-Scale Housing Developer Seed Fund	Housing nonprofit, Community Development Organization
Goal H-3: Facilitate Diversification of the Housing Stock	Strategy H-3B: Update Zoning Regulations to Support Appropriate Infill	
Goal C-2: Activate Vacant and Underutilized Downtown Spaces	Strategy C-2B: Collaborate with Private Landowners to Activate Sites	
	Strategy C-2C: Leverage Publicly Owned Land to Catalyze Redevelopment	
Goal E-2: Support Small Businesses and Lower Barriers to Entry	Strategy E-2B: Assess and Address Barriers to Small Business Activity in the North End	

LONG-TERM

Goal	Strategy	Potential Partners
Goal P-1: Improve Parks, Recreation, and Open Space Amenities	Strategy P-1B: Plan and Site a City-Owned Amphitheater	
Goal P-2: Improve Multimodal Connectivity and Bicycle Infrastructure	Strategy P-2A: Implement a Holistic Streetscape Improvement Program	FDOT



06

FUNDING & MANAGEMENT

A look at how CRA pojects will be funded and managed.

06 FUNDING, ADMINISTRATION & IMPLEMENTATION



Administration and Funding

ADMINISTRATION

Successful implementation of the Community Redevelopment Area (CRA) Plan depends not only on the vision outlined in the plan, but on a clear administrative structure, sufficient staff capacity, sustained commitment from City and County leadership, and community involvement. Translating planned projects into on-the-ground improvements requires coordinated oversight, timely decision-making, and dedicated personnel to manage budgets, approvals, and compliance. Strong leadership engagement and well-defined administrative roles are essential to ensure that redevelopment initiatives move efficiently from planning to execution.

The Lake City City Council serves as the CRA Board. The CRA Board is responsible for adopting budgets, approving programs, and authorizing expenditures, while day-to-day operations are carried out by City and County staff.

In addition to the CRA Board, a CRA Advisory Committee can provide further direction to guide CRA activities and investments. The CRA Advisory Committee should consist of business owners, property owners, residents, institutional leaders or community champions who reside within the CRA boundaries.

A CRA manager or director may be hired or appointed to coordinate projects, administer programs, manage contracts, and ensure compliance with state law and local policies. Additional expertise, including planning, architectural, engineering, marketing, and other professional services, may be provided through City and County departments or competitively procured consulting contracts, as needed.

The CRA will prepare and adopt an annual budget and work program that outlines planned projects, programs, and expenditures for the upcoming fiscal year. Regular financial reporting and audits will maintain fiscal responsibility and public trust. Projects move from plan to reality through the careful alignment of staff expertise, board oversight, and available resources, ensuring that each initiative advances the goals outlined in the CRA Plan.

FUNDING

This section outlines how the Community Redevelopment Agency will pay for the redevelopment projects. Tax Increment Financing (TIF) is the main funding soure for the CRA. However, the CRA may also issue bonds or secure loans backed by future TIF revenues. This allows for the immediate execution of large-scale infrastructure or "catalyst" projects, such as streetscape restorations, rather than waiting for increment to accrue over several years. In addition, the CRA can actively seek state and federal grants, private partnerships, and other alternative funding tools.

TAX INCREMENT FINANCING (TIF)

Tax Increment Financing (TIF) is a unique tool that allows the CRA to capture a portion of local property tax revenue. After a CRA is established, if the property values within the CRA rise, then the additional tax revenue from the increased value is separated and put into the Redevelopment Trust to be reinvested directly back into the CRA.

Below are projections for how much money would be contributed to the CRA if property values within the CRA increase by 2.5% annually. An annual property value appreciation rate of 2.5% is used to account for market fluctuations. Should growth exceed these projections, the CRA will have the flexibility to take on larger projects identified in the plan.

The combined City and County contributions are expected to total nearly $20 million in property tax revenue over the 24 remaining years of the CRA's life.

Time Horizon	**Total Contribution to Redevelopment Trust** (from City of Lake City & Columbia County)
2026-2033	$4,614,093
2034-2042	$6,578,245
2042-2049	$8,971,373
Total	*$ 20,163,711*

TIF Projections

Roll Year	FY	Taxable Value (2.5% Annual Growth)	Increment	City Increment	County Increment	City Millage	City Contribution	County Millage	County Contribution	Annual TIF Revenue
2025	**2026**	85,223,293	39,906,356			4.9000	185,764	7.8150	296,275	**482,039**
2026	**2027**	87,353,875	42,036,938	2,130,582	2,130,582	4.9000	195,682	7.8150	312,093	**507,775**
2027	**2028**	89,537,722	44,220,785	4,314,429	4,314,429	4.9000	205,848	7.8150	328,306	**534,154**
2028	**2029**	91,776,165	46,459,228	6,552,872	6,552,872	4.9000	216,268	7.8150	344,925	**561,193**
2029	**2030**	94,070,569	48,753,632	8,847,276	8,847,276	4.9000	226,948	7.8150	361,959	**588,907**
2030	**2031**	96,422,334	51,105,397	11,199,041	11,199,041	4.9000	237,896	7.8150	379,419	**617,315**
2031	**2032**	98,832,892	53,515,955	13,609,599	13,609,599	4.9000	249,117	7.8150	397,316	**646,433**
2032	**2033**	101,303,714	55,986,777	16,080,421	16,080,421	4.9000	260,618	7.8150	415,660	**676,278**
2033	**2034**	103,836,307	58,519,370	18,613,014	18,613,014	4.9000	272,408	7.8150	434,462	**706,870**
2034	**2035**	106,432,215	61,115,278	21,208,922	21,208,922	4.9000	284,492	7.8150	453,735	**738,227**
2035	**2036**	109,093,020	63,776,083	23,869,727	23,869,727	4.9000	296,878	7.8150	473,490	**770,367**
2036	**2037**	111,820,346	66,503,409	26,597,053	26,597,053	4.9000	309,573	7.8150	493,738	**803,311**
2037	**2038**	114,615,854	69,298,917	29,392,561	29,392,561	4.9000	322,586	7.8150	514,492	**837,079**
2038	**2039**	117,481,251	72,164,314	32,257,958	32,257,958	4.9000	335,925	7.8150	535,766	**871,691**
2039	**2040**	120,418,282	75,101,345	35,194,989	35,194,989	4.9000	349,597	7.8150	557,571	**907,168**
2040	**2041**	123,428,739	78,111,802	38,205,446	38,205,446	4.9000	363,610	7.8150	579,922	**943,532**
2041	**2042**	126,514,457	81,197,520	41,291,164	41,291,164	4.9000	377,974	7.8150	602,831	**980,805**
2042	**2043**	129,677,319	84,360,382	44,454,026	44,454,026	4.9000	392,698	7.8150	626,313	**1,019,010**
2043	**2044**	132,919,252	87,602,315	47,695,959	47,695,959	4.9000	407,789	7.8150	650,381	**1,058,170**
2044	**2045**	136,242,233	90,925,296	51,018,940	51,018,940	4.9000	423,257	7.8150	675,052	**1,098,309**
2045	**2046**	139,648,289	94,331,352	54,424,996	54,424,996	4.9000	439,112	7.8150	700,340	**1,139,452**
2046	**2047**	143,139,496	97,822,559	57,916,203	57,916,203	4.9000	455,364	7.8150	726,259	**1,181,623**
2047	**2048**	146,717,984	101,401,047	61,494,691	61,494,691	4.9000	472,022	7.8150	752,827	**1,224,849**
2048	**2049**	150,385,933	105,068,996	65,162,640	65,162,640	4.9000	489,096	7.8150	780,058	**1,269,155**
	Total						**7,584,758**		**12,096,915**	**20,163,711**

Statutory Criteria

F.S. 163.362 requires certain contents in a Plan. The 2026 Plan update content satisfies the Florida Statute requirements. The following pages list the requirements and outline the items within the Plan that specifically address these requirements.

1. Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.

The boundaries of the Lake City CRA are shown on page 9.

2. Show by diagram and in general terms:

- **The approximate amount of open space to be provided and the street layout.**

The approximate amount of public open space (park space) is 11.5 acres. The open space and street layout is shown on pages 42 and 45.

- **Limitations on the type, size, height, number, and proposed use of buildings.**

The limitations on type, size, height, number, and proposed use of buildings is regulated by the City of Lake City and Columbia County Comprehensive Plans and Land Development Codes.

- **The approximate number of dwelling units.**

There are approximately 662 dwelling units within the CRA.

- **Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.**

Public parks, recreation areas, streets, public utilities, and other proposed improvements are indicated throughout the Plan in narrative and illustrative format where appropriate.

3. If the redevelopment area contains low- or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

No negative impact on low or moderate income housing is anticipated because of this Plan. However, a neighborhood impact element has been included in a following section.

4. Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.

No publicly funded capital projects are formally planned at this time.

5. Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.

The Plan is the guiding document for future redevelopment and ancillary programs, projects and activities in the CRA. To ensure that redevelopment will take place in conformance with the projects expressed in this plan, the CRA will utilize the regulatory devices, instruments and systems used by City of Lake City and Columbia County to permit development and redevelopment within its jurisdiction. These regulatory devices include but are not limited to the adopted Comprehensive Plan, the Land Development Code and any adopted design guidelines, performance standards and City or County authorized development review, permitting, and approval processes that encompass the CRA.

6. Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

This provision of the Plan will be satisfied on a case-by-case basis as each project is carried out through final documentation and approval by the Governing Body of the CRA. Control of land, covenants, and any restrictions on land sold or leased by the CRA shall be in accordance with Chapter 163, Part III of the Florida Statues, and applicable City or County processes and requirements.

7. Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.

The implementation of the Plan does not anticipate the displacement or potential relocation of residents living within the CRA boundaries. However, if, because of implementation of projects contained within the Plan, relocation of persons necessary on either a temporary or permanent basis, the CRA will be assist with the timely provision of replacement housing for those affected persons.

8. Provide an element of residential use in the redevelopment area if such use exists in the area prior to adoption of the Plan or if the Plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore.

The Plan is not intended to remedy a shortage of housing for residents of low or moderate income. The residential uses will generally exist in their current locations and will be minimally impacted by the proposed improvements.

9. Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.

Expenditures will be determined during the budgeting process

10. Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the Plan is approved, adopted, or amended pursuant to F.S. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.

Adoption of the first Community Redevelopment Area Plan for the Lake City CRA is anticipated to occur in 2026. The CRA is set to complete all redevelopment financed by increment revenues in 2048.

Neighborhood Impact

Florida statues require a neighborhood impact element if the redevelopment area contains low moderate-income housing. Considerations to be included in the element, where relevant, may include things such as relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other factors affecting the physical and social quality of the neighborhood.

Within the CRA, there are no projects of individual or collective size that would significantly alter or adversely impact the existing housing supply or environmental quality. Identified capital projects and related initiatives aim to improve micromobility for residents, area employees, and visitors, without significantly changing existing traffic circulation patterns or demand. Additional projects are expected to enhance the usefulness of community and public facilities and improve the physical and social quality of the neighborhood. There is no anticipated effect on the school population.

Community Redevelopment Plan Approval Process

In accordance with F.S. 163.360, the Lake City CRA shall submit its updated Plan to the City's and County's Planning and Zoning Board (PZB) for review and recommendations as to its conformity with the Comprehensive Plans. The PZB shall submit their written recommendations with respect to conformity of the proposed Plan to the CRA within 60 days after receipt of the Plan for review.

Upon receipt of the recommendations, the CRA may proceed with its consideration of the proposed Plan. The CRA shall submit its Plan with its written recommendations to the governing body (City Council and County Commission) and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the South Brooksville CRA. The City Council and County Commission shall hold a public hearing on the Plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the CRA covered by the Plan, and outline the general scope of the Plan update under consideration. Following such a hearing, the City Council and County Commission may approve the Plan if it finds that:

1. A feasible method exists for the location of families who will be displaced from the CRA in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

2. The Plan conforms to the general plan of the county or municipality as a whole;

3. The Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;

4. The Plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the CRA by private enterprise; and;

5. The Plan and resulting revitalization and redevelopment will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters. Upon the approval by the City Council and County Commission, the Plan shall be considered in full force and effect for the CRA and the City and County may then cause the CRA to carry out the implementation of the Plan.

AMENDMENT OF THE PLAN

The Lake City Community Redevelopment Area Plan may be modified, changed, or amended in the future consistent with Florida law. Any expansion of CRA boundaries must be justified by demonstrated conditions of slum and blight or redevelopment need. Plan amendments are considered at five-year intervals or as needed and are initiated by CRA resolution, requiring approval by the City Council and County Commission following an advertised public hearing. Notifications to affected taxing authorities may also be required, as mandated by Florida law.

SEVERABILITY

Should any provision, section, subsection, sentence, clause, or phrase of the Plan be declared by the courts to be invalid or unconstitutional, such declaration shall not affect validity of the remaining portion or portions of the 2026 Lake City Community Redevelopment Plan.

COMPLIANCE

The Lake City CRA is committed to maintaining cost-effective operations in alignment with the Florida Statutes. The primary goal is to effectively utilize tax increment financing (TIF) revenues and other sources to fund capital improvements and activities as outlined in the Plan. The CRA will continue to use TIF revenue generated within the district as a primary funding source for both administrative costs and the execution of capital projects and redevelopment programs. Regular updates on projects and programming within the CRA are provided to the CRA Board during scheduled meetings to ensure transparency and for enabling the board's informed decision-making. In adherence to Special District requirements as required by the Florida Statutes, the CRA will maintain an up-to-date digital map of the area, made accessible to the public via the CRA's webpage. The CRA's operations shall undergo an annual review through the Annual Report (see below for report details) and Audit to ensure accountability and provide insights into the CRA's performance and financial health (to be posted to the CRA website by March 31st each year). The Annual Budget and Report shall also be published on the CRA website. Information regarding the CRA Board and the Agency's meeting schedule must be available on the webpage. The CRA's operations are structured around a framework of actions and strategies that prioritize cost-effectiveness, transparency, and community engagement. Projects, improvements or goals not specifically described or amended remain valid as depicted in the Redevelopment Plan.

ANNUAL REPORTING & PERFORMANCE METRICS

CRA's must file an annual report with the Department of Economic Opportunity and the county or municipality that created the agency and must publish the report on the agency's website annually by March 31st. Effective from 2020, annual reports must detail specific data and activities through December 31st of the reporting year.

- Total number of projects started and completed and the estimated cost for each project.
- Total expenditures from the redevelopment trust fund.
- Original assessed real property values within the community redevelopment agency's are of authority as of the day the agency was created.
- Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 or the reporting year.
- Total amount expended for affordable housing for low-income and middle-income residents.
- Summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan.

Effective December 1, 2025, annual reports must also include the following performance metrics:

- Increase in taxable value of properties participating in CRA programs.
- The increase in taxable value of those properties that have participated in CRA programs compared to the amount of funds contributed to those properties.
- The number of (and amount provided to) businesses that have received grants and/or loans, and the number of those businesses that were able to open and stay in business for a set period, or to expand their businesses.
- Number (dollar) of projects completed on time or on budget.
- Reduced vacancy rates in commercial and industrial properties.

ANNUAL AUDIT

The most recent complete audit report of the redevelopment trust fund for the prior year shall also be posted to the CRA website by March 31st of each year, or within 45 days after completion of it.

File Attachments for Item:

iii. PZ/LPA SPR 26-04-A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, APPROVING AN APPLICATION FOR APPROVAL OF A SITE PLAN FOR PARADISE RV RESORT WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

*****Applicant has requested to table PZ/LPA SPR 26-04 until the May 12, 2026 Planning and Zoning Meeting*****

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: PARADISE RV RESORT
2. Address of Subject Property: NA
3. Parcel ID Number(s): 02-4S-16-02712-001, 02-4S-16-02714-009
4. Future Land Use Map Designation: COMMERCIAL
5. Zoning Designation: CHI AND CI - CO
6. Acreage: 34.2
7. Existing Use of Property: COMMERCIAL
8. Proposed use of Property: COMMERCIAL
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 1,300,000 SF
   - ☐ Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s): JAMES LEE JONES III Title: ENGINEERING PROJECT MANAGER
   Company name (if applicable): JBPRO
   Mailing Address: 3530 NW 43RD ST, SUITE 1
   City: GAINESVILLE State: FL Zip: 32606
   Telephone: (352) 375-8999 Fax: (____) _____ Email: JAMES.JONES@JBPRO.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): LAKE CITY HOTELS, INC
   Mailing Address: 3696 WEST US HWY 90
   City: LAKE CITY State: FL Zip: 32055
   Telephone: (386) 2696629 Fax: (____) _____ Email: NRPJKPATEL@LAKECITYHOTELS.COM

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: 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
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.

JAMES LEE JONES III

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

11/25/2025

Date

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 25 day of NOV., 2025, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

CAMRYN FIGUEROA
Notary Public
State of Florida
Comm# HH662301
Expires 12/11/2028

Camryn Figueroa
Signature of Notary

Camryn Figueroa
Printed Name of Notary

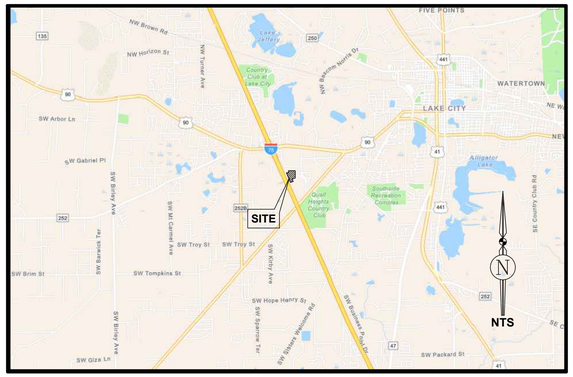
Personally, Known ✓ OR Produced Identification _____ OR verified on-line virtually _____
Type of Identification Produced



GENERAL DEVELOPMENT INFORMATION

1. PROJECT TITLE: PARADISE RV RESORT
2. PROJECT DESCRIPTION: THE PROJECT IS A 34.2 AC LOT THAT WILL CONSIST OF 233 RV SPACES AND AN AMENITY AREA, ALONG WITH ASSOCIATED DRAINAGE AND UTILITY INFRASTRUCTURE IMPROVEMENTS.
3. PROJECT ADDRESS: N/A
4. TAX PARCEL NO: 02712-001, 02714-009
5. SEC/TOWN/RANGE: 02/4S/16E
6. ZONING: COMMERCIAL, INTENSIVE AND COMMERCIAL, GENERAL
7. FUTURE LAND USE (FUTURE LAND USE MAP): NON-AG ACREAGE (9900: AC NON-AG)
8. PROPERTY OWNER/DEVELOPER: LAKE CITY HOTELS, INC.
9. CONSULTANT ENGINEER/PLANNER: JBROWN PROFESSIONAL GROUP INC., CONTACT: JAMES LEE JONES III, PE, (352) 375-8999
10. SURVEYOR: JBROWN PROFESSIONAL GROUP INC., RICHARD L. WHITE, PLS, (352) 375-8999
11. PARKING REQUIREMENTS:
    A. CRITERIA: ONE SPACE PER CAMPSITE, PLUS ONE SPACE PER PICNIC TABLE LOCATED OUTSIDE CAMPSITE AREA.
    B. REQUIRED PARKING: (1 SPACE/SITE x 233 SITES) + (1 SPACE/PICNIC TABLE LOCATED OUTSIDE CAMPSITE AREA x 2 TABLES) = 235 SPACES
    C. PROVIDED PARKING: 39 COMMUNITY SPACES (4 ADA PARKING SPACES), 13 GOLF CART SPACES, 233 RV SITE SPACES.

CONSTRUCTION PLANS OF PARADISE RV RESORT FOR LAKE CITY HOTELS, INC.



LOCATION MAP

NTS

SHEET INDEX

SHEET NO	TITLE
C0.00	COVER SHEET
C0.01	LEGEND, ABBREVIATIONS, AND NOTES
C0.02	STORMWATER POLLUTION PREVENTION PLAN
C1.00	DEMOLITION AND TREE PROTECTION PLAN (SOUTH)
C1.01	DEMOLITION AND TREE PROTECTION PLAN (NORTH)
C1.02	EROSION AND SEDIMENTATION CONTROL PLAN (SOUTH)
C1.03	EROSION AND SEDIMENTATION CONTROL PLAN (NORTH)
C2.00	MASTER DEVELOPMENT PLAN
C2.01 – C2.04	DIMENSION PLANS
C2.05	TYPICAL RV SPACE DIMENSIONS
C3.00	PRE-DEVELOPMENT MASTER DRAINAGE PLAN
C3.01	POST-DEVELOPMENT MASTER DRAINAGE PLAN
C3.02 – C3.08	PAVING, GRADING, AND DRAINAGE PLANS
C3.09 – C3.10	DRIVEWAY CONNECTION DETAILS
C3.11	BASIN 1&2 GRADING PLAN
C3.12	BASIN 1&2 SECTIONS
C4.00	MASTER UTILITY PLAN
C4.01 – C4.06	UTILITY PLANS
C4.07	LIFT STATION PLAN
C4.08	LIFT STATION DETAIL
C5.00	DETAILS AND NOTES
C5.01	UTILITY DETAILS AND NOTES
C5.02	UTILITY CONNECTION PLAN
LG-01 – LP-09	LANDSCAPE PLANS
SUR 1-8	BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

James L Jones — Digitally signed by James L. Jones, DN: cn=James L. Jones, o=US, ou=Unaffiliated, email=james.jones@jbpro.com, Date: 2026.02.02 21:22:47 -05'00'

ENGINEER OF RECORD: **JAMES LEE JONES III, PE FLORIDA LICENSE NO. 98821**

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES LEE JONES III, PE ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JAMES LEE JONES III — LICENSE No. 98821 — 02/02/2026 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: COVER SHEET

DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C0.00

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES WITHIN THE WORK LIMITS OF ALL IMPROVEMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES DURING CONSTRUCTION. IN THE EVENT THAT A UTILITY CONFLICT OCCURS, CONTRACTOR SHALL NOTIFY THE ENGINEER AND UTILITY PROVIDER TO COORDINATE REMEDIAL ACTION.
2. THE CITY OF LAKE CITY SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERTINENT STAGES OF CONSTRUCTION WITHIN THEIR RESPECTIVE R/W. SUBGRADE PREPARATION, LIMEROCK PLACEMENT, INSPECTION OF THE SWEPT LIMEROCK BASE PRIOR TO THE PLACEMENT OF ASPHALT, AND OTHERS AS REQUIRED FOR APPROVAL.
3. IF UNDERDRAINS ARE NECESSARY, THE CITY OF LAKE CITY PUBLIC SERVICES, DURING FIELD INSPECTION, SHALL DETERMINE THE EXACT LOCATION AND REQUIREMENTS. THE CONTRACTOR SHALL INSTALL UNDERDRAINS AS REQUIRED.
4. WHERE SUBSOIL EXCAVATION IS REQUIRED, THE LIMITS OF EXCAVATION SHALL BE A MINIMUM OF 24" BELOW THE LIMEROCK BASE. EXACT LOCATIONS OF SUBSOIL EXCAVATION SHALL BE AS DIRECTED BY THE CITY OF LAKE CITY OR THE GEOTECHNICAL ENGINEER.
5. CONTRACTOR SHALL DISPOSE OF SUBSOIL EXCAVATED MATERIALS (UNSUITABLE FOR FILL) OFF SITE TO A PERMITTED LOCATION OR PER AN APPROVED DISPOSAL PLAN AND LOCATION SITE.
6. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL FOREIGN DEBRIS AND MATERIAL OFFSITE. DISPOSAL METHODS AND LOCATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND REQUIREMENTS.
7. EXISTING TOPOGRAPHY INFORMATION DEPICTED IS BASED ON THE PROJECT TOPOGRAPHIC SURVEY CONDUCTED BY JBROWN PROFESSIONAL GROUP INC. ON 05/10/2024. THE CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATION GRADES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT WILL AFFECT FINISH GRADE DESIGN FOR PROPER RUNOFF CONDITIONS PRIOR TO CONSTRUCTION. JBPRO WILL ASSIST THE CONTRACTOR IN REVISING ANY GRADING DISCREPANCIES PRIOR TO CONSTRUCTION TO ASSURE PROPER GRADING AND RUNOFF CONDITIONS RESULT UPON COMPLETION OF CONSTRUCTION.
8. ALL STRUCTURES SHALL ADHERE TO THE MOST CURRENT FLORIDA BUILDING CODE(S), THE MOST CURRENT NATIONAL ELECTRIC CODE AND THE MOST CURRENT FLORIDA FIRE PREVENTION CODE, AS AMENDED.
9. ALL INTERSECTIONS OF PEDESTRIAN SIDEWALKS AND ROADWAYS SHALL COMPLY WITH THE MOST CURRENT FLORIDA ACCESSIBILITY CODE. DETECTABLE WARNINGS AND CURB RAMPS SHALL BE USED.

PAVING, GRADING, AND DRAINAGE SPECIFICATIONS

1. ALL DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE FDOT FY 2025–26 STANDARD PLANS.
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE CLEANED AND GRUBBED. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS. TREES TO REMAIN SHALL BE PROTECTED PRIOR TO STARTING CONSTRUCTION AND SHALL BE PROTECTED THROUGHOUT SITE CONSTRUCTION.
3. ALL PROPOSED UNDERGROUND UTILITY INSTALLATIONS WITHIN THE LIMITS OF ROADWAY SUBGRADE, INCLUDING STORMWATER, POTABLE WATER, WASTEWATER, GAS, ELECTRICAL CONDUIT, AND SLEEVES FOR FUTURE UTILITIES, SHALL BE INSTALLED PRIOR TO STABILIZATION OF THE ROADWAY SUBGRADE.
4. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
   - A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A–1, A–2, A–3, OR A–4 AND SHALL BE PLACED IN 6" – 12" LOOSE LIFTS AND COMPACTED TO 95% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T–180).
   - B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 24" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
   - C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL CONFORM TO SECTION 914 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUE OF 40 PER DESIGN SECTION.
   - D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN A SINGLE OR TWO EQUAL COMPACTED LIFTS (PER DESIGN SECTION). BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T–180). THE PRIME COAT SHALL CONFORM TO SECTION 300.
   - E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE TYPE SP STRUCTURAL COURSE (TYPE AND THICKNESS PER DESIGN SECTION) AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330.
5. ALL ASPHALTIC CONCRETE MIX DESIGN AND PORTLAND CONCRETE CEMENT MIX DESIGN SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ASPHALT MIX DESIGN MUST BE APPROVED BY THE CITY OF LAKE CITY. DENSITY REPORTS AND ASPHALT MIX DESIGN REPORT SHALL BE SUBMITTED TO THE CITY OF LAKE CITY FOR APPROVAL PRIOR TO PAVING BEING PERFORMED.
6. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, CURBING, ETC. SHALL BE CLASS NS CONFORMING TO SECTION 347.
7. STORM DRAINAGE STRUCTURES SHALL CONFORM TO SECTION 449. GROUT BOTTOM OF ALL STORM DRAINAGE STRUCTURES PER FDOT INDEX 425–001.
8. CONCRETE SIDEWALKS AND DRIVEWAYS SHALL CONFORM TO SECTION 522.
9. CONCRETE CURB AND GUTTER SHALL CONFORM TO SECTION 520.
10. REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO SECTION 449–4.
11. POLYPROPYLENE PIPE (PP) SHALL CONFORM TO SECTION 948–7.
12. HIGH DENSITY POLY ETHYLENE (HDPE) SHALL CONFORM TO SECTION 948–2.3.
11. RCP, PP, AND HDPE STORM SEWER PIPE ARE ALL ACCEPTABLE PIPE MATERIALS. SUBSTITUTION OF ALTERNATIVE PIPE MATERIAL IS ACCEPTABLE IF APPROVED BY THE AGENCY ACCEPTING MAINTENANCE RESPONSIBILITY.
13. THE MAXIMUM ALLOWABLE CROSS–SLOPE FOR ALL PEDESTRIAN WALKWAYS SHALL BE 2.0%. THE MAXIMUM ALLOWABLE RUNNING SLOPE FOR ALL PEDESTRIAN WALKWAYS SHALL BE 5.0% UNDER NO CIRCUMSTANCES SHALL A PEDESTRIAN WALKWAY BE ACCEPTED IF THESE MAXIMUM SLOPES ARE EXCEEDED. THIS DOES NOT APPLY TO CERTAIN CONDITIONS FOR CURBCUT RAMPS AND RAMPS.
14. ALL SLOPES OF 3:1 OR GREATER SHALL BE SODDED.
15. ALL TESTING REPORTS AND ASPHALT DESIGN REPORTS MUST BE SUBMITTED FOR APPROVAL BY THE CITY OF LAKE CITY PRIOR TO ANY PAVEMENT INSTALLATION.
16. STRUCTURE WITHIN OR NEAR FLOOD HAZARD AREA. MINIMUM ELEVATION REQUIREMENTS IN EFFECT. FEMA ELEVATION CERTIFICATE REQUIRED FOR REVIEW BY FLOODPLAIN ADMINISTRATOR PRIOR TO COMMENCEMENT OF VERTICAL CONSTRUCTION AND FINAL INSPECTIONS.

STORMWATER MAINTENANCE PLAN

1. MAINTENANCE RESPONSIBILITY:

   LAKE CITY HOTELS, INC. SHALL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER CONVEYANCE SYSTEM. THE CITY OF LAKE CITY PUBLIC WORKS SHALL BE THE ENTITY RESPONSIBLE FOR MAINTAINING THE STORMWATER MANAGEMENT SYSTEM WITHIN THE CITY RIGHT–OF–WAY AND DESIGNATED DRAINAGE EASEMENTS.

2. MAINTENANCE PLAN NOTES:
   - A. STORM PIPES AND DRAINAGE STRUCTURES SHALL BE INSPECTED SEMI–ANNUALLY FOR STRUCTURAL SOUNDNESS AND OPERATIONAL FUNCTION. ANY DEFECTS DISCOVERED SHOULD BE REPAIRED TO ORIGINAL DESIGN CONDITION.
   - B. THE BASIN AND STORM PIPES SHALL BE CLEANED OUT ANNUALLY OF ANY ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS OR STORM PIPES ARE SHOWING EXCESSIVE SEDIMENTATION ACCUMULATION, THE BASIN BOTTOMS, AND STORM PIPES SHALL BE CLEANED OUT MORE OFTEN AS THE CONDITION DICTATES.
   - C. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS. SEASONAL GRASSES SHALL BE PLANTED TO AVOID EROSION (WINTER RYE, SUMMER MILLET, ETC.). LANDSCAPE PLANTINGS WITHIN THE BASIN SHALL BE MAINTAINED PROPERLY.
   - D. STORMWATER MANAGEMENT BASINS THAT DO NOT DRAW DOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT THIS OCCURS.
   - E. ANY LANDSCAPING PROVIDED FOR EROSION CONTROL SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES AND SHALL BE REMOVED OR REPLACED IF NOT FUNCTIONING PROPERLY.
   - F. TREES AND SHRUBS SHALL NOT BE PLANTED WITHIN THE FOREBAY AREAS OF THE BASIN OR WITHIN 25' OF A CONTROL STRUCTURE. PLANTS THAT GROW WITHIN THESE AREAS MAY BE REMOVED TO RETAIN THE INTEGRITY OF THE STORMWATER BASIN FUNCTIONALITY.
   - G. ANY REPLACEMENT PLANTINGS SHALL BE NATIVE VEGETATION.
   - H. PERMANENT IRRIGATION IS NOT PROPOSED WITHIN THE BASIN. TEMPORARY IRRIGATION MAY BE USED TO ESTABLISH NEW PLANTINGS.
   - I. THE STORMWATER MANAGEMENT AREA MAY BE TREATED FOR WEEDS WITH THE USE OF HERBICIDES. PESTICIDES MAY ALSO BE USED. PESTICIDES SHOULD ONLY BE USED IF A PEST IS IDENTIFIED AS CAUSING A DECLINE IN THE HEALTH OF THE BASIN LANDSCAPING. HERBICIDE AND PESTICIDE USE SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS AND SHALL ADHERE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
   - J. MAINTENANCE SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF VEGETATION WHICH IS DEAD OR DYING OR VEGETATION TO BE A DETRIMENT TO THE FUNCTIONING OF THE STORMWATER MANAGEMENT AREA.
   - K. IN THE EVENT A SINKHOLE OR OTHER GEOLOGICAL FEATURE DEVELOPS, THE OWNER SHALL CONTRACT WITH A CIVIL ENGINEERING OR GEOTECHNICAL ENGINEERING CONSULTING FIRM TO DIRECT THE OWNER TO AN APPROPRIATE REMEDIATION CONSTRUCTION TECHNIQUE TO PLUG OR STABILIZE THE FEATURE AND PREVENT GROUNDWATER CONTAMINATION. THE REMEDIATION CONSTRUCTION TECHNIQUES SHALL FOLLOW GENERALLY ACCEPTED METHODOLOGIES FOR KARST FEATURE REPAIRS AS OUTLINED BY THE SUWANNEE WATER MANAGEMENT DISTRICT (SRWMD). THE SRWMD SHALL BE NOTIFIED OF ANY EVENT OCCURRING AND THE REMEDIATION MEASURES TAKEN TO CORRECT THE GEOLOGIC FEATURE.
   - L. ALL CONDITIONS OF THE SRWMD ENVIRONMENTAL RESOURCE PERMIT (ERP) SHALL BE ADHERED TO INCLUDING REQUIRED INSPECTIONS AND REPORTING.

NPDES EROSION AND SEDIMENTATION CONTROL PERMITTING NOTES

1. THE CONTRACTOR IS REQUIRED TO FILE THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) NOTICE OF INTENT (NOI) TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CGP) (RULE 62–621.300(4), F.A.C.). CONSTRUCTION ACTIVITY SHALL NOT COMMENCE PRIOR TO OBTAINING AN ACKNOWLEDGEMENT LETTER FROM FDEP VERIFYING THE NOI IS COMPLETE, THE PROJECT IS COVERED BY THE GENERIC PERMIT, AND THE PROJECT IDENTIFICATION NO. IS ESTABLISHED. CONTRACTOR SHALL PROVIDE THE EOR AND PROPERTY OWNER WITH A COPY OF THE FDEP ACKNOWLEDGEMENT LETTER VERIFYING COVERAGE.
2. THE CONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND CGP AT ALL TIMES THROUGHOUT CONSTRUCTION, AND UTILIZE ALL APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED TO PREVENT EROSION AND SEDIMENTATION DISCHARGE OFFSITE DURING CONSTRUCTION.
3. EROSION AND SEDIMENTATION CONTROL BMP'S SHALL BE IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENTATION CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, OR LATEST UPDATE. THE CONTRACTOR IS RESPONSIBLE TO UTILIZE ALL BMP'S, AS NECESSARY THROUGHOUT CONSTRUCTION, AND MAY UTILIZE MULTIPLE BMP'S OR OTHER MEANS AND METHODS DEEMED APPROPRIATE TO CONTROL EROSION AND SEDIMENTATION DISCHARGE.
4. THE CONTRACTOR SHALL UTILIZED A STATE OF FLORIDA CERTIFIED EROSION AND SEDIMENTATION CONTROL (ESC) INSPECTOR DURING CONSTRUCTION TO ABIDE BY THE TERMS OF THE NOI PERMIT COVERAGE. AT A MINIMUM THE CERTIFIED INSPECTOR SHALL INSPECT ALL DISCHARGE POINTS, DISTURBED AREAS, MATERIAL STORAGE AREAS, STRUCTURAL CONTROLS AND CONSTRUCTION ENTRANCES/EXITS AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER EVERY ½ INCH OR GREATER STORM EVENT. MAJOR OBSERVATIONS AND INCIDENTS OF NON–COMPLIANCE SHOULD BE RECORDED IN THE INSPECTION REPORT, AS WELL AS CORRECTIVE ACTIONS AND MAINTENANCE. UNLESS ADVISED OTHERWISE, MAINTENANCE MUST OCCUR WITHIN SEVEN (7) CALENDAR DAYS OF THE INSPECTION. THESE INSPECTIONS MUST BE DOCUMENTED AND SIGNED BY A QUALIFIED INSPECTOR AS DEFINED BY THE CGP. THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP AND THE CONSTRUCTION GENERAL PERMIT (CGP) WHEN THE REPORTS DO NOT IDENTIFY ANY INCIDENTS OF NON–COMPLIANCE.
5. UPON SATISFACTORY COMPLETION OF THE PROJECT CONSTRUCTION AND SITE STABILIZATION, THE CONTRACTOR SHALL FILE THE NPDES STORMWATER NOTICE OF TERMINATION (NOT) (RULE 62–621.300(6), F.A.C.) WITH FDEP. THE PERMIT COVERAGE IS DEEMED COMPLETE WHEN ALL SOIL DISTURBING CONSTRUCTION ACTIVITIES ARE COMPLETE AND STABILIZATION OF ALL DISTURBED OPEN AREAS HAVE REACHED AT LEAST 70% VEGETATIVE COVER OR OTHER PERMANENT STABILIZATION IS IN PLACE. A COPY OF THE NOT SHALL BE PROVIDED TO THE EOR AND PROPERTY OWNER.

GEOTECHNICAL TESTING GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GEOTECHNICAL TESTING FOR EACH SPECIFIED DESIGN COURSE, SUBGRADE, BASE COURSE, AND PAVEMENT. TESTING REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAKE CITY PUBLIC SERVICES CONSTRUCTION AND INSPECTION STANDARDS AND FDOT CONSTRUCTION AND INSPECTION STANDARDS. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER FOR REVIEW AND APPROVAL OF CONFORMANCE TO DESIGN SPECIFICATIONS PRIOR TO CONSTRUCTION OF THE SUBSEQUENT COURSE.
2. IN THE EVENT THE CONTRACTOR PROCEEDS TO THE NEXT COURSE PRIOR TO SUBMITTING AND RECEIVING APPROVAL OF THE TEST RESULTS, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RECONSTRUCT ANY WORK NECESSARY TO BRING ALL DESIGN COURSES INTO COMPLIANCE WITH THE DESIGN SECTION SPECIFICATIONS.
3. TESTING REPORTS WITH GEOTECHNICAL TESTING RESULTS SHALL DENOTE THE TESTING LOCATIONS.
4. TESTING ALONG ROADWAYS SHALL BE PROVIDED AT A MINIMUM 200 LF SPACING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GEOTECHNICAL TESTING FOR ALL MATERIAL USED ON RESIDENTIAL HOME SITES. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER FOR REVIEW AND APPROVAL.

REQUIRED SUBMITTALS

1. PRIOR TO CONSTRUCTION INSTALLATION OF SPECIFIC WORK SCOPE ITEMS THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SUBMITTAL INFORMATION TO THE EOR FOR REVIEW AND APPROVAL. THESE SUBMITTALS SHALL INCLUDE SOURCE PROVIDER, MANUFACTURER LITERATURE, CUT SHEETS, DIMENSIONED DRAWINGS, FABRICATION DRAWINGS, SKETCHES, DETAILS AND ANY OTHER INFORMATION NECESSARY FOR THE EOR TO REVIEW AND APPROVE AS TO COMPLIANCE WITH THE DESIGN DRAWINGS AND SPECIFICATIONS.
2. THE FOLLOWING SCOPE ITEMS SHALL REQUIRE SUBMITTALS:
   - A. STORM SEWER STRUCTURES, PIPING, AND APPURTENANCES
   - B. POTABLE WATER SYSTEM MATERIALS, FITTINGS, AND APPURTENANCES
   - C. WASTEWATER PIPING, FITTINGS, STRUCTURES, AND APPURTENANCES
   - D. EROSION CONTROL MATERIALS AND DEVICES
   - E. ELECTRICAL EQUIPMENT, MATERIALS, AND APPURTENANCES
   - F. ASPHALT MIX DESIGN(S)
   - G. CONCRETE MIX DESIGN(S)
   - H. EARTHWORK SOIL IMPORT SOURCE
   - I. GRASSING / SOD TYPE AND SOURCE
3. MATERIALS SHALL NOT BE DELIVERED ONSITE OR INSTALLED UNTIL SUBMITTAL APPROVAL IS PROVIDED BY THE EOR OR EOR'S REPRESENTATIVE.
4. CONTRACTOR IS RESPONSIBLE FOR ANY COST INCURRED TO REVISE ANY WORK COMPLETED PRIOR TO SUBMITTAL APPROVAL. THE OWNER OR EOR ARE NOT RESPONSIBLE FOR COSTS INCURRED IF ANY MATERIALS ARE PURCHASED, DELIVERED, OR INSTALLED PRIOR TO SUBMITTAL REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL PROVIDE A LIST OF SUB–CONTRACTORS THAT WILL BE PERFORMING ANY PHASES OF WORK ON THE PROJECT. THE LIST SHALL INCLUDE NAME OF COMPANY, ADDRESS, PHONE NUMBERS, AND EMAIL ADDRESSES OF INDIVIDUALS RESPONSIBLE FOR THE SUB–CONSULTANT WORK EFFORT AND THE CONTACT INFORMATION FOR THE INDIVIDUALS IN RESPONSIBLE CHARGE OF PERFORMING THE WORK IN THE FIELD.

STANDARD ABBREVIATIONS

ADJ	ADJACENT	MAX	MAXIMUM
ALUM	ALUMINUM	MES	MITERED END SECTION
APT	APARTMENT	MH	MANHOLE
ASPH	ASPHALT	MIN	MINIMUM
B&J	BORE AND JACK	MO	MONTH
BC	BACK OF CURB	N	NORTH
BCCMP	BITUMINOUS COATED CORRUGATED METAL PIPE	N/A	NOT APPLICABLE
BLDG	BUILDING	NE	NORTH EAST
BM	BENCHMARK	NG	NATURAL GRADE
BMP	BEST MANAGEMENT PRACTICE	NIC	NOT IN CONTRACT
BOP	BEGINNING OF PROFILE	NO	NUMBER
BSL	BUILDING SETBACK LINE	NTS	NOT TO SCALE
C&G	CURB AND GUTTER	NW	NORTH WEST
C1	CURVE ONE	OC	ON CENTER
CATV	CABLE TELEVISION	PCPE	PERFORATED CORRUGATED POLYETHYLENE PIPE
CET	CURB END TAPER	PE	POLYETHYLENE PIPE
CF	CUBIC FEET	POB	POINT OF BEGINNING
CI	CAST IRON	POE	POINT OF ENDING
CIP	CAST–IN–PLACE	PL	PROPERTY LINE
CL	CENTER LINE	PRVT	PRIVATE
CLF	CHAIN LINK FENCE	PRI	PRIMARY
CMP	CORRUGATED METAL PIPE	PSI	POUNDS PER SQUARE INCH
CMPA	CORRUGATED METAL PIPE ARCHED	PT	PRESSURE TREATED (NON ARSENIC)
CMU	CONCRETE MASONRY UNIT	PUD	PLANNED URBAN DEVELOPMENT
CO	CLEAN OUT	PUE	PUBLIC UTILITY EASEMENT
COLC	CITY OF LAKE CITY	PVC	POLYVINYL CHLORIDE
COMM	COMMUNICATIONS	PVMT	PAVEMENT
CONC	CONCRETE	P&P	PLAN AND PROFILE
CPE	CORRUGATED POLYETHYLENE PIPE	R/W	RIGHT OF WAY
CY	CUBIC YARD	R1'	ONE FOOT RADIUS
DBI	DITCH BOTTOM INLET	RB	REACTION BLOCK
DCBP	DOUBLE CHECK BACKFLOW PREVENTER	RCP	REINFORCED CONCRETE PIPE
DEG	DEGREES	REF	REFERENCE
DHWL	DESIGN HIGH WATER LEVEL	RPBFP	REDUCED PRESSURE BACKFLOW PREVENTER
DI	DUCTILE IRON	REQ'D	REQUIRED
DIA	DIAMETER	RT	RIGHT
DIM	DIMENSION	RW	RESILIENT WEDGE
DIP	DUCTILE IRON PIPE	S	SOUTH
E	EAST	S/W	SIDEWALK
E/M	EASEMENT	SE	SOUTH EAST
EL	ELEVATION	SEC	SECONDARY
ELEC	ELECTRIC	SF	SQUARE FEET
EOP	END OF PROFILE	SG	SWITCH GEAR
EP	EDGE OF PAVEMENT	SI	SURFACE INLET
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	SRWMD	SUWANNEE RIVER WATER MANAGEMENT DISTRICT
EX	EXISTING	SMU	STORMWATER MANAGEMENT UTILITY
FC	FACE OF CURB	SPA	SPACE
FDC	FIRE DEPARTMENT CONNECTION	SPT	STANDARD PENETRATION TEST
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	SS	SANITARY SEWER
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	SSL	STAINLESS STEEL
FFE	FINISH FLOOR ELEVATION	ST	STORM
FG	FINISH GRADE	ST.	STREET
FH	FIRE HYDRANT	STA	STATION
FL	FIRE LINE	STD	STANDARD
FLL	FLOW LINE	STL	STEEL
FM	FORCE MAIN	SW	SOUTH WEST
FO	FIBER OPTIC	SY	SQUARE YARD
FP	FLOOD PLAIN	TBC	TRAFFIC BEARING COVER
FT	FEET	TBM	TEMPORARY BENCHMARK
FUT	FUTURE	TBR	TO BE REMOVED
GALV	GALVANIZED	TEL	TELEPHONE
GV	GATE VALVE	TFMR	TRANSFORMER
HC	HANDICAP	TV	TELEVISION
HDPE	HIGH DENSITY POLYETHYLENE	TW	TOP OF WALL
HORIZ	HORIZONTAL	TYP	TYPICAL
HP	HIGH POINT	UD	UNDER DRAIN
HR	HOUR	UTIL	UTILITIES
INV	INVERT	VCP	VITRIFIED CLAY PIPE
IRR	IRRIGATION	VEH	VEHICLE
LF	LINEAR FEET	W	WEST
L1	LINE ONE	W/	WITH
LAT	LATITUDE	W/WW	WATER/WASTEWATER
LONG	LONGITUDE	WM	WATER MAIN
LTG	LIGHT	WS	WATER SERVICE
LP	LOW POINT	WW	WASTEWATER
LT	LEFT	YR	YEAR
MAINT	MAINTENANCE		

LEGEND

- EST — EXISTING STORM SEWER LINE
- EWW — EXISTING SANITARY SEWER LINE
- EGAS — EXISTING GAS SERVICE LINE
- ECATV — EXISTING CATV & TELEPHONE LINE
- EUE — EXISTING UNDERGROUND ELECTRIC LINE
- EWM — EXISTING WATER MAIN
- -76- — EXISTING CONTOUR LINE
- EXISTING FENCE
- 178.3 — NATURAL GROUND SPOT ELEVATION
- 22 PI — EXISTING TREE TO REMAIN
- 22 PI — EXISTING TREE TO BE REMOVED
- PROPOSED ASPHALT PAVEMENT
- PROPOSED 4" CONC SIDEWALK
- PROPOSED 6" CONC PAVEMENT
- PROPOSED GRAVEL PAVEMENT
- 87 — PROPOSED FINISH ELEVATION CONTOUR
- • 35.00 — PROPOSED FINISH SPOT ELEVATION
- PROPOSED DIRECTIONAL FLOW ARROW
- DRAINAGE AREA DIVIDE
- PROPOSED SILT FENCE
- PROPOSED TREE BARRICADE FENCE
- PROPOSED CENTERLINE
- ST — PROPOSED STORM SEWER LINE
- WM — PROPOSED WATER MAIN
- PE — PROPOSED PRIMARY ELECTRIC SERVICE CONDUIT
- SE — PROPOSED SECONDARY ELECTRIC SERVICE CONDUIT
- CATV — PROPOSED CATV SERVICE
- WW — PROPOSED SANITARY SEWER
- PROPOSED PUE
- PROPOSED DRAINAGE SWALE
- RIGHT–OF–WAY
- E — PROPOSED ELECTRIC TRANSFORMER
- PROPOSED STREET / PARKING LOT LIGHT
- PROPOSED PVC SANITARY SEWER SERVICE LATERAL WITH CLEANOUT
- PROPOSED WATER MAIN WITH SERVICE TAP & 2 WATER METERS
- PROPOSED WATER MAIN WITH SERVICE TAP & 1 WATER METER
- PROPOSED WATER MAIN WITH FIRE HYDRANT ASSEMBLY
- PROPOSED WATER MAIN WITH BLOW–OFF ASSEMBLY & SAMPLE POINT
- BMS — PROPOSED WATER MAIN W/ GATE VALVE & BOX
- GRAVEL FILTER BAG
- EXISTING FENCE TO BE REMOVED
- EXISTING STORMWTER STRUCTURE TO BE REMOVED
- EXISTING STORMWATER PIPE TO BE REMOVED

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **JAMES LEE JONES III, PE FLORIDA LICENSE NO. 98821**

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES LEE JONES III, PE ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JAMES LEE JONES III — LICENSE No. 98821 — 02/02/2026 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

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SHEET TITLE: LEGEND, ABBREIVATIONS, AND NOTES

DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C0.01

STORMWATER POLLUTION PREVENTION PLAN

A. PROJECT NAME AND LOCATION

PROJECT NAME: PARADISE RV RESORT
LOCATION:
- ADDRESS: N/A
- SECTION: 02
- TOWNSHIP: 45
- RANGE: 16E
- COUNTY: COLUMBIA
- LATITUDE: 30.164686
- LONGITUDE: −82.644291

B. SITE MAP

THE SITE MAP IS DEPICTED ON SHEET C2.00 MASTER DEVELOPMENT PLAN.

C. NATURE OF THE CONSTRUCTION ACTIVITY

THE PROJECT WILL CONSIST OF 233 RV SPACES AND AN AMENITY AREA, ALONG WITH ASSOCIATED DRAINAGE AND UTILITY INFRASTRUCTURE IMPROVEMENTS.

D. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES

1. INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN.
2. EXCAVATION OF STORMWATER MANAGEMENT BASIN IMPROVEMENTS. STABILIZE BASIN SLOPES.
3. CLEARING AND GRUBBING WITHIN LIMITS OF PROPOSED ROADWAYS, CAMP SITE LOTS, AND BUILDING PAD AREAS.
4. SITE GRADING.
5. INSTALLATION OF STORM SEWER, SANITARY SEWER, AND UTILITIES.
6. ROAD AREA SUBGRADE.
7. ROAD AREA BASE.
8. FINISHED GRADING OF ROADWAYS, CAMP SITE LOTS, AND BUILDING PADS AND STABILIZATION OF THE SITE.
9. ASPHALT PAVING.
10. FINAL GRASSING AND LANDSCAPING.
11. CLEANING SEDIMENT FROM STORM SEWER SYSTEM AND BASIN OUTFALL.

E. TOTAL AREA OF THE PROJECT SITE: 34.29± ACRES

F. TOTAL AREA OF THE SITE TO BE DISTURBED: 34.29± ACRES

G. SOIL TYPES AND WATER TABLE

MASCOTTE FINE SAND AND PLUMMER MUCK, DEPRESSIONAL. WATER TABLE AT ELEVATION 4FT – 7FT BELOW LAND SURFACE.

H. LOCATION AND DRAINAGE AREA FOR EACH DISCHARGE POINT

STORMWATER BASIN NO.	DRAINAGE AREA	LOCATION OF DISCHARGE POINT	RECEIVING WATERS
BASIN 1	21.04	S−47	WETLAND
BASIN 2	8.21	S−45	BASIN 1

I. CONTROLS

1. PRIOR TO SOIL DISTURBING ACTIVITIES THE CONTRACTOR SHALL INSTALL THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PAN.
2. THE CONTRACTOR SHALL CONTROL AND RESTRICT SITE ACCESS. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MATERIALS AT THE ACCESS POINT, AS REQUIRED, TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND, OR STORMWATER TRANSPORT.
3. THE CONTRACTOR SHALL CONSTRUCT, INSTALL, AND STABILIZE STORMWATER BASINS. SITE GRADING SHALL DIRECT STORMWATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. UPON INSTALLATION, THE CONTRACTOR SHALL PROTECT THE STORM AND SANITARY SEWER SYSTEMS WITH HAYBALES AND/OR FILTER FABRIC TO PREVENT DEBRIS AND SEDIMENTS FROM ENTERING THESE SYSTEMS.
5. THE CONTRACTOR SHALL UTILIZE TEMPORARY CONTROLS SUCH AS SEEDING, MULCHING, GEOTEXILES, WATERING, SOD STABILIZATION, OR OTHER MEANS TO PREVENT EROSION OF EXPOSED SOILS FROM WIND, WATER, OR RAIN.

J. CONTROLS TO DIVERT STORMWATER FLOW DURING CONSTRUCTION

1. THE CONTRACTOR SHALL TAKE MEASURES TO INSURE STORMWATER RUNOFF DOES NOT LEAVE THE PROJECT SITE WITHOUT FIRST PASSING THROUGH A SEDIMENT BASIN TO ALLOW SETTLING OF SUSPENDED SOLIDS IN THE STORMWATER PRIOR TO DISCHARGE FROM THE PROJECT SITE.
2. THE CONTRACTOR SHALL INSTALL SILT FENCING AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN.
3. THE CONTRACTOR SHALL CONSTRUCT, INSTALL, AND STABILIZE STORMWATER BASINS. SITE GRADING SHALL DIRECT STORMWATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. THE CONTRACTOR SHALL USE SILT FENCING, TEMPORARY SWALES, EARTHEN DIKES, CHECK DAMS, OR OTHER MEANS TO DIRECT STORMWATER RUNOFF TO TEMPORARY SETTLING BASINS OR STORMWATER BASINS DURING CONSTRUCTION.

K. TEMPORARY SEDIMENT BASINS

1. THE CONTRACTOR SHALL CONSTRUCT, INSTALL, AND STABILIZE STORMWATER BASINS OR SUMP OUTFALLS. THE CONTRACTOR SHALL USE THESE FACILITIES AS TEMPORARY SEDIMENT BASINS DURING THE SITE CONSTRUCTION PHASE. SITE GRADING SHALL DIRECT STORMWATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
2. THE CONTRACTOR SHALL CLEAN STORMWATER BASINS OF SILT AND SEDIMENT DEPOSITS AT THE END OF CONSTRUCTION AND DISPOSE OF THE MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

L. PERMANENT STORMWATER MANAGEMENT CONTROLS

1. THE COMPLETED PROJECT HAS TWO (2) PERMANENT STORMWATER MANAGEMENT FACILITIES. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE PERMITTED AND APPROVED BY THE CITY OF LAKE CITY AND THE SRWMD.
2. THE COMPLETED PROJECT WILL INCORPORATE AND MAINTAIN PERMANENT GRASSING, LANDSCAPING, AND/OR GROUND COVERS TO PROTECT SITE SOILS FROM EROSION AND TRANSPORT.

M. CONTROLS FOR SPECIAL POLLUTANTS

1. WASTE DISPOSAL: WASTE CONSTRUCTION MATERIALS, DEBRIS, AND GARBAGE WILL BE PLACED IN APPROPRIATE CONTAINERS. THE CONTRACTOR SHALL DISPOSE OF THESE MATERIALS IN AN APPROPRIATE MANNER AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. NO WASTE MATERIALS SHALL BE BURIED ON SITE.
2. OFFSITE VEHICLE TRACKING: THE CONTRACTOR SHALL CONTROL AND RESTRICT SITE ACCESS. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MATERIALS AT THE VEHICLE ACCESS POINT, AS REQUIRED, TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND, OR STORMWATER TRANSPORT.
3. FERTILIZERS, HERBICIDES, AND PESTICIDES: FLORIDA FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. THE CONTRACTOR SHALL NOT STORE THESE ITEMS ON SITE.
4. TOXIC SUBSTANCES: THE CONTRACTOR SHALL NOT STORE FUELS, PAINT, CHEMICALS, OR OTHER MATERIALS THAT ARE CONSIDERED TO BE TOXIC ON SITE. SHOULD THE CONTRACTOR DESIRE TO STORE SUCH MATERIALS ON SITE, THE CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN PLAN TO ADDRESS STORAGE, SPILL PREVENTION, AND CLEANUP PRIOR TO STORING THE MATERIALS ON SITE.
5. OTHER: PORT−O−LETS OR OTHER TEMPORARY SANITATION FACILITIES SHALL BE LOCATED AWAY FROM THE INLET POINTS TO THE STORM SEWER SYSTEM AND AWAY FROM THE STORMWATER BASINS. THE CONTRACTOR SHALL NOT ALLOW VEHICLE MAINTAINANCE ON SITE.

N. MAINTENANCE PLAN

1. THE CONTRACTOR SHALL MAINTAIN PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES IN ACCORDANCE WITH THE PLANS AND TECHNICAL SPECIFICATIONS.
2. SILT FENCING SHALL BE INSPECTED WEEKLY BY THE CONTRACTOR AND ANY NECESSARY REPAIRS TO SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM THE SILT FENCING WHEN IT HAS REACHED ONE−THIRD THE HEIGHT OF THE SILT FENCE.
3. THE CONTRACTOR SHALL MAINTAIN THE SITE VEHICULAR ACCESS POINT TO PREVENT TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND, OR STORMWATER TRANSPORT.
4. THE CONTRACTOR SHALL INSPECT INLETS, MANHOLES, AND OUTFALLS IMMEDIATELY AFTER EACH RAINFALL EVENT AND REPAIR THE CONTROLS NECESSARY TO PREVENT SILT AND SEDIMENTS FROM ENTERING THE STORM AND SANITARY SEWERS OR FROM DISCHARGING OFFSITE.
5. MULCH OR SOD THAT HAS WASHED OUT SHALL BE REPLACED IMMEDIATELY.
6. THE CONTRACTOR SHALL MAINTAIN ALL AREAS OF THE PROJECT SITE WITH PROPER EROSION AND SEDIMENT CONTROLS THROUGHOUT THE SITE CONSTRUCTION PERIOD OF THE PROJECT.

O. COMPLIANCE INSPECTIONS

1. QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGE, ALL DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN STABILIZED, ACTIVE CONSTRUCTION AREAS, VEHICULAR ACCESS POINTS AND ALL BEST MANAGEMENT PRACTICES AT LEAST ONCE EVERY 7 CALENDER DAYS OR WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. AREAS OF THE PROJECT SITE THAT HAVE BEEN STABILIZED SHALL BE INSPECTED AT LEAST ONCE A MONTH. THESE INSPECTIONS SHALL CONTINUE UNTIL A NOTICE OF TERMINATION IS FILED.

P. NON-STORMWATER DISCHARGES

1. IT IS EXPECTED THAT THE FOLLOWING NON−STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING CONSTRUCTION: FIRE FLOW TESTS OR FLUSHING, WATER FROM UTILITY LINE FLUSHING, PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING ACTIVITIES).
2. DEWATERING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NONCONTAMINATED SITE ACTIVITY.
3. IF NON−STORMWATER DISCHARGES DO OCCUR, WATERS SHOULD BE DIRECTED TO STORMWATER BASINS OR TEMPORARY BASINS PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. TURBID WATERS FROM STORMWATER PONDS SHALL NOT BE PUMPED OFFISTE OR DIRECTLY TO OFFSITE RECEIVING WATERS.
5. ANY PUMPED WATER FROM THE STORMWATER PONDS SHALL BE TREATED SO AS NOT TO ALLOW DISCHARGE OF POLLUTED WATERS FROM THE PROJECT SITE. TREATMENT OPTIONS INCLUDE SILT FENCES, SETTLING PONDS, PROPERLY USED FLOCCULATING AGENTS, OR OTHER APPROPRIATE MEANS.

CONSTRUCTION INSPECTION FORM
STORMWATER POLLUTION PREVENTION PLAN

INSPECTION FREQUENCY: WEEKLY OR AFTER 0.50 INCHES OF RAIN

PROJECT NAME: PARADISE RV RESORT
OWNER: LAKE CITY HOTELS, INC.
CONTRACTOR:
CONSTRUCTION MANAGER:

FORM INSTRUCTIONS: ENTER THE DATE OF THE INSPECTION. IF THE INSPECTED ITEM IS SATISFACTORY, INSERT A CHECK. IF THE INSPECTED ITEM IS UNSATISFACTORY, INSERT AN "X" AND DESCRIBE THE MAINTENANCE ACTIONS TAKEN TO CORRECT THE PROBLEM. THE INSPECTOR SHALL ENTER THEIR INITIALS. CREATE ADDITIONAL SHEETS IF NECESSARY.

INSPECTOR INFORMATION:

NAME _____ QUALIFICATION _____ DATE _____

THE ABOVE SIGNATURE ALSO SHALL CERTIFY THAT THIS FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES IF THERE ARE NOT ANY INCIDENTS OF NON−COMPLIANCE IDENTIFIED ABOVE.

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME (RESPONSIBLE AUTHORITY) _____ DATE _____

CERTIFICATION STATEMENT
STORMWATER POLLUTION PREVENTION PLAN

ALL CONTRACTOR(S) AND/OR SUB−CONTRACTOR(S) RESPONSIBLE FOR COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN SHALL SIGN THE CERTIFICATION STATEMENT BELOW. MULTIPLE COPIES OF THIS CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING ON THE NUMBER OF SUB−CONTRACTORS ASSOCIATED WITH THE PROJECT.

SITE: PARADISE RV RESORT
CONTRACTING FIRM: _____
FIRM NAME
ADDRESS
TELEPHONE NUMBER

I CERTIFY, UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC STORMWATER PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

NAME TITLE

SIGNATURE DATE

DATE OF INSPECTION	SILT FENCE	EARTH DIKES	STRUCTURAL DIVERSION	SWALE	SEDIMENT TRAP	CHECK DAM	SUBSURFACE DRAIN	PIPE SLOPE DRAIN	LEVEL SPREADERS	STORM DRAIN INLET PROTECTION	VEGETATIVE BUFFER STRIP	VEGETATIVE PRESERVATION AREA	RETENTION POND	CONSTRUCTION ENTRANCE STABILIZATION	PERIMETER DITCH	CURB AND GUTTER	PAVED ROAD SURFACE	ROCK OUTLET PROTECTION	REINFORCED SOIL RETAINING SYSTEM	GABION	SEDIMENT BASIN	TEMPORARY SEED / SOD	PERMANENT SEED / SOD	MULCH	HAY BALES	GEOTEXTILE	RIP−RAP	TREE PROTECTION	DETENTION POND	RETENTION POND	WASTE DISPOSAL / HOUSEKEEPING	DAM	SAND BAG	OTHER	OBSERVATIONS OR MAINTENANCE ACTIONS TAKEN	INSPECTED BY



DEMOLITION LEGEND

EXISTING TREE TO REMAIN ◯ 22 PI

EXISTING TREE TO BE REMOVED ⨯ 22 PI

TREE BARRICADE FENCING —T—T—

EXISTING POWER POLE TO BE REMOVED

EXISTING OVERHEAD WIRE TO BE REMOVED -/-/-/OHW/-/-/-

DEMOLITION AND TREE PROTECTION NOTES

1. PRIOR TO DEMOLITION AND CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY THE LOCATION OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES TO BE REMOVED OR RELOCATED.
2. CONTRACTOR IS RESPONSIBLE FOR ALL SITE DEMOLITION AND MATERIAL REMOVAL. IN ADDITION TO THE DEMOLITION SHOWN, THE CONTRACTOR SHALL REMOVE ALL MISCELLANEOUS TRASH, DEBRIS, FENCING ETC., IN ORDER TO PROVIDE A CLEAN CONSTRUCTION SITE.
3. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL DEMOLITION MATERIAL OFF SITE. DISPOSAL METHODS AND LOCATIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
4. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND A PH RANGE OF 5.5 – 6.5.
5. INVASIVE TREE ROOTS SHALL BE REMOVED OR PRUNED IN COMPLIANCE WITH THE NATIONAL ARBORIST ASSOCIATION STANDARDS FOR PRUNING OF SHADE TREES.

N

60' 30' 0 60' 120' 180'

SCALE 1" = 60'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **JAMES LEE JONES III, PE FLORIDA LICENSE NO. 98821**

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES LEE JONES III, PE ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JAMES LEE JONES III LICENSE No. 98821 02/02/2026 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DEMOLTION AND TREE PROTECTION PLAN (SOUTH)

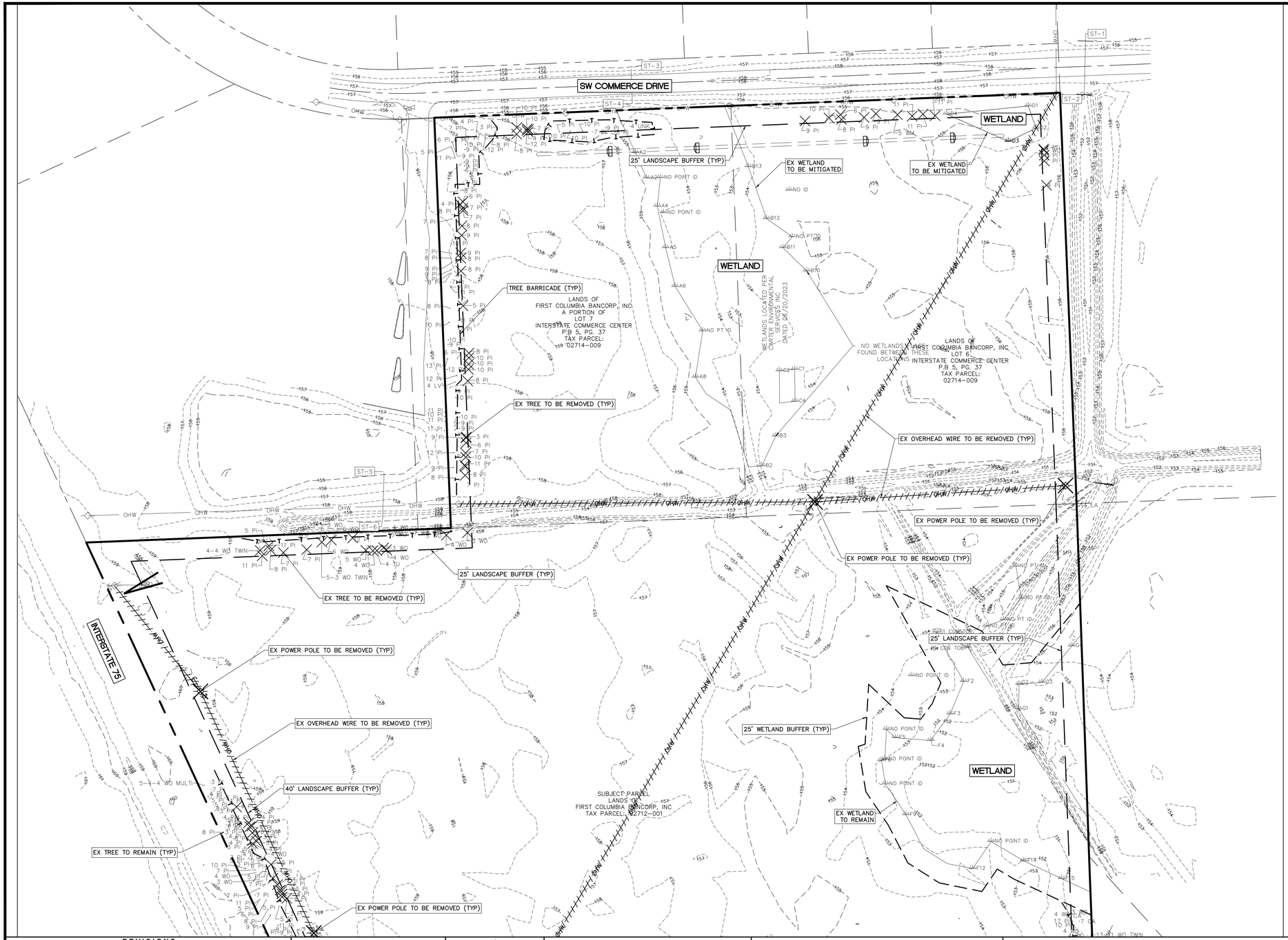
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C1.00



DEMOLITION LEGEND

EXISTING TREE TO REMAIN	○ 22 PI
EXISTING TREE TO BE REMOVED	✕ 22 PI
TREE BARRICADE FENCING	—T—T—
EXISTING POWER POLE TO BE REMOVED	✕
EXISTING OVERHEAD WIRE TO BE REMOVED	////OHW////

DEMOLITION AND TREE PROTECTION NOTES

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N

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SCALE 1" = 60'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **JAMES LEE JONES III, PE FLORIDA LICENSE NO. 98821**

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DEMOLTION AND TREE PROTECTION PLAN (NORTH)

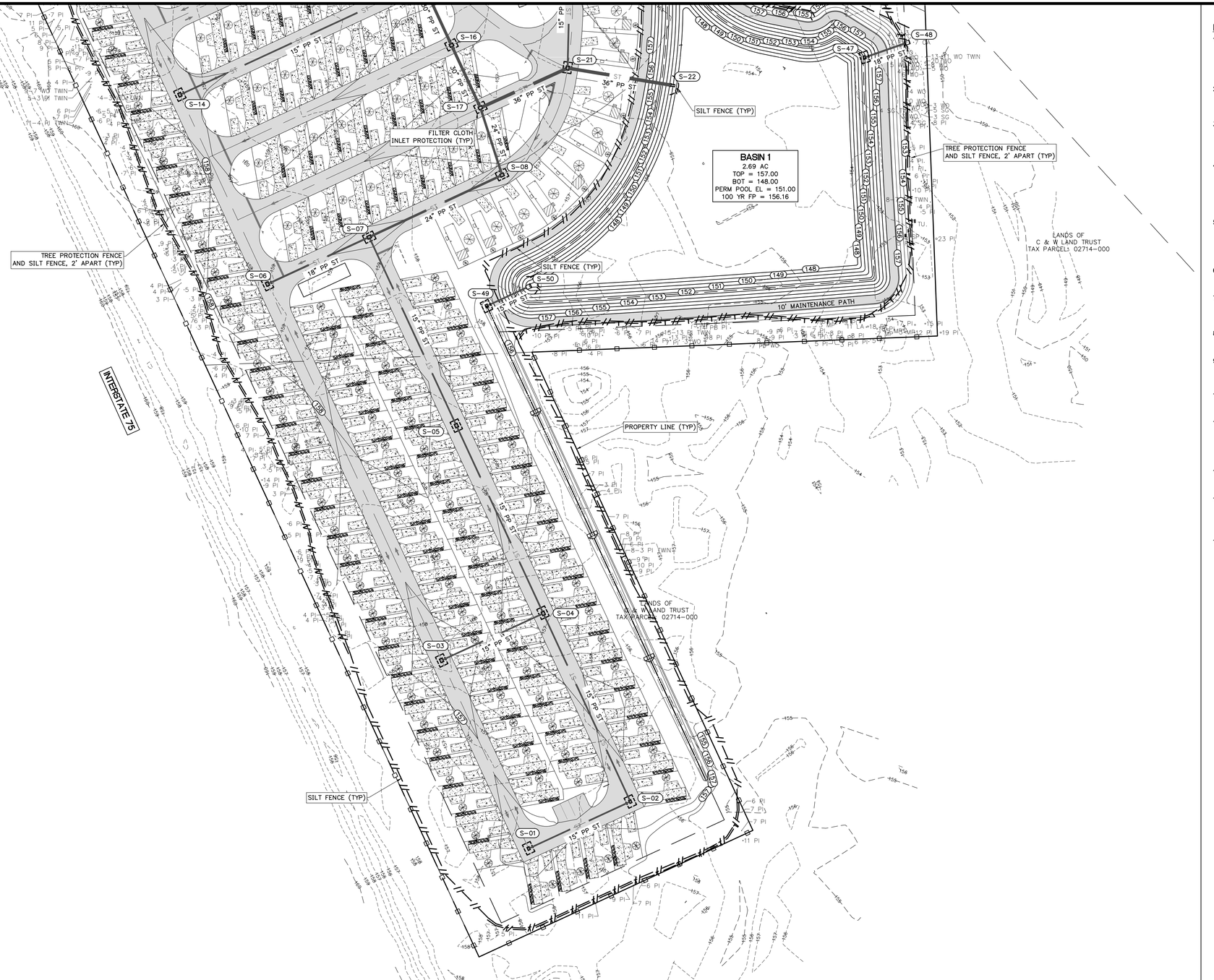
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C1.01

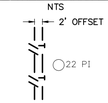


EROSION AND SEDIMENTATION CONTROL NOTES

1. THE CONTRACTOR SHALL UTILIZE THE EROSION AND SEDIMENTATION CONTROL PLAN AS A GENERAL GUIDE AND DIRECTION FOR MINIMUM CONTROL MEASURES. CONTRACTOR SHALL UTILIZE EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED TO MINIMIZE EROSION AND SEDIMENTATION BUILDUP ONSITE AND TO PREVENT EROSION AND SEDIMENTATION DISCHARGE OFF PROPERTY.
2. CONTRACTOR SHALL EMPLOY AN FDEP CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR TO MONITOR THE CONTRACTOR'S EROSION AND SEDIMENTATION CONTROL WORK EFFORT THROUGHOUT CONSTRUCTION.
3. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY, AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.
4. SILT FENCING AND OTHER SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS PRIOR TO STARTING CONSTRUCTION. ALL STORM DRAIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT EROSION AND SEDIMENTATION CONTROL DESIGNER AND REVIEWER MANUAL (JUNE 2013) TO PREVENT SEDIMENT DISCHARGE TO THE EXISTING STORMWATER MANAGEMENT SYSTEM.
5. THE RETENTION BASINS SHALL BE PROTECTED FROM SEDIMENT DISCHARGE BY SILT FENCE AT THE DISCHARGE STORM STRUCTURE. CAREFUL ATTENTION SHALL BE PAID TO PREVENT EROSION FROM ENTERING THE BASIN BOTTOM BEYOND THE IMMEDIATE EXIT OF THE STRUCTURE. REMOVE ALL SEDIMENT BUILDUP AT THE DISCHARGE STRUCTURE REGULARLY THROUGHOUT CONSTRUCTION.
6. PROTECT EXISTING STORMWATER INLET STRUCTURES WITH FILTER FABRIC OR OTHER EROSION CONTROL DEVICE TO PREVENT SEDIMENTS FROM ENTERING STORM SEWER SYSTEM.
7. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER 1/2" OR GREATER RAINFALL. ANY DEFICIENCIES DISCOVERED SHALL BE REPAIRED, ADJUSTED, OR IMPROVED AS REQUIRED.
8. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND APPROVED, AND VEGETATION IS FULLY ESTABLISHED.
9. CONTRACTOR SHALL MINIMIZE AIR POLLUTION FROM PARTICULATES AND DUST. WATER SHALL BE APPLIED AS NEEDED TO REDUCE DUST DURING CONSTRUCTION. USE OTHER STABILIZATION METHODS SUCH AS HYDROMULCHING AS NEEDED.
10. CONTRACTOR SHALL STOCKPILE AND STORE MATERIALS SUCH THAT STORMWATER FLOW IS NOT IMPEDED DURING CONSTRUCTION AND MATERIAL EROSION DOES NOT OCCUR.
11. ALL DISTURBED OPEN AREAS WITHIN THE PROJECT CONSTRUCTION LIMITS SHALL BE COMPLETELY GRASSED BY COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT EROSION AND SEDIMENTATION CONTROL DESIGNER AND REVIEWER MANUAL (JULY 2013). EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.
12. THE STORM SEWER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.
13. CONSTRUCTION ACCESS ROUTES FOR THE AREAS WHERE CONSTRUCTION VEHICLE ACCESS ROUTES MAY INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD, CONCRETE, AND OTHER MATERIALS BY RUNOFF OR VEHICLE TRACKING ONTO THE PAVED SURFACE.
14. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH WORKDAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR SWEEPING AND BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.

SILT FENCE/TREE BARRICADE OFFSET

NTS



LEGEND

- SILT-FENCE BARRIERS PER FDOT EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL (JUNE 2013)
- TREE BARRICADE FENCING
- FILTER CLOTH INLET PROTECTION

N

60' 30' 0 60' 120' 180'

SCALE 1" = 60'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **JAMES LEE JONES III, PE**
FLORIDA LICENSE NO. 98821

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SHEET TITLE: EROSION AND SEDIMENTATION CONTROL PLAN (SOUTH)

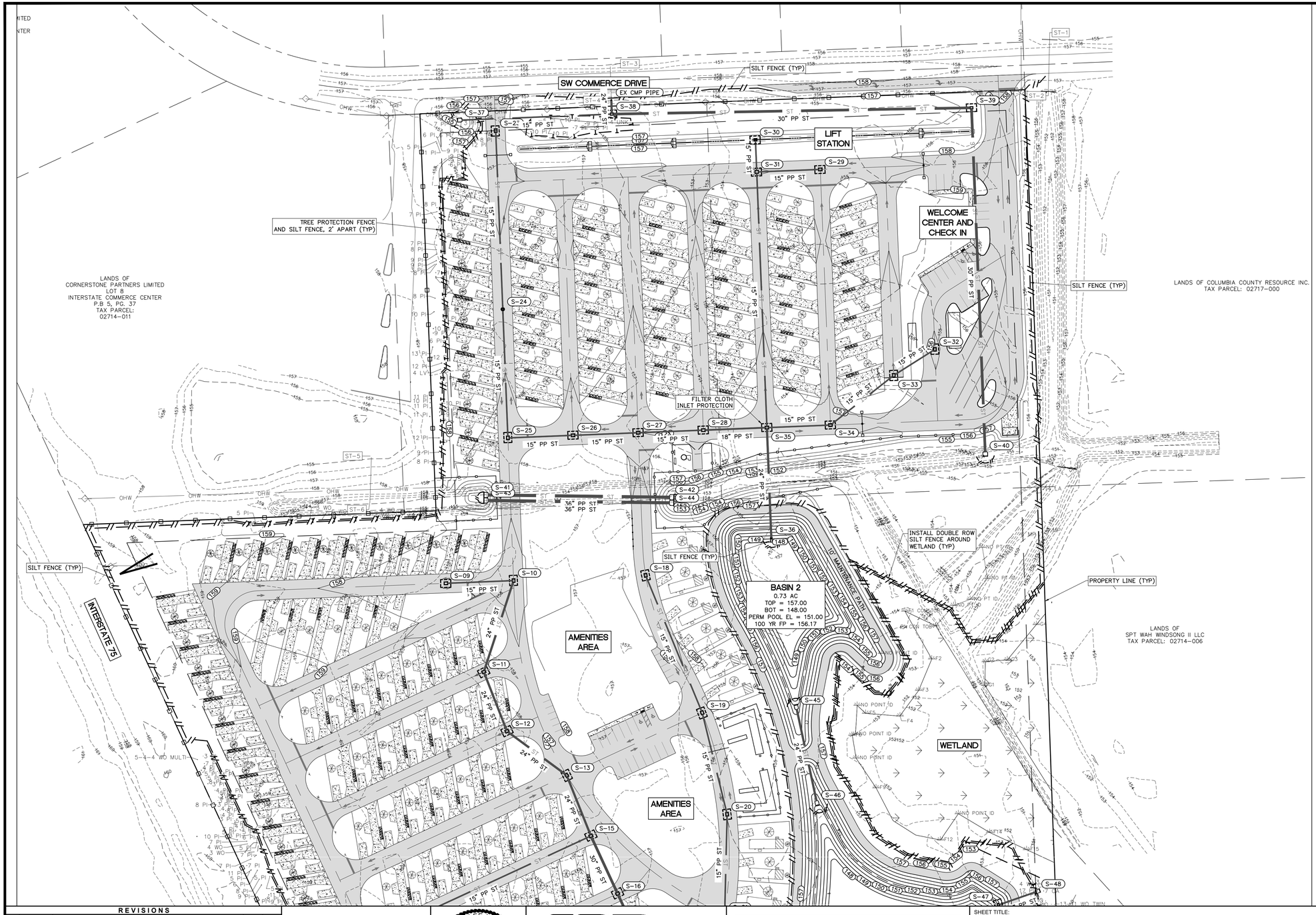
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C1.02



EROSION AND SEDIMENTATION CONTROL NOTES

1. THE CONTRACTOR SHALL UTILIZE THE EROSION AND SEDIMENTATION CONTROL PLAN AS A GENERAL GUIDE AND DIRECTION FOR MINIMUM CONTROL MEASURES. CONTRACTOR SHALL UTILIZE EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED TO MINIMIZE EROSION AND SEDIMENTATION BUILDUP ONSITE AND TO PREVENT EROSION AND SEDIMENTATION DISCHARGE OFF PROPERTY.
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SILT FENCE/TREE BARRICADE OFFSET

NTS

LEGEND

- SILT-FENCE BARRIERS PER FDOT EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL (JUNE 2013)
- TREE BARRICADE FENCING
- FILTER CLOTH INLET PROTECTION

N

60' 30' 0 60' 120' 180'

SCALE 1" = 60'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE FLORIDA LICENSE NO. 98821

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: EROSION AND SEDIMENTATION CONTROL PLAN (NORTH)

DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C1.03

STRIPING NOTES:

1. PARKING LOT STRIPING SHALL BE TRAFFIC PAINT CONFORMING TO FDOT SPECIFICATION SECTION 971-3.
2. ALL STRIPING SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 711-001 UNLESS OTHERWISE NOTED.

CONCRETE JOINTING NOTES:

1. 5" THICK CONCRETE SHALL REQUIRE 10'X10' JOINT CONTROL.
2. SAW CUT DEPTH OF ¼" IS RECOMMENDED.

GENERAL NOTES:

1. DETAILED DIMENSIONS FOR THE SOUTH AND NORTH AREAS OF THE PROJECT CAN BE FOUND ON SHEETS C2.01 AND C2.02, RESPECTIVELY.

LOT DISTRIBUTION	
TYPE	QUANTITY
PULL THROUGHS	97
BACK-INS	121
PARK MODELS	15
TOTAL LOTS	233
PARKING SPACES	39 (4 ADA)
GOLF CART SPACES	13

PROPOSED SIGNS

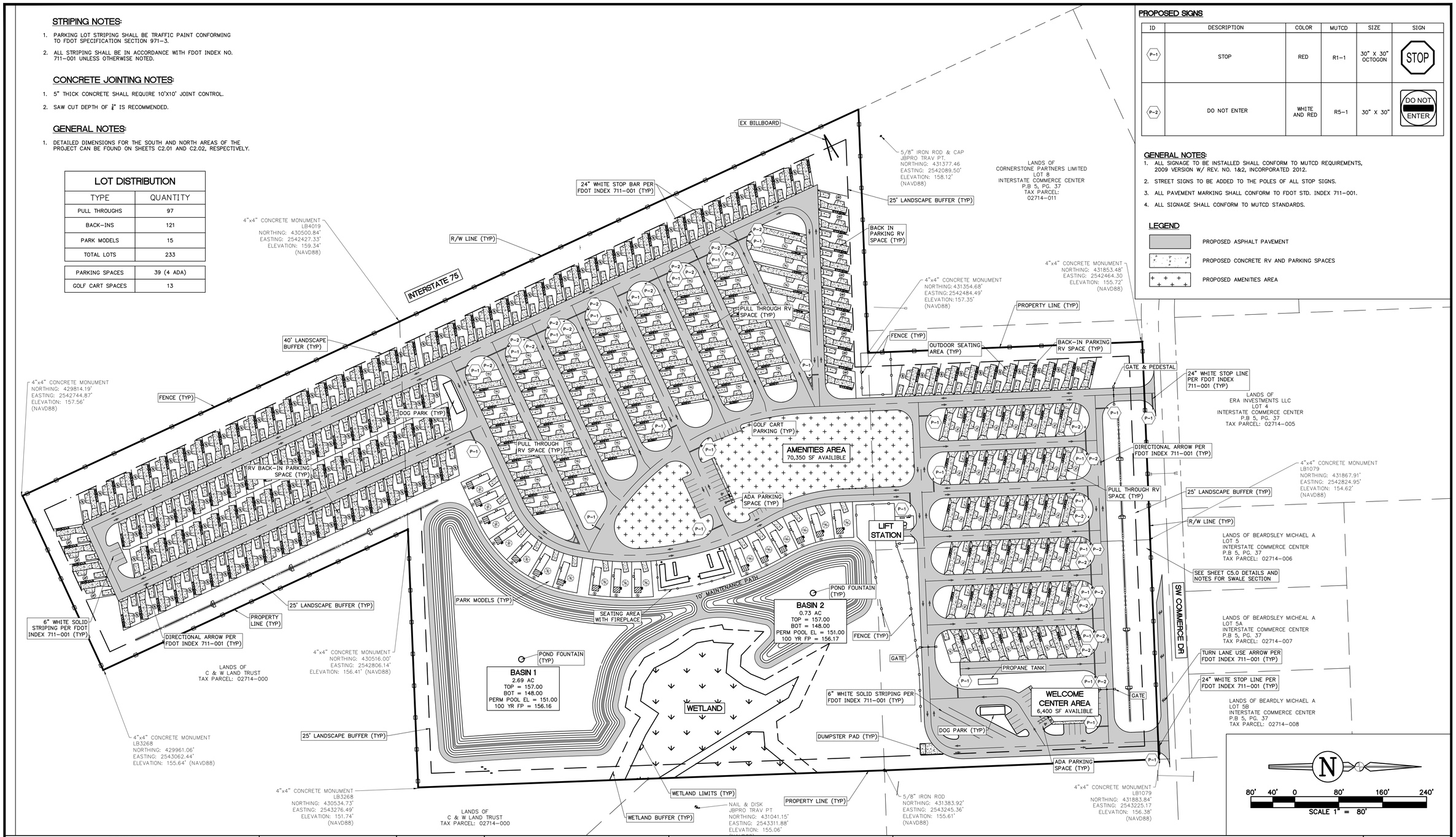
ID	DESCRIPTION	COLOR	MUTCD	SIZE	SIGN
P-1	STOP	RED	R1-1	30" X 30" OCTOGON	STOP
P-2	DO NOT ENTER	WHITE AND RED	R5-1	30" X 30"	DO NOT ENTER

GENERAL NOTES:

1. ALL SIGNAGE TO BE INSTALLED SHALL CONFORM TO MUTCD REQUIREMENTS, 2009 VERSION W/ REV. NO. 1&2, INCORPORATED 2012.
2. STREET SIGNS TO BE ADDED TO THE POLES OF ALL STOP SIGNS.
3. ALL PAVEMENT MARKING SHALL CONFORM TO FDOT STD. INDEX 711-001.
4. ALL SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE RV AND PARKING SPACES
- PROPOSED AMENITIES AREA



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **JAMES LEE JONES III, PE FLORIDA LICENSE NO. 98821**

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SHEET TITLE: **MASTER DEVELOPMENT PLAN**

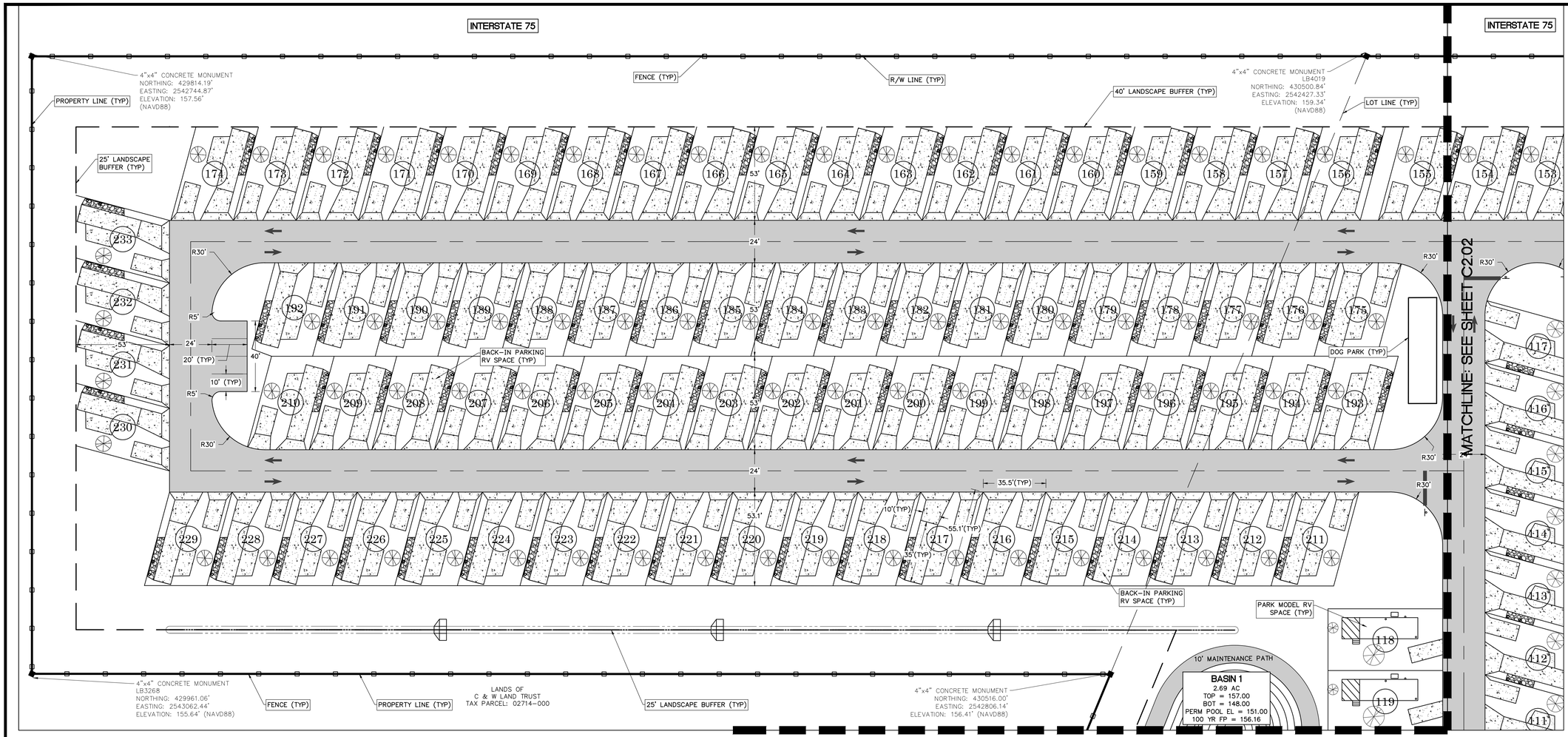
DATE: **FEBRUARY 2026**

PROJECT NO: **370-23-01**

CLIENT: **LAKE CITY HOTELS, INC.**
LAKE CITY, FLORIDA

PROJECT: **PARADISE RV RESORT**

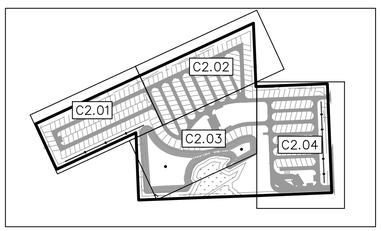
SHEET NO: **C2.00**



MATCHLINE: SEE SHEET C2.03

DIMENSION NOTES

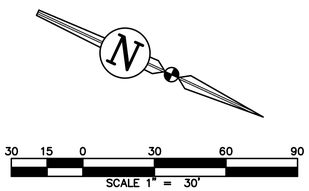
1. BOUNDARY INFORMATION SHOWN IS BASED ON THE JBROWN PROFESSIONAL GROUP BOUNDARY AND TOPOGRAPHIC SURVEY DATED 05/10/2024.
2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND DESIGN DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
3. ALL DIMENSIONS AND RADII SHOWN ARE DIMENSIONED TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS OTHERWISE SPECIFIED.
4. ALL STRIPING SHALL CONFORM TO FDOT STANDARD INDEX 711-001.
5. TOTAL NUMBER OF RV SPACES = 233
   TOTAL NUMBER OF PARKING SPACES = 39 (4 ADA PARKING SPACES)
6. ALL SIGNAGE TO BE INSTALLED SHALL CONFORM TO MUTCD REQUIREMENTS, 2009 VERSION W/ REV. NO. 1&2, INCORPORATED 2012.
7. STREET SIGNS TO BE ADDED TO THE POLES OF ALL STOP SIGNS.
8. ALL SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
9. DESIGN IS PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE.
10. TYPICAL RV PARKING SPACE DIMENSIONS SHOWN ON SHEET C2.05.



KEY MAP
1" = 500'

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE RV AND PARKING SPACES
- PROPOSED AMENITIES AREA



REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

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JAMES LEE JONES III LICENSE No. 98821 02/02/2026 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DIMENSION PLAN

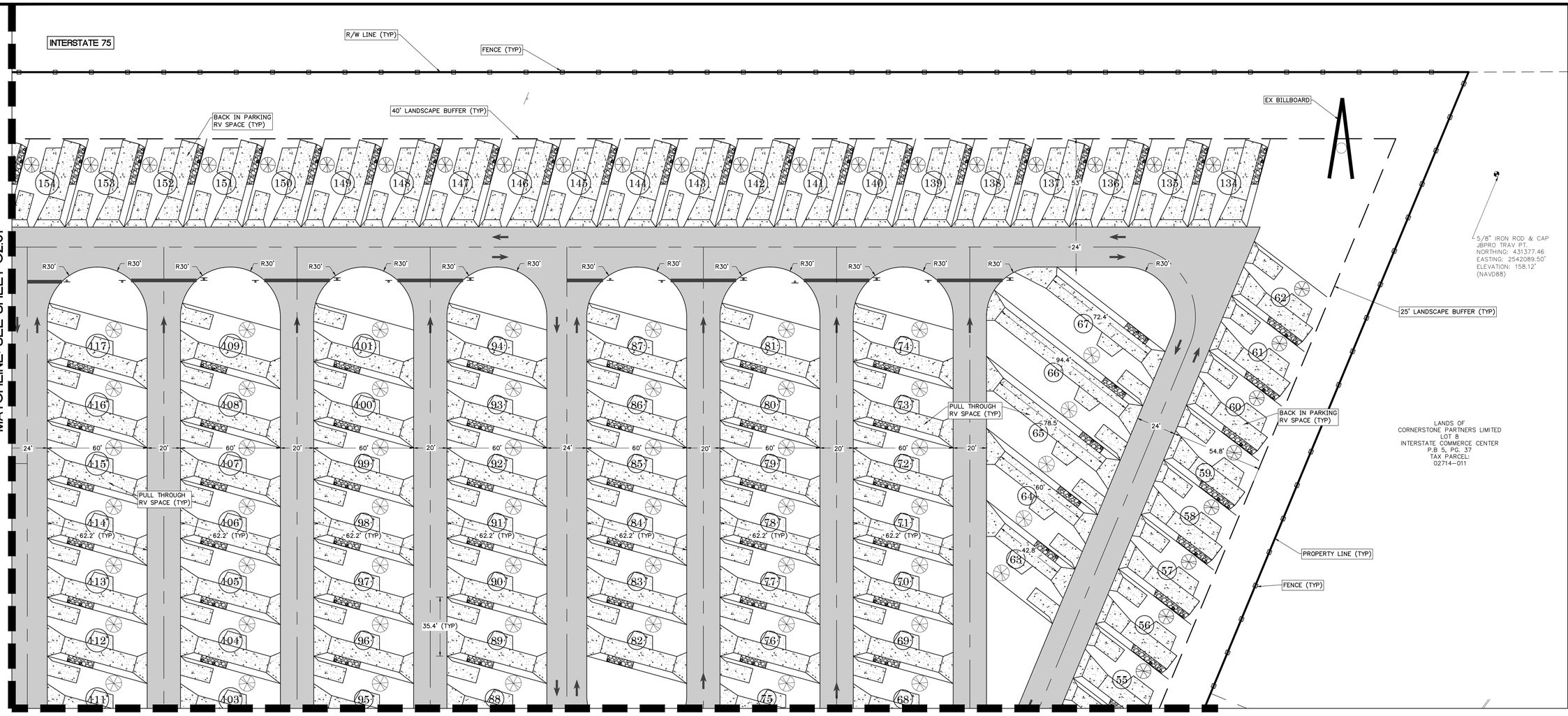
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

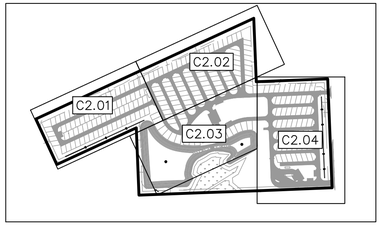
PROJECT: PARADISE RV RESORT

SHEET NO: C2.01



DIMENSION NOTES

1. BOUNDARY INFORMATION SHOWN IS BASED ON THE JBROWN PROFESSIONAL GROUP BOUNDARY AND TOPOGRAPHIC SURVEY DATED 05/10/2024.
2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND DESIGN DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
3. ALL DIMENSIONS AND RADII SHOWN ARE DIMENSIONED TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS OTHERWISE SPECIFIED.
4. ALL STRIPING SHALL CONFORM TO FDOT STANDARD INDEX 711-001.
5. TOTAL NUMBER OF RV SPACES = 233
   TOTAL NUMBER OF PARKING SPACES = 39 (4 ADA PARKING SPACES)
6. ALL SIGNAGE TO BE INSTALLED SHALL CONFORM TO MUTCD REQUIREMENTS, 2009 VERSION W/ REV. NO. 1&2, INCORPORATED 2012.
7. STREET SIGNS TO BE ADDED TO THE POLES OF ALL STOP SIGNS.
8. ALL SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
9. DESIGN IS PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE.
10. TYPICAL RV PARKING SPACE DIMENSIONS SHOWN ON SHEET C2.05.



KEY MAP
1" = 500'

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE RV AND PARKING SPACES
- PROPOSED AMENITIES AREA

N

30 15 0 30 60 90
SCALE 1" = 30'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

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SHEET TITLE: DIMENSION PLAN

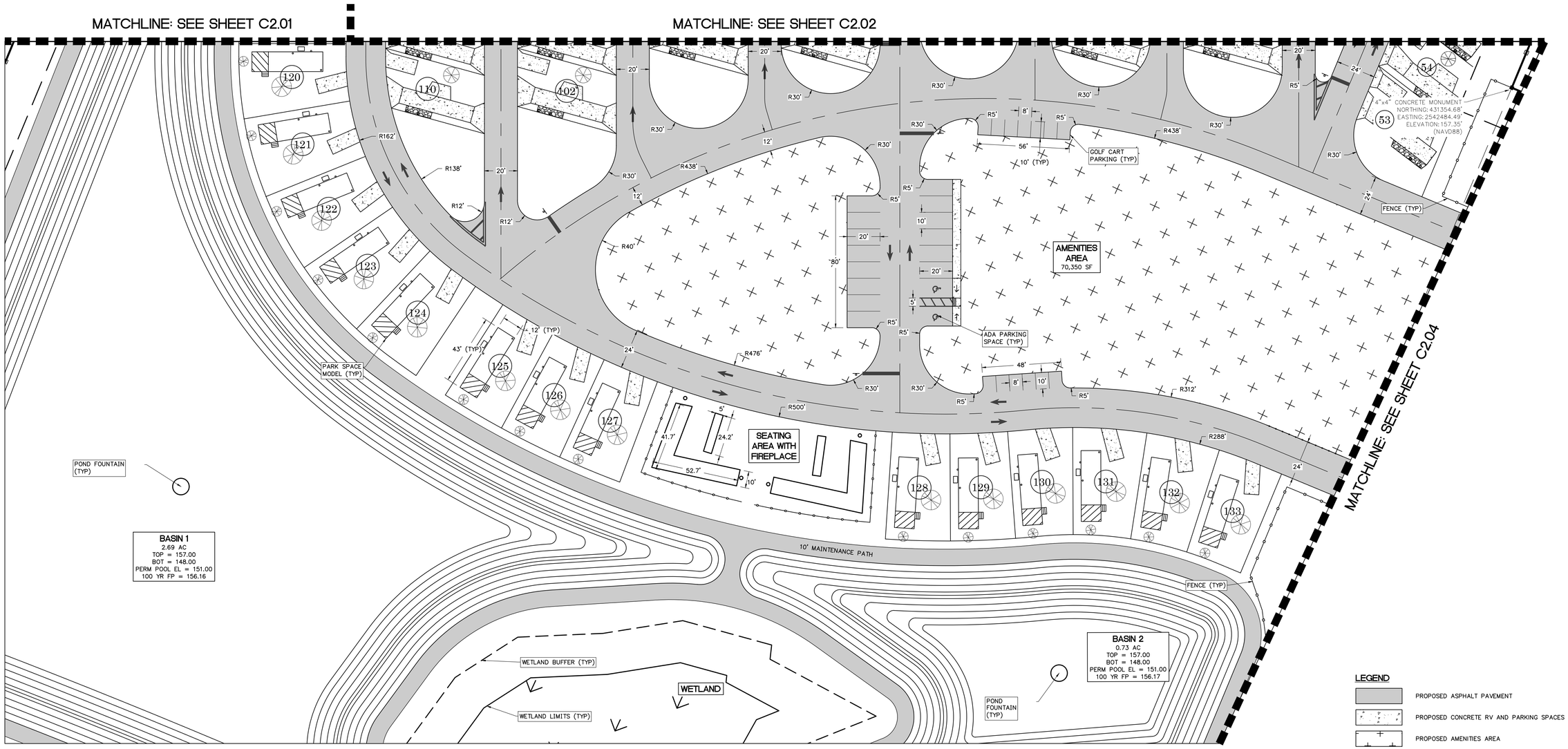
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

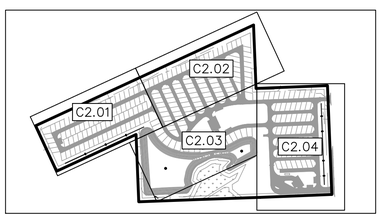
PROJECT: PARADISE RV RESORT

SHEET NO: C2.02



DIMENSION NOTES

1. BOUNDARY INFORMATION SHOWN IS BASED ON THE JBROWN PROFESSIONAL GROUP BOUNDARY AND TOPOGRAPHIC SURVEY DATED 05/10/2024.
2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND DESIGN DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
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5. TOTAL NUMBER OF RV SPACES = 233
   TOTAL NUMBER OF PARKING SPACES = 39 (4 ADA PARKING SPACES)
6. ALL SIGNAGE TO BE INSTALLED SHALL CONFORM TO MUTCD REQUIREMENTS, 2009 VERSION W/ REV. NO. 1&2, INCORPORATED 2012.
7. STREET SIGNS TO BE ADDED TO THE POLES OF ALL STOP SIGNS.
8. ALL SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
9. DESIGN IS PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE.
10. TYPICAL RV PARKING SPACE DIMENSIONS SHOWN ON SHEET C2.05.



KEY MAP
1" = 500'

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE RV AND PARKING SPACES
- PROPOSED AMENITIES AREA

N

30 15 0 30 60 90
SCALE 1" = 30'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **JAMES LEE JONES III, PE FLORIDA LICENSE NO. 98821**

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SHEET TITLE: DIMENSION PLAN

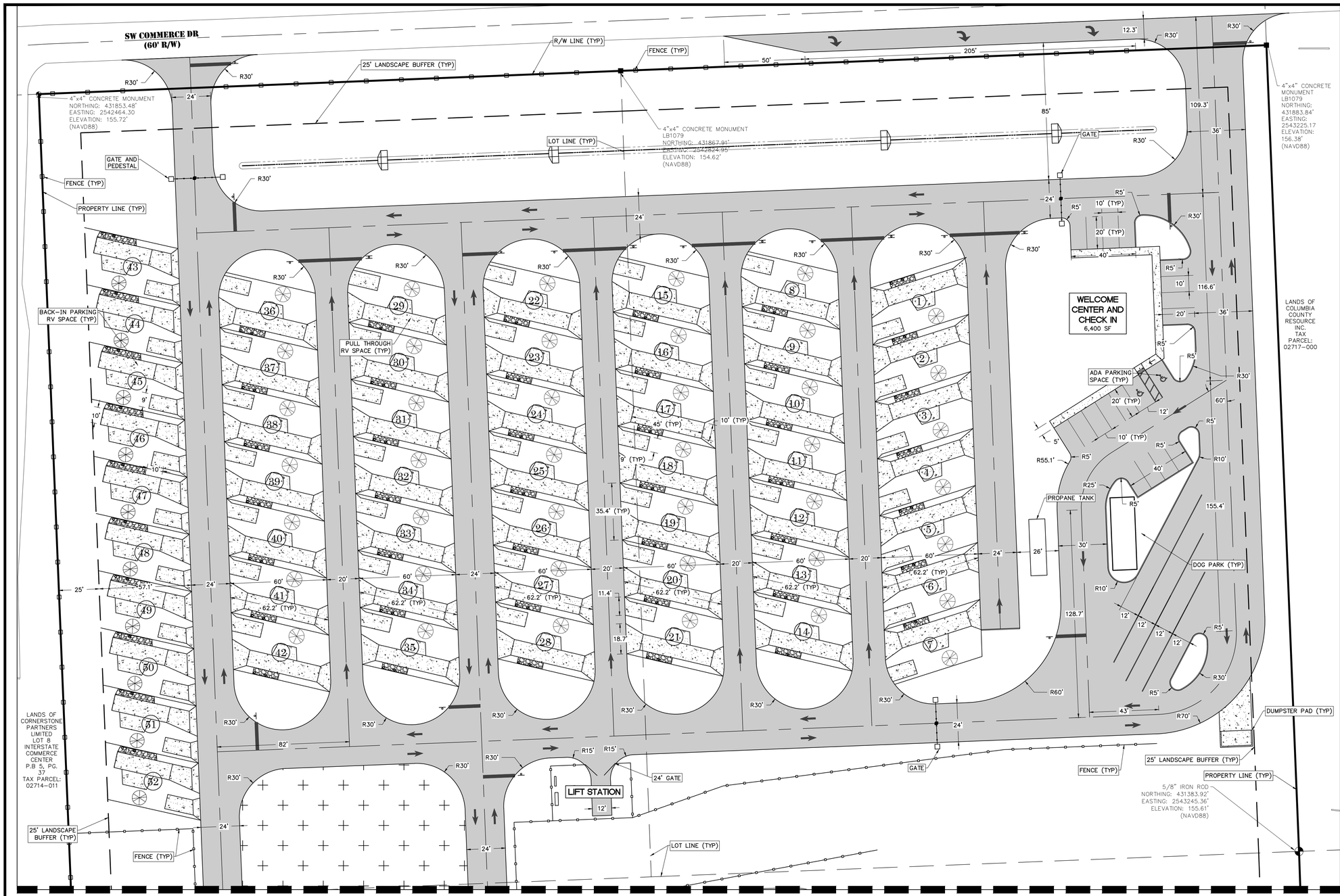
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

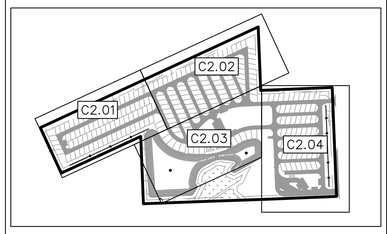
PROJECT: PARADISE RV RESORT

SHEET NO: C2.03



DIMENSION NOTES

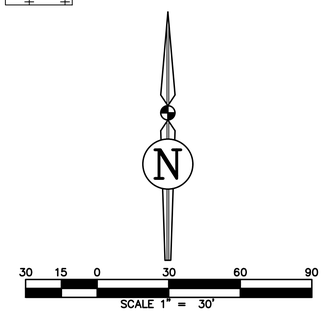
1. BOUNDARY INFORMATION SHOWN IS BASED ON THE JBROWN PROFESSIONAL GROUP BOUNDARY AND TOPOGRAPHIC SURVEY DATED 05/10/2024.
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10. TYPICAL RV PARKING SPACE DIMENSIONS SHOWN ON SHEET C2.05.



KEY MAP
1" = 500'

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE RV AND PARKING SPACES
- PROPOSED AMENITIES AREA



REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

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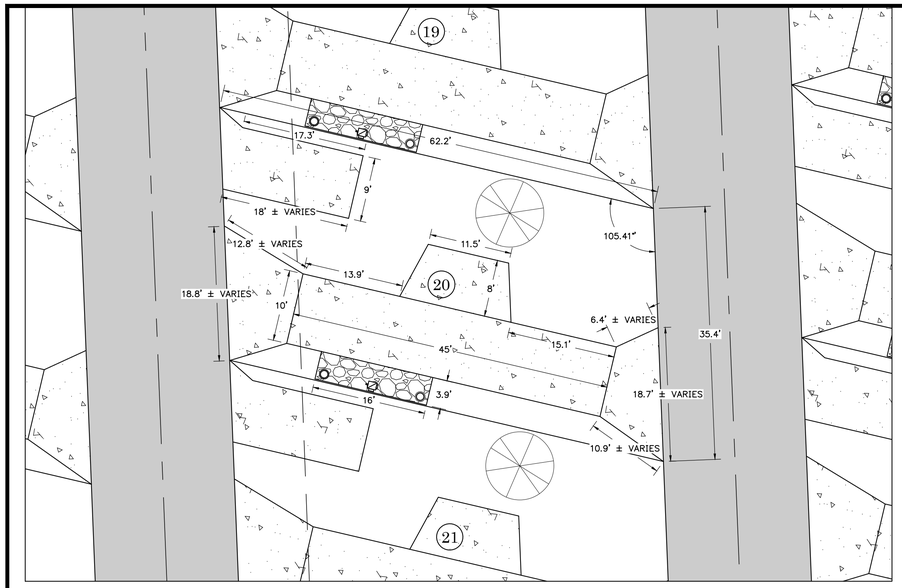
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

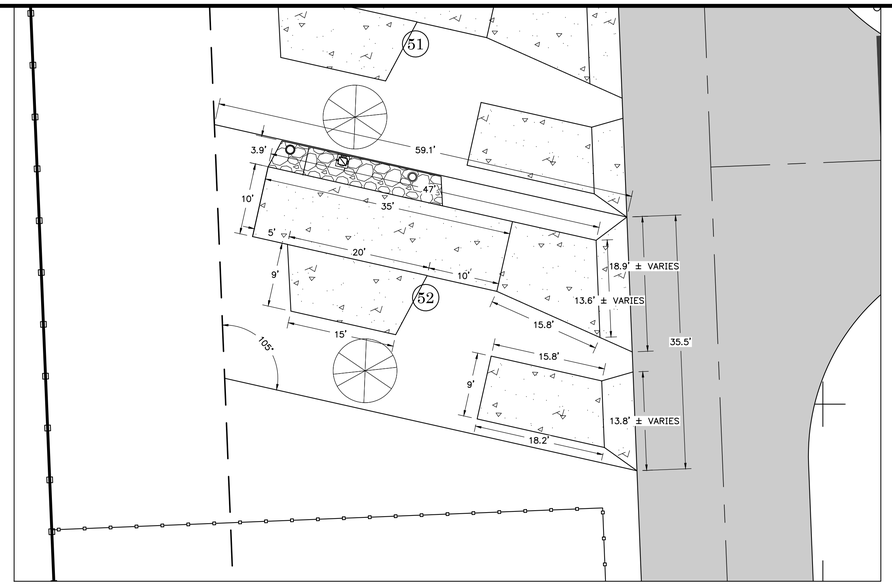
CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

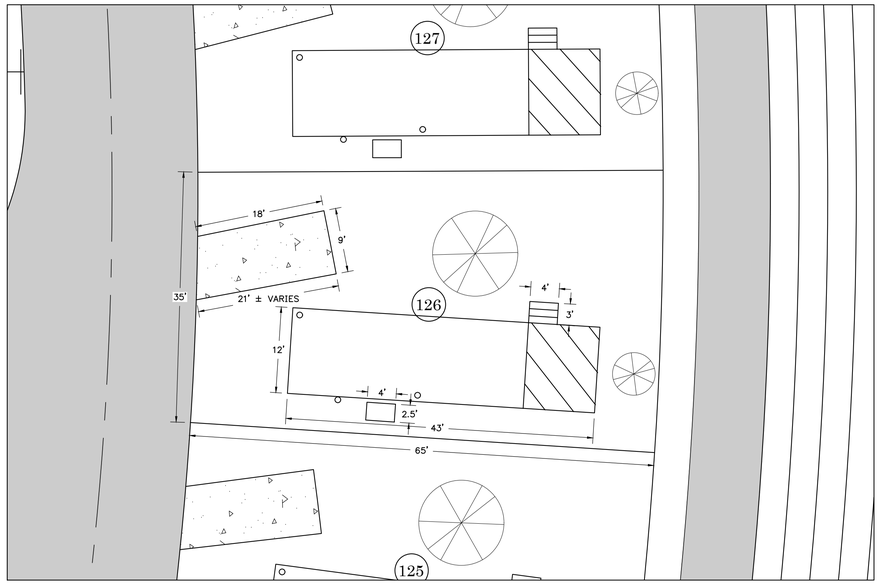
SHEET NO: C2.04



TYPICAL PULL-THROUGH RV SPACE



TYPICAL BACK-IN RV SPACE



TYPICAL PARK MODEL RV SPACE

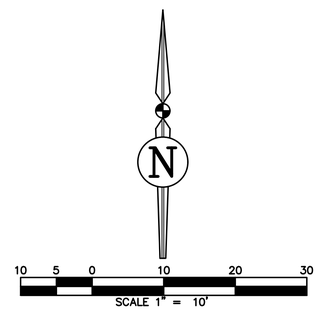
DIMENSION NOTES

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3. ALL DIMENSIONS AND RADII SHOWN ARE DIMENSIONED TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS OTHERWISE SPECIFIED.
4. ALL STRIPING SHALL CONFORM TO FDOT STANDARD INDEX 711-001.
5. TOTAL NUMBER OF RV SPACES = 233 (3 ADA RV SPACES)
   TOTAL NUMBER OF PARKING SPACES = 39 (4 ADA PARKING SPACES)
6. ALL SIGNAGE TO BE INSTALLED SHALL CONFORM TO MUTCD REQUIREMENTS, 2009 VERSION W/ REV. NO. 1&2, INCORPORATED 2012.
7. STREET SIGNS TO BE ADDED TO THE POLES OF ALL STOP SIGNS.
8. ALL SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
9. DESIGN IS PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE.
10. RV PARKING SPACE DIMENSIONS SHOWN ARE TYPICAL FOR ALL SPACES OF EACH TYPE.

LEGEND

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE RV AND PARKING SPACES



REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **JAMES LEE JONES III, PE FLORIDA LICENSE NO. 98821**

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SHEET TITLE: TYPICAL RV SPACE DIMENSIONS

DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C2.05



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **JAMES LEE JONES III, PE**
FLORIDA LICENSE NO. 98821

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:
PRE-DEVELOPMENT MASTER DRAINAGE PLAN

DATE: **FEBRUARY 2026**

PROJECT NO: **370-23-01**

CLIENT:
LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT:
PARADISE RV RESORT

SHEET NO:
C3.00

VGI TABLE

S-03
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.50
GRATE EL = 156.38
NE INV EL = 153.19 (15" PP)

S-04
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.34
GRATE EL = 156.21
SE INV EL = 151.89 (15" PP)
NW INV EL = 151.89 (15" PP)
SW INV EL = 151.89 (15" PP)

S-05
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.54
GRATE EL = 157.41
SE INV EL = 151.17 (15" PP)
NW INV EL = 151.17 (15" PP)

S-06
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.10
GRATE EL = 156.98
NE INV EL = 151.09 (18" PP)

S-07
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.75
GRATE EL = 156.63
SW INV EL = 150.44 (18" PP)
NE INV EL = 150.44 (24" PP)
SE INV EL = 150.44 (15" PP)

S-08
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.77
GRATE EL = 156.65
SW INV EL = 149.93 (24" PP)
N INV EL = 149.94 (24" PP)

S-09
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.19
GRATE EL = 157.06
E INV EL = 152.75 (15" PP)

S-10
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.58
GRATE EL = 156.46
W INV EL = 152.30 (15" PP)
S INV EL = 152.30 (24" PP)

S-11
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.52
GRATE EL = 157.39
N INV EL = 151.65 (24" PP)
S INV EL = 151.65 (24" PP)

S-12
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.52
GRATE EL = 157.39
N INV EL = 151.22 (24" PP)
SE INV EL = 151.22 (24" PP)

S-13
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.71
GRATE EL = 156.58
S INV EL = 150.75 (24" PP)
NW INV EL = 150.75 (24" PP)

S-14
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.51
GRATE EL = 157.38
NE INV EL = 151.90 (15" PP)

S-15
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.75
GRATE EL = 157.63
SE INV EL = 150.32 (30" PP)
N INV EL = 150.32 (24" PP)
SW INV EL = 150.32 (15" PP)

S-16
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.23
GRATE EL = 157.11
SE INV EL = 149.92 (30" PP)
NW INV EL = 149.92 (30" PP)

S-17
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.26
GRATE EL = 156.13
S INV EL = 149.53 (24" PP)
NW INV EL = 149.52 (30" PP)
NE INV EL = 149.52 (36" PP)

S-18
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.30
GRATE EL = 157.18
S INV EL = 152.45 (15" PP)

S-19
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.72
GRATE EL = 157.60
N INV EL = 151.50 (15" PP)
S INV EL = 151.50 (15" PP)

S-20
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.06
GRATE EL = 156.93
N INV EL = 150.80 (15" PP)
S INV EL = 150.80 (15" PP)

S-21
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.40
GRATE EL = 156.28
SW INV EL = 149.19 (36" PP)
N INV EL = 149.19 (15" PP)
E INV EL = 149.19 (36" PP)

S-23
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.32
GRATE EL = 157.20
S INV EL = 153.25 (15" PP)

S-25
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.54
GRATE EL = 157.41
E INV EL = 151.25 (15" PP)
N INV EL = 151.25 (15" PP)

S-26
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.43
GRATE EL = 157.30
E INV EL = 150.80 (15" PP)
W INV EL = 150.80 (15" PP)

S-27
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.02
GRATE EL = 156.89
E INV EL = 150.35 (15" PP)
W INV EL = 150.35 (15" PP)

S-28
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.61
GRATE EL = 156.48
E INV EL = 149.90 (18" PP)
W INV EL = 149.90 (15" PP)

S-29
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.31
GRATE EL = 157.18
W INV EL = 151.55 (15" PP)

S-30
FDOT INDEX 425-052
TYPE C DBI
PVMT EL = 156.00
GRATE EL = 155.88
S INV EL = 151.40 (15" PP)

S-31
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.91
GRATE EL = 156.78
E INV EL = 151.15 (15" PP)
N INV EL = 151.15 (15" PP)
S INV EL = 151.15 (15" PP)

S-32
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 155.86
GRATE EL = 155.74
SW INV EL = 150.80 (15" PP)

S-33
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.22
GRATE EL = 157.09
NE INV EL = 150.45 (15" PP)
SW INV EL = 150.45 (15" PP)

S-34
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.61
GRATE EL = 156.48
NE INV EL = 149.90 (15" PP)
W INV EL = 149.90 (15" PP)

S-35
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.21
GRATE EL = 156.08
N INV EL = 149.50 (15" PP)
S INV EL = 149.50 (24" PP)
W INV EL = 149.50 (18" PP)
E INV EL = 149.50 (15" PP)

MANHOLE TABLE

S-24
FDOT INDEX 425-010
TYPE P8 MANHOLE
RIM EL = 158.45
S INV EL = 152.10 (15" PP)
N INV EL = 152.10 (15" PP)

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
EX CMP PIPE	S-38	24" PP	18'	0.40%
S-01	S-02	15" PP	130'	0.30%
S-02	S-04	15" PP	241'	0.30%
S-03	S-04	15" PP	130'	1.00%
S-04	S-05	15" PP	240'	0.30%
S-05	S-07	15" PP	241'	0.30%
S-06	S-07	18" PP	130'	0.50%
S-07	S-08	24" PP	170'	0.30%
S-08	S-17	24" PP	82'	0.50%
S-09	S-10	15" PP	85'	0.53%
S-10	S-11	24" PP	121'	0.54%
S-11	S-12	24" PP	80'	0.54%
S-12	S-13	24" PP	93'	0.50%
S-13	S-15	24" PP	82'	0.52%
S-14	S-15	15" PP	310'	0.51%
S-15	S-16	30" PP	80'	0.50%
S-16	S-17	30" PP	80'	0.50%
S-17	S-21	36" PP	111'	0.30%
S-18	S-19	15" PP	187'	0.51%
S-19	S-20	15" PP	132'	0.53%
S-20	S-21	15" PP	126'	1.27%
S-21	S-22	36" PP	120'	0.30%
S-23	S-24	15" PP	225'	0.51%
S-24	S-25	15" PP	162'	0.52%
S-25	S-26	15" PP	82'	0.55%

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
S-26	S-27	15" PP	82'	0.55%
S-27	S-28	15" PP	82'	0.55%
S-28	S-35	18" PP	80'	0.50%
S-29	S-31	15" PP	80'	0.50%
S-30	S-31	15" PP	80'	0.62%
S-31	S-35	15" PP	322'	0.51%
S-32	S-33	15" PP	61'	0.57%
S-33	S-34	15" PP	101'	0.54%
S-34	S-35	15" PP	80'	0.50%
S-35	S-36	24" PP	138'	1.09%
S-37	S-38	15" PP	190'	1.31%
S-38	S-39	30" PP	452'	0.11%
S-39	S-40	30" PP	435'	0.11%
S-41	S-42	36" PP	231'	0.50%
S-43	S-44	36" PP	231'	0.50%
S-45	S-46	24" PP	122'	0.00%
S-47	S-48	18" PP	51'	0.49%
S-49	S-50	15" PP	52'	0.67%

DITCH BOTTOM INLET TABLE

S-01
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 156.53
NE INV EL = 153.00 (15" PP)

S-02
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 156.53
SW INV EL = 152.61 (15" PP)
NW INV EL = 152.61 (15" PP)

S-30
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 156.00
S INV EL = 151.40 (15" PP)

S-38
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 157.28
W INV EL = 152.00 (15" PP)
E INV EL = 152.00 (30" PP)
N INV EL = 152.00 (24" PP)

S-39
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 155.21
S INV EL = 151.50 (30" PP)
W INV EL = 151.50 (30" PP)

S-47
FDOT INDEX 425-052
TYPE C DBI
12"X30.6" RECT WEIR EL = 153.45
4.45" ORIFICE EL = 152.50
GRATE EL = 156.00
E INV EL = 150.60 (18" PP)

S-49
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 155.14
NE INV EL = 148.35 (15" PP)

MITERED AND FLARED END SECTION TABLE

S-22
FDOT INDEX 430-020
FLARED END SECTION
W INV EL = 148.83 (36" PP)

S-36
FDOT INDEX 430-020
FLARED END SECTION
N INV EL = 148.00 (24" PP)

S-37
FDOT INDEX 430-021
MITERED END SECTION
E INV EL = 154.50 (15" PP)

S-40
FDOT INDEX 430-021
MITERED END SECTION
N INV EL = 151.00 (30" PP)

S-41
FDOT INDEX 430-021
MITERED END SECTION
E INV EL = 153.08 (36" PP)

S-42
FDOT INDEX 430-021
MITERED END SECTION
W INV EL = 151.92 (36" PP)

S-43
FDOT INDEX 430-021
MITERED END SECTION
E INV EL = 153.08 (36" PP)

S-44
FDOT INDEX 430-021
MITERED END SECTION
W INV EL = 151.92 (36" PP)

S-45
FDOT INDEX 430-021
MITERED END SECTION
S INV EL = 152.50 (24" PP)

S-46
FDOT INDEX 430-021
MITERED END SECTION
N INV EL = 152.50 (24" PP)

S-48
FDOT INDEX 430-021
MITERED END SECTION
W INV EL = 150.35 (18" PP)

S-50
FDOT INDEX 430-021
MITERED END SECTION
SW INV EL = 148.00 (15" PP)



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

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SHEET TITLE: POST-DEVELOPMENT MASTER DRAINAGE PLAN

DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C3.01

INTERSTATE 75

R/W LINE (TYP)

40' LANDSCAPE BUFFER

25' LANDSCAPE BUFFER

PROPERTY LINE (TYP)

FLOW LINE (TYP)

GRADE BREAK (TYP)

RV SPACE LINE (TYP)

START SWALE

PROPOSED SWALE (TYP)

DITCH BLOCK
TOP EL = 155.80'
BOT EL = 155.05'

LANDS OF
C & W LAND TRUST
TAX PARCEL: 02714-000

MATCHLINE: SEE SHEET C3.03

STORM STRUCTURE SCHEDULE

VGI TABLE

S-03
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.50
GRATE EL = 156.38
NE INV EL = 153.19 (15" PP)

S-04
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.34
GRATE EL = 156.21
SE INV EL = 151.89 (15" PP)
NW INV EL = 151.89 (15" PP)
SW INV EL = 151.89 (15" PP)

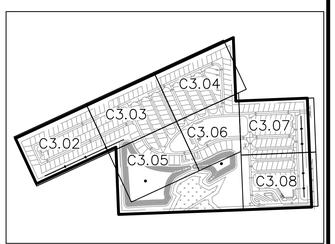
DBI TABLE

S-01
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 156.53
NE INV EL = 153.00 (15" PP)

S-02
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 156.53
SW INV EL = 152.61 (15" PP)
NW INV EL = 152.61 (15" PP)

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
S-01	S-02	15" PP	130'	0.30%
S-02	S-04	15" PP	241'	0.30%
S-03	S-04	15" PP	130'	1.00%
S-04	S-05	15" PP	240'	0.30%



KEY MAP
1" = 500'

SCALE 1" = 20'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

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SHEET TITLE: PAVING, GRADING, AND DRAINAGE PLAN

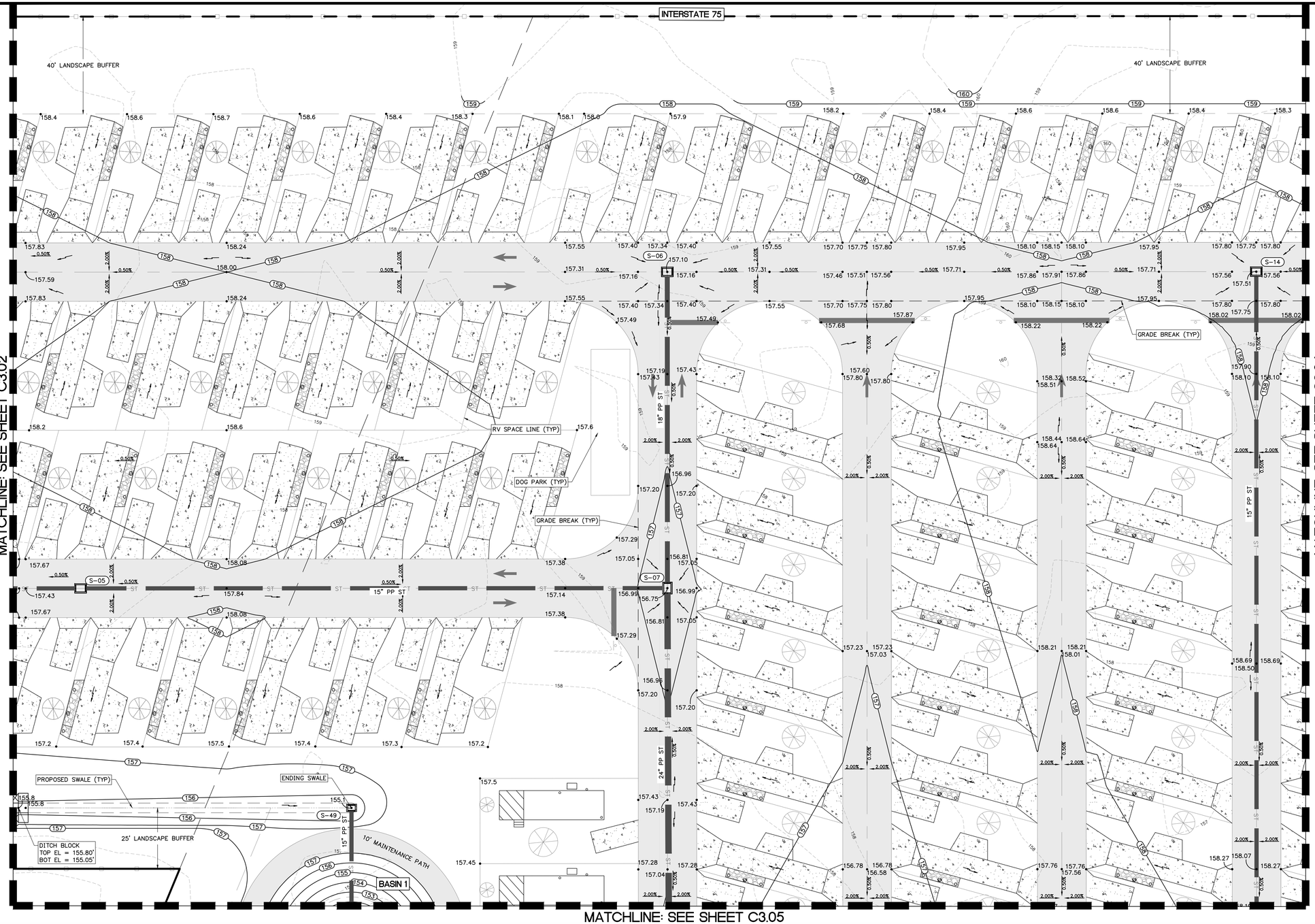
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C3.02



STORM STRUCTURE SCHEDULE

VGI TABLE

S-05
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.54
GRATE EL = 157.41
SE INV EL = 151.17 (15" PP)
NW INV EL = 151.17 (15" PP)

S-06
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.10
GRATE EL = 156.98
NE INV EL = 151.09 (18" PP)

S-07
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.75
GRATE EL = 156.63
SW INV EL = 150.44 (18" PP)
NE INV EL = 150.44 (24" PP)
SE INV EL = 150.44 (15" PP)

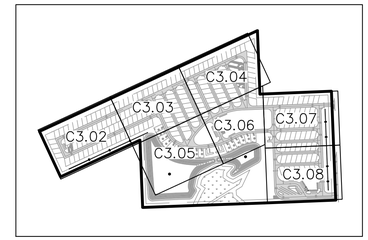
S-14
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.51
GRATE EL = 157.38
NE INV EL = 151.90 (15" PP)

DBI TABLE

S-49
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 155.14
NE INV EL = 148.35 (15" PP)

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
S-05	S-07	15" PP	241'	0.30%
S-06	S-07	18" PP	130'	0.50%
S-07	S-08	24" PP	170'	0.30%
S-14	S-15	15" PP	310'	0.51%
S-49	S-50	15" PP	52'	0.67%



KEY MAP
1" = 500'

N

20 10 0 20 40 60
SCALE 1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

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SHEET TITLE: PAVING, GRADING, AND DRAINAGE PLAN

DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C3.03

MATCHLINE: SEE SHEET C3.03

40' LANDSCAPE BUFFER

R/W LINE (TYP)

40' LANDSCAPE BUFFER

25' LANDSCAPE BUFFER

GRADE BREAK (TYP)

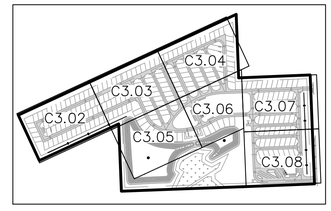
LOT LINE (TYP)

FLOW LINE (TYP)

PROPERTY LINE (TYP)

25' LANDSCAPE BUFFER

LANDS OF
CORNERSTONE PARTNERS LIMITED
LOT 8
INTERSTATE COMMERCE CENTER
P.B 5, PG. 37
TAX PARCEL:
02714-011



KEY MAP
1" = 500'

N

20 10 0 20 40 60
SCALE 1" = 20'

MATCHLINE: SEE SHEET C3.06

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
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SHEET TITLE:
PAVING, GRADING, AND DRAINAGE PLAN

DATE: FEBRUARY 2026

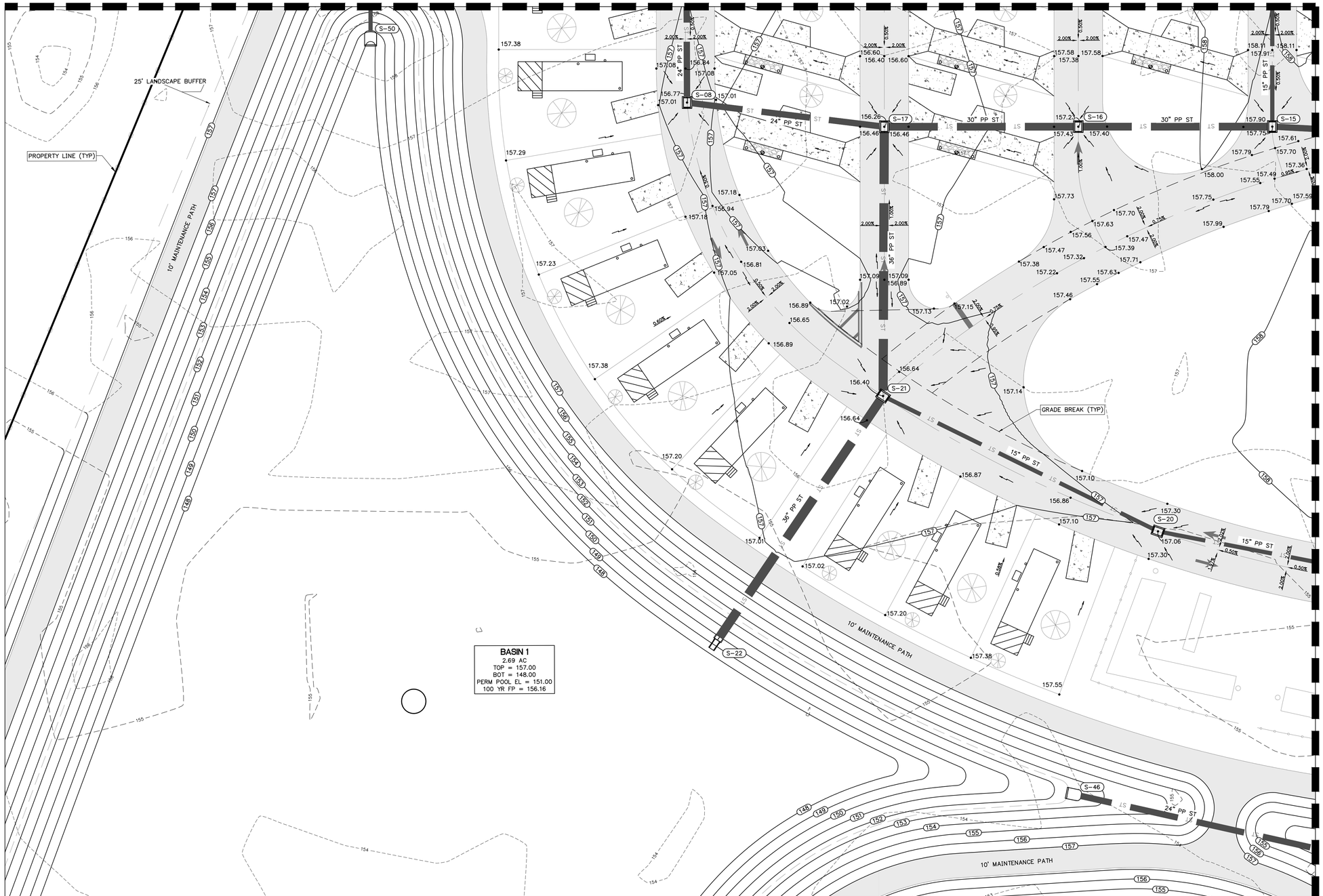
PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C3.04

MATCHLINE: SEE SHEET C3.03



MATCHLINE: SEE SHEET C3.06

STORM STRUCTURE SCHEDULE

VGI TABLE

S-08
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.77
GRATE EL = 156.65
SW INV EL = 149.93 (24" PP)
N INV EL = 149.94 (24" PP)

S-15
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.75
GRATE EL = 157.63
SE INV EL = 150.32 (30" PP)
N INV EL = 150.32 (24" PP)
SW INV EL = 150.32 (15" PP)

S-16
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.23
GRATE EL = 157.11
SE INV EL = 149.92 (30" PP)
NW INV EL = 149.92 (30" PP)

S-17
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.26
GRATE EL = 156.13
S INV EL = 149.53 (24" PP)
NW INV EL = 149.52 (30" PP)
NE INV EL = 149.52 (36" PP)

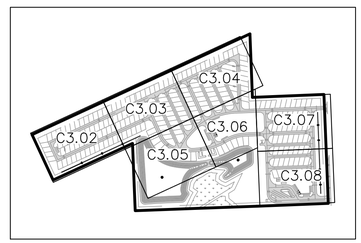
S-20
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.06
GRATE EL = 156.93
N INV EL = 150.80 (15" PP)
S INV EL = 150.80 (15" PP)

S-21
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.40
GRATE EL = 156.28
SW INV EL = 149.19 (36" PP)
N INV EL = 149.19 (15" PP)
E INV EL = 149.19 (36" PP)

FES/MES TABLE

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
S-07	S-08	24" PP	170'	0.30%
S-08	S-17	24" PP	82'	0.50%
S-13	S-15	24" PP	82'	0.52%
S-14	S-15	15" PP	310'	0.51%
S-15	S-16	30" PP	80'	0.50%
S-16	S-17	30" PP	80'	0.50%
S-17	S-21	36" PP	111'	0.30%
S-19	S-20	15" PP	132'	0.53%
S-20	S-21	15" PP	126'	1.27%
S-21	S-22	36" PP	120'	0.30%
S-45	S-46	24" PP	122'	0.00%
S-49	S-50	15" PP	52'	0.67%



KEY MAP
1" = 500'

N

20 10 0 20 40 60
SCALE 1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

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SHEET TITLE: PAVING, GRADING, AND DRAINAGE PLAN

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

DATE: FEBRUARY 2026
PROJECT NO: 370-23-01
SHEET NO: C3.05



STORM STRUCTURE SCHEDULE

VGI TABLE

S-09
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.19
GRATE EL = 157.06
E INV EL = 152.75 (15" PP)

S-10
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.58
GRATE EL = 156.46
W INV EL = 152.30 (15" PP)
S INV EL = 152.30 (24" PP)

S-11
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.52
GRATE EL = 157.39
N INV EL = 151.65 (24" PP)
S INV EL = 151.65 (24" PP)

S-12
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.52
GRATE EL = 157.39
N INV EL = 151.22 (24" PP)
SE INV EL = 151.22 (24" PP)

S-13
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.19
GRATE EL = 156.58
E INV EL = 150.75 (24" PP)
NW INV EL = 150.75 (24" PP)

S-18
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.30
GRATE EL = 157.18
S INV EL = 152.45 (15" PP)

S-19
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.72
GRATE EL = 157.60
N INV EL = 151.50 (15" PP)
S INV EL = 151.50 (15" PP)

MES TABLE

S-41
FDOT INDEX 430-021
MITERED END SECTION
E INV EL = 153.08 (36" PP)

S-42
FDOT INDEX 430-021
MITERED END SECTION
W INV EL = 151.92 (36" PP)

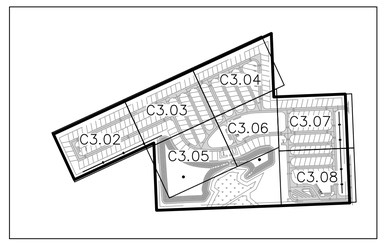
S-43
FDOT INDEX 430-021
MITERED END SECTION
E INV EL = 153.08 (36" PP)

S-44
FDOT INDEX 430-021
MITERED END SECTION
W INV EL = 151.92 (36" PP)

S-45
FDOT INDEX 430-021
MITERED END SECTION
S INV EL = 152.50 (24" PP)

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
S-09	S-10	15" PP	85'	0.53%
S-10	S-11	24" PP	121'	0.54%
S-11	S-12	24" PP	80'	0.54%
S-12	S-13	24" PP	93'	0.50%
S-13	S-15	24" PP	82'	0.52%
S-18	S-19	15" PP	187'	0.51%
S-19	S-20	15" PP	132'	0.53%
S-41	S-42	36" PP	231'	0.50%
S-43	S-44	36" PP	231'	0.50%
S-45	S-46	24" PP	122'	0.00%



KEY MAP
1" = 500'

N

20 10 0 20 40 60
SCALE 1" = 20'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

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SHEET TITLE: PAVING, GRADING, AND DRAINAGE PLAN

DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C3.06

MATCHLINE: SEE SHEET C3.06

25' LANDSCAPE BUFFER (TYP)

CONTRACTOR TO PROVIDE POSITIVE DRAINAGE OR PROVIDE SWALE

R/W LINE (TYP)

15" PP ST

GRADE BREAK (TYP)

START SWALE

DITCH BLOCK
TOP EL = 156.50'
BOT EL = 156.00'

SW COMMERCE DR

CONNECT TO
EX 24" RCP ST
@INV EL = 152.07±

LIFT STATION

MATCHLINE: SEE SHEET C3.08

STORM STRUCTURE SCHEDULE

VGI TABLE

S-23
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.32
GRATE EL = 157.20
S INV EL = 153.25 (15" PP)

S-25
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.54
GRATE EL = 157.41
E INV EL = 151.25 (15" PP)
N INV EL = 151.25 (15" PP)

S-26
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.43
GRATE EL = 157.30
E INV EL = 150.80 (15" PP)
W INV EL = 150.80 (15" PP)

S-27
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.02
GRATE EL = 156.89
E INV EL = 150.35 (15" PP)
W INV EL = 150.35 (15" PP)

S-28
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.61
GRATE EL = 156.48
E INV EL = 149.90 (18" PP)
W INV EL = 149.90 (15" PP)

MES TABLE

S-37
FDOT INDEX 430-021
MITERED END SECTION
E INV EL = 154.50 (15" PP)

MANHOLE TABLE

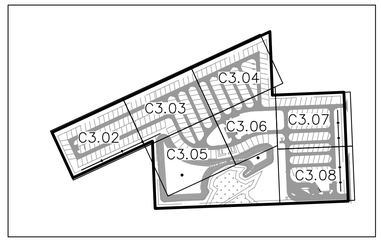
S-24
FDOT INDEX 425-010
TYPE P8 MANHOLE
RIM EL = 158.45
S INV EL = 152.10 (15" PP)
N INV EL = 152.10 (15" PP)

DBI TABLE

S-38
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 157.28
W INV EL = 152.00 (15" PP)
E INV EL = 152.00 (30" PP)
N INV EL = 152.00 (24" PP)

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
EX CMP PIPE	S-38	24" PP	18'	0.40%
S-23	S-24	15" PP	225'	0.51%
S-24	S-25	15" PP	162'	0.52%
S-25	S-26	15" PP	82'	0.55%
S-26	S-27	15" PP	82'	0.55%
S-27	S-28	15" PP	82'	0.55%
S-28	S-35	18" PP	80'	0.50%
S-37	S-38	15" PP	190'	1.31%
S-38	S-39	30" PP	452'	0.11%



KEY MAP
1" = 500'

N

20 10 0 20 40 60
SCALE 1" = 20'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE FLORIDA LICENSE NO. 98821

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SHEET TITLE: PAVING, GRADING, AND DRAINAGE PLAN

DATE: FEBRUARY 2026

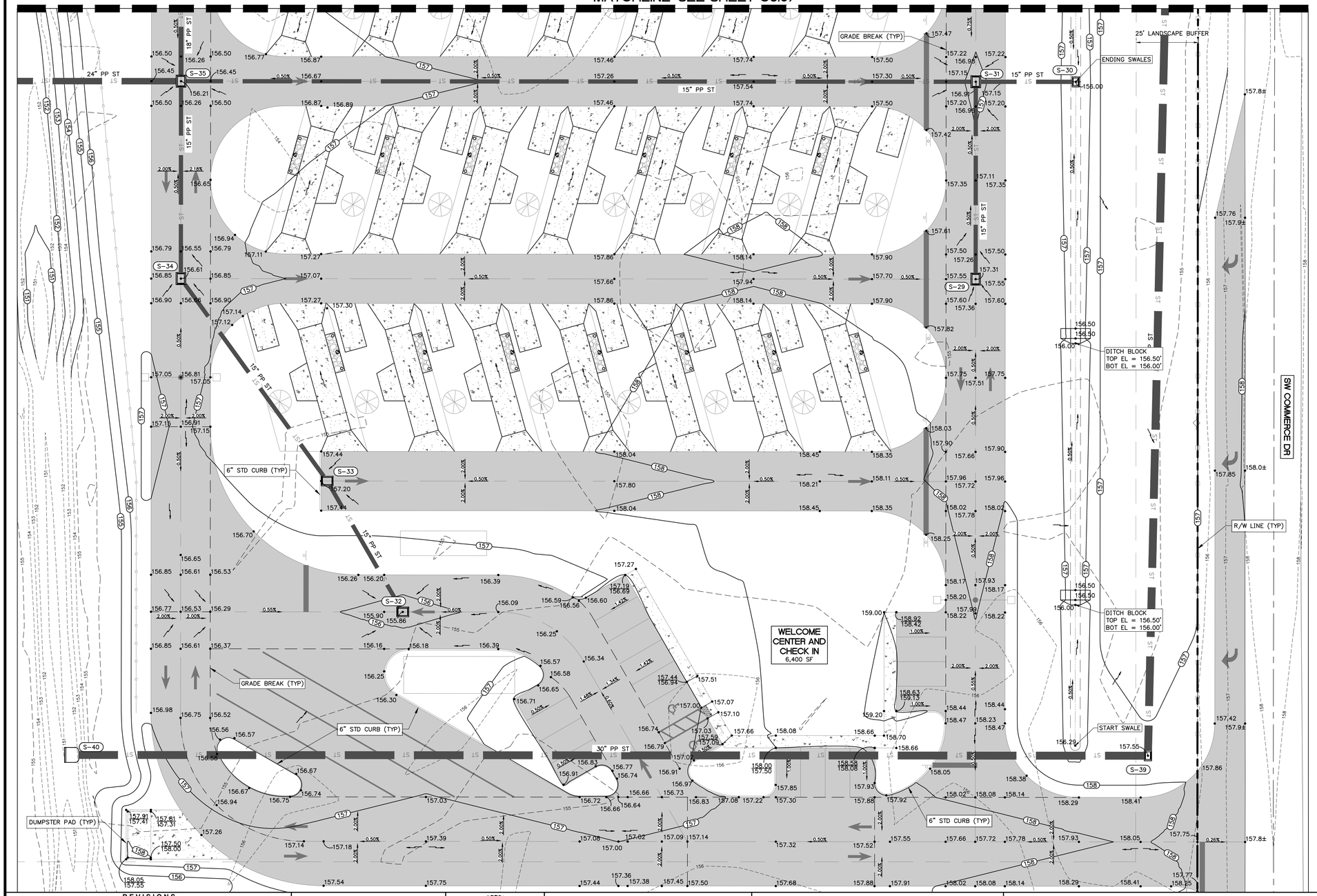
PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C3.07

MATCHLINE: SEE SHEET C3.07



STORM STRUCTURE SCHEDULE

VGI TABLE

S-29
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.31
GRATE EL = 157.18
W INV EL = 151.55 (15" PP)

S-31
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.91
GRATE EL = 156.78
E INV EL = 151.15 (15" PP)
N INV EL = 151.15 (15" PP)
S INV EL = 151.15 (15" PP)

S-32
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 155.86
GRATE EL = 155.74
SW INV EL = 150.80 (15" PP)

S-33
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.22
GRATE EL = 157.09
NE INV EL = 150.45 (15" PP)
SW INV EL = 150.45 (15" PP)

S-34
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.61
GRATE EL = 156.48
NE INV EL = 149.90 (15" PP)
W INV EL = 149.90 (15" PP)

S-35
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.21
GRATE EL = 156.08
N INV EL = 149.50 (15" PP)
S INV EL = 149.50 (24" PP)
W INV EL = 149.50 (18" PP)
E INV EL = 149.50 (15" PP)

DBI TABLE

S-30
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 156.00
S INV EL = 151.40 (15" PP)

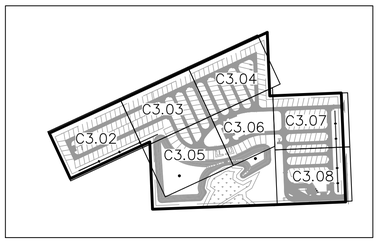
S-39
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 155.21
S INV EL = 151.50 (30" PP)
W INV EL = 151.50 (30" PP)

MES TABLE

S-40
FDOT INDEX 430-021
MITERED END SECTION
N INV EL = 151.00 (30" PP)

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
S-28	S-35	18" PP	80'	0.50%
S-29	S-31	15" PP	80'	0.50%
S-30	S-31	15" PP	41'	0.62%
S-31	S-35	15" PP	322'	0.51%
S-32	S-33	15" PP	61'	0.57%
S-33	S-34	15" PP	101'	0.54%
S-34	S-35	15" PP	80'	0.50%
S-35	S-36	24" PP	138'	1.09%
S-38	S-39	30" PP	452'	0.11%
S-39	S-40	30" PP	435'	0.11%



KEY MAP
1" = 500'

N

20 10 0 20 40 60
SCALE 1" = 20'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

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SHEET TITLE: PAVING, GRADING, AND DRAINAGE PLAN

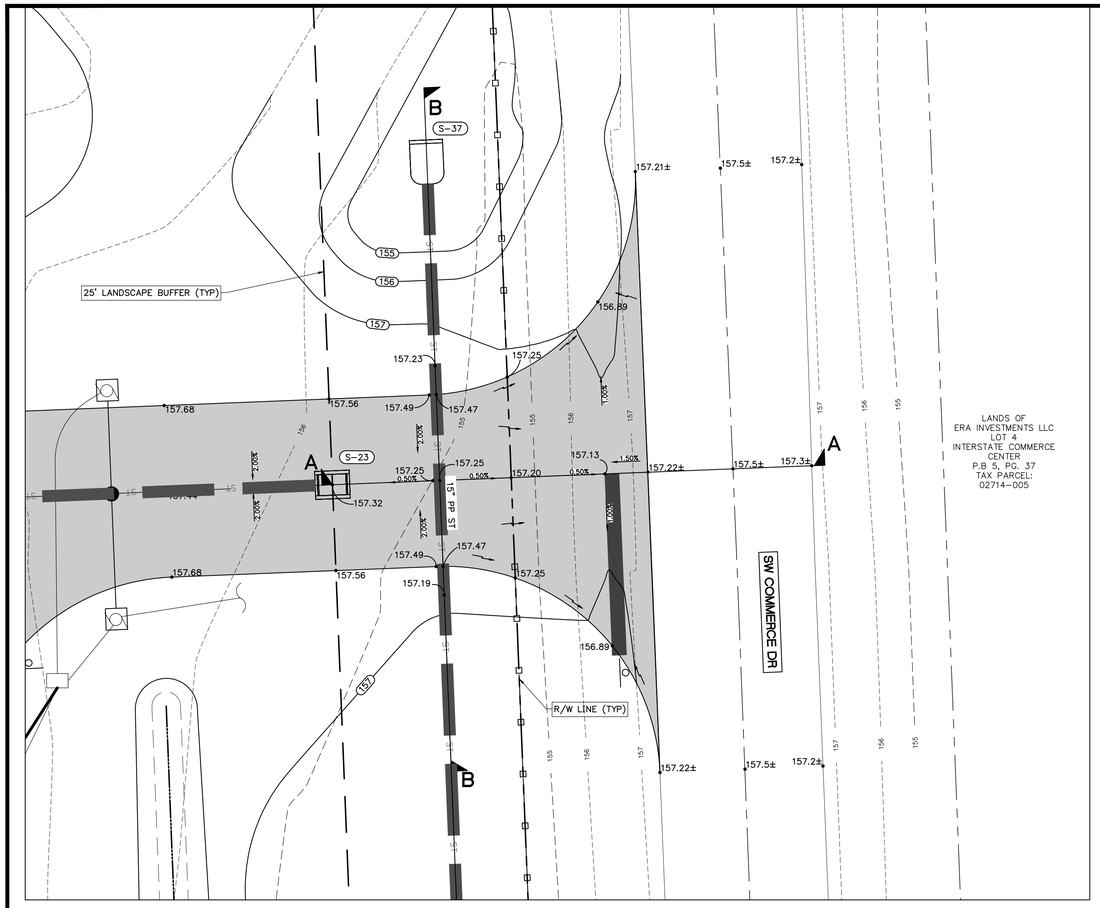
DATE: FEBRUARY 2026

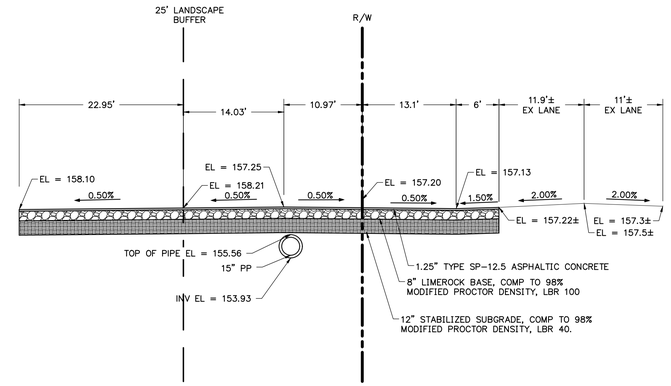
PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

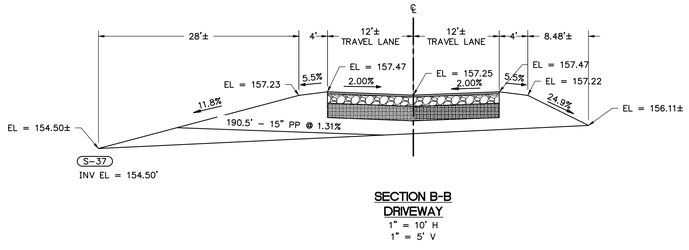
PROJECT: PARADISE RV RESORT

SHEET NO: C3.08

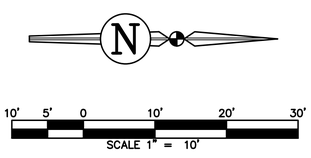




SECTION A-A
DRIVEWAY
1" = 10' H
1" = 5' V



SECTION B-B
DRIVEWAY
1" = 10' H
1" = 5' V



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **JAMES LEE JONES III, PE**
FLORIDA LICENSE NO. 98821

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No. 98821
02/02/2026
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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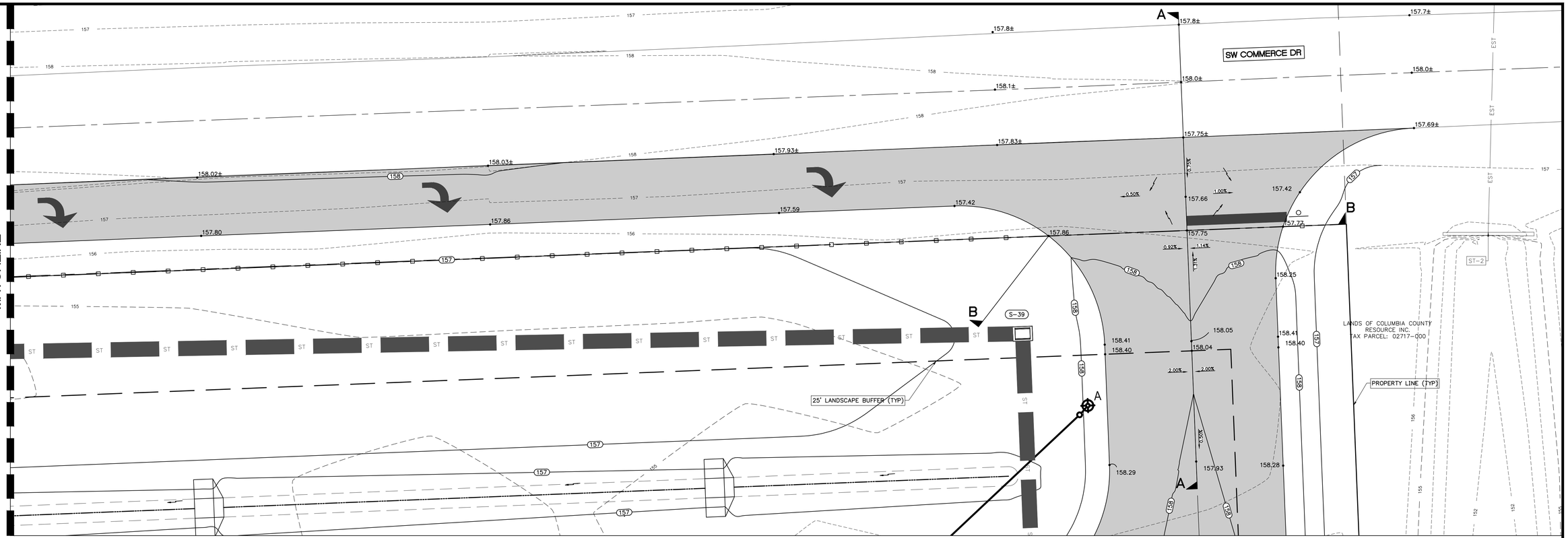
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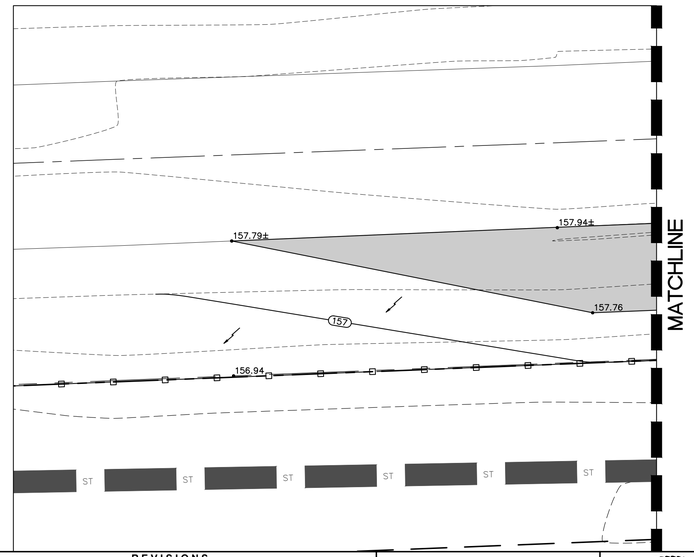
SHEET TITLE: DRIVEWAY CONNECTION DETAILS

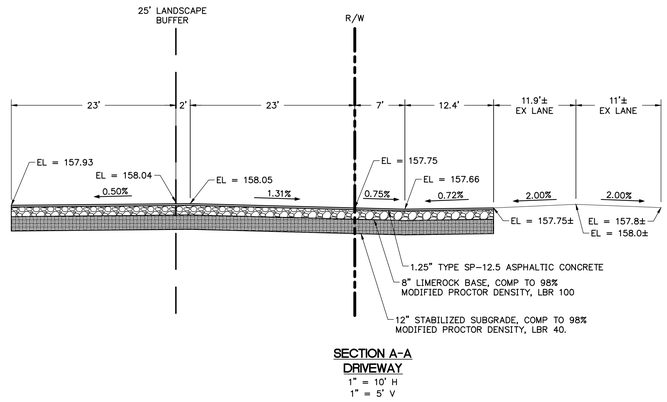
CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

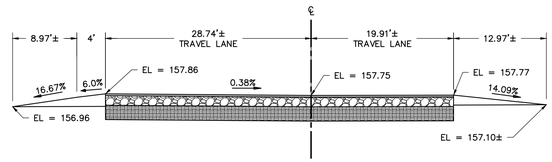
DATE: FEBRUARY 2026
PROJECT NO: 370-23-01
SHEET NO: C3.09



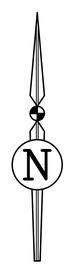




SECTION A-A
DRIVEWAY
1" = 10' H
1" = 5' V



SECTION B-B
DRIVEWAY
HORIZONTAL: 1" = 10'
VERTICAL: 1" = 5'



10' 5' 0 10' 20' 30'
SCALE 1" = 10'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

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SHEET TITLE: DRIVEWAY CONNECTION DETAILS

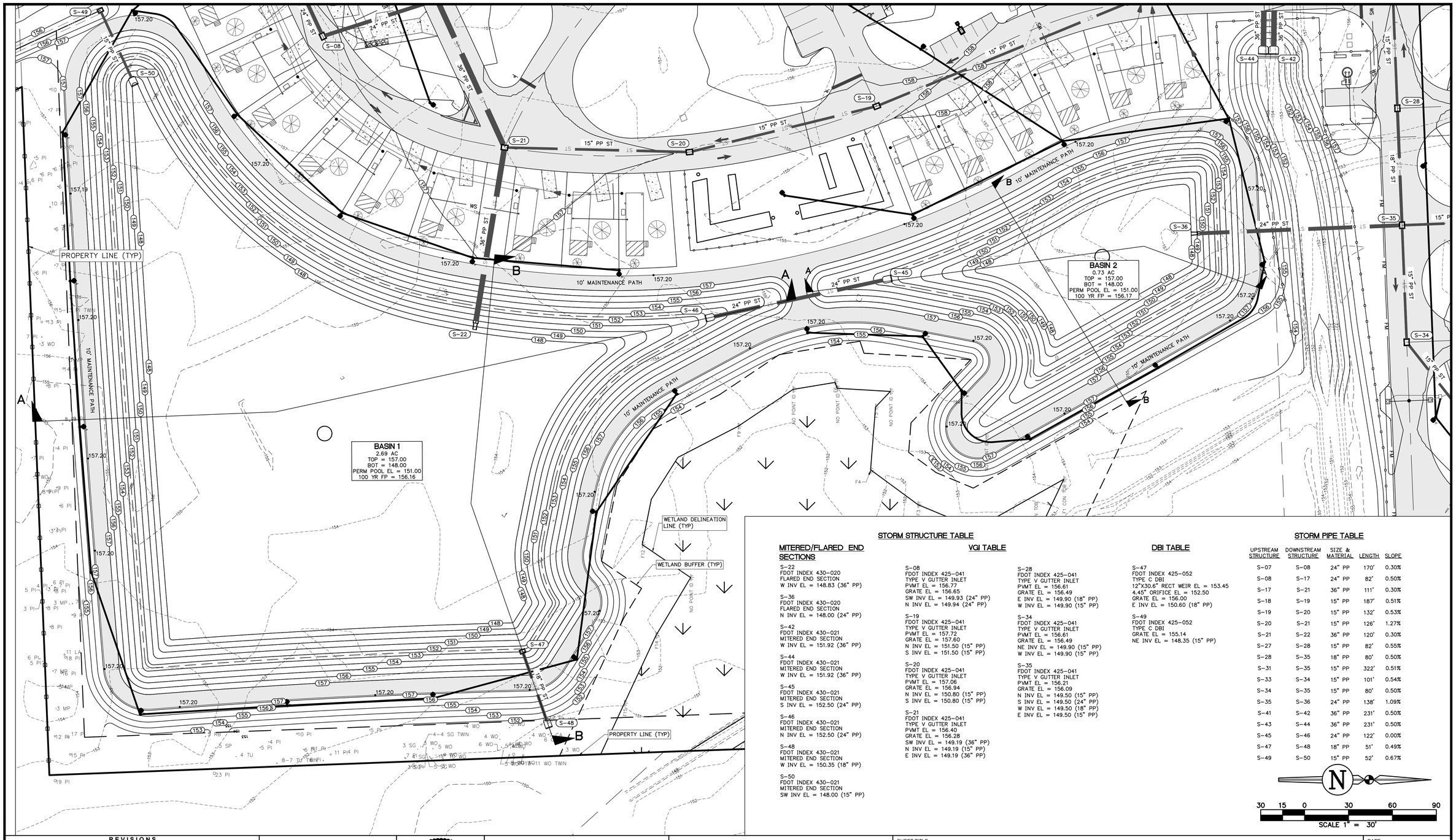
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C3.10



STORM STRUCTURE TABLE

MITERED/FLARED END SECTIONS

S-22
FDOT INDEX 430-020
FLARED END SECTION
W INV EL = 148.83 (36" PP)

S-36
FDOT INDEX 430-020
FLARED END SECTION
N INV EL = 148.00 (24" PP)

S-42
FDOT INDEX 430-021
MITERED END SECTION
W INV EL = 151.92 (36" PP)

S-44
FDOT INDEX 430-021
MITERED END SECTION
W INV EL = 151.92 (36" PP)

S-45
FDOT INDEX 430-021
MITERED END SECTION
S INV EL = 152.50 (24" PP)

S-46
FDOT INDEX 430-021
MITERED END SECTION
N INV EL = 152.50 (24" PP)

S-48
FDOT INDEX 430-021
MITERED END SECTION
W INV EL = 150.35 (18" PP)

S-50
FDOT INDEX 430-021
MITERED END SECTION
SW INV EL = 148.00 (15" PP)

VGI TABLE

S-08
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.77
GRATE EL = 156.65
SW INV EL = 149.93 (24" PP)
N INV EL = 149.94 (24" PP)

S-19
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.72
GRATE EL = 157.60
N INV EL = 151.50 (15" PP)
S INV EL = 151.50 (15" PP)

S-20
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 157.06
GRATE EL = 156.94
N INV EL = 150.80 (15" PP)
S INV EL = 150.80 (15" PP)

S-21
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.40
GRATE EL = 156.28
SW INV EL = 149.19 (36" PP)
N INV EL = 149.19 (15" PP)
E INV EL = 149.19 (36" PP)

S-28
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.61
GRATE EL = 156.49
E INV EL = 149.90 (18" PP)
W INV EL = 149.90 (15" PP)

S-34
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.61
GRATE EL = 156.49
NE INV EL = 149.90 (15" PP)
W INV EL = 149.90 (15" PP)

S-35
FDOT INDEX 425-041
TYPE V GUTTER INLET
PVMT EL = 156.21
GRATE EL = 156.09
N INV EL = 149.50 (15" PP)
S INV EL = 149.50 (24" PP)
W INV EL = 149.50 (18" PP)
E INV EL = 149.50 (15" PP)

DBI TABLE

S-47
FDOT INDEX 425-052
TYPE C DBI
12"X30.6" RECT WEIR EL = 153.45
4.45" ORIFICE EL = 152.50
GRATE EL = 156.00
E INV EL = 150.60 (18" PP)

S-49
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 155.14
NE INV EL = 148.35 (15" PP)

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
S-07	S-08	24" PP	170'	0.30%
S-08	S-17	24" PP	82'	0.50%
S-17	S-21	36" PP	111'	0.30%
S-18	S-19	15" PP	187'	0.51%
S-19	S-20	15" PP	132'	0.53%
S-20	S-21	15" PP	126'	1.27%
S-21	S-22	36" PP	120'	0.30%
S-27	S-28	15" PP	82'	0.55%
S-28	S-35	18" PP	80'	0.50%
S-31	S-35	15" PP	322'	0.51%
S-33	S-34	15" PP	101'	0.54%
S-34	S-35	15" PP	80'	0.50%
S-35	S-36	24" PP	138'	1.09%
S-41	S-42	36" PP	231'	0.50%
S-43	S-44	36" PP	231'	0.50%
S-45	S-46	24" PP	122'	0.00%
S-47	S-48	18" PP	51'	0.49%
S-49	S-50	15" PP	52'	0.67%

N

30 15 0 30 60 90

SCALE 1" = 30'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

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SHEET TITLE: BASIN 1+2 GRADING PLAN

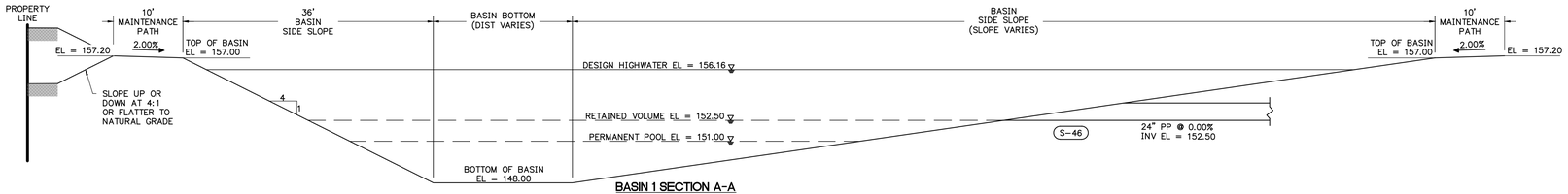
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

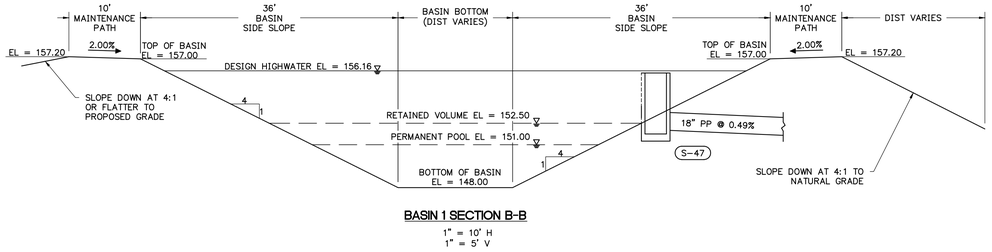
CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

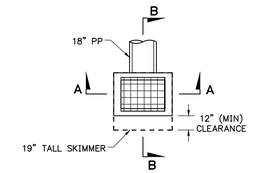
SHEET NO: C3.11



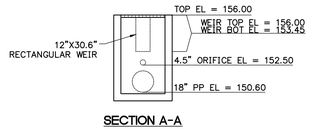
BASIN 1 SECTION A-A
1" = 10' H
1" = 5' V



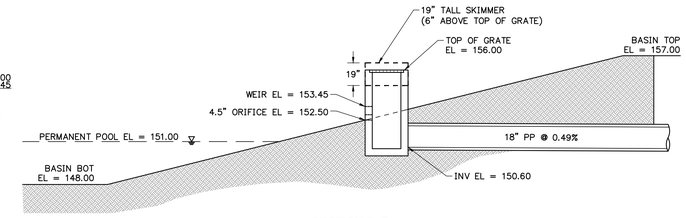
BASIN 1 SECTION B-B
1" = 10' H
1" = 5' V



PLAN VIEW



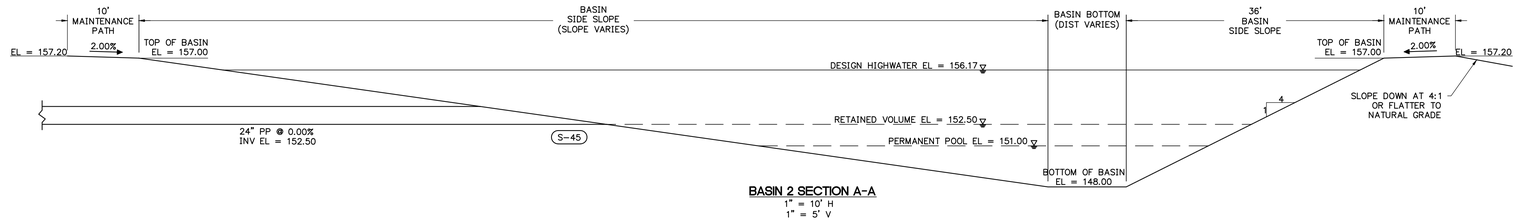
SECTION A-A



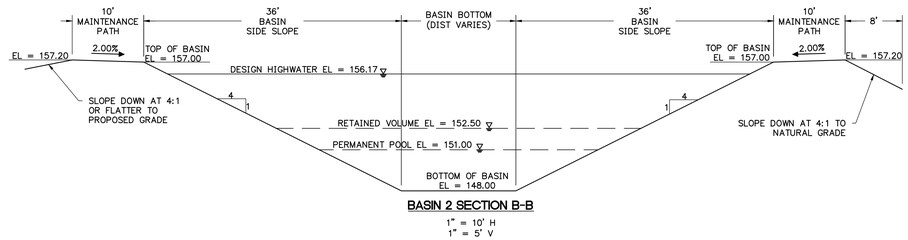
SECTION B-B

TYPE C DBI WITH STEEL GRATE
PER FDOT INDEX 425-052

BASIN 1 CONTROL STRUCTURE (S-47)
1" = 5'



BASIN 2 SECTION A-A
1" = 10' H
1" = 5' V



BASIN 2 SECTION B-B
1" = 10' H
1" = 5' V

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **JAMES LEE JONES III, PE**
FLORIDA LICENSE NO. 98821

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SHEET TITLE: BASIN 1+2 SECTIONS

DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C3.12

WASTEWATER PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
WWMH-01	WWMH-02	8" PVC	265'	0.50%
WWMH-02	WWMH-04	8" PVC	164'	0.40%
WWMH-03	WWMH-04	8" PVC	239'	0.60%
WWMH-04	WWMH-26	8" PVC	113'	4.42%
WWMH-05	WWMH-25	8" PVC	236'	3.82%
WWMH-06	WWMH-17	8" PVC	296'	2.65%
WWMH-07	WWMH-08	8" PVC	399'	0.40%
WWMH-08	WWMH-10	8" PVC	399'	0.40%
WWMH-09	WWMH-10	8" PVC	306'	1.18%
WWMH-10	WWMH-12	8" PVC	173'	0.40%
WWMH-11	WWMH-12	8" PVC	258'	1.49%
WWMH-12	WWMH-14	8" PVC	161'	0.40%
WWMH-13	WWMH-14	8" PVC	273'	0.40%
WWMH-14	WWMH-15	8" PVC	211'	0.40%
WWMH-15	WWMH-16	8" PVC	363'	0.40%
WWMH-16	WWMH-17	8" PVC	186'	0.40%
WWMH-17	WWMH-25	8" PVC	164'	0.40%
WWMH-18	WWMH-19	8" PVC	123'	0.40%
WWMH-19	WWMH-20	8" PVC	345'	0.40%
WWMH-20	WWMH-21	8" PVC	353'	0.40%
WWMH-21	WWMH-22	8" PVC	184'	0.40%
WWMH-22	WWMH-23	8" PVC	242'	0.40%
WWMH-23	WWMH-24	8" PVC	328'	0.40%
WWMH-24	WWMH-25	8" PVC	175'	1.14%
WWMH-25	WWMH-26	8" PVC	50'	0.40%
WWMH-26	WETWELL 1	8" PVC	27'	1.00%

WATER FITTING SCHEDULE

① 1 – CONNECT TO EXISTING 12" WATER MAIN BY WET TAP
1 – 12"X8" CLDIP TAPPING TEE W/ MECHANICAL RESTRAINT
1 – 8" GATE VALVE AND BOX

② 1 – 8"X8" CLDIP TEE W/ MECHANICAL RESTRAINT
3 – 8" GATE VALVE AND BOX

③ 1 – METER ASSEMBLY (NEPTUNE 6" HP PROTECTUS III STA) TO BE MAINTAINED BY TI LAKE CITY
1 – REDUCED PRESSURE BACKFLOW PREVENTER

④ 1 – 8"X3" CLDIP TEE W/ MECHANICAL RESTRAINT
1 – 3" GATE VALVE & BOX
1 – 3" BLOW OFF ASSEMBLY & SAMPLE POINT

⑤ 1 – 3/4" HOSE BIB
1 – 2" CAMLOCK MALE CONNECTION
1 – 5/8" REDUCED PRESSURE ZONE BACKFLOW PREVENTER

⑥ 1 – 2" PVC OR CLDIP 90° RESTRAINED BEND

⑦ 1 – 8"X2" SERVICE SADDLE OR CLDIP TAPPED TEE W/ MECHANICAL RESTRAINT
1 – 2" GATE VALVE AND BOX

⑧ 1 – 8"X1" SERVICE SADDLE
1 – 1" CORPORATION STOP AND BOX

⑨ 1 – 1" X 1" PVC OR BRASS RESTRAINED TEE

⑩ 1 – 2" X 1" PVC OR BRASS RESTRAINED TEE

⑪ 1 – 8"x6" CLDI CLDIP ANCHOR TEE
1 – 6" GATE VALVE & BOX
1 – FIRE HYDRANT ASSEMBLY PER DETAIL ON SHEET C5.01

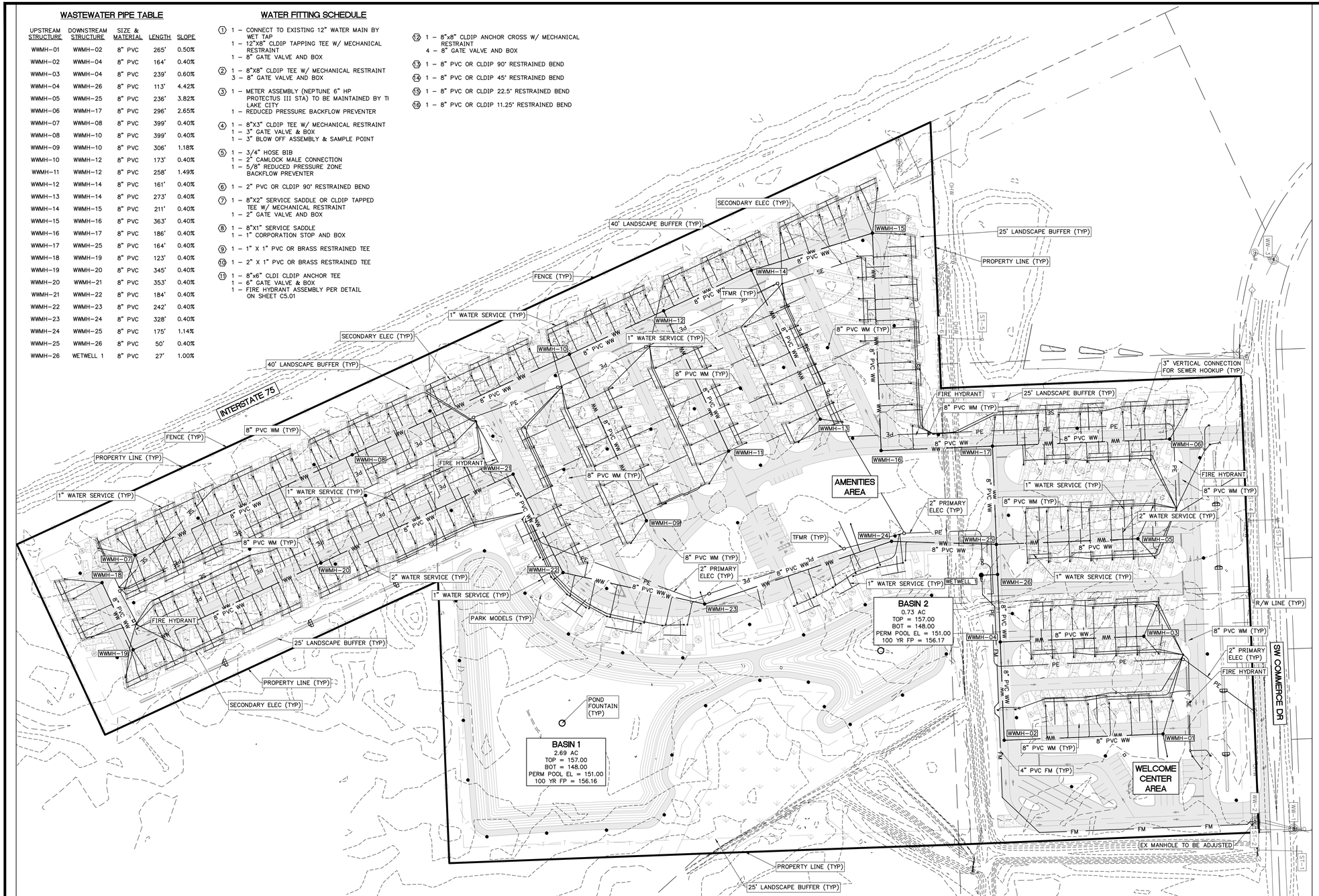
⑫ 1 – 8"x8" CLDIP ANCHOR CROSS W/ MECHANICAL RESTRAINT
4 – 8" GATE VALVE AND BOX

⑬ 1 – 8" PVC OR CLDIP 90° RESTRAINED BEND

⑭ 1 – 8" PVC OR CLDIP 45° RESTRAINED BEND

⑮ 1 – 8" PVC OR CLDIP 22.5° RESTRAINED BEND

⑯ 1 – 8" PVC OR CLDIP 11.25° RESTRAINED BEND



WASTEWATER STRUCTURE SCHEDULE

WETWELL 1
6' WETWELL
RIM EL = 157.22
N INV EL = 142.56 (8" PVC)

WWMH-01
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 158.39
S INV EL = 150.28 (8" PVC)
W INV EL = 150.38 (4" PVC)
E INV EL = 150.38 (6" PVC)

WWMH-02
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.87
N INV EL = 148.96 (8" PVC)
W INV EL = 148.86 (8" PVC)

WWMH-03
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.67
S INV EL = 149.64 (8" PVC)
NW INV EL = 149.74 (4" PVC)
NE INV EL = 149.74 (4" PVC)

WWMH-04
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.36
E INV EL = 148.20 (8" PVC)
W INV EL = 148.10 (8" PVC)
N INV EL = 148.20 (8" PVC)

WWMH-05
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 158.47
S INV EL = 152.25 (8" PVC)
NW INV EL = 152.35 (4" PVC)
NE INV EL = 152.35 (4" PVC)

WWMH-06
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.93
NW INV EL = 151.92 (4" PVC)
S INV EL = 151.82 (8" PVC)

WWMH-07
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.82
NW INV EL = 152.15 (8" PVC)
SW INV EL = 152.25 (4" PVC)
E INV EL = 152.25 (4" PVC)
E INV EL = 152.25 (4" PVC)
S INV EL = 152.25 (4" PVC)

WWMH-08
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.82
SE INV EL = 150.55 (8" PVC)
NW INV EL = 150.45 (8" PVC)

WWMH-09
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.38
SW INV EL = 152.47 (8" PVC)
SE INV EL = 152.57 (4" PVC)

WWMH-10
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 158.01
NE INV EL = 148.86 (8" PVC)
NW INV EL = 148.76 (8" PVC)
SE INV EL = 148.86 (8" PVC)

WWMH-11
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.34
SW INV EL = 151.90 (8" PVC)
SE INV EL = 152.00 (4" PVC)
SE INV EL = 152.00 (4" PVC)
NW INV EL = 152.00 (4" PVC)

WWMH-12
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 158.07
NW INV EL = 147.97 (8" PVC)
NE INV EL = 148.07 (8" PVC)
SE INV EL = 148.07 (8" PVC)

WWMH-13
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.66
SW INV EL = 148.42 (8" PVC)
SE INV EL = 148.52 (4" PVC)
N INV EL = 148.52 (4" PVC)

WWMH-14
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 158.88
NE INV EL = 147.32 (8" PVC)
SE INV EL = 147.32 (8" PVC)
SW INV EL = 147.32 (4" PVC)
N INV EL = 147.22 (8" PVC)

WWMH-15
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 158.61
E INV EL = 146.28 (8" PVC)
N INV EL = 146.38 (4" PVC)
S INV EL = 146.38 (8" PVC)
W INV EL = 146.38 (4" PVC)
W INV EL = 146.38 (4" PVC)

WWMH-16
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.76
N INV EL = 144.73 (8" PVC)
W INV EL = 144.83 (8" PVC)

WWMH-17
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.63
E INV EL = 143.88 (8" PVC)
N INV EL = 143.98 (8" PVC)
W INV EL = 143.98 (4" PVC)
S INV EL = 143.98 (8" PVC)

WWMH-18
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.46
NE INV EL = 152.12 (8" PVC)
SE INV EL = 152.22 (4" PVC)
S INV EL = 152.22 (4" PVC)

WWMH-19
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.48
NW INV EL = 151.42 (8" PVC)
SW INV EL = 151.52 (8" PVC)
E INV EL = 151.52 (4" PVC)
NE INV EL = 151.52 (4" PVC)

WWMH-20
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.25
NW INV EL = 149.90 (8" PVC)
SE INV EL = 150.01 (8" PVC)

WWMH-21
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.90
NE INV EL = 148.43 (8" PVC)
SE INV EL = 148.53 (8" PVC)

WWMH-22
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.79
N INV EL = 147.70 (8" PVC)
SW INV EL = 147.80 (8" PVC)
SE INV EL = 148.85 (4" PVC)

WWMH-23
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.14
N INV EL = 146.63 (8" PVC)
W INV EL = 146.73 (4" PVC)
S INV EL = 146.73 (8" PVC)

WWMH-24
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.47
N INV EL = 145.22 (8" PVC)
S INV EL = 145.32 (8" PVC)

WWMH-25
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.11
S INV EL = 143.23 (8" PVC)
W INV EL = 143.23 (8" PVC)
E INV EL = 143.13 (8" PVC)
N INV EL = 143.23 (8" PVC)

WWMH-26
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.86
E INV EL = 143.13 (8" PVC)
W INV EL = 142.93 (8" PVC)
S INV EL = 142.83 (8" PVC)

EX WW-2
EXISTING MANHOLE PER DETAIL ON SHEET C5.00
EX RIM EL = 157.08
EX N INV EL = 153.94 (8" EX PIPE)
PROP RIM EL = 158.00
PROP S INV EL = 154.04 (4" PVC)

N

80' 40' 0 80' 160' 240'

SCALE 1" = 80'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES LEE JONES III, PE ON THE DATE ADJACENT TO THE SEAL.

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JAMES LEE JONES III LICENSE No. 98821 02/02/2026 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: MASTER UTILITY PLAN

DATE: FEBRUARY 2026

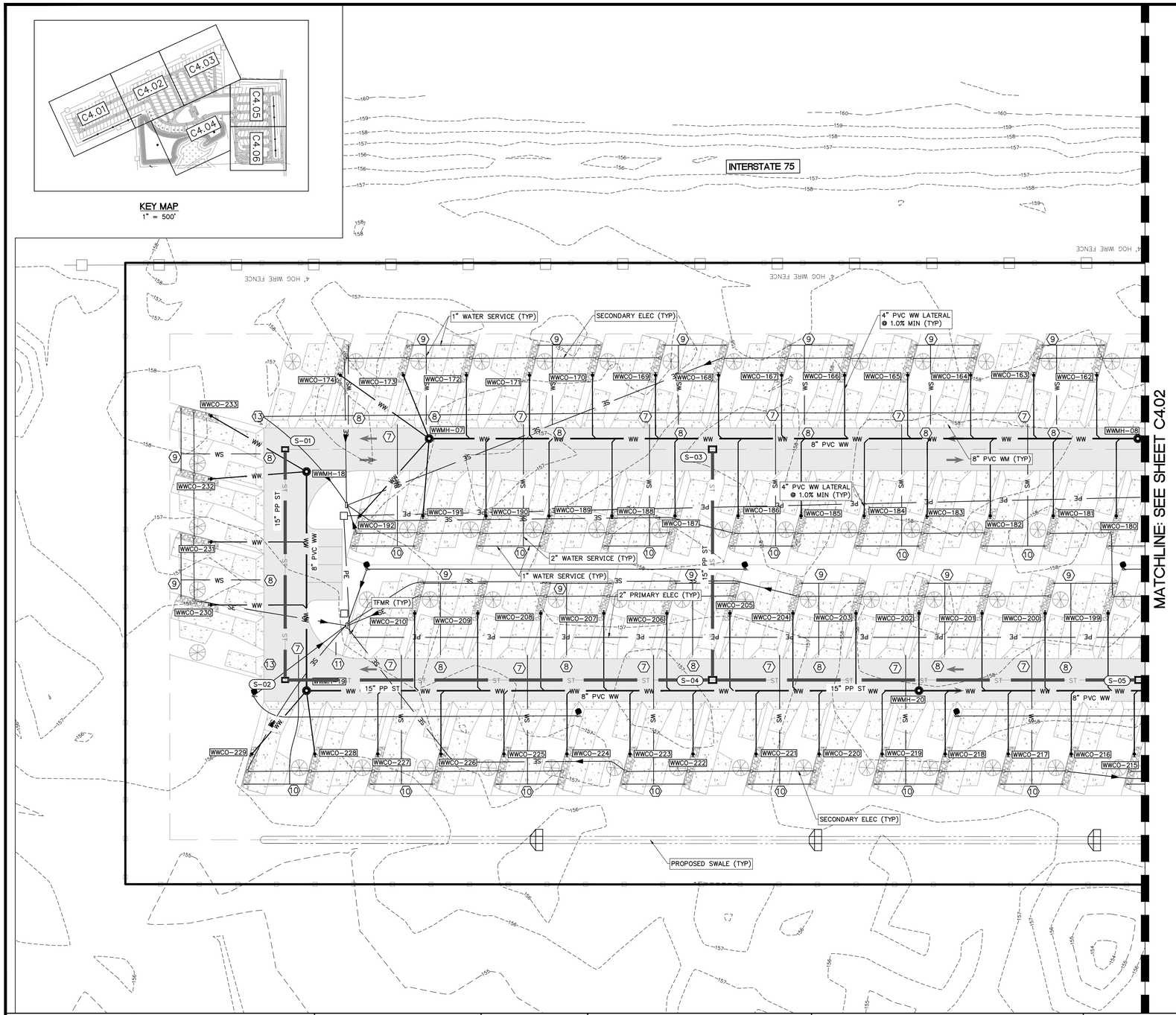
PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C4.00

KEY MAP
1" = 500'



WW CLEANOUT TABLE

WWCO	TOP EL	INV EL
WWCO-162	158.12	153.12
WWCO-163	157.94	152.94
WWCO-164	157.76	152.76
WWCO-165	157.59	152.59
WWCO-166	157.41	152.41
WWCO-167	157.23	152.23
WWCO-168	157.05	152.05
WWCO-169	157.20	152.20
WWCO-170	157.38	152.38
WWCO-171	157.55	152.55
WWCO-172	157.46	152.96
WWCO-173	157.33	152.83
WWCO-174	157.21	153.21
WWCO-180	158.05	153.05
WWCO-181	157.88	152.88
WWCO-182	157.70	152.70
WWCO-183	157.52	152.52
WWCO-184	157.35	152.35
WWCO-185	157.17	152.17
WWCO-186	156.99	152.49
WWCO-187	157.02	152.02
WWCO-188	157.20	152.78
WWCO-189	157.38	152.88
WWCO-190	157.40	152.90
WWCO-191	157.29	152.79
WWCO-192	157.18	153.18
WWCO-199	157.95	152.95
WWCO-200	157.77	152.77
WWCO-201	157.59	152.59
WWCO-202	157.42	152.42
WWCO-203	157.24	152.24
WWCO-204	157.06	152.06
WWCO-205	156.88	151.88
WWCO-206	156.96	151.96
WWCO-207	157.14	152.14
WWCO-208	157.32	152.32
WWCO-209	157.38	152.38
WWCO-210	157.24	152.24
WWCO-215	157.47	152.47
WWCO-216	157.29	152.29
WWCO-217	157.13	152.13
WWCO-218	157.02	152.02
WWCO-219	156.87	151.87
WWCO-220	156.73	151.73
WWCO-221	156.58	151.58
WWCO-222	156.53	151.53
WWCO-223	156.68	151.68
WWCO-224	156.84	151.84
WWCO-225	157.00	152.00
WWCO-226	156.91	151.91
WWCO-227	156.73	152.23
WWCO-228	156.80	152.30
WWCO-229	156.81	152.11
WWCO-230	157.28	152.58
WWCO-231	157.33	152.83
WWCO-232	157.21	152.81
WWCO-233	157.16	152.86

WATER FITTING SCHEDULE

(1) 1 – CONNECT TO EXISTING 12" WATER MAIN BY WET TAP
1 – 12"X8" CLDIP TAPPING TEE W/ MECHANICAL RESTRAINT
1 – 8" GATE VALVE AND BOX

(2) 1 – 8"X8" CLDIP TEE W/ MECHANICAL RESTRAINT
3 – 8" GATE VALVE AND BOX

(3) 1 – METER ASSEMBLY (NEPTUNE 6" HP PROTECTUS III STA) TO BE MAINTAINED BY THE LAKE CITY
1 – REDUCED PRESSURE BACKFLOW PREVENTER

(4) 1 – 8"X3" CLDIP TEE W/ MECHANICAL RESTRAINT
1 – 3" GATE VALVE & BOX
1 – 3" BLOW OFF ASSEMBLY & SAMPLE POINT

(5) 1 – 3/4" HOSE BIB
1 – 2" CAMLOCK MALE CONNECTION
1 – 5/8" REDUCED PRESSURE ZONE BACKFLOW PREVENTER

(6) 1 – 2" PVC OR CLDIP 90° RESTRAINED BEND

(7) 1 – 8"X2" SERVICE SADDLE OR CLDIP TAPPED TEE W/ MECHANICAL RESTRAINT
1 – 2" GATE VALVE AND BOX

(8) 1 – 8"X1" SERVICE SADDLE
1 – 1" CORPORATION STOP AND BOX

(9) 1 – 1" X 1" PVC OR BRASS RESTRAINED TEE

(10) 1 – 2" X 1" PVC OR BRASS RESTRAINED TEE

(11) 1 – 8"x6" CLDI CLDIP ANCHOR TEE
1 – 6" GATE VALVE & BOX
1 – FIRE HYDRANT ASSEMBLY PER DETAIL ON SHEET C5.01

(12) 1 – 8"x8" CLDIP ANCHOR CROSS W/ MECHANICAL RESTRAINT
4 – 8" GATE VALVE AND BOX

(13) 1 – 8" PVC OR CLDIP 90° RESTRAINED BEND

(14) 1 – 8" PVC OR CLDIP 45° RESTRAINED BEND

(15) 1 – 8" PVC OR CLDIP 22.5° RESTRAINED BEND

(16) 1 – 8" PVC OR CLDIP 11.25° RESTRAINED BEND

WASTEWATER STRUCTURE SCHEDULE

WWMH-07
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.05
NW INV EL = 152.15 (8" PVC)
SW INV EL = 152.25 (4" PVC)
E INV EL = 152.25 (4" PVC)
E INV EL = 152.25 (4" PVC)
S INV EL = 152.25 (4" PVC)

WWMH-08
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.82
SE INV EL = 150.55 (8" PVC)
NW INV EL = 150.45 (8" PVC)

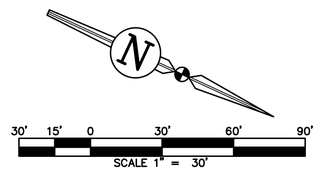
WWMH-18
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.72
NE INV EL = 152.12 (8" PVC)
SE INV EL = 152.22 (4" PVC)
S INV EL = 152.22 (4" PVC)

WWMH-19
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.71
NW INV EL = 151.52 (8" PVC)
SW INV EL = 151.62 (8" PVC)
E INV EL = 151.62 (4" PVC)
NE INV EL = 151.62 (4" PVC)

WWMH-20
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.04
NW INV EL = 150.04 (8" PVC)
SE INV EL = 150.14 (8" PVC)
SW INV EL = 150.14 (4" PVC)

WASTEWATER PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
WWMH-07	WWMH-08	8" PVC	399'	0.40%
WWMH-18	WWMH-19	8" PVC	123'	0.40%
WWMH-19	WWMH-20	8" PVC	345'	0.40%
WWMH-20	WWMH-21	8" PVC	353'	0.40%



REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE FLORIDA LICENSE NO. 98821

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SHEET TITLE: UTILITY PLAN

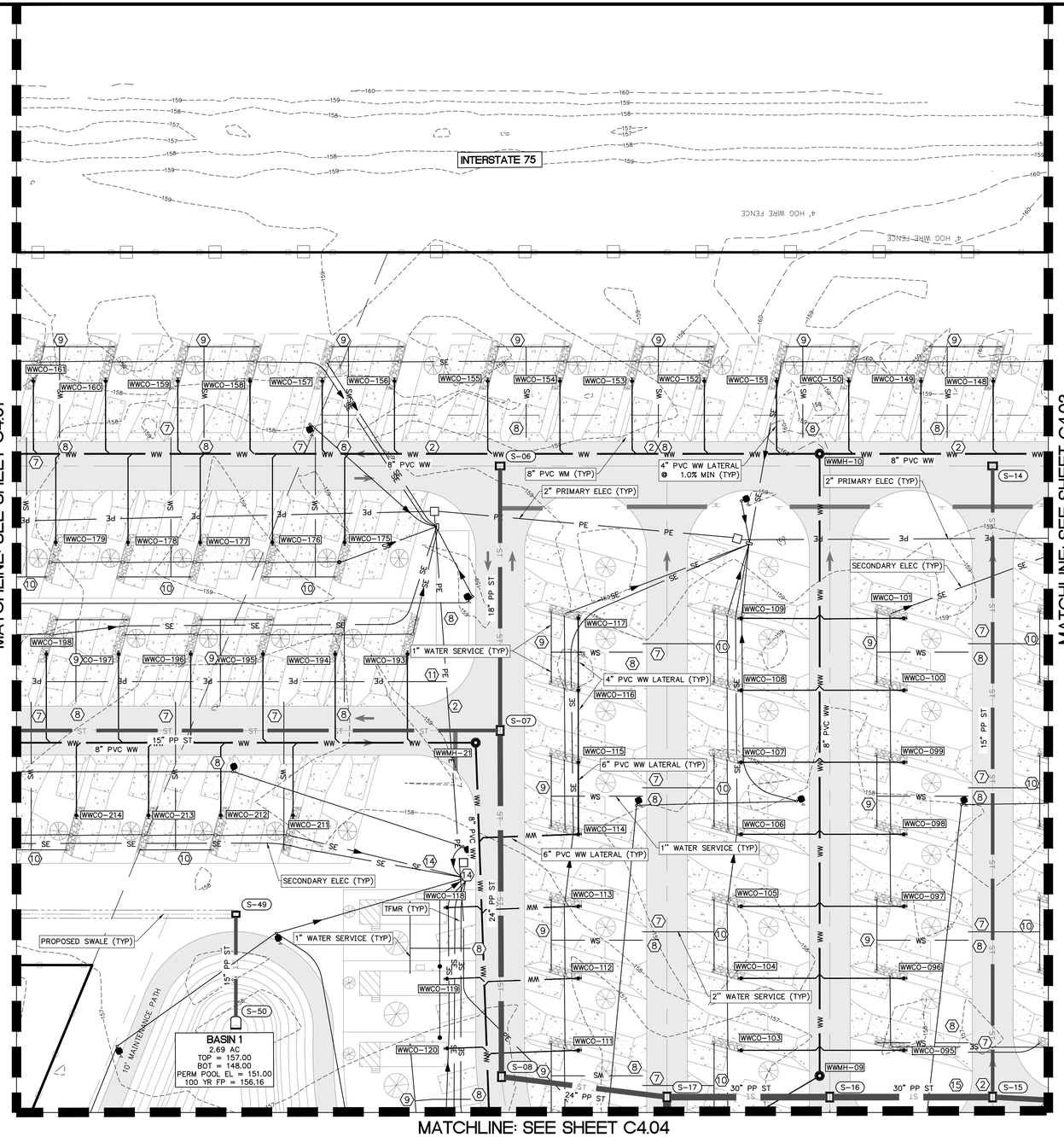
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C4.01



WW CLEANOUT TABLE

WWCO	TOP EL	INV EL
WWCO-095	157.90	152.90
WWCO-096	157.95	152.95
WWCO-097	158.13	153.13
WWCO-098	158.22	153.22
WWCO-099	158.30	153.30
WWCO-100	158.40	153.40
WWCO-101	158.50	153.50
WWCO-103	157.00	153.00
WWCO-104	157.18	152.68
WWCO-105	157.36	152.36
WWCO-106	157.53	152.53
WWCO-107	157.71	152.71
WWCO-108	157.89	152.89
WWCO-109	158.07	153.07
WWCO-111	156.86	151.86
WWCO-112	157.04	152.04
WWCO-113	157.21	152.21
WWCO-114	157.32	152.12 152.12
WWCO-115	157.16	152.56 152.56
WWCO-116	157.25	153.00 153.00
WWCO-117	157.43	153.43
WWCO-118	157.44	152.44
WWCO-119	157.26	152.26
WWCO-120	157.14	152.14
WWCO-148	158.05	153.05
WWCO-149	158.22	153.22
WWCO-150	158.40	153.40
WWCO-151	158.32	153.32
WWCO-152	158.14	153.14
WWCO-153	157.96	152.96
WWCO-154	157.78	152.78
WWCO-155	157.67	152.67
WWCO-156	157.90	152.90
WWCO-157	158.07	153.07
WWCO-158	158.25	153.25
WWCO-159	158.42	153.42
WWCO-160	158.47	153.47
WWCO-161	158.30	153.30
WWCO-176	158.07	153.07
WWCO-177	158.25	153.25
WWCO-178	158.41	153.41
WWCO-179	158.23	153.23
WWCO-194	157.84	152.84
WWCO-195	158.01	153.01
WWCO-196	158.19	153.19
WWCO-197	158.30	153.30
WWCO-198	158.13	153.13
WWCO-211	157.47	152.47
WWCO-212	157.59	152.59
WWCO-213	157.74	152.74

WATER FITTING SCHEDULE

① 1 – CONNECT TO EXISTING 12" WATER MAIN BY WET TAP
1 – 12"X8" CLDIP TAPPING TEE W/ MECHANICAL RESTRAINT
1 – 8" GATE VALVE AND BOX

② 1 – 8"X8" CLDIP TEE W/ MECHANICAL RESTRAINT
3 – 8" GATE VALVE AND BOX

③ 1 – METER ASSEMBLY (NEPTUNE 6" HP PROTECTUS III STA) TO BE MAINTAINED BY THE LAKE CITY
1 – REDUCED PRESSURE BACKFLOW PREVENTER

④ 1 – 8"X3" CLDIP TEE W/ MECHANICAL RESTRAINT
1 – 3" GATE VALVE & BOX
1 – 3" BLOW OFF ASSEMBLY & SAMPLE POINT

⑤ 1 – 3/4" HOSE BIB
1 – 2" CAMLOCK MALE CONNECTION
1 – 5/8" REDUCED PRESSURE ZONE BACKFLOW PREVENTER

⑥ 1 – 2" PVC OR CLDIP 90° RESTRAINED BEND

⑦ 1 – 8"X2" SERVICE SADDLE OR CLDIP TAPPED TEE W/ MECHANICAL RESTRAINT
1 – 2" GATE VALVE AND BOX

⑧ 1 – 8"X1" SERVICE SADDLE
1 – 1" CORPORATION STOP AND BOX

⑨ 1 – 1" X 1" PVC OR BRASS RESTRAINED TEE

⑩ 1 – 2" X 1" PVC OR BRASS RESTRAINED TEE

⑪ 1 – 8"x6" CLDI CLDIP ANCHOR TEE
1 – 6" GATE VALVE & BOX
1 – FIRE HYDRANT ASSEMBLY PER DETAIL ON SHEET C5.01

⑫ 1 – 8"x8" CLDIP ANCHOR CROSS W/ MECHANICAL RESTRAINT
4 – 8" GATE VALVE AND BOX

⑬ 1 – 8" PVC OR CLDIP 90° RESTRAINED BEND

⑭ 1 – 8" PVC OR CLDIP 45° RESTRAINED BEND

⑮ 1 – 8" PVC OR CLDIP 22.5° RESTRAINED BEND

⑯ 1 – 8" PVC OR CLDIP 11.25° RESTRAINED BEND

WASTEWATER STRUCTURE SCHEDULE

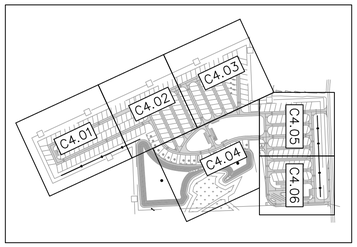
WWMH-09
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.38
SW INV EL = 152.46 (8" PVC)
SE INV EL = 152.56 (4" PVC)

WWMH-10
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 158.01
NE INV EL = 148.86 (8" PVC)
NW INV EL = 148.76 (8" PVC)
SE INV EL = 148.86 (8" PVC)

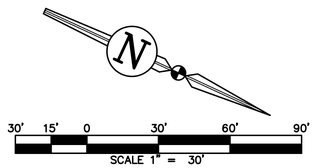
WWMH-21
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.02
NE INV EL = 148.53 (8" PVC)
SE INV EL = 148.63 (8" PVC)

WASTEWATER PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
WWMH-08	WWMH-10	8" PVC	399'	0.40%
WWMH-09	WWMH-10	8" PVC	306'	1.18%
WWMH-10	WWMH-12	8" PVC	173'	0.40%
WWMH-20	WWMH-21	8" PVC	353'	0.40%
WWMH-21	WWMH-22	8" PVC	184'	0.40%



KEY MAP
1" = 500'



REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

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SHEET TITLE: UTILITY PLAN

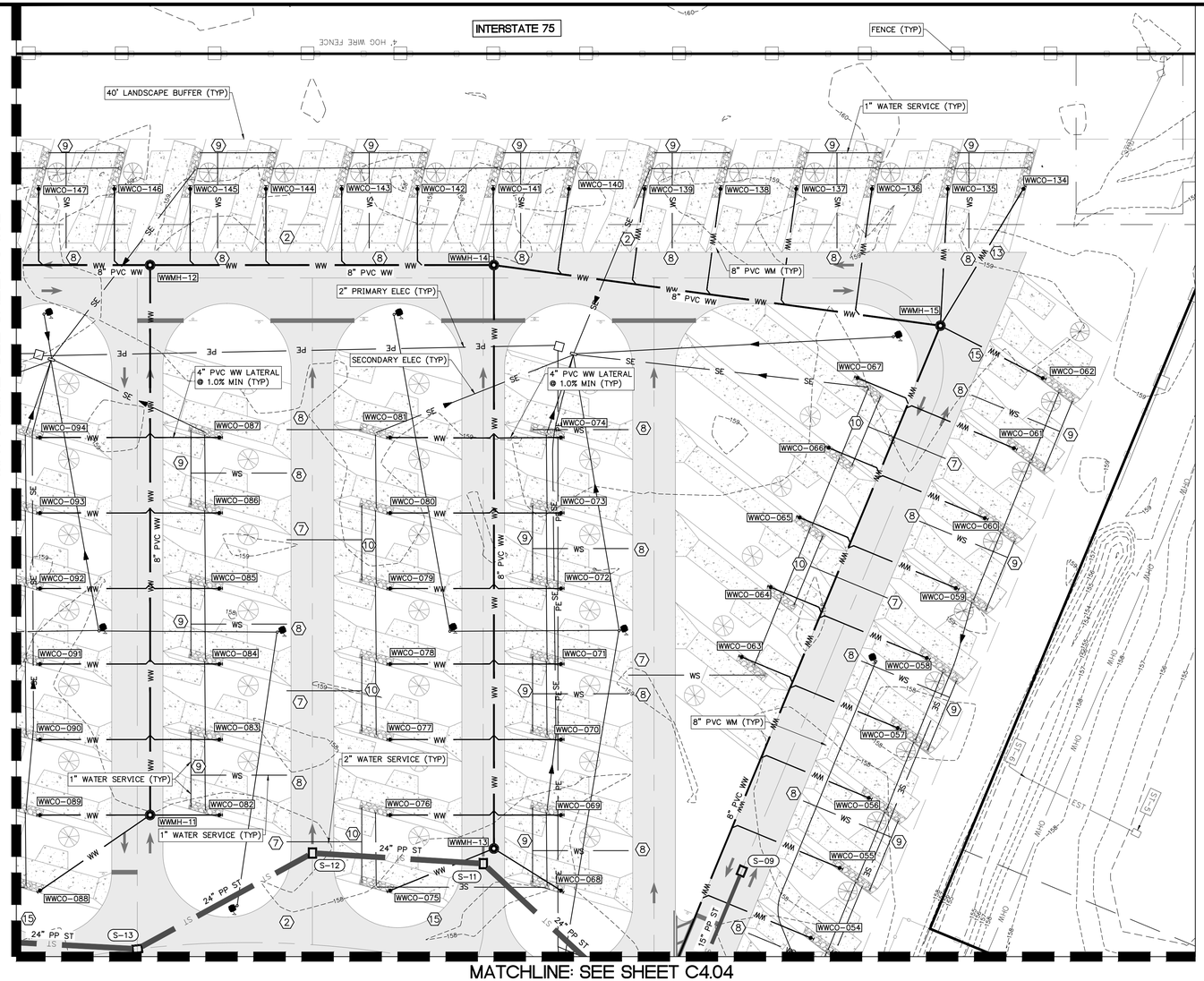
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C4.02



MATCHLINE: SEE SHEET C4.04

MATCHLINE: SEE SHEET C4.02

WW CLEANOUT TABLE

WWCO	TOP EL	INV EL
WWCO-054	157.67	152.67
WWCO-055	157.84	152.84
WWCO-056	158.02	153.02
WWCO-057	158.19	153.19
WWCO-058	158.37	153.37
WWCO-059	158.54	153.54
WWCO-060	158.72	153.72
WWCO-061	158.89	153.89
WWCO-062	159.21	154.21
WWCO-063	158.16	153.16
WWCO-064	158.33	153.33
WWCO-065	158.51	153.51
WWCO-066	158.65	153.65
WWCO-067	158.78	153.78
WWCO-068	157.58	152.58
WWCO-069	157.78	152.78
WWCO-070	158.05	153.05
WWCO-071	158.32	153.32
WWCO-072	158.57	153.57
WWCO-073	158.76	153.76
WWCO-074	158.96	153.96
WWCO-075	157.63	152.63
WWCO-076	157.83	152.83
WWCO-077	158.02	153.02
WWCO-078	158.21	153.21
WWCO-079	158.40	153.40
WWCO-080	158.59	153.59
WWCO-081	158.78	153.78
WWCO-082	157.59	152.59
WWCO-083	157.80	152.80
WWCO-084	157.98	152.98
WWCO-085	158.17	153.17
WWCO-086	158.35	153.35
WWCO-087	158.54	153.54
WWCO-088	157.67	152.67
WWCO-089	157.90	152.90
WWCO-090	158.07	153.07
WWCO-091	158.16	153.16
WWCO-092	158.35	153.35
WWCO-093	158.44	153.27
WWCO-094	158.27	153.27
WWCO-134	159.71	154.71
WWCO-135	159.54	154.54
WWCO-136	159.38	154.38
WWCO-137	159.47	154.47
WWCO-138	159.65	154.65
WWCO-139	159.77	154.77
WWCO-140	159.54	154.54
WWCO-141	159.30	154.30
WWCO-142	159.11	154.11
WWCO-143	158.94	153.94
WWCO-144	158.76	153.76
WWCO-145	158.58	153.58
WWCO-146	158.40	153.40
WWCO-147	158.23	153.23

WASTEWATER STRUCTURE SCHEDULE

WWMH-11
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.34
SW INV EL = 151.90 (8" PVC)
SE INV EL = 152.00 (4" PVC)
SE INV EL = 152.00 (4" PVC)
NW INV EL = 152.00 (4" PVC)

WWMH-12
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 158.07
NW INV EL = 147.97 (8" PVC)
NE INV EL = 148.07 (8" PVC)
SE INV EL = 148.07 (8" PVC)

WWMH-13
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.66
SW INV EL = 148.42 (8" PVC)
SE INV EL = 148.52 (4" PVC)
N INV EL = 148.52 (4" PVC)

WWMH-14
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 158.88
NE INV EL = 147.32 (8" PVC)
SE INV EL = 147.32 (8" PVC)
SW INV EL = 147.32 (4" PVC)
N INV EL = 147.22 (8" PVC)

WWMH-15
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 158.61
E INV EL = 146.28 (8" PVC)
N INV EL = 146.38 (4" PVC)
S INV EL = 146.38 (8" PVC)
W INV EL = 146.38 (4" PVC)
W INV EL = 146.38 (4" PVC)

WASTEWATER PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
WWMH-10	WWMH-12	8" PVC	173'	0.40%
WWMH-11	WWMH-12	8" PVC	258'	1.49%
WWMH-12	WWMH-14	8" PVC	161'	0.40%
WWMH-13	WWMH-14	8" PVC	273'	0.40%
WWMH-14	WWMH-15	8" PVC	211'	0.40%
WWMH-15	WWMH-16	8" PVC	363'	0.40%

WATER FITTING SCHEDULE

① 1 – CONNECT TO EXISTING 12" WATER MAIN BY WET TAP
1 – 12"X8" CLDIP TAPPING TEE W/ MECHANICAL RESTRAINT
1 – 8" GATE VALVE AND BOX

② 1 – 8"X8" CLDIP TEE W/ MECHANICAL RESTRAINT
3 – 8" GATE VALVE AND BOX

③ 1 – METER ASSEMBLY (NEPTUNE 6" HP PROTECTUS III STA) TO BE MAINTAINED BY THI LAKE CITY
1 – REDUCED PRESSURE BACKFLOW PREVENTER

④ 1 – 8"X3" CLDIP TEE W/ MECHANICAL RESTRAINT
1 – 3" GATE VALVE & BOX
1 – 3" BLOW OFF ASSEMBLY & SAMPLE POINT

⑤ 1 – 3/4" HOSE BIB
1 – 2" CAMLOCK MALE CONNECTION
1 – 5/8" REDUCED PRESSURE ZONE BACKFLOW PREVENTER

⑥ 1 – 2" PVC OR CLDIP 90° RESTRAINED BEND

⑦ 1 – 8"X2" SERVICE SADDLE OR CLDIP TAPPED TEE W/ MECHANICAL RESTRAINT
1 – 2" GATE VALVE AND BOX

⑧ 1 – 8"X1" SERVICE SADDLE
1 – 1" CORPORATION STOP AND BOX

⑨ 1 – 1" X 1" PVC OR BRASS RESTRAINED TEE

⑩ 1 – 2" X 1" PVC OR BRASS RESTRAINED TEE

⑪ 1 – 8"x6" CLDI CLDIP ANCHOR TEE
1 – 6" GATE VALVE & BOX
1 – FIRE HYDRANT ASSEMBLY PER DETAIL ON SHEET C5.01

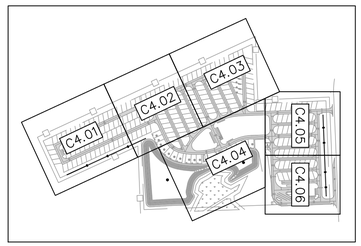
⑫ 1 – 8"x8" CLDIP ANCHOR CROSS W/ MECHANICAL RESTRAINT
4 – 8" GATE VALVE AND BOX

⑬ 1 – 8" PVC OR CLDIP 90° RESTRAINED BEND

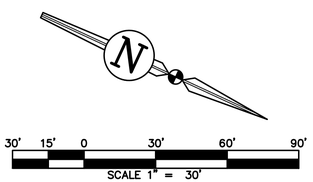
⑭ 1 – 8" PVC OR CLDIP 45° RESTRAINED BEND

⑮ 1 – 8" PVC OR CLDIP 22.5° RESTRAINED BEND

⑯ 1 – 8" PVC OR CLDIP 11.25° RESTRAINED BEND



KEY MAP
1" = 500'



REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE FLORIDA LICENSE NO. 98821

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SHEET TITLE: UTILITY PLAN

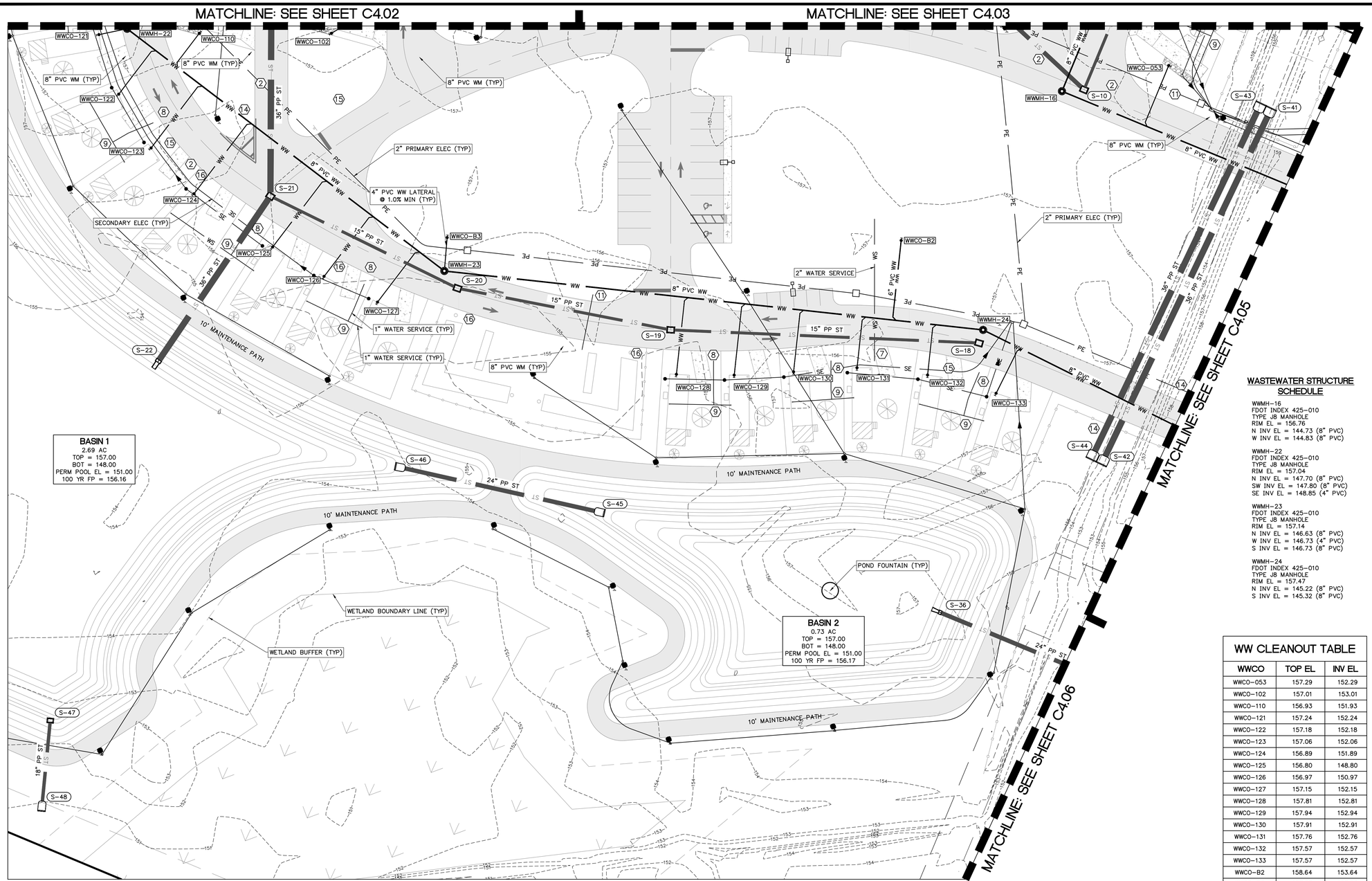
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C4.03



WATER FITTING SCHEDULE

(1) 1 – CONNECT TO EXISTING 12" WATER MAIN BY WET TAP
1 – 12"X8" CLDIP TAPPING TEE W/ MECHANICAL RESTRAINT
1 – 8" GATE VALVE AND BOX

(2) 1 – 8"X8" CLDIP TEE W/ MECHANICAL RESTRAINT
3 – 8" GATE VALVE AND BOX

(3) 1 – METER ASSEMBLY (NEPTUNE 6" HP PROTECTUS III STA) TO BE MAINTAINED BY THE LAKE CITY
1 – REDUCED PRESSURE BACKFLOW PREVENTER

(4) 1 – 8"X3" CLDIP TEE W/ MECHANICAL RESTRAINT
1 – 3" GATE VALVE & BOX
1 – 3" BLOW OFF ASSEMBLY & SAMPLE POINT

(5) 1 – 3/4" HOSE BIB
1 – 2" CAMLOCK MALE CONNECTION
1 – 5/8" REDUCED PRESSURE ZONE BACKFLOW PREVENTER

(6) 1 – 2" PVC OR CLDIP 90° RESTRAINED BEND

(7) 1 – 8"X2" SERVICE SADDLE OR CLDIP TAPPED TEE W/ MECHANICAL RESTRAINT
1 – 2" GATE VALVE AND BOX

(8) 1 – 8"X1" SERVICE SADDLE
1 – 1" CORPORATION STOP AND BOX

(9) 1 – 1" X 1" PVC OR BRASS RESTRAINED TEE

(10) 1 – 2" X 1" PVC OR BRASS RESTRAINED TEE

(11) 1 – 8"x6" CLDI CLDIP ANCHOR TEE
1 – 6" GATE VALVE & BOX
1 – FIRE HYDRANT ASSEMBLY PER DETAIL ON SHEET C5.01

(12) 1 – 8"x8" CLDIP ANCHOR CROSS W/ MECHANICAL RESTRAINT
4 – 8" GATE VALVE AND BOX

(13) 1 – 8" PVC OR CLDIP 90° RESTRAINED BEND

(14) 1 – 8" PVC OR CLDIP 45° RESTRAINED BEND

(15) 1 – 8" PVC OR CLDIP 22.5° RESTRAINED BEND

(16) 1 – 8" PVC OR CLDIP 11.25° RESTRAINED BEND

WASTEWATER STRUCTURE SCHEDULE

WWMH-16
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.76
N INV EL = 144.73 (8" PVC)
W INV EL = 144.83 (8" PVC)

WWMH-22
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.04
N INV EL = 147.70 (8" PVC)
SW INV EL = 147.80 (8" PVC)
SE INV EL = 148.85 (4" PVC)

WWMH-23
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.14
N INV EL = 146.63 (8" PVC)
W INV EL = 146.73 (4" PVC)
S INV EL = 146.73 (8" PVC)

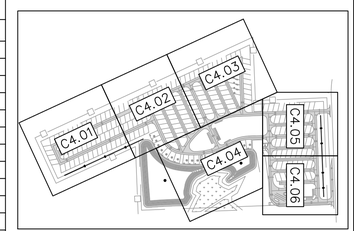
WWMH-24
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.47
N INV EL = 145.22 (8" PVC)
S INV EL = 145.32 (8" PVC)

WASTEWATER PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
WWMH-15	WWMH-16	8" PVC	363'	0.40%
WWMH-16	WWMH-17	8" PVC	186'	0.40%
WWMH-22	WWMH-23	8" PVC	242'	0.40%
WWMH-23	WWMH-24	8" PVC	328'	0.40%
WWMH-24	WWMH-25	8" PVC	175'	1.14%

WW CLEANOUT TABLE

WWCO	TOP EL	INV EL
WWCO-053	157.29	152.29
WWCO-102	157.01	153.01
WWCO-110	156.93	151.93
WWCO-121	157.24	152.24
WWCO-122	157.18	152.18
WWCO-123	157.06	152.06
WWCO-124	156.89	151.89
WWCO-125	156.80	148.80
WWCO-126	156.97	150.97
WWCO-127	157.15	152.15
WWCO-128	157.81	152.81
WWCO-129	157.94	152.94
WWCO-130	157.91	152.91
WWCO-131	157.76	152.76
WWCO-132	157.57	152.57
WWCO-133	157.57	152.57
WWCO-B2	158.64	153.64
WWCO-B3	157.58	152.58



KEY MAP
1" = 500'

N

30' 15' 0 30' 60' 90'
SCALE 1" = 30'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

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SHEET TITLE: UTILITY PLAN

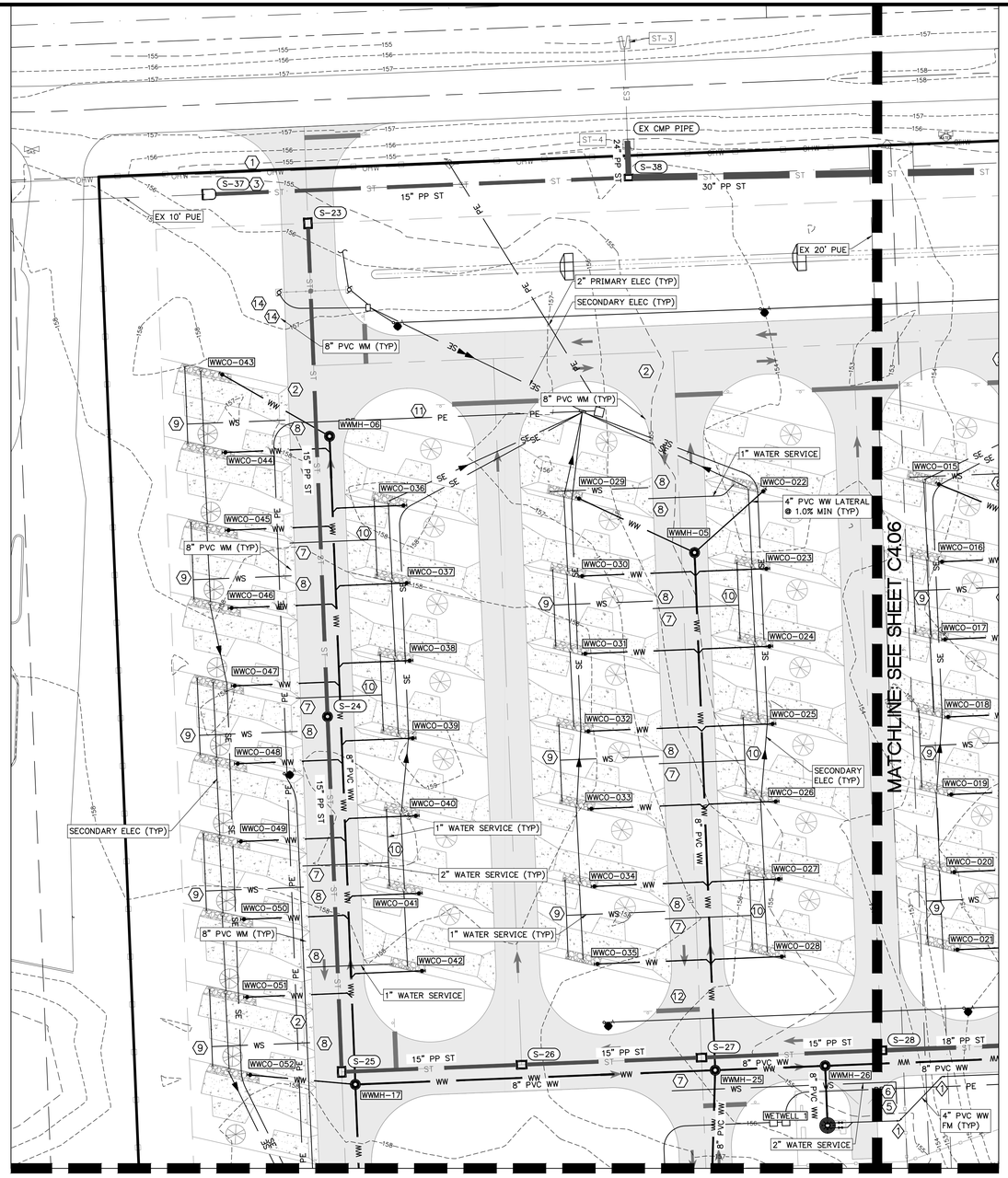
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C4.04



WASTEWATER STRUCTURE SCHEDULE

WETWELL 1
6' WETWELL
RIM EL = 157.22
N INV EL = 142.56 (8" PVC)

WWMH-05
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 158.47
S INV EL = 152.25 (8" PVC)
NW INV EL = 152.35 (4" PVC)
NE INV EL = 152.35 (4" PVC)

WWMH-06
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.93
NW INV EL = 151.92 (4" PVC)
S INV EL = 151.82 (8" PVC)

WWMH-17
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.63
E INV EL = 143.88 (8" PVC)
N INV EL = 143.98 (8" PVC)
W INV EL = 143.98 (4" PVC)
S INV EL = 143.98 (8" PVC)

WWMH-25
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.11
S INV EL = 143.23 (8" PVC)
W INV EL = 143.23 (8" PVC)
E INV EL = 143.13 (8" PVC)
N INV EL = 143.23 (8" PVC)

WWMH-26
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.86
E INV EL = 143.13 (8" PVC)
W INV EL = 142.93 (8" PVC)
S INV EL = 142.83 (8" PVC)

WASTEWATER PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
WWMH-04	WWMH-26	8" PVC	113'	4.42%
WWMH-05	WWMH-25	8" PVC	236'	3.82%
WWMH-06	WWMH-17	8" PVC	296'	2.65%
WWMH-16	WWMH-17	8" PVC	186'	0.40%
WWMH-17	WWMH-25	8" PVC	164'	0.40%
WWMH-24	WWMH-25	8" PVC	175'	1.14%
WWMH-25	WWMH-26	8" PVC	50'	0.40%
WWMH-26	WETWELL 1	8" PVC	27'	1.00%

WW CLEANOUT TABLE

WWCO	TOP EL	INV EL
WWCO-015	157.92	152.92
WWCO-016	157.77	152.77
WWCO-017	157.74	152.74
WWCO-018	157.56	152.56
WWCO-019	157.38	152.38
WWCO-020	157.21	152.21
WWCO-021	157.03	152.03
WWCO-022	158.43	153.43
WWCO-023	158.34	153.34
WWCO-024	158.17	153.17
WWCO-025	157.99	152.99
WWCO-026	157.81	152.81
WWCO-027	157.64	152.64
WWCO-028	157.46	152.46
WWCO-029	158.72	153.72
WWCO-030	158.81	153.81
WWCO-031	158.62	153.62
WWCO-032	158.43	153.43
WWCO-033	158.25	153.25
WWCO-034	158.06	153.06
WWCO-035	157.84	152.84
WWCO-036	158.54	153.54
WWCO-037	158.54	153.54
WWCO-038	158.72	153.72
WWCO-039	158.62	153.62
WWCO-040	158.43	153.43
WWCO-041	158.23	153.23
WWCO-042	158.04	153.04
WWCO-043	158.15	153.15
WWCO-044	158.33	153.33
WWCO-045	158.51	153.51
WWCO-046	158.68	153.68
WWCO-047	158.86	153.86
WWCO-048	158.83	153.83
WWCO-049	158.63	153.63
WWCO-050	158.43	153.43
WWCO-051	158.23	153.23
WWCO-052	158.03	153.03

WATER FITTING SCHEDULE

(1) 1 – CONNECT TO EXISTING 12" WATER MAIN BY WET TAP
1 – 12"X8" CLDIP TAPPING TEE W/ MECHANICAL RESTRAINT
1 – 8" GATE VALVE AND BOX

(2) 1 – 8"X8" CLDIP TEE W/ MECHANICAL RESTRAINT
3 – 8" GATE VALVE AND BOX

(3) 1 – METER ASSEMBLY (NEPTUNE 6" HP PROTECTUS III STA) TO BE MAINTAINED BY THE LAKE CITY
1 – REDUCED PRESSURE BACKFLOW PREVENTER

(4) 1 – 8"X3" CLDIP TEE W/ MECHANICAL RESTRAINT
1 – 3" GATE VALVE & BOX
1 – 3" BLOW OFF ASSEMBLY & SAMPLE POINT

(5) 1 – 3/4" HOSE BIB
1 – 2" CAMLOCK MALE CONNECTION
1 – 5/8" REDUCED PRESSURE ZONE BACKFLOW PREVENTER

(6) 1 – 2" PVC OR CLDIP 90° RESTRAINED BEND

(7) 1 – 8"X2" SERVICE SADDLE OR CLDIP TAPPED TEE W/ MECHANICAL RESTRAINT
1 – 2" GATE VALVE AND BOX

(8) 1 – 8"X1" SERVICE SADDLE
1 – 1" CORPORATION STOP AND BOX

(9) 1 – 1" X 1" PVC OR BRASS RESTRAINED TEE

(10) 1 – 2" X 1" PVC OR BRASS RESTRAINED TEE

(11) 1 – 8"x6" CLDI CLDIP ANCHOR TEE
1 – 6" GATE VALVE & BOX
1 – FIRE HYDRANT ASSEMBLY PER DETAIL ON SHEET C5.01

(12) 1 – 8"x8" CLDIP ANCHOR CROSS W/ MECHANICAL RESTRAINT
4 – 8" GATE VALVE AND BOX

(13) 1 – 8" PVC OR CLDIP 90° RESTRAINED BEND

(14) 1 – 8" PVC OR CLDIP 45° RESTRAINED BEND

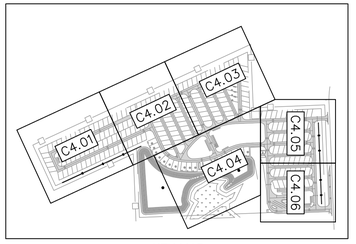
(15) 1 – 8" PVC OR CLDIP 22.5° RESTRAINED BEND

(16) 1 – 8" PVC OR CLDIP 11.25° RESTRAINED BEND

WASTEWATER FITTING SCHEDULE

(1) 1 – 4" PVC OR EPOXY LINED DI 45° RESTRAINED BEND

(2) 1 – CONNECT TO EXISTING MANHOLE PER DETAIL ON SHEET C5.00



KEY MAP
1" = 500'

N

30' 15' 0 30' 60' 90'
SCALE 1" = 30'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

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SHEET TITLE: UTILITY PLAN

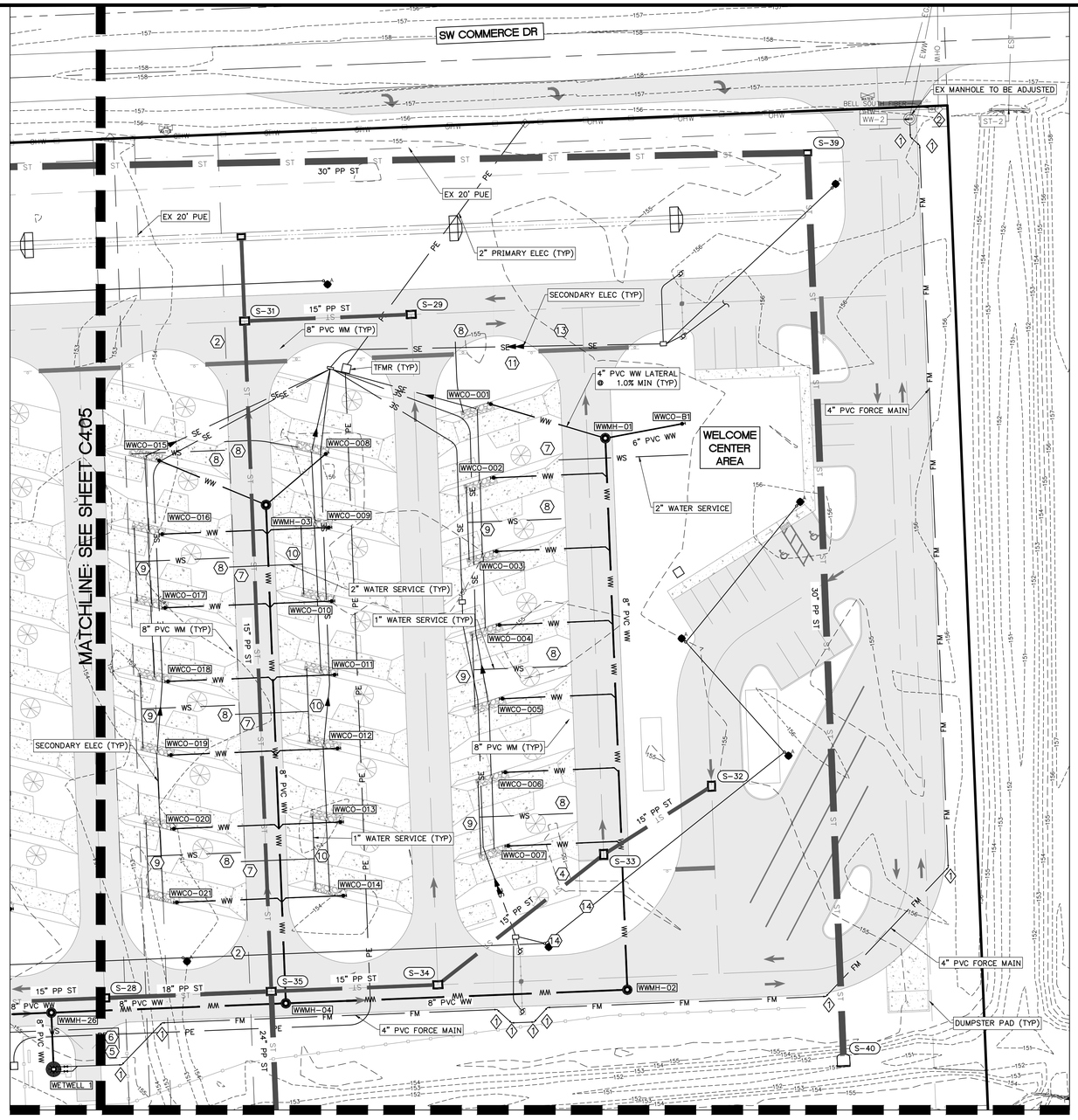
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C4.05



WASTEWATER STRUCTURE SCHEDULE

EX WW-2
EXISTING MANHOLE PER DETAIL ON SHEET C5.00
EX RIM EL = 157.08
EX N INV EL = 153.94 (8" EX PIPE)
PROP RIM EL = 158.00
PROP S INV EL = 154.04 (4" PVC)

WETWELL 1
6' WETWELL
RIM EL = 157.22
N INV EL = 142.56 (8" PVC)

WWMH-01
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 158.39
S INV EL = 150.28 (8" PVC)
W INV EL = 150.38 (4" PVC)
E INV EL = 150.38 (6" PVC)

WWMH-02
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.87
N INV EL = 148.96 (8" PVC)
W INV EL = 148.86 (8" PVC)

WWMH-03
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.67
S INV EL = 149.64 (8" PVC)
NW INV EL = 149.74 (4" PVC)
NE INV EL = 149.74 (4" PVC)

WWMH-04
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.36
E INV EL = 148.20 (8" PVC)
W INV EL = 148.10 (8" PVC)
N INV EL = 148.20 (8" PVC)

WWMH-26
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.86
E INV EL = 143.13 (8" PVC)
W INV EL = 142.93 (8" PVC)
S INV EL = 142.83 (8" PVC)

WASTEWATER PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
WWMH-01	WWMH-02	8" PVC	265'	0.50%
WWMH-02	WWMH-04	8" PVC	164'	0.40%
WWMH-03	WWMH-04	8" PVC	239'	0.60%
WWMH-04	WWMH-26	8" PVC	113'	4.42%
WWMH-25	WWMH-26	8" PVC	50'	0.40%
WWMH-26	WETWELL 1	8" PVC	27'	1.00%

WW CLEANOUT TABLE

WWCO	TOP EL	INV EL
WWCO-001	158.11	153.11
WWCO-002	158.23	153.23
WWCO-003	158.09	153.09
WWCO-004	157.92	152.92
WWCO-005	157.74	152.74
WWCO-006	157.56	152.56
WWCO-007	157.61	152.61
WWCO-008	157.79	152.79
WWCO-009	157.86	152.86
WWCO-010	157.69	152.69
WWCO-011	157.51	152.51
WWCO-012	157.34	152.34
WWCO-013	157.16	152.16
WWCO-014	156.98	151.98
WWCO-015	157.92	152.92
WWCO-016	157.77	152.77
WWCO-017	157.74	152.74
WWCO-018	157.56	152.56
WWCO-019	157.38	152.38
WWCO-020	157.21	152.21
WWCO-021	157.03	152.03
WWCO-B1	158.65	153.65

WATER FITTING SCHEDULE

(1) 1 – CONNECT TO EXISTING 12" WATER MAIN BY WET TAP
1 – 12"X8" CLDIP TAPPING TEE W/ MECHANICAL RESTRAINT
1 – 8" GATE VALVE AND BOX

(2) 1 – 8"X8" CLDIP TEE W/ MECHANICAL RESTRAINT
3 – 8" GATE VALVE AND BOX

(3) 1 – METER ASSEMBLY (NEPTUNE 6" HP PROTECTUS III STA) TO BE MAINTAINED BY THE LAKE CITY
1 – REDUCED PRESSURE BACKFLOW PREVENTER

(4) 1 – 8"X3" CLDIP TEE W/ MECHANICAL RESTRAINT
1 – 3" GATE VALVE & BOX
1 – 3" BLOW OFF ASSEMBLY & SAMPLE POINT

(5) 1 – 3/4" HOSE BIB
1 – 2" CAMLOCK MALE CONNECTION
1 – 5/8" REDUCED PRESSURE ZONE BACKFLOW PREVENTER

(6) 1 – 2" PVC OR CLDIP 90° RESTRAINED BEND

(7) 1 – 8"X2" SERVICE SADDLE OR CLDIP TAPPED TEE W/ MECHANICAL RESTRAINT
1 – 2" GATE VALVE AND BOX

(8) 1 – 8"X1" SERVICE SADDLE
1 – 1" CORPORATION STOP AND BOX

(9) 1 – 1" X 1" PVC OR BRASS RESTRAINED TEE

(10) 1 – 2" X 1" PVC OR BRASS RESTRAINED TEE

(11) 1 – 8"x6" CLDI CLDIP ANCHOR TEE
1 – 6" GATE VALVE & BOX
1 – FIRE HYDRANT ASSEMBLY PER DETAIL ON SHEET C5.01

(12) 1 – 8"x8" CLDIP ANCHOR CROSS W/ MECHANICAL RESTRAINT
4 – 8" GATE VALVE AND BOX

(13) 1 – 8" PVC OR CLDIP 90° RESTRAINED BEND

(14) 1 – 8" PVC OR CLDIP 45° RESTRAINED BEND

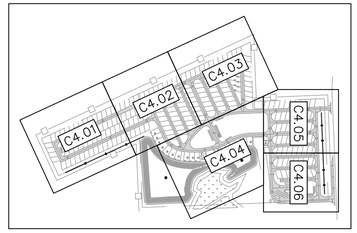
(15) 1 – 8" PVC OR CLDIP 22.5° RESTRAINED BEND

(16) 1 – 8" PVC OR CLDIP 11.25° RESTRAINED BEND

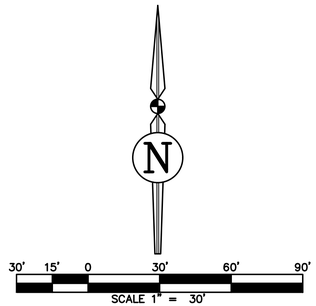
WASTEWATER FITTING SCHEDULE

◇1 1 – 4" PVC OR EPOXY LINED DI 45° RESTRAINED BEND

◇2 1 – CONNECT TO EXISTING MANHOLE PER DETAIL ON SHEET C5.00



KEY MAP
1" = 500'



SCALE 1" = 30'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES LEE JONES III, PE ON THE DATE ADJACENT TO THE SEAL.

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JAMES LEE JONES III LICENSE No. 98821 02/02/2026 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: UTILITY PLAN

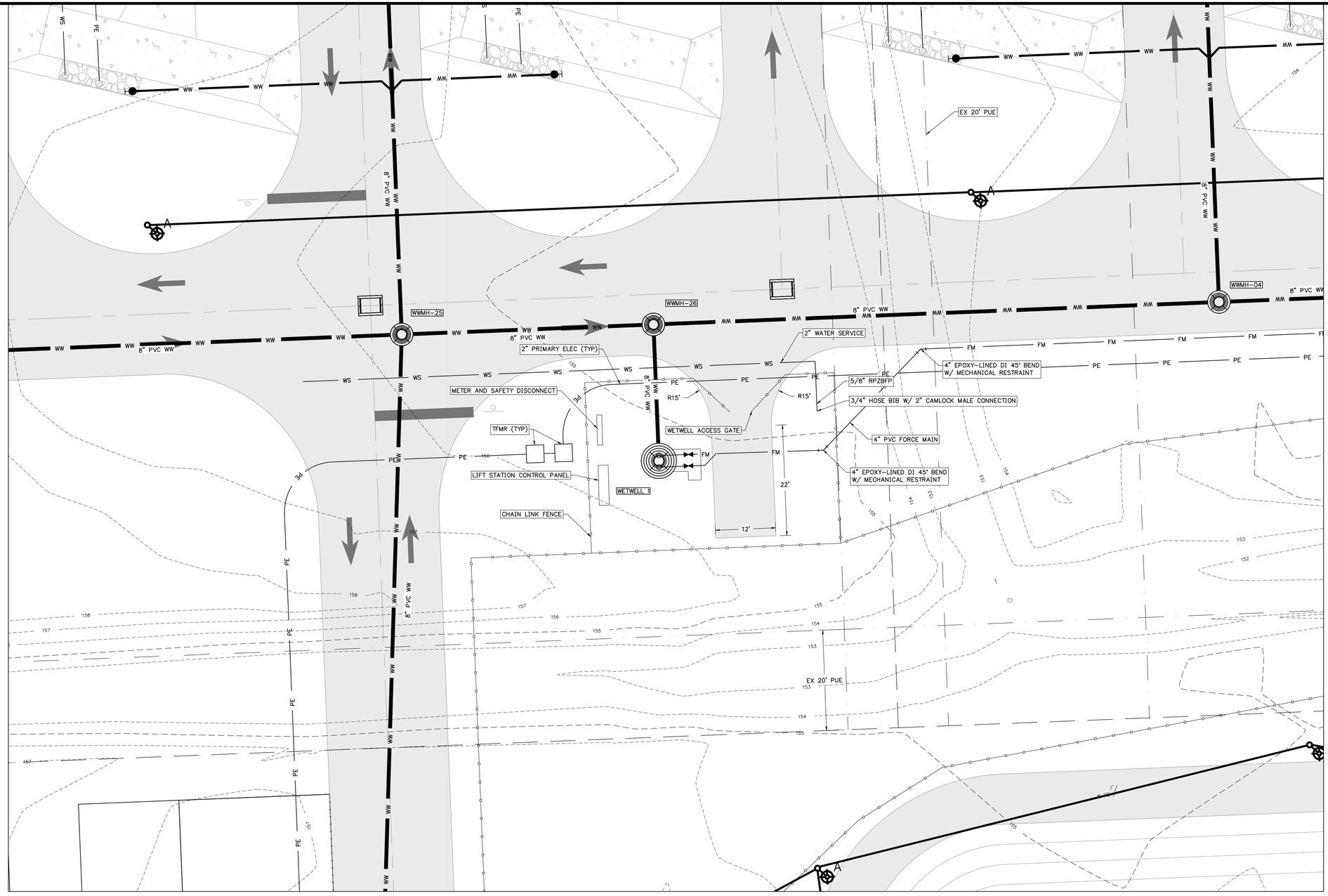
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C4.06



WASTEWATER STRUCTURE SCHEDULE

WETWELL 1
6' WETWELL
RIM EL = 157.22
N INV EL = 142.56 (8" PVC)

WWMH-04
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.36
E INV EL = 148.20 (8" PVC)
W INV EL = 148.10 (8" PVC)
N INV EL = 148.20 (8" PVC)

WWMH-25
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 157.11
S INV EL = 143.23 (8" PVC)
W INV EL = 143.23 (8" PVC)
E INV EL = 143.13 (8" PVC)
N INV EL = 143.23 (8" PVC)

WWMH-26
FDOT INDEX 425-010
TYPE J8 MANHOLE
RIM EL = 156.86
E INV EL = 143.13 (8" PVC)
W INV EL = 142.93 (8" PVC)
S INV EL = 142.83 (8" PVC)

WASTEWATER PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
WWMH-02	WWMH-04	8" PVC	164'	0.40%
WWMH-03	WWMH-04	8" PVC	239'	0.60%
WWMH-04	WWMH-26	8" PVC	113'	4.42%
WWMH-05	WWMH-25	8" PVC	236'	3.82%
WWMH-17	WWMH-25	8" PVC	164'	0.40%
WWMH-24	WWMH-25	8" PVC	175'	1.14%
WWMH-25	WWMH-26	8" PVC	50'	0.40%
WWMH-26	WETWELL 1	8" PVC	27'	1.00%

N

10 5 0 10 20 30
SCALE 1" = 10'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **JAMES LEE JONES III, PE FLORIDA LICENSE NO. 98821**

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SHEET TITLE: LIFT STATION PLAN

DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

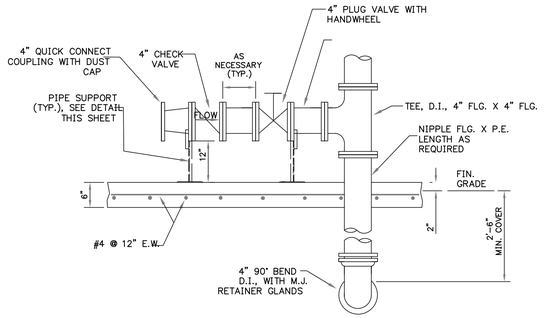
CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

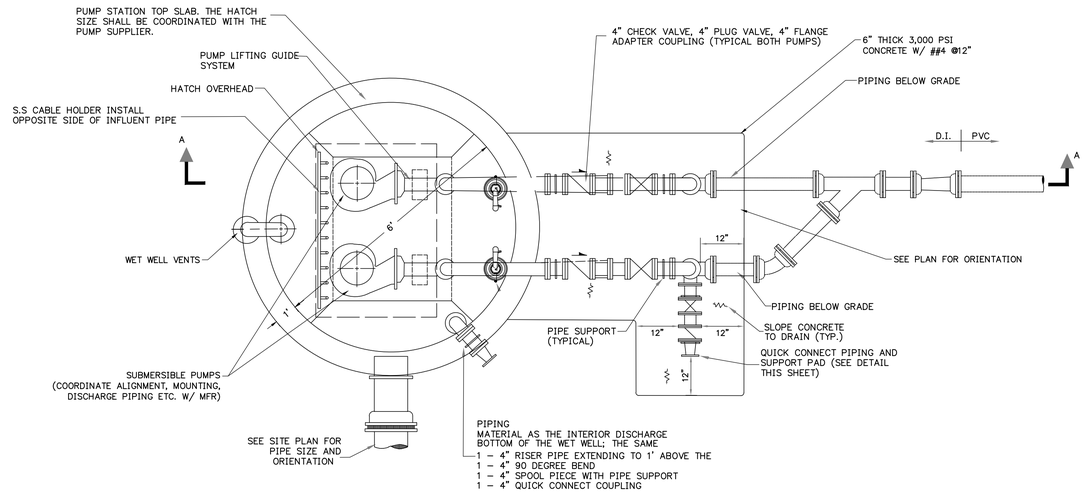
SHEET NO: C4.07

LIFT STATION NOTES

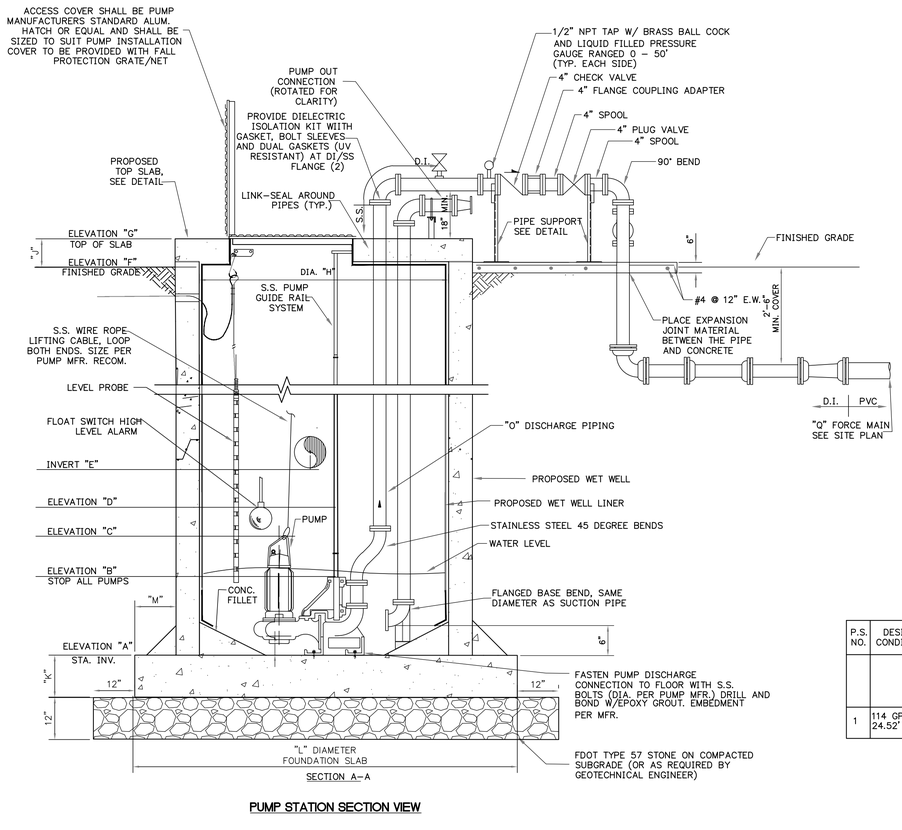
1. PUMP INSTALLATION SHALL BE PER MFR'S RECOMMENDATIONS
2. CONTRACTOR SHALL VERIFY THE MINIMUM HATCH OPENING SIZE SHOWN WITH THE PUMP MANUFACTURER TO ENSURE THE SPECIFIED OPENING IS LARGE ENOUGH.
3. EXTERIOR OF WETWELL SHALL BE PAINTED WITH COAL TAR EPOXY
4. ALL ALUMINUM SURFACES IN CONTACT WITH CONCRETE SHALL BE PAINTED
5. GUIDE RAIL SHALL BE 316 SST, SIZE PER PUMP MFR'S RECOMMENDATION.
6. PROVIDE SPARK–PROOF CONTACT BETWEEN PUMPS AND GUIDE RAIL SYSTEM.
7. HANG FLOAT CABLES FROM 316 SST CABLE W/ EPOXY OR RUBBER COATED CAST IRON MUSHROOM ANCHOR OUT OF INFLUENT FLOW PATH. USE SST CLAMPS TO ATTACH FLOATS SECURELY TO ANCHOR. LOOP 316 SST CABLE THROUGH THE HOLE IN MUSHROOM ANCHOR TO ENSURE ANCHOR STAYS ATTACHED TO CABLE. USE ALL 316 SST FITTINGS AND HARDWARE (EXCEPT ANCHOR) FOR ASSEMBLY. ASSEMBLY NEEDS TO BE REACHABLE AND REMOVABLE FROM ACCESS HATCH DOOR.
8. EACH ELECTRIC PUMP CABLE AND FLOAT CABLE SHALL BE SUPPORTED FROM A SST CABLE RACK VIA A SST KELLUMS CABLE GRIP (OR EQUAL).
9. ALL MOUNTING HARDWARE AND PIPE CONNECTION HARDWARE INSIDE THE WETWELL AND ON THE EXPOSED, FLANGED DISCHARGE SHALL BE 300 SERIES SST.
10. ALL DISCHARGE PIPING SHALL BE RESTRAINED.
11. LLWL ALARM / REDUNDANT ALL PUMPS OFF LEVEL TO BE SET SO THAT SUBMERSIBLE PUMP MOTORS ARE TOTALLY SUBMERGED.
12. SST RIE RODS FOR FCAS NOT SHOWN FOR CLARITY.
13. METER PANEL SHALL HAVE EATON CROUSE–HINDS CAT# ARH 2042 GENERATOR PLUG (200 AMP, 3 WIRE, 4 POLE)



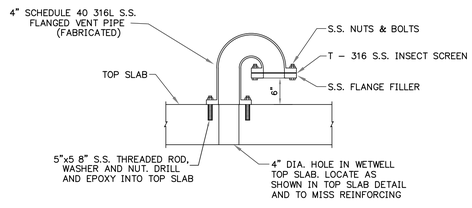
QUICK CONNECT PIPING + SUPPORT PAD
N.T.S.



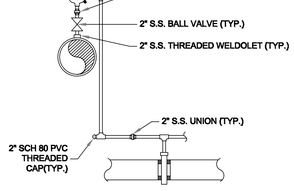
PUMP STATION PLAN VIEW
N.T.S.



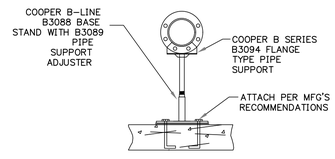
PUMP STATION SECTION VIEW



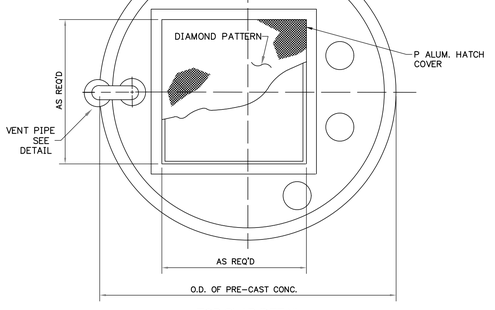
VENT DETAIL



ARV EXHAUST DETAIL



PIPE SUPPORT



TOP SLAB DETAIL
N.T.S.

NOTE: DIMENSIONS FOR HATCH SIZE SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

P.S. NO.	DESIGN CONDITION	"A"	"B"	"C"	"D"	"E"				"F"	"G"	"H"	"J"	"K"	"L"	"M"	"O"	"Q"
						"N"	"S"	"E"	"W"									
		STATION INVERT	STOP PUMPS (L.W.L.)	START LEAD PUMP	LAG PUMP AND H.L.A	INFL. INVERT	INFL. INVERT	INFL. INVERT	INFL. INVERT	FIN. GRADE	TOP OF STATION	STATION DIAMETER	TOP SLAB THICKNESS	FOUND. SLAB THICKNESS	FOUND. SLAB DIAMETER	FOUND. SLAB FLANGE	DISCHRGE PIPE SIZE	FORCE MAIN SIZE
1	114 GPM @ 24.52' TDH	136.00'	138.33'	139.49'	139.99' 140.49'	141.49'				157.50'	158.00'	72"	6"	8"	108"	12"	4"	4"

MANUFACTURER	FLYGT
MODEL NUMBER	NT 3102 SH~3 ADAPTIVE 455
IMPELLER SIZE	149 MM
HP. – RATED RPM	3.7HP – 1765 RPM
VOLT / PHASE	460V/3~

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **JAMES LEE JONES III, PE FLORIDA LICENSE NO. 98821**

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SHEET TITLE: LIFT STATION DETAIL

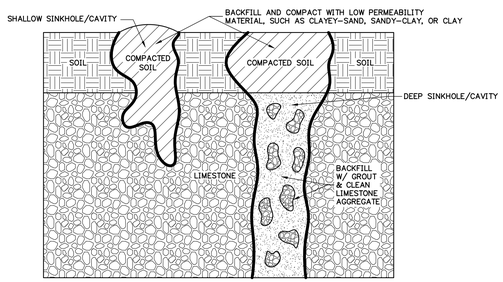
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C4.08



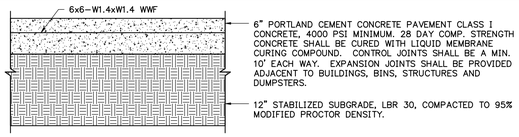
SECTION VIEW

SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

NTS

NOTES

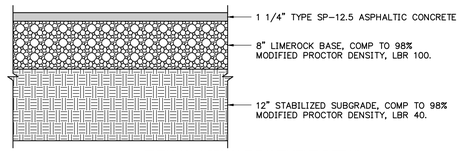
1. IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHIMNEYS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PERFORMED:
2. SHALLOW REPAIR (SEE DETAIL):
   IF THE COLLAPSE IS SHALLOW (<5' DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY-SAND OR CLAY. THE MATERIAL SHOULD BE COMPACTED AND THE REPAIR SHALL BE SLIGHTLY ABOVE THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING.
3. DEEP REPAIR (SEE DETAIL):
   IF THE COLLAPSE IS DEEP, THEN THE REPAIR SHALL BE MORE PERMANENT. THE COLLAPSE SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK. THE VOID(S) IN THE BEDROCK SHALL BE PLUGGED WITH CLEAN GROUT. A LOW PERMEABILITY MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM. IN THE EVENT A GEOTECHNICAL ENGINEER IS CONSULTED ON THE DEEP REPAIR, THE REMEDIATION METHOD MAY BE ALTERED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
4. NOTIFICATION:
   THE SUWANNE RIVER WATER MANAGEMENT DISTRICT (SRWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE PROVIDED TO SRWMD.



NOTE:
1. DENSITY TESTING REPORTS/ASPHALT DESIGN REPORTS MUST BE SUBMITTED FOR APPROVAL BY LAKE CITY PRIOR TO ANY PAVEMENT BEING INSTALLED.

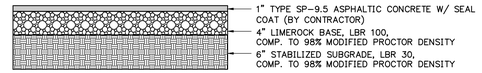
TYPICAL CONCRETE RV SPOT DETAIL

NTS



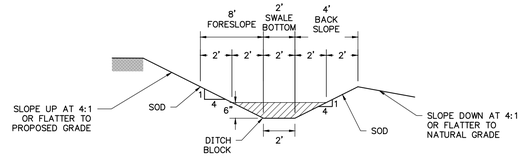
TYPICAL ASPHALT PAVEMENT DETAIL

NTS



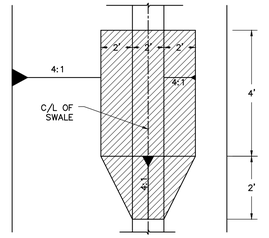
TYPICAL MULTI-USE PATH PAVEMENT DETAIL

NTS



SECTION VIEW

N.T.S.

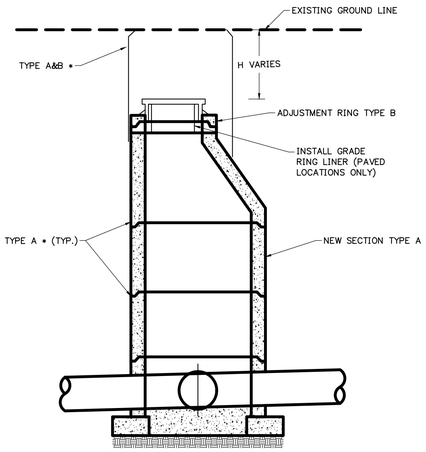


PLAN VIEW

N.T.S.

DITCH BLOCK DETAIL

NOTE: DITCH BLOCK SIDES AND TOP SHALL BE SODDED. PROVIDE SOD 18" IN ALL DIRECTIONS AROUND THE DITCH BLOCK.



MANHOLE GRADE ADJUSTMENT

NTS

MANHOLE GRADE ADJUSTMENT:

1. CONTRACTOR TO FIELD VERIFY ACTUAL "H" TO RAISE MANHOLE TO GRADE.
2. MANHOLE SHALL BE THOROUGHLY CLEANED AND LOOSE DEBRIS REMOVED PRIOR TO BEGINNING REHABILITATION. CONTRACTOR SHALL PLACE COVERS OVER INVERTS AS NEEDED TO PROTECT FLOW LINE.

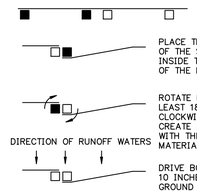
TYPE A: "H" PLUS EXISTING CHINEY GREATER THAN 12"

1. EXCAVATE MANHOLE TO 1FT. BELOW CORBEL/WALL JOINT. REMOVE FRAME AND COVER. CLEAN AND STOCKPILE FOR REUSE.
2. LIFT CORBEL TO REMOVE FROM WALL SECTION.
3. ADD PRECAST WALL SECTION AND CORBEL ECCENTRIC CONE/FLATTOP ONLY TO BRING MANHOLE TO GRADE.
4. CASTINGS SHALL BE CLEANED PRIOR TO REINSTALLATION, IF APPROVED BY ENGINEER.
5. REINSTALL CASTING AND COMPLETE FRAME SEAL. INSTALL NEW CASTINGS AND FRAME SEAL IF REQUIRED.

TYPE B: "H" PLUS EXISTING CHINEY LESS THAN OR EQUAL TO 12"

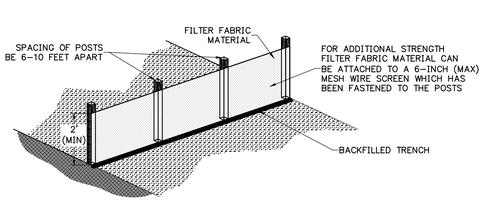
1. EXCAVATE MANHOLE TO 1FT. BELOW CORBEL/WALL JOINT. REMOVE FRAME AND COVER. CLEAN AND STOCKPILE FOR REUSE.
2. ADD HDPE OR PRO-RINGS TO BRING MANHOLE TO GRADE.
3. CASTINGS SHALL BE CLEANED PRIOR TO REINSTALLATION, IF APPROVED BY ENGINEER.
4. REINSTALL CASTING AND COMPLETE FRAME SEAL. INSTALL NEW CASTINGS AND FRAME SEAL IF REQUIRED. INSTALL GRADE RING LINER IN PAVED AREAS.

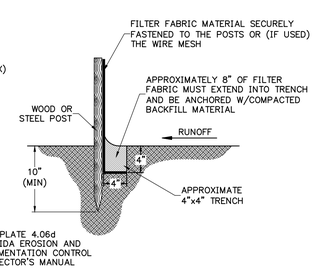
* CONTRACTOR SHALL INSTALL JOINT SEALS PER SPECIFICATION 03370 ON ALL JOINTS ON GRADE ADJUSTMENTS.



ATTACHING TWO SILT FENCES

NTS

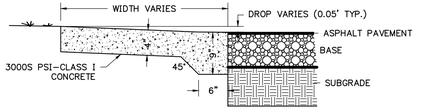




SILT FENCE

NTS

PER PLATE 4.06d FLORIDA EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL

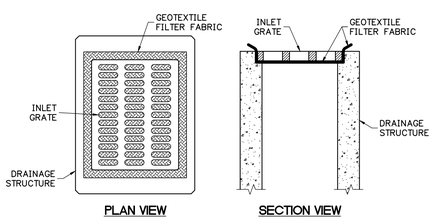


ALTERNATE 6" FLUSH CURB DETAIL

N.T.S.

NOTES

6" FLUSH CURB IS AN ALTERNATIVE OPTION FOR EDGE TREATMENT ALONG EDGE OF PAVEMENT UNLESS OTHERWISE NOTED IN THE PLANS.

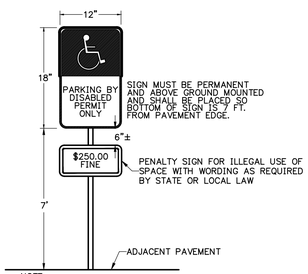


PLAN VIEW **SECTION VIEW**

NOTE: ALL INLETS WITHIN THE CONSTRUCTION SITE SHALL BE PROTECTED DURING CONSTRUCTION.

INLET PROTECTION DETAIL

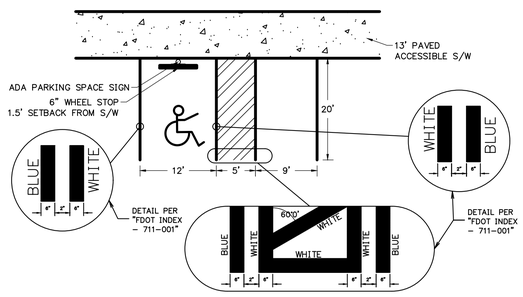
NTS



NOTE:
CONTRACTOR TO PROVIDE MOUNTING POLES, BRACKETS AND COMPLETELY INSTALL THESE AND ALL OTHER SIGNS IN ACCORDANCE WITH M.U.T.C.D. AND F.D.O.T. STANDARDS (PER DESIGN DRAWINGS).

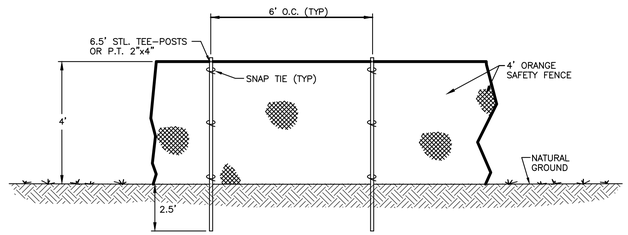
ADA PARKING SPACE SIGN DETAIL

NTS



HANDICAP STRIPING DETAIL

NTS



TREE PROTECTION FENCING DETAIL

NTS

NOTES:
1. NO GRADING WITHIN BARRIERS.
2. ANY ROOTS GREATER THAN 1" IN DIAMETER THAT ARE DAMAGED OR EXPOSED SHALL BE CLEANLY CUT AND COVERED OVER WITH SOIL.
3. TREE BARRICADES WILL BE CONSTRUCTED BEFORE ANY WORK BEGINS.
4. TREE BARRICADES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
5. STORAGE OF DIRT OR MATERIALS SHALL NOT BE PERMITTED WITHIN TREE BARRICADES OR BEYOND THE CONSTRUCTION LIMITS.
6. TREE BARRICADES SHALL ENCLOSE THE ENTIRE AREA OF THE DRIP LINE OF TREES BEING SAVED.

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE
FLORIDA LICENSE NO. 98821

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES LEE JONES III, PE ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JAMES LEE JONES III LICENSE No. 98821 02/02/2026 STATE OF FLORIDA PROFESSIONAL ENGINEER

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

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4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DETAILS AND NOTES

DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C5.00

FDEP WATER NOTES

1. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.

2. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61.

3. ALL PROPOSED WATER MAINS SHALL BE FLUSHED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH AWWA SPECIFICATIONS C-651 AND THE FDEP PROTECTION REQUIREMENTS.

4. POTABLE WATER PIPES SHALL BE HYDROSTATICALLY TESTED FOR PRESSURE AND LEAKAGE IN ACCORDANCE WITH AWWA STANDARD C600 FOR DUCTILE IRON PIPES AND C 605 FOR PVC PIPES, RESPECTIVELY.

5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE LEAD FREE, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.

6. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)

7. POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA SPECIFICATIONS:

   A. DUCTILE IRON PIPE (3 INCHES TO 54 INCHES) – AWWA C150 AND AWWA C151;

   B. PVC PIPE
      AWWA C900/ASTM 1784 (1 INCH TO 12 INCHES) WITH CL200 MINIMUM;
      AWWA C905 (14 INCHES TO 48 INCHES)

   C. POLYETHYLENE PIPE SDR 9 (1/2 INCH TO 2 INCHES) – PE4710 AND ASTM D2737

8. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL HAVE UNPLUGGED, UNDERGROUND DRAINS WILL BE LOCATED AT LEAST THREE FEET FROM AN EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER OR VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-10, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM".

9. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.

10. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.

11. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH THRUST BLOCKS OF RESTRAINED JOINTS TO PREVENT MOVEMENT.

12. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

13. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-61, F.A.C.; A HORIZONTAL DISTANCE OF A LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."

14. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

15. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

16. IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR:

   A. PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE DEP NORTHEAST DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED; OR

   B. IN CASE OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.

DEMAND CALCULATIONS

POTABLE WATER DEMAND

a. RECREATIONAL VEHICLE SPACE (233 SPACES)
   (i) AVERAGE DAILY FLOW = 75 GPD PER 1 SPACE X 233 SPACES = 17,475 GPD.
   USE 3.9 PEAKING FACTOR: PEAK FLOW = 3.9 X 17,475 GPD X (1 DAY/1,440 MIN) = 47.32 GPM.

b. LODGE – 450 PEOPLE
   (i) AVERAGE DAILY FLOW = 10 GPD PER 1 PERSON X 450 PEOPLE = 4,500 GPD.
   USE 3.9 PEAKING FACTOR: PEAK FLOW = 3.9 X 4,500 GPD X (1 DAY/1,440 MIN) = 12.19 GPM.

c. BATHHOUSE – 450 PEOPLE
   (i) AVERAGE DAILY FLOW = 10 GPD PER 1 PERSON X 450 PEOPLE = 4,500 GPD.
   USE 3.9 PEAKING FACTOR: PEAK FLOW = 3.9 X 4,500 GPD X (1 DAY/1,440 MIN) = 12.19 GPM.

GENERAL NOTES

1. NO VALVE WILL BE OPENED ON THE CITY'S EXISTING WATER MAIN UNTIL FDEP CLEARANCE IS APPROVED. FILLING/FLUSHING/PRESSURE TESTING OF THE NEW LINE WILL BE ACCOMPLISHED BY CITY APPROVED JUMPER CONNECTION ONLY. FAILURE TO FOLLOW THIS REQUIREMENT WILL RESULT IN THE DEVELOPER/CONTRACTOR/ENGINEER OF RECORD HAVING TO PROVIDE NOTIFICATION TO FDEP OF THE OCCURRENCE AND BE RESPONSIBLE FOR ANY CIVIL PENALTIES INCURRED.

2. DEVELOPER/DESIGN ENGINEER ARE RESPONSIBLE TO VERIFY LOCATION/ELEVATION/SLOPE/FLOW LINE OF ALL SANITARY AND STORMWATER STRUCTURES AND PIPING.

3. GRAVITY COLLECTION PIPING SHALL BE AS FOLLOWS: GRAVITY WASTEWATER MAINS WITH 14 FEET OR LESS COVER FROM FINISHED GRADE SHALL BE PVC, SDR 35, GREEN IN COLOR OR GREEN STRIPED. GRAVITY WASTEWATER MAINS BETWEEN 14 FEET AND 20 FEET OF COVER FROM FINISHED GRADE SHALL BE PVC, SDR 26, GREEN IN COLOR OR GREEN STRIPED. GRAVITY WASTEWATER MAINS WITH 20-25 FEET OF COVER FROM FINISHED GRADE SHALL BE PVC, DR 18, GREEN IN COLOR OR GREEN STRIPED. PVC TRANSITION COUPLINGS SHALL BE USED TO CONNECT DR 18 PVC TO SDR 26 PVC UNLESS THE TRANSITION OCCURS AT MANHOLE.

4. MANHOLES WITH A DEPTH OF 20 FEET OR MORE SHALL BE 72" INSIDE DIAMETER.

5. FIRE HYDRANTS SHALL HAVE A MINIMUM CLEARANCE OF 5 FEET FROM THE EDGE OF PAVEMENT OR BACK OF CURB AND 3 FEET FROM THE EDGE OF SIDEWALK.

6. THERE SHALL BE NO OBSTRUCTIONS (FENCES, LANDSCAPING, SIGNS, ETC) WITHIN 5 FEET OF EACH HYDRANT. THERE SHALL BE NO TREES OR PERMANENT STRUCTURES WITHIN 10 FEET OF ANY HYDRANT.

7. FIRE HYDRANTS SHALL BE CONNECTED TO WATER MAINS USING ANCHORING TEES. FIRE HYDRANTS ASSEMBLIES SHALL UTILIZE ANCHORING COUPLINGS AND BENDS.

8. CONTROL VALVES SHALL BE LOCATED SO THAT THE ASSOCIATED VALVE BOXES WILL NOT CONFLICT WITH WHEEL PATH, PARKING SPACES, CURB AND GUTTER, OR ADA HANDICAP RAMPS. VALVES BOXES ARE TO BE LOCATED OUTSIDE OF PAVEMENT WHERE POSSIBLE.

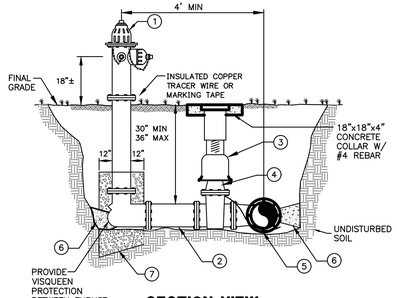
9. IN LOCATIONS OF MJ TEES/CROSSES, VALVE SHALL BE LOCATED DIRECTLY ADJACENT TO THE MJ TEE/CROSS.

10. THE CITY OF LAKE CITY REQUIRES 48 HOURS NOTICE PRIOR TO ANY TESTING SUCH AS PRESSURE TESTING OF WATER MAINS, TO ALLOW A CITY REPRESENTATIVE TO BE PRESENT.

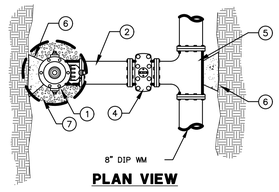
11. DENSITY TESTING REPORTS/ASPHALT DESIGN REPORTS MUST BE SUBMITTED FOR APPROVAL BY THE CITY OF LAKE CITY PRIOR TO ANY PAVEMENT BEING INSTALLED.

12. WATER MAINS SHALL NOT BE INSTALLED DEEPER THAN 48 INCHES WITHOUT APPROVAL FROM THE CITY OF LAKE CITY.

13. ALL WORK WITHIN OR ON CITY OWNED AND MAINTAINED FACILITIES, ROW OR EASEMENTS WILL REQUIRE AS-BUILT PLANS. AS-BUILT PLANS SHOULD SHOW THE CONSTRUCTED CONDITIONS OF THE CITY OWNED OR MAINTAINED AREA AND SHALL BE PER FDOT STANDARDS AND PROCEDURES AND BE PERFORMED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.



SECTION VIEW



PLAN VIEW

MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	FIRE HYDRANT, M.J.
2	VARIES	6" DIP ANCHORING PIPE
3	1	VALVE BOX
4	1	6" GATE VALVE, M.J.
5	1	8"x6" CI ANCHORING TEE
6	2	CONCRETE THRUST BLOCK
7	1	GRAVEL PIT (NO. 57 STONE)

NOTES:
1. SEE THRUST BLOCK TEE DETAIL BELOW.
2. THE FIRE HYDRANT MUST BE AT LEAST 10 FEET FROM ANY PERMANENT STRUCTURE.
3. TRACER WIRE SHALL BE TAPED TO THE TOP OF PIPE A MINIMUM OF EVERY 10'.

FIRE HYDRANT ASSEMBLY

FDEP WASTEWATER FORCE MAIN NOTES

1. FORCE MAINS ARE DESIGNED TO MAINTAIN, AT DESIGN PUMPING RATES, A CLEANSING VELOCITY OF AT LEAST 2 FEET PER SECOND. THE MINIMUM FORCE MAIN DIAMETER SPECIFIED FOR RAW WASTEWATER IS NOT LESS THAN 4 INCHES

2. THE DESIGN REQUIRES: 1) BRANCHES OF INTERSECTING FORCE MAINS BE PROVIDED WITH APPROPRIATE VALVES SUCH THAT ONE BRANCH MAY BE SHUT DOWN FOR MAINTENANCE AND REPAIR WITHOUT INTERRUPTING THE FLOW OF OTHER BRANCHES; AND 2) STUB-OUTS ON FORCE MAINS, PLACED IN ANTICIPATION OF FUTURE CONNECTIONS, BE EQUIPPED WITH A VALVE TO ALLOW SUCH CONNECTION WITHOUT INTERRUPTION OF SERVICE

3. THE DESIGN REQUIRES AIR RELIEF VALVES BE PLACED AT HIGH POINTS IN THE FORCE MAIN TO PREVENT AIR LOCKING

4. SPECIFIED FORCE MAIN PIPE AND JOINTS ARE EQUAL TO WATER MAIN STRENGTH MATERIALS SUITABLE FOR DESIGN CONDITIONS. THE FORCE MAIN, REACTION BLOCKING, AND STATION PIPING ARE DESIGNED TO WITHSTAND WATER HAMMER PRESSURES AND STRESSES ASSOCIATED WITH THE CYCLING OF WASTEWATER PUMP STATIONS

5. WHEN THE HAZEN AND WILLIAMS FORMULA IS USED TO CALCULATE FRICTION LOSSES THROUGH FORCE MAINS, THE VALUE FOR "C" IS 100 FOR UNLINED IRON OR STEEL PIPE FOR DESIGN. FOR OTHER SMOOTH PIPE MATERIALS, SUCH AS PVC OR POLYETHYLENE, LINED DUCTILE IRON, THE VALUE FOR C DOES NOT EXCEED 120 (130 FOR PVC AND HDPE) FOR DESIGN

6. WHERE FORCE MAINS ARE CONSTRUCTED OF MATERIAL, WHICH MIGHT CAUSE THE FORCE MAIN TO BE CONFUSED WITH POTABLE WATER MAINS, SPECIFICATIONS REQUIRE THE FORCE MAIN TO BE CLEARLY IDENTIFIED

7. LEAKAGE TESTS FOR FORCE MAINS ARE SPECIFIED INCLUDING TESTING METHODS AND LEAKAGE LIMITS

8. PVC FORCE MAIN SHALL BE DR18

FDEP WASTEWATER GRAVITY SEWER NOTES

1. THE PROJECT IS DESIGNED WITH NO PUBLIC GRAVITY SEWER CONVEYING RAW WASTEWATER LESS THAN 8 INCHES IN DIAMETER

2. THE DESIGN CONSIDERS BUOYANCY OF SEWERS, AND APPROPRIATE CONSTRUCTION TECHNIQUES ARE SPECIFIED TO PREVENT FLOTATION OF THE PIPE WHERE HIGH GROUNDWATER CONDITIONS ARE ANTICIPATED

3. ALL SEWERS ARE DESIGNED WITH SLOPES TO GIVE MEAN VELOCITIES, WHEN FLOWING FULL, OF NOT LESS THAN 2.0 FEET PER SECOND, BASED ON MANNING'S FORMULA USING AN "N" VALUE OF 0.013; OR IF IT IS NOT PRACTICABLE TO MAINTAIN THESE MINIMUM SLOPES AND THE DEPTH OF FLOW WILL BE 0.3 OF THE DIAMETER OR GREATER FOR DESIGN AVERAGE FLOW, THE OWNER OF THE SYSTEM HAS BEEN NOTIFIED THAT ADDITIONAL SEWER MAINTENANCE WILL BE REQUIRED. THE PIPE DIAMETER AND SLOPE ARE SELECTED TO OBTAIN THE GREATEST PRACTICAL VELOCITIES TO MINIMIZE SOLIDS DEPOSITION PROBLEMS. OVERSIZED SEWERS ARE NOT SPECIFIED TO JUSTIFY FLATTER SLOPES

4. SEWERS ARE DESIGNED WITH UNIFORM SLOPE BETWEEN MANHOLES

5. WHERE VELOCITIES GREATER THAN 10 FPS ARE DESIGNED, PROVISIONS TO PROTECT AGAINST DISPLACEMENT BY EROSION AND IMPACT ARE SPECIFIED

6. SEWERS ON 20% SLOPES OR GREATER ARE DESIGNED TO BE ANCHORED SECURELY WITH CONCRETE, OR EQUAL, ANCHORS SPACED AS FOLLOWS: NOT OVER 36 FEET CENTER TO CENTER ON GRADES 20% AND UP TO 35%; NOT OVER 24 FEET CENTER TO CENTER ON GRADES 35% AND UP TO 50%; AND NOT OVER 16 FEET CENTER TO CENTER ON GRADES 50% AND OVER

7. SEWERS 24 INCHES OR LESS ARE DESIGNED WITH STRAIGHT ALIGNMENT BETWEEN MANHOLES. WHERE CURVILINEAR SEWERS ARE PROPOSED FOR SEWERS GREATER THAN 24 INCHES, THE DESIGN SPECIFIES COMPRESSION JOINTS; ASTM OR SPECIFIC PIPE MANUFACTURER'S MAXIMUM ALLOWABLE PIPE JOINT DEFLECTION LIMITS ARE NOT EXCEEDED; AND CURVILINEAR SEWERS ARE LIMITED TO SIMPLE CURVES WHICH START AND END AT MANHOLES

8. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS

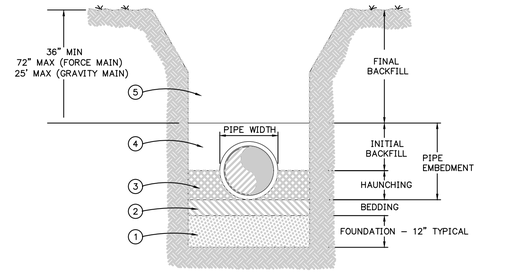
9. SEWERS ARE DESIGNED TO PREVENT DAMAGE FROM SUPERIMPOSED LOADS

10. APPROPRIATE SPECIFICATIONS FOR THE PIPE AND METHODS OF BEDDING AND BACKFILLING ARE PROVIDED SO AS NOT TO DAMAGE THE PIPE OR ITS JOINTS, IMPEDE CLEANING OPERATIONS AND FUTURE TAPPING, NOR CREATE EXCESSIVE SIDE FILL PRESSURES AND OVALATION OF THE PIPE, NOR SERIOUSLY IMPAIR FLOW CAPACITY

11. APPROPRIATE DEFLECTION TESTS ARE SPECIFIED FOR ALL FLEXIBLE PIPE INCLUDING PVC. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY: 1) NO PIPE WILL BE ALLOWED A DEFLECTION OF 5%; 2) USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED; AND 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES

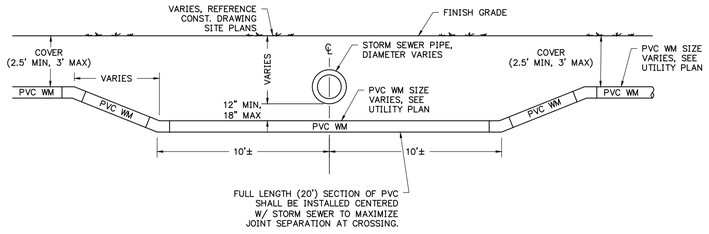
12. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM; 2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; AND 3) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES

13. IF AN INVERTED SIPHON IS PROPOSED, DOCUMENTATION OF ITS NEED IS PROVIDED IN PART II.(5)B. INVERTED SIPHONS ARE DESIGNED WITH: 1) AT LEAST TWO BARRELS; 2) A MINIMUM PIPE SIZE OF 6 INCHES; 3) NECESSARY APPURTENANCES FOR MAINTENANCE, CONVENIENT FLUSHING, AND CLEANING EQUIPMENT; AND 4) INLET AND DISCHARGE STRUCTURES HAVING ADEQUATE CLEARANCES FOR CLEANING EQUIPMENT, INSPECTION, AND FLUSHING. DESIGN PROVIDES SUFFICIENT HEAD AND APPROPRIATE PIPE SIZES TO SECURE VELOCITIES OF AT LEAST 3.0 FPS FOR DESIGN AVERAGE FLOWS. THE INLET AND OUTLET ARE DESIGNED SO THAT THE DESIGN AVERAGE FLOW MAY BE DIVERTED TO ONE BARREL, AND THAT EITHER BARREL MAY BE CUT OUT OF SERVICE FOR CLEANING



NOTES:
1. A FOUNDATION MAY BE REQUIRED IN VERY POOR SOIL CONDITIONS. FIELD DETERMINATION WILL BE PROVIDED BY A CITY OF LAKE CITY INSPECTOR. TYPICAL FOUNDATION THICKNESS SHALL BE 12", BUT MAY VARY ACCORDING TO NATURAL MATERIAL.
2. BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE. IN DRY SOIL CONDITIONS CLASS II OR CLASS III MATERIAL SHALL BE HAND PLACED 4" TO 6", LIGHTLY COMPACTED, UNIFORM AND NOT FINER THAN THE FOUNDATION MATERIAL. IN WET SOIL CONDITIONS CLASS I, CLASS II OR CLASS III SHALL BE HAND PLACED, 4" TO 6", UNIFORM AND NOT FINER THAN THE FOUNDATION MATERIAL. WHEN UTILIZING CLASS I MATERIAL, SUFFICIENT AMOUNTS OF CLASS II OR CLASS III MATERIAL SHALL BE ADDED TO FILL ALL VOIDS CREATED BY THE CLASS I MATERIAL. HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE.
3. CLASS II OR CLASS III MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4. INITIAL BACKFILL MATERIAL SHALL BE CLASS II OR CLASS III. IT SHALL BE HAND PLACED TO 12", ABOVE THE TOP OF THE PIPE. THE SOIL SHALL BE CONSOLIDATED BY HAND TAMPING OR WALKING THE SOIL IN PLACE.
5. FINAL BACKFILL MATERIAL MAY BE MACHINE PLACED. THE MATERIAL SHALL BE CLASS II OR CLASS III MATERIAL. CLASS IV MATERIAL MAY BE INSTALLED OUTSIDE OF THE ROADWAY. FINAL BACKFILL UNDER ROADWAYS MAY REQUIRE SPECIAL COMPACTION AND DENSITY TESTS.

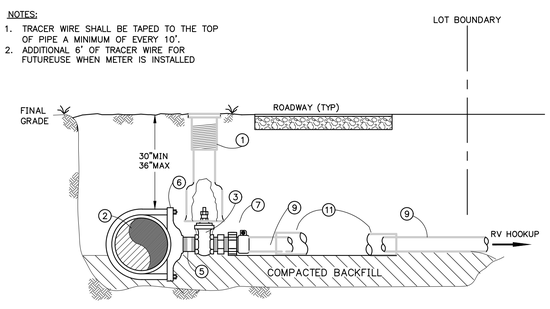
BACKFILLING REQUIREMENTS
NTS

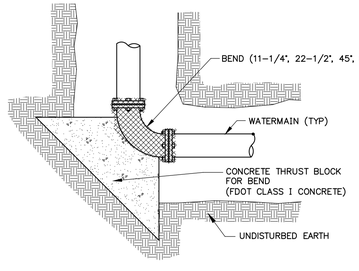


FULL LENGTH (20') SECTION OF PVC SHALL BE INSTALLED CENTERED W/ STORM SEWER TO MAXIMIZE JOINT SEPARATION AT CROSSING.

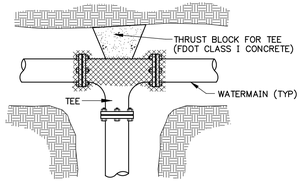
TYPICAL WATERMAIN CROSSING SECTION DETAIL
NTS

NOTES:
1. TRACER WIRE SHALL BE TAPED TO THE TOP OF PIPE A MINIMUM OF EVERY 10'.
2. ADDITIONAL 6" OF TRACER WIRE FOR FUTUREUSE WHEN METER IS INSTALLED





THRUST BLOCK AT BEND
NTS



THRUST BLOCK AT TEE
NTS

NOTES:
1. DATA BASED ON 150 PSI TEST PRESSURE AND 2000 SF BEARING CAPACITY SOILS.
2. THRUST BLOCK SHALL BEAR AGAINST UNDISTURBED MATERIAL.
3. FITTINGS SHALL BE COVERED WITH VISQUEEN (PE), 8 MIL THICKNESS PRIOR TO POURING CONCRETE
4. WHERE SITE CONDITIONS DO NOT PROVIDE 2000 SF BEARING CAPACITY SOILS, RESTRAINED JOINT FITTINGS SHALL BE PROVIDED.

MATERIALS	
ITEM	DESCRIPTION
1	VALVE BOX
2	4", 6", 8", 12" WATER MAIN
3	2" GATE VALVE, SQUARE NUT, RESILIENT WEDGE
5	2" x 2.5" LONG BRASS NIPPLE
6	4", 6", 8" OR 12" x 2" SERVICE SADDLE
7	MIP x PVC COMPRESSION COUPLING FORD CATALOG # 87-77 OR APPROVED EQUAL
9	2" SCH 40 PVC WATER SERVICE MIN.
11	3" PVC CASING, SCH 40

WATER SERVICE CONNECTION TO MAIN - OPPOSITE R/W
NTS

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: JAMES LEE JONES III, PE FLORIDA LICENSE NO. 98821

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES LEE JONES III, PE ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JAMES LEE JONES III LICENSE No. 98821 02/02/2026 STATE OF FLORIDA PROFESSIONAL ENGINEER

JBPro
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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: UTILITY DETAILS AND NOTES

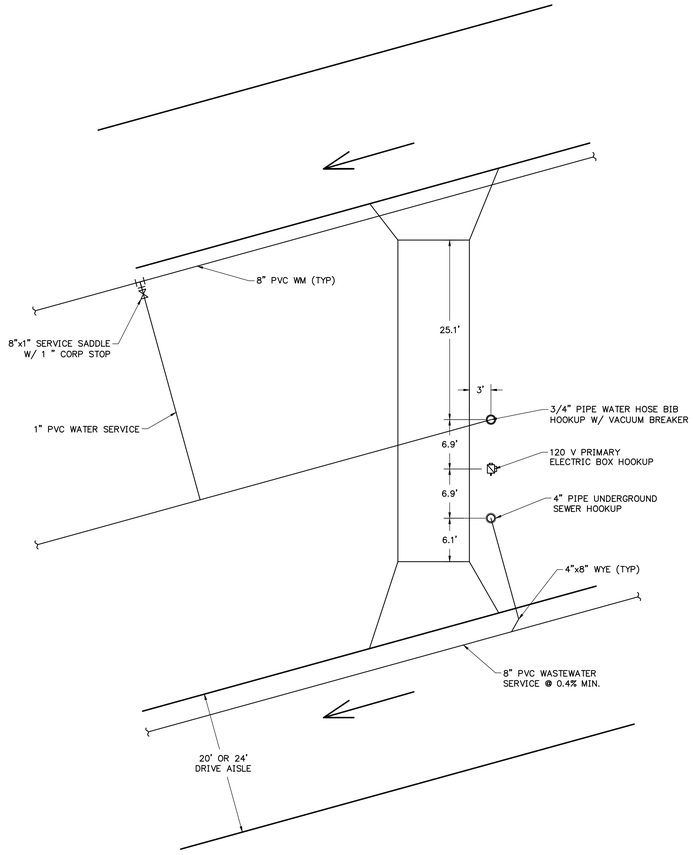
DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

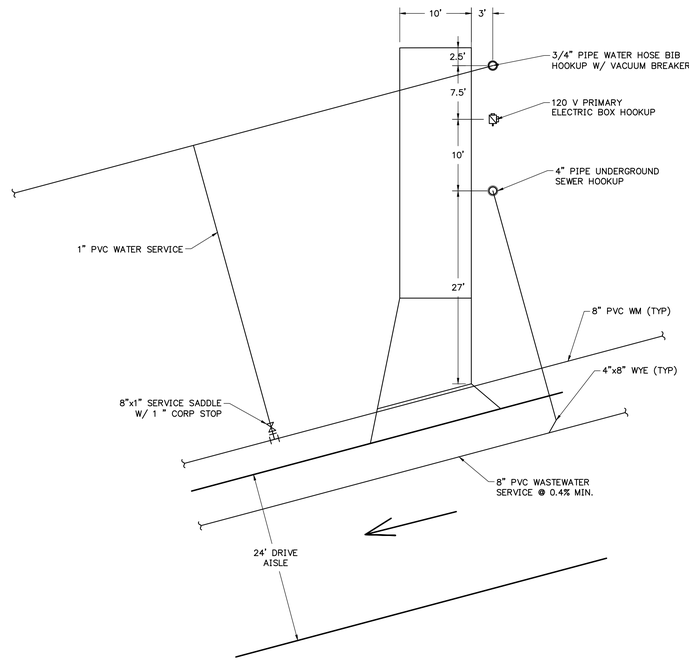
CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

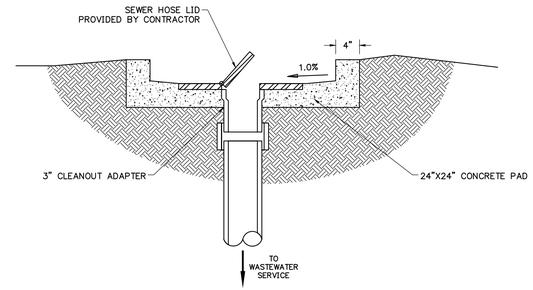
SHEET NO: C5.01



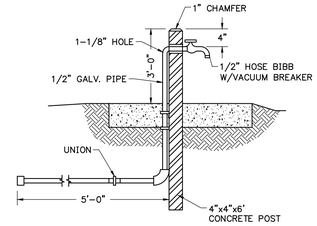
PULL-THRU RV SPACE
1" = 10'



BACK-IN RV SPACE
1" = 10'



RECREATION VEHICLE SEWER HOOKUP
NTS



POST FAUCET
NTS

GENERAL NOTES

1. SEE UTILITY PLANS FOR LOCATION OF WATER MAINS AND GRAVITY WASTEWATER MAINS.
2. CONTRACTOR SHALL PROVIDE A WATER SERVICE AND WASTEWATER SERVICE CONNECTION FOR EACH RV SPACE.
3. WATER SERVICE:
   - EACH WATER SERVICE SHALL BE CONNECTED W/ A SERVICE SADDLE AND GATE VALVE.
   - EACH SERVICE SHALL BE 1" OR 2" IN SIZE FOR AN INDIVIDUAL RV SPACE CONNECTION.
4. WASTE WATER SERVICE:
   - EACH WASTEWATER SERVICE CONNECTION SHALL BE 4" PVC W/ A 3" CONNECTION FOR EACH RV SPACE.
5. EACH RV SPACE SHALL BE A HARD SURFACE AS SPECIFIED ON THE PLANS.

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **JAMES LEE JONES III, PE**
FLORIDA LICENSE NO. 98821

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES LEE JONES III, PE ON THE DATE ADJACENT TO THE SEAL.

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Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: UTILITY CONNECTION PLAN

DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: LAKE CITY HOTELS, INC.
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: C5.02

LANDSCAPE ARCHITECT GENERAL NOTES:

SUMMARY, POINTS OF CONTACT, VERIFICATION, PROTECTION DURING CONSTRUCTION, AND REFERENCES.

A. SUMMARY: THE FOLLOWING ARE GENERAL NOTES PERTAINING TO JBPRO-PRODUCED LANDSCAPE ARCHITECTURAL PLAN AND DETAIL DRAWINGS. SUPPLEMENTAL NOTES ARE PROVIDED FOR THE FOLLOWING BASED THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND SITE CONDITIONS.

1. TREE AND PLANT PROTECTION/TREE MITIGATION NOTES, DETAILS, AND PLAN DRAWINGS.
2. SOIL AMENDMENT AND LANDSCAPE NOTES, DETAILS, AND PLAN DRAWINGS.
3. ENHANCED HARDSCAPE NOTES, DRAWINGS, AND PLAN DETAILS.
4. LANDSCAPE LIGHTING NOTES, DETAILS, AND PLAN DRAWINGS.
5. IRRIGATION NOTES, DETAILS, AND PLAN DRAWINGS.

B. THE CONTRACTOR SHALL PROVIDE ALL PERMITTING APPLICATIONS AND FEES, LABOR, MATERIALS, TOOLS, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR, AND INCIDENTAL TO PERFORMING ALL OPERATIONS AS SHOWN ON THE LANDSCAPE ARCHITECTURAL PLAN AND DETAIL DRAWINGS.

1. THE LANDSCAPE ARCHITECT MAY OBSERVE THE WORK AT ANY TIME, AND S/HE MAY REMOVE SAMPLES OF MATERIALS TO VERIFY CONFORMITY TO SPECIFICATIONS.
2. UPON WRITTEN NOTICE OF THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO STANDARDS, SPECIFICATIONS, AND CODES WITHIN THESE LANDSCAPE ARCHITECTURAL PLAN AND DETAIL DRAWINGS, AND THE CONTRACTOR SHALL REMEDY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AT THE SOONEST POSSIBLE IME THAT CAN BE COORDINATED WITH OTHER WORK AND SEASONAL WEATHER DEMANDS.
   a. REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED AT THE CONTRACTOR'S EXPENSE. THE COST OF TESTING MATERIALS NOT MEETING SPECIFICATIONS SHALL BE PAID BY THE CONTRACTOR.
   b. IN THE EVENT THAT CONSTRUCTION WORK DAMAGES EXISTING SOIL IN AREAS DESIGNATED FOR USE AS PLANTING SOIL, TO THE POINT WHERE THE SOIL IS NO LONGER SUITABLE TO SUPPORT THE PLANTS SPECIFIED, THE CONTRACTOR SHALL PROVIDE MODIFICATION OF THE DAMAGED SOIL UP TO AND INCLUDING REMOVAL AND REPLACEMENT WITH SOIL OF EQUAL QUALITY TO THE SOIL THAT EXISTED PRIOR TO CONSTRUCTION.
   c. THE CONTRACTOR SHALL PROTECT INSTALLED AND/OR MODIFIED PLANTING SOIL FROM DAMAGE INCLUDING CONTAMINATION AND OVER COMPACTION. UTILIZE FENCING AND MATTING AS REQUIRED OR DIRECTED TO PROTECT THE FINISHED SOIL WORK. TREAT, REPAIR OR REPLACE DAMAGED PLANTING SOIL IMMEDIATELY.
      1) EXAMPLES OF DAMAGE INCLUDE FURTHER COMPACTION, CONTAMINATION, GRADING, CREATION OF HARD PAN OR DRAINAGE PROBLEMS, AND LOSS OF THE "O" AND OR "A" SOIL HORIZONS.
3. THE GENERAL CONTRACTOR CAN REQUESTS A PRE-CONSTRUCTION CONFERENCE TO REVIEW THE LANDSCAPE ARCHITECTURAL PLAN AND DETAIL DRAWINGS AT LEAST TEN (10) BUSINESS DAYS BEFORE BEGINNING WORK (I.E. THE INSTALLATION OF TREE AND PLANT PROTECTION FENCING) ON THE SITE.

C. POINTS OF CONTACT: THE GENERAL CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT THE FOLLOWING.

☐ 1.

POSITION	COMPANY NAME	TELEPHONE	EMAIL
PROJECT MANAGER			
SITE SUPERINTENDENT			
CONSULTING ARBORIST			

☐ 2.

PROJECT TASK(S)	COMPANY / FIRM NAME
CLEARING AND GRADING	
INSTALLATION / MAINTENANCE OF TREE PROTECTION FENCING	
PESTICIDE APPLICATION	
COMPOST SUPPLIER	
SOIL AMENDMENT(S) SUPPLIER(S)	
NURSERY(IES) / PLANT GROWER(S)	
LANDSCAPE INSTALLER	
IRRIGATION INSTALLER	
ANY OTHER COMPANY / FIRM THAT WILL EXCAVATE / TRENCH WITHIN PROJECT SITE	

3. THE LANDSCAPE ARCHITECT SHALL ONLY COMMUNICATE DIRECTLY TO THE OWNER, GENERAL CONTRACTOR'S PROJECT MANAGER (PM), AND/OR SUPERINTENDENT UNLESS OTHERWISE REQUESTED BY THE OWNER AND/OR GENERAL CONTRACTOR PM.

D. **VERIFICATION:** THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, CODES, ORDINANCES, AND REGULATIONS BEARING ON THE OPERATION OR CONDUCT OF THE LANDSCAPE ARCHITECTURAL PLAN AND DETAIL DRAWINGS.

1. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, EXISTING VEGETATION TO REMAIN, SURFACE GRADES, AND SOIL CONDITIONS.
   a. VERIFY THE SUBGRADE IS AT THE PROPER ELEVATION AND COMPACTED AS REQUIRED.
   b. VERIFY ALL SURFACE AREAS TO BE FILLED WITH PLANTING SOIL ARE FREE OF CONSTRUCTION DEBRIS, REFUSE, COMPRESSIBLE OR BIODEGRADABLE MATERIALS, STONES GREATER THAN TWO INCHES (2") DIAMETER, SOIL CRUSTING FILMS OF SILT OR CLAY THAT REDUCES OR STOPS DRAINAGE FROM THE PLANTING SOIL INTO THE SUBSOIL; AND/OR STANDING WATER. REMOVE UNSUITABLE MATERIAL FROM THE SITE.
   c. VERIFY NO ADVERSE DRAINAGE CONDITIONS ARE PRESENT.
   d. VERIFY NO CONDITIONS ARE PRESENT WHICH ARE DETRIMENTAL TO PLANT GROWTH.
   e. VERIFY UTILITY WORK HAS BEEN COMPLETED PRIOR TO LANDSCAPE INSTALLATION.
   f. ALTHOUGH SIZES AND LOCATIONS OF PLANTS AND OR IRRIGATION EQUIPMENT ARE DRAWN TO SCALE WHEREVER POSSIBLE, IT IS NOT WITHIN THE SCOPE OF THE DRAWINGS TO SHOW ALL NECESSARY OFFSETS, OBSTRUCTIONS, OR SITE CONDITIONS.
      1) THE LANDSCAPE ARCHITECT DRAWS IRRIGATION PIPING AND RELATED EQUIPMENT DIAGRAMMATICALLY. SCALED DIMENSIONS ARE APPROXIMATE ONLY.
      2) PIPING AND EQUIPMENT IS TO BE LOCATED WITHIN THE DESIGNATED PLANTING AREAS WHEREVER POSSIBLE UNLESS SPECIFICALLY DEFINED OR DIMENSIONED OTHERWISE
      3) THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL THE WORK IN SUCH A MANNER THAT IT WILL BE IN CONFORMANCE TO SITE CONDITIONS, COMPLETE, AND IN GOOD WORKING ORDER.
      4) COORDINATE THE RELOCATION OF ANY IRRIGATION LINES, HEADS OR THE CONDUITS OF OTHER UTILITY LINES THAT ARE IN CONFLICT WITH PROTECTED OR PROPOSED TREE LOCATIONS.
   g. VERIFY IRRIGATION WORK, WHICH IS SHOWN TO BE INSTALLED BELOW PREPARED SOIL LEVELS, HAS BEEN COMPLETED PRIOR TO THE LANDSCAPE INSTALLATION.

☐ 2. AT ANY TIME PRIOR TO OR DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY SUBMIT IN WRITING A LIST OF ANY DISCREPANCIES BETWEEN THE INFORMATION ON THE PLANS AND THE ACTUAL CONDITIONS TO THE LANDSCAPE ARCHITECT.

☐ 3. AT ANY TIME PRIOR TO OR DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY SUBMIT WRITING A LIST OF ANY CONDITIONS THAT MAY IMPACT THE SUCCESSFUL PROTECTION OF EXISTING VEGETATION, AMENDING OF SOIL, INSTALLATION OF NEW VEGETATION, INSTALLATION OF THE IRRIGATION SYSTEM, AND ANY OTHER PORTION OF THE LANDSCAPE ARCHITECTURAL PLAN AND DETAIL DRAWINGS.
   a. THE CONTRACTOR SHALL INCLUDE A DESCRIPTION OF ANY PROPOSED CHANGES TO WORK, SCHEDULE, AND COST.

☐ 4. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT OF THE PROGRESS OF THE WORK SO THE LANDSCAPE ARCHITECT MAY OBSERVE KEY TIMES IN THE CONSTRUCTION PROCESS. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL SUBMIT A SCHEDULE TO THE LANDSCAPE ARCHITECT FOR THE FOLLOWING, AND MAINTAIN THE LANDSCAPE ARCHITECT OF CHANGES TO THE SCHEDULE:

ACTIVITY	DATE
INSTALLATION OF TREE PROTECTION FENCING	
PRUNING OF TREES TO REMAIN	
DELIVERY AND INSTALL OF SOIL MIXES / AMENDMENTS	
DELIVERY AND INSTALL OF LANDSCAPE MATERIAL	
INSTALL AND TEST OF IRRIGATION SYSTEM	
SUBSTANTIAL COMPLETION WALK-THROUGH OF SITE	

   a. THE FAILURE OF THE LANDSCAPE ARCHITECT TO MAKE FIELD OBSERVATIONS SHALL NOT RELIEVE THE CONTRACTOR FROM MEETING ALL THE REQUIREMENTS OF THIS SPECIFICATION.

E. REFERENCES: THE FOLLOWING APPLIES TO REFERENCED STANDARDS, SPECIFICATIONS, AND CODES WITHIN THESE LANDSCAPE ARCHITECTURAL PLAN AND DETAIL DRAWINGS.

1. IN THE EVENT THAT THE REQUIREMENTS OF THE REFERENCED STANDARDS, SPECIFICATIONS, AND CODES CONFLICT WITH THESE LANDSCAPE ARCHITECTURAL DETAILS AND DRAWINGS, THE REQUIREMENTS OF THESE DETAILS AND DRAWINGS SHALL PREVAIL.
2. IN THE EVENT THAT THE REQUIREMENTS OF ANY OF THE REFERENCED STANDARDS, SPECIFICATIONS, AND CODES CONFLICT WITH EACH OTHER THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
3. WHEREVER REFERENCES ARE MADE TO STANDARDS, SPECIFICATIONS, AND CODES IN ACCORDANCE WITH WHICH WORK IS TO BE PERFORMED OR TESTED, THE EDITION OR REVISION OF THE STANDARDS, SPECIFICATIONS, AND CODES CURRENT ON THE PERMITTED DATE OF THESE LANDSCAPE ARCHITECTURAL PLAN AND DETAIL DRAWINGS SHALL APPLY UNLESS OTHERWISE EXPRESSLY SET FORTH.
4. WEBSITES LISTED IN THE LIST OF REFERENCES BELOW MAY NOT BE THE MOST CURRENT EDITION OF THE PUBLICATIONS. THE LANDSCAPE ARCHITECT OF RECORD IS PROVIDING THEM TO ASSIST THE CONTRACTOR'S DUE DILIGENCE.
5. IN THE EVENT THE CONTRACTOR DISCOVERS ANY OF THE ABOVE CONDITIONS, IMMEDIATELY CONTACT THE LANDSCAPE ARCHITECT.

F. THE MOST CURRENT EDITION OF FOLLOWING STANDARDS, SPECIFICATIONS, AND CODES APPLY TO THESE LANDSCAPE ARCHITECTURAL PLAN AND DETAIL DRAWINGS:

1. FOR THE PROTECTION OF EXISTING TREES AND OTHER PLANTS:
   a. *ANSI A300 (PART 5), TREE, SHRUB, AND OTHER WOOD PLANT MANAGEMENT - STANDARD PRACTICES (MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND CONSTRUCTION*. TREE CARE INDUSTRY ASSOCIATION, INC., LONDONDERRY, NEW HAMPSHIRE.
   b. *STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY*. BY EDWARD F. GILMAN ET AL. PUBLISHED BY URBAN TREE FOUNDATION, VISALIA, CALIFORNIA.
   c. *GLOSSARY OF ARBORICULTURAL TERMS*. INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN, ILLINOIS.
   d. *BEST MANAGEMENT PRACTICES - PRUNING*. SHARON J. LILLY, EDWARD F. GILMAN, AND E. THOMAS SMILEY. INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN, ILLINOIS.
   e. SEE SUPPLEMENTAL NOTES FOR TREE AND PLANT PROTECTION STARTING WITH SHEET LT-01 FOR MUNICIPAL LAND DEVELOPMENT CODE REQUIREMENTS.
2. FOR THE FURNISHING, DELIVERY, AND INSTALLATION OF PLANTING SOIL AND/OR THE MODIFICATION OF EXISTING SITE SOIL FOR USE AS PLANTING SOIL:
   a. *STANDARD SPECIFICATION FOR AGRICULTURAL LIMING MATERIALS, ASTM C602-20*. ASTM INTERNATIONAL, WEST CONSHOHOCKEN, PENNSYLVANIA, AVAILABLE FOR PURCHASE ONLINE AT <https://www.astm.org/c0602-20.html>.
   b. "FINE AGGREGATE" IN STANDARD SPECIFICATION FOR CONCRETE AGGREGATES, ASTM C33/C33M-18. ASTM INTERNATIONAL, WEST CONSHOHOCKEN, PENNSYLVANIA, AVAILABLE FOR PURCHASE ONLINE AT <https://www.astm.org/c0033_c0033m-18.html>.
   c. Parts 613 to 617, "Soil Classifications," and Parts 618 to 625, "Soil Qualities," *NATIONAL SOIL SURVEY HANDBOOK, TITLE* 430. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. AVAILABLE ONLINE AT <https://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=49659.wba>
   d. "TREE & SHRUB CLASS," "FLOWER & VEGETABLE GARDEN CLASS," AND "LAWNS," CONSUMER COMPOST USE PROGRAM. U.S. COMPOSTING COUNCIL. AVAILABLE ONLINE AT <https://www.compostingcouncil.org/page/CCUPMethodsAmounts>
   e. *METHODS OF SOIL ANALYSIS, PART 1: PHYSICAL AND MINERALOGICAL METHODS*. ARNOLD KLUTE, EDITOR. THE SOIL SCIENCE SOCIETY OF AMERICA, INC.
   f. *UP BY ROOTS: HEALTHY SOILS AND TREES IN THE BUILT ENVIRONMENT*. J. URBAN. INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN, ILLINOIS.
   g. TEST METHOD FOR THE EXAMINATION OF COMPOSTING AND COMPOST (TMECC). U.S. COMPOSTING COUNCIL. AVAILABLE ONLINE AT <https://www.compostingcouncil.org/page/tmecc>.
   h. *ELEMENTS OF THE NATURE AND PROPERTIES OF SOILS*. NYLE C. BRADY AND RAY R. WEIL. PEARSON EDUCATION, INC., UPPER SADDLE RIVER, NEW JERSEY.
3. FOR THE FURNISHING, DELIVERY, INSTALLATION, AND NAMING OF VEGETATION (ALSO KNOWN AS "LANDSCAPING"):
   a. *ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK*. AMERICAN HORTICULTURE INDUSTRY ASSOCIATION, COLUMBUS, OHIO. AVAILABLE ONLINE AT <www.americanhort.site-ym.com/resource/collection/38ED7535-9C88-45E5-AF44-01C26838AD0C/ANSI_Nursery_Stock_Standards_AmericanHort_2014.pdf>
   b. *ANSI A300 (PART 5), TREE, SHRUB, AND OTHER WOOD PLANT MANAGEMENT - STANDARD PRACTICES (MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND CONSTRUCTION*. TREE CARE INDUSTRY ASSOCIATION, INC., LONDONDERRY, NEW HAMPSHIRE.
   c. *FLORIDA GRADES AND STANDARDS FOR NURSERY STOCK*. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE, FLORIDA. AVAILABLE ONLINE AT <www.ifas.ufl.edu/media/sfylifasufledu/hillsborough/docs/pdf/environmentalhort/grades-and-standards-for-nursery-plants-2022.pdf>
   d. *THE GERMPLASM RESOURCES INFORMATION NETWORK (GRIN)*, U.S. DEPARTMENT OF AGRICULTURE. AVAILABLE ONLINE AT <HTTP://WWW.ARS-GRIN.GOV/NPGS/SEARCHGRIN.HTML>
   e. *MANUAL OF WOODY LANDSCAPE PLANTS*. MICHAEL DIRR. STIPES PUBLISHING, CHAMPAIGN, ILLINOIS.
   f. *STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY*. BY EDWARD F. GILMAN ET AL. PUBLISHED BY URBAN TREE FOUNDATION, VISALIA, CALIFORNIA.
   g. *GLOSSARY OF ARBORICULTURAL TERMS*. INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN, ILLINOIS.
   h. *LANDSCAPING WITH CONIFERS AND GINKGO FOR THE SOUTHEAST*. BY TOM COX AND JOHN M. RUTER. UNIVERSITY OF FLORIDA PRESS, GAINESVILLE, FLORIDA.
   i. *BETROCK'S REFERENCE GUIDE TO FLORIDA LANDSCAPE PLANTS*. TIMOTHY K. BROSCHAT AND ALAN W. MEEROW. UNIVERSITY OF FLORIDA, GAINESVILLE, FLORIDA.
   j. *BEST MANAGEMENT PRACTICES - PRUNING*. SHARON J. LILLY, EDWARD F. GILMAN, AND E. THOMAS SMILEY. INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN, ILLINOIS.
   k. "LIST OF INVASIVE PLANT SPECIES." FLORIDA INVASIVE SPECIES COUNCIL (FISC). AVAILABLE ONLINE AT <https://floridainvasivespecies.org/plantlist.cfm>
   l. SEE SUPPLEMENTAL NOTES FOR LANDSCAPING STARTING WITH SHEET LP-01 FOR MUNICIPAL LAND DEVELOPMENT CODE REQUIREMENTS.
4. FOR THE FURNISHING, DELIVERY, AND INSTALLATION OF NECESSARY FOR THE INSTALLATION OF A LANDSCAPE IRRIGATION SYSTEM.
   a. *PROPOSED CONSTRUCTION BUILDING CODES FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS*. APPENDIX F, 2023 FLORIDA BUILDING CODE, PLUMBING. 8TH EDITION. AVAILABLE ONLINE AT <https://codes.iccsafe.org/content/FLPC2023P1/appendix-f-proposed-construction-building-codes-for-turf-and-landscape-irrigation-systems>
   b. RAIN BIRD LANDSCAPE IRRIGATION CATALOG. AVAILABLE ONLINE AT <https://www.rainbird.com/landscape/rain-bird-landscape-irrigation-catalog>
   c. HUNTER IRRIGATION PRODUCT CATALOG. AVAILABLE ONLINE AT <https://www.hunterindustries.com/product-catalog-and-parts-list>
   d. SEE SUPPLEMENTAL NOTES FOR IRRIGATION START ON SHEET LI-01 FOR MUNICIPAL LAND DEVELOPMENT CODE REQUIREMENTS.

G. PROTECTION DURING CONSTRUCTION: THE CONTRACTOR SHALL PROTECT PLANTING AND RELATED WORK AND OTHER SITE WORK FROM DAMAGE DUE TO PLANTING OPERATIONS, OPERATIONS BY OTHER CONTRACTORS OR TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION UNTIL SUBSTANTIAL COMPLETION ACCEPTANCE. TREAT, REPAIR OR REPLACE DAMAGED WORK IMMEDIATELY.

1. THE CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY EROSION CONTROL TO STOP SOIL EROSION UNTIL THE SITE IS STABILIZED WITH MULCH, PINE STRAW, AND/OR ESTABLISHED PLANTINGS AND TURF.
2. DAMAGE DONE BY THE CONTRACTOR, OR ANY SUB-CONTRACTORS, TO EXISTING OR INSTALLED PLANTS, OR ANY OTHER PARTS OF THE WORK OR EXISTING FEATURES TO REMAIN, INCLUDING ROOTS, TRUNK OR BRANCHES OF LARGE EXISTING TREES, SOIL, PAVING, UTILITIES, LIGHTING, IRRIGATION, OTHER FINISHED WORK AND SURFACES INCLUDING THOSE ON ADJACENT PROPERTY, SHALL BE CLEANED, REPAIRED OR REPLACED BY THE CONTRACTOR.

H. THE FOLLOWING ARE DEFINITIONS APPLICABLE TO THESE LANDSCAPE ARCHITECTURAL PLAN AND DETAIL DRAWINGS PER AUTHORITIES HAVING JURISDICTION:

1. REFERENCE: (INSERT LAND DEVELOPMENT CODE ARTICLE(S) APPLICABLE TO THE PROJECT)
   a. DEFINITIONS (E.G. SURVEYED TREE, PROTECTED TREE, HERITAGE TREE, ETC.)
   b. TREE MITIGATION
   c. TREE PROTECTION CREDIT CALCULATIONS
   d. LANDSCAPE REQUIREMENTS (INCLUDES PERIMETER BUFFERS, SITE, PARKING LOT/VEHICLE USE AREAS, AND BUILDING FACADES)
   e. LANDSCAPE LIGHTING
   f. SIGNAGE
   g. MISCELLANEOUS

☐ DENOTES GUIDELINES FOR CONTRACTOR SUBMITTAL TO LANDSCAPE ARCHITECT.

- - - END LANDSCAPE ARCHITECTURAL GENERAL NOTES - - -

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

LANDSCAPE ARCHITECT OF RECORD: **MICHAEL J. HANS, R.L.A. FLORIDA LICENSE LA2032**

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL J. HANS, RLA ON THE DATE ADJACENT TO THE SEAL.

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REGISTERED LANDSCAPE ARCHITECT MICHAEL JARED HANS LA2032 STATE OF FLORIDA

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SHEET TITLE: LANDSCAPE ARCHITECT GENERAL NOTES

DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: FLORIDA GATEWAY RV RESORT, LLC
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: LG-01

SUPPLEMENTAL LANDSCAPE ARCHITECT NOTES FOR SOIL AMENDMENTS AND LANDSCAPE INSTALLATION:

PART I. DEFINITIONS AND BASIS OF DESIGN FOR SOIL AMENDMENT PRODUCTS.

A. DEFINITIONS: THE FOLLOWING PROVIDES SPECIFIC NOTES FOR EXISTING SOIL AND AMENDMENTS TO EXISTING SOIL PRIOR TO THE LANDSCAPE INSTALLATION. THE FOLLOWING DEFINITIONS SHALL APPLY TO THESE LANDSCAPE ARCHITECTURAL PLAN AND DETAIL DRAWINGS:

1. ACCEPTABLE DRAINAGE: DRAINAGE RATE IS SUFFICIENT FOR THE PLANTS TO BE GROWN. TYPICAL RATES FOR INSTALLED PLANTING SOIL ARE BETWEEN ONE TO FIVE INCHES (1"-5") PER HOUR. IN NATURAL UNDISTURBED SOILS A MUCH LOWER DRAINAGE RATE, AS LOW AS ONE-EIGHTH INCH (1/8") PER HOUR CAN STILL SUPPORT GOOD PLANT GROWTH. WETLAND PLANTS CAN GROW ON TOP OF PERCHED WATER LAYERS OR EVEN WITHIN SEASONAL PERCHED WATER LAYERS BUT BECOME UNSTABLE IN HIGH WIND EVENTS.
2. AMENDMENT: MATERIAL INCORPORATED INTO THE SOIL TO MODIFY PROPERTIES OR FUNCTIONS, SUCH AS DRAINAGE, AGGREGATION AND SOIL STRUCTURE, WATER AND NUTRIENT RETENTION, POROSITY, INFILTRATION, DRAINAGE, AND ROOTING DEPTH. AMENDMENTS ARE CLASSIFIED AS ORGANIC OR INORGANIC.
3. AMENDMENT, INORGANIC: AMENDMENTS SUCH AS PERLITE, VERMICULITE, OR VOLCANIC GLASS USED FOR THEIR PHYSICAL AND CHEMICAL PROPERTIES; NOT BIOLOGICALLY ACTIVE.
4. AMENDMENT, NON-ORGANIC: BIOLOGICALLY ACTIVE AMENDMENTS SUCH AS MYCORRHIZAL ADDITIVES, COMPOST TEA, OR OTHER PRODUCTS.
5. CARBON DIOXIDE EVOLUTION RATE: A MEASUREMENT OF THE BIODEGRADATION RATE OF THE ORGANIC MATTER IN COMPOST BY MEASURING RESPIRATION RATE AT WHICH THE COMPOST SAMPLE IS RELEASING CARBON DIOXIDE (CO2) UNDER OPTIMIZED MOISTURE AND TEMPERATURE CONDITIONS.
6. COMPACTED SOIL: SOIL WHERE THE DENSITY OF THE SOIL IS GREATER THAT THE THRESHOLD FOR ROOT LIMITING.
7. COMPOST: WELL DECOMPOSED STABLE ORGANIC MATERIAL OF BLENDED AND GROUND LEAF, WOOD, AND OTHER PLANT BASED MATERIAL, COMPOSTED FOR A MINIMUM OF NINE (9) MONTHS AND AT TEMPERATURES SUFFICIENT TO BREAK DOWN ALL WOODY FIBERS, SEEDS AND LEAF STRUCTURES, FREE OF TOXIC MATERIAL AT LEVELS THAT ARE HARMFUL TO PLANTS OR HUMANS. SOURCE MATERIAL SHALL BE YARD WASTE TRIMMINGS BLENDED WITH OTHER PLANT OR MANURE BASED MATERIAL DESIGNED TO PRODUCE COMPOST HIGH IN FUNGAL MATERIAL.
8. COMPOST MATURITY: A PROCEDURE MEASURING A RATIO BETWEEN CARBON DIOXIDE (CO2) AND NITROGEN (N) PRODUCED BY DECOMPOSING ORGANIC MATERIAL. A C:N RATIO IS AN INDICATOR OF COMPOST STABILITY AND NITROGEN AVAILABILITY.
9. DRAINAGE: THE RATE AT WHICH SOIL WATER MOVES THROUGH THE SOIL TRANSITIONING THE SOIL FROM SATURATED CONDITION TO FIELD CAPACITY. MOST OFTEN EXPRESSED AS SATURATED HYDRAULIC CONDUCTIVITY (KSAT; UNITS ARE INCHES PER HOUR).
10. EXISTING SOIL: SURFACE SOIL IN THE AREAS DESIGNATED ON THE SOILS PLAN AS EXISTING SOIL, THAT IS NOT ALTERED, COMPACTED TO ROOT LIMITING DENSITY, GRADED OR CONTAMINATED BEFORE OR DURING THE CONSTRUCTION PROCESS AND CONSIDERED ACCEPTABLE FOR PLANTING AND LONG TERM HEALTH OF THE PLANTS SPECIFIED EITHER AS IT EXISTS OR WITH ONLY MINOR MODIFICATION.
11. FERTILIZER: INORGANIC AMENDMENT USED FOR THE PURPOSE OF ADJUSTING SOIL NUTRIENT COMPOSITION AND PH BALANCE.
12. FINE GRADING: THE FINAL GRADING OF THE SOIL TO ACHIEVE EXACT CONTOURS AND POSITIVE DRAINAGE, OFTEN ACCOMPLISHED BY HAND RAKES OR DRAG RAKES OTHER SUITABLE DEVICES.
13. FINISHED GRADE: SURFACE OR ELEVATION OF PLANTING SOIL AFTER FINAL GRADING AND TWELVE (12) MONTHS OF SETTLEMENT OF THE SOIL.
14. GRADED SOIL: SOIL WHERE THE A HORIZON HAS BEEN STRIPPED AND RELOCATED OR RE-SPREAD; CUTS AND FILLS DEEPER THAN TWELVE INCHES (12"), AND.
15. IMPORTED TOPSOIL: FERTILE, FRIABLE SOIL CONTAINING LESS THAN FIVE PERCENT (5%) TOTAL VOLUME OF THE COMBINATION OF SUBSOIL, REFUSE, ROOTS LARGER THAN ONE INCH (1") DIAMETER, HEAVY, STICKY OR STIFF CLAY, STONES LARGER THAN TWO INCHES (2") IN DIAMETER, NOXIOUS SEEDS, STICKS, BRUSH, LITTER, OR ANY SUBSTANCES DELETERIOUS TO PLANT GROWTH. THE PERCENT (%) OF THE ABOVE OBJECTS SHALL BE CONTROLLED BY SOURCE SELECTION AND NOT BY SCREENING THE SOIL.
16. INSTALLED SOIL: PLANTING SOIL AND EXISTING SITE SOIL THAT IS SPREAD AND OR GRADED TO FORM A PLANTING SOIL.
17. MINOR DISTURBANCE: MINOR GRADING AS PART OF AGRICULTURAL WORK THAT ONLY ADJUSTS THE A HORIZON SOIL, MINOR SURFACE COMPACTION IN THE TOP SIX INCHES (6") OF THE SOIL, APPLICATIONS OF FERTILIZERS, INSTALLATION OF UTILITY PIPES SMALLER THAN EIGHTEEN INCHES (18") IN DIAMETER THRU THE SOIL ZONE.
18. MIXED SOIL: MIXES OF EXISTING SOIL OR IMPORTED TOPSOIL, COARSE SAND, AND/OR COMPOST TO MAKE A NEW SOIL THAT MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREA. THESE MIXED SOILS MAY BE MIXED OFF SITE OR ONSITE AND WILL VARY IN MIX COMPONENTS AND PROPORTIONS AS INDICATED.
19. PED: A CLUMP OR CLOD OF SOIL HELD TOGETHER BY A COMBINATION OF CLAY, ORGANIC MATTER, AND FUNGAL HYPHAE, RETAINING THE ORIGINAL STRUCTURE OF THE HARVESTED SOIL.
20. PLANTING SOIL: TOPSOIL, OR PLANTING SOIL MIXES WHICH ARE IMPORTED OR EXISTING AT THE SITE, OR MADE FROM COMPONENTS THAT EXIST AT THE SITE, OR ARE IMPORTED TO THE SITE.
21. POOR DRAINAGE: SOIL DRAINAGE THAT IS SLOWER THAN THAT TO WHICH THE PLANTS CAN ADAPT. GENERALLY, IF THE SOIL IS TURNING GREY IN COLOR, IT IS REASONABLE PREFERABLE TO EITHER TO PLANT MOISTURE ADAPTIVE PLANTS AT SMALLER SIZES THAT ARE YOUNG IN AGE WITH SHALLOW ROOT BALLS OR LOOK AT OPTIONS TO IMPROVE THE DRAINAGE
22. SCARIFY: LOOSENING AND ROUGHENING THE SURFACE OF SOIL AND SUB SOIL PRIOR TO ADDING ADDITIONAL SOIL ON TOP, AND FURTHER DEFINED IN THIS SPECIFICATION.
23. SOIL FRACTURING: DEEP LOOSENING THE SOIL TO THE DEPTHS SPECIFIED BY USING A BACKHOE.
24. SOIL HORIZONS: LAYERS OF SOIL VISIBLY SHARING PROPERTIES SUCH AS COLOR, TEXTURE, STRUCTURE, AND THICKNESS, AND SHARING TESTABLE PROPERTIES SUCH AS CHEMICAL AND MINERAL CONTENT, CONSISTENCE, AND REACTION.
25. SOIL HORIZON, 'O': LAYER OF PREDOMINATELY ORGANIC SOIL DERIVING FROM DEAD PLANT AND ANIMAL RESIDUE COMMON IN FORESTS AND GENERALLY ABSENT IN GRASSLANDS.
26. SOIL HORIZON, 'A': TOPMOST LAYER OF PREDOMINATELY MINERAL SOILS CONTAINING ENOUGH DECOMPOSED ORGANIC MATTER TO GIVE THE SOIL A DARKER COLOR THAN LOWER SOIL HORIZONS. GENERALLY REFERRED TO AS 'TOPSOIL' AND CONTAINS THE MAJORITY OF PLANT FEEDER ROOTS.
27. SOIL SALT: COMPOST SOLUBLE SALT MEASURES THE SALT CONTENT IN SOIL AND COMPOST MEASURED BY AN ELECTRICAL CONNECTIVITY TEST WITH RESULTING UNITS OF MILLIMHOS PER CENTIMETER (MMHO/CM). COMPOST SOLUBLE SALT LEVELS TYPICALLY RANGE FROM 1 TO 10 MMHOS/CM. HIGH SALINITY MAY BE TOXIC TO PLANTS. IDEAL SOLUBLE SALT LEVELS WILL DEPEND ON THE END USE OF THE COMPOST.
28. SOIL RIPPING: LOOSENING THE SOIL BY DRAGGING A RIPPING SHANK OR CHISEL THRU THE SOIL TO THE DEPTHS AND SPACING SPECIFIED.
29. SOIL TILLING: LOOSENING THE SURFACE OF THE SOIL TO THE DEPTHS SPECIFIED WITH A ROTARY TINE TILLING MACHINE, ROTO TILLER, (OR SPADE TILLER).
30. SOIL TRENCHING: CUTTING NARROW TRENCHES THRU THE SOIL AT THE DEPTHS AND SPACING SPECIFIED TO LOOSEN THE SOIL PROFILE.
31. SUBGRADE: SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER COMPLETING EXCAVATION, OR TOP SURFACE OF A FILL OR BACKFILL, BEFORE PLACING PLANTING SOIL.
32. TOPSOIL: SEE SOIL HORIZON, 'A'.
33. UNDISTURBED SOIL: SOILS WITH THE ORIGINAL 'A' HORIZON INTACT THAT HAVE NOT BEEN GRADED OR COMPACTED. SOILS MAY HAVE BEEN FARMED, SUBJECTED TO FIRE, OR LOGGED, BUT NOT GRADED.

B. BASIS OF DESIGN SOIL AMENDMENT PRODUCTS

1. IMPORTED TOPSOIL:
   a. IMPORTED TOPSOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. IMPORTED TOPSOIL SHALL NOT CONTAIN WEED SEEDS IN QUANTITIES THAT CAUSE NOTICEABLE WEED INFESTATIONS IN THE FINAL PLANTING BEDS.
   b. IMPORTED TOPSOIL SHALL BE A HARVESTED SOIL FROM FIELDS OR DEVELOPMENT SITES. THE ORGANIC CONTENT AND PARTICLE SIZE DISTRIBUTION SHALL BE THE RESULT OF NATURAL SOIL FORMATION. MANUFACTURED SOILS WHERE COARSE SAND, COMPOSTED ORGANIC MATERIAL OR CHEMICAL ADDITIVES HAS BEEN ADDED TO THE SOIL TO MEET THE REQUIREMENTS OF THESE NOTES SHALL NOT BE ACCEPTABLE. RETAINED SOIL PEDS SHALL BE THE SAME COLOR ON THE INSIDE AS IS VISIBLE ON THE OUTSIDE.
   c. IMPORTED TOPSOIL FOR PLANTING SOIL SHALL NOT HAVE BEEN SCREENED AND SHALL RETAIN SOIL PEDS OR CLODS LARGER THAN TWO INCHES (2") IN DIAMETER THROUGHOUT THE STOCKPILE AFTER HARVESTING.
2. COMPOST:
   a. COMPOST SHALL BE COMMERCIALLY PREPARED BY AN STA-CERTIFIED PRODUCER WHICH WILL PROVIDE A CURRENT TEST RESULT OF THEIR PRODUCT.
   b. A LIST OF STA-CERTIFIED COMPOST PRODUCERS CAN BE FOUND ONLINE AT <https://www.compostingcouncil.org/page/participants>.
      1) THE BASIS OF DESIGN PRODUCER IS INDIANHEAD BIOMASS, 2020 COUNTY ROAD 214, SAINT AUGUSTINE, FLORIDA, 32084-9210.
      2) THE POINT OF CONTACT IS JOE WILLIAMS AT (904) 806-0187.
   c. COMPOST SHALL COMPLY WITH THE FOLLOWING PARAMETERS:
      1) PH VALUE: 5.5 TO 8.0
      2) SOIL SALT (ELECTRICAL CONDUCTIVITY): MAX FIVE (5) DS/M (MMHOS/CM)
      3) MOISTURE CONTENT PERCENT (WET WEIGHT BASIS): THIRTY-SIXTY (30-60)
      4) PARTICLE SIZE (DRY WEIGHT BASIS): NINETY-EIGHT PERCENT (98%) PASS THROUGH THREE-QUARTER INCH (3/4") SCREEN OR SMEAR TEST.
      5) STABILITY CARBON DIOXIDE EVOLUTION RATE: LESS THAN TWO (<2) MG CO2-C/G OM/DAY.
      6) MATURITY TEST: GREATER THAN SIX (>6)
      7) PHYSICAL CONTAMINANTS (INERTS), %, DRY WEIGHT BASIS: LESS THAN ONE PERCENT (<1%).
   8) CHEMICAL CONTAMINANTS PER U.S. ENVIRONMENTAL PROTECTION AGENCY CLASS A STANDARD, 40 CFR §503.13, TABLES 1 AND 3 LEVELS.
   9) BIOLOGICAL CONTAMINANTS (SELECT PATHOGENS FECAL COLIFORM BACTERIA, OR SALMONELLA) PER U.S. EPA CLASS A STANDARD, 40 CFR § 503.32(A) LEVEL REQUIREMENTS.

☐ d. SUBMIT A ONE-HALF (1/2) GALLON SAMPLE FROM ALL COMPOST SOURCES WITH MANUFACTURER'S LITERATURE AND MATERIAL CERTIFICATION THAT THE PRODUCT MEETS THE REQUIREMENTS TO THE LANDSCAPE ARCHITECT.

3. COARSE SAND
   a. COARSE SANDS SHALL BE CLEAN, SHARP, NATURAL COARSE SANDS FREE OF LIMESTONE, SHALE AND SLATE PARTICLES. MANUFACTURED COARSE SAND SHALL NOT BE PERMITTED.
      1) PH VALUE SHALL BE LOWER THAN 7.0.
   b. PROVIDE COARSE SAND WITH THE FOLLOWING PARTICLE SIZE DISTRIBUTION:

SIEVE	PERCENT PASSING
3/8 INCH (9.5 MM)	100%
NO. 4 (4.75 MM)	95-100%
NO. 8 (2.36 MM)	80-100%
NO. 16 (1.18 MM)	50-85%
NO. 30 (0.60 MM)	25-60%
NO. 50 (0.30 MM)	10-30%
NO. 100 (0.15 MM)	2-10%
NO. 200 (0.75 MM)	2-5%

☐ c. SUBMIT A ONE-HALF (1/2) GALLON SAMPLE FROM ALL COARSE SAND SOURCES WITH MANUFACTURER'S LITERATURE AND MATERIAL CERTIFICATION THAT THE PRODUCT MEETS THE REQUIREMENTS TO THE LANDSCAPE ARCHITECT.

4. LIME
   a. AGRICULTURAL LIMESTONE CONTAINING A MINIMUM EIGHTY PERCENT (80%) CALCIUM CARBONATE EQUIVALENT AND AS FOLLOWS:
   b. CLASS T WITH A MINIMUM NINETY-NINE PERCENT (99%) PASSING THROUGH NO. 8 (2.36-MM) SIEVE AND A MINIMUM SEVENTY-FIVE PERCENT (75%) PASSING THROUGH NO. 60 (0.25-MM) SIEVE.
   c. PROVIDE LIME IN FORM OF DOLOMITIC LIMESTONE.

☐ d. SUBMIT MANUFACTURER'S LITERATURE AND MATERIAL CERTIFICATION THAT THE PRODUCT MEETS THE REQUIREMENTS TO THE LANDSCAPE ARCHITECT.

5. EXISTING SOIL
   a. PROTECT EXISTING SOIL FROM COMPACTION, CONTAMINATION, AND DEGRADATION DURING THE CONSTRUCTION PROCESS.
   b. UNLESS OTHERWISE INSTRUCTED, REMOVE ALL EXISTING PLANTS, ROOT THATCH, AND NON-SOIL DEBRIS FROM THE SURFACE OF THE SOIL USING EQUIPMENT THAT DOES NOT INCREASE COMPACTION OF SOIL TO ROOT LIMITING LEVELS.
   c. USE EXISTING SOIL SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. EXISTING SOIL SHALL NOT CONTAIN WEED SEEDS IN QUANTITIES THAT CAUSE NOTICEABLE WEED INFESTATIONS IN THE FINAL PLANTING BEDS.
   d. THE CONTRACTOR SHALL PAY FOR THE COLLECTION, SHIPPING, AND SUBMISSION OF THE EXISTING SOIL FOR TESTING BASED ON LOCATIONS IDENTIFIED IN THE LANDSCAPE ARCHITECTURAL DRAWINGS.
      1) THE BASIS OF DESIGN FOR SOIL TESTING IS PROVIDED THROUGH THE UNIVERSITY OF FLORIDA/INSTITUTE FOR FOOD AND AGRICULTURAL STUDIES (UF/IFAS) AGRICULTURAL EXTENSION SOIL TESTING LABORATORY, OR OTHER RECOGNIZED LABORATORY. A MAP OF TESTING LABORATORIES IS ONLINE AT: <https://sfyl.ifas.ufl.edu/find-your-local-office/>.
      2) THE BASIS OF DESIGN SOIL TEST IS THE UF/IFAS LANDSCAPE AND VEGETABLE GARDEN TEST FORM AVAILABLE ONLINE AT <https://edis.ifas.ufl.edu/pdffiles/SS/SS18700.pdf>.
         a) SELECT TEST "B".
   e. EXISTING SOIL SHALL BE TESTED BEFORE THE INSTALLATION OF THE IRRIGATION SYSTEM AND WITH ENOUGH TIME TO RECEIVE RESULTS TO AMEND SOILS AND INSTALL THE LANDSCAPING.
   f. THE TEST SHALL PROVIDE RESULTS FOR THE FOLLOWING:
      1) SOIL PH
      2) LIME REQUIREMENT
      3) MINERAL CONTENT (P, K, CA, MG, S, CU, MN, and ZN)
   g. IF THE CONTRACTOR STOCKPILES THE EXISTING TOPSOIL, THEN SUBMIT SAMPLES FOR TESTING AFTER DISTRIBUTING IT AROUND THE PROJECT SITE TO CONFIRM IT MEETS THE ABOVE CRITERIA AND IS ACCEPTABLE FOR USE.

☐ 1) THE CONTRACTOR SHALL SUBMIT A WRITTEN PLAN TO THE LANDSCAPE ARCHITECT FOR DISTRIBUTING AND TESTING THE STOCKPILED EXISTING SOIL.

☐ h. SUBMIT COPIES OF ALL SOIL TEST REPORT(S) OF EXISTING SOILS LISTED ABOVE TO THE LANDSCAPE ARCHITECT.

6. MIXED SOILS FOR PLANTING
   a. MIXED SOILS FOR TREES AND SHRUB BEDS SHALL BE DESIGNED FOR MODERATELY SLOW DRAINING.
      1) MIXED SOILS SHALL COMPRISE A COMBINATION OF IMPORTED TOPSOIL, COARSE SAND, AND COMPOST. THE APPROXIMATE MIX SHALL BE:

MIX COMPONENT	PERCENT BY MOIST VOLUME
IMPORTED TOP SOIL UNSCREENED	45-50%
COARSE SAND	40-45%
COMPOST	10%

   b. MIX THE COARSE SAND AND COMPOST TOGETHER FIRST AND THEN ADD TO THE TOPSOIL. MIX WITH A LOADER BUCKET TO LOOSELY INCORPORATE THE TOPSOIL INTO THE COARSE SAND/COMPOST MIX. DO NOT OVER MIX BY USING A SOIL BLENDING MACHINE. DO NOT SCREEN THE SOIL. CLUMPS OF SOIL, COMPOST, AND COARSE SAND WILL BE PERMITTED IN THE OVERALL MIX.
7. CHEMICAL ADJUSTMENT
   a. ADD ANY REQUIRED FERTILIZER AT RATES RECOMMENDED BY THE SOIL TEST RESULTS.

☐ 1) THE CONTRACTOR SHALL SUBMIT A WRITTEN DESCRIBING QUANTITIES AND APPLICATION METHODS FOR ADDING FERTILIZERS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

2) AT FINAL GRADING, TILL SURFACE SOIL DOWN TO SIX INCHES (6") OR GREATER AFTER CHEMICAL ADJUSTMENTS HAVE BEEN APPLIED.

8. TUBULAR SOIL SAMPLER
   a. FOR SOIL TESTS, USE A TUBULAR SOIL SAMPLER (SOIL PROBE) PROVIDING FOR A SAMPLE MINIMUM OF SIX INCHES (6") IN DEPTH AND ONE-HALF INCH (1/2") IN DIAMETER.
   b. MODEL 013T, ITEM #76971, BY FORESTRY SUPPLIERS <https://www.forestry-suppliers.com/p/76971/43231/tubular-soil-sampler>, OR APPROVED EQUIVALENT.
9. SOIL COMPACTION TESTER
   a. FOR ASSESSING SOIL COMPACTION, USE A SPONTON® DIGITAL SOIL COMPACTION METER.
   b. MODEL 29360, AVAILABLE THROUGH FORESTRY SUPPLIERS <https://gemplers.com/products/spoton-digital-soil-compaction-meter>, OR APPROVED EQUIVALENT

☐ c. SUBMIT MANUFACTURER'S PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

10. DELIVERY, STORAGE, AND HANDLING OF SOIL AMENDMENT PRODUCTS
   a. DO NOT MIX, DELIVER, PLACE OR GRADE SOILS WHEN FROZEN OR WITH MOISTURE ABOVE FIELD CAPACITY (I.E. DURING RAIN EVENTS).
   b. PROTECT SOIL AND SOIL STOCKPILES, INCLUDING THE STOCKPILES AT THE SOIL BLENDER'S YARD, FROM WIND, RAIN AND WASHING THAT CAN ERODE SOIL OR SEPARATE FINES AND COARSE MATERIAL, AND CONTAMINATION BY CHEMICALS, DUST AND DEBRIS THAT MAY BE DETRIMENTAL TO PLANTS OR SOIL DRAINAGE. COVER STOCKPILES WITH PLASTIC SHEETING OR FABRIC AT THE END OF EACH WORKDAY.
   c. ALL MANUFACTURED PACKAGED PRODUCTS AND MATERIAL SHALL BE DELIVERED TO THE SITE IN UNOPENED CONTAINERS AND STORED IN A DRY ENCLOSED SPACE SUITABLE FOR THE MATERIAL AND MEETING ALL ENVIRONMENTAL REGULATIONS. BIOLOGICAL ADDITIVES SHALL BE PROTECTED FROM EXTREME COLD AND HEAT. ALL PRODUCTS SHALL BE FRESHLY MANUFACTURED AND DATED FOR THE YEAR IN WHICH THE PRODUCTS ARE TO BE USED.
   d. DELIVER ALL CHEMICAL AMENDMENTS IN ORIGINAL, UNOPENED CONTAINERS WITH ORIGINAL LABELS INTACT AND LEGIBLE, WHICH STATE THE GUARANTEED CHEMICAL ANALYSIS. STORE ALL CHEMICALS IN A WEATHER PROTECTED ENCLOSURE.

PART II. AMENDING SOIL

A. SITE PREPARATION

1. EXCAVATE TO THE PROPOSED SUBGRADE. MAINTAIN ALL REQUIRED ANGLES OF REPOSE OF THE ADJACENT MATERIALS AS SHOWN ON THE DRAWINGS OR AS REQUIRED BY THIS SPECIFICATION. DO NOT OVER EXCAVATE COMPACTED SUBGRADES OF ADJACENT PAVEMENT OR STRUCTURES. MAINTAIN A SUPPORTING ONE-TO-ONE (1:1) RATIO SIDE SLOPE OF COMPACTED SUBGRADE MATERIAL ALONG THE EDGES OF ALL PAVING AND STRUCTURES WHERE THE BOTTOM OF THE PAVING OR STRUCTURE IS ABOVE THE BOTTOM ELEVATION OF THE EXCAVATED PLANTING AREA.
2. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIAL INCLUDING ANY CONSTRUCTION MATERIALS FROM THE SUBGRADE.
3. CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND COMPACTED AS REQUIRED. SUBGRADE ELEVATIONS SHALL SLOPE APPROXIMATELY PARALLEL TO THE FINISHED GRADE AND/OR TOWARD THE SUBSURFACE DRAIN LINES AS SHOWN ON THE DRAWINGS.
4. IN AREAS WHERE PLANTING SOIL IS TO BE SPREAD, CONFIRM SUBGRADE HAS BEEN SCARIFIED.
5. PROTECT ADJACENT WALLS, WALKS AND UTILITIES FROM DAMAGE OR STAINING BY THE SOIL. USE ONE-HALF INCH (1/2") PLYWOOD AND OR PLASTIC SHEETING TO COVER EXISTING CONCRETE, METAL AND MASONRY WORK, AND OTHER INSTALLED ITEMS.
   a. AT THE END OF EACH WORKING DAY, CLEAN OFF ANY SOIL SPILLED ON ANY PAVED SURFACE.

B. PLANTING SOIL

1. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING FOR FURNISHING, DELIVERY, AND INSTALLATION OF PLANTING SOIL AND/OR THE MODIFICATION OF EXISTING SITE SOIL FOR USE AS PLANTING SOIL.
   a. LOCATE, PURCHASE, DELIVER AND INSTALL IMPORTED PLANTING SOIL AND SOIL AMENDMENTS.
   b. HARVEST AND STOCKPILE EXISTING SITE SOILS SUITABLE FOR PLANTING SOIL.
   c. MODIFY EXISTING STOCKPILED SITE SOIL.
      1) MODIFY EXISTING SITE SOIL IN PLACE FOR USE AS PLANTING SOIL.
      2) INSTALL EXISTING OR MODIFIED EXISTING SOIL FOR USE AS PLANTING SOIL.
   d. LOCATE, PURCHASE, DELIVER AND INSTALL SUBSURFACE DRAIN LINES.
   e. FINE GRADE PLANTING SOIL.
   f. INSTALL COMPOST INTO PLANTING SOIL.
2. IMPORTED PLANTING TOP SOILS AND HARVESTED EXISTING SITE SOILS SHALL BE TESTED PRIOR TO DELIVERY BY THE UNIVERSITY OF FLORIDA/INSTITUTE FOR FOOD AND AGRICULTURAL STUDIES (UF/IFAS) ANALYTICAL SERVICES LABORATORIES, ATTN: EXTENSION SOIL TESTING LABORATORY, 2390 MOWRY ROAD/PO BOX 110740/WALLACE BUILDING 631, GAINESVILLE, FLORIDA 32611-0740.
   a. IMPORTED PLANTING TOP SOILS SHALL BE TESTED AT THEIR SOURCE PRIOR TO DELIVERY AND APPLICATION.
   b. STOCKPILED EXISTING SITE SOIL SHALL BE TESTED PRIOR TO APPLICATION
3. PROVIDE A MINIMUM OF 1-1/2 CUP SAMPLE FROM A HOLE DUG SIX INCHES (6") INTO THE GRADE, OR USE A SOIL PROBE TO TAKE A MINIMUM SIX-INCH-DEEP (6") AND ONE-HALF INCH (1/2") DIAMETER SAMPLE.
   a. PLACE THE SAMPE IN A ZIP-LOCK BAG AND ALLOW IT TO DRY BEFORE SEALING AND SHIPPING TO UF/IFAS.
   b. COMPLETE THE LANDSCAPE AND VEGETABLE GARDEN TEST FORM AVAILABLE ONLINE AT <https://edis.ifas.ufl.edu/pdffiles/SS/SS18700.pdf>.
      1) SELECT TEST "B".
      2) THE TEST SHALL PROVIDE RESULTS FOR THE FOLLOWING:
         a) SOIL PH
         b) LIME REQUIREMENT
         c) MINERAL CONTENT (P, K, CA, MG, S, CU, MN, and ZN)

☐ c. PROVIDE COPIES OF THE TEST RESULTS FOR IMPORTED PLANTING TOP SOILS AND HARVESTED EXISTING SITE SOILS TO THE LANDSCAPE ARCHITECT.

C. SOIL MOISTURE

1. PRIOR TO, DURING, AND AFTER PLANTING, THE CONTRACTOR SHALL MAINTAIN VOLUMETRIC SOIL MOISTURE LEVEL, IN BOTH THE PLANTING SOIL AND THE ROOT BALLS OF ALL PLANTS, AT ABOVE PERMANENT WILT POINT AND BELOW FIELD CAPACITY FOR EACH TYPE OF SOIL TEXTURE: WITHIN THE FOLLOWING RANGES.

SOIL TYPE	PERMANENT WILT POINT	FIELD CAPACITY
SAND, LOAMY SAND, SANDY LOAM	5-8%	12-18%
LOAM, SANDY CLAY, SANDY CLAY LOAM	14-25%	27-36%
CLAY LOAM, SILT LOAM	11-22%	31-36%
SILTY CLAY, SILTY CLAY LOAM	22-27%	38-41%

   a. IF THE MOISTURE IS FOUND TO BE TOO LOW, THE PLANTING HOLES SHALL BE FILLED WITH WATER AND ALLOWED TO DRAIN BEFORE STARTING ANY PLANTING OPERATIONS. IF THE MOISTURE IS TOO HIGH, SUSPEND PLANTING OPERATIONS UNTIL THE SOIL MOISTURE DRAINS TO BELOW FIELD CAPACITY.

D. PLANTING SOIL AND PLANTING SOIL MIX INSTALLATION

☐ 1. THE CONTRACTOR SHALL SUBMIT A SCHEDULE TO THE LANDSCAPE ARCHITECT FIVE (5) BUSINESS DAYS PRIOR TO INSTALLING ANY SOILS FOR PLANTING.
   a. PRIOR TO INSTALLING ANY PLANTING SOIL FROM STOCKPILES OR PLANTING SOIL MIXES BLENDED OFF SITE, THE LANDSCAPE ARCHITECT SHALL APPROVE THE CONDITION OF THE SUBGRADE AND THE PREVIOUSLY INSTALLED SUBGRADE PREPARATION.
2. ALL EQUIPMENT UTILIZED TO INSTALL OR GRADE PLANTING SOILS SHALL BE WIDE TRACK OR BALLOON TIRE MACHINES RATED WITH A GROUND PRESSURE OF FOUR (4) PSI OR LESS. ALL GRADING AND SOIL DELIVERY EQUIPMENT SHALL HAVE BUCKETS EQUIPPED WITH SIX INCH (6") LONG TEETH TO SCARIFY ANY SOIL THAT BECOMES COMPACTED.
3. IN AREAS OF SOIL INSTALLATION ABOVE EXISTING SUBSOIL, SCARIFY THE SUBGRADE MATERIAL PRIOR TO INSTALLING PLANTING SOIL.
   a. SCARIFY THE SUBSOIL OF THE SUBGRADE TO A DEPTH OF THREE TO SIX INCHES (3" TO 6") WITH THE TEETH OF THE BACKHOE OR LOADER BUCKET, TILLER, OR OTHER SUITABLE DEVICE.
   b. IMMEDIATELY INSTALL THE PLANTING SOIL. PROTECT THE LOOSENED AREA FROM TRAFFIC. DO NOT ALLOW THE LOOSENED SUBGRADE TO BECOME COMPACTED.
   c. IN THE EVENT THAT THE LOOSENED AREA BECOMES OVERLY COMPACTED, LOOSEN THE AREA AGAIN PRIOR TO INSTALLING THE PLANTING SOIL.
4. INSTALL THE PLANTING SOIL IN LIFTS OF EIGHTEEN INCH (12" TO 18") LIFTS TO THE REQUIRED DEPTHS. APPLY COMPACTING FORCES TO EACH LIFT AS REQUIRED TO ATTAIN THE REQUIRED COMPACTION. SCARIFY THE TOP OF EACH LIFT PRIOR TO ADDING MORE PLANTING SOIL BY DRAGGING THE TEETH OF A LOADER BUCKET OR BACKHOE ACROSS THE SOIL SURFACE TO ROUGHEN THE SURFACE.
5. PHASE WORK SUCH THAT EQUIPMENT TO DELIVER OR GRADE SOIL DOES NOT HAVE TO OPERATE OVER PREVIOUSLY INSTALLED PLANTING SOIL. WORK IN ROWS OF LIFTS THE WIDTH OF THE EXTENSION OF THE BUCKET ON THE LOADER. INSTALL ALL LIFTS IN ONE ROW BEFORE PROCEEDING TO THE NEXT. WORK OUT FROM THE FURTHEST PART OF EACH BED FROM THE SOIL DELIVERY POINT TO THE EDGE OF THE EACH BED AREA.
6. WHERE POSSIBLE PLACE LARGE TREES FIRST AND FILL PLANTING SOIL AROUND THE ROOT BALL.
7. INSTALLING SOIL WITH SOIL OR MULCH BLOWERS OR SOIL SLINGERS SHALL NOT BE PERMITTED DUE TO THE OVER MIXING AND SOIL PED BREAKDOWN CAUSE BY THIS TYPE OF EQUIPMENT.
8. WHERE TRAVEL OVER INSTALLED SOIL IS UNAVOIDABLE, LIMIT PATHS OF TRAFFIC TO REDUCE THE IMPACT OF COMPACTION IN PLANTING SOIL. EACH TIME EQUIPMENT PASSES OVER THE INSTALLED SOIL IT SHALL REVERSE OUT OF THE AREA ALONG THE SAME PATH WITH THE TEETH OF THE BUCKET DROPPED TO SCARIFY THE SOIL.
9. THE DEPTHS AND GRADES SHOWN ON THE DRAWINGS ARE THE FINAL GRADES AFTER SETTLEMENT AND SHRINKAGE OF THE COMPOST MATERIAL. THE CONTRACTOR SHALL INSTALL THE PLANTING SOIL AT A HIGHER LEVEL TO ANTICIPATE THIS REDUCTION OF PLANTING SOIL VOLUME. A MINIMUM SETTLEMENT OF APPROXIMATELY TEN TO FIFTEEN PERCENT (10% TO 15%) OF THE SOIL DEPTH IS EXPECTED. ALL GRADE INCREASES ARE ASSUMED TO BE AS MEASURED PRIOR TO THE ADDITION OF SURFACE COMPOST TILL LAYER, MULCH, OR SOD.

E. COMPACTION REQUIREMENTS FOR INSTALLED OR MODIFIED PLANTING SOIL

1. EXISTING SOIL THAT IS MODIFIED BY TILLING, RIPPING, OR FRACTURING SHALL HAVE A DENSITY TO THE DEPTH OF THE MODIFICATION, AFTER COMPLETION OF THE LOOSENING, SUCH THAT A PENETROMETER READS APPROXIMATELY SEVENTY-FIVE TO TWO-HUNDRED AND FIFTY (75 TO 250) PSI AT SOIL MOISTURE APPROXIMATELY THE MID-POINT BETWEEN WILTING POINT AND FIELD CAPACITY. THIS WILL BE APPROXIMATELY BETWEEN SEVENTY-FIVE AND EIGHTY-TWO PERCENT (75% AND 82%) OF MAXIMUM DRY DENSITY STANDARD PROCTOR.
2. INSTALLED PLANTING SOIL MIX AND RE-SPREAD EXISTING SOIL SHALL HAVE A SOIL DENSITY THROUGH THE REQUIRED DEPTH OF THE INSTALLED LAYERS OF SOIL, SUCH THAT THE PENETROMETER READS APPROXIMATELY SEVENTY-FIVE TO TWO-HUNDRED AND FIFTY (75 TO 250) PSI AT SOIL MOISTURE APPROXIMAT

SUPPLEMENTAL LANDSCAPE ARCHITECT NOTES FOR SOIL AMENDMENTS AND LANDSCAPE INSTALLATION (CONTINUED):

PART III. DEFINITIONS AND BASIS OF DESIGN FOR LANDSCAPE PRODUCTS.

A. DEFINITIONS: THE FOLLOWING PROVIDES SPECIFIC NOTES FOR VEGETATIVE (A.K.A. LANDSCAPE) INSTALLATION. THE FOLLOWING DEFINITIONS SHALL APPLY TO THESE LANDSCAPE ARCHITECTURAL PLAN AND DETAIL DRAWINGS:

1. BOXED TREES: A CONTAINER ROOT BALL PACKAGE MADE OF WOOD IN THE SHAPE OF A FOUR-SIDED BOX.
2. CALIPER: TRUNK CALIPER (A.K.A. TRUNK DIAMETER) IS MEASURED SIX INCHES (6") FROM THE GROUND ON TREES UP TO AND INCLUDING FOUR INCHES (4") IN CALIPER, AND TWELVE INCHES (12") ABOVE THE GROUND FOR LARGER TREES.
3. CLEAR TRUNK: AS APPLIED TO PALM TREES, A MEASUREMENT FROM THE TOP OF THE ROOT BALL TO THE POINT WHERE THE LOWEST UNTRIMMED LEAF'S PETIOLE DIVERGES FROM THE TRUNK.
4. CONTAINER PLANT: PLANTS THAT ARE GROWN IN AND/OR ARE CURRENTLY IN A CONTAINER INCLUDING BOXED TREES.
5. DEFECTIVE PLANT: ANY PLANT THAT FAILS TO MEET THE PLANT QUALITY REQUIREMENT OF THESE LANDSCAPE ARCHITECTURAL NOTES, PLAN AND DETAIL DRAWINGS.
6. DIAMETER AT BREAST HEIGHT (DBH): DIAMETER OF A TREE TRUNK AT BREAST HEIGHT, CONSIDERED FOUR-AND-ONE-HALF FOOT (4½') FROM THE GROUND. USED TO MEASURE EXISTING TREES ON A PROJECT SITE; THIS IS NOT AN APPROPRIATE METHOD FOR MEASURING NURSERY TREES.
7. DRIP LINE: IMAGINARY LINE DEFINED BY THE BRANCH SPREAD OF A SINGLE OR GROUP OF PLANTS PROJECTED ONTO THE GROUND; SPECIFICALLY APPLIED TO TREES.
8. FIELD GROWN TREES OF BALLED AND BURLAPPED (B&B): TREES GROWING IN FIELD SOIL FOR AT LEAST TWELVE (12) MONTHS PRIOR TO HARVEST.
9. FLORIDA-FRIENDLY LANDSCAPING (FFL)™: A FLORIDA-WIDE PROGRAM, BASED ON FLORIDA STATUTE 373.185, OF NINE (9) PRINCIPALS PROMOTING SUSTAINABLE ALTERNATIVES TO CONVENTIONAL LANDSCAPING, PROVIDING GUIDANCE ON LOW IMPACT, ENVIRONMENTALLY FRIENDLY, SCIENCE-BASED LANDSCAPE PRACTICES THAT USE LESS WATER AND REDUCE POLLUTANT LOADING TO STATE WATERS.
10. HARDENED OFF FIELD GROWN TREE: ROOTS GROWING THROUGH BURLAP INDICATE TREE HAS OVERCOME STRESS ASSOCIATED WITH DIGGING THE TREE. THIS TREE WILL NOT DIE DUE TO THE STRESS ASSOCIATED WITH DIGGING. IF THIS TREE DIES IN THE LANDSCAPE, IT IS THE RESPONSIBILITY OF THE PURCHASER OF THE TREE, NOT THE NURSERY.
11. HEALTHY: PLANTS THAT ARE GROWING IN A CONDITION THAT EXPRESSES LEAF SIZE, CROWN DENSITY, COLOR; AND WITH ANNUAL GROWTH RATES TYPICAL OF THE SPECIES AND CULTIVAR'S HORTICULTURAL DESCRIPTION, ADJUSTED FOR THE PLANTING SITE SOIL, DRAINAGE, AND WEATHER CONDITIONS.
12. INVASIVE PLANT: PLANT SPECIES, GENERALLY ALIEN TO THE STATE OF FLORIDA, WHOSE INTRODUCTION OR CONTINUED CULTIVATION DOES, OR IS LIKELY, TO CAUSE ECONOMIC OR ENVIRONMENTAL HARM OR HARM TO HUMAN HEALTH.
13. KINKED ROOT: A ROOT WITHIN THE ROOT PACKAGE THAT BENDS MORE THAN NINETY (90) DEGREES.
14. LANDSCAPE MAINTENANCE: ACTIONS THAT PRESERVE THE HEALTH OF PLANTS AFTER INSTALLATION AND AS DEFINED IN THIS SPECIFICATION.
15. MULCH: CAN BE WOOD CHIPS, BARK, STRAW, PINE NEEDLES, LEAVES, NON-ORGANIC SUBSTANCES, AND SHREDDED RUBBER APPLIED TO THE SOIL SURFACE AROUND PLANTS TO CREATE A FAVORABLE ENVIRONMENT FOR GROWTH BY RETAINING MOISTURE, SUPPRESSING WEEDS, REGULATING TEMPERATURE, AND ENRICHING SOIL.
16. MULCH, PINE STRAW: MULCH MADE FROM THE FRESH, UNDECOMPOSED PINE NEEDLES RAKED FROM A FOREST FLOOR.
17. MULCH, WOOD: MULCH MADE FROM GROUND TREES AND WOODY BRUSHES.
18. NORMAL: THE PREVAILING PROTOCOL OF INDUSTRY STANDARD(S).
19. REASONABLE AND REASONABLY: WHEN USED IN THIS SPECIFICATION RELATIVE TO PLANT QUALITY, IT IS INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG-TERM STABILITY, HEALTH, OR GROWTH OF THE PLANT. THESE NOTES RECOGNIZES THAT NURSERIES CANNOT PRODUCE PLANTS FREE OF ALL DEFECTS, BUT THAT SOME ACCEPTED INDUSTRY PROTOCOLS AND STANDARDS RESULT IN PLANTS UNACCEPTABLE TO THIS PROJECT.
    a. WHEN REASONABLE OR REASONABLY IS USED IN RELATION TO OTHER ISSUES SUCH AS WEEDS, DISEASED, INSECTS, IT SHALL MEAN AT LEVELS LOW ENOUGH THAT NO TREATMENT WOULD BE REQUIRED WHEN APPLYING RECOGNIZED INTEGRATED PLANT MANAGEMENT PRACTICES.
    b. THESE NOTES RECOGNIZE SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS AND THAT PROFESSIONAL JUDGMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE LANDSCAPE ARCHITECT SHALL DETERMINE WHEN CONDITIONS ARE JUDGED AS REASONABLE.
20. REGENERATED PALMS: PALMS THAT HAVE BEEN COLLECTED/DUG AND MAINTAINED UNTIL NEW WHITE OR CREAMED COLORED ROOT GROWTH IS VISIBLE AROUND A MINIMUM OF SEVENTY-FIVE PERCENT (75%) OF THE PERIMETER OF THE ROOT BALL. THE NEW ROOTS ARE HELD WITHIN A CONTAINMENT BARRIER. ROOTS WHICH PENETRATE OR ESCAPE THE BARRIER CANNOT BE INCLUDED IN THIS PERCENTAGE.
21. ROOT BALL: THE MASS OF ROOTS INCLUDING ANY SOIL OR SUBSTRATE THAT IS SHIPPED WITH THE TREE WITHIN THE ROOT BALL PACKAGE.
22. ROOT BALL PACKAGE: THE MATERIAL THAT SURROUNDS THE ROOT BALL DURING SHIPPING. THE ROOT PACKAGE MAY INCLUDE THE MATERIAL IN WHICH THE PLANT WAS GROWN, OR NEW PACKAGING PLACED AROUND THE ROOT BALL FOR SHIPPING.
23. ROOT COLLAR (ROOT CROWN, ROOT FLARE, TRUNK FLARE, FLARE): THE REGION AT THE BASE OF THE TRUNK WHERE THE MAJORITY OF THE STRUCTURAL ROOTS JOIN THE PLANT STEM, USUALLY AT OR NEAR GROUND LEVEL.
24. SHRUB: WOODY PLANTS WITH A MATURE HEIGHT OF APPROXIMATELY LESS THAN FIFTEEN FEET (15').
25. SPADE HARVESTED AND TRANSPLANTED: FIELD GROWN TREES THAT ARE MECHANICALLY HARVESTED AND IMMEDIATELY TRANSPLANTED TO THE FINAL GROWING SITE WITHOUT BEING REMOVED FROM THE DIGGING MACHINE.
26. STEM: THE TRUNK OF THE TREE.
27. SUBSTANTIAL COMPLETION ACCEPTANCE: THE DATE AT THE END OF THE PLANTING, PLANTING SOIL, AND IRRIGATION INSTALLATION WHERE THE LANDSCAPE ARCHITECT ACCEPTS THAT ALL WORK IN THESE SECTIONS IS COMPLETE AND THE WARRANTY PERIOD HAS BEGUN. THIS DATE MAY BE DIFFERENT THAN THE DATE OF SUBSTANTIAL COMPLETION FOR THE OTHER SECTIONS OF THE PROJECT.
28. STEM GIRDLING ROOT: ANY ROOT MORE THAN ONE-QUARTER INCH (¼") DIAMETER CURRENTLY TOUCHING THE TRUNK, OR WITH THE POTENTIAL TO TOUCH THE TRUNK, ABOVE THE ROOT COLLAR APPROXIMATELY TANGENT TO THE TRUNK CIRCUMFERENCE OR CIRCLING THE TRUNK. ROOTS SHALL BE CONSIDERED AS STEM GIRDLING THAT HAVE, OR ARE LIKELY TO HAVE IN THE FUTURE, ROOT TO TRUNK BARK CONTACT.
29. STRUCTURAL ROOT: ONE OF THE LARGEST ROOTS EMERGING FROM THE ROOT COLLAR.
30. TREE: SINGLE AND MULTI-STEMMED PLANTS WITH MATURE HEIGHT APPROXIMATELY GREATER THAN FIFTEEN FEET (15').
31. TREE, CANOPY: A TREE WITH A NORMAL OVERALL HEIGHT AT MATURITY OF THIRTY FEET (30') OR MORE.
32. TREE, CHAMPION: TREES IDENTIFIED BY THE FLORIDA DIVISION OF FORESTRY AS BEING THE LARGEST OF THEIR SPECIES WITHIN THE STATE OF FLORIDA, OR, BY THE AMERICAN FORESTRY ASSOCIATION, AS THE LARGEST OF THEIR SPECIES IN THE UNITED STATES.
33. TREE, HERITAGE: A REGULATED TREE WHOSE GROWTH (RECORDED BY DBH) REACHES A THRESHOLD TO QUALIFY IT, IF REMOVED, FOR ADDITIONAL MITIGATION.
34. TREE, MITIGATION: ONE OR MORE TREES SHOWN ON THE LANDSCAPE ARCHITECTURAL PLAN AND DETAIL DRAWINGS REQUIRED TO REPLACE, IN QUANTITY AND/OR SIZE, TREES CUT DOWN FOR CONSTRUCTION.
35. TREE, NUISANCE: A SPECIES OF TREE A MUNICIPALITY DECLARES UNDESIRABLE. BY BEST PRACTICE, NUISANCE TREES ARE NOT CONSIDERED REGULATED TREES AND, THEREFORE, DO NOT REQUIRE MITIGATION IN THE FORM OF FEE OR REPLACEMENT.
36. TREE, REGULATED: SURVEY TREE WHOSE GROWTH (RECORDED BY DBH) REACHES A THRESHOLD TO QUALIFY IT, IF REMOVED, FOR MITIGATION, USUALLY IN THE FORM OF FEE OR NEW TREE PLANTINGS.
37. TREE, SURVEY: TREE RECORDED ON A TREE SURVEY WITH LOCATION, DBH, AND SPECIES.
38. TREE, UNDERSTORY: A TREE WITH A NORMAL HEIGHT AT MATURITY LESS THAN THIRTY FEET (30') AND GRATER THAN FIFTEEN FEET (15').

B. BASIS OF DESIGN LANDSCAPE PRODUCTS

1. PLANTS: GENERAL
    a. THE CONTRACTOR SHALL PROVIDE PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY OR CULTIVARS AS SHOWN AND SCHEDULED IN THE LANDSCAPE ARCHITECTURAL PLAN AND DETAIL DRAWINGS.
    b. ALL PLANTS SHALL CONFORM TO THE LATEST EDITIONS OF THE *FLORIDA GRADES AND STANDARDS FOR NURSERY STOCK* AND *ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK* UNLESS MODIFIED BY PROVISIONS IN THESE NOTES, DETAILS, AND DRAWINGS.
    c. QUALITY PLANTS ARE OF HEALTHY STOCK, GROWN IN A NURSERY, AND REASONABLY FREE OF DIE-BACK, DISEASE, INSECTS, EGGS, BORES, AND LARVAE. AT THE TIME OF PLANTING ALL PLANTS SHALL HAVE A ROOT SYSTEM, STEM, AND BRANCH FORM THAT WILL NOT RESTRICT NORMAL GROWTH, STABILITY, AND HEALTH FOR THE EXPECTED LIFE OF THE PLANT.
    d. PLANTS LARGER THAN SPECIFIED MAY BE USED IF ACCEPTABLE TO THE LANDSCAPE ARCHITECT. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE, BUT LARGER PLANTS WILL BE UNACCEPTABLE IF THE RESULTING ROOT BALL CANNOT BE FIT INTO THE REQUIRED PLANTING SPACE.
    e. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM AND MAXIMUM SIZE ACCEPTABLE AND ARE THE MEASUREMENTS AFTER PRUNING, WHERE PRUNING IS REQUIRED.
    f. ALL PLANTS SHALL BE TRUE TO NAME AS ORDERED OR SHOWN ON PLANTING PLANS.
    g. ALL TREES SHALL COMPLY WITH FEDERAL AND STATE LAWS AND REGULATIONS REQUIRING OBSERVATION FOR PLANT DISEASE, PESTS, AND WEEDS. OBSERVATION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT OF PLANTS.
2. PLANTS: QUALITY ABOVE THE SOIL LINE
    a. PLANTS SHALL BE HEALTHY WITH THE COLOR, SHAPE, SIZE AND DISTRIBUTION OF TRUNK, STEMS, BRANCHES, BUDS AND LEAVES NORMAL TO THE PLANT TYPE SPECIFIED. TREE QUALITY ABOVE THE SOIL LINE SHALL COMPLY WITH FLORIDA GRADES AND STANDARDS, TREE GRADE FLORIDA FANCY OR FLORIDA #1, AND THE FOLLOWING:
        1) TREES SHALL HAVE ONE CENTRAL LEADER. IF THE LEADER WAS HEADED, A NEW LEADER (WITH A LIVE TERMINAL BUD) AT LEAST ONE-HALF THE DIAMETER OF THE PRUNING CUT SHALL BE PRESENT.
            a) ALL TREES ARE ASSUMED TO HAVE ONE CENTRAL LEADER TREES UNLESS A DIFFERENT FORM IS SPECIFIED IN THE PLANT LIST OR DRAWINGS.
        2) ALL GRAFT UNIONS, WHERE APPLICABLE, SHALL BE COMPLETELY CLOSED WITHOUT THE VISIBLE SIGN OF GRAFT REJECTION. ALL GRAFTS SHALL BE VISIBLE ABOVE THE SOIL LINE.
        3) TRUNK CALIPER AND TAPER SHALL BE SUFFICIENT SO THAT THE LOWER FIVE FEET (5') OF THE TRUNK REMAINS VERTICAL WITHOUT A STAKE. AUXILIARY STAKE MAY BE USED TO MAINTAIN A STRAIGHT LEADER IN THE UPPER HALF OF THE TREE.
    b. CROWN: THE FORM AND DENSITY OF THE CROWN SHALL BE TYPICAL FOR A YOUNG SPECIMEN OF THE SPECIES OR CULTIVAR PRUNED TO A CENTRAL AND DOMINANT LEADER.
        1) CROWN SPECIFICATIONS DO NOT APPLY TO PLANTS THAT HAVE BEEN SPECIFICALLY TRAINED IN THE NURSERY AS TOPIARY, ESPALIER, MULTI-STEM, CLUMP, OR UNIQUE SELECTIONS SUCH AS CONTORTED OR WEEPING CULTIVARS.
    c. LEAVES: THE SIZE, COLOR, AND APPEARANCE OF LEAVES SHALL BE TYPICAL FOR THE TIME OF YEAR AND STAGE OF GROWTH OF THE SPECIES OR CULTIVAR. TREES SHALL NOT SHOW SIGNS OF PROLONGED MOISTURE STRESS OR OVER WATERING AS INDICATED BY WILTED, SHRIVELED, OR DEAD LEAVES.
    d. BRANCHES: SHOOT GROWTH (LENGTH AND DIAMETER) THROUGHOUT THE CROWN SHOULD BE APPROPRIATE FOR THE AGE AND SIZE OF THE SPECIES OR CULTIVAR. TREES SHALL NOT HAVE DEAD, DISEASED, BROKEN, DISTORTED, OR OTHERWISE INJURED BRANCHES.
        1) MAIN BRANCHES SHALL BE DISTRIBUTED ALONG THE CENTRAL LEADER NOT CLUSTERED TOGETHER. THEY SHALL FORM A BALANCED CROWN APPROPRIATE FOR THE CULTIVAR/SPECIES.
        2) BRANCH DIAMETER SHALL BE NO LARGER THAN TWO-THIRDS (ONE-HALF IS PREFERRED) THE DIAMETER OF THE CENTRAL LEADER MEASURED ONE-INCH (1") ABOVE THE BRANCH UNION.
        3) THE ATTACHMENT OF THE LARGEST BRANCHES (SCAFFOLD BRANCHES) SHALL BE FREE OF INCLUDED BARK.
    e. TRUNK: THE TREE TRUNK SHALL BE RELATIVELY STRAIGHT, VERTICAL, AND FREE OF WOUNDS THAT PENETRATE TO THE WOOD (PROPERLY MADE PRUNING CUTS, CLOSED OR NOT, ARE ACCEPTABLE AND ARE NOT CONSIDERED WOUNDS), SUNBURNED AREAS, CONKS (FUNGAL FRUITING BODIES), WOOD CRACKS, SAP LEAKAGE, SIGNS OF BORING INSECTS, GALLS, CANKERS, GIRDLING TIES, OR LESIONS (MECHANICAL INJURY).
    f. TEMPORARY BRANCHES, UNLESS OTHERWISE SPECIFIED, CAN BE PRESENT ALONG THE LOWER TRUNK BELOW THE LOWEST MAIN (SCAFFOLD) BRANCH, PARTICULARLY FOR TREES LESS THAN ONE INCH (1") IN CALIPER. THESE BRANCHES SHOULD BE NO GREATER THAN THREE-EIGHTHS INCH (3/8") DIAMETER. CLEAR TRUNK SHOULD BE NO MORE THAN FORTY PERCENT (40%) OF THE TOTAL HEIGHT OF THE TREE.
3. PLANTS: QUALITY AT OR BELOW THE SOIL LINE
    a. PLANT ROOTS SHALL BE NORMAL TO THE PLANT TYPE SPECIFIED. ROOT OBSERVATIONS SHALL TAKE PLACE WITHOUT IMPACTING TREE HEALTH. ROOT QUALITY AT OR BELOW THE SOIL LINE SHALL COMPLY WITH THE PROJECT ROOT ACCEPTANCE DETAILS AND THE FOLLOWING:
        1) THE ROOTS SHALL BE REASONABLY FREE OF SCRAPES, BROKEN OR SPLIT WOOD.
        2) THE ROOT SYSTEM SHALL BE REASONABLY FREE OF INJURY FROM BIOTIC (E.G., INSECTS AND PATHOGENS) AND ABIOTIC (E.G., HERBICIDE TOXICITY AND SALT INJURY) AGENTS. WOUNDS RESULTING FROM ROOT PRUNING USED TO PRODUCE A HIGH-QUALITY ROOT SYSTEM ARE NOT CONSIDERED INJURIES.
        3) A MINIMUM OF THREE STRUCTURAL ROOTS REASONABLY DISTRIBUTED AROUND THE TRUNK (NOT CLUSTERED ON ONE SIDE) SHALL BE FOUND IN EACH PLANT. ROOT DISTRIBUTION SHALL BE UNIFORM THROUGHOUT THE ROOT BALL, AND GROWTH SHALL BE APPROPRIATE FOR THE SPECIES.
        4) PLANTS WITH STRUCTURAL ROOTS ON ONLY ONE SIDE OF THE TRUNK (J ROOTS) SHALL BE REJECTED.
        5) THE ROOT COLLAR SHALL BE WITHIN THE UPPER TWO INCHES (2") OF THE SUBSTRATE/SOIL. TWO (2) STRUCTURAL ROOTS SHALL REACH THE SIDE OF THE ROOT BALL NEAR THE TOP SURFACE OF THE ROOT BALL. THE GROWER MAY REQUEST A MODIFICATION TO THIS REQUIREMENT FOR SPECIES WITH ROOTS THAT RAPIDLY DESCEND, PROVIDED THAT THE GROWER REMOVES ALL STEM GIRDLING ROOTS ABOVE THE STRUCTURAL ROOTS ACROSS THE TOP OF THE ROOT BALL.
        6) THE ROOT SYSTEM SHALL BE REASONABLY FREE STEM GIRDLING ROOTS OVER THE ROOT COLLAR OR KINKED ROOTS FROM NURSERY PRODUCTION PRACTICES.
        7) THE FINAL PLANT GROWER SHALL BE RESPONSIBLE TO HAVE DETERMINED THAT THE PLANTS HAVE BEEN ROOT PRUNED AT EACH STEP IN THE PLANT PRODUCTION PROCESS TO REMOVE STEM GIRDLING ROOTS AND KINKED ROOTS, OR THAT THE PREVIOUS PRODUCTION SYSTEM USED PRACTICES THAT PRODUCE A ROOT SYSTEM THROUGHOUT THE ROOT BALL THAT MEETS THESE SPECIFICATIONS. REGARDLESS OF THE WORK OF PREVIOUS GROWERS, THE PLANT'S ROOT SYSTEM SHALL BE MODIFIED AT THE FINAL PRODUCTION STAGE, IF NEEDED, TO PRODUCE THE REQUIRED PLANT ROOT QUALITY.
        8) AT TIME OF OBSERVATIONS AND DELIVERY, THE ROOT BALL SHALL BE MOIST THROUGHOUT. ROOTS SHALL NOT SHOW SIGNS OF EXCESS SOIL MOISTURE CONDITIONS AS INDICATED BY STUNTED, DISCOLORED, DISTORTED, OR DEAD ROOTS.
    ☐ b. THE CONTRACTOR SHALL SUBMIT THE FINAL PLANT GROWER'S PLANT QUALITY CERTIFICATIONS FOR EACH PLANT TYPE TO THE LANDSCAPE ARCHITECT. THE CERTIFICATION MUST STATE THAT EACH PLANT MEETS ALL THE ABOVE PLANT QUALITY REQUIREMENTS.
        1) THE GROWER'S CERTIFICATION OF PLANT QUALITY DOES NOT PROHIBIT THE LANDSCAPE ARCHITECT FROM OBSERVING ANY PLANT OR REJECTING THE PLANT IF IT IS FOUND TO NOT MEET THE SPECIFICATION REQUIREMENTS.
4. ROOT BALL PACKAGE OPTIONS. SPECIFIC ROOT BALL PACKAGES SHALL BE REQUIRED WHERE INDICATED ON THE PLANT LIST OR IN THIS SPECIFICATION. ANY TYPE OF ROOT BALL PACKAGES THAT IS NOT SPECIFICALLY DEFINED IN THESE NOTES OR DRAWINGS SHALL NOT BE PERMITTED. THE FOLLOWING ROOT BALL PACKAGES ARE PERMITTED:
    a. BALLED AND BURLAPPED PLANTS
        1) ALL BALLED AND BURLAPPED PLANTS SHALL BE FIELD GROWN, AND THE ROOT BALL PACKAGED IN A BURLAP AND TWINE AND/OR BURLAP AND WIRE BASKET PACKAGE.
        2) PLANTS SHALL BE HARVESTED WITH THE FOLLOWING MODIFICATIONS TO STANDARD NURSERY PRACTICES.
        3) PRIOR TO DIGGING ANY TREE THAT FAILS TO MEET THE REQUIREMENT FOR MAXIMUM SOIL AND ROOTS ABOVE THE ROOT COLLAR, CAREFULLY REMOVED THE SOIL FROM THE TOP OF THE ROOT BALL OF EACH PLANT, USING HAND TOOLS, WATER OR AN AIR SPADE, TO LOCATE THE ROOT COLLAR AND ATTAIN THE SOIL DEPTH OVER THE STRUCTURAL ROOTS REQUIREMENTS. REMOVE ALL STEM GIRDLING ROOTS ABOVE THE ROOT COLLAR. CARE MUST BE EXERCISED NOT TO DAMAGE THE SURFACE OF THE ROOT COLLAR AND THE TOP OF THE STRUCTURAL ROOTS.
        4) TREES SHALL BE DUG FOR A MINIMUM OF FOUR (4) WEEKS AND A MAXIMUM OF FIFTY-TWO (52) WEEKS PRIOR TO SHIPPING. TREES DUG FOUR TO FIFTY-TWO (4 TO 52) WEEKS PRIOR TO SHIPPING ARE DEFINED AS HARDENED OFF. DIGGING IS DEFINED AS CUTTING ALL ROOTS AND LIFTING THE TREE OUT OF THE GROUND AND EITHER MOVING IT TO A NEW LOCATION IN THE NURSERY OR PLACING IT BACK INTO THE SAME HOLE. TREES THAT ARE STORED OUT OF THE GROUND SHALL BE PLACED IN A HOLDING AREA PROTECTED FROM EXTREMES OF WIND AND SUN WITH THE ROOT BALL PROTECTED BY COVERING WITH MULCH OR STRAW AND IRRIGATED SUFFICIENTLY TO KEEP MOISTURE IN THE ROOT BALL ABOVE WILT POINT AND BELOW SATURATION
        5) IF WIRE BASKETS ARE USED TO SUPPORT THE ROOT BALL, A "LOW PROFILE" BASKET SHALL BE USED. A LOW-PROFILE BASKET IS DEFINED AS HAVING THE TOP OF THE HIGHEST LOOPS ON THE BASKET NO LESS THAN FOUR-INCHES (4") AND NO GREATER THAN EIGHT-INCHES (8") BELOW THE SHOULDER OF THE ROOT BALL PACKAGE.
            a) AT NURSERIES WHERE SANDY SOILS PREVENT THE USE OF "LOW PROFILE BASKETS", BASKETS THAT SUPPORT THE ENTIRE ROOT BALL, INCLUDING THE TOP, ARE ALLOWABLE.
        6) TWINE AND BURLAP USED FOR WRAPPING THE ROOT BALL PACKAGE SHALL BE NATURAL, BIODEGRADABLE MATERIAL. IF THE BURLAP DECOMPOSES AFTER DIGGING THE TREE, THEN THE ROOT BALL SHALL BE RE-WRAPPED PRIOR TO SHIPPING IF ROOTS HAVE NOT YET GROWN TO KEEP ROOT BALL INTACT DURING SHIPPING.
    c. CONTAINER (INCLUDING ABOVE-GROUND FABRIC CONTAINERS AND BOXES) PLANTS
        1) CONTAINER PLANTS MAY BE PERMITTED ONLY WHEN INDICATED ON THE DRAWING, IN THIS SPECIFICATION, OR APPROVED BY THE LANDSCAPE ARCHITECT.
        2) PROVIDE PLANTS SHALL BE ESTABLISHED AND WELL ROOTED IN REMOVABLE CONTAINERS.
5. PALMS
    a. STANDARDS FOR PREPARING PALMS FOR TRANSPLANTING AND ESTABLISHMENT VARY BY SPECIES. GENERALLY, IN PREPARING PALM TREES FOR RELOCATION, ONLY REMOVE FRONDS THAT ARE COMPLETELY BROWN AND THAT HANG BELOW THE NINE (9) 'O'CLOCK OR THREE (3) 'O'CLOCK POSITION.
        1) ALL FRONDS CAN BE REMOVED ON SABAL PALMS.
    b. ALL REMAINING FRONDS ABOVE HORIZONTAL SHALL BE LIFTED UP AND TIED TOGETHER AROUND THE CROWN IN AN UPRIGHT POSITION. UP TO TWO-THIRDS (2/3) OF THE OLDEST LIVE FRONDS CAN BE REMOVED; DO NOT TIE TOO TIGHTLY, BIND OR INJURE THE BUD. JUTE BINDER TWINE SHALL BE USED IN TYING UP THE FRONDS; WIRE WILL NOT BE PERMITTED. FRONDS SHALL BE UNTIED IMMEDIATELY AFTER PLANTING.
    c. THE CONTRACTOR SHALL NOT FREE-FALL, DRAG, ROLL OR ABUSE THE TREE OR PUT A STRAIN ON THE CROWN (BUD AREA) AT ANY TIME. A PROTECTIVE DEVICE SHALL BE USED AROUND THE TRUNK OF THE TREE WHILE LIFTING AND RELOCATING SO AS NOT TO INJURE THE BUD, OR SCAR OR SKIN THE TRUNK IN ANY WAY.
6. BELOW GROUND ANCHORAGE SYSTEMS (TREE STAPLES), TREE GUYING MATERIAL AND STAKING
    a. THE USE OF WOOD TREE STAPLES IS THE PREFERRED SYSTEM OF JBPRO FOR SECURING MOST NEWLY PLANTED TREES. METAL TREE STAPLES ARE ACCEPTABLE.
    b. BASIS OF DESIGN FOR TREE STAPLES TO BE CONSTRUCTED OF TWO-BY-TWO (2x2) DIMENSIONAL UNTREATED WOOD SECURING (USING THREE-INCH (3") LONG SCREWS) HORIZONTAL PORTIONS TO FOUR-FEET (4') LONG VERTICAL STAKES DRIVEN STRAIGHT INTO THE GROUND OUTSIDE THE ROOT BALL.
    c. THE BASIS OF DESIGN FOR TREE GUYING IS ARBOR-TIE, FLAT WOVEN POLYPROPYLENE, THREE-QUARTERS INCH (3/4") WIDE, AND NINE HUNDRED (900) POUND BREAK STRENGTH. COLOR TO BE GREEN. MANUFACTURED BY DEEP ROOT PARTNERS, L.P. OR APPROVED EQUAL. AVAILABLE ONLINE AT <https://www.deeproot.com/products/arbortie/arbortie-green/#head>
    d. THE BASIS OF DESIGN FOR STAKING IS LODGEPOLE PINE STAKES FREE OF KNOTS AND OF DIAMETERS AND LENGTHS APPROPRIATE TO THE SIZE OF PLANT AS REQUIRED TO ADEQUATELY SUPPORT THE PLANT.
    ☐ e. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE METHOD FOR SECURING TREES, SUBMIT PRODUCT SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
7. WOOD MULCH (PLANTING AREAS AND PATHWAYS)
    a. WOOD MULCH SHALL BE "WALK ON" GRADE (A.K.A. "PATHWAY" GRADE), COARSE, GROUND, FROM TREE AND WOODY BRUSH SOURCES. PINE BARK IS ACCEPTABLE IF IT IS SHREDDED AND MEETS THE FOLLOWING CRITERIA. THE SIZE RANGE SHALL BE A MINIMUM (LESS THAN TWENTY-FIVE PERCENT (25%) OR LESS OF VOLUME) FINE PARTICLES THREE-EIGHTHS-INCH (3/8") OR LESS IN SIZE, AND A MAXIMUM SIZE OF INDIVIDUAL PIECES (LARGEST TWENTY PERCENT (20%) OR LESS OF VOLUME) SHALL BE APPROXIMATELY ONE TO ONE-AND-ONE-HALF INCHES (1" TO 1½") IN DIAMETER AND MAXIMUM LENGTH APPROXIMATELY FOUR TO EIGHT INCHES (4" TO 8"). PIECES LARGER THAN EIGHT INCHES (8") LONG THAT ARE VISIBLE ON THE SURFACE OF THE MULCH AFTER INSTALLATION SHALL BE REMOVED. APPLY WOOD MULCH TO A DEPTH OF THREE INCHES (3") UNLESS SPECIFICALLY NOTED IN LANDSCAPE ARCHITECTURAL DETAILS.
    ☐ 1) SUBMIT MANUFACTURER'S PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL, OR
        2) SUBMIT A WOOD MULCH SAMPLE TO THE OFFICES OF JBPRO FOR LANDSCAPE ARCHITECT FOR APPROVAL IN A ONE (1) GALLON CONTAINER.
        a) BECAUSE WOOD MULCH QUALITY CAN VARY SIGNIFICANTLY BETWEEN SUPPLIERS AND REGIONS, THE CONTRACTOR MAY SUBMIT A REQUEST TO THE LANDSCAPE ARCHITECT TO DEVIATE FROM THE ABOVE REQUIREMENTS TO PROVIDE ADEQUATE MATERIAL FROM LOCALLY RELIABLE SUPPLIERS.
8. PINE STRAW
    a. PINE STRAW MULCH SHALL BE COMPRISED OF PINE NEEDLES BETWEEN EIGHT INCHES AND SEVENTEEN INCHES (8" AND 17"). PINE STRAW MULCH SHOULD BE FREE OF PINE BARK, TWIGS, AND OTHER FOREST FLOOR DEBRIS. IN FLORIDA, PINE STRAW IS TYPICALLY GATHERED FROM LONGLEAF, SLASH, AND LOBLOLLY PINES. APPLY PINE STRAW MULCH TO A DEPTH OF THREE INCHES (3") UNLESS SPECIFICALLY NOTED IN LANDSCAPE ARCHITECTURAL DETAILS. HOWEVER, PINE STRAW MULCH READILY COMPACTS WITH TIME, AND MULTIPLE APPLICATIONS ARE NECESSARY TO ESTABLISH THE THREE INCH (3") DEPTH. MULTIPLE PINE STRAW MULCH APPLICATIONS MAY BE NECESSARY WITHIN A YEAR OF THE FIRST APPLICATION.
    ☐ 1) SUBMIT MANUFACTURER'S PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL, OR
        2) SUBMIT PINE STRAW MULCH SAMPLE TO THE OFFICES OF JBPRO FOR LANDSCAPE ARCHITECT FOR APPROVAL IN A ONE (1) GALLON CONTAINER.
        3) SUBMIT A SCHEDULE TO THE LANDSCAPE ARCHITECT FOR DELIVERING AND APPLYING FOLLOW-ON APPLICATIONS OF PINE STRAW MULCH WITHIN A YEAR OF THE FIRST APPLICATION.
9. TREE BARK PROTECTION
    a. TREE BARK PROTECTORS SHALL BE BLACK EXTRUDED RESIN MESH, FOUR INCHES (4") IN DIAMETER, FIVE FEET (5') LONG. THE BASIS OF DESIGN IS MANUFACTURED BY INDUSTRIAL NETTING, MINNEAPOLIS, MN, USA OR APPROVED EQUAL, AVAILABLE ONLINE AT <https://www.industrialnetting.com/tree-bark-protectors.html>.
    b. FASTEN THE SPLIT SIDE OF THE TREE BARK PROTECTOR TOGETHER IN THREE PLACES WITH BLACK PLASTIC TAPE.
    ☐ c. SUBMIT MANUFACTURERS' PRODUCT DATA TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
10. TREE WATERING BAGS
    a. IF IRRIGATION IS UNAVAILABLE FOR NEWLY PLANTED TREES, THE CONTRACTOR SHALL SUBMIT A PLAN FOR USING SLOW-RELEASE WATERING BAGS OR OTHER MEANS.
    b. WATER BAGS ARE ONLY FOR TREES BETWEEN ONE AND EIGHT INCHES (1" TO 8") TRUNK DIAMETER WITH BRANCHES AT LEAST TWENTY-FIVE INCHES (25") FROM THE GROUND.
    c. TREE WATERING BAGS SHOULD HOLD A MINIMUM OF TWENTY-FIVE (25) GALLONS OF WATER AND WITH A SLOW DRIP HOLE(S) WATER RELEASE SYSTEM, SPECIFICALLY DESIGNED TO WATER ESTABLISHING TREES. WATER SHOULD RELEASE OVER A SEVERAL DAY PERIOD, NOT WITHIN A FEW HOURS
    d. THE BASIS OF DESIGN FOR WATERING BAGS IS TREEGATOR® BRAND BAGS MANUFACTURED BY SPECTRUM PRODUCTS, INC., YOUNGSVILLE, NORTH CAROLINA 27596, AND AVAILABLE ONLINE AT <https://treegator.com/products/original/index.html>, OR APPROVED EQUAL.
    ☐ e. SUBMIT THE MANUFACTURER'S PRODUCT DATA FOR APPROVAL ALONG WITH A SCHEDULE FOR REFILLING THE WATERING BAGS.
    f. THE WATERING BAGS SHALL REMAIN THE PROPERTY OF THE OWNER AT THE COMPLETION OF THE WORK.
11. VOLUMETRIC SOIL MOISTURE READER
    a. THE VOLU

SUPPLEMENTAL LANDSCAPE ARCHITECT NOTES FOR SOIL AMENDMENTS AND LANDSCAPE INSTALLATION (CONTINUED):

F. INSTALLATION OF PLANTS: GENERAL

a. MODIFICATIONS, AT THE TIME OF PLANTING, TO MEET THE SPECIFICATIONS FOR THE DEPTH OF THE ROOT COLLAR AND REMOVAL OF STEM GIRDLING ROOTS AND CIRCLING ROOTS MAY MAKE THE PLANT UNSTABLE OR STRESS THE PLANT TO THE POINT THAT THE LANDSCAPE ARCHITECT MAY CHOOSE TO REJECT THE PLANT RATHER THAN PERMITTING THE MODIFICATION.

b. MODIFICATIONS TO MAKE THE ROOT SYSTEM CONFORM TO THE PLANT QUALITY STANDARDS OR OTHER REQUIREMENTS RELATED TO THE PERMITTED ROOT BALL PACKAGE, SHALL NOT BE CONSIDERED AS GROUNDS TO MODIFY OR VOID ANY PLANT WARRANTY.

☐ c. ROOT BALLS SHALL NOT BE ALTERED TO FIT AROUND UTILITY LINES OR OTHER BELOW GRADE FEATURES. SUBMIT A NOTIFICATION TO THE LANDSCAPE ARCHITECT OF ANY CONFLICTS ENCOUNTERED IMMEDIATELY IN VIA TELEPHONE AND EMAIL WITH PHOTO.

d. THE RESULTING ROOT BALL MAY NEED ADDITIONAL STAKING AND WATER AFTER PLANTING. THE LANDSCAPE ARCHITECT MAY REJECT THE PLANT IF THE ROOT MODIFICATION PROCESS MAKES THE TREE UNSTABLE OR IF THE TREE IS UNHEALTHY.

e. THE CONTRACTOR REMAINS RESPONSIBLE TO CONFIRM THAT THE GROWER HAS MADE ALL REQUIRED ROOT MODIFICATIONS NOTED DURING ANY NURSERY OBSERVATIONS.

4. CONTAINER AND BOXED ROOT BALL SHAVING: THE OUTER SURFACES OF ALL PLANTS IN CONTAINERS AND BOXES, INCLUDING THE TOP, SIDES AND BOTTOM OF THE ROOT BALL SHALL BE SHAVED TO REMOVE ALL CIRCLING, DESCENDING, AND MATTED ROOTS. SHAVING SHALL BE PERFORMED USING SAWS, KNIVES, SHARP SHOVELS OR OTHER SUITABLE EQUIPMENT THAT IS CAPABLE OF MAKING CLEAN CUTS ON THE ROOTS.

a. SHAVING SHALL REMOVE A MINIMUM OF ONE INCH (1") OF ROOT MAT OR UP TO TWO INCHES (2") AS REQUIRED TO REMOVE ALL ROOT SEGMENTS THAT ARE NOT GROWING REASONABLY RADIAL TO THE TRUNK.

5. EXPOSED STEM TISSUE AFTER MODIFICATION: THE REQUIRED ROOT BALL MODIFICATIONS MAY RESULT IN STEM TISSUE THAT HAS NOT FORMED TRUNK BARK BEING EXPOSED ABOVE THE SOIL LINE. IF SUCH CONDITION OCCURS, WRAP THE EXPOSED PORTION OF THE STEM IN A PROTECTIVE WRAPPING WITH A WHITE FILTER FABRIC. SECURE THE FABRIC WITH BIODEGRADABLE MASKING TAPE. DO NOT USE STRING, TWINE, GREEN NURSERY TIES OR ANY OTHER MATERIAL THAT MAY GIRDLE THE TRUNK IF NOT REMOVED.

6. EXCAVATION OF THE PLANTING SPACE: USING HAND TOOLS OR TRACKED MINI-EXCAVATOR, EXCAVATE THE PLANTING HOLE INTO THE PLANTING SOIL TO THE DEPTH OF THE ROOT BALL MEASURED AFTER ANY ROOT BALL MODIFICATION TO CORRECT ROOT PROBLEMS, AND WIDE ENOUGH FOR WORKING ROOM AROUND THE ROOT BALL OR TO THE SIZE INDICATED ON THE DRAWING OR AS NOTED BELOW.

a. FOR TREES AND SHRUBS PLANTED IN SOIL AREAS THAT ARE NOT TILLED OR OTHERWISE MODIFIED TO A DEPTH OF AT LEAST TWELVE INCHES (12") OVER A DISTANCE OF MORE THAN TEN FEET (10') RADIUS FROM EACH TREE, OR FIVE FEET (5') RADIUS FROM EACH SHRUB, THE SOIL AROUND THE ROOT BALL SHALL BE LOOSENED AS DEFINED BELOW OR AS INDICATED ON THE LANDSCAPE ARCHITECTURAL DETAIL DRAWINGS.

1) THE AREA OF LOOSENING SHALL BE A MINIMUM OF THREE (3) TIMES THE DIAMETER OF THE ROOT BALL AT THE SURFACE SLOPING TO TWO (2) TIMES THE DIAMETER OF THE ROOT BALL AT THE DEPTH OF THE ROOT BALL.

2) LOOSENING IS DEFINED AS DIGGING INTO THE SOIL AND TURNING THE SOIL TO REDUCE THE COMPACTION. THE SOIL DOES NOT HAVE TO BE REMOVED FROM THE HOLE, JUST DUG, LIFTED AND TURNED. LIFTING AND TURNING MAY BE ACCOMPLISHED WITH A TRACKED MINI EXCAVATOR, OR HAND SHOVELS.

b. IF AN AUGER IS USED TO DIG THE INITIAL PLANTING HOLE, THE SOIL AROUND THE AUGER HOLE SHALL BE LOOSENED AS DEFINED ABOVE FOR TREES AND SHRUBS PLANTED IN SOIL AREAS THAT ARE NOT TILLED OR OTHERWISE MODIFIED.

c. THE MEASURING POINT FOR ROOT BALL DEPTH SHALL BE THE AVERAGE HEIGHT OF THE OUTER EDGE OF THE ROOT BALL AFTER ANY REQUIRED ROOT BALL MODIFICATION.

d. IF MOTORIZED EQUIPMENT IS USED TO DELIVER PLANTS TO THE PLANTING AREA OVER EXPOSED PLANTING BEDS OR USED TO LOOSEN THE SOIL OR DIG THE PLANTING HOLES, ALL SOIL THAT HAS BEEN DRIVEN OVER SHALL BE TILLED TO A DEPTH OF SIX INCHES (6").

7. FOR TREES TO BE PLANTED IN PREPARED PLANTING SOIL THAT IS DEEPER THAN THE ROOT BALL DEPTH, COMPACT THE SOIL UNDER THE ROOT BALL USING A MECHANICAL TAMPER TO ASSURE A FIRM BEDDING FOR THE ROOT BALL. IF THERE IS MORE THAN TWELVE INCHES (12") OF PLANTING SOIL UNDER THE ROOT BALL EXCAVATE AND TAMP THE PLANTING SOIL IN LIFTS NOT TO EXCEED TWELVE INCHES (12").

8. SET TOP OUTER EDGE OF THE ROOT BALL AT THE AVERAGE ELEVATION OF THE PROPOSED FINISH. SET THE PLANT PLUMB AND UPRIGHT IN THE CENTER OF THE PLANTING HOLE. THE TREE GRAFT, IF APPLICABLE, SHALL BE VISIBLE ABOVE THE GRADE. DO NOT PLACE SOIL ON TOP OF THE ROOT BALL.

9. BACKFILL THE SPACE AROUND THE ROOT BALL WITH THE SAME PLANTING SOIL OR EXISTING SOIL THAT WAS EXCAVATED FOR THE PLANTING SPACE. SEE NOTES ON SOIL AMENDMENTS FOR REQUIREMENTS TO MODIFY THE SOIL WITHIN THE PLANTING BED.

10. BRACE ROOT BALL BY TAMPING PLANTING SOIL AROUND THE LOWER PORTION OF THE ROOT BALL. PLACE ADDITIONAL PLANTING SOIL AROUND THE BASE AND SIDES OF BALL IN SIX-INCH (6") LIFTS. LIGHTLY TAMP EACH LIFT USING FOOT PRESSURE OR HAND TOOLS TO SETTLE BACKFILL, SUPPORT THE TREE AND ELIMINATE VOIDS. DO NOT OVER COMPACT THE BACKFILL OR USE MECHANICAL OR PNEUMATIC TAMPING EQUIPMENT. OVER COMPACTION SHALL BE DEFINED AS GREATER THAN EIGHTY-FIVE PERCENT (85%) OF MAXIMUM DRY DENSITY, STANDARD PROCTOR OR GREATER THAN TWO-HUNDRED AND FIFTY (250) PSI AS MEASURED BY A CONE PENETROMETER WHEN THE VOLUMETRIC SOIL MOISTURE IS LOWER THAN FIELD CAPACITY.

a. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED TO THREE QUARTERS OF ITS DEPTH, WATER SHALL BE POURED AROUND THE ROOT BALL AND ALLOWED TO SOAK INTO THE SOIL TO SETTLE THE SOIL. DO NOT FLOOD THE PLANTING SPACE. IF THE SOIL IS ABOVE FIELD CAPACITY, ALLOW THE SOIL TO DRAIN TO BELOW FIELD CAPACITY BEFORE FINISHING THE PLANTING. AIR POCKETS SHALL BE ELIMINATED AND BACKFILL CONTINUED UNTIL THE PLANTING SOIL IS BROUGHT TO GRADE LEVEL.

11. WHERE INDICATED ON THE DRAWINGS, BUILD A FOUR INCH (4") HIGH, LEVEL BERM OF PLANTING SOIL AROUND THE OUTSIDE OF THE ROOT BALL TO RETAIN WATER. TAMP THE BERM TO REDUCE LEAKING AND EROSION OF THE SAUCER.

12. THOROUGHLY WATER THE PLANTING SOIL AND ROOT BALL IMMEDIATELY AFTER PLANTING.

13. REMOVE ANY CORRUGATED CARDBOARD TRUNK PROTECTION AFTER PLANTING.

14. FOLLOW ADDITIONAL REQUIREMENTS FOR THE PERMITTED ROOT BALL PACKAGES.

G. PERMITTED ROOT BALL PACKAGES AND SPECIAL PLANTING REQUIREMENTS

1. BALLED AND BURLAPPED PLANTS

a. AFTER THE ROOT BALL HAS BEEN BACKFILLED, REMOVE ALL TWINE AND BURLAP FROM THE TOP OF THE ROOT BALL. CUT THE BURLAP AWAY; DO NOT FOLD DOWN ONTO THE PLANTING SOIL.

b. IF THE PLANT IS SHIPPED WITH A WIRE BASKET THAT DOES NOT MEET THE REQUIREMENTS OF A "LOW RISE" BASKET, REMOVE THE TOP SIX TO EIGHT INCHES (6" TO 8") OF THE BASKET WIRES JUST BEFORE THE FINAL BACKFILLING OF THE TREE.

c. EARTH ROOT BALLS SHALL BE KEPT INTACT EXCEPT FOR ANY MODIFICATIONS REQUIRED BY THE LANDSCAPE ARCHITECT OR CONSULTING ARBORIST.

2. CONTAINER (INCLUDES BOXED AND ABOVE-GROUND FABRIC CONTAINERS) PLANTS

a. THIS SPECIFICATION ASSUMES THAT MOST CONTAINER PLANTS HAVE SIGNIFICANT STEM GIRDLING AND CIRCLING ROOTS, AND THAT THE ROOT COLLAR IS TOO LOW IN THE ROOT BALL.

b. REMOVE THE CONTAINER.

c. PERFORM ROOT BALL SHAVING AS DEFINED IN INSTALLATION OF PLANTS.

d. REMOVE ALL ROOTS AND SUBSTRATE ABOVE THE ROOT COLLAR AND THE MAIN STRUCTURAL ROOTS ACCORDING TO ROOT CORRECTION DETAILS SO ROOT SYSTEM CONFORMS TO ROOT OBSERVATIONS DETAIL.

e. REMOVE ALL SUBSTRATE AT THE BOTTOM OF THE ROOT BALL THAT DOES NOT CONTAIN ROOTS.

f. USING A HOSE, POWER WASHER OR AIR EXCAVATION DEVICE, WASH OUT THE SUBSTRATE FROM AROUND THE TRUNK AND TOP OF THE REMAINING ROOT BALL AND FIND AND REMOVE ALL STEM GIRDLING ROOTS WITHIN THE ROOT BALL ABOVE THE TOP OF THE STRUCTURAL ROOTS.

H. GROUND COVER, PERENNIAL AND ANNUAL PLANTS

1. ENSURE THAT SOIL MOISTURE IS WITHIN THE REQUIRED LEVELS PRIOR TO PLANTING. IRRIGATION, IF REQUIRED, SHALL BE APPLIED AT LEAST TWELVE (12) HOURS PRIOR TO PLANTING TO AVOID PLANTING IN MUDDY SOILS.

2. ENSURE THAT SOIL GRADES IN THE BEDS ARE SMOOTH AND AS SHOWN ON THE PLANS.

3. PLANTS SHALL BE PLANTED IN EVEN, TRIANGULARLY SPACED ROWS, AT THE INTERVALS CALLED OUT FOR ON THE DRAWINGS, UNLESS OTHERWISE NOTED. THE FIRST ROW OF ANNUAL FLOWER PLANTS SHALL BE 6 INCHES (6") FROM THE BED EDGE UNLESS OTHERWISE DIRECTED.

4. DIG PLANTING HOLES SUFFICIENTLY LARGE ENOUGH TO INSERT THE ROOT SYSTEM WITHOUT DEFORMING THE ROOTS. SET THE TOP OF THE ROOT SYSTEM AT THE GRADE OF THE SOIL.

5. SCHEDULE THE PLANTING TO OCCUR PRIOR TO APPLICATION OF THE MULCH.

a. IF THE BED IS ALREADY MULCHED, PULL THE MULCH FROM AROUND THE HOLE AND PLANT INTO THE SOIL. DO NOT PLANT THE ROOT SYSTEM IN THE MULCH. PULL MULCH BACK SO IT IS NOT ON THE ROOT BALL SURFACE.

6. PRESS SOIL TO BRING THE ROOT SYSTEM IN CONTACT WITH THE SOIL.

7. SPREAD ANY EXCESS SOIL AROUND IN THE SPACES BETWEEN PLANTS.

8. APPLY MULCH TO THE BED BEING SURE NOT TO COVER THE TOPS OF THE PLANTS WITH OR THE TOPS OF THE ROOT BALL WITH MULCH.

9. WATER EACH PLANTING AREA AS SOON AS THE PLANTING IS COMPLETED. APPLY ADDITIONAL WATER TO KEEP THE SOIL MOISTURE AT THE REQUIRED LEVELS. DO NOT OVER WATER.

I. PALM PLANTING

1. PALM TREES SHALL BE PLACED AT GRADE MAKING SURE NOT TO PLANT THE TREE ANY DEEPER IN THE GROUND THAN THE PALM TREES ORIGINALLY STOOD.

2. THE TREES SHALL BE PLACED WITH THEIR VERTICAL AXIS IN A PLUMB POSITION.

3. ALL BACKFILL SHALL BE NATIVE SOIL EXCEPT IN CASES WHERE PLANTING IN ROCK. WATER-SETTLE THE BACK FILL.

4. DO NOT COVER ROOT BALL WITH MULCH OR TOPSOIL.

5. PROVIDE A WATERING BERM AT EACH PALM.

a. BERMS SHALL EXTEND A MINIMUM OF EIGHTEEN INCHES (18") OUT FROM THE TRUNK ALL AROUND AND SHALL BE A MINIMUM OF SIX INCHES (6") HIGH.

6. REMOVE TWINE WHICH TIES FRONDS TOGETHER AFTER PLACING PALM IN PLANTING HOLE AND SECURING IT IN THE UPRIGHT POSITION.

J. TREE STAPLING, STAKING, GUYING, AND BARK PROTECTION

1. DO NOT STAKE OR GUY TREES UNLESS THE CONTRACTOR FEELS THAT STAKING IS THE ONLY ALTERNATIVE WAY TO KEEP PARTICULAR TREES PLUMB.

a. THE LANDSCAPE ARCHITECT AND CONSULTING ARBORIST SHALL HAVE THE AUTHORITY TO REQUIRE TREES ARE STAPLED, STAKED, OR TO REJECT STAKING AS AN ALTERNATIVE WAY TO STABILIZE THE TREE.

b. TREES THAT REQUIRED HEAVILY MODIFIED ROOT BALLS TO MEET THE ROOT QUALITY STANDARDS MAY BECOME UNSTABLE.

1) THE LANDSCAPE ARCHITECT MAY CHOOSE TO REJECT THESE TREES RATHER THAN UTILIZE STAKING TO TEMPORARILY SUPPORT THE TREE.

2. TREES THAT ARE GUYED SHALL HAVE THEIR GUYS AND STAKES REMOVED AFTER ONE FULL GROWING SEASON OR AT OTHER TIMES AS REQUIRED BY THE LANDSCAPE ARCHITECT.

☐a. THE CONTRACTOR SHALL SUBMIT A SCHEDULE TO THE OWNER AND LANDSCAPE ARCHITECT FOR THE REMOVAL OF GUYS AND STAKES.

b. TREE GUYING SHALL UTILIZE THE TREE STAKING AND GUYING MATERIALS SPECIFIED. GUYING TO BE TIED IN SUCH A MANNER AS TO CREATE A MINIMUM TWELVE INCH (12") LOOP TO PREVENT GIRDLING.

c. PLANTS SHALL STAND PLUMB AFTER STAPLING, STAKING, OR GUYING UNLESS OTHERWISE SPECIFIED IN THESE DETAIL AND PLAN DRAWINGS.

d. FOR TREES PLANTED IN PLANTING MIX OVER WATERPROOFED MEMBRANE, USE DEAD MEN BURIED TWENTY-FOUR INCHES (24") TO THE TOP OF THE DEAD MAN, IN THE SOIL. TIE THE GUY TO THE DEAD MAN WITH A DOUBLE WRAP OF LINE AROUND THE DEAD MAN FOLLOWED BY A DOUBLE HALF HITCH. WHEN GUYS ARE REMOVED, LEAVE THE DEAD MEN IN PLACE AND CUT THE GUY TAPE TWELVE INCHES (12") ABOVE THE GROUND, LEAVING THE TAPE END COVERED IN MULCH.

e. STRAIGHTEN ALL TREES THAT MOVE OUT OF PLUMB INCLUDING THOSE NOT STAKED. PLANTS TO BE STRAIGHTENED SHALL BE EXCAVATED AND THE ROOT BALL MOVED TO A PLUMB POSITION, AND THEN RE-BACKFILLED.

f. DO NOT STRAIGHTEN PLANTS BY PULLING THE TRUNK WITH GUYS.

3. TREE BARK PROTECTORS SHALL INDICTED, AS NECESSARY, ON THESE DETAIL AND PLAN DRAWINGS.

K. INSTALLATION OF FERTILIZER AND OTHER CHEMICAL ADDITIVES

1. DO NOT APPLY ANY SOLUBLE FERTILIZER TO PLANTINGS DURING THE FIRST YEAR AFTER TRANSPLANTING UNLESS SOIL TEST DETERMINES THAT FERTILIZER OR OTHER CHEMICAL ADDITIVES IS REQUIRED. APPLY CHEMICAL ADDITIVES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT OR A CONSULTING ARBORIST.

2. THE CONTRACTOR SHALL APPLY CONTROLLED RELEASE FERTILIZERS ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND STANDARD HORTICULTURAL PRACTICES.

L. PRUNING OF TREES AND SHRUBS

1. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS, AND THE CONTRACTOR SHALL CLEAN TOOLS, AFTER EVERY USE, IF NECESSARY, TO PREVENT THE SPREAD OF DISEASE BETWEEN TREES AND PLANTS.2. PRUNING TREES SHALL BE LIMITED TO ADDRESSING STRUCTURAL DEFECTS AS SHOWN IN LANDSCAPE ARCHITECTURAL DETAILS AND DRAWINGS.

a. ALL PRUNING SHALL BE PERFORMED BY A PERSON EXPERIENCED IN STRUCTURAL TREE PRUNING.

b. EXCEPT FOR PLANTS SPECIFIED AS MULTI-STEMMED OR AS OTHERWISE INSTRUCTED BY THE LANDSCAPE ARCHITECT, PRESERVE OR CREATE A CENTRAL LEADER.

c. PRUNING OF LARGE TREES SHALL BE DONE USING POLE PRUNERS OR IF NEEDED, FROM A LADDER OR HYDRAULIC LIFT TO GAIN ACCESS TO THE TOP OF THE TREE. DO NOT CLIMB IN NEWLY PLANTED TREES. SMALL TREES CAN BE STRUCTURALLY PRUNED BY LAYING THEM OVER BEFORE PLANTING. PRUNING MAY ALSO BE PERFORMED AT THE NURSERY PRIOR TO SHIPPING.

d. REMOVE AND REPLACE EXCESSIVELY PRUNED OR MALFORMED STOCK RESULTING FROM IMPROPER PRUNING THAT OCCURRED IN THE NURSERY OR AFTER.

3. NO TREE PAINT OR SEALANTS SHALL BE USED.

M. MULCHING OF PLANTS

1. APPLY THREE INCHES (3") OF MULCH OR PINE STRAW BEFORE SETTLEMENT, COVERING THE ENTIRE PLANTING BED AREA.

a. INSTALL NO MORE THAN ONE INCH (1") OF MULCH OVER THE TOP OF THE ROOT BALLS OF ALL PLANTS. TAPER TO TWO INCHES (2") WHEN ABUTTING PAVEMENT.

2. FOR TREES PLANTED IN LAWN AREAS THE MULCH SHALL EXTEND TO A FOUR FOOT (4') RADIUS AROUND THE TREE OR TO THE EXTENT INDICATED ON THESE DETAIL AND PLAN DRAWINGS.

3. LIFT ALL LEAVES, LOW HANGING STEMS AND OTHER GREEN PORTIONS OF SMALL PLANTS OUT OF THE MULCH IF COVERED.

N. PLANTING BED FINISHING

1. AFTER PLANTING, SMOOTH OUT ALL GRADES BETWEEN PLANTS BEFORE MULCHING.

2. SEPARATE THE EDGES OF PLANTING BEDS AND LAWN AREAS WITH A SMOOTH, FORMED EDGE CUT INTO THE TURF WITH THE BED MULCH LEVEL SLIGHTLY LOWER, ONE AND TWO INCHES (1" AND 2"), THAN THE ADJACENT TURF SOD OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.

3. BED EDGE LINES SHALL BE DEPICTED ON THE LANDSCAPE ARCHITECTURAL DETAILS AND DRAWINGS.

O. WATERING

1. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO ENSURE THAT ADEQUATE WATER IS PROVIDED TO ALL PLANTS FROM THE POINT OF INSTALLATION UNTIL THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE. THE CONTRACTOR SHALL ADJUST THE AUTOMATIC IRRIGATION SYSTEM, IF AVAILABLE, AND APPLY ADDITIONAL OR ADJUST FOR LESS WATER USING HOSES, SLOW-RELEASE WATERING BAGS, ETC. AS REQUIRED.

2. DAILY TEST THE MOISTURE CONTENT IN EACH ROOT BALL AND THE SOIL OUTSIDE THE ROOT BALL TO DETERMINE THE WATER CONTENT.

3. HAND WATER ROOT BALLS OF ALL PLANTS TO ASSURE THAT THE ROOT BALLS HAVE MOISTURE ABOVE WILT POINT AND BELOW FIELD CAPACITY.

P. CLEAN-UP

1. DURING INSTALLATION, KEEP THE SITE FREE OF TRASH, PAVEMENTS REASONABLY CLEAN AND WORK AREA IN AN ORDERLY CONDITION AT THE END OF EACH DAY. REMOVE TRASH AND DEBRIS IN CONTAINERS FROM THE SITE NO LESS THAN ONCE A WEEK.

a. IMMEDIATELY CLEAN UP ANY SPILLED OR TRACKED SOIL, FUEL, OIL, TRASH OR DEBRIS DEPOSITED BY THE CONTRACTOR FROM ALL SURFACES WITHIN THE PROJECT OR ON PUBLIC RIGHT OF WAYS AND NEIGHBORING PROPERTY.

2. ONCE INSTALLATION IS COMPLETE, WASH ALL SOIL FROM PAVEMENTS AND OTHER STRUCTURES. ENSURE THAT MULCH IS CONFINED TO PLANTING BEDS AND THAT ALL TAGS AND FLAGGING TAPE ARE REMOVED FROM THE SITE. THE LANDSCAPE ARCHITECT'S SEALS ARE TO REMAIN ON THE TREES AND REMOVED AT THE END OF ANY APPLICABLE WARRANTY PERIOD.

3. MAKE ALL REPAIRS TO GRADES, RUTS, AND DAMAGE BY THE PLANT INSTALLER TO THE WORK OR OTHER WORK AT THE SITE. D. REMOVE AND DISPOSE OF ALL EXCESS PLANTING SOIL, SUBSOIL, MULCH, PLANTS, PACKAGING, AND OTHER MATERIAL BROUGHT TO THE SITE BY THE CONTRACTOR.

Q. PLANT MAINTENANCE PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE

1. DURING THE PROJECT WORK PERIOD AND PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL PLANTS.

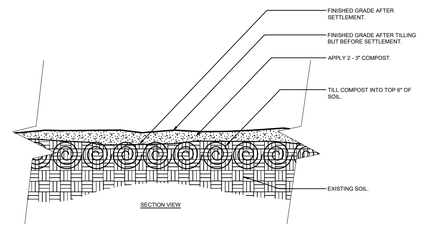
2. MAINTENANCE DURING THE PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF PRUNING, WATERING, CULTIVATING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL, REPAIRING AND REPLACING OF TREE STAPLES AND/OR STAKES, TIGHTENING AND REPAIRING OF GUYS, REPAIRING AND REPLACING OF DAMAGED TREE WRAP MATERIAL, RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITION, AND FURNISHING AND APPLYING SUCH SPRAYS AS ARE NECESSARY TO KEEP PLANTINGS REASONABLY FREE OF DAMAGING INSECTS AND DISEASE, AND IN HEALTHY CONDITION.

a. THE THRESHOLD FOR APPLYING INSECTICIDES AND HERBICIDE SHALL FOLLOW ESTABLISHED INTEGRATED PEST MANAGEMENT (IPM) PROCEDURES.

b. MULCH AREAS SHALL BE KEPT REASONABLY FREE OF WEEDS, GRASS.

☐ DENOTES GUIDELINES FOR CONTRACTOR SUBMITTAL TO LANDSCAPE ARCHITECT.

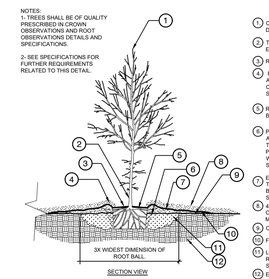
- - - END OF SOIL AMENDMENT AND LANDSCAPE INSTALLATION NOTES - - -



NOTES:
1- SEE PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

1 MODIFIED EXISTING SOIL - COMPACTED SURFACE SOIL
NTS

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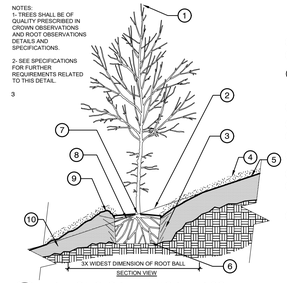
NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

1. CENTRAL LEADER. (SEE CROWN OBSERVATIONS DETAIL).
2. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
3. ROOT BALL MODIFIED AS REQUIRED.
4. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT ALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
5. ROOT BALL SURFACE SHALL BE POSITIONED TO BE ONE - QUARTER ABOVE FINISHED GRADE.
6. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
7. EXISTING SITE SOIL ADDED TO CREATE A SMOOTH TRANSITION FROM THE TOP OF THE RAISED ROOT BALL TO THE FINISHED GRADE AT A 15% MAX. SLOPE.
8. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
9. ORIGINAL GRADE.
10. FINISHED GRADE.
11. LOOSENED SOIL. DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN.
12. EXISTING SOIL.

2 TREE W/ BERM (EXISTING SOIL NOT MODIFIED)
NTS

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NOTES:
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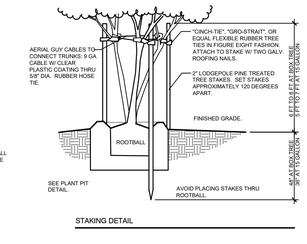
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3

1. CENTRAL LEADER. (SEE CROWN OBSERVATIONS DETAIL).
2. ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
3. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WHEN SETTLE THE SOIL. WATER AROUND THE ROOT BALL TO
4. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
5. ORIGINAL GRADE.
6. BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
8. ROOT BALL MODIFIED AS REQUIRED.
9. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240°. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
10. MODIFIED SOIL. DEPTH VARIES. (SEE SOIL PREPARATION PLAN).

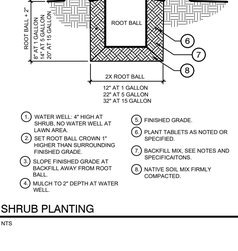
3 TREE ON SLOPE - UNMODIFIED SOIL SLOPE 5% (20:1) TO 50% (2:1)
NTS

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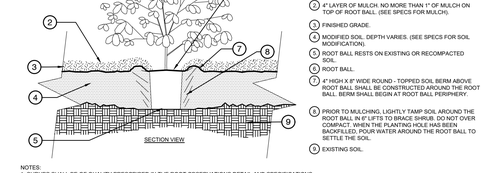
STAKING DETAIL

4 TREE PLANTING MULTI-STAKE
NTS



1. WATER WELL: 4" HIGH AT SHRUB, NO WATER WELL AT LAWN AREA.
2. SET ROOT BALL CROWN 1" HIGHER THAN SURROUNDING FINISHED GRADE.
3. SLOPE FINISHED GRADE AT BACKFILL AWAY FROM ROOT BALL.
4. MULCH TO 2" DEPTH AT WATER WELL.
5. FINISHED GRADE.
6. PLANT TABLETS AS NOTED OR SPECIFIED.
7. BACKFILL MIX. SEE NOTES AND SPECIFICAITONS.
8. NATIVE SOIL MIX FIRMLY COMPACTED.

5 SHRUB PLANTING
NTS



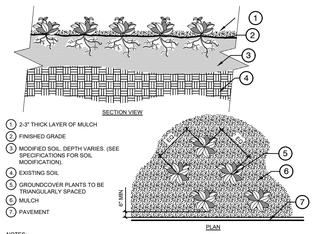
NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

1. SHRUB
2. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECS FOR MULCH).
3. FINISHED GRADE.
4. MODIFIED SOIL. DEPTH VARIES. (SEE SPECS FOR SOIL MODIFICATION).
5. ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
6. ROOT BALL.
7. 3" HIGH X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
8. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
9. EXISTING SOIL.

6 SHRUB - MODIFIED SOIL
NTS

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1. 2-3" THICK LAYER OF MULCH
2. FINISHED GRADE
3. MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
4. EXISTING SOIL
5. GROUNDCOVER PLANTS TO BE TRIANGULARLY SPACED
6. MULCH
7. PAVEMENT
8. 2" MIN.

NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL)
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

7 GROUNDCOVER
NTS

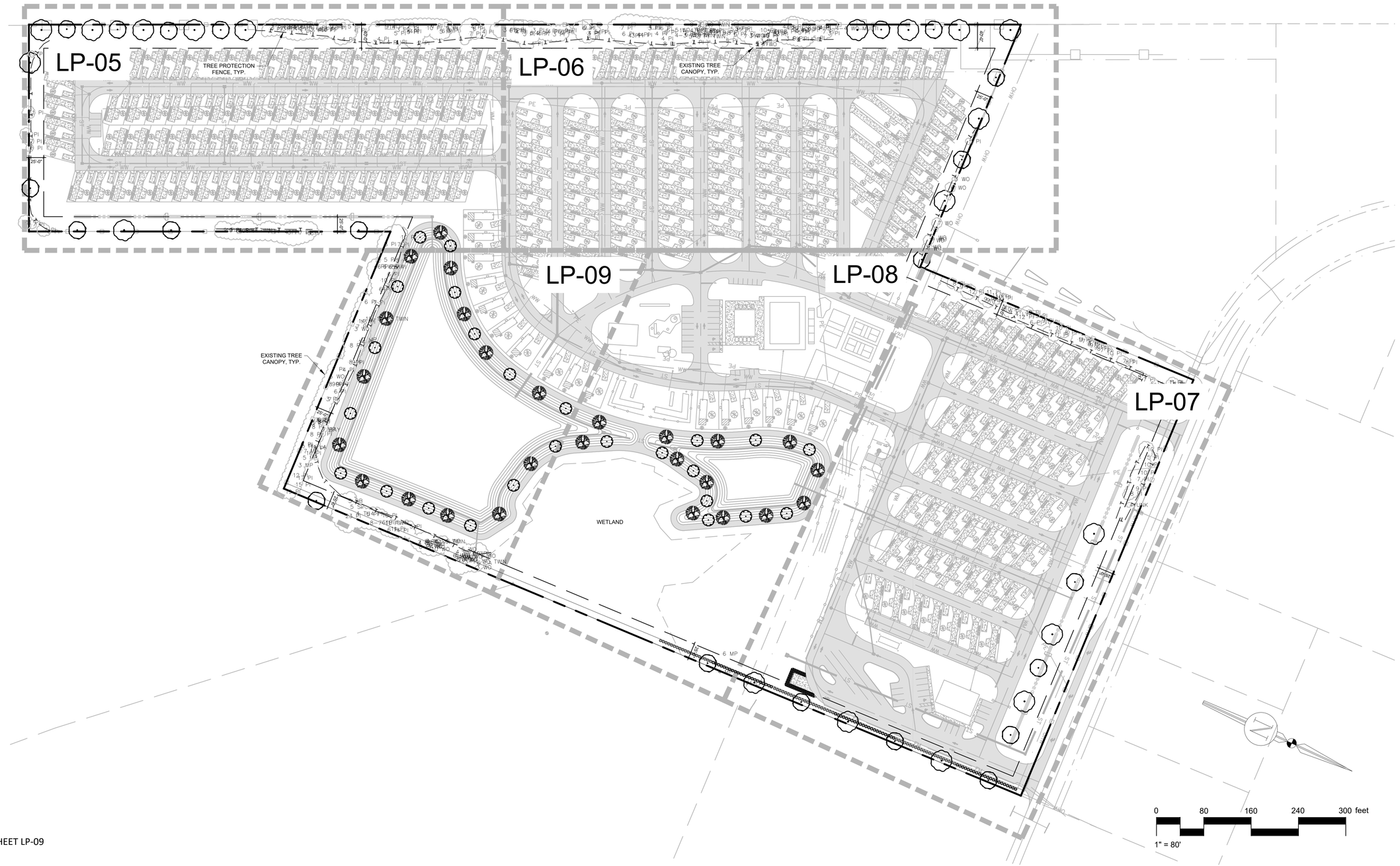
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LANDSCAPE ARCHITECT OF RECORD: **MICHAEL J. HANS, R.L.A. FLORIDA LICENSE LA2032**

THIS ITEM HAS BEEN DIG



NOTE:
SEE PLANTING SCHEDULE SHEET LP-09

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

Michael J Hans
Digitally signed by Michael J Hans
DN: cn=Michael J Hans, c=US, o=JBPro, email=michael.hans@jbpro.com
Date: 2026.02.02 12:19:49 -05'00'

LANDSCAPE ARCHITECT OF RECORD: **MICHAEL J. HANS, R.L.A. FLORIDA LICENSE LA2032**

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SHEET TITLE: LANDSCAPE PLAN

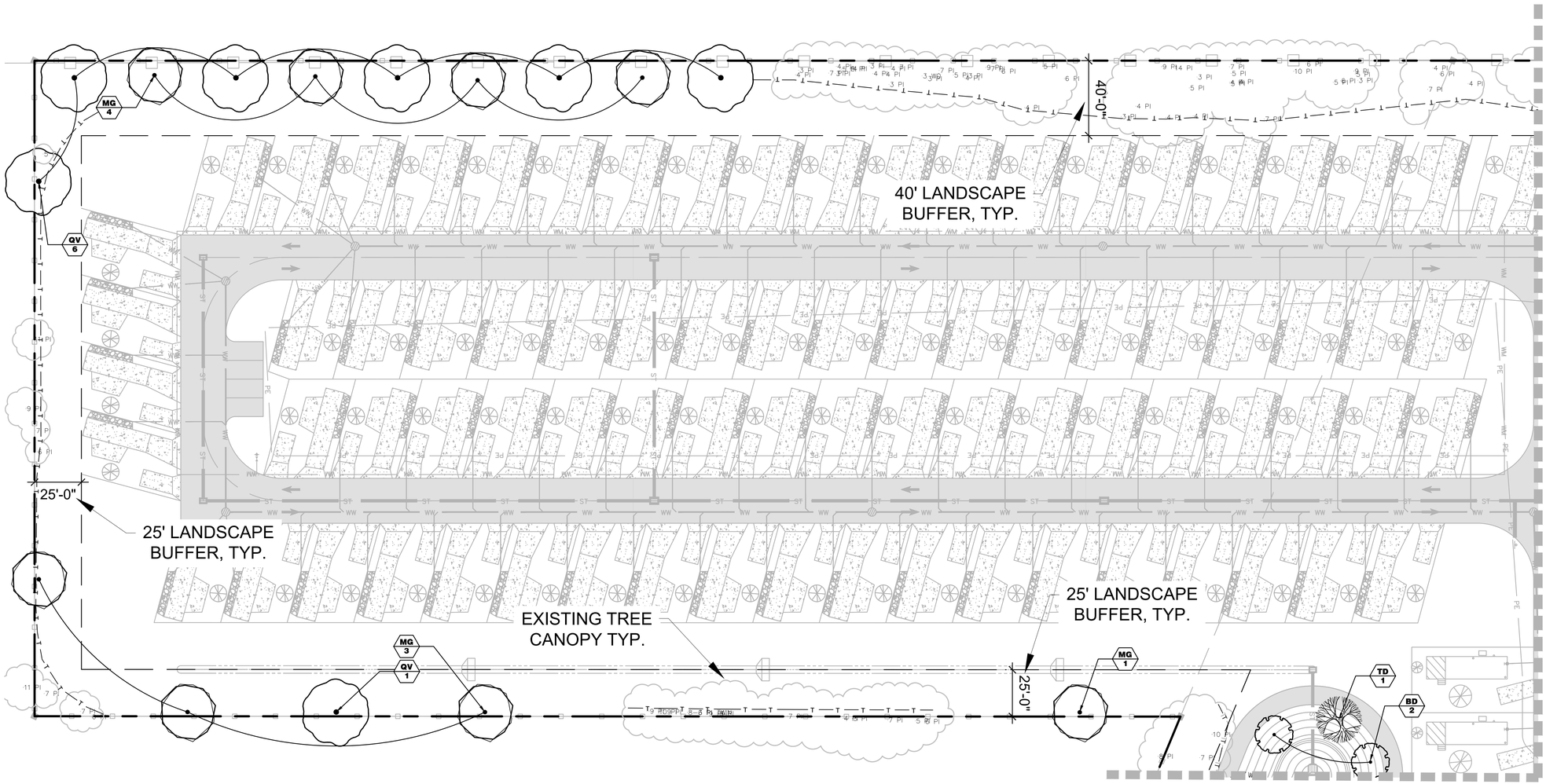
DATE: FEBRUARY 2026

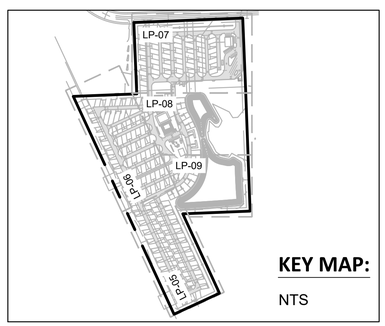
PROJECT NO: 370-23-01

CLIENT: FLORIDA GATEWAY RV RESORT, LLC
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: **LP-04**





KEY MAP:

NTS

NOTE:
SEE PLANTING SCHEDULE SHEET LP-09

0 30 60 90 120 feet

1" = 30'

REVISIONS

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SHEET TITLE: LANDSCAPE PLAN

DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: FLORIDA GATEWAY RV RESORT, LLC
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: **LP-05**

MATCHLINE TO LP-05

EXISTING TREE CANOPY TO ACT AS NATURAL BUFFER

NO PLANTINGS IN EASEMENT TYP.

40' LANDSCAPE BUFFER, TYP.

25' LANDSCAPE BUFFER, TYP.

40'-0"

25'-0"

QV 4

MG 2

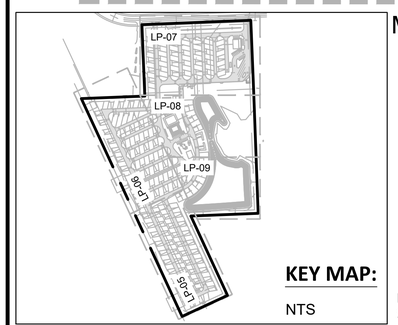
MG 2

QV 2

MATCHLINE TO LP-09

MATCHLINE TO LP-08

MATCHLINE TO LP-07



KEY MAP:

NTS

NOTE:
SEE PLANTING SCHEDULE SHEET LP-09

0 30 60 90 120 feet

1" = 30'

REVISIONS

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SHEET TITLE: LANDSCAPE PLAN

DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: FLORIDA GATEWAY RV RESORT, LLC
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: **LP-06**

EXISTING TREE CANOPY TYP.

25' LANDSCAPE BUFFER, TYP.

25'-0"

REQUIRED LANDSCAPE BUFFER, TYP.

25' LANDSCAPE BUFFER, TYP.

25'-0"

MATCHLINE TO LP-08

VO 22

QV 3

MG 3

MC 22

QV 3

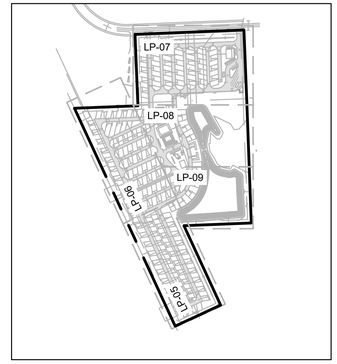
VO 22

MC 22

PM 68

MG 3

VO 13



KEY MAP:

NTS

NOTE:
SEE PLANTING SCHEDULE SHEET LP-09

0 30 60 90 120 feet

1" = 30'

REVISIONS				
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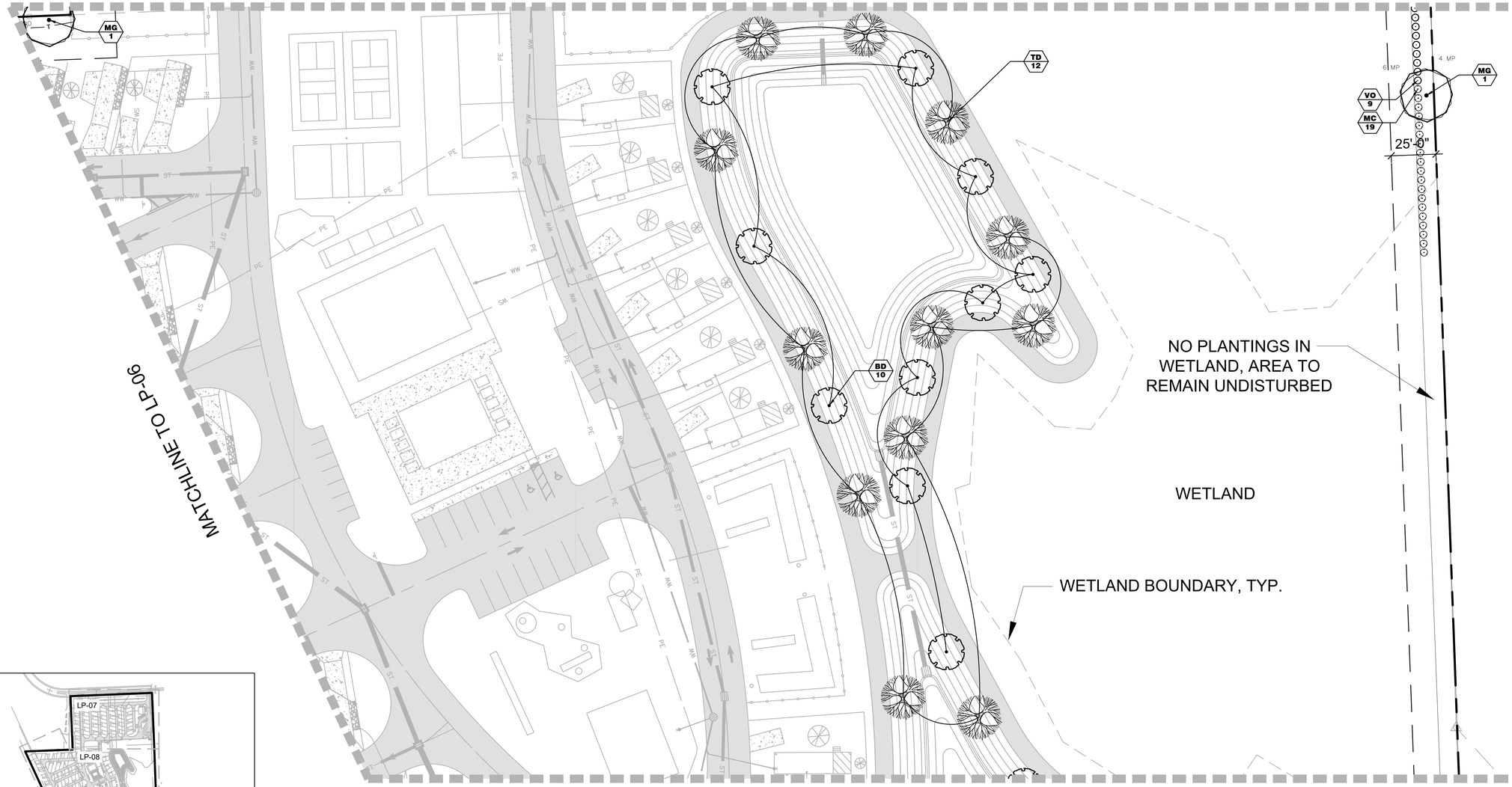
DATE: FEBRUARY 2026

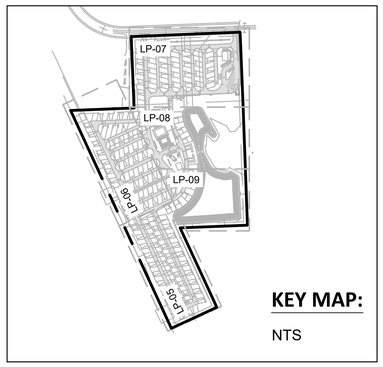
PROJECT NO: 370-23-01

CLIENT: FLORIDA GATEWAY RV RESORT, LLC
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: LP-07





KEY MAP:

NTS

NOTE:
SEE PLANTING SCHEDULE SHEET LP-09

0 30 60 90 120 feet

1" = 30'

REVISIONS

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: LANDSCAPE PLAN

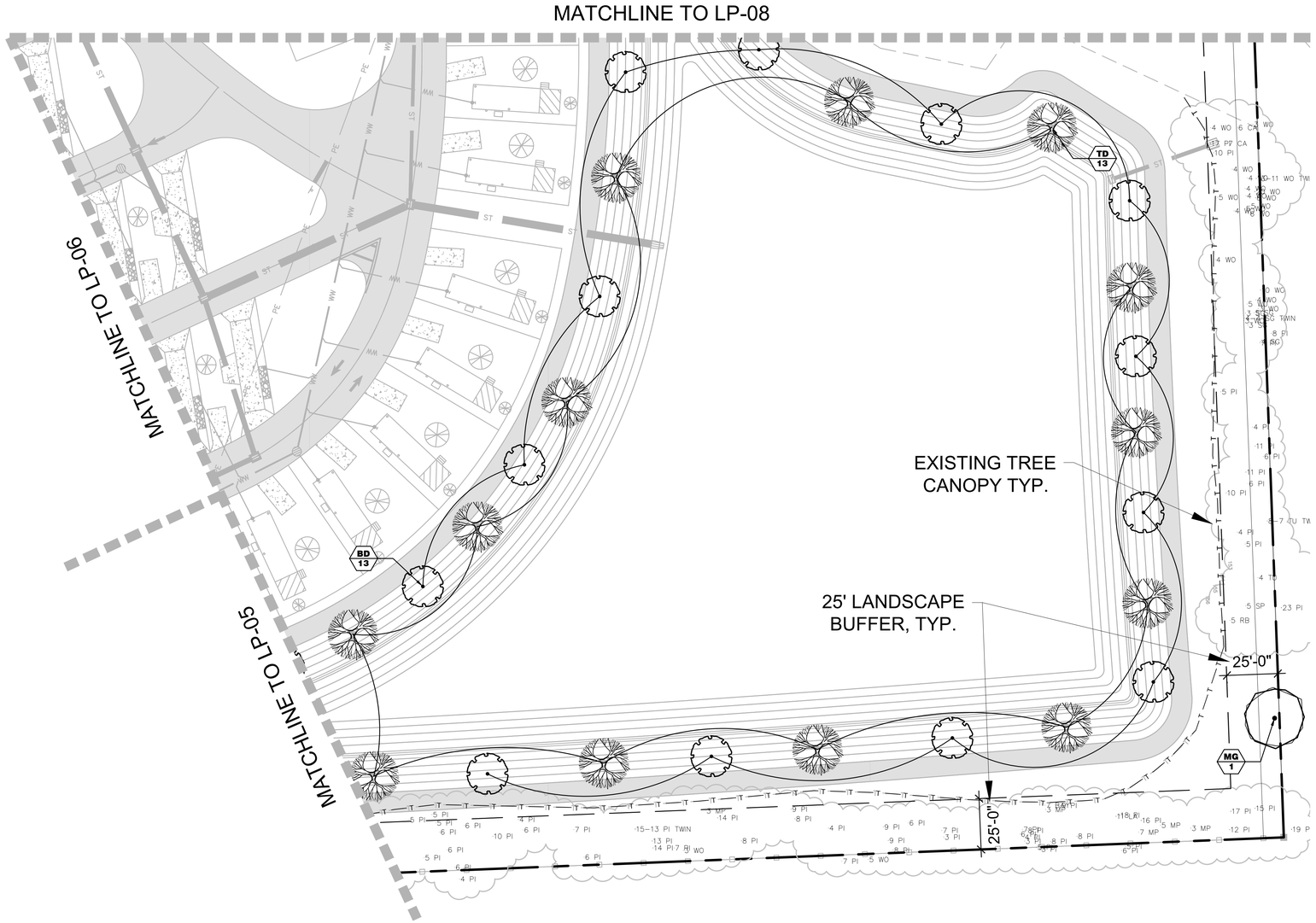
DATE: FEBRUARY 2026

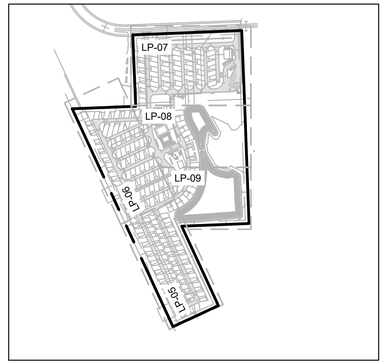
PROJECT NO: 370-23-01

CLIENT: FLORIDA GATEWAY RV RESORT, LLC
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: **LP-08**





KEY MAP:

NTS

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	CAL/HT	CANOPY/UNDERSTORY	FL GRADE	QTY
TREES							
	BD	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	25 GAL.	2" CAL.	UNDERSTORY	FL #1	25
	MG	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	25 GAL.	2" CAL.	UNDERSTORY	FL #1	21
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	25 GAL.	2-IN / 10-FT (MIN.)	CANOPY	FL #1	19
	TD	TAXODIUM DISTICHUM / BALD CYPRESS	25 GAL.	2-IN / 10-FT (MIN.)	CANOPY	FL #1	26
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	SPREAD/HEIGHT	SPACING	FL GRADE	QTY
SHRUBS							
	MC	MORELLA CERIFERA / WAX MYRTLE	3 GAL.	2-FT	AS SHOWN	FL #1	63
	PM	PODOCARPUS MACROPHYLLUS / YEW PODOCARPUS	5 GAL.	2-FT	AS SHOWN	FL #1	68
	VO	VIBURNUM OBOVATUM / WALTER'S VIBURNUM	3 GAL.	2-FT	AS SHOWN	FL #1	66

NOTE:

1. TREES PROPOSED IN THE BUFFERS SHALL BE PLANTED AROUND EXISTING TREES IN THE BUFFER. CONTRACTOR TO ENSURE THAT THE PLANTING OF NEW TREES SHALL NOT NEGATIVELY IMPACT THE ROOT ZONE OF EXISTING TREES.
2. MULCH SHALL BE ORGANIC HARDWOOD MULCH MIN. DEPTH OF 3 INCHES IN ALL PLANTING AREAS AND AROUND THE BASES OF TREES.

N

0 30 60 90 120 feet

1" = 30'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

LANDSCAPE ARCHITECT OF RECORD: **MICHAEL J. HANS, R.L.A. FLORIDA LICENSE LA2032**

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL J. HANS, RLA 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.

REGISTERED LANDSCAPE ARCHITECT MICHAEL JARED HANS LA2032 STATE OF FLORIDA

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: LANDSCAPE PLAN

DATE: FEBRUARY 2026

PROJECT NO: 370-23-01

CLIENT: FLORIDA GATEWAY RV RESORT, LLC
LAKE CITY, FLORIDA

PROJECT: PARADISE RV RESORT

SHEET NO: LP-09

Docusign Envelope ID: C4D5D2B4-E765-4D21-88B6-46C907A0B266

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: 02/03/2026

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

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

Project Number: SPR 26-04

Project Name: Paradise RV Resort

Project Address: TBD

Project Parcel Number: 02712-001 and 02714-009

Owner Name: Lake City Hotels, INC

Owner Address: 3696 W Hwy 90, Lake City, FL

Owner Contact Information: Telephone Number: 386-267-6629 Email: NRPJKPATEL@LAKE CITYHOTELS.COM

Owner Agent Name: Daniel Crapps

Owner Agent Address: 291 NW Main Blvd, Lake City, FL

Owner Agent Contact Information: Telephone: 386-755-5110 Email: dcrapps@danielcrapps.com

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

Docusign Envelope ID: C4D5D2B4-E765-4D21-88B6-46C907A0B266

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

Building Department: **Reviewed by:** Signed by: Scott Thomason 7C2DC476A33B441... **Date:** 2/11/2026

No comments at this time

Planning and Zoning: **Reviewed by:** DocuSigned by: Robert Angelo F0D1ED33B98E4BE... **Date:** 3/6/2026

No comments at this time.

Business License: **Reviewed by:** Signed by: Marshall Sova E8B18D144D974CD... **Date:** 2/3/2026

A business tax receipt and certificate of use will need to be applied for.

Code Enforcement: Reviewed by: Signed by: Marshall Sova E8B18D144D974CD... **Date:** 2/3/2026

No liens, codes or violations on this property.

Permitting: Reviewed by: Signed by: Ivy Stockstill 6546153A5E144C0... **Date:** 2/6/2026

No comments at this time

Docusign Envelope ID: C4D5D2B4-E765-4D21-88B6-46C907A0B266

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

Water Department: Reviewed by: Signed by: Mike Osborn 896E039544B74E3... **Date:** 2/4/2026

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgeon DBA01EF55AD249B... **Date:** 2/3/2026

No comment at this time

Gas Department: Reviewed by: _____ **Date:** _____

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F599EB6125784F8... **Date:** 2/11/2026

will be master meter all sewer on the property will be private

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham 6BD97A03165D4E0... **Date:** 2/9/2026

A tap application must be submitted in order to apply for water, sewer, and/or natural gas services. This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service and receipt of your payment for all

Docusign Envelope ID: C4D5D2B4-E765-4D21-88B6-46C907A0B266

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: _____ **Date:** _____

Fire Department: Reviewed by: Signed by: Rob Douglas F7031F1186E649F... **Date:** 2/4/2026

I have a couple of areas of concern about the travel distance to some of the fire hydrants.

They will need to have bollards around the propane tank.

If this will be gated, we will need emergency access to the gate.

Police Department: Reviewed by: Signed by: Andy Miles 99045FF4005543F... **Date:** 2/5/2026

No comment 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.

Docusign Envelope ID: C4D5D2B4-E765-4D21-88B6-46C907A0B266

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

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

Suwannee River Water Management: Reviewed by: Signed by: Sara Person 5F12F69067AE4A9... **Date:** 2/3/2026

A permit application has been submitted with our office (ERP-023-249921-2). Construction cannot commence until SRWMD permit has been approved.

School Board: Reviewed by: Signed by: Robert Hartley 58BA260B8F3B4B4... **Date:** 2/3/2026

No comments at this time

County Engineer: Reviewed by: _____ **Date:** _____

County Planner: Reviewed by: Signed by: Seth Lane 13B679E5F1F44BF... **Date:** 2/3/2026

No comment at this time

STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Paradise RV Resort Site Plan Review SPR 26-04
Applicant	James Jones III, PE, agent
Owner	Daniel Crapps as Trustee
Requested Action	• Review a site plan for an RV Park.
Hearing Date	04/14/2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information		
Size	+/- 34.2 Acres	
Location	SW Commerce, Lake City, FL	
Parcel Number	02712-001 and 02714-009	
Future Land Use	Commercial	
Proposed Future Land Use	Commercial	
Current Zoning District	Commercial Highway Interchange	
Proposed Zoning	Commercial Highway Interchange	
Flood Zone-BFE	Flood Zone X and A	Base Flood Elevation-N/A

Land Use Table				
Direction	**Future Land Use**	**Zoning**	**Existing Use**	**Comments**
N	Commercial	CHI	Vacant	
E	Residential Medium/High	RMF-1 County	Residential	
S	Commercial County	CI County	Retail	
W	Commercial	CI	Vacant	

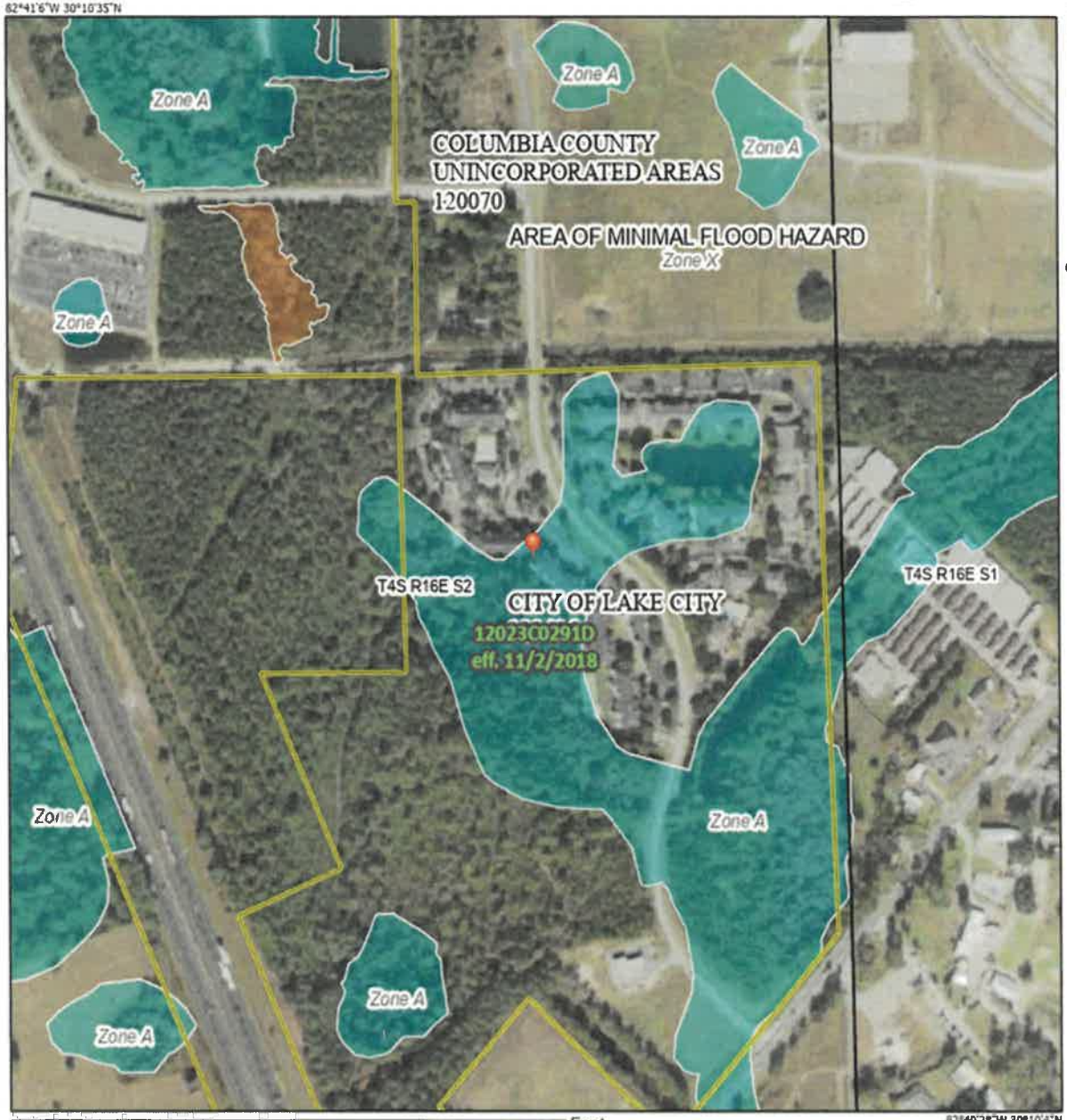
Zoning Review		
Zoning Requirements	**Required/Section of LDR**	**Actual**
Minimum lot requirements.	None/ 4.15	34.2 ac
Minimum yard requirements (setbacks) Front-Each Side-Rear.	4.15.7.4 Front 20' Side 0' Rear 15'	Meets standards.
Are any structure within 35 feet of a wetland?	35-foot buffer/ art. 4.15.7	Wetland on property
Max height of signs.	35-foot/ 4.2.20.7.3	NA
Max square footage of signs.	1.5 times lot frontage/ art. 4.2.22.7.8	NA
Lot coverage of all buildings.	35% / 4.15.9	Meets standards
Minimum landscape requirements.	20 foot if abutting a residential district or none if not/ art. 4.12.10	Meets requirements.
Minimum number of parking spaces.	32 spaces/ 4.2.15.16	39 spaces
Minimum number of ADA parking spaces.	2 spaces	4 spaces
Parking space size requirement.	10' x 20'	10' x 20
'ADA parking space size.	12'x20' with 5'x20' access aisle.	12'x20' with 5'x20' access aisle.

Flood Map

National Flood Hazard Layer FIRMette

FEMA

82°41'6"W 30°10'35"N



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

1:6,000

82°40'28"W 30°10'4"N

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
- 513 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 3/13/2026 at 4:20 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 identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Wetland Map

U.S. Fish and Wildlife Service
National Wetlands Inventory

612 SW SYMPHONY Loop



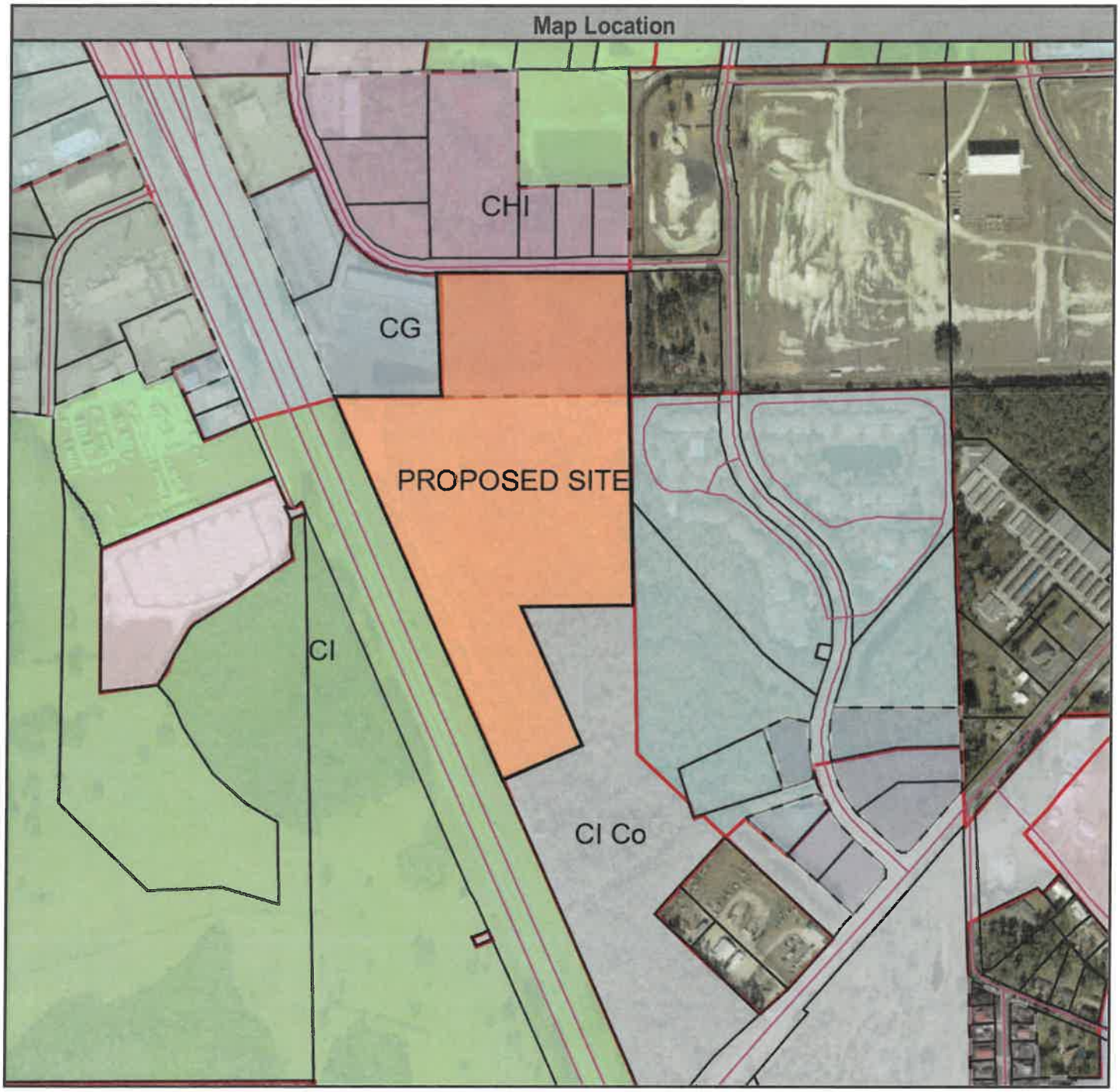
March 13, 2026

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper


Map Location
CHI
CG
PROPOSED SITE
CI
CI Co

Summary of Staff Analysis

Parking
The proposed use, RV Park, will require 32 parking spaces with two being handicap for the building structures. The site plan shows that 39 spaces with four being handicap will be provided.

Setbacks
The Commercial Highway Interchange zoning district requires the following setbacks, front- 20 feet, side- none, and rear 15 feet.

Signage
There is a proposed monument sign. The proposed sign is consistent with the regulations.

Landscaping
The site has residential use to the north and will require a ten (20) foot landscape buffer.

Land Use
The property to the north is Commercial. The property to the south and west is Commercial. The property to the east is Residential.

Lot Coverage of All Building
The Commercial Highway Interchange zoning district has a FAR of 1.0 and a maximum lot coverage of 35%. The proposed site plan shows that the lot coverage of all buildings will be .43%.

Wetland and Flood Zone
There is a wetland on the east side of the property. No construction can be within 35' of the wetland. The site is in flood zone X and A per Suwannee River Water Management Flood Mapping.

File Attachments for Item:

iv. PZ/LPA SPR 26-02-A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, APPROVING AN APPLICATION FOR APPROVAL OF A SITE PLAN FOR RACETRAC WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

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 $200.00
Receipt No. _____
Filing Date _____
Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Racetrac - Lake City
2. Address of Subject Property: 3882 W US HWY 90, Lake City, FL 32055
3. Parcel ID Number(s): 34-3S-16-02498-003, 34-3S-16-02498-000
4. Future Land Use Map Designation: Commercial Development
5. Zoning Designation: CHI
6. Acreage: 5.35
7. Existing Use of Property: Former Bank
8. Proposed use of Property: RaceTrac Gas Station and Convenience Store
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 6,258
   - ☐ Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s): Justen Giambalvo Title: VP of Constr, Eng, and Sp Projects
   Company name (if applicable): Racetrac, Inc.
   Mailing Address: 200 Galleria Parkway, Suite 900
   City: Atlanta State: GA Zip: 30339
   Telephone: (602) 758-5328 Fax: (____)_____ Email: amuhammad@racetrac.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): SEACOAST NATIONAL BANK FKA DRUMMAND COMMUNITY BA and LJC-1031, LLC Mott Jack Revocable Trust
   Mailing Address: See attached Agent Authorizations
   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? No
   If yes, list the names of all parties involved:_____
   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. 2025-2313 CPA 25-02
   Site Specific Amendment to the Official Zoning Atlas (Rezoning): ■Yes_____☐No_____
   Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. 2025-2314
   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.
   Please see Cover Sheet and Drainage Report
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: N/A
      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).

Please see C-3 Site Plan and C-7 Horizontal Plan

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.

Please see C-4 Grading Plan, C-8 Stormwater Plan and Drainage Report

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. Please see C-9 Utility Plan

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.

Please see C3 - Site 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.

Attached to application

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).

Attached to application

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

Attached to application

9. **Proof of Ownership** (i.e. deed).

Attached to application

10. **Agent Authorization Form** (signed and notarized).

Attached to application

11. **Proof of Payment of Taxes** (can be obtained online via the Columbia County Tax Collector's

Attached to application

Office).

12. **Fee:** The application fee for a Site and Development Plan Application is $200.00. No application shall be accepted or processed until the required application fee has been paid

To be submitted once paid.

13. **Notices:** All property owners within three hundred (300) feet must be notified by certified mail by the proponent and proof of the receipt of these notices must be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, The notification letters, and the envelopes to the proponent.

Lake City will issue notices

ACKNOWLEDGEMENT, SIGNATURES, AND NOTORY ON FOLLOWING PAGE

Attached to application

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.

Justen Giambalvo

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

12/16/2025

Date

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF GEORGIA
COUNTY OF COBB

The foregoing instrument was acknowledged before me this 17th day of December, 2025, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

NANCY RENEE BLACK NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES AUGUST 29, 2026

Nancy Renee Black

Signature of Notary

Nancy Renee Black

Printed Name of Notary

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

Printed: Mar 11, 2026 - 3:52pm Printed By: april.bussey

US 90 @CR 252 B

PROJECT #1750 - STORE #TBD
LAKE CITY, FLORIDA 32055
PARCEL ID # 34-3S-16-02498-003 & 34-3S-16-02498-000
DEVELOPMENT PLANS
SECTION 34 TOWNSHIP 3S, RANGE 16W
CITY OF LAKE CITY

PROJECT INFORMATION		
ZONING	MIXED USE URBAN \ COMMERCIAL	
PERMIT TYPE	PERMIT NUMBER & APPROVAL DATE	EXPIRATION DATE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT		
COLUMBIA COUNTY (ROW PERMIT)		
CITY OF LAKE CITY		
FLORIDA DEPARTMENT OF TRANSPORTATION		

CONSULTANTS

ENGINEER
CW | PRIME AE
CONNELLY & WICKER, INC.
MARY E. LEAPTROTT, P.E.
10060 SKINNER LAKE DR.
SUITE 500
JACKSONVILLE, FL 32246
PHONE: 904.265.3030

LANDSCAPE ARCHITECT
MLD STUDIO
CHI NGUYEN
51 OLD CANTON STREET
ALPHARETA, GEORGIA

PHONE: 943.210.3446

SURVEYOR
MELROSE SURVEYING AND MAPPING, INC.
WILLIAM MELROSE
11437 CENTRAL PARKWAY
SUITE 107
JACKSONVILLE, FL 32224
PHONE: 904.721.1226

UTILITY PROVIDERS

WATER
CITY OF LAKE CITY UTILITY
173 NW HILLSBORO ST
LAKE CITY, FL 32055
SHASTA PELHAM
PHONE: 386.719.5786

SANITARY SEWER
CITY OF LAKE CITY UTILITY
173 NW HILLSBORO ST
LAKE CITY, FL 32055
SHASTA PELHAM
PHONE: 386.719.5786

ELECTRIC
FLORIDA POWER AND LIGHT
2618 NE BASCOM NORRIS DR.
LAKE CITY, FL 32055
AMBER HUSDON
PHONE: 386.466.5901

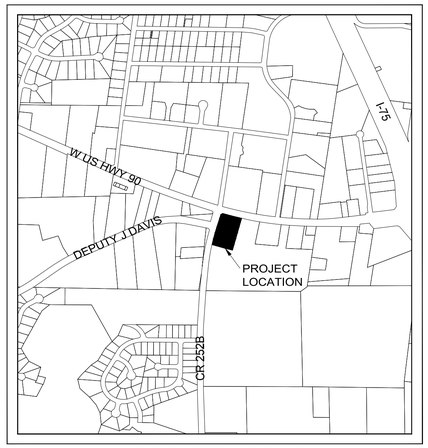
GAS
CITY OF LAKE CITY UTILITY
173 NW HILLSBORO ST
LAKE CITY, FL 32055
SHASTA PELHAM
PHONE: 386.719.5786

TELEPHONE
AT&T

CABLE

STORM
COLUMBIA COUNTY
PLANNING
135 NE HERNANDO AVE #21

LAKE CITY, FL 32055
PHONE: 386.754.7119



VICINITY MAP
N.T.S.

SHEET INDEX OF DRAWINGS			
SHEET	NAME	REVISION	DATE
COV	COVER SHEET		3/13/26
SUR	SURVEY SHEET		03/11/2025
S1	SIGNATURE SHEET		3/13/26
GR	RACETRAC GENERAL REQUIREMENTS		3/13/26
GN	GENERAL NOTES		3/13/26
C1	DEMOLITION PLAN		3/13/26
C2	EROSION CONTROL PLAN		3/13/26
C3	SITE PLAN		3/13/26
C4	GRADING PLAN		3/13/26
C4.1	DETAILED GRADING PLAN		3/13/26
C4.2	COMPENSATORY STORAGE PLAN		3/13/26
C5	PAVING PLAN		3/13/26
C6	JOINTING PLAN		3/13/26
C7	HORIZONTAL CONTROL PLAN		3/13/26
C8	DRAINAGE PLAN		3/13/26
C8.1	DETAILED DRAINAGE PLAN		3/13/26
C8.2	DRAINAGE PROFILES		3/13/26
C9	UTILITY PLAN		3/13/26
C9.1	DETAILED UTILITY PLAN		3/13/26
C9.2	LAKE CITY UTILITY DETAILS		3/13/26
C10	STORM WATER POLLUTION GENERAL NOTES		3/13/26
TS1.1	CR252B MOT AND SITE PLAN		3/13/26
TS1.2	CR252B GRADING PLAN AND CROSS SECTIONS		3/13/26
TS1.3	MOT DETAILS AND NOTES		3/13/26
TS1.4	US 90 TURN LANE PLAN		3/13/26
SD1 - SD8	RACETRAC STANDARD DETAILS		3/13/26
SD9 - SD12	GENERAL DETAILS		3/13/26

CW | PRIME AE

CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE SUITE 500 JACKSONVILLE, FLORIDA 32246
PH: 904-265-3030 FAX: 904-265-3031 FLORIDA REGISTRY 3650

CONSTRUCTION INFORMATION

811 Know what's below. Call before you dig.

RACETRAC 24-HOUR PHONE NUMBER: 770-431-7600
CONTACT NAME: TBD

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARY E. LEAPTROTT, 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
MARY E. LEAPTROTT LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER
NO. DATE

CW | PRIME AE
CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 500
JACKSONVILLE, FL 32246
PH: 904-265-3030 FAX:
904-265-3031
FLORIDA REGISTRY 3650

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS; ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

COVER

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/13/26
SCALE	
DRAWING NAME:	24-01-0057 Cov&Dets.dwg
COV	
SHEET NO.	VERSION

P:\Projects\CW\24\24-01-0057 RaceTrac - Lake City\Design\Dwgs\Plots\24-01-0057 Cov&Dets.dwg

MAP SHOWING ALTA/NSPS LAND TITLE SURVEY OF

PARCEL 1
THAT PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°55'37" W, ALONG THE NORTH LINE OF SAID SECTION 3, 1227.60 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 252B (SW CALLAHAN AVENUE); THENCE N 03°37'44" E, ALONG SAID EASTERLY RIGHT OF WAY, 99.54 FEET; THENCE N 03°52'43" E, ALONG SAID EASTERLY RIGHT OF WAY 228.72 FEET TO A POINT OF CURVE; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 06°24'00", A CHORD BEARING AND DISTANCE OF N 06°18'54" E, 315.36 FEET, AN ARC DISTANCE OF 315.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 06°24'00", A CHORD BEARING AND DISTANCE OF N 12°05'10" E, 253.43 FEET, AN ARC DISTANCE OF 253.51 FEET; THENCE N 15°25'23" E, ALONG SAID EASTERLY RIGHT OF WAY, 182.88 FEET; THENCE N 60°08'26" E, ALONG SAID EASTERLY RIGHT OF WAY, 28.31 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 90 AND A POINT ON A CURVE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 7689.44 FEET, A CHORD BEARING AND DISTANCE OF S 76°05'55" E, 175.00 FEET, AN ARC DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; THENCE S 15°25'23" W, 460.65 FEET; THENCE N 74°34'37" W, 180.11 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PARCEL DESCRIBED BELOW:

THAT PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°55'37" W, ALONG THE NORTH LINE OF SAID SECTION 3, 1227.60 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 252B (SW CALLAHAN AVENUE); THENCE N 03°37'44" E, ALONG SAID EASTERLY RIGHT OF WAY, 99.54 FEET; THENCE N 03°52'43" E, ALONG SAID EASTERLY RIGHT OF WAY 228.72 FEET TO A POINT OF CURVE; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAIDCURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 06°24'00", A CHORD BEARING AND DISTANCE OF N 06°18'54" E, 315.36 FEET, AN ARC DISTANCE OF 315.53 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 05°08'32", A CHORD BEARING AND DISTANCE OF N 12°05'10" E, 253.43 FEET, AN ARC DISTANCE OF 253.51 FEET; THENCE N 15°25'23" E, ALONG SAID EASTERLY RIGHT OF WAY, 182.88 FEET; THENCE N 60°08'26" E, ALONG SAID EASTERLY RIGHT OF WAY, 28.31 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 90 AND A POINT ON A CURVE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 7689.44 FEET, A CENTRAL ANGLE OF 01°18'14", A CHORD BEARING AND DISTANCE OF S 76°05'55" E, 175.00 FEET, AN ARC DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; THENCE S 15°25'23" W, 40.00 FEET; THENCE S 74°34'37" E, 20.00 FEET; THENCE N 15°25'23" E 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. 90; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE OF U.S. 90 20.00 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

PARCEL 2
THAT PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°55'37" W, ALONG THE NORTH LINE OF SAID SECTION 3, 1227.60 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 252B (SW CALLAHAN AVENUE); THENCE N 03°37'44" E, ALONG SAID EASTERLY RIGHT OF WAY, 99.54 FEET; THENCE N 03°52'43" E, ALONG SAID EASTERLY RIGHT OF WAY 228.72 FEET TO A POINT OF CURVE; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 06°24'00", A CHORD BEARING AND DISTANCE OF N 06°18'54" E, 315.36 FEET, AN ARC DISTANCE OF 315.53 FEET THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 05°08'32", A CHORD BEARING AND DISTANCE OF N 12°05'10" E, 253.43 FEET, AN ARC DISTANCE OF 253.51 FEET; THENCE N 15°25'23" E, ALONG SAID EASTERLY RIGHT OF WAY, 182.88 FEET; THENCE N 60°08'26" E, ALONG SAID EASTERLY RIGHT OF WAY, 28.31 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 90 AND A POINT ON A CURVE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 7689.44 FEET, A CENTRAL ANGLE OF 01°18'14", A CHORD BEARING AND DISTANCE OF S 76°05'55" E, 175.00 FEET, AN ARC DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; THENCE S 15°25'23" W, 460.65 FEET; THENCE S 74°34'37" E, 154.155 FEET; THENCE N 15°25'23" E, 467.434 FEET TO THE SOUTHERLY RIGHT OF WAY LINE U.S. HIGHWAY NO. 90; THENCE RUN WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 3324.04 FEET, A CENTRAL ANGLE OF 00°03'37", A CHORD BEARING AND DISTANCE OF N 77°40'51" W, 3.49 FEET, AN ARC DISTANCE OF 3.49 FEET TO A POINT OF TANGENCY; THENCE N 77°39'03" W ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 14.09 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 7689.44 FEET, A CENTRAL ANGLE OF 01°01'08", A CHORD BEARING AND DISTANCE OF N 77°15'36" W, 136.73 FEET, AN ARC DISTANCE OF 136.73 FEET TO THE POINT OF BEGINNING.

PARCEL 3
THAT PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°55'37" W, ALONG THE NORTH LINE OF SAID SECTION 3, 1227.60 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 252B (SW CALLAHAN AVENUE); THENCE N 03°37'44" E, ALONG SAID EASTERLY RIGHT OF WAY, 99.54 FEET; THENCE N 03°52'43" E, ALONG SAID EASTERLY RIGHT OF WAY 228.72 FEET TO A POINT OF CURVE; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 01°05'13", A CHORD BEARING AND DISTANCE OF N 03°39'31" E, 53.59 FEET, AN ARC DISTANCE OF 53.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 05°18'46", A CHORD BEARING AND DISTANCE OF N 06°51'31" E, 261.83 FEET, AN ARC DISTANCE OF 261.92 FEET; THENCE S 74°34'37" E, 334.26 FEET; THENCE S 17°00'06" W, 210.70 FEET; THENCE N 84°02'57" W, 293.46 FEET TO THE POINT OF BEGINNING.

TABULATED CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	2824.79'	315.53'	N06°18'54"E	315.36'	6°24'00"
C2	2824.79'	253.51'	N12°05'10"E	253.43'	5°08'32"
C3	7689.44'	175.00'	S76°05'55"E	175.00'	1°18'14"
C4	7689.44'	136.73'	N77°15'36"W	136.73'	1°01'08"
C5	3324.04'	170.60'	S79°22'22"E	170.58'	2°56'26"
C6	3324.04'	284.67'	S83°17'48"E	284.58'	4°54'25"
C7	3324.04'	102.09'	S86°37'48"E	102.09'	1°45'35"
C8	7689.44'	311.73'	S76°29'22"E	311.71'	2°19'22"
C9	3324.04'	3.49'	N77°40'51"W	3.49'	0°03'37"

TITLE COMMITMENT NOTES

(PARCEL 1)
The undersigned surveyor and mapper has reviewed that certain Commitment for Title Insurance prepared by Old Republic National Title Insurance Company, File Number CM2410480, dated 01/09/2025. The lands described and depicted hereon are one and the same as those lands described in Exhibit "A" of said commitment.

The undersigned surveyor and mapper has the following comments regarding Items 1 through 7 contained in Schedule B, Part II of the commitment:

Items 1 through 3 and 7 do not contain any plottable survey related matters.

4. Easement reserved in O.R. Book 1081, page 377.
SURVEYOR'S COMMENT: AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
5. INTENTIONALLY DELETED
6. Utility Easement recorded in O.R. Book 822, page 2288.
SURVEYOR'S COMMENT: AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.

TITLE COMMITMENT NOTES

(PARCEL 2)
The undersigned surveyor and mapper has reviewed that certain Commitment for Title Insurance prepared by Old Republic National Title Insurance Company, File Number CM2410807, dated 10/08/2024. The lands described and depicted hereon are one and the same as those lands described in Exhibit "A" of said commitment.

The undersigned surveyor and mapper has the following comments regarding Items 1 through 6 contained in Schedule B, Part II of the commitment:

Items 1 through 3 do not contain any plottable survey related matters.

4. Utility Easement recorded in O.R. Book 822, page 2288.
SURVEYOR'S COMMENT: AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
5. Easement reserved in O.R. Book 1081, page 377.
SURVEYOR'S COMMENT: AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
6. City of Lake City Ordinance No. 2008-1151 recorded in O.R. Book 1157, page 2745.
SURVEYOR'S COMMENT: AFFECTS SUBJECT PROPERTY (NOTHING PLOTTABLE).

OVERALL CONTRACT PROPERTY DESCRIPTION:
THAT PART OF THE SE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 88°55'37" WEST, ALONG THE NORTH LINE OF SAID SECTION 3, 1227.60 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 252B (SW CALLAHAN AVENUE); THENCE NORTH 03°37'44" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 99.54 FEET; THENCE NORTH 03°52'43" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 228.72 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 06°24'00", A CHORD BEARING AND DISTANCE OF NORTH 06°18'54" EAST, 315.36 FEET, AN ARC DISTANCE OF 315.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 05°08'32", A CHORD BEARING AND DISTANCE OF NORTH 12°05'10" EAST, 253.43 FEET, AN ARC DISTANCE OF 253.51 FEET; THENCE NORTH 15°25'23" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 182.88 FEET; THENCE NORTH 60°08'26" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 28.31 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 90 AND A POINT ON A CURVE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 7689.44 FEET, A CENTRAL ANGLE OF 02°19'22", A CHORD BEARING AND DISTANCE OF SOUTH 76°29'22" EAST, 311.71 FEET, AN ARC DISTANCE OF 311.73 FEET TO A POINT OF TANGENCY; THENCE SOUTH 77°39'03" EAST ALONG SAID RIGHT OF WAY LINE, 14.09 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 3324.04 FEET, A CENTRAL ANGLE OF 0°03'37", A CHORD BEARING AND DISTANCE OF SOUTH 77°40'51" EAST, 3.49 FEET, AN ARC DISTANCE OF 3.49 FEET; THENCE SOUTH 15°25'23" WEST, 467.35 FEET; THENCE NORTH 74°34'37" WEST, 334.26 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 3.65 ACRES, MORE OR LESS.

SYMBOLS LEGEND

- CONCRETE UTILITY POLE
- METAL SIGN
- WOOD UTILITY POLE
- CATV CABLE TV RISER
- FIRE HYDRANT
- WV WATER VALVE
- METAL LIGHT POLE
- CONCRETE LIGHT POLE
- ELECTRIC HANDHOLE
- ELECTRIC MANHOLE
- BURIED FIBER OPTIC CABLE MARKER
- GAS BURIED GAS LINE MARKER

GRAPHIC SCALE IN FEET
0 25 50 100
1"= 50'

LEGEND	
⊙	DENOTES CONCRETE MONUMENT
×—×	DENOTES FENCE
○	DENOTES 1/2" IRON PIPE SET W/ CAP, LB. 8295
●	DENOTES IRON PIPE FOUND (NOTED)

DATE	10-1-24
SCALE	AS NOTED
JOB No.	24-14587
F.B.	—
page	—
Comp. File	24-14587.dwg
Drawn by	WJM

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 401 LB# 8295
JACKSONVILLE, FLORIDA 32224 PHONE: (904) 721-1226

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. Items 1, 2, 3, 4, 6(a), 6, 8, 9, 11, 13, 16, 17, 18, 19 & 20 of Table A thereof. The fieldwork was completed on 10-1-24.

BY: _____
WILLIAM J. MELROSE, SR. FLORIDA REGISTERED LAND SURVEYOR NO. 5043

SURVEY FILE NO. LG-2350

PROPERTY OWNER OF RECORD:
AMERICAN INN OF COLUMBIA COUNTY, INC
LANDS DESCRIBED IN O.R. 617, PG. 592
PARCEL ID 34-3S-16-02498-001

PROPERTY OWNER OF RECORD:
PROBUILT, LLC
LANDS DESCRIBED IN O.R. 1300, PG. 1366
PARCEL ID 34-3S-16-02496-000

PROPERTY OWNER OF RECORD:
JAMES SCOTT MIDDLETON
& JOEL ROSENFELD
LANDS DESCRIBED IN
O.R. 1348, PG. 817
PARCEL ID 34-3S-16-02496-001

REMAINDER PARCEL
PROPERTY OWNER OF RECORD:
JACK MOTT REVOCABLE TRUST, LLC
LANDS DESCRIBED IN O.R. 1217, PG. 1785
PARCEL ID 34-3S-16-02498-000

REMAINDER PARCEL
PROPERTY OWNER OF RECORD:
JACK MOTT REVOCABLE TRUST, LLC
LANDS DESCRIBED IN O.R. 1217, PG. 1785
PARCEL ID 34-3S-16-02498-000

PROPERTY OWNER OF RECORD:
DDC-1031 & LJC-1031 & JAW-1031
LANDS DESCRIBED IN O.R. 803, PG. 2226
PARCEL ID 03-4S-16-02726-000

PROPERTY OWNER OF RECORD:
DDC-1031 & LJC-1031 & JAW-1031
LANDS DESCRIBED IN O.R. 803, PG. 2226
PARCEL ID 03-4S-16-02726-000

POINT OF COMMENCEMENT N.E. CORNER OF SECTION 3-4S-16E & S.E. CORNER OF SECTION 34-3S-16E

P.O.B. PARCEL 2

P.O.B. PARCEL 1

P.O.B. PARCEL 3

MATCH LINE

CITY LIMITS

COUNTY ROAD 252
(SW DEPUTY J DAVIS LANE)
VARIABLE WIDTH COUNTY MAINTAINED R/W

COUNTY ROAD 252B
(SW CALLAHAN AVE)
VARIABLE WIDTH COUNTY MAINTAINED R/W

WEST U.S. HIGHWAY 90/S.R. NO. 10 - 100' R/W
(MAINTENANCE JURISDICTION OF FLORIDA DEPARTMENT OF TRANSPORTATION)

1 STORY FRAME BUILDING, #3065
F.F.EL.=(148.89)

12' UTILITY EASEMENT
TO CITY OF LAKE CITY
O.R. 822, PG. 2288

FLOOD ZONE "X"

FLOOD ZONE "A"

PARCEL 1
2.01 ACRES +/-

PARCEL 2

PARCEL 3

N60°08'26"E 28.31'

S77°39'03"E (N77°39'03"W) 14.09'

N15°25'23"E 182.88'

S15°25'23"W 460.65'

N15°25'23"E 467.434'

S15°25'23"W 467.35'

N08°15'07"E 312.23'

S06°35'43"W 300.69'

N06°12'32"E 325.00'

N89°55'08"W 350.00'

N85°35'33"W 293.60'

N06°12'32"E 523.76'

N51°24'17"E 105.85'

S88°55'37"W 1227.60'

N74°34'37"W 180.11'

S74°34'37"E 154.155'

N74°34'37"W 334.26'

S74°34'37"E 334.26'

N84°02'57"W 293.46'

S17°00'06"W 210.70'

N03°52'43"E 228.72'

N03°37'44"E 99.54'

R=2824.79'
D=518'46"
L=261.92'
CB=N06°51'31"E
CH=261.83'

R=2824.79'
D=1°05'13"
L=53.59'
CB=N03°39'31"E
CH=53.59'

C1 C2 C3 C4 C5 C6 C7 C8 C9

REMAINDER PARCEL
PROPERTY OWNER OF RECORD:
JACK MOTT REVOCABLE TRUST, LLC
LANDS DESCRIBED IN O.R. 1785, PG. 1785
PARCEL ID 34-3S-16-02498-000

CERTIFIED TO:
Del Lago Ventures, Inc.
RaceTrac, Inc.
Southern Title Holding Company, LLC
Old Republic National Title Insurance Company

FEBRUARY 3, 2026: UPDATE TO INCLUDE TEST HOLE DATA, SAN. INVERTS & WLY. R/W LINES: WJM
MARCH 11, 2025: UPDATE TO INCLUDE WETLAND LINE AND SHM MARKS: WJM
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

SHEET 1 OF 2

NOTES

1. Bearings are based on the S. LINE OF SEC. 3-4S-16E AS S88°55'37"W.
2. This is a BOUNDARY AND TOPOGRAPHIC SURVEY (ALTA/NSPS LAND TITLE SURVEY).
3. Elevations shown thus (15.0) refer to North American Vertical Datum of 1988 (NAVD 88).
4. By Graphic plotting only, the property shown hereon lies within Zone "X" & "A" as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 12023C 0290 D Map Revised date : 11-2-18
5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point
P.R.M.	Permanent Reference Monument
P.C.M.	Point of Curvature
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
R/W	Right of Way
O.R.V.	Official Records Volume
D.B.	Deed Book
pg.	page
B.R.L.	Building Restriction Line
Esmt.	Easement

ABBREVIATION	DEFINITION
L.B.	Licensed Business
P.L.S.	Professional Land Surveyor
L.E.	Inscription: Electric Authority Equipment
EQUIP.	Air Conditioner
A/C	Cable Television
C.A.T.V.	Concrete Block
C.B.	Field Measured
(F.M.)	Radius equals
R=	Arc Length equals
L=	Chord Bearing & Distance equals
CB=	Central Angle equals
CH=	Iron Pipe
Δ=	Concrete
I.P.	
Conc.	

MAP SHOWING ALTA/NSPS LAND TITLE SURVEY OF

PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

0 15 30 60

GRAPHIC SCALE IN FEET
1" = 30'

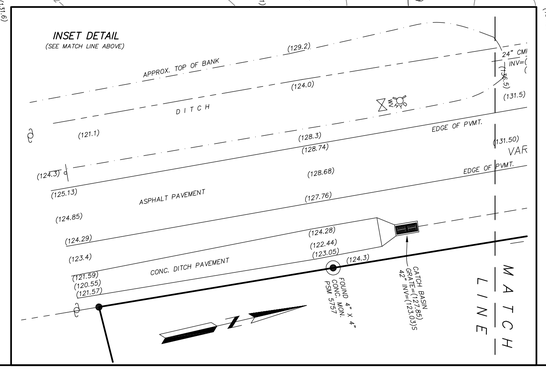
SYMBOLS LEGEND

- CONCRETE UILITY POLE
- METAL SIGN
- WOOD UTILITY POLE
- CATV CABLE TV RISER
- FIRE HYDRANT
- WV WATER VALVE
- METAL LIGHT POLE
- CONCRETE LIGHT POLE
- ELECTRIC HANDHOLE
- ELECTRIC MANHOLE
- BURIED FIBER OPTIC CABLE MARKER
- BURIED GAS LINE MARKER
- S — BURIED SEWER LINE
- W — BURIED WATER LINE
- GAS — BURIED GAS LINE
- UGE — BURIED ELECTRIC LINE
- UGC — BURIED COMMUNICATION LINE
- TH — SUBSURFACE UTILITY TEST HOLE

SUBSURFACE UTILITY TEST HOLE DATA					
NO.	UTILITY TYPE	PIPE SIZE	TOP ELEV.	GND. ELEV.	DEPTH
TH-1	GAS	4"	144.8	146.6	1.8
TH-2	FIBER	4"	142.8	146.9	4.1
TH-3	WATER	8"	143.3	145.9	2.6
TH-4	SANITARY	10"	138.7	146.1	7.4
TH-5	SANITARY	10"	139.2	147.2	8.0
TH-6	SANITARY	10"	137.8	148.8	11.0
TH-7	WATER	8"	145.4	148.6	3.2
TH-8	COMM	4" (6)	144.4	148.5	4.1
TH-9	ELECTRIC	4"	147.9	148.4	0.5
TH-10	GAS	2"	146.1	148.6	2.5
TH-11	COMM	4" (2)	145.1	147.5	2.4
TH-12	COMM	1.5"	142.4	144.3	1.9
TH-13	COMM	4" (3)	143.3	146.1	2.8
TH-14	WATER	8"	144.1	147.1	3.0

INSET DETAIL

(SEE MATCH LINE ABOVE)



REMAINDER PARCEL

PROPERTY OWNER OF RECORD:
JACK MOTT REVOCABLE TRUST, LLC
LANDS DESCRIBED IN O.R. 1217, PG. 1785
PARCEL ID 34-3S-16-02498-000

PARCEL 1

2.01 ACRES +/-

PARCEL 2

PARCEL 3

CITY LIMITS

COUNTY ROAD 252B
(SW CALLAHAN AVE)
VARIABLE WIDTH COUNTY MAINTAINED R/W

COUNTY ROAD 252
(SW DAVIS LANE)
COUNTY MAINTAINED R/W

WEST U.S. HIGHWAY 90/S.R. NO. 10 - 100' R/W
(MAINTENANCE JURISDICTION OF FLORIDA DEPARTMENT OF TRANSPORTATION)

1 STORY FRAME BUILDING #3862
F.F.EL.=(148.99)

RETENTION POND

FLOOD ZONE "A"

WETLAND LINE FLAGGED BY OTHERS

SEASONAL HIGH WATER MARK #1 NAIL IN TREE (BY OTHERS) ELEV.=(131.28)

SEASONAL HIGH WATER MARK #2 NAIL IN TREE (BY OTHERS) ELEV.=(130.96)

SEASONAL HIGH WATER MARK #3 NAIL IN TREE (BY OTHERS) ELEV.=(134.94)

WF-609 WF-610 WF-611 WF-612 WF-613

MATCH LINE

SHEET 2 OF 2

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
L.B. No. 8295
Tel. (904) 721-1226

Printed: Mar 11, 2026 - 3:52pm Printed By: april.bussey

P:\Projects\CW\24\24-01-0057 RaceTrac - Lake City\Design\Dwgs\Plots\24-01-0057 Cov&Dets.dwg

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARY E. LEAPTROTT ON THE DATE ADJACENT TO SEAL:

Mary E Leaptrott

Digitally signed by Mary E Leaptrott
Date: 2026.03.19 12:34:48 -04'00'

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

CW | PRIME AE.
10060 SKINNER LAKE DR., SUITE 500
JACKSONVILLE, FL 32246
PHONE 904.265.3030 FAX 904.265.3031
FLORIDA REGISTRY NO. 3650
MARY E. LEAPTROTT, P.E. NO. 61449

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET INDEX OF DRAWINGS	
SHEET	NAME
COV	COVER SHEET
S1	SIGNATURE SHEET
GR	RACETRAC GENERAL REQUIREMENTS
GN	GENERAL NOTES
C1	DEMOLITION PLAN
C2	EROSION CONTROL PLAN
C3	SITE PLAN
C4	GRADING PLAN
C4.1	DETAILED GRADING PLAN
C4.2	COMPENSATORY STORAGE PLAN
C5	PAVING PLAN
C6	JOINTING PLAN
C7	HORIZONTAL CONTROL PLAN
C8	DRAINAGE PLAN
C8.1	DETAILED DRAINAGE PLAN
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C9	UTILITY PLAN
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C10	STORM WATER POLLUTION GENERAL NOTES
TS1.1	CR252B MOT AND SITE PLAN
TS1.2	CR252B GRADING PLAN AND CROSS SECTIONS
TS1.3	MOT DETAILS AND NOTES
TS1.4	US 90 TURN LANE PLAN
SD1 - SD8	RACETRAC STANDARD DETAILS
SD9 - SD12	GENERAL DETAILS

NO.	DATE
	.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARY E. LEAPTROTT ON THE DATE ADJACENT TO SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MARY E. LEAPTROTT LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

CW | PRIME
CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 500
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FLORIDA REGISTRY 3650

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS; ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

SIGNATURE SHEET

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/13/26
SCALE	
DRAWING NAME:	24-01-0057 Cov&Dets.dwg
S1	
SHEET NO.	VERSION

Printed: Mar 11, 2026 - 3:52pm Printed By: april.bussey

GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTION.
2. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING.
3. AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE OWNER & ENGINEER OF RECORD OR WITHOUT AGENCY INSPECTOR PERSENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S CONSTRUCTION MANAGER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO USE ON THIS SITE. CONSTRUCTION MANAGER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
4. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT IS NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTOR'S AND UTILITY COMPANIES.
5. MATERIALS AND SCONTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.
6. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
7. THE CONTRACTOR SHALL USE EACH PLAN IN CONJUNCTION WITH THE ENTIRE SET OF DRAWINGS AND JOB SPECIFICATIONS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATION WITH ALL ELECTRICAL, PLUBMING, MECHANICAL, GENERAL TRADES, AND UTILITY COMPANIES AS THEY EFFECT THE OVERALL PROJECT.
8. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.

GENERAL DEMOLITION NOTES & SPECIFICATIONS:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED TO CARYY OUT THE WORK AS SHOWN ON THE DEMOLITION PLAN.
2. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING UTILITIES PRIOR TO DEMOLITION AND EXCAVATION.
3. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL/DEMOLITION OF HAZARDOUS MATERIALS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, PERMITS AND FEES REQUIRED TO REMOVE AND PROPERLY DISPOSE OF ALL DEMOLITION MATERIALS.
5. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS TO ALL LOCAL, STATE AND FEDERAL AUTHORIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF THE UTILITY SERVICES TO THE EXISTING STRUCTURES PRIOR TO DEMOLITION OF ANY BUILDINGS. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCTIOAN OF UTILITIES.
7. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAYED TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS NOT ERSPONSIBLE FOR PAYING ALL FEES AND CHARGES.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE, COMPACT FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED AND IS RESPONSIBLE FOR REMOVING AND DUMPING THE DEBRIS IN AN APPROVED, LAWFUL MANNER.
9. ALL EXISTING UTILITIES ARE TO BE REMOVED, TERMINATED AND CAPPED AT THE RIGHT-OF-WAY. ALL EXISTING METERS, VALVES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.
10. ALL EXISTING SERVICE LINES FOR TELEPHONE, ELECTRIC, SEWER, AND CABLE TELEVISION SERVICES ARE TO BE REMOVED TO EXISTING TRUNK LINES UNLESS OTHERWISE NOTED ON THE PLANS.
11. RACETRAC, INC IS RESPONSIBLE FOR ALL COSTS INVOLVED IN THE REMOVAL OR RELOCATION OF ANY UTILITY. RACETRAC IS RESPONSIBLE FOR COORDINATION WITH APPLICABLE UTILITY COMPANIES.
12. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING ADJACENT BUSINESSES AT ALL TIMES. THE CONTRACTOR SHALL COORDINATE WITH THE TENANT AND UTILITY COMPANY FOR THE RELOCATION AND/OR REMOVAL OF UTILITIES IF NECESSARY. SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE TENANT.
13. THE SITE MAY BE OCCUPIED BY EXISTING STRUCTURES, STORM LINES, PAVEMENT, POWER POLES AND UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES THAT MAY HAVE UTILITIES ON THE SITE TO GET A DETERMINATION IF ANY UTILITIES EXISTING WILL BE INPACTED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF THE UTILITIES SHOULD BE ABANDONED OR REMOVED.
14. ALL AREAS WHERE PAVEMENT, STRUCTURE SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTITITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPATED PER THE REQUIREMENTS OF SPECIFICATIONS AND THE OWNERS GEOTECHNICAL ENGINEER.
15. ALL EXISTING FENCES, SIGNS, PWER POLES, AND LIGHT POLES LOCATED ON-SITE SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.
16. EXISTING CAST IN PLACE SEPTIC TANKS (IF FOUND ON-SITE) SHALL BE PUMPED BY A LICENSED CONTRACTOR. THE SEPTIC TANK SHALL THEN BE REMOVED AND THE AREA BACKFILLED PER THE PROJECT SPECIFICATIONS UNLESS OTHERWISED NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
17. CONTRACTOR IS RESPONSIBLE FOR WALKING SITE AND DETERMINING EXTENTS OF DEMOLITION WORK PRIOR TO BID DATE.
18. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. TO REMAIN ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
19. PRIOR TO ANY WORK ON-SITE, THE CONTRACTOR SHALL CONTACT THE ONE CALL SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS WHETHER LOCATED BY THE ONE CALL SYSTEM OR NOT.
20. CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING ELECTRICAL SERVICES ON-SITE WITH THE POWER COMPANY. POWER COMPANY IS RESPONSIBLE FOR THE DISCONNECTION AND REMOVAL OF EXISTING SERVICES UNLESS OTHERWISE NOTED.
21. LIMITS OF PAVEMENT SHOWN TO BE REMOVED ARE APPROXIMATE AND FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY THE LIMITS OF PAVEMENT TO DETERMINE THE EXTENT OF THE EXISTING PAVEMENT TO BE REMOVED.
22. IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS AS NECESSARY TO COMPLETE ALL NEW WORK AS REQUIRED BY OTHER PROTIONS OF THE CONTRACT DOCUMENTS.
23. SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
24. REFER TO SURVEY FOR LIMITS AND BOUNDARY OF PROPERTY.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN ON THE EROSION CONTROL PLAN AT THE PERIMETER OF THE DISTURBED AREA PRIOR TO LAND CLEARING ACTIVITIES.
2. LAND DISTRUBING ACTIVITIES SHALL BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
3. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN UNTIL ALL SUCH MEASURES ARE IN PLACE.
4. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCE PRIOR TO ANY EARTHWORK OPERATIONS.
5. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
6. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
7. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MAUFACTURER'S SPECIFICATIONS.
8. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
9. CONTRACTOR SHALL INSPECT ON A DAILY BASIS FOR NEEDED REMOVAL OF ANY ACCUMULATED SILTS, DEBRIS, OR REPAIR OF DAMAGED SILT FENCE AT NO ADDITIONAL EXPENSE TO OWNER.
10. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS ARE COMPLETE.
11. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
12. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
13. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
14. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THERE PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DUSTURBED WITH OUT PERMANENT STABILIZAITON.
15. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE N.P.D.E.S. STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
16. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMETNS DURING CONSTRUCTION, SUSH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., AND ALL REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

SITE PLAN NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY MELROSE SURVEYING AND MAPPING, INC. DATED 10/1/2024.
2. CONTRACTOR SHALL REFER TO PLANS BY ARCHITECT FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, TOWERS, SLOPE PAVING, COLUMNS, DOOR LOCATIONS, SIDEWALKS, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL REFER TO PLANS BY OTHERS FOR ENTRY LOCATIONS OF ALL WATER, SEWER SERVICE. ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVAID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND TIE-IN LOCATIONS AND/OR CONNECTIONS TO THEIR FACILITIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED FOR ALL SITE IMPROVEMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
5. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPROTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
6. SEE COVER SHEET FOR LIST OF UTILITY COMPAINES AND CONTACT PERSONS.
7. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND COORDINATION OF A REGISTERED LAND SURVEYOR TO REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
9. EXISTING STRUCTURES WITHIN CONSTUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE BID.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCITON, SUCH AS BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC, AND ALL REPAIRS SHALL BE QUAL TO OR BETTER THAN EXISTING CONDITIONS.
11. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISCELLANEOUS UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPRIATE SOIL STABILAZATION TECHNIQUE.
12. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
13. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
14. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND IMPROVEMENTS SHALL BE CONSTRUCTED TO THE SAME.
15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
16. ALL WORK AND MATERIAL SHALL COMPLY WITH ALL REGULATORY AGENCY'S REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

DIMENSION NOTES:

1. ALL DIMENSIONS SHOWN TO BUILDING ARE TO FACE OF STRUCTURAL STEEL.
2. ALL CURB DIMENSIONS ARE TO THE FACE OF GUTTER OF CURB UNLESS OTHERWISE NOTED.

TANK NOTES:

TOP OF TANK ELEVATION= 147.71' (CENTER OF TANK)

CONTRACTOR SHALL MAINTAIN A MINIMUM GROUND COVER OF 3' OVER UNDERGROUND STORAGE TANKS.

GRADING PLAN NOTES:

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY BY ARICHARD A. MILLER & ASSOCIATES, INC. DATED 03/21/2017. IF CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
2. EXISTING CONTOURS INTERVAL IS SHOWN AT ONE FOOT (1').
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THE THESE PLANS IS BASED ON RECORD ON EITHER THE VARIOUS UTILITY COMPANIES, VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS AND/OR WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. RACETRAC PETROLUEM DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS AREA EXACT AND THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPLANY AT LEAST FORTY-EIGHT HOURS (48 HRS) BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
7. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, AND COORDINATION OF A REGISTERED LAND SURVEYOR TO REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
8. EXISTING DRAINAGE STRUCTURES TO REMAIN ARE TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITES, PAVEMENT, STRIPING, CURBS, ETC. AND ALL REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
11. ALL UNSURFACED AREAS IN DISTURBED BY GRADING OPERATIONS SHALL RECEIVE FOUR INCHES (4") OF TOPSOIL, SEED, MULCH,WATER, ETC. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH THE LANDSCAPE PLAN AND CITY/COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
12. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
13. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. REFERENCE STRUCTURAL SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD PREPARATION AND COMPACTION.
16. CONTRACTOR TO REVIEW BORING LOGS PROVIDED BY RACETRAC.
17. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
18. ALL STORM SEWER MANHOLES IN PAVED ARES SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
19. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. TO REMAIN ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
20. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLIND IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
21. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATRUAL AND PAVED AREAS.
22. ALL RETAINING WALLS TO BE PROTECTED DURING BACKFILL BY CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO, PROVIDING AND INSTALLING PROPER BRACING DURING BACKFILL BEING PLACES ADJACENT TO RETAINING WALLS.

STORM DRAINAGE NOTES:

1. ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
2. REFERENCE DETAIL SHEETS FOR STORM WATER DETAILS.
3. THE CONTRACTOR SHALL SUBMIT BUOYANCY CALCULATIONS ON ALL RUNS OF PIPE THAT DO NOT UTILIZE CONCRETE PIPE. BUOYANCY CALCULATIONS SHALL BE PREPARED, SIGNED, AND SEALED BY A REGISTERED ENGINEER, SHALL REPRESENT ACTUAL FIELD CONDITIONS, AND SHALL DEMONSTRATE THAT THE PIPE UTILIZED WILL NOT BECOME BUOYANT UNDER ANY CONDITIONS. THE CONTRACTOR MAY ELECT TO PROVIDE A RESTRAINING SYSTEM, DESIGNED BY A REGISTERED ENGINEER, ADEQUATE TO RESIST BUOYANT FORCES WHERE NECESSARY.

STRUCTURE TYPES:

1. DRAINAGE STRUCTURES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH DOTD REQUIREMENTS AS FOLLOWS:
   - A. AREA INLETS - CB-01 OR PC-01 (PIPE SIZE 36" AND SMALLER) ALL INLET FRAMES AND GRATES SHALL BE VULCAN FOUNDRY CORP. CATALOG # V-4863 OR EQUAL.
   - B. TRENCH DRAINS SHALL BE AQUADUCT. PROVIDED BY RACETRAC AND INSTALLED BY GENERAL CONTRACTOR.

SITE SPECIFIC NOTES:

1. CONTRACTOR TO INCLUDE FOR ALL SECONDARY CONDUITS (CONDUIT ONLY) DEPICTED ON UTILITY PAGE IN BASE BID. INCLUDE FOR LENGTH UP POLE APPROX 30FT. WIRE IS ASSUMED TO BE BY UTILITY DEPARTMENT. SECONDARY WIRE WILL BE PROVIDED IN BID AS AN ALTERNATE PRICE IN L.F. AND HANDLED AS A CHANGE ORDER IF REQUIRED.
2. CONTRACTOR TO INCLUDE TWO (2) 1" CONDUIT TO BOTH SIGN LOCATIONS.
   - A. ONE (1) 1" CONDUIT IS FOR ELECTRICAL.
   - B. ONE (1) 1" CONDUIT IS FOR COMMMUNICATION.
   - C. CONTRACTOR IS RESPONSBILE TO PROVIDE CAT 5 HOME-RUN BETWEEN PRICE SIGN AND FINAL DESTINATION INSIDE THE BUILDING. FINAL DESTINATION TO BE DETERMINED BY RACETRAC CONSTRUCTION MANAGER DURING CONSTRUCTION.
3. CONTRACTOR TO SEE SHEET SD1 FOR AIR/VAC SERVICE STATION ELECTRICAL REQUIREMENTS.
   - A. CONTRACTOR TO PROVIDE SMALL CONCRETE UTILITY VAULTS FOR UTILITY JUNCTIONS. CONCRETE VAULT TO BE FLUSH WITH CONCRETE OR LANDSCAPING.
   - B. AIR/VAC SERVICE STATION ELECTRICAL CONDUITS TO BE 1".
   - C. INCLUDE A WEATHER PROOF JUNCTION BOX INSIDE OF THE CONCRETE VAULT. LEAVE THREE (3) PULL STRINGS INSIDE CONDUIT FOR FUTURE USE.

PAVING & STRIPING NOTES:

1. STANDARD DUTY PAVEMENT AREAS SHALL BE PORTLAND CEMENT CONCRETE. DETAILS OF THE STANDARD DUTY CONCRETE PAVEMENT ARE PROVIDED ON DETAIL SHEETS.
2. AREA OVER TANKS, DUMPSTER PAD, AND THE APPROACH IN FRONT OF THE DUMPSTER TO BE EIGHT INCHES (8") THICK 4000 PSI W/ FIBER MESH AND NUMBER FIVE (#5) REBARS PLACED EIGHTEEN INCHES (18") ON CENTER EACH WAY.
3. NOTIFY OWNER 3 DAYS PRIOR TO POUR OF INITIAL SECTION OF DRIVEWAY PAVING. RACETRAC REPRESENTATIVE TO APPROVE INITIAL POUR.
4. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
5. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
6. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES. THE CONTRACTOR SHALL REVIEW ALL TRAFFIC CONTROL DEVICES WITH DOT PRIOR TO INSTALLATION.
7. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING.
8. SEE IRRIGATION PLASN AND MEP PLANS PRIOR TO PAVING FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS. EXTRA CONDUIT SHALL BE PLACED UNDER DRIVEWAYS FOR FUTURE USE.
9. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1990.
10. **CONTRACTOR TO SUBMIT A POURING PLAN TO THE CONSTRUCTION MANAGER PRIOR TO THE BEGINNING OF ANY PAVING WORK.**
11. **CONTRACTOR SHALL INSTALL SLAB CONSTRUCTION JOINTS AT THE END OF A DAYS POUR. SLAB CONTRACTION AND SLAB CONSTRUCTION JOINTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CONCRETE SPECIFICATIONS AS SHOWN ON THE RACETRAC STANDARD DETAILS, SHEETS SD3 AND SD4.**
12. PAVING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR ON THE CONSTRUCTION AND PAVING NEAR THE SCREENING WALLS AND THE DUMPSTER PADS.
13. ALL DISCREPANCIES FOUND BY CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF OWNER AND ENGINEER PRIOR TO PLACEMENT OF ANY PAVING. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN SUBGRADE OF AREAS TO BE PAVED, AND NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND PRIOR TO INSTALLATION OF ANY PAVING.
14. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. TO REMAIN ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
15. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
16. ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE.

UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THE THESE PLANS IS BASED ON RECORD ON EITHER THE VARIOUS UTILITY COMPANIES, VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS AND/OR WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. RACETRAC PETROLUEM DOES NOT GUARANTEE THAT EXISTING UTILITY

Printed: Mar 11, 2026 - 3:52pm Printed By: april.bussey

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GENERAL CONSTRUCTION NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELATIVE SECTIONS OF CITY STANDARDS, (LATEST REVISION) AND ALL CURRENT CITY STANDARD DETAILS. CONTRACTOR SHALL COMPLY WITH CURRENT A.D.A. CODE FOR ALL WORK ON THIS PROJECT.
2. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES TO HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A. REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUB-SURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS ALSO URGED TO TAKE COLOR PHOTOGRAPHS THROUGHOUT THE PROJECT AREA TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR ACQUIRE ANY GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL REQUIRED TO BE REMOVED AND/OR TO ESTIMATE THE AMOUNT OF OFF SITE BORROW THAT WILL BE REQUIRED.
5. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER AND THE CITY FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER AND THE CITY.
6. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.) AS DETERMINED BY MELROSE SURVEYING AND MAPPING, INC.
7. FOR BOUNDARY, ROADWAY AND LOT GEOMETRY INFORMATION SEE PLAT.
8. THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH CITY REQUIREMENTS. THIS SHALL INCLUDE DENSITY TESTS IN ALL PAVEMENT AREAS AND IN ALL UTILITY TRENCHES LOCATED IN PAVEMENT AREAS CONCRETE TESTING AND ALL OTHER MATERIAL TESTING. PRIOR TO LIMEROCK PLACEMENT, THE PROJECT GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATIONS FOR UNDERDRAIN PLACEMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FOR THE PROJECT INCLUDING COUNTY/STATE RIGHT-OF-WAY PERMITS FOR WORK IN THE COUNTY/STATE RIGHT-OF-WAY OR EASEMENT.
10. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION
11. ALL PUBLIC DRAINAGE EASEMENTS SHALL BE "UNOBSTRUCTED" EASEMENTS. ALL "UNOBSTRUCTED" EASEMENTS TO BE CLEAR AND DRIVEABLE.
12. "AS-BUILT" DRAWINGS - AS-BUILTS TO THE CITY OF LAKE CITY AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT CITY OF LAKE CITY STANDARDS AND SPECIFICATIONS AND S.R.W.M.D. REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCESS THE "AS-BUILT" DRAWINGS FOR APPROVAL BY THE CITY OF LAKE CITY.
13. THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
14. CLEARING AND GRUBBING REQUIRED FOR ALL ROADWAY, UTILITIES, DITCHES, AND BERMS INCLUDED IN THIS PROJECT, AND THE CLEARING AND GRUBBING OF ALL RIGHT-OF-WAY OR EASEMENTS SHALL BE CONSIDERED AS PART OF THE PROJECT.
15. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH CITY STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
16. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.
17. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
18. ALL EXCESS SUITABLE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY ENGINEER OR OWNER.
19. ALL EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED.
20. BURNING OF TREES, BRUSH AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED AND COORDINATED WITH CITY FIRE MARSHAL.
21. ROADWAY UNDERDRAINS SHALL BE AS REQUIRED ON THE PLANS OR AS MAY BE DETERMINED NECESSARY BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF HIGH GROUND WATER CONDITIONS ARE PRESENT DURING THE PREPARATION OF THE PAVEMENT SUB-BASE.
22. PROVIDE CONTRACTION JOINTS AT 10' O.C. AND EXPANSION JOINTS AT 50' O.C. ON ALL EXTERIOR SIDEWALKS AND CURBING.
23. MAINTENANCE OF TRAFFIC SHALL CONFORM TO F.D.O.T. STANDARD INDEX 600, LATEST EDITION.
24. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX 711-001.
25. ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE PROPOSED ROADWAY/SITE DEVELOPMENT SHALL BE REMOVED BY THE CONTRACTOR UTILIZING METHOD APPROVED BY THE FDOT.
26. ALL STORM PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
27. CITY OF LAKE CITY DEVELOPMENT REVIEW INSPECTOR SHALL BE CONTACTED 24 HRS PRIOR TO ALL NECESSARY SITE WORK INSPECTIONS AND 5 DAYS PRIOR TO THE FINAL INSPECTION.
28. CONTRACTOR TO HIRE QC OR INDEPENDENT CONTRACTOR DURING ALL ASPHALT WORK.
29. CONTRACTOR TO MAKE A CUT IN THE CURB AND GUTTER EVERY FIVE FEET.
30. CONTRACTOR WILL BE REQUIRED TO SCHEDULE A WALK THROUGH OF THE SITE WITH THE DEVELOPER AND THE CITY 11 MONTHS AFTER COMPLETION OF WORK. THE CONTRACTOR WILL ALSO BE RESPONSIBLE TO FIX ANY PROBLEMS SEEN FIT BY THE CITY AT THIS TIME AT THEIR OWN EXPENSE.
31. STABILIZATION FOR ROADWAYS AND DRIVEWAYS SHALL NOT EXTEND TO MORE THAN 6" BEHIND THE BACK OF CURB. IN ADDITION, LIMEROCK SHALL NOT EXTEND TO MORE THAN 6" BEHIND THE BACK OF CURB.
32. CONTRACTOR SHALL NOT EXTEND BUILDING FOUNDATION COMPACTION BEYOND THE MINIMUM AMOUNT REQUIRED BY THE ARCHITECTURAL / STRUCTURAL PLANS.
33. CONTRACTOR SHALL REMOVE CLAYEY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS FROM THE LANDSCAPE BEDS. IF THOSE SOILS ARE PRESENT, THEY SHALL BE REMOVED TO A MINIMUM OF 42" BELOW PROPOSED GRADES AND REPLACED WITH CLEAN A-3 SAND NON-ORGANIC GRANULAR SOIL WITH LESS THAN 10% MATERIAL PASSING NO. 200 MESH SIEVE AND LESS THAN 4% ORGANICS (TYP.) THE TOPSOIL (TOP 6") SHALL BE AS SPECIFIED BY THE LANDSCAPE PLANS.
34. FINAL DETERMINATION OF LIMITS OF UNDERDRAIN SHALL BE MADE BY THE PROJECT GEOTECHNICAL ENGINEER BASED ON TEST HOLE OBSERVATIONS DURING ROADWAY CONSTRUCTION. CONTRACTOR SHALL CONTRACT WITH GEOTECHINCAL ENGINEER TO PERFORM SAID WORK AND ANY REDUCTION / ADDITION OF ROADWAY UNDERDRAIN DEVIATING FROM THAT SHOWN IN THE CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE CIVIL ENGINEER OF RECORD.

UTILITY NOTES:

1. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND IMPROVEMENTS SHOWN ON THE DRAWINGS IS BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO THE ACTUAL LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THIS DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITIES AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR AND SHALL REPAIR OR PAY FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH HE SHALL CONNECT.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL MATERIALS, IF REQUIRED, TO THE ENGINEER FOR REVIEW AND APPROVAL, PRIOR TO SUBMITTAL TO THE CLAY COUNTY UTILITY AUTHORITY (CCUA), AND PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY PIPE OR STRUCTURE.
3. ALL PIPE LENGTHS ARE SCALED DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH CITY REQUIREMENTS AND SHALL BE CONSTRUCTED TO CONFORM WITH CURBING, PROPERTY LINES AND LOW POINTS AS SHOWN ON THE PLANS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEAN AND FUNCTIONING PROPERLY AT TIME OF ACCEPTANCE.
5. ALL DRAINAGE STRUCTURES TO HAVE TRAFFIC BEARING GRATES.
6. UNSUITABLE MATERIALS UNDER WATER, SEWER PIPE, STORM PIPE OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL, PROPERLY COMPACTED.
7. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.
8. ALL WATER AND SEWER CONSTRUCTION WITHIN THE CITY SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 OF THE FLORIDA STATUTES.
9. SANITARY SEWER SERVICES SHALL BE 6" PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 48" UNLESS OTHERWISE DETAILED OR RESTRICTED DUE TO DEPTH OF SEWER MAIN.
10. WATER LINES SHALL HAVE A MINIMUM OF 36" COVER FROM FINISHED GRADE UNLESS OTHERWISE SHOWN. ALL WATER MAINS SHALL BE FLUSHED IN ACCORDANCE WITH AWWA C651 DISINFECTION STANDARDS.
11. ALL POTABLE PVC PIPE 2 INCHES IN DIAMETER OR LESS SHALL BE LISTED AS NSF-pw AND SHALL BE MARKED AS SUCH.
12. WATER AND SEWER LINES ARE DESIGNATED TO FINISHED GRADES AND SHALL BE PROTECTED UNTIL FINISHED WORK IS COMPLETE.
13. HORIZONTAL SEPARATION BETWEEN WATER MAINS, VALVES, FITTINGS AND SANITARY OR STORM SEWER SHALL BE A MINIMUM OF 6 FEET OR IN ACCORDANCE WITH F.D.E.P. REGULATIONS.
14. WHERE PARALLEL WATER AND SEWER (INCLUDING STORM) LINES HAVE LESS THAN 6 FEET HORIZONTAL SEPARATION, FULL-UNCUT LENGTHS OF WATER QUALITY PIPE (I.E. DR 18 AWWA C-900 FOR NEWLY INSTALLED SEWER & DR 25 AWWA C-900 WATER) WILL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS OR THEY WILL BE PLACED ON AN UNDISTURBED SHELF OR IN A SEPARATE TRENCH WITH A MINIMUM VERTICAL SEPARATION OF AT LEAST 18 INCHES. IT IS PREFERABLE TO HAVE THE WATER MAINS LOCATED ABOVE THE SEWER AND WITH 6 FEET OF SEPARATION WHERE POSSIBLE.
15. WHERE IT IS NOT POSSIBLE FOR WATER AND SEWER (INCLUDING STORM) LINES TO CROSS WITH A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE, A FULL UNCUT LENGTH OF WATER QUALITY PIPE (I.E. DR 18 AWWA C-900 FOR NEWLY INSTALLED SEWER & DR 25 AWWA C-900 WATER) WHICH IS USUALLY 20 FEET LONG WILL BE CENTERED ON THE POINT OF CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER (INCLUDING STORM) PIPES WHEN 18 INCHES IS NOT POSSIBLE WILL BE 12 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. IT IS PREFERABLE TO HAVE THE WATER MAIN ABOVE THE SEWER LINES AND AT LEAST 18 INCHES VERTICAL SEPARATION.
16. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF VERTICAL SEPARATIONS.
17. IN THE CASE WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES SHALL BE NOTIFIED. WITH THE APPROVAL OF THE DUVAL COUNTY HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED SOLVENT.
18. IN REGARD TO THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE, THE BACTERIOLOGICAL SAMPLE POINTS WILL BE INDICATED IN RED OR PINK ON THE RECORD OR AS-BUILT DRAWINGS. THE SAMPLE NUMBERS WILL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE LAB SHEETS.
19. THE RECORD OR AS-BUILT DRAWINGS SUBMITTED AT THE TIME OF REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER AND SEWER (INCLUDING STORM) LINES AT ALL CROSSING AND UNLESS OTHERWISE NOTED, ALL CLAY COUNTY UTILITY AUTHORITY (CCUA) OWNED WATER MAINS 4" AND LARGER SHALL BE PVC DR18, C-900 AND ALL CLAY COUNTY UTILITY AUTHORITY (CCUA) OWNED WATER MAINS 2" OR SMALLER SHALL BE SCHEDULE 80, OR SDR21 PVC AND N.F.S.P.W. RATED OR POLYETHYLENE.
20. ALL GATE VALVES SHALL BE CLAY COUNTY UTILITY AUTHORITY (CCUA) STANDARD. VALVES SHALL BE MECHANICAL JOINT, CAST IRON, BRONZE FITTED WITH RESILIENT SEAT. ALL VALVES SHALL OPEN BY TURNING TO THE LEFT. VALVES SHALL BE RATED AT 200 PSI WORKING PRESSURE AND 400 PSI TEST PRESSURE. STREET LIGHT LOCATIONS MAY VARY BASED ON FINAL ELECTRICAL DESIGN.
21. ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED AT 150 PSI FOR 2 HOURS IN ACCORDANCE WITH AWWA C-600 STANDARDS. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE. THE ENGINEER MUST BE NOTIFIED 48 HOURS PRIOR TO PERFORMING THE PRESSURE TEST AND MUST BE PRESENT.
22. A UTILITY COMPANY PRE CONSTRUCTION CONFERENCE MUST BE HELD PRIOR TO COMMENCEMENT OF WATER OR SEWER WORK. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANY TO SCHEDULE THIS CONFERENCE.
23. THE CONTRACTOR SHALL AVOID SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER AND SEWER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE.
24. ALL NEW AND/OR RELOCATED WATER MAIN PIPES AND FITTINGS SHALL NOT CONTAIN MORE THAN EIGHT PERCENT LEAD AND ALL PACKING AND JOINT MATERIALS USED IN THE JOINTS SHALL CONFORM WITH ALL APPLICABLE AWWA STANDARDS. ALL NEW AND/OR RELOCATED WATER SERVICES AND PLUMBING SHALL CONTAIN NO MORE THAN EIGHT PERCENT LEAD AND ALL SOLDERS AND FLUX SHALL CONTAIN NO MORE THAN 0.2 PERCENT LEAD.
25. ALL WATER AND SEWER CONSTRUCTION MATERIALS TO BE CONSTRUCTED IN CITY RIGHT-OF-WAY OR CITY EASEMENT MUST BE IN CONFORMANCE WITH THE CITY OF LAKE CITY UTILITIES APPROVED MATERIALS MANUAL.
26. CONNECTION IS CONTINGENT UPON CONSTRUCTION, DEDICATION AND FINAL ACCEPTANCE OF THE OFF SITE WATER TRANSMISSION SYSTEM AND SEWER COLLECTION SYSTEM WITHIN THE LIMITS OF THIS PROJECT.
27. MINIMUM COVER FOR WATER MAINS IS 36" IN PAVED AND UNPAVED AREAS OR DUCTILE IRON PIPING / CONCRETE ENCASEMENT IS SPECIFIED.
28. WATER AND SEWER CAPACITY FEES SHALL BE REQUIRED AT TIME OF METER APPLICATION. FEES WILL BE BASED ON TOTAL NUMBER OF PLUMBING FIXTURE UNITS SHOWN OR LISTED ON BUILDING PLANS.
29. ALL PIPES CONFORM TO THE APPROPRIATE AWWA STANDARDS AND SPECIFICATIONS.
30. ALL PIPING AND ASSOCIATED APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS, DETAILS & MATERIALS MANUAL.
31. METER MUST BE APPLIED AND PAID FOR BY A LICENSED MASTER PLUMBER OR UTILITY CONTRACTOR. APPLICATION IS TO BE MADE AT CLAY COUNTY UTILITY AUTHORITY, 3176 OLD JENNINGS ROAD, MIDDLEBURG, FLORIDA.
32. ALL WATER MAIN PRESSURE AND LEAKAGE TESTING SHALL BE IN ACCORDANCE WITH AWWA C600-87 AND/OR CLAY COUNTY'S APPLICABLE STANDARDS AND SPECIFICATIONS. ALL WATER MAIN DISINFECTION SHALL BE IN ACCORDANCE WITH AWWA C651 AND/OR CLAY COUNTY'S APPLICABLE STANDARDS AND SPECIFICATIONS.
33. CONTRACTOR TO INSTALL FORCE MAIN A MINIMUM OF 5' BELOW GRADE TO ELIMINATE CONFLICTS WITH SERVICE LATERALS.
34. ANY MANHOLE ADJUSTED AFTER LIMEROCK BASE HAS BEEN COMPACTED WILL BE BACKFILLED WITH FLOWABLE FILL.
35. CONTRACTOR TO CONTACT CLAY COUNTY AND CLAY COUNTY UTILITY AUTHORITY FOR PRE-CONSTRUCTION CONFERENCE TO SEE IF REQUIRED.

EROSION & SEDIMENT CONTROL NOTES:

1. THESE PLANS INDICATE THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL-A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (F.D.E.P.) CHAPTER 6. THE CONTRACTOR SHALL PROVIDE EROSION PROTECTION AND TURBIDITY CONTROL AS REQUIRED TO INSURE CONFORMANCE TO STATE AND FEDERAL WATER QUALITY STANDARDS AND MAY NEED TO INSTALL ADDITIONAL CONTROLS TO CONFORM TO AGENCIES REQUIREMENTS. IF A WATER QUALITY VIOLATION OCCURS, THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ALL DAMAGE AND ALL COSTS WHICH MAY RESULT INCLUDING LEGAL FEES, CONSULTANT FEES, CONSTRUCTION COSTS AND FINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS AND SPECIFICATIONS AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SPECIFICATIONS AND CRITERIA.
3. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF SOD AND/OR GRASS PER CITY STANDARDS AND MEETING THE N.P.D.E.S. FINAL STABILIZATION REQUIREMENTS.
5. IF DEWATERING CAPACITY REQUIRES A CONSUMPTIVE USE PERMIT (C.U.P.) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION AND EXCAVATION ACTIVITIES, THE CONTRACTOR SHALL PERFORM GROUNDWATER TESTING IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY FEDERAL REGISTER, PAGE 42739, PART 1A.3, TO DETERMINE PETROLEUM CONTAMINATION LEVELS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING N.P.D.E.S. PERMIT, IF REQUIRED, IN ORDER TO DISCHARGE ANY GROUNDWATER ENCOUNTERED DURING CONSTRUCTION AND DEWATERING OPERATIONS.
7. 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR WILL SUBMIT A "NOTICE OF INTENT" TO THE EPA IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM RULES AND REGULATIONS.
8. THE CONTRACTOR SHALL WRAP STORM SEWER GRATES IN FILTER FABRIC TO PREVENT SEDIMENTATION OF THE STORM SEWER SYSTEM. CONTRACTOR SHALL MAINTAIN THE FILTER FABRIC UNTIL THE ASPHALT/CONCRETE PAVEMENT IS PLACED.
9. THE CONTRACTOR SHALL PROTECT ALL STORMWATER BASINS AND/OR SWALES FROM SEDIMENTATION DURING CONSTRUCTION USING NECESSARY SEDIMENT CONTROL BARRIERS.
10. IN THE EVENT OF DELAYS IN CONSTRUCTION, THE CONTRACTOR SHALL SEED ALL AREAS AND MAINTAIN EROSION CONTROL BARRIERS IN PLACE TO PREVENT EROSION, SILTATION AND AND INCREASE RUNOFF.

*** NOTE: THE TERMS COUNTY & CITY USED IN THESE NOTES SHALL INDICATE THE LOCAL GOVERNMENT AUTHORITY HAVING THE PERTINENT JURISDICTION OVER THE CONSTRUCTION WORK SHOWN BY THESE PLANS.**

NO.	DATE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM E. LEAPHART, 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.

WILLIAM E. LEAPHART No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

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GENERAL NOTES

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/13/26
SCALE	
DRAWING NAME: 24-01-0057 Cov&Dets.dwg	
GN	
SHEET NO.	VERSION

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LEGEND

(27.5)	INDICATES EXISTING ELEVATIONS	
	EXISTING SIDEWALK TO BE REMOVED	
	EXISTING ASPHALT PAVEMENT TO BE MILL AND RESURFACED	
X	EXISTING ITEM TO BE REMOVED	
—SF—	TREE BARRICADE / SILT FENCE	AREA= ± 5.01 Ac. 218,279 SF INCLUDES OFFSITE
	LIMITS OF DISTURBANCE AREA OF DEMOLITION, CLEARING & GRUBBING	

Know what's below. Call before you dig.

1" = 30'

NOTES:

1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND UTILITIES ON AND OFF SITE. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.

GENERAL DEMOLITION NOTES:

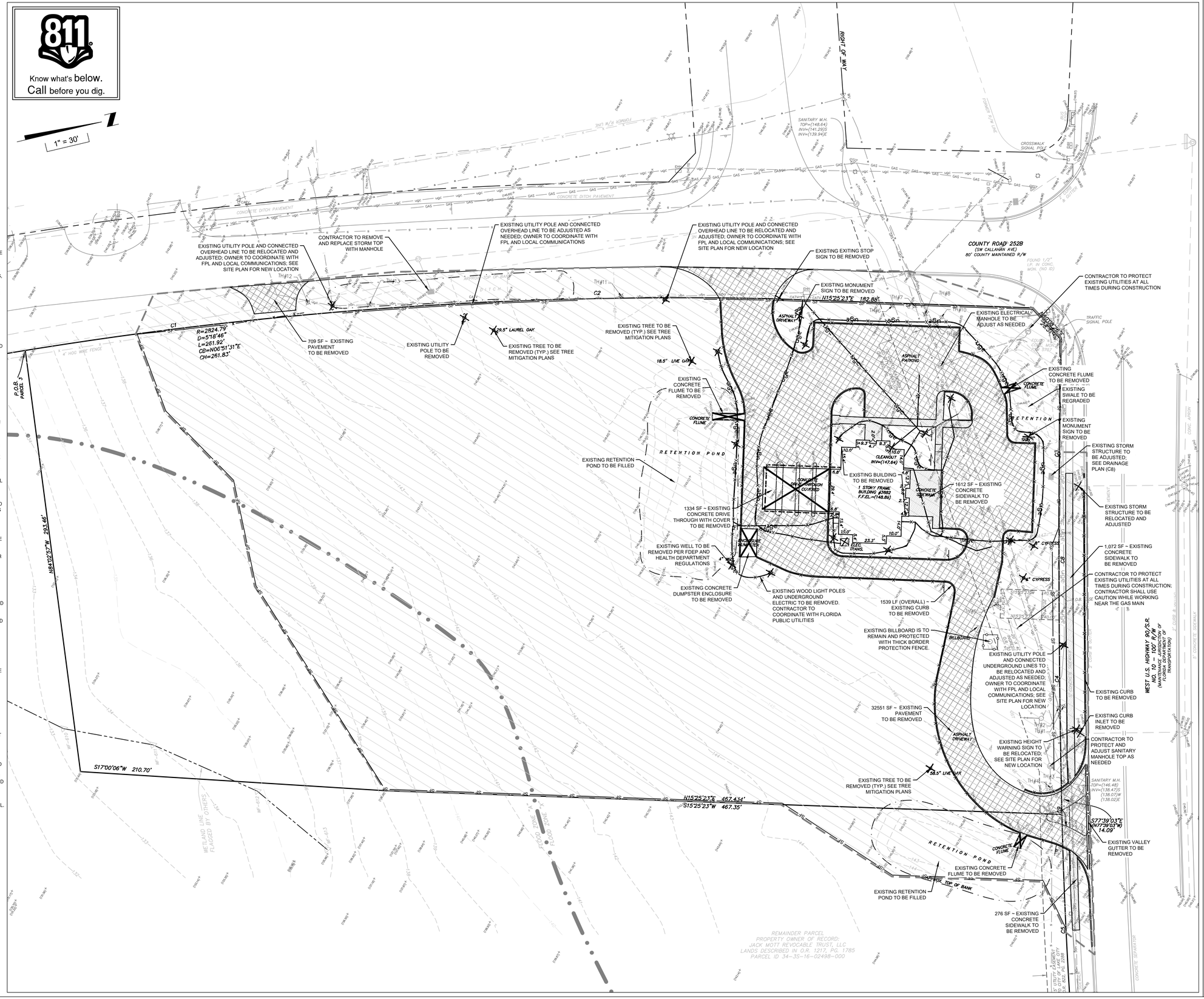
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING STRUCTURES PRIOR TO DEMOLITION OF THE BUILDINGS. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES.
2. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAYED TO THE UTILITY COMPANY FOR THEIR SERVICES.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE, COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED AND IS RESPONSIBLE FOR REMOVING AND DUMPING THE DEBRIS IN AN APPROVED, LAWFUL MANNER.
4. ALL EXISTING UTILITIES ARE TO BE REMOVED, TERMINATED AND CAPPED AT THE RIGHT-OF-WAY. ALL EXISTING METERS, VALVES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.
5. ALL EXISTING SERVICE LINES FOR TELEPHONE, ELECTRIC, SEWER, AND CABLE T.V. SERVICES ARE TO BE REMOVED TO EXISTING TRUNK LINES UNLESS OTHERWISE NOTED ON THE PLANS.
6. ALL AREAS WHERE PAVEMENT, STRUCTURE SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF SPECIFICATIONS AND THE OWNERS GEOTECHNICAL ENGINEER.
7. ALL EXISTING FENCES, SIGNS, POWER POLES, AND LIGHT POLES LOCATED ON-SITE SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.
8. EXISTING CAST IN PLACE SEPTIC TANKS (IF FOUND ON-SITE) SHALL BE PUMPED BY A LICENSED CONTRACTOR. THE SEPTIC TANK SHALL THEN BE REMOVED AND THE AREA BACKFILLED PER THE PROJECT SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR WALKING SITE AND DETERMINING EXTENTS OF DEMOLITION WORK PRIOR TO BID DATE.
10. PRIOR TO ANY WORK ONSITE, THE CONTRACTOR SHALL CONTACT THE ONE CALL SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS WHETHER LOCATED BY THE ONE CALL SYSTEM OR NOT.
11. CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING ELECTRICAL SERVICES ON SITE WITH THE POWER COMPANY. POWER COMPANY IS RESPONSIBLE FOR THE DISCONNECTION AND REMOVAL OF EXISTING SERVICES UNLESS OTHERWISE NOTED.
12. LIMITS OF PAVEMENT SHOWN TO BE REMOVED ARE APPROXIMATE AND FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY THE LIMITS OF PAVEMENT TO DETERMINE THE EXTENT OF THE EXISTING PAVEMENT TO BE REMOVED.
13. IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS AS NECESSARY TO COMPLETE ALL NEW WORK AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
14. SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
15. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL/DEMOLITON OF HAZARDOUS MATERIALS.
16. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING UTILITIES PRIOR TO DEMOLITION & EXCAVATION.
17. CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, PERMITS AND FEES REQUIRED TO REMOVE & PROPERLY DISPOSE OF ALL DEMOLITION MATERIALS.
18. DEMO CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS TO ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
19. REFER TO SURVEY FOR LIMITS AND BOUNDARY OF PROPERTY.

GENERAL DEMOLITION SPECIFICATIONS:

1. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSE WILL BE MAINTAINED BY OWNER AS FAR AS PRACTICAL.
2. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
3. DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES OR OTHER DANGEROUS MATERIALS BEFORE PROCEEDING WITH DEMOLITION OPERATIONS ACCORDING TO APPLICABLE CODES OR REGULATIONS.
4. EMPLOY A CERTIFIED, LICENSED EXTERMINATOR TO TREAT BUILDING AND TO CONTROL RODENTS AND VERMIN BEFORE AND DURING DEMOLITION OPERATIONS.
5. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS. PROVIDE ALTERNATE ROUTES AND SIGNAGE FOR SIDEWALKS DURING THE DEMOLITION AND RECONSTRUCTION OF THE SIDEWALK.
6. DO NOT CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION, WHEN USING WATER. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
7. REMOVE DEBRIS FROM ELEVATED PORTIONS OF BUILDING BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
8. DO NOT BURN DEMOLISHED MATERIALS.

WELL AND SEPTIC DEMOLITION SPECIFICATIONS:

1. CONTRACTOR TO NOTIFY ENGINEER OF RECORD AND CITY OF LAKE CITY INSPECTOR IF WATER WELL OR SEPTIC FIELD IS ENCOUNTERED DURING DEMOLITION OR CONSTRUCTION.
2. ANY WATER WELL OR SEPTIC SYSTEM ENCOUNTERED DURING DEMOLITION OR CONSTRUCTION IS TO BE REMOVED/ABANONED IN ACCORDANCE WITH CITY OF LAKE CITY HEALTH DEPARTMENT AND FDEP REGULATIONS.



NO.	DATE

THESE PLANS AND REPORTS PREPARED BY ME OR UNDER MY SUPERVISION AND SEALED BY ME ARE ACCURATE AND COMPLY WITH THE CODES IN EFFECT ON THE DATE ACKNOWLEDGED ON THE SITE PLAN.

MARK E. LEAPHART LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

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CERTIFICATE OF AUTHORIZATION NO.
FLORIDA REGISTRY 3650

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200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

DEMOLITION PLAN

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/13/26
SCALE	1" = 30'
DRAWING NAME:	24-01-0057 Demo&SEC Shts.dwg
C1	
SHEET NO.	VERSION

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LEGEND

(27.5)	INDICATES EXISTING ELEVATIONS
	STAKED SEDIMENT LOG @ INLETS OR MIRAFI FABRIC
SF SF	STAKED SILT FENCE
Co	TEMPORARY CONSTRUCTION EASEMENT & PROPOSED SLOPE EASEMENT AREA

PROJECT STABILIZATION

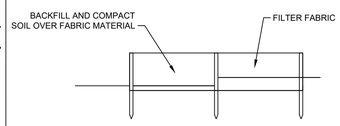
AREAS DISTURBED OUTSIDE THE RACETRAC PROPERTY BOUNDARY DURING CONSTRUCTION SHALL BE STABILIZED DURING CONSTRUCTION ACTIVITIES.
(SEE LANDSCAPE PLANS FOR AREAS INSIDE THE RACETRAC PROPERTY BOUNDARY)

KARST FEATURES

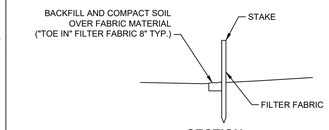
SHOULD ANY KARST FEATURES BE NOTED DURING INSPECTION, NOTIFY SRWMD DIVISION OF RESOURSE MANAGEMENT AT 386.362.1011 AND FDEP AT 850.488.4191 IMMEDIATELY.

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
2. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
3. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURER'S SPECIFICATIONS.
4. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED, IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
6. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
7. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
8. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
9. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
10. LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
11. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
13. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS ARE COMPLETE.
14. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
15. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

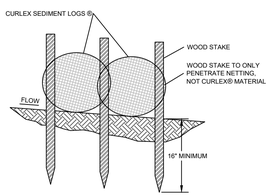


FRONT FILTER BARRIER
N.T.S.

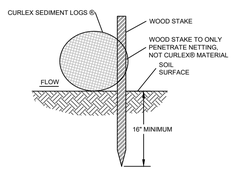


SECTION
N.T.S.

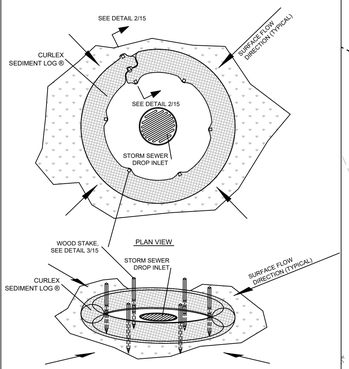
3 / C2 **STAKED SILT FENCE**
N.T.S.



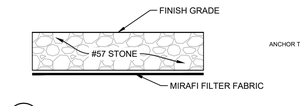
STAKE DETAIL
N.T.S.



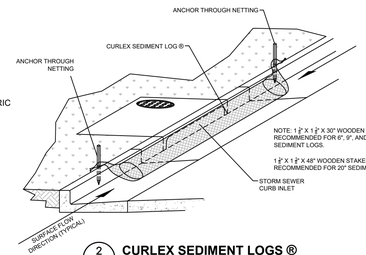
4 / C2 **STAKE SEDIMENT LOG DETAIL**
N.T.S.



5 / C2 **CURLEX SEDIMENT LOGS ® DROP INLET PROTECTION**
N.T.S.

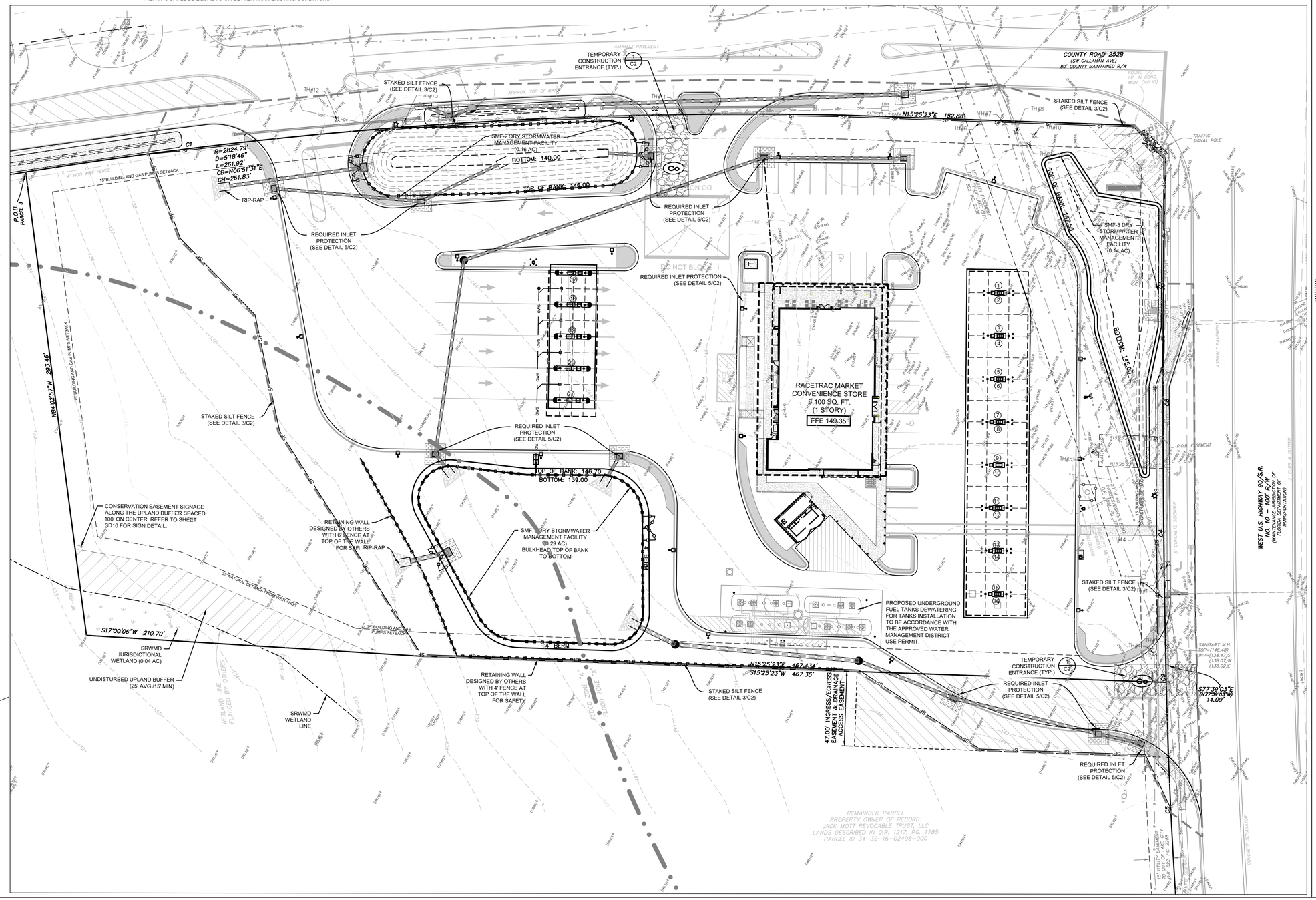


1 / C2 **TEMPORARY CONSTRUCTION ENTRANCE SECTION**
N.T.S.



2 / C2 **CURLEX SEDIMENT LOGS ® CURLEX INLET PROTECTION**
N.T.S.

1" = 30"



811 Know what's below. Call before you dig.

NO.	DATE

THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY MARK E. LEAPTROT ON THE DATE ADJACENT TO THE SEAL

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MARK E. LEAPTROT LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

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CERTIFICATE OF AUTHORIZATION NO. 30
FLORIDA REGISTRY 3650

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(770) 431-7600

EROSION CONTROL PLAN

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

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SHEET NO.	VERSION

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P:\Projects\CWI\24-01-0057 RaceTrac - Lake City\Design\Dwgs\Plots\24-01-0057 SiteHorz.dwg

SITE TABULATION

DESCRIPTION	UNIT QTY.	REQ. PARKING RATIO	REQUIRED PARKING	REQUIRED ADA	PROVIDED PARKING	PROVIDED ADA
COMMERCIAL (ONE STORY)	6,258 S.F.	N/A	16	2	31	2

POST-DEVELOPMENT IMPERVIOUS:			POST-DEVELOPMENT PERVIOUS:		
PAVEMENT	106,392 S.F. (2.44 Ac.)	46%	POND AREA	25,638 S.F. (0.59 Ac.)	11%
SIDEWALK	5,898 S.F. (0.14 Ac.)	3%	LANDSCAPE/OPEN	82,917 S.F. (1.90 Ac.)	35%
BUILDING	6,100 S.F. (0.14 Ac.)	3%	WETLAND	1,896 S.F. (0.04 Ac.)	1%
DUMPSTER	522 S.F. (0.01 Ac.)	0%	UPLAND BUFFER	3,940 S.F. (0.09 Ac.)	2%
TOTAL:	118,912 S.F. (2.73 Ac.)	51%	TOTAL :	114,391 S.F. (2.63 Ac.)	49%

GRAND TOTAL: 233,303 S.F. (5.36 Ac.)
TOTAL LAND USE: 233,303 S.F. (5.36 Ac.)
FLOOR AREA RATIO = 6,100 SF = 0.026 / 233,303 SF
FUTURE LAND USE CLASSIFICATION: LAKE CITY
PARCEL ID NUMBER: 34-3S-16-02498-003, 34-3S-16-02498-000
MAXIMUM ISR: 75%
PROVIDED ISR: 51%
MAXIMUM LOT COVERAGE BY BUILDINGS: 35%

ZONING: CHI
BUILDING HEIGHT: 27' (MAX HEIGHT 35')
SETBACKS:
FRONT: 20'
REAR: 15'
SIDE: NONE (UNLESS SIDE YARD PROVIDED, A MINIMUM OF 5' REQUIRED.

SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF LAKE CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TOWERS, SLOPE PAVING, COLUMNS, DOOR LOCATIONS, AND UTILITY ENTRANCES.
3. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE BID.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED PER PLANS.
5. ALL CURB DIMENSIONS ARE TO THE FACE OF GUTTER OF CURB UNLESS OTHERWISE NOTED.
6. ALL BUILDING DIMENSIONS ARE TO THE FACE OF STRUCTURAL STEEL.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
8. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.

LEGEND

- PROPOSED ELEMENTS
- 4 / SD-4 — DETAIL REFERENCE
- ELECTRICAL TRANSFORMER PAD
- 1 — PARKING SPACE COUNT / DISPENSER NUMBER
- UTILITY POLE

811 Know what's below. Call before you dig.

1" = 30'

REFER TO SHEET TS1.1 CR252B MOT AND SITE PLAN FOR TURN LANES INFORMATION

COUNTY ROAD 252B (SW CALLAHAN AVE) 80' COUNTY MAINTAINED R/W

CROSSWALK SIGNAL POLE

TRAFFIC SIGNAL POLE

R1-1 SIGN

24" WHITE STOP BAR

2 PVC CHASE (TYP.) 9/SD1

FLARED CURB TRANSITION TYPE A. SEE DETAIL ON SHEET SD10

CONCRETE DITCH, SEE DETAIL ON SHEET SD 10

15' BUILDING AND GAS PUMPS SETBACK

6" WHITE EDGE LINE STRIPING IN R.O.W. (TYP.)

CONCRETE BACKING (TYP.) 8/SD1

SITE LIGHTING (TYP.) 8/SD2

REGRADED DITCH

PROPOSED LOCATION OF EXISTING UTILITY POLE

CONCRETE FLUME

SMF-2 DRY STORMWATER MANAGEMENT FACILITY (0.16 AC)
BOTTOM: 140.00
TOP OF BANK: 146.00

PROPOSED LOCATION OF EXISTING UTILITY POLE

"DO NOT ENTER" SIGN (R5-1)

(36") R1-1 SIGN & R3-5R SIGN

DIRECTIONAL ARROW (TYP.); SEE DETAIL 5/SD7 FOR INFO ON SPECS

EXISTING UTILITY EASEMENT LINE

200 SQ. FT. LED PRICE LOGO SIGN, 12' TO TOP OF SIGN (MAX)

30'x30' VISIBILITY TRIANGLE AT INTERSECTION

CURB TRANSITION (TYP.) 6/SD1

4' BLACK VINYL CHAIN LINK FENCE W/ 20' DOUBLE SWING SELF-LATCHING GATE

6" YELLOW EDGE STRIPING WITH 18" GORE YELLOW STRIPING AT 45° SPACED 10' O.C. (SEE DETAIL 5/SD7)

EMERGENCY SHUT-OFF SWITCH (TYP.)

DIRECTIONAL ARROW (TYP.); SEE DETAIL 5/SD7 FOR INFORMATION ON SPECS

LANE STRIPE; SEE DETAIL 5/SD7

EDO CANOPY ACCESSORY LAYOUT 6/SD6

YARD HYDRANT AT EACH EDO DISPENSER 7/SD6

EDO DISPENSER ISLAND (TYP.) 5/SD6

DO NOT BLOCK

WHITE STRIPE

CONCRETE BACKING (TYP.) 8/SD1

TRANSFORMER PAD

ADA RAMP

6' SIDEWALK RAMP WITH HANDRAILS

5' CURB TRANSITIONS

ELLIOT BOX AND ELECTRICAL PANEL AT REAR

CONTRACTOR TO REFERENCE ARCH/MEP PLANS FOR ALL DETAILS ON SIDEWALK, BOLLARDS, PATIO, ETC.

RACETRAC MARKET CONVENIENCE STORE
6,100 SQ. FT.
(1 STORY)
FFE 149.35

CURB TRANSITION (TYP.) 6/SD1

BIKE RACK (5 SPOTS) 1/SD6

6' SIDEWALK

CONCRETE BACKING (TYP.) 8/SD1

DUMPSTER ENCLOSURE REFER TO ARCH. DRAWINGS

6" YELLOW SOLID STRIPE

11A/SD4 BOLLARD AT SIDEWALK (TYP.)

7/SD2 DECORATIVE LIGHTING (TYP.)

2/SD9 DISABLED PARKING SPACE

11B/SD4 HANDICAP SIGNAGE

8/SD7 CONCRETE BACKING (TYP.)

2/SD2 CANOPY ACCESSORY LAYOUT

YARD HYDRANT 12/SD1

11B/SD4 HANDICAP SIGNAGE

TRASH CAN (TYP.)

2/SD9 DISABLED PARKING SPACE

FIRE HYDRANT

1/SD2 PUMP ISLAND (TYP.)

EMERGENCY SHUT-OFF SWITCH (TYP.)

EXISTING BILLBOARD SIGN(TYP.)

15' BUILDING AND GAS PUMPS SETBACK

5' SIDEWALK

PROPOSED LOCATION OF EXISTING LIGHT

6' SIDEWALK

12" WHITE CROSSWALK

4.7' FDOT ROW DEDICATION FOR SIDEWALK

RELOCATED HEIGHT WARNING SIGN

AIR / VAC SERVICE 11/SD1

8/SD2 SITE LIGHTING (TYP.)

ADA CURB RAMP W/ DETECTABLE WARNING. SEE FDOT INDEX 522-002, CR-G.

5' CURB TRANSITION (TYP.)

REFER TO SHEET TS1.4 US 90 TURN LANE FOR TURN LANE INFORMATION

WEST U.S. HIGHWAY 90/S.R. NO. 10 – 100' R/W (MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION)

TOP OF BANK: 145.50

SMF-3 DRY STORMWATER MANAGEMENT FACILITY (0.14 AC)

BOTTOM: 145.00

TOP OF BANK: 146.70
BOTTOM: 139.00

4' BERM

4' BLACK VINYL CHAIN LINK FENCE W/ 20' DOUBLE SWING SELF-LATCHING GATE

SMF-1 DRY STORMWATER MANAGEMENT FACILITY (0.29 AC)
BULKHEAD TOP OF BANK TO BOTTOM

RETAINING WALL DESIGNED BY OTHERS WITH 6' FENCE AT TOP OF THE WALL FOR SAFETY

CONSERVATION EASEMENT SIGNAGE ALONG THE UPLAND BUFFER SPACED 100' ON CENTER. REFER TO SHEET SD10 FOR SIGN DETAIL.

50' NATURAL SETBACK FROM WETLANDS

15' BUILDING AND GAS PUMPS SETBACK

SRWMD JURISDICTIONAL WETLAND (0.04 AC)

UNDISTURBED UPLAND BUFFER (25' AVG./15' MIN)

SRWMD WETLAND LINE

RETAINING WALL DESIGNED BY OTHERS WITH 4' FENCE AT TOP OF THE WALL FOR SAFETY

FLOOD ZONE "A"

FLOOD ZONE "AE"

VENT STACKS

4/SD7 REMOTE FILL CURB MOUNT

8/SD2 SITE LIGHTING (TYP.)

47.00' INGRESS/EGRESS EASEMENT & DRAINAGE ACCESS EASEMENT

CONCRETE BACKING (TYP.) 8/SD1

6" DOUBLE YELLOW STRIPE

24" WHITE STOP BAR

(36") R1-1 SIGN & R3-5R SIGN

ADA CURB RAMP W/ DETECTABLE WARNING. SEE FDOT INDEX 522-002, CR-D.

REMAINDER PARCEL
PROPERTY OWNER OF RECORD:
JACK MOTT REVOCABLE TRUST, LLC
LANDS DESCRIBED IN O.R. 1217, PG. 1785
PARCEL ID 34-3S-16-02498-000

REMAINDER PARCEL
PROPERTY OWNER OF RECORD:
JACK MOTT REVOCABLE TRUST, LLC
AS DESCRIBED IN O.R. 1217, PG. 1785
PARCEL ID 34-3S-16-02498-000

SEASONAL HIGH WATER MARK #1
NAIL IN TREE (BY OTHERS)
ELEV.=(131.48)

SEASONAL HIGH WATER MARK #3
NAIL IN TREE (BY OTHERS)
ELEV.=(132.96)

SEASONAL HIGH WATER MARK #2
NAIL IN TREE (BY OTHERS)
ELEV.=(130.94)

DATE	NO.

THIS PLAN AND SEAL WERE DIGITALLY SIGNED AND SEALED BY MARK E. LEAPHART, PE LICENSE No. 61449 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS PLAN AND SEAL WERE CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. STATE OF FLORIDA PROFESSIONAL ENGINEER

CW PRIME
CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 100
JACKSONVILLE, FL 32246
PH: 904-265-3030 FAX:
LIC. NO. 35615
FLORIDA REGISTRY 3650

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RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

SITE PLAN

RACETRAC #1682 - BLANDING

1930 GREGORY B CLARY WAY
MIDDLEBURG, FL 32068
CLAY COUNTY

DRAWN-BY	ANB
DATE	9/20/24
SCALE	1" = 30'
DRAWING NAME:	24-01-0057 SiteHorz.dwg
C3	
SHEET NO.	VERSION

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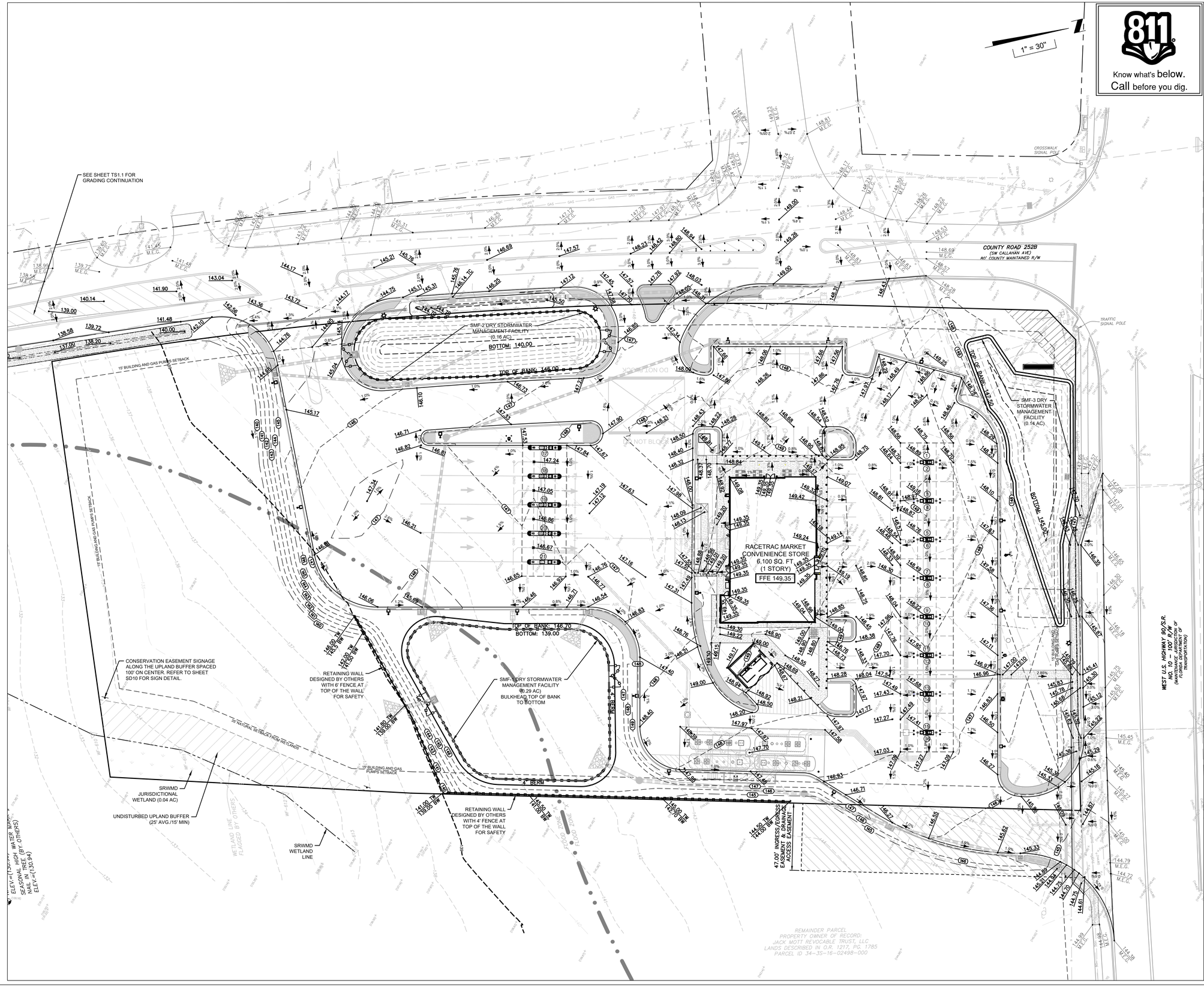
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LEGEND

- 24.00 — PROPOSED SPOT ELEVATION
- 24.00 M.E.G. — EXISTING GRADE ELEVATION (MEET EXISTING GRADE)
- 1.8% → — PERCENT SLOPE
- (27.5) — EXISTING SPOT ELEVATION

GRADING PLAN NOTES:

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY BY MELROSE SURVEYING AND MAPPING, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND /OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS.
4. RACETRAC PETROLEUM DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND / OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
9. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
10. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINES IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTIONS ACTIVITIES.
12. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
13. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY / COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
14. ALL RETAINING WALLS TO BE PROTECTED DURING BACKFILL BY CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO, PROVIDING AND INSTALLING PROPER BRACING DURING BACKFILL BEING PLACES ADJACENT TO RETAINING WALLS.
15. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT DATED MAY 10, 2017 PROVIDED BY RACETRAC.
16. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION
17. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
18. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT
19. ALL GRADING OPERATIONS SHALL SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
20. EXISTING MANHOLES AND VALVE BOXES TO REMAIN IN PLACE SHALL BE ADJUSTED TO FINAL GRADES.



811 Know what's below. Call before you dig.

NO.	DATE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARK E. LEAPTROT ON THE DATE ADJACENT TO THE SEAL

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MARK E. LEAPTROT LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

CW PRIME

CONNELLY & WICKER LLC 10060 SKINNER LAKE DRIVE SUITE 105 JACKSONVILLE, FL 32246 PH: 904-265-3030 FAX: 904-265-3070 FLORIDA REGISTRY 3850

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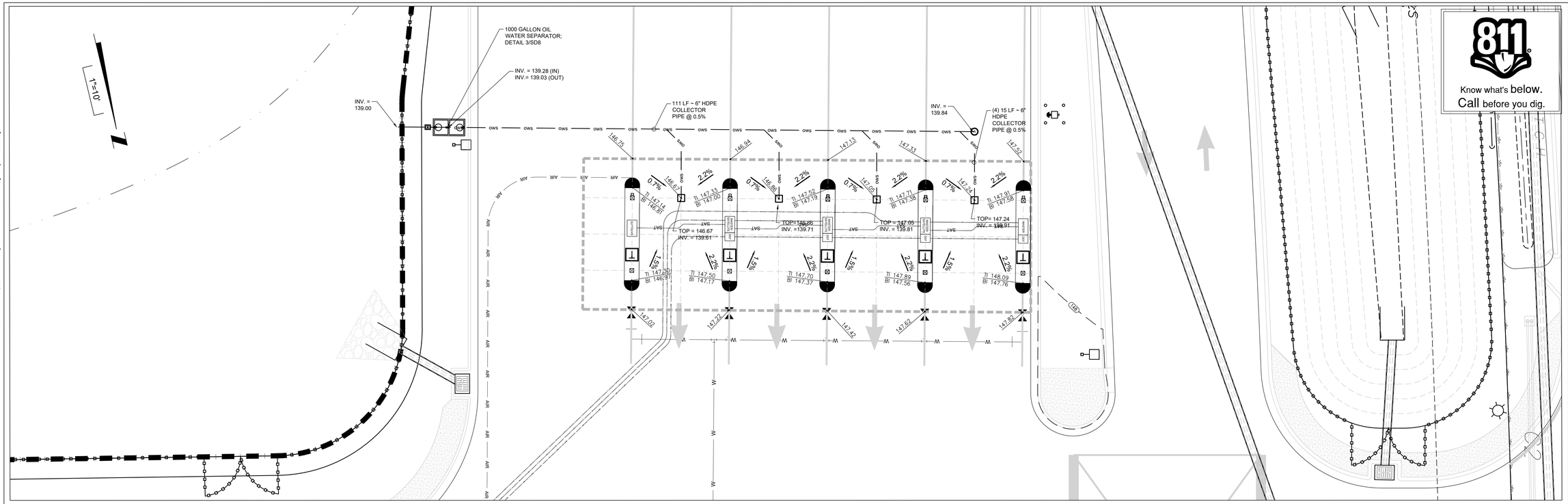
GRADING PLAN

RACETRAC #1750 LAKE CITY EDO

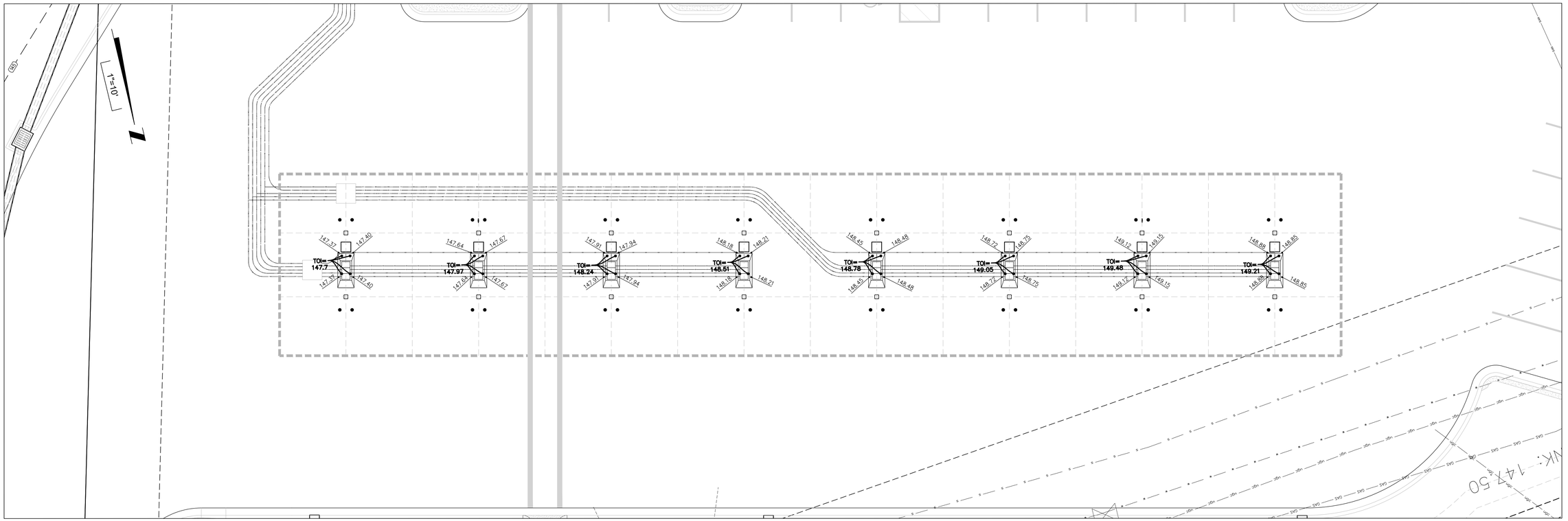
3882 W US HWY 90 LAKE CITY, FL 32055 CITY OF LAKE CITY

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DATE	3/13/26
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EDO PUMP ISLAND GRADING BLOWUP



AUTO PUMP ISLAND GRADING BLOWUP

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DATE

NO.

THIS TRACING AND IDENTICALLY SIGNED AND SEALED BY THE ENGINEER NAMED ON THE SITE ADVISORY TO THE AHJ

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MARK E. LEAPTROT LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

CW PRIME

CONNELLY & WICKER, LLC
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SUITE 500
JACKSONVILLE, FL 32246
PH: 904-265-3030 FAX:
904-265-3031
FLORIDA REGISTRY 3650

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200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

DETAILED GRADING PLAN

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/13/26
SCALE	1"=10'
DRAWING NAME:	24-01-0057 Grd&Drn Shts.dwg
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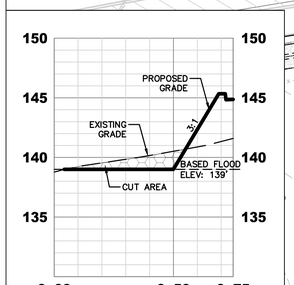
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LEGEND

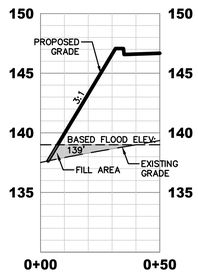
- STORM JUNCTION MANHOLE
- TYPE 'C' STORM INLET
- FLOODPLAIN CUT COMPENSATION AREA
- FLOODPLAIN FILL COMPENSATION AREA

811 Know what's below. Call before you dig.

1" = 30'



A–A
(0+00.00–0+75.00)
SCALE: 1"=30' VERT.
1"=6' HORZ.



B–B
(0+00.00–0+50.00)
SCALE: 1"=30' VERT.
1"=6' HORZ.

SEASONAL HIGH WATER MARK #1 NAIL IN TREE (BY OTHERS) ELEV=(131.26)

SEASONAL HIGH WATER MARK #3 NAIL IN TREE (BY OTHERS) ELEV=(130.66)

SEASONAL HIGH WATER MARK #2 NAIL IN TREE (BY OTHERS) ELEV=(130.94)

SANITARY M.H. TOP=(148.64) INV=(141.29)S INV=(139.94)E

CROSSWALK SIGNAL POLE

COUNTY ROAD 252B (SW CALLAHAN AVE) 80' COUNTY MAINTAINED R/W

TRAFFIC SIGNAL POLE

SMF-2 DRY STORMWATER MANAGEMENT FACILITY (0.16 AC) BOTTOM: 140.00 TOP OF BANK: 145.00

15' BUILDING AND GAS PUMPS SETBACK

FLOODPLAIN CUT COMPENSATION AREA (VOLUME OF CUT TO ELEVATION 139 = 130.62 CY)

B

B

CONSERVATION EASEMENT SIGNAGE ALONG THE UPLAND BUFFER SPACED 100' ON CENTER. REFER TO SHEET SD10 FOR SIGN DETAIL.

FLOODPLAIN FILL COMPENSATION AREA (VOLUME OF FILL TO ELEVATION 139 = 111.94 CY)

RETAINING WALL DESIGNED BY OTHERS WITH 6' FENCE AT TOP OF THE WALL FOR SAFETY

TOP OF BANK: 146.70 BOTTOM: 139.00

SMF-1 DRY STORMWATER MANAGEMENT FACILITY (0.29 AC) BULKHEAD TOP OF BANK TO BOTTOM

30' NATURAL SETBACK FROM WETLANDS

15' BUILDING AND GAS PUMPS SETBACK

BERM

SRWMD JURISDICTIONAL WETLAND (0.04 AC)

UNDISTURBED UPLAND BUFFER (25' AVG./15' MIN)

SRWMD WETLAND LINE

WETLAND LINE FLAGGED BY OTHERS

RETAINING WALL DESIGNED BY OTHERS WITH 4' FENCE AT TOP OF THE WALL FOR SAFETY

BFE 139

47.00' INGRESS/EGRESS EASEMENT & DRAINAGE ACCESS EASEMENT

RACETRAC MARKET CONVENIENCE STORE 6,100 SQ. FT. (1 STORY) FFE 149.35

SMF-3 DRY STORMWATER MANAGEMENT FACILITY (0.14 AC) TOP OF BANK: 146.50 BOTTOM: 144.00

SANITARY M.H. TOP=(146.48) INV=(138.47)S (138.07)W (138.02)E

WEST U.S. HIGHWAY 90/S.R. NO. 10 – 100' R/W (MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION)

REMAINDER PARCEL PROPERTY OWNER OF RECORD: JACK MOTT REVOCABLE TRUST, LLC LANDS DESCRIBED IN O.R. 1217, PG. 1785 PARCEL ID 34–3S–16–02498–000

NO.	DATE

THE ENGINEER WHOSE SEAL APPEARS HEREON WAS AUTHORIZED AND DIRECTED TO SEAL THIS DOCUMENT ON THE DATE ADJACENT TO THE SEAL.

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MARK E. LEAPTROT LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

CW PRIME
CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 202
JACKSONVILLE, FL 32246
PH: 904-265-3030 FAX: 904-265-3033
FLORIDA REGISTRY 3650

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RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

COMPENSATORY STORAGE PLAN

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/13/26
SCALE	1" = 30'
DRAWING NAME:	24-01-0057 Grd&Drn Shts.dwg
C4.2	
SHEET NO.	VERSION

Printed: Mar 13, 2026 - 10:38am Printed By: april.bussey

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Know what's below. Call before you dig.

EXISTING PAVEMENT TO BE MILLED AND RESURFACED

SEE SHEET TS1.1 FOR PAVEMENT CONTINUATION

EXISTING PAVEMENT TO BE MILLED AND RESURFACED

CROSSWALK SIGNAL POLE

COUNTY ROAD 252B
(SW CALLAHAN AVE)
80' COUNTY MAINTAINED R/W

TRAFFIC SIGNAL POLE

15' BUILDING AND GAS PUMPS SETBACK

SMF-2 DRY STORMWATER MANAGEMENT FACILITY (0.16 AC)
BOTTOM: 140.00
TOP OF BANK: 146.00

TYP. 5 SD1

5' CURB TRANSITION

TRANSITION FROM CATCH CURB TO SHED CURB

DO NOT BLOCK

TRANSITION FROM SHED CURB TO CATCH CURB

SMF-3 DRY STORMWATER MANAGEMENT FACILITY (0.14 AC)

TOP OF BANK: 134.45

BOTTOM: 126.00

RACETRAC MARKET CONVENIENCE STORE
6,100 SQ. FT.
(1 STORY)
FFE 149.35

SLAB CONTRACTION JOINTS THRU CURB TO ALIGN WITH PAVEMENT JOINTS (TYP.)

TRANSITION FROM CATCH CURB TO SHED CURB

SLAB CONTRACTION JOINTS THRU CURB TO ALIGN WITH PAVEMENT JOINTS (TYP.)

TOP OF BANK: 146.70
BOTTOM: 139.00

RETAINING WALL DESIGNED BY OTHERS WITH 6' FENCE AT TOP OF THE WALL FOR SAFETY

SMF-1 DRY STORMWATER MANAGEMENT FACILITY (0.29 AC) BULKHEAD TOP OF BANK TO BOTTOM

CONSERVATION EASEMENT SIGNAGE ALONG THE UPLAND BUFFER SPACED 100' ON CENTER. REFER TO SHEET SD10 FOR SIGN DETAIL.

30' NATURAL SETBACK FROM WETLANDS

15' BUILDING AND GAS PUMPS SETBACK

4' BERM

102 LF ~ TANK AREA CURB

RETAINING WALL DESIGNED BY OTHERS WITH 4' FENCE AT TOP OF THE WALL FOR SAFETY

SRWMD JURISDICTIONAL WETLAND (0.04 AC)

UNDISTURBED UPLAND BUFFER (25' AVG./15' MIN)

SRWMD WETLAND LINE

WETLAND LINE FLAGGED BY OTHERS

WF-410 WF-411 WF-412 WF-413

47.00' INGRESS/EGRESS EASEMENT & DRAINAGE ACCESS EASEMENT

5' CURB TRANSITION

REMAINDER PARCEL
PROPERTY OWNER OF RECORD:
JACK MOTT REVOCABLE TRUST, LLC
LANDS DESCRIBED IN O.R. 1217, PG. 1785
PARCEL ID 34-3S-16-02498-000

P.O.B. EASEMENT

N13°25'11"E 31.40'

S76°34'49"E 30.00'

15' UTILITY EASEMENT TO CITY OF LAKE CITY PER O.R. 1217, PG. 1785

WEST U.S. HIGHWAY 90/S.R. NO. 10 – 100' R/W (MAINTAINED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION)

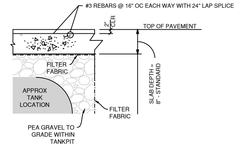
1" = 30"

PAVING PLAN NOTES:

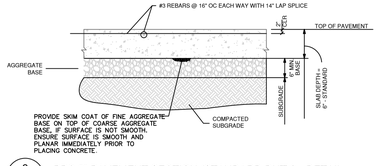
1. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
2. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES. CONTRACTOR SHALL REVIEW ALL TRAFFIC CONTROL DEVICES WITH DOT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING.
4. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1990.
5. CONTRACTOR TO SUBMIT A JOINTING PLAN TO THE CONSTRUCTION MANAGER PRIOR TO THE BEGINNING OF ANY PAVING WORK.
6. PAVING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR ON THE CONSTRUCTION AND PAVING NEAR THE SCREENING WALLS AND THE DUMPSTER PADS.
7. ALL DISCREPANCIES FOUND BY CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF OWNER AND ENGINEER PRIOR TO PLACEMENT OF ANY PAVING. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN SUBGRADE OF AREAS TO BE PAVED. THE CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND PRIOR TO INSTALLATION OF ANY PAVING.
8. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
9. ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE.

LEGEND

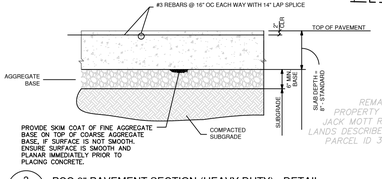
- PROPOSED 6" THICK CONCRETE PAVING WITH #3 REBARS @ 16" OC EACH WAY WITH 14" LAP SPLICE
- PROPOSED 8" THICK CONCRETE PAVING FOR TANK AND DUMPSTER PAVEMENT WITH #3 REBARS @ 16" OC EACH WAY WITH 24" LAP SPLICE.
- PROPOSED 8" THICK CONCRETE PAVING WITH #3 REBARS @ 16" OC EACH WAY WITH 14" LAP SPLICE.
- 4" THICK CONCRETE SIDEWALK
- 8" THICK CONCRETE CURB BACKING
- FDOT PAVING SPECIFICATIONS; NO WIRE MESH IN FDOT ROW (SEE DETAIL 6/SD9)
- COUNTY ASPHALT PAVING SPECIFICATIONS.
- COUNTY PAVEMENT OVERLEY (TO BE MILLED AND RESURFACED)



1 / C5 PCC 8" TANK & DUMPSTER PAD PAVEMENT SECTION - DETAIL
NTS



2 / C5 PPC 6" PAVEMENT SECTION (STANDARD DUTY) - DETAIL
NTS



3 / C5 PCC 8" PAVEMENT SECTION (HEAVY DUTY) - DETAIL
NTS

NO.	DATE

THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY MARK E. LEAPTROT ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS PLAN ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

MARK E. LEAPTROT LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

CW PRIME
CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 202
JACKSONVILLE, FL 32246
PH: 904-265-3030 FAX:
PRIMEENGINEERING.COM
FLORIDA REGISTRY 3650

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RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

PAVING PLAN

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/13/26
SCALE	1" = 30'
DRAWING NAME:	24-01-0057 Pav&Jnts Shts.dwg
C5	
SHEET NO.	VERSION

Printed: Mar 13, 2026 - 10:38am Printed By: april.bussey

P:\Projects\CW\24-01-0057 RaceTrac - Lake City\Design\Dwgs\Plots\24-01-0057 Pav&Jnts Shts.dwg

1" = 30'

COUNTY ROAD 252B
(SW CALLAHAN AVE)
80' COUNTY MAINTAINED R/W

WEST U.S. HIGHWAY 90 R/W
VAR. WIDTH R/W
(MAINTENANCE JURISDICTION OF FLORIDA DEPARTMENT OF TRANSPORTATION)

RACETRAC MARKET
CONVENIENCE STORE
6,100 SQ. FT.
(1 STORY)
FFE 149.35

SMF-1 DRY STORMWATER MANAGEMENT FACILITY (0.29 AC)
BULKHEAD TOP OF BANK TO BOTTOM
TOP OF BANK: 146.70
BOTTOM: 139.00

SMF-2 DRY STORMWATER MANAGEMENT FACILITY (0.16 AC)
BOTTOM: 140.00
TOP OF BANK: 146.00

SMF-3 DRY STORMWATER MANAGEMENT FACILITY (0.14 AC)
TOP OF BANK: 147.50
BOTTOM: 145.50

80'-DIV EVENLY
29'-DIV EVENLY
37'-DIV EVENLY
216'-DIV EVENLY

CONSERVATION EASEMENT SIGNAGE ALONG THE UPLAND BUFFER SPACED 100' ON CENTER. REFER TO SHEET SD10 FOR SIGN DETAIL.

RETAINING WALL DESIGNED BY OTHERS WITH 6' FENCE AT TOP OF THE WALL FOR SAFETY

RETAINING WALL DESIGNED BY OTHERS WITH 4' FENCE AT TOP OF THE WALL FOR SAFETY

4' BERM

50' NATURAL SETBACK FROM WETLANDS

15' BUILDING AND GAS PUMPS SETBACK

SRWMD JURISDICTIONAL WETLAND (0.04 AC)

UNDISTURBED UPLAND BUFFER (25' AVG./15' MIN)

SRWMD WETLAND LINE

WETLAND LINE FLAGGED BY OTHERS

47.00' INGRESS, EGRESS, EASEMENT & DRAINAGE ACCESS EASEMENT

SEASONAL HIGH WATER MARK #1
TREE (BY OTHERS)
NAIL IN TREE (131.28)
ELEV.=(131.28)

SEASONAL HIGH WATER MARK #3
TREE (BY OTHERS)
NAIL IN TREE (130.96)
ELEV.=(130.96)

SEASONAL HIGH WATER MARK #2
TREE (BY OTHERS)
NAIL IN TREE (BY OTHERS)
ELEV.=(130.94)

REMAINDER PARCEL
PROPERTY OWNER OF RECORD:
JACK MOTT REVOCABLE TRUST, LLC
LANDS DESCRIBED IN O.R. 1217, PG. 1785
PARCEL ID 34-3S-16-02498-000

Know what's below.
Call before you dig.

NO.	DATE
1	
2	
3	
4	
5	
6	
7	
8	

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARK E. LEAPTROT 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

MARK E. LEAPTROT LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

CW PRIME
CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 500
JACKSONVILLE FL 32246
PH: 904-265-3030 FAX:
904-265-3031
FLORIDA REGISTRY 3650

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RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

JOINTING PLAN

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/13/26
SCALE	1" = 30'
DRAWING NAME:	24-01-0057 Pav&Jnts Shts.dwg
C6	
SHEET NO.	VERSION

Printed: Mar 13, 2026 - 10:39am Printed By: april.bussey

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1" = 30'

POINT TABLE			
PT #	DESCRIPTION	NORTHING	EASTING
1	BOUNDARY PI	433106.68	2538017.33
2	BOUNDARY PI	433059.16	2538191.05
3	BOUNDARY PI	433018.49	2538339.74
4	BOUNDARY PI	433469.92	2538463.23
5	BOUNDARY PI	433470.65	2538459.79
6	BOUNDARY PI	433473.63	2538446.02
7	BOUNDARY PI	433503.49	2538312.59
8	BOUNDARY PI	433545.16	2538142.63
9	BOUNDARY PI	433531.02	2538118.10
10	BOUNDARY PI	433354.62	2538069.85
11	BOUNDARY PI	432846.66	2537986.63
12	BOUNDARY PI	432816.87	2538278.58
13	DUMPSTER CORNER	433275.62	2538295.03
14	DUMPSTER CORNER	433253.95	2538307.38
15	DUMPSTER CORNER	433263.66	2538324.41
16	DUMPSTER CORNER	433285.33	2538312.07
17	BUILDING CORNER	433345.88	2538192.43
18	BUILDING CORNER	433321.18	2538291.18
19	BUILDING CORNER	433256.48	2538275.79
20	BUILDING CORNER	433261.21	2538256.57
21	BUILDING CORNER	433267.52	2538258.12
22	BUILDING CORNER	433287.11	2538178.41
23	CENTER OF COLUMN	433429.98	2538202.61
24	CENTER OF COLUMN	433417.36	2538199.50
25	CENTER OF COLUMN	433423.53	2538228.83
26	CENTER OF COLUMN	433410.91	2538225.73
27	CENTER OF COLUMN	433417.09	2538255.05
28	CENTER OF COLUMN	433404.46	2538251.95
29	CENTER OF COLUMN	433410.64	2538281.27
30	CENTER OF COLUMN	433398.02	2538278.17
31	CENTER OF COLUMN	433404.20	2538307.49
32	CENTER OF COLUMN	433391.57	2538304.38
33	CENTER OF COLUMN	433397.75	2538333.70
34	CENTER OF COLUMN	433385.13	2538330.60
35	CENTER OF COLUMN	433391.31	2538359.92
36	CENTER OF COLUMN	433378.68	2538356.82
37	CENTER OF COLUMN	433384.86	2538386.14
38	CENTER OF COLUMN	433372.24	2538383.04
39	CENTER OF COLUMN	433139.92	2538203.10
40	CENTER OF COLUMN	433154.30	2538206.74
41	CENTER OF COLUMN	433144.83	2538183.71
42	CENTER OF COLUMN	433159.21	2538187.36
43	CENTER OF COLUMN	433149.74	2538164.33
44	CENTER OF COLUMN	433164.12	2538167.97
45	CENTER OF COLUMN	433154.64	2538144.94
46	CENTER OF COLUMN	433169.02	2538148.58
47	CENTER OF COLUMN	433159.55	2538125.55
48	CENTER OF COLUMN	433173.93	2538129.19
49	TANK PAD CORNER	433309.86	2538365.78
50	TANK PAD CORNER	433300.51	2538400.57
51	TANK PAD CORNER	433204.30	2538368.37
52	TANK PAD CORNER	433212.06	2538339.49
53	CENTER OF SIGN	433515.24	2538154.82

RIGHT OF WAY

COUNTY ROAD 252B
(SW CALLAHAN AVE)
80' COUNTY MAINTAINED R/W

CROSSWALK SIGNAL POLE

TRAFFIC SIGNAL POLE

SMF-2 DRY STORMWATER MANAGEMENT FACILITY (0.16 AC)
BOTTOM: 140.00
TOE OF BANK: 146.00

SMF-3 DRY STORMWATER MANAGEMENT FACILITY (0.14 AC)
TOE OF BANK: 137.50
BOTTOM: 145.00

SMF-1 DRY STORMWATER MANAGEMENT FACILITY (0.29 AC)
BULKHEAD TOP OF BANK TO BOTTOM
TOP OF BANK: 146.70
BOTTOM: 139.00
4' BERM

RACETRAC MARKET
CONVENIENCE STORE
6,100 SQ. FT.
(1 STORY)
FFE 149.35

DO NOT BLOCK

BUILDING TIE
S58°07'39"E
127.84'

BUILDING TIE
S85°55'30"E
122.89'

DUMPTER TIE
N7°49'33"W
237.68'

9 SPACES @ 10'=90.0'
3 SPACES @ 10' = 30.0'
2 SPACES @ 10' = 20.0'
7 SPACES @ 10' = 70.0'
2 SPACES @ 10' = 20.0'
2 SPACES @ 10' = 20.0'
2 SPACES @ 10' = 20.0'
6 SPACES @ 10'=60.0'

10.0' (TYP)

C1 R=2824.79' D=5°18'46" L=261.92' CB=N06°51'31"E CH=261.83'

N15°25'23"E 182.88'

N84°02'57"W 293.46'

S17°00'06"W 210.70'

S74°34'37"E 334.26'
S74°34'37"E 334.26'

N15°25'23"E 467.44'
S15°25'23"W 467.35'

S77°39'03"E (N77°39'03"W) 14.09'

WEST U.S. HIGHWAY 90/S.R. NO. 10 - 100' R/W
(MAINTENANCE JURISDICTION OF FLORIDA DEPARTMENT OF TRANSPORTATION)

4.7' FDOT ROW DEDICATION FOR SIDEWALK

CONSERVATION EASEMENT SIGNAGE ALONG THE UPLAND BUFFER SPACED 100' ON CENTER. REFER TO SHEET SD10 FOR SIGN DETAIL.

RETAINING WALL DESIGNED BY OTHERS WITH 6' FENCE AT TOP OF THE WALL FOR SAFETY

RETAINING WALL DESIGNED BY OTHERS WITH 4' FENCE AT TOP OF THE WALL FOR SAFETY

50' NATURAL SETBACK FROM WETLANDS

15' BUILDING AND GAS PUMPS SETBACK

SRWMD JURISDICTIONAL WETLAND (0.04 AC)

UNDISTURBED UPLAND BUFFER (25' AVG./15' MIN)

SRWMD WETLAND LINE

FLOOD ZONE "A" FLOOD ZONE

47.00' INGRESS/EGRESS EASEMENT & DRAINAGE ACCESS EASEMENT

REMAINDER PARCEL
PROPERTY OWNER OF RECORD:
JACK MOTT REVOCABLE TRUST, LLC
LANDS DESCRIBED IN O.R. 1217, PG. 1785
PARCEL ID 34-3S-16-02498-000

P.O.B. PARCEL 3

P.O.B. PARCEL 2

DATE | NO.

THIS PLAN HAS BEEN INSTALLED, SIGNED AND SEALED BY MARY E. LEAPTROT LICENSE NUMBER ON THE DATE INDICATED TO THE RIGHT.

MARY E. LEAPTROT
No. 61449
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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

CWI PRIME

CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 101
JACKSONVILLE, FL 32246
PH: 904-265-3030 FAX:
LA: 3650
FLORIDA REGISTRY 3650

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RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

HORIZONTAL PLAN

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/13/26
SCALE	1" = 30'
DRAWING NAME:	24-01-0057 SiteHorz.dwg
C7	
SHEET NO.	VERSION

Printed: Mar 13, 2026 - 10:33am Printed By: april.bussey

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LEGEND

- STORM JUNCTION MANHOLE
- TYPE 'C' STORM INLET

1" = 30'

Know what's below. Call before you dig.

ST-29, TYPE 'C' INLET
TOP ELEV 144.70
INV 142.05 18" RCP SW
INV 142.05 18" RCP N

20 LF ~
18" RCP @ 0.25%

ST-30, FDOT STD TYPE P3 INLET
TOP ELEV 145.49
INV 142.10 18" RCP NE

RAISE TOP OF EXISTING DRAINAGE MANHOLE AS NEEDED

16 LF ~
18" RCP @ 0.32%

ST-28, EXISTING TYPE "C" INLET
CONTRACTOR TO REPLACE TOP WITH MANHOLE TOP
TOP ELEV 146.10
INV 142.00 18" RCP S (PROPOSED)
INV 142.50 18" RCP N (PROPOSED)
INV 141.93 18" RCP W (EXISTING)

272 LF ~
18" RCP @ 0.26%

ST-27, CURB INLET
TOP ELEV 148.19
INV 143.20 18" RCP S

ST-31, EXISTING TYPE "C" INLET
CONTRACTOR TO REPLACE TOP WITH MAHOLE TOP
TOP ELEV 134.26
INV 130.05 18" RCP E (PROPOSED)
INV 129.68 18" RCP N (EXISTING)
INV 129.57 18" RCP S (EXISTING)

ST-19 (OC-2), OUTFALL CONTROL BOX
TOP ELEV 146.00
INV 139.20 18" RCP S
SEE DETAIL ON SHEET SD12 FOR WEIR INFORMATION

CONCRETE FLUME

ST-14, MES
INV 140.00 15" RCP N

85 LF ~
18" RCP @ 0.24%

27 LF ~
15" RCP @ 0.37%

ST-15, TYPE 'C' INLET
TOP ELEV 146.73
INV 140.10 15" RCP S

SMF-2 DRY STORMWATER MANAGEMENT FACILITY (0.16 AC)

BOTTOM: 140.00

ST-16, MES
INV 140.00 15" RCP S

54 LF ~
15" RCP @ 0.28%

TOP OF BANK: 146.00

ST-12, TYPE 'C' INLET
TOP ELEV 147.54
INV 142.51 8" ADS HP E
INV 139.85 15" RCP N
INV 139.85 15" RCP S

ST-13, TYPE 'C' INLET
TOP ELEV 147.44
INV 140.05 15" RCP S

6 LF ~
18" RCP @ 0.82%

RIP-RAP

ST-20, MES
INV 139.00 18" RCP N

ST-32, TYPE 'C' INLET
TOP ELEV 136.10
INV 130.10 18" RCP W

ST-18, TYPE 'C' INLET
TOP ELEV 144.48
INV 140.40 15" RCP N

93 LF ~
15" RCP
@ 0.27%

ST-17, TYPE 'C' INLET
TOP ELEV 145.92
INV 140.15 15" RCP S
INV 140.15 15" RCP N

199 LF ~
15" RCP @ 0.25%

88 LF ~
15" RCP @ 0.23%

83 LF ~
8" ADS HP
@ 0.50%

SMF-3 DRY STORMWATER MANAGEMENT FACILITY (0.14 AC)

BOTTOM: 145.50

ST-26 (OC-3), EXISTING TYPE 'C' INLET
TOP ELEV 147.00
ADD 1' RISER FOR NEW TOP ELEVATION
22" WIDE SLOT ELEV 146.00
INV 142.80 18" RCP NE (EXISTING)

TOP= 147.24
INV. = 139.91

(4) 15 LF ~ 4" HDPE COLLECTOR PIPE @ 0.5%
INV. = 139.84

TOP = 147.05
INV. = 139.81

TOP=146.86
INV. =139.71

111 LF ~ 6" HDPE COLLECTOR PIPE @ 0.5%

TOP = 146.67
INV. = 139.61

123 LF ~
15" RCP @ 0.24%

ST-11, MANHOLE
TOP ELEV 147.37
INV 139.35 15" RCP N
INV 139.35 15" RCP E

SEE SHEET C8.1 FOR ROOF DRAINAGE INFORMATION

RACETRAC MARKET CONVENIENCE STORE
6,100 SQ. FT.
(1 STORY)
FFE 149.35

ST-10, TYPE 'C' INLET
TOP ELEV 145.57
INV 139.05 15" RCP W
INV 139.05 15" RCP NE

1000 GALLON OIL WATER SEPARATOR; DETAIL 3/SD8

10 LF ~
15" RCP
@ 0.50%

14 LF ~
15" RCP @ 0.35%

ST-8, TYPE 'C' INLET
TOP ELEV 146.42
INV 139.05 15" RCP SE

ST-9, MES
INV 139.00
16" RCP SW

RIP-RAP

TOP OF BANK: 146.70
BOTTOM: 139.00

INV. = 139.28 (IN)
INV.= 139.03 (OUT)
INV. = 139.00

RIP-RAP

ST-7, MES
INV 139.00 15" RCP NW

ST-25, EXISTING CURB INLET
CONTRACTOR TO REPLACE TOP WITH FDOT STD TYPE P3 INLET
TOP ELEV 147.31
INV 142.54 18" RCP SW (EXISTING)
INV 142.85 18" RCP N (EXISTING)

CONSERVATION EASEMENT SIGNAGE ALONG THE UPLAND BUFFER SPACED 100' ON CENTER. REFER TO SHEET SD10 FOR SIGN DETAIL.

RETAINING WALL DESIGNED BY OTHERS WITH 6' FENCE AT
ST-22, MES
INV 138.80 24" RCP N

RIP-RAP

24 LF ~
24" RCP @ 0.82%

SMF-1 DRY STORMWATER MANAGEMENT FACILITY (0.29 AC) BULKHEAD TOP OF BANK TO BOTTOM

EXTEND 11 LF ~
15" RCP @ 0.50%

ST-24, FDOT STD TYPE P3 INLET
TOP ELEV 145.44
INV 141.19 15" RCP N

ST-1, MES
INV 139.00 24" RCP NE
RIP-RAP

ST-3, MANHOLE
TOP ELEV 145.50
INV 139.70 18" RCP NE
INV 139.20 24" RCP S

64 LF ~
18" RCP @ 0.23%

4' BERM

ST-21 (OC-1), OUTFALL CONTROL BOX
TOP ELEV 145.70
INV 139.00 24" RCP S
SEE DETAIL ON SHEET SD12 FOR WEIR INFORMATION

RETAINING WALL DESIGNED BY OTHERS WITH 4' FENCE AT TOP OF THE WALL FOR SAFETY

25 LF ~
24" RCP @ 0.20%

116 LF ~
24" RCP @ 0.13%

ST-2, MANHOLE
TOP ELEV 146.50
INV 139.05 24" RCP N
INV 139.05 24" RCP SW

ST-4, TYPE 'C' INLET
TOP ELEV 146.15
INV 139.85 18" RCP NE
INV 139.85 18" RCP SW

47.00' INGRESS, EGRESS & DRAINAGE ACCESS EASEMENT

93 LF ~
18" RCP @ 0.21%

27 LF ~
15" RCP @ 0.37%

ST-5, TYPE 'C' INLET
TOP ELEV 145.21
INV 140.30 15" RCP NE
INV 140.05 18" RCP SW

ST-6, TYPE 'C' INLET
TOP ELEV 144.77
INV 140.40 15" RCP SW

COUNTY ROAD 252B
(SW CALLAHAN AVE)
NOT COUNTY MAINTAINED R/W

WEST U.S. HIGHWAY 90/S.R. 10
NOT UNDER JURISDICTION OF
(MAINTENANCE JURISDICTION OF FLORIDA DEPARTMENT OF TRANSPORTATION)

SEASONAL HIGH WATER MARK #1
NAIL IN TREE (BY OTHERS)
ELEV.=(131.28)

SEASONAL HIGH WATER MARK #3
NAIL IN TREE (BY OTHERS)
ELEV.=(130.96)

SEASONAL HIGH WATER MARK #2
NAIL IN TREE (BY OTHERS)
ELEV.=(130.94)

SRWMD JURISDICTIONAL WETLAND (0.04 AC)

UNDISTURBED UPLAND BUFFER (25' AVG./15' MIN)

SRWMD WETLAND LINE

WETLAND LINE FLAGGED BY OTHERS

FLOOD ZONE "A"

REMAINDER PARCEL
PROPERTY OWNER OF RECORD:
JACK MOTT REVOCABLE TRUST, LLC
LANDS DESCRIBED IN O.R. 1217, PG. 1785
PARCEL ID 34-3S-16-02498-000

NO.	DATE

THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY MARK E. LEAPTROT, P.E. LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER ON THE DATE ADJACENT. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CW PRIME

CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 500
JACKSONVILLE, FL 32246
PH: 904-265-3050 FAX:
904-265-3051
FLORIDA REGISTRY 3650

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RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

DRAINAGE PLAN

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/13/26
SCALE	1" = 30'
DRAWING NAME:	24-01-0057 Grd&Drn Shts.dwg
C8	
SHEET NO.	VERSION

Printed: Mar 11, 2026 - 3:56pm
Printed By: april.bussey
P:\Projects\CW\24\24-01-0057 RaceTrac - Lake City\Design\Dwgs\Plots\24-01-0057 Grd&Drn Shts.dwg

INV= 143.37

94 LF~ 6" ADS N-12 PIPE @ 0.5% SLOPE

INV= 143.10

INV= 142.91

C.O. INV=143.38

D.S. INV=143.39

4 LF~ 4" ADS N-12 PIPE @ 0.5% SLOPE

D.S. INV=143.12

4 LF~ 4" ADS N-12 PIPE @ 0.5% SLOPE

C.O. INV= 142.92

D.S. INV=142.96

INV= 142.91

83 LF~ 8" ADS N-12 PIPE @ 0.5% SLOPE

INV= 142.93

4 LF~ 4" ADS N-12 PIPE @ 0.5% SLOPE

SS

T

RACETRAC MARKET
CONVENIENCE STORE
6,100 SQ. FT.
(1 STORY)
FFE 149.35

C.O. INV=144.04

D.S. INV=144.06

INV= 144.03

5 LF~ 4" ADS N-12 PIPE @ 0.5% SLOPE

5 LF~ 4" ADS N-12 PIPE @ 0.5% SLOPE

37 LF~ 6" ADS N-12 PIPE @ 0.5% SLOPE

D.S. INV=143.95

INV= 143.92

70 LF~ 6" ADS N-12 PIPE @ 0.5% SLOPE

INV= 143.12

D.S. INV=143.15

4 LF~ 4" ADS N-12 PIPE @ 0.5% SLOPE

D.S. INV=143.84

5 LF~ 4" ADS N-12 PIPE @ 0.5% SLOPE

5 LF~ 4" ADS N-12 PIPE @ 0.5% SLOPE

D.S. INV=143.71

D.S. INV=143.54

4 LF~ 4" ADS N-12 PIPE @ 0.5% SLOPE

INV= 143.25

C.O. INV=143.86

INV= 143.85

INV= 143.81

INV= 143.68

INV= 143.51

C.O. INV=143.26

121 LF~ 6" ADS N-12 PIPE @ 0.5% SLOPE

BUILDING ROOF DRAINAGE BLOWUP

1" = 5'

811 Know what's below. Call before you dig.

THESE PLANS AND KEYS INSTANTLY SIGNED AND SEALED BY MARK E. LEAPTROT 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.

MARK E. LEAPTROT LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE | NO.

CW PRIME

CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 500
JACKSONVILLE, FL 32246
PH: 904-265-3030 FAX:
904-265-3031
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(770) 431-7600

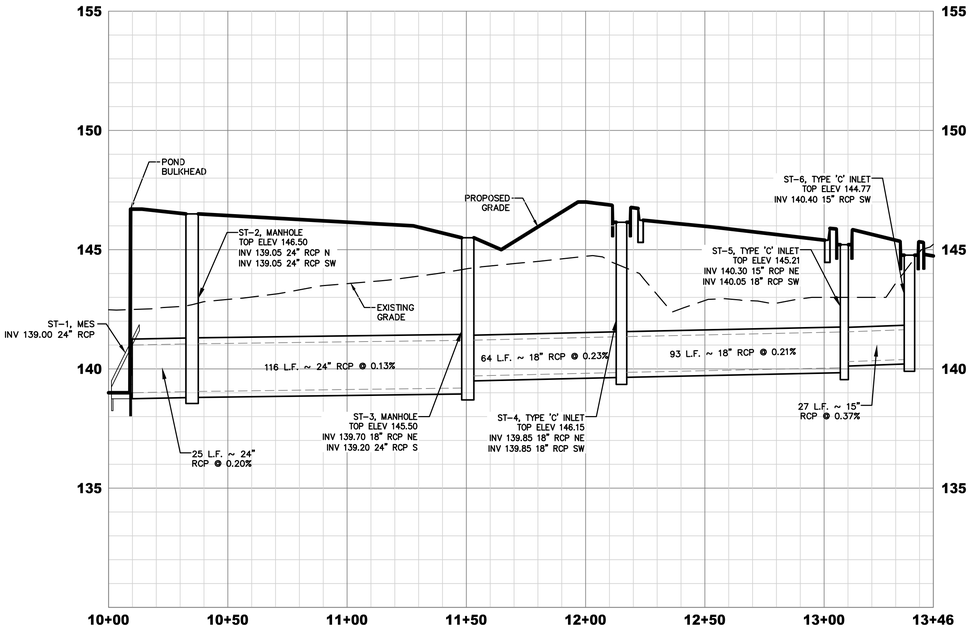
DETAILED DRAINAGE PLAN

RACETRAC #1750 LAKE CITY EDO

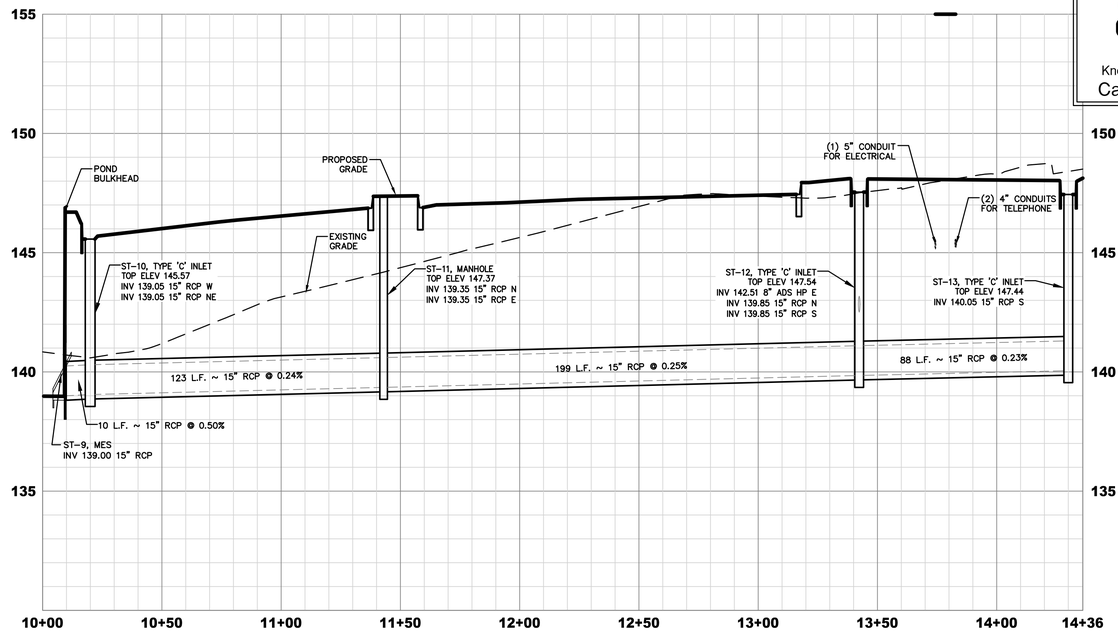
3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/13/26
SCALE	1" = 5'
DRAWING NAME:	24-01-0057 Grd&Drn Shts.dwg
C8.1	
SHEET NO.	VERSION

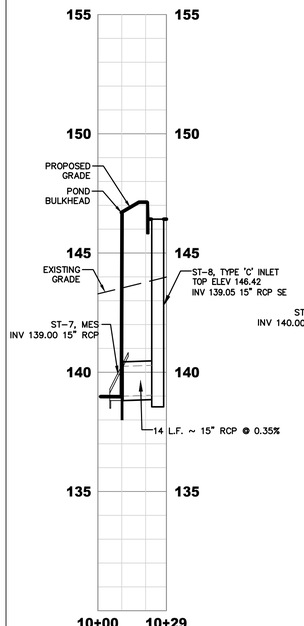
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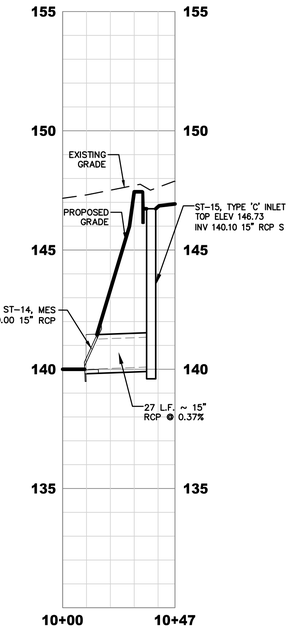
ST-1 TO ST-6
(10+00.00-13+45.77)
SCALE: 1"=30' VERT.
1"=3' HORZ.



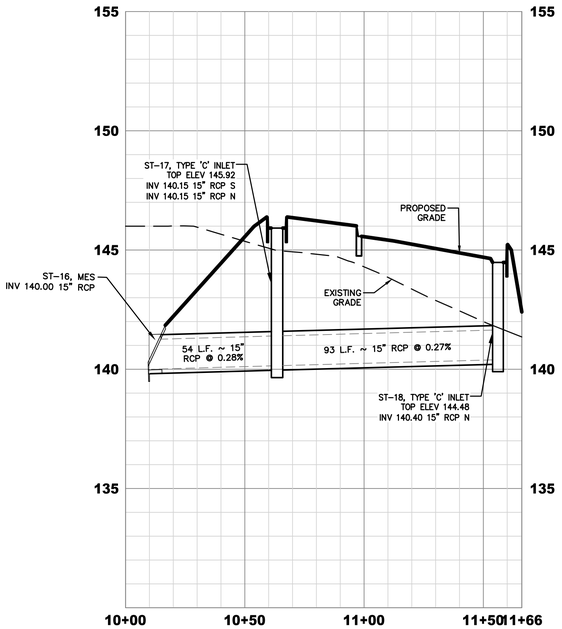
ST-9 TO ST-13
(10+00.00-14+36.10)
SCALE: 1"=30' VERT.
1"=3' HORZ.



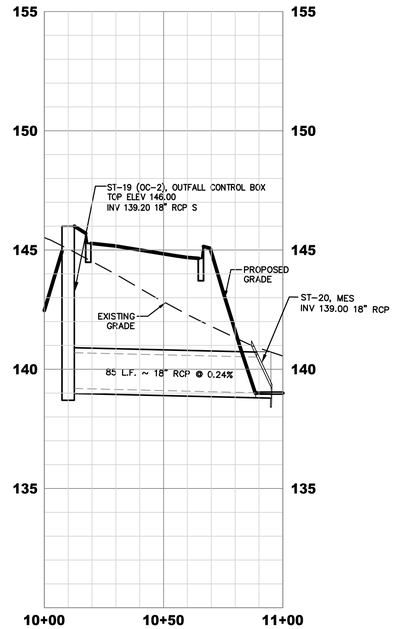
ST-7 TO ST-8
(10+00.00-10+28.72)
SCALE: 1"=30' VERT.
1"=3' HORZ.



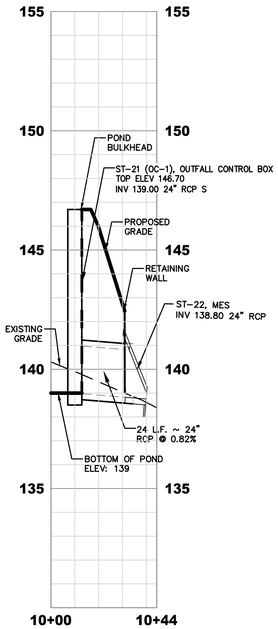
ST-14 TO ST-15
(10+00.00-10+47.11)
SCALE: 1"=30' VERT.
1"=3' HORZ.



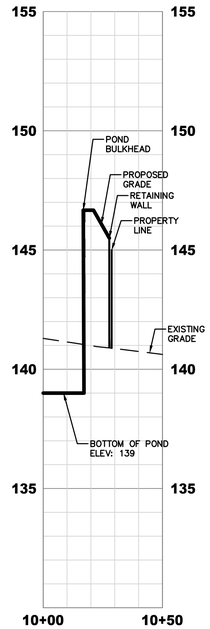
ST-16 TO ST-18
(10+00.00-11+66.13)
SCALE: 1"=30' VERT.
1"=3' HORZ.



ST-19 TO ST-20
(10+00.00-11+00.00)
SCALE: 1"=30' VERT.
1"=3' HORZ.



ST-21 TO ST-22
(10+00.00-10+44.36)
SCALE: 1"=30' VERT.
1"=3' HORZ.



X-SEC A-A
(10+00.00-10+50.00)
SCALE: 1"=30' VERT.
1"=3' HORZ.

Know what's below. Call before you dig.

NO.	DATE
	.

THIS PLAN AND SEED PREPARED AND SIGNED AND SEALED BY A LICENSED ENGINEER ON THE DATE ADJACENT TO THE SEAL

MARK E. LEAPTROT LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

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10060 SKINNER LAKE DRIVE
SUITE 300
JACKSONVILLE FL 32246
PH: 904-265-3030 FAX:
904-265-3031
FLORIDA REGISTRY 3650

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RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

DRAINAGE PROFILES

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/13/26
SCALE	AS SHOWN
DRAWING NAME:	24-01-0057 Grd&Drn Shts.dwg

C8.2

SHEET NO.	VERSION

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LEGEND

- W — PROPOSED WATER
- SAN — PROPOSED SANITARY
- BE — PROPOSED UNDERGROUND ELECTRIC
- UGT — UGT — PROPOSED TELEPHONE
- GAS — EXISTING GAS
- uge — EXISTING UNDERGROUND ELECTRIC
- s — EXISTING SANITARY
- ugc — EXISTING UNDERGROUND COMMUNICATION LINE
- W — EXISTING WATER LINE
- AIR — PROPOSED AIR CONDUIT LINE
- ELECTRICAL TRANSFORMER PAD
- 4 / SD-4 — DETAIL REFERENCE
- EXISTING WOOD UTILITY POLE
- EHH — EXISTING ELECTRIC HANDHOLE

TELEPHONE NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE PVC CONDUIT INCLUDING TRENCHING BEDDING, PULL WIRE, AND BACKFILLING. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE TELEPHONE COMPANY TO SCHEDULE AND COORDINATE WORK PRIOR TO INSTALLING CONDUIT.

SANITARY SEWER NOTES:

1. SANITARY SEWER PIPE OF DIFFERENT MATERIAL SHALL BE JOINED BY A RUBBER SLEEVE WITH STAINLESS STEEL COUPLING, MADE FOR TRANSITIONS FROM ONE MATERIAL TO ANOTHER.
2. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR TO CENTERLINE OF MANHOLE.
3. THE SANITARY SEWER PIPE MATERIAL SHALL BE PVC, SCHEDULE 40, SEWER PIPE UNLESS OTHERWISE NOTED ON PLAN.
4. ALL MANHOLE COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.

SITE SPECIFIC NOTES:

1. CONTRACTOR TO INCLUDE FOR ALL SECONDARY CONDUITS (CONDUIT ONLY) DEPICTED ON UTILITY PAGE IN BASE BID. INCLUDE FOR LENGTH UP POLE APPROXIMATELY 30 FT. WIRE IS ASSUMED TO BE BY UTILITY DEPARTMENT.
   A. SECONDARY WIRE WILL BE PROVIDED IN BID AS AN ALTERNATE PRICE IN L.F. AND HANDLED AS A CHANGE ORDER IF REQUIRED.
2. CONTRACTOR TO INCLUDE TWO (2) 1 " CONDUIT TO BOTH SIGN LOCATIONS.
   A. ONE (1) 1 " CONDUIT IS FOR ELECTRICAL.
   B. ONE (1) 1 " CONDUIT IS FOR COMMUNICATION.
   C. CONTRACTOR IS RESPONSIBLE TO PROVIDE CAT 5 HOME-RUN BETWEEN PRICE SIGN AND FINAL DESTINATION INSIDE THE BUILDING. FINAL DESTINATION TO BE DETERMINED BY RACETRAC CONSTRUCTION MANAGER DURING CONSTRUCTION.

UTILITY NOTES:

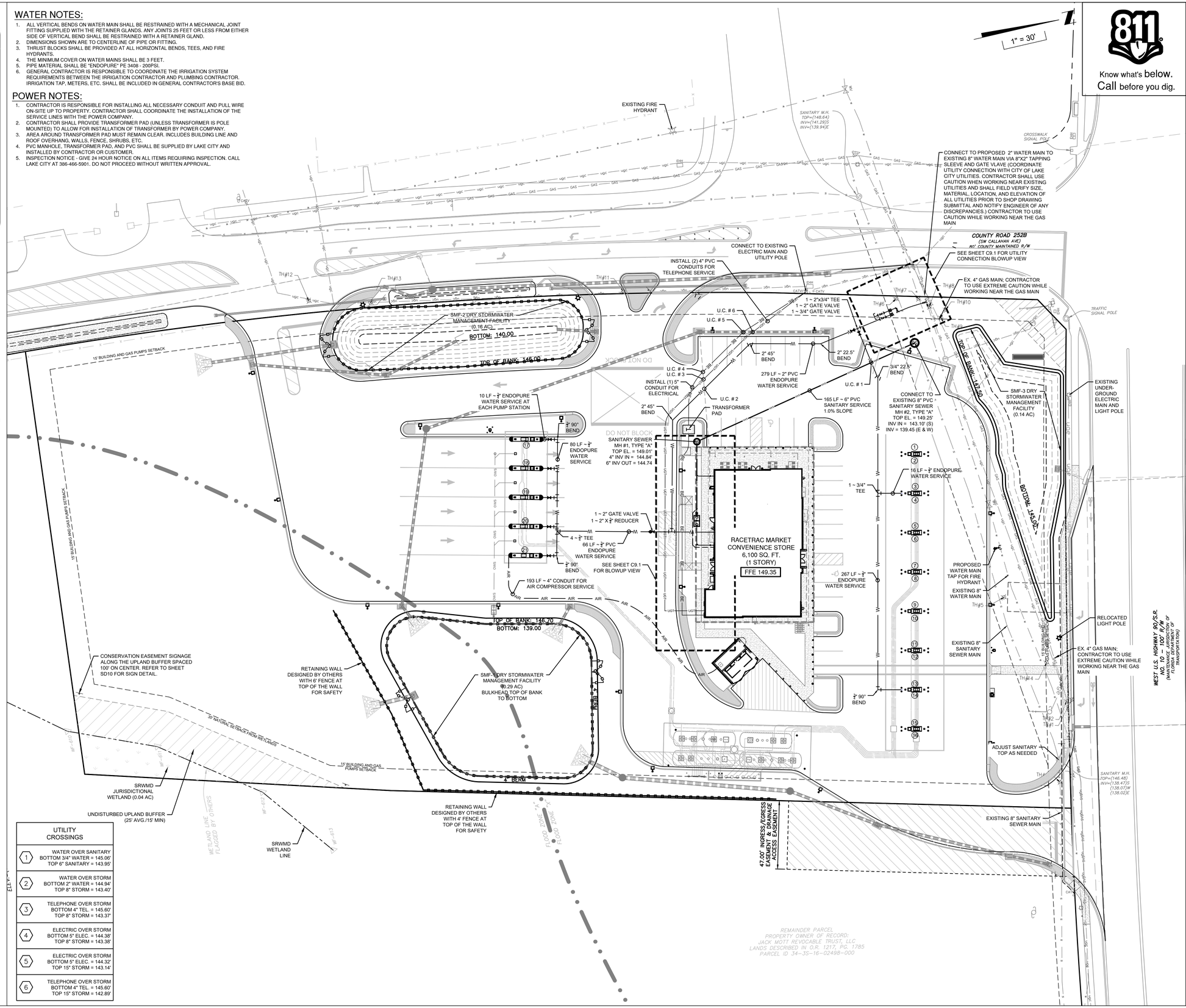
1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
2. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.
5. CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH CITY UTILITY REQUIREMENTS AS TO LOCATIONS AND SCHEDULING FOR TIE-INS/CONNECTIONS PRIOR TO CONNECTING EXISTING FACILITIES.
6. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER AND TELEPHONE SERVICE TO BUILDING.
7. SEE DETAIL SHEETS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
8. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
9. CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES TO ASSURE PROPER DEPTH AND PREVENT ANY CONFLICT OF UTILITIES.
10. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.
11. CONTRACTOR SHALL, ON ALL UTILITIES, COORDINATE INSPECTION WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES AT INSTALLATION.
12. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITIES.
13. SITE CONTRACTOR TO COORDINATE PROPOSED RECONNECTION OF ALL UTILITIES WITH ARCHITECTURAL PLANS AS WELL AS UTILITY COMPANIES AND BUILDING CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL EXPENSES THAT RESULT FROM DELAYED OR FAILED TEST DURING ANY PHASE OF THE CONSTRUCTION PROCESS. THIS INCLUDES FEES INCURRED THROUGH RESCHEDULING OF ANY RACETRAC VENDORS OR EQUIPMENT TO ACCOMMODATE.
14. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL REFER TO PLANS BY OTHERS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
16. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
17. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
18. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.

WATER NOTES:

1. ALL VERTICAL BENDS ON WATER MAIN SHALL BE RESTRAINED WITH A MECHANICAL JOINT FITTING SUPPLIED WITH THE RETAINER GLANDS. ANY JOINTS 25 FEET OR LESS FROM EITHER SIDE OF VERTICAL BEND SHALL BE RESTRAINED WITH A RETAINER GLAND.
2. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
3. THRUST BLOCKS SHALL BE PROVIDED AT ALL HORIZONTAL BENDS, TEES, AND FIRE HYDRANTS.
4. THE MINIMUM COVER ON WATER MAINS SHALL BE 3 FEET.
5. PIPE MATERIAL SHALL BE "ENDOPURE" PE 3408 - 200PSI.
6. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE IRRIGATION SYSTEM REQUIREMENTS BETWEEN THE IRRIGATION CONTRACTOR AND PLUMBING CONTRACTOR. IRRIGATION TAP, METERS, ETC. SHALL BE INCLUDED IN GENERAL CONTRACTOR'S BASE BID.

POWER NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL NECESSARY CONDUIT AND PULL WIRE ON-SITE UP TO PROPERTY. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE SERVICE LINES WITH THE POWER COMPANY.
2. CONTRACTOR SHALL PROVIDE TRANSFORMER PAD (UNLESS TRANSFORMER IS POLE MOUNTED) TO ALLOW FOR INSTALLATION OF TRANSFORMER BY POWER COMPANY.
3. AREA AROUND TRANSFORMER PAD MUST REMAIN CLEAR. INCLUDES BUILDING LINE AND ROOF OVERHANG, WALLS, FENCE, SHRUBS, ETC.
4. PVC MANHOLE, TRANSFORMER PAD, AND PVC SHALL BE SUPPLIED BY LAKE CITY AND INSTALLED BY CONTRACTOR OR CUSTOMER.
5. INSPECTION NOTICE - GIVE 24 HOUR NOTICE ON ALL ITEMS REQUIRING INSPECTION. CALL LAKE CITY AT 386-466-5901. DO NOT PROCEED WITHOUT WRITTEN APPROVAL.



UTILITY CROSSINGS	
1	WATER OVER SANITARY BOTTOM 3/4" WATER = 145.06' TOP 6" SANITARY = 143.95'
2	WATER OVER STORM BOTTOM 2" WATER = 144.94' TOP 8" STORM = 143.40'
3	TELEPHONE OVER STORM BOTTOM 4" TEL. = 145.60' TOP 8" STORM = 143.37'
4	ELECTRIC OVER STORM BOTTOM 5" ELEC. = 144.38' TOP 8" STORM = 143.38'
5	ELECTRIC OVER STORM BOTTOM 5" ELEC. = 144.32' TOP 15" STORM = 143.14'
6	TELEPHONE OVER STORM BOTTOM 4" TEL. = 145.60' TOP 15" STORM = 142.89'

Know what's below. Call before you dig.

NO.	DATE

THESE PLANS AND KEYED, VERTICALLY SIGNED AND SEALED BY MARK E. LEAPLEY, P.E. ON THE SITE ADA SIGNAGE MUST BE POSTED ON SITE

MARK E. LEAPLEY LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

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CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 201
JACKSONVILLE FL 32246
PH: 904-265-3030 FAX:
CERT. OF AUTH.
FLORIDA REGISTRY 3850

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RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

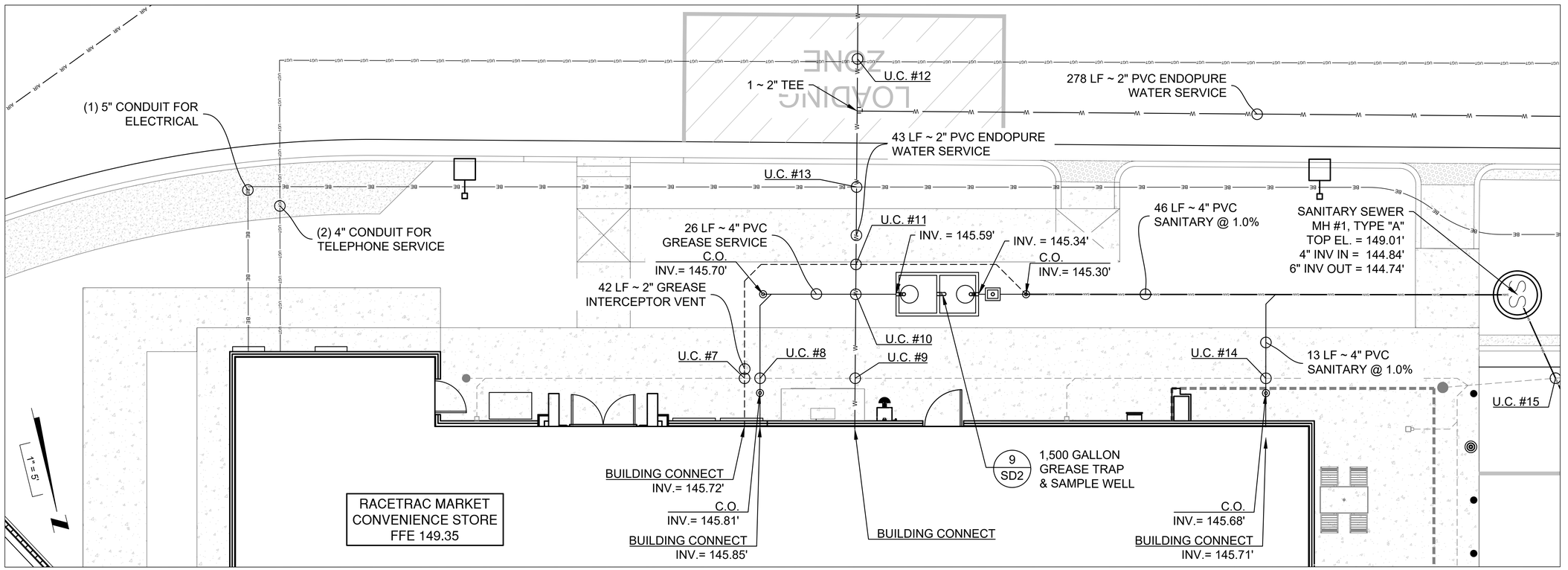
UTILITY PLAN

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

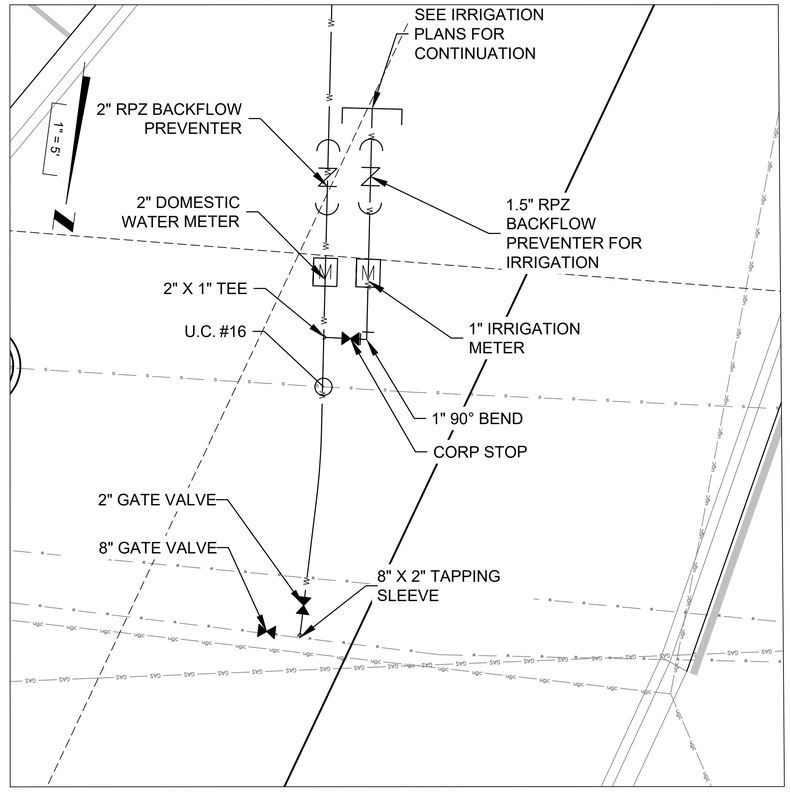
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BUILDING UTILITY CONNECTION BLOWUP

UTILITY CROSSINGS	
7	SANITARY OVER STORM BOTTOM 2" SANITARY = 145.66' TOP 6" STORM = 143.77'
8	SANITARY OVER STORM BOTTOM 4" SANITARY = 145.77' TOP 6" STORM = 143.76'
9	WATER OVER STORM BOTTOM 2" WATER = 146.07' TOP 6" STORM = 143.72'
10	WATER UNDER SANITARY BOTTOM 4" SANITARY = 145.57' TOP 2" WATER = 144.54'
11	WATER UNDER SANITARY BOTTOM 2" SANITARY = 145.45' TOP 2" WATER = 144.44'
12	TELEPHONE OVER WATER BOTTOM 4" TEL. = 145.31' TOP 2" WATER = 144.30'
13	WATER OVER ELECTRIC BOTTOM 2" WATER = 144.46' TOP 5" ELEC. = 143.46'
14	SANITARY OVER STORM BOTTOM 4" SANITARY = 145.44' TOP 6" STORM = 143.53'
15	SANITARY OVER STORM BOTTOM 6" SANITARY = 144.63' TOP 8" STORM = 143.56'
16	WATER OVER SANITARY BOTTOM 2" WATER = 145.30' TOP 8" SANITARY = 140.41'



UTILITY CONNECTION BLOWUP

811 Know what's below. Call before you dig.

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MARK E. LEAPTROT LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

NO.	DATE

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SUITE 203
JACKSONVILLE, FL 32246
PH: 904-265-3050 FAX:
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FLORIDA REGISTRY 3650

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RaceTrac
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
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ATLANTA, GA 30339
(770) 431-7600

DETAILED UTILITY PLAN

RACETRAC #1750 LAKE CITY EDO
3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

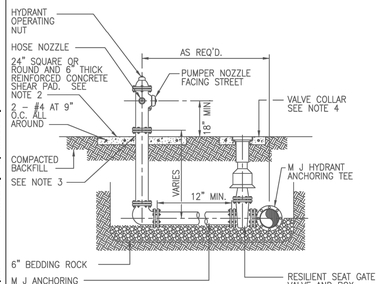
DRAWN-BY	ANB
DATE	3/13/26
SCALE	1" = 5'

DRAWING NAME:
24-01-0057 Ws Shts.dwg

C9.1

SHEET NO.	VERSION

Printed By: april.bussey
Printed: Mar 11, 2026 - 3:57pm
P:\Projects\CW\24\24-01-0057 RaceTrac - Lake City\Design\Dwgs\Plots\24-01-0057 Ws Shts.dwg



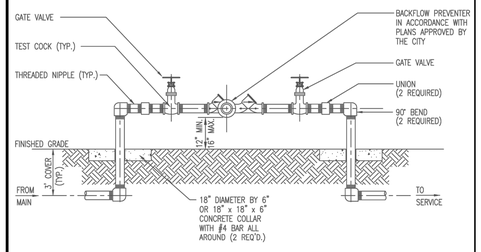
NOTES:
1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. THE DEVELOPER MAY INSTALL THE SHEAR PAD RECESSED UP TO 4 INCHES BELOW FINISHED GRADE AND SOD THE RECESSED SECTION.
3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A 6" MINIMUM.
4. VALVE COLLAR SHALL BE 18"X18"X6" CONCRETE COLLAR W/4 – #4 BARS

Date	Revisions	Appr. by

CITY OF LAKE CITY

FIRE HYDRANT ASSEMBLY DETAIL

Date: Sept. 1996 | Scale: N.T.S. | Dwg: Q402 | Fig: 402



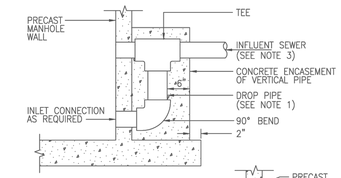
NOTES:
1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL OR BRASS.

Date	Revisions	Appr. by

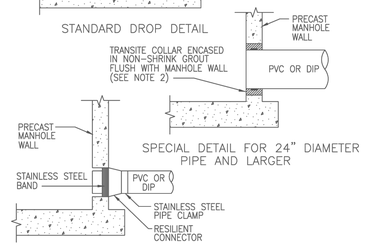
CITY OF LAKE CITY

REDUCED PRESSURE BACKFLOW PREVENTER

Date: Sept. 1996 | Scale: N.T.S. | Dwg: Q501 | Fig: 501



STANDARD DROP DETAIL



SPECIAL DETAIL FOR 24" DIAMETER PIPE AND LARGER

STANDARD PRECAST MANHOLE PIPE CONNECTION

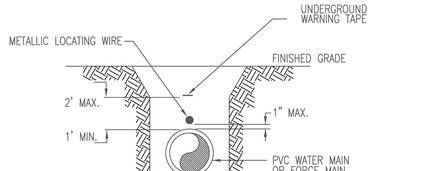
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATER TIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.

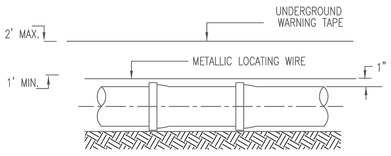
Date	Revisions	Appr. by

CITY OF LAKE CITY

MANHOLE CONNECTION DETAILS

Date: Sept. 1996 | Scale: N.T.S. | Dwg: Q201 | Fig: 201





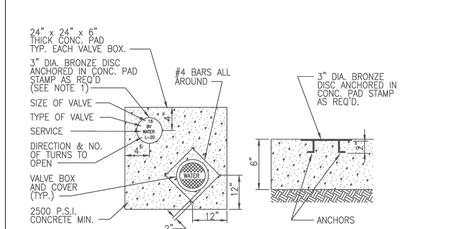
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (14 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE. LOCATING WIRE SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION. USE DUCT TAPE AS NECESSARY TO HOLD WIRE DIRECTLY ON THE TOP OF THE PIPE.
2. PROPERLY COLOR CODED UNDERGROUND WARNING TAPE SHALL BE PLACED AT A MIMIMUM OF 1 FOOT ABOVE THE PIPE AND NO GREATER THAN 2 FEET ABOVE THE PIPE, FOR THE PURPOSE OF IDENTIFYING THE LOCATION OF UNDERGROUND UTILITY LINES.

Date	Revisions	Appr. by

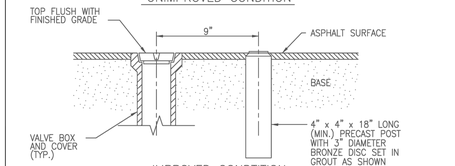
CITY OF LAKE CITY

PVC PIPE LOCATING WIRE DETAIL

Date: FEB. 2010 | Scale: N.T.S. | Dwg: Q108 | Fig: 108



UNIMPROVED CONDITION



IMPROVED CONDTITION

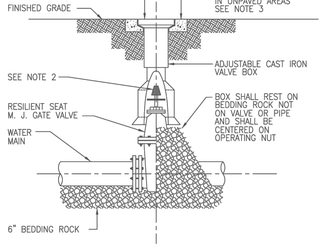
NOTES:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.

Date	Revisions	Appr. by

CITY OF LAKE CITY

VALVE COLLAR DETAIL

Date: Sept. 1996 | Scale: N.T.S. | Dwg: Q107 | Fig: 107



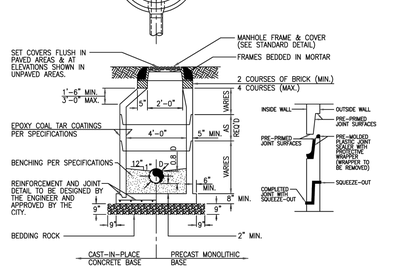
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE COLLAR SHALL BE 18"X18"X6" CONCRETE COLLAR W/4 – #4 BARS.

Date	Revisions	Appr. by

CITY OF LAKE CITY

GATE VALVE AND BOX DETAIL

Date: Sept. 1996 | Scale: N.T.S. | Dwg: Q400 | Fig: 400



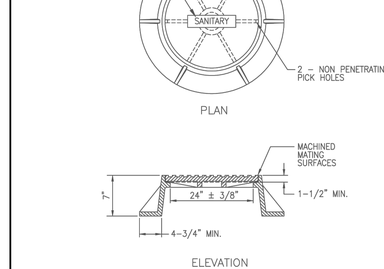
NOTES:
1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE UTILITIES STANDARDS HANDBOOK FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. APPROVED CONCENTRIC CONE DESIGN MAY BE USED AS AN ALTERNATIVE.

Date	Revisions	Appr. by

CITY OF LAKE CITY

PRECAST MANHOLE DETAIL

Date: Sept. 1996 | Scale: N.T.S. | Dwg: Q200 | Fig: 200



PLAN

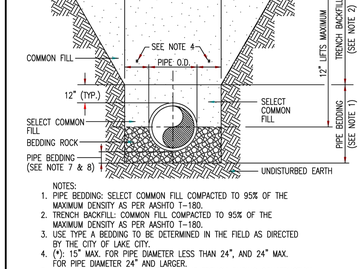
ELEVATION

Date	Revisions	Appr. by

CITY OF LAKE CITY

SANITARY MANHOLE COVER

Date: Sept. 1996 | Scale: N.T.S. | Dwg: Q202 | Fig: 202



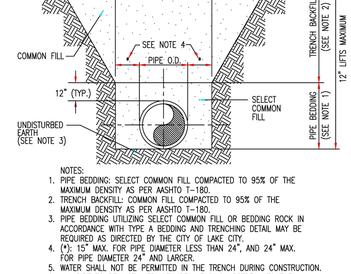
NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY OF LAKE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 32.5 OF THE MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY THE COUNTY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. APPLICABLE GOVERNING AGENCY SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

Date	Revisions	Appr. by

CITY OF LAKE CITY

TYPE A BEDDING AND TRENCHING DETAIL

Date: Sept. 1995 | Scale: N.T.S. | Dwg: Q101 | Fig: 101



NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY OF LAKE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OR COUNTY RIGHT-OF-WAY SHALL COMPLY WITH THE APPLICABLE REGULATIONS.

Date	Revisions	Appr. by

CITY OF LAKE CITY

TYPE B BEDDING AND TRENCHING DETAIL

Date: Sept. 1996 | Scale: N.T.S. | Dwg: Q100 | Fig: 100

NO.	DATE
	. . . .

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MARK E. LEAPHART LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

CW PRIME

CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 100
JACKSONVILLE, FL 32246
PH: 904-265-3030 FAX:
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FLORIDA REGISTRY 3650

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RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

LAKE CITY UTILITY DETAILS

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	APRIL BUSSEY
DATE	3/13/26
SCALE	N.T.S.
DRAWING NAME:	24-01-0057 Ws Shts.dwg

C9.2

SHEET NO. | VERSION

Printed By: april.bussey

Printed: Mar 11, 2026 - 3:57pm

OWNER'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:
RACETRAC #1750 LAKE CITY EDO
3882 W US HWY 90
LAKE CITY, FL 32055

OWNER NAME AND ADDRESS:
RACETRAC PETROLEUM
3225 CUMBERLAND BLVD
ATLANTA GA, 30339

DESCRIPTION:
THE PURPOSE USE IS FOR A RACETRAC FUEL STATION AND CONVENIENCE STORE.

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
EARTHWORK, PAVEMENT AND GRADING; STORM SEWER, AND PREPARATION FOR FINAL PLANTING AND SEEDING.

RUNOFF COEFFICIENT:
1. PRE-CONSTRUCTION = **85.0**
2. DURING CONSTRUCTION = **85.0**
3. POST-CONSTRUCTION = **85.0**

SOILS:
SEE SOIL BORING REPORT FOR SOILS DATA

SITE MAPS:
* SEE ATTACHED GRADING PLAN FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORM WATER DISCHARGE POINTS.
* SEE ATTACHED EROSION & TURBIDITY CONTROL PLAN FOR LOCATION OF TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS
* SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.

SITE AREA:
1. TOTAL AREA OF SITE = **5.36 Ac.**
2. TOTAL AREA TO BE DISTURBED = **5.01 Ac.**

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY (DESCRIPTION:) NEW COLLECTION SYSTEM CONNECTING TO AN EXISTING STORM WATER MANAGEMENT FACILITY

TIMING OF CONTROLS/MEASURES

REFER TO " CONTRACTORS RESPONSIBILITY" FOR THE TIMING OF CONTROL/MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.

D.E.R. DREDGE/FILL PERMIT # N/A
C.O.E. DREDGE/FILL PERMIT # N/A
S.J.R.W.M.D. M.S.S.W. PERMIT #_____

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____

DATED: _____

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN
4. CONSTRUCT SEDIMENTATION BASIN
5. CONTINUE CLEARING AND GRUBBING
6. STOCK PILE TOP SOIL IF REQUIRED
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE
9. INSTALL UTILITIES, STORM SEWER, CURBS & GUTTER.
10. APPLY BASE TO PROJECT
11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
12. COMPLETE FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT FROM BASINS
14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED , MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES

1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
   REFER TO CITY STANDARD DETAIL D-913 FOR CONSTRUCTING THE HAY BALE BARRIER. ALSO REFER TO D-901, D-911 AND D-12 FOR PROPER LOCATION, MATERIAL & USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   REFER TO CITY STANDARD DETAIL D-910 FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY STANDARD DETAIL D-914.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODEABLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY. AND IT SHALL BE CONSTRUCTED IN ACCORDANCE TO D-914.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN AN DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA.
   THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   A. BLOCK & GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO D-902 FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND D-904 FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
   B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS. REFER TO D-903 FOR CONSTRUCTION OF CURB INLET & DROP SEDIMENT TRAP.
   C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO D-905 FOR CONSTRUCTION OF HAY BALE & FABRIC SEDIMENT FILTER.
   HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE.

CONTRACTOR'S REQUIREMENTS

THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFF-SITE AREAS AND FLOWS FROM ON-SITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

☒ Concrete	☒ Fertilizers	☒ Wood
☒ Asphalt	☒ Petroleum Based Products	☒ Masonry Blocks
☒ Tar	☒ Cleaning Solvents	☒ Roofing Materials
☒ Detergents	☒ Paints	☒ Metal Studs
☐ _____	☐ _____	☐ _____

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON-SITE:

PETROLEUM PRODUCTS
ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON-SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS
ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS
CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

* NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
* ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
* ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
* BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
  THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS.
  THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

* WATER FROM WATER LINE FLUSHING
* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

RESPONSIBLE FOR/DUTIES	BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS	SIGNATURE
GENERAL CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		

Know what's below.
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DATE

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THIS PLAN HAS BEEN INSTALLED SIGNED AND SEALED BY A LICENSED ENGINEER ON THE SITE AS AS-BUILT

MARK E. LEAPHART LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

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CW PRIME
CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 201
JACKSONVILLE FL 32246
PH: 904-265-3030 FAX:
CERTIFICATE OF AUTHORIZATION #
FLORIDA-REGISTRY 3850

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RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

STORM WATER POLLUTION GENERAL NOTES

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB

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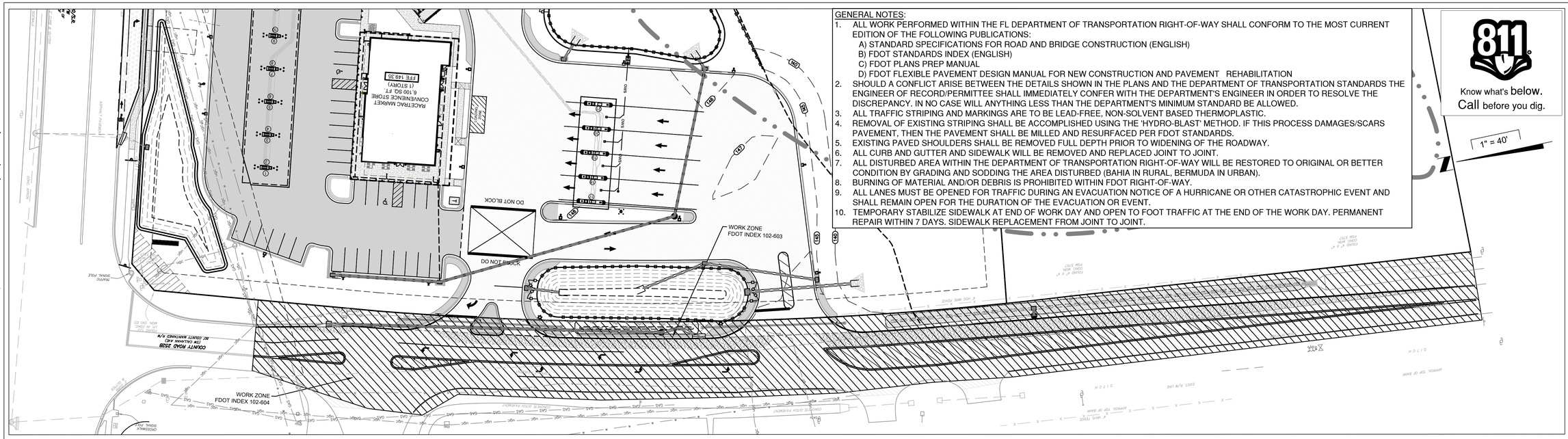
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GENERAL NOTES:

1. ALL WORK PERFORMED WITHIN THE FL DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING PUBLICATIONS:
   A) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ENGLISH)
   B) FDOT STANDARDS INDEX (ENGLISH)
   C) FDOT PLANS PREP MANUAL
   D) FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION
2. SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER OF RECORD/PERMITTEE SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY. IN NO CASE WILL ANYTHING LESS THAN THE DEPARTMENT'S MINIMUM STANDARD BE ALLOWED.
3. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
4. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE 'HYDRO-BLAST' METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
5. EXISTING PAVED SHOULDERS SHALL BE REMOVED FULL DEPTH PRIOR TO WIDENING OF THE ROADWAY.
6. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
7. ALL DISTURBED AREA WITHIN THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BAHIA IN RURAL, BERMUDA IN URBAN).
8. BURNING OF MATERIAL AND/OR DEBRIS IS PROHIBITED WITHIN FDOT RIGHT-OF-WAY.
9. ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT.
10. TEMPORARY STABILIZE SIDEWALK AT END OF WORK DAY AND OPEN TO FOOT TRAFFIC AT THE END OF THE WORK DAY. PERMANENT REPAIR WITHIN 7 DAYS. SIDEWALK REPLACEMENT FROM JOINT TO JOINT.

811 Know what's below. Call before you dig.

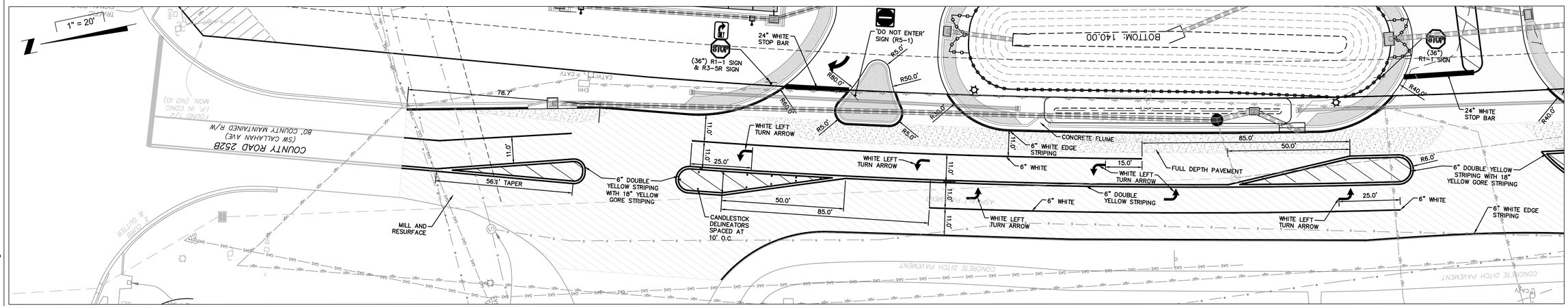
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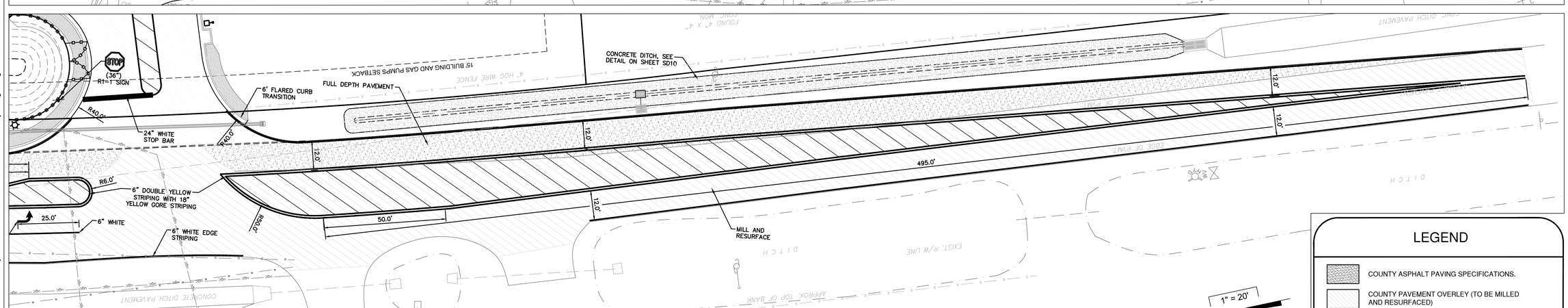


CR252B MOT

SCALE: 1" = 40'

1" = 20'





CR252B SITE PLAN

SCALE: 1" = 20'

LEGEND

- COUNTY ASPHALT PAVING SPECIFICATIONS.
- COUNTY PAVEMENT OVERLEY (TO BE MILLED AND RESURFACED)
- PROPOSED 8" THICK CONCRETE WITH #3 REBARS @ 16" OC EACH WAY WITH 14" LAP SPLICE. (SEE DETAIL 5/SD9)

1" = 20'

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THIS PLAN WAS DIGITALLY SIGNED AND SEALED BY MARK LEAPHART ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS PLAN ARE CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MARK E. LEAPHART LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PH: 904-265-3030 FAX: 904-265-3031
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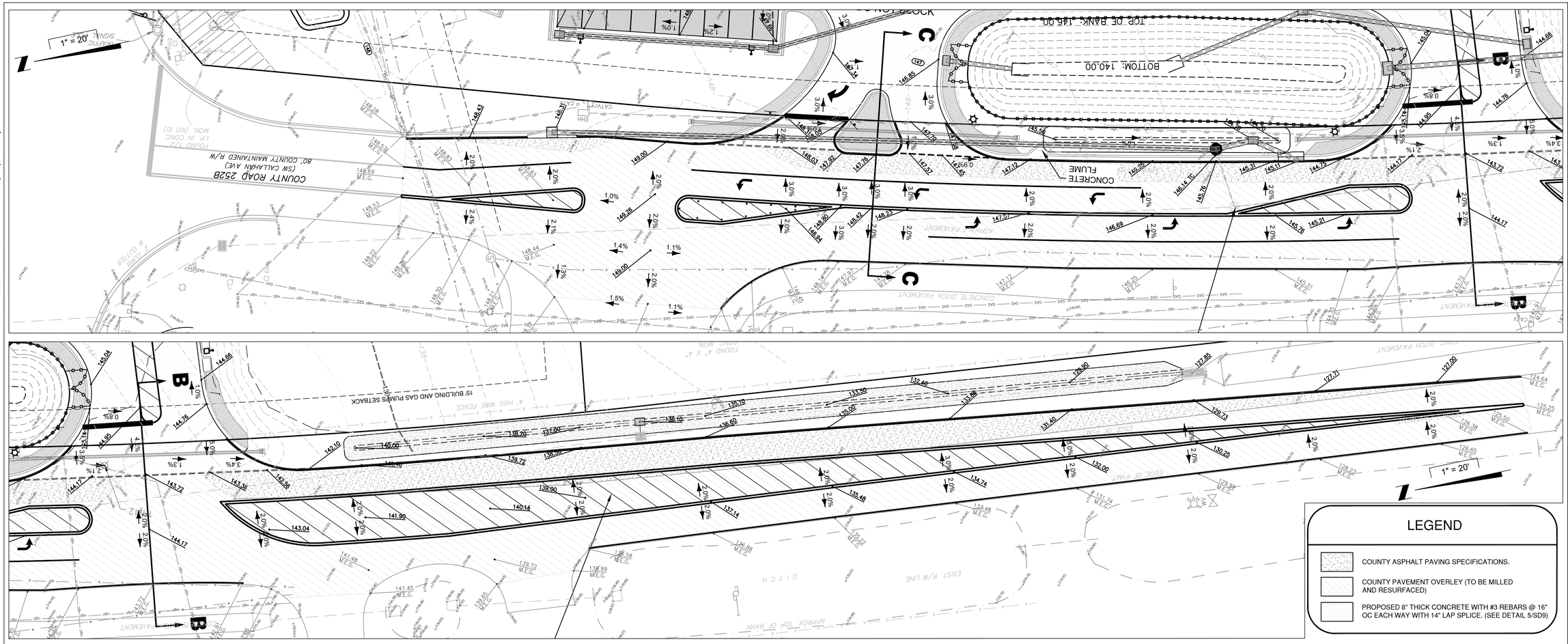
CR252B MOT AND SITE PLAN

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

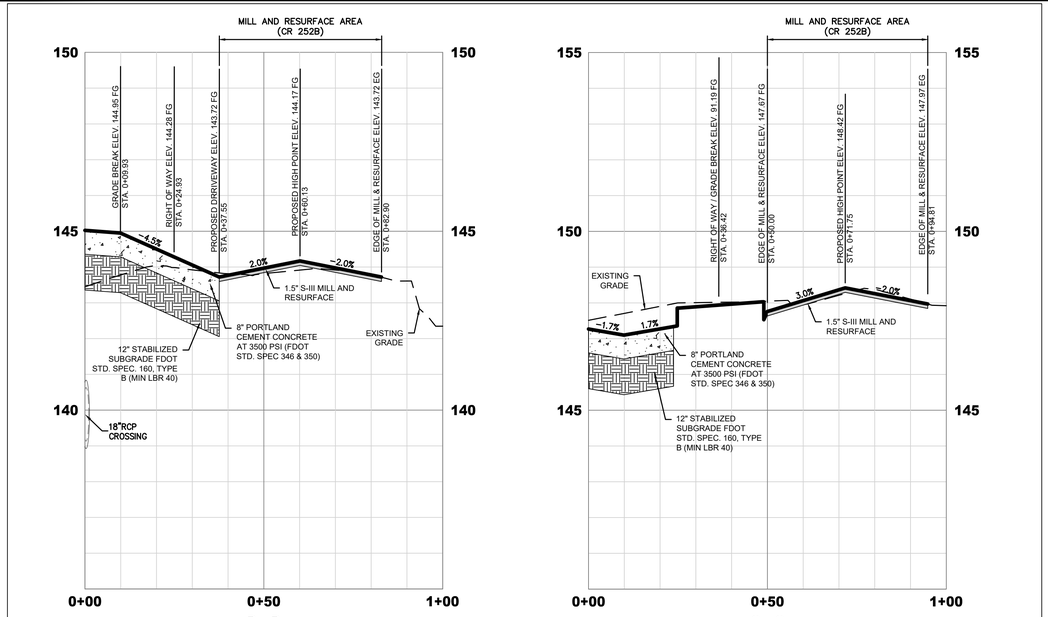
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SHEET NO.	VERSION

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LEGEND

- COUNTY ASPHALT PAVING SPECIFICATIONS.
- COUNTY PAVEMENT OVERLEY (TO BE MILLED AND RESURFACED)
- PROPOSED 8" THICK CONCRETE WITH #3 REBARS @ 16" OC EACH WAY WITH 14" LAP SPLICE. (SEE DETAIL 5/SD9)



B–B
(0+00.00–1+00.00)
SCALE: 1"=20' VERT.
1"=2' HORZ.

C–C
(0+00.00–1+00.00)
SCALE: 1"=20' VERT.
1"=2' HORZ.

CR252B GRADING PLAN

SCALE: 1" = 20'

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10060 SKINNER LAKE DRIVE
SUITE 500
JACKSONVILLE, FL 32246
PH: 904-265-3030 FAX:
904-265-3051
FLORIDA REGISTRY 3650

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RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

CR252B GRADING PLAN AND CROSS SECTIONS

RACETRAC #1750 LAKE CITY EDO
3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/13/26
SCALE	AS SHOWN
DRAWING NAME:	24-01-0057 DRWY&MOT.dwg
TS1.2	
SHEET NO.	VERSION

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Printed: Mar 11, 2026 - 3:58pm Printed By: april.bussey

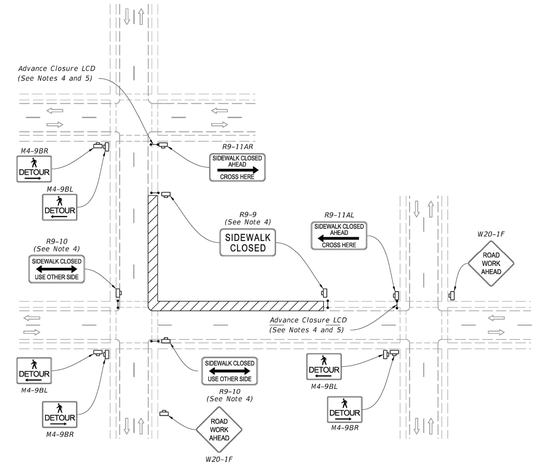
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NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



PEDESTRIAN DETOUR

LAST REVISION	DESCRIPTION:
11/01/20	

FDOT FY 2026-27 STANDARD PLANS

SIDEWALK CLOSURE

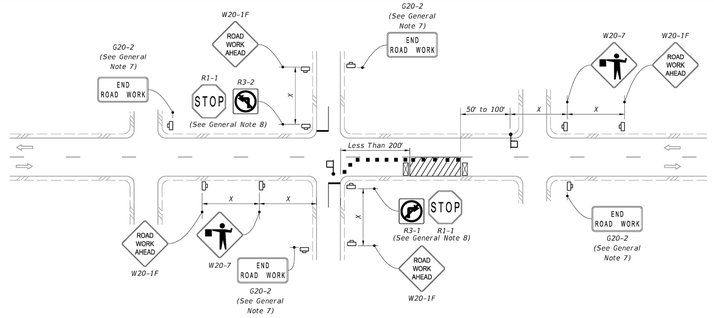
INDEX	SHEET
102-660	1 of 2

GENERAL NOTES:

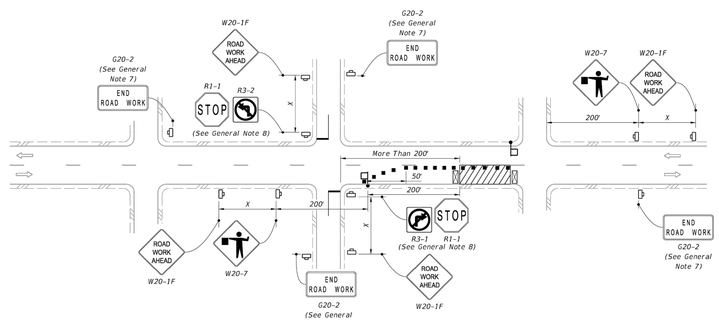
1. This Index applies to two-lane, two-way roadways with work within or near the intersection.
2. X = Work Zone Sign Spacing
   See Index 102-600 for "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with text (W20-7A) instead of "Flagger Ahead" sign with symbol (W20-7).
4. If vehicles in a parking zone block the line of sight to TCZ signs, locate and post mount signs in accordance with Index 700-101.
5. If the work area extends across a crosswalk, close the crosswalk in accordance with Index 102-660.
6. For unsignalized intersections, use Temporary Raised Rumble Strips in accordance with Index 102-603. Placement of Rumble Strips and additional signs should begin at FLAGGER sign location.
7. The "End Road Work" signs (G20-2) along with the associated work zone sign distances may be omitted when the work zone will be in place for 24 hours or less.
8. As an option to the "STOP" sign (R1-1) and Restricted Left/Right Turning Movement sign (R3-1 or R3-2), the "SIDE ROAD INTERSECTING THE WORK ZONE" flagging operation from Index 102-600 may be used.

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Type III Barricade
- Stop Bar
- Flagger
- Lane Identification and Direction of Traffic



LANE CLOSURE FOR WORK LESS THAN 200' FROM INTERSECTION



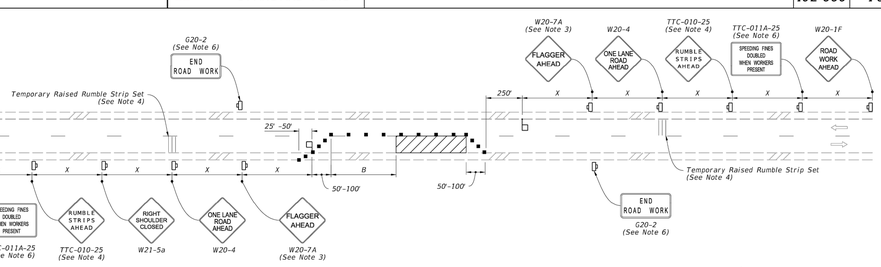
LANE CLOSURE FOR WORK MORE THAN 200' FROM INTERSECTION

LAST REVISION	DESCRIPTION:
11/01/22	

FDOT FY 2026-27 STANDARD PLANS

TWO-LANE, TWO-WAY, INTERSECTION WORK

INDEX	SHEET
102-604	1 of 2



RUMBLE STRIP SETS

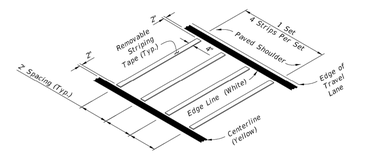
NOTES:

1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (TTC-010-25) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicle
   c. Pilot vehicles
   d. Traffic signals

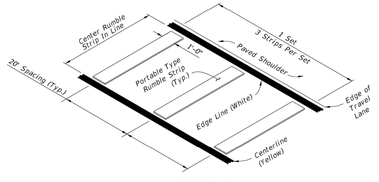
   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (TTC-011A-25) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic



OPTION - 1
REMOVABLE STRIPING TYPE



OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

LAST REVISION	DESCRIPTION:
11/01/25	

FDOT FY 2026-27 STANDARD PLANS

TWO-LANE, TWO-WAY
WORK WITHIN THE TRAVEL WAY

INDEX	SHEET
102-603	1 of 2

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A. REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUB-SURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS ALSO URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THE PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO THE CONSTRUCTION OF THE PROJECT.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR ACQUIRE ANY GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL THAT WILL REQUIRE REMOVAL AND/OR TO ESTIMATE THE AMOUNT OF OFF SITE BORROW THAT WILL BE REQUIRED.
4. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER AND THE FDOT FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER AND THE FDOT.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.) AS DETERMINED BY RICHARD A. MILLER & ASSOCIATES, INC.
6. THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOIL TESTING IN ACCORDANCE WITH FDOT REQUIREMENTS. THIS SHALL INCLUDE DENSITY TESTING IN ALL PAVEMENT AREAS AND IN ALL UTILITY TRENCHES LOCATED IN PAVEMENT AREAS CONCRETE TESTING AND ALL OTHER MATERIAL TESTING. PRIOR TO LIMEROCK PLACEMENT, THE PROJECT GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATION FOR UNDERDRAIN PLACEMENT.
7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION AND REPAIR.
8. "AS-BUILT" DRAWINGS – AS-BUILTS TO THE FDOT ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT FDOT STANDARDS AND SPECIFICATIONS AND SJRWMD REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCESS THE "AS-BUILT" DRAWINGS FOR APPROVAL BY THE FDOT.
9. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.
11. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR. ALL EXCESS SUITABLE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY ENGINEER OR OWNER.
12. ALL EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED.
13. BURNING OF MATERIAL AND/OR DEBRIS IS PROHIBITED WITHIN FDOT RIGHT-OF-WAY.
14. PROVIDE CONTRACTION JOINTS AT 6' O.C. AND EXPANSION JOINTS AT 18' O.C. ON ALL EXTERIOR SIDEWALKS AND CURBING.
15. WORK OPERATIONS SHALL BE CONFINED TO ONE TRAFFIC LANE, LEAVING THE ADJACENT LANE OPEN TO TRAFFIC.
16. IF THE WORK OPERATION ENCROACHES ON THE THROUGH TRAFFIC LANES OR WHEN FOUR OR MORE WORK VEHICLES ENTER THE THROUGH TRAFFIC LANES IN A ONE HOUR PERIOD A FLAGGER SHALL BE PROVIDED AND A FLAGGER SIGN SHALL BE SUBSTITUTED FOR THE WORKERS SIGN. THE FLAGGER SHALL BE POSITIONED AT THE POINT OF VEHICLE ENTRY OR DEPARTURE FROM THE WORK AREA.
17. THIS TRAFFIC CONTROL THROUGH WORK ZONES PLAN ALSO APPLIES TO WORK PERFORMED IN THE MEDIAN MORE THAN 2' BUT LESS THAN 15' FROM THE EDGE OF EITHER PAVEMENT
18. THE FIRST TWO WARNING SIGNS, EACH SIDE, SHALL HAVE AN 18"X18" (MIN.) ORANGE FLAG AND A TYPE B LIGHT ATTACHED AND OPERATING AT ALL TIMES. MESH SIGNS MAY BE USED FOR (DAYLIGHT ONLY) OPERATIONS TYPE B LIGHTS AND ORANGE FLAGS ARE NOT REQUIRED.
19. THE WORKERS LEGEND SIGN MAY BE SUBSTITUTED FOR THE SYMBOL SIGN.
20. LONGITUDINAL DIMENSIONS ARE TO BE ADJUSTED TO FIT FIELD CONDITIONS. SEE F.D.O.T. STANDARD INDEX NO. 600
21. WORKERS SIGNS TO BE REMOVED OR FULLY COVERED WHEN NO WORK IS BEING PERFORMED.
22. END ROAD WORK SIGNS REQUIRED ONLY WHEN WORK EXCEEDS ONE DAYLIGHT PERIOD.
23. WHEN A SIDE ROAD INTERSECTS THE HIGHWAY ON WHICH THE WORK IS BEING PERFORMED ADDITIONAL TRAFFIC CONTROL DEVICES SHALL BE ERECTED IN ACCORDANCE WITH OTHER APPLICABLE TRAFFIC CONTROL THROUGH WORK ZONE INDEXES.
24. FOR GENERAL TRAFFIC CONTROL THROUGH WORK ZONE REQUIREMENTS AND ADDITIONAL INFORMATION REFER TO F.D.O.T. STANDARD INDEX NO. 600.
25. ALL DISTURBED AREA WITH THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY WILL RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).
26. DAYTIME WORK ONLY. THE F.D.O.T. ENGINEER MUST APPROVE NIGHT WORK AND LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE. THE APPLICANT MUST NOTIFY THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE OFFICE 48 HOURS IN ADVANCE OF STARTING ANY PROPOSED WORK.
27. ALL PROPOSED TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH AND CONSTRUCTED TO THE FDOT DESIGN STANDARDS INDEX SERIES 11000, 17000, 17302, 9535 AND 11800 SERIES. THE PROPERTY OWNER MUST MAINTAIN THE DRIVEWAY TRAFFIC SIGNS AND MARKINGS.
28. THE FDOT REQUIRES DOCUMENTATION FOR SUCCESSFUL COMPLETION OF AN APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE FOR THE AGENCY, UTILITY OR CONTRACTOR EMPLOYEE(S) INSTALLING AND/OR MAINTAINING THE APPROVED MAINTENANCE OF TRAFFIC PLAN. DOCUMENTATION IS TO BE FURNISHED TO THE DEPARTMENT AT THE PRE-CONSTRUCTION MEETING OR BEFORE OCCUPYING STATE RIGHT-OF-WAY.
29. MAINTENANCE OF TRAFFIC PLAN FOR WORK ZONES SHALL BE IN CONFORMANCE WITH ALL APPLICABLE INDICES OF THE FDOT DESIGN STANDARDS INDEX 600 SERIES ACCORDING TO THE TYPE OF ROADWAY AND TYPE OF WORK BEING PERFORMED.

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THIS TEN DAY PERIOD SHALL BE STATED IN WORDS AND ENTERED BY THE LICENSEE ON THE SITE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS SHEET ARE CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MARY LEA PROTHRO LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

CW PRIME
CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 500
JACKSONVILLE, FL 32246
PH: 904-265-3030 FAX: 904-265-3031
FLORIDA REGISTRY 3650

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200 GALLERIA PARKWAY, SE
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ATLANTA, GA 30339
(770) 431-7600

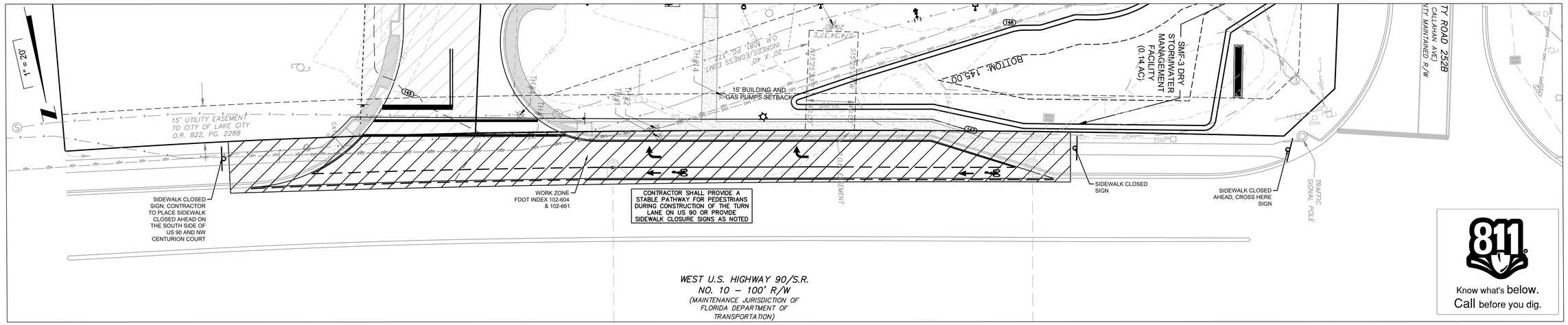
MOT DETAILS AND NOTES

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

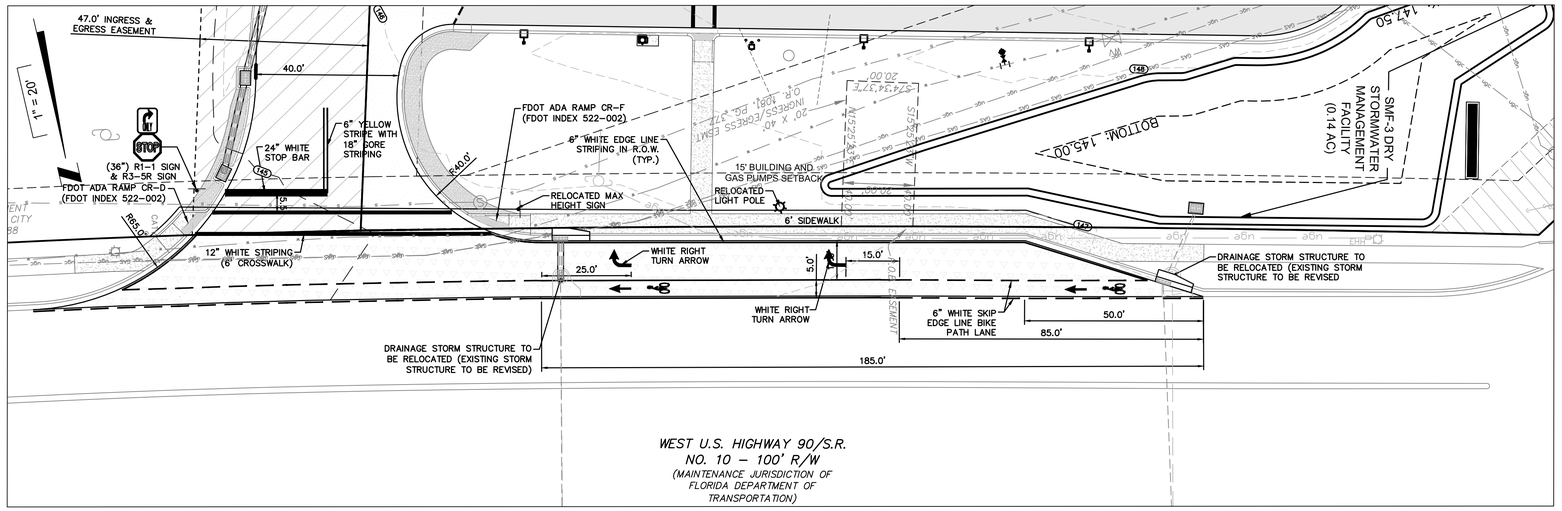
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DATE	3/13/26
SCALE	
DRAWING NAME:	24-01-0057 DRWY&MOT.dwg
TS1.3	
SHEET NO.	VERSION

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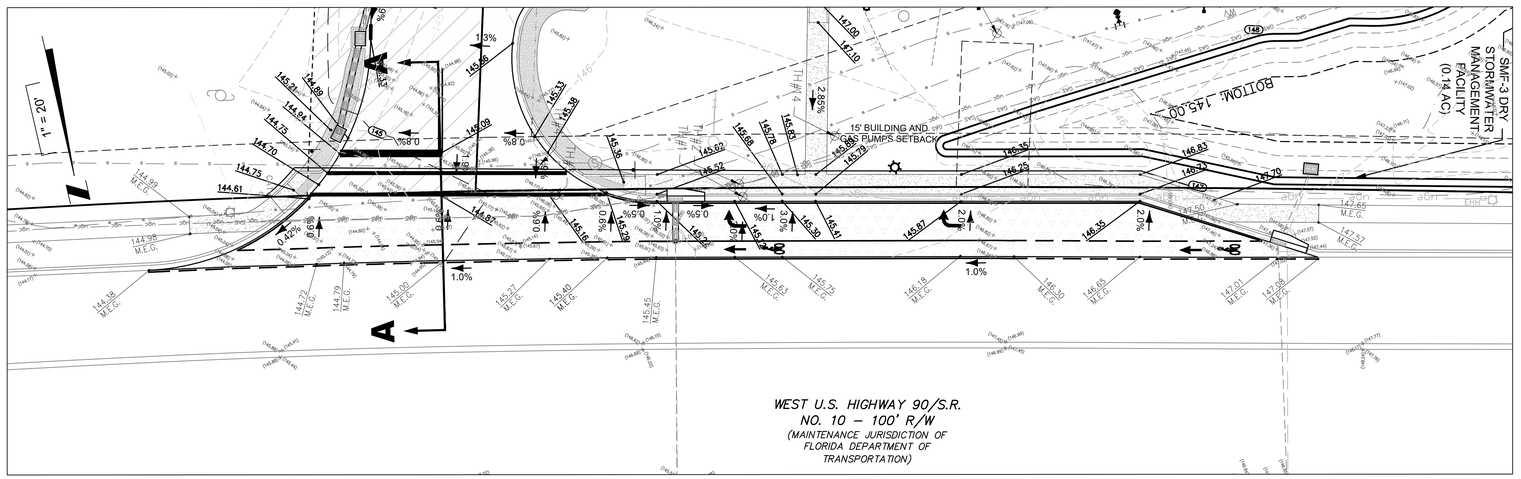
US 90 – MOT

SCALE: 1" = 20'



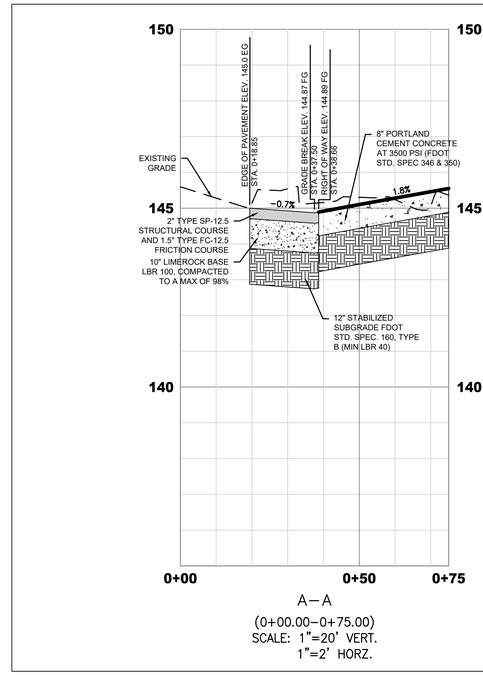
US 90 – SITE

SCALE: 1" = 20'



US 90 – GRADING

SCALE: 1" = 20'



A – A

(0+00.00–0+75.00)
SCALE: 1"=20' VERT.
1"=2' HORZ.

GENERAL NOTES:

1. ALL WORK PERFORMED WITHIN THE FL DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING PUBLICATIONS:
   A) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ENGLISH)
   B) FDOT STANDARDS INDEX (ENGLISH)
   C) FDOT PLANS PREP MANUAL
   D) FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION
2. SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER OF RECORD/PERMITTEE SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY. IN NO CASE WILL ANYTHING LESS THAN THE DEPARTMENT'S MINIMUM STANDARD BE ALLOWED.
3. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
4. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE 'HYDRO-BLAST' METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
5. EXISTING PAVED SHOULDERS SHALL BE REMOVED FULL DEPTH PRIOR TO WIDENING OF THE ROADWAY.
6. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
7. ALL DISTURBED AREA WITHIN THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BAHIA IN RURAL, BERMUDA IN URBAN).
8. BURNING OF MATERIAL AND/OR DEBRIS IS PROHIBITED WITHIN FDOT RIGHT-OF-WAY.
9. ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT.
10. TEMPORARY STABILIZE SIDEWALK AT END OF WORK DAY AND OPEN TO FOOT TRAFFIC AT THE END OF THE WORK DAY. PERMANENT REPAIR WITHIN 7 DAYS. SIDEWALK REPLACEMENT FROM JOINT TO JOINT.
11. ALLOWABLE LANE CLOSURE HOURS: NO LANE CLOSURES ALLOWED FROM 7 AM TO 9 PM.

Know what's below. Call before you dig.

NO.	DATE
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THIS PLAN WAS DIGITALLY SIGNED AND SEALED BY MARK A. LEAPHART, 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.

MARK A. LEAPHART LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

CW PRIME

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FLORIDA REGISTRY 3650

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ATLANTA, GA 30339
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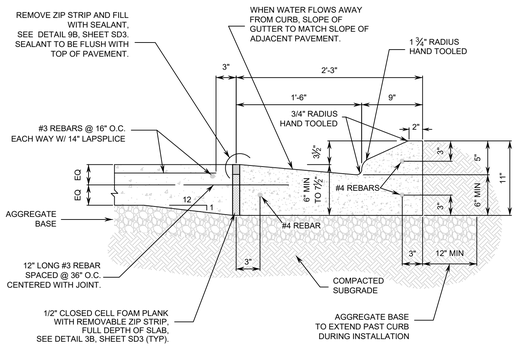
US 90 TURN LANE PLAN

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/13/26
SCALE	AS SHOWN
DRAWING NAME: 24-01-0057 DRW'S&MOT.dwg	
TS1.4	
SHEET NO.	VERSION

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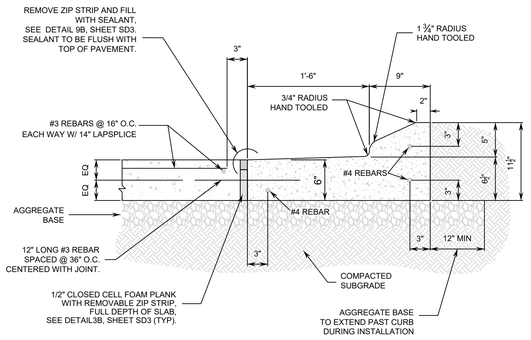


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.

1 SD1 ROLLOVER CURB (CATCH) @ CONCRETE SLAB

NTS

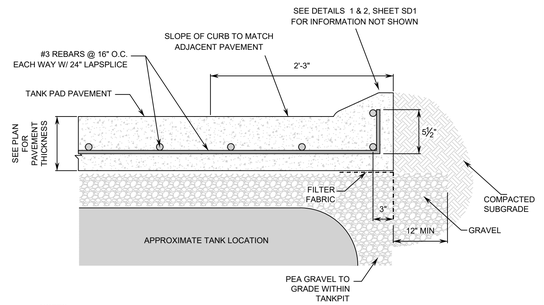


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

2 SD1 ROLLOVER CURB (SHED) @ CONCRETE SLAB

NTS

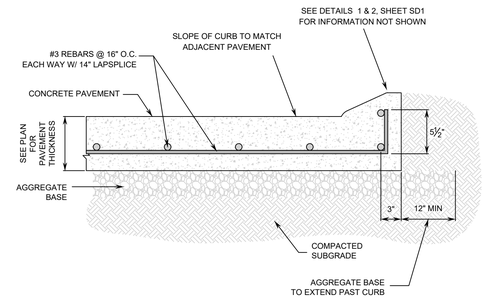


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.

3 SD1 ROLLOVER CURB @ TANK AREA

NTS

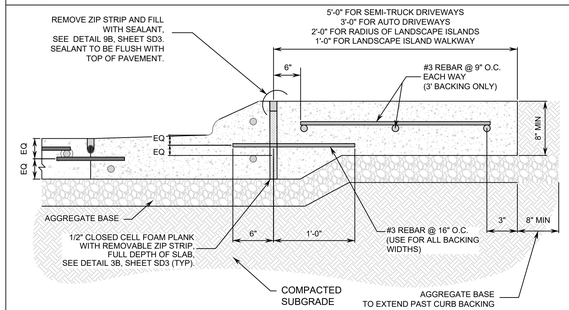


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE DRIVEWAY TRENCH DRAINS. SEE PLAN FOR LOCATIONS.

4 SD1 ROLLOVER CURB (MONOLITHIC)

NTS

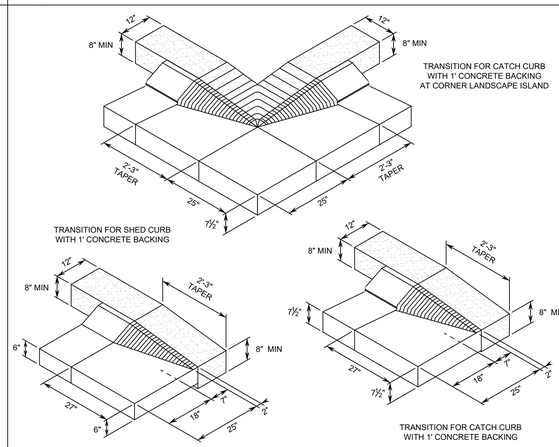


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OFAGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP. FILL JOINTS WITH PAVEMENT SEALANT PER DETAIL 3B, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. CURB BACKING WIDTHS:
   - A. THREE (3) FOOT BACKING IS TO BE USED ALONG THE RADIUS OF DRIVEWAYS AND IS STRUCTURALLY REINFORCED WITH #3 REBARS @ 9" O.C. EACH WAY.
   - B. TWO (2) FOOT BACKING IS TO BE USED ALONG THE RADIUS OF LANDSCAPE ISLANDS WITHIN HIGH TRAFFIC AREAS. TWO (2) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
   - C. ONE (1) FOOT BACKING IS TO BE USED AS A PEDESTRIAN WALKWAY WITHIN LANDSCAPE ISLANDS. ONE (1) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
5. SEE PAVING PLAN FOR EXACT LOCATIONS OF CURB BACKING.

5 SD1 CONCRETE BACKING FOR ON-SITE CURB

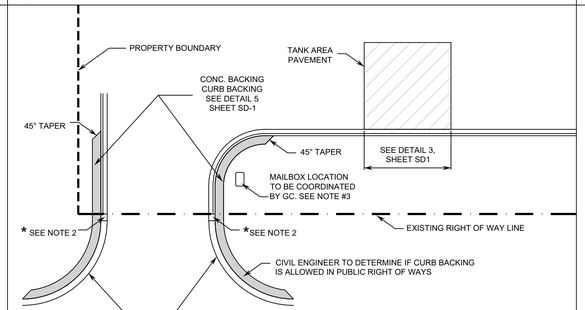
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SEE SITE PLAN FOR EXACT LOCATIONS

6 SD1 CURB TRANSITION DETAILS

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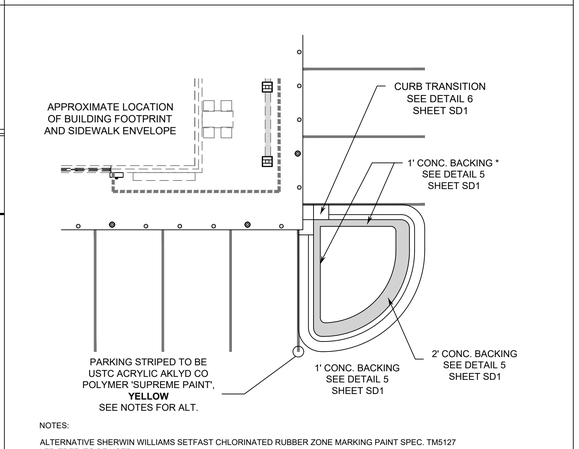


NOTES:

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. * = RACETRAC CONSTRUCTION PROJECT MANAGER TO COORDINATE WITH CONCRETE SUBCONTRACTOR TO DETERMINE BEST TRANSITION METHOD BETWEEN DIFFERING CURB TYPES.
3. MAILBOX TO BE PROVIDED BY GC. INSTALL LOCATION TO BE COORDINATED BY GC WITH USPS

7 SD1 CURB LAYOUT PLAN VIEW

NTS



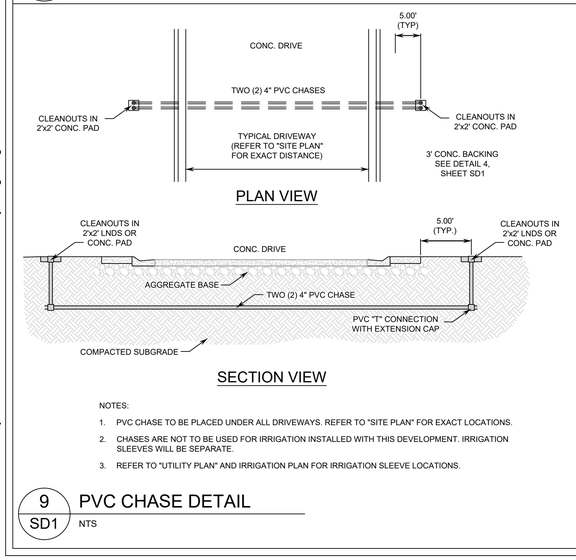
NOTES:

ALTERNATIVE SHERWIN WILLIAMS SETFAST CHLORINATED RUBBER ZONE MARKING PAINT SPEC. TM5127 LED-FREE. TO BE USED

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. REFER TO SITE PLAN FOR EXACT LOCATIONS.

8 SD1 CONCRETE BACKING & AUTO COURT PAINT DETAIL

NTS

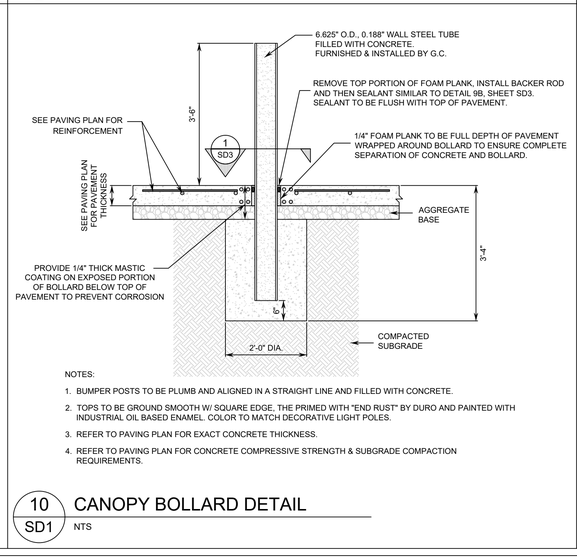


NOTES:

1. PVC CHASE TO BE PLACED UNDER ALL DRIVEWAYS. REFER TO "SITE PLAN" FOR EXACT LOCATIONS.
2. CHASES ARE NOT TO BE USED FOR IRRIGATION INSTALLED WITH THIS DEVELOPMENT. IRRIGATION SLEEVES WILL BE SEPARATE.
3. REFER TO "UTILITY PLAN" AND IRRIGATION PLAN FOR IRRIGATION SLEEVE LOCATIONS.

9 SD1 PVC CHASE DETAIL

NTS

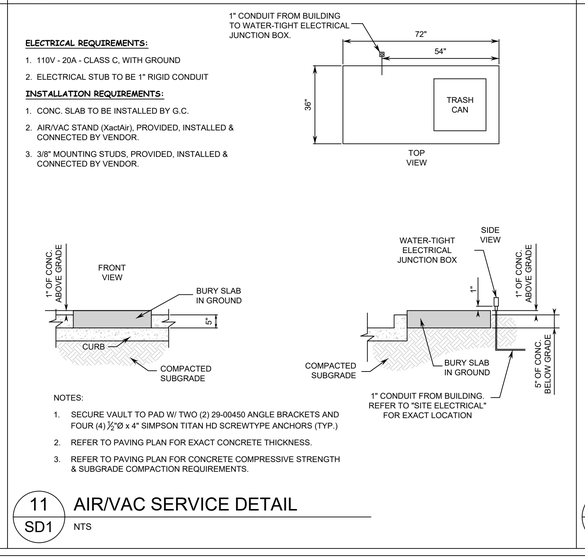


NOTES:

1. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
2. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL, COLOR TO MATCH DECORATIVE LIGHT POLES.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

10 SD1 CANOPY BOLLARD DETAIL

NTS

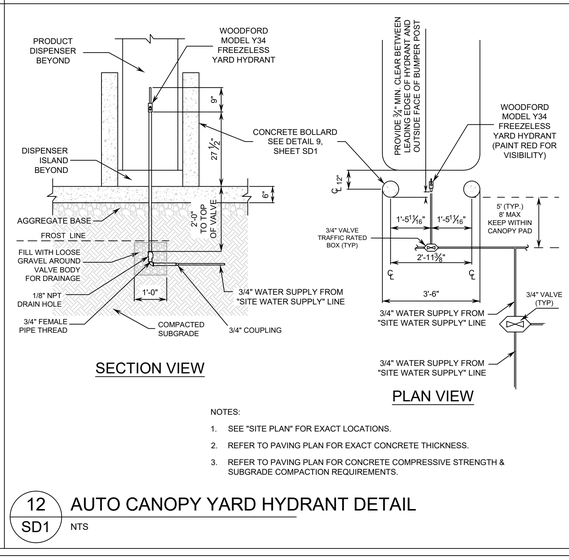


NOTES:

1. SECURE VAULT TO PAD W/ TWO (2) 29-00450 ANGLE BRACKETS AND FOUR (4) ⅜"Ø x 4" SIMPSON TITAN HD SCREWTYPE ANCHORS (TYP.)
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

11 SD1 AIR/VAC SERVICE DETAIL

NTS



NOTES:

1. SEE "SITE PLAN" FOR EXACT LOCATIONS.
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

12 SD1 AUTO CANOPY YARD HYDRANT DETAIL

NTS

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MARK E. LEAPTROT LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

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FLORIDA CERTIFICATE OF AUTHORIZATION NO. 30
FLORIDA REGISTRY 3650

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RACETRAC STANDARD DETAILS

RACETRAC #1750 LAKE CITY EDO

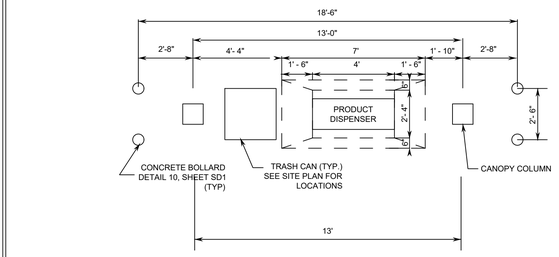
3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/11/2026
SCALE	
DRAWING NAME:	24-01-0057 RT EDODets.dwg
SD1	
SHEET NO.	VERSION

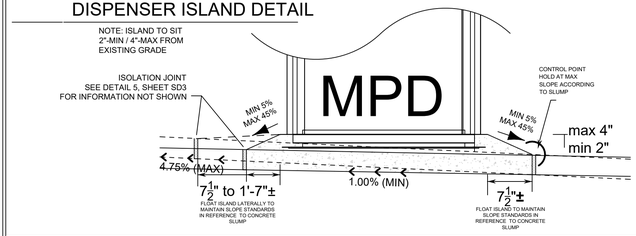
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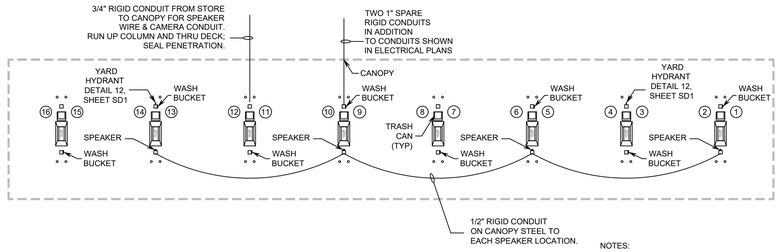
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DISPENSER ISLAND DETAIL



STORE SIDE



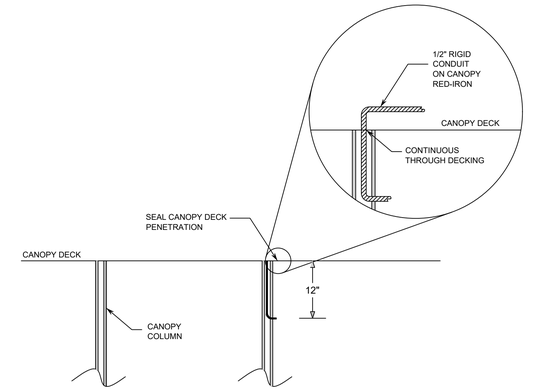
STREET SIDE

NOTES:

1. ADA PLACARD TO BE POSTED @ ADA ALLOWABLE PUMPS
2. SINGLE ROW OF EIGHT (8) DOUBLE COLUMN MPD'S.
3. SIXTEEN (16) FUELING POSITIONS.
4. REFER TO CANOPY PLANS FOR CANOPY DIMENSIONS AND COLUMN LOCATIONS.
5. CONDUIT TO BE DRILLED AND RUN THROUGH COLUMN

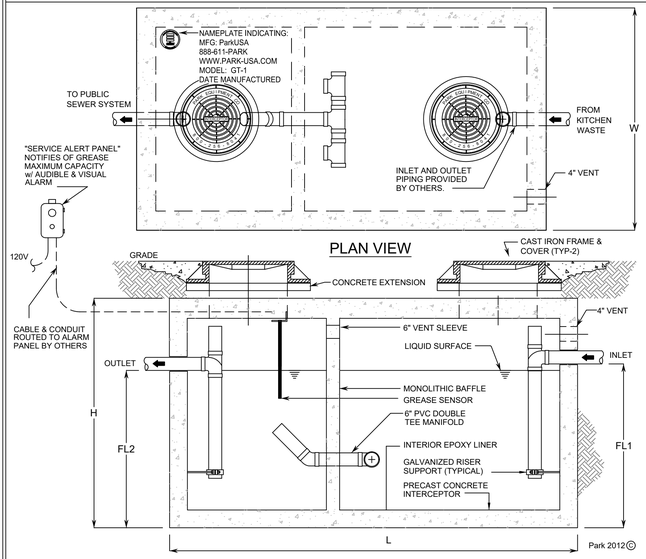
2 SD2 CANOPY ACCESSORIES LAYOUT

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3 SD2 CONDUIT PENETRATION DETAIL

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ELEVATION

TYPICAL APPLICATIONS INCLUDE COMMERCIAL AND INDUSTRIAL FOOD SERVICE KITCHENS WHERE EXCESSIVE GREASE MAY INTERFERE WITH THE PROPER DRAINAGE OF THE SEWER SYSTEM. THE GREASE INTERCEPTOR IS GENERALLY BURIED BELOW GRADE FOR GRAVITY FLOW SEWER SYSTEMS. A SAMPLE WELL IS UTILIZED ON THE OUTLET SIDE FOR SAMPLING BY THE LOCAL WATER AUTHORITY.

SPECIFICATIONS:

CONCRETE:

CLASS II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR. FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. (MONOLITHIC BAFFLE REQUIRED. SLIDE-IN TYPE IS NOT ACCEPTABLE).

REINFORCEMENTS:

GRADE 60 REINFORCEMENT WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

C.I. CASTINGS:

MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED OF GRAY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30. MANHOLE SHALL BE NOMINAL 24 INCH DIAMETER AND BE TRAFFIC DUTY.

GREASE INTERCEPTOR SCHEDULE								
MODEL NO.	CAPACITY USGAL.	GREASE CAP. (LBS)	EMPTY WT (LBS)	LENGTH L	WIDTH W	HEIGHT H	INLET FL1	OUTLET FL2
GT-1500	1,500	3,500	16,050	9'-2"	5'-8"	7'-0"	5'-9"	5'-6"

OTHER SIZES ARE AVAILABLE. CONTACT RACETRAC FOR MORE INFORMATION.

ENGINEERING DATA:

THE GREASE INTERCEPTOR IS STRUCTURALLY & HYDRAULICALLY ENGINEERED TO CONFORM TO REGIONAL PLUMBING CODES RECOMMENDED IN MOST CITIES. CONSULT WITH LOCAL AUTHORITIES FOR SPECIFIC APPLICATION REQUIREMENTS.

SHOP DRAWINGS SHALL INCLUDE COMPLETE STRUCTURAL AND BUOYANCY CALCULATIONS CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.

CONSULT WITH PARK EQUIPMENT COMPANY FOR EXACT EXCAVATION DIMENSIONS & SHIPPING INFORMATION.

ANSI Z1001 · NPCA CERTIFIED PLANT · EPA · ASPE MEMBER · ASTM C-1613

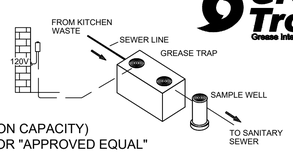
888.611.7275 www.park-usa.com

PARK USA Design for Water

Grease Trooper® Grease Interceptor

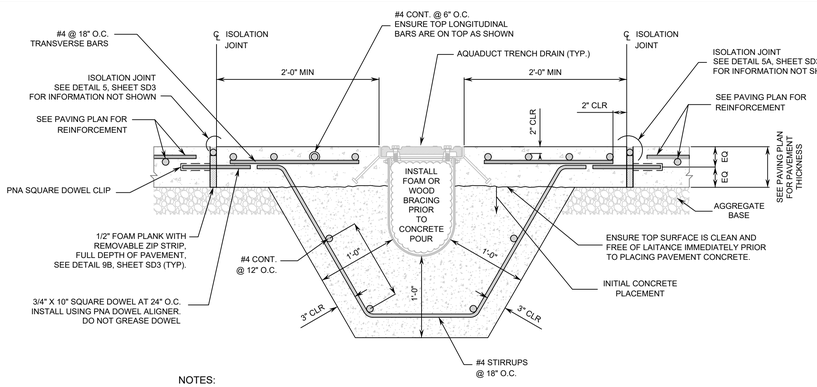
NOTE:

1. ENGINEER OF RECORD APPROVAL REQUIRED FOR "APPROVED EQUAL".



4 SD2 GREASE TRAP (1500 GALLON CAPACITY) & SAMPLE WELL DETAILS OR "APPROVED EQUAL"

NTS

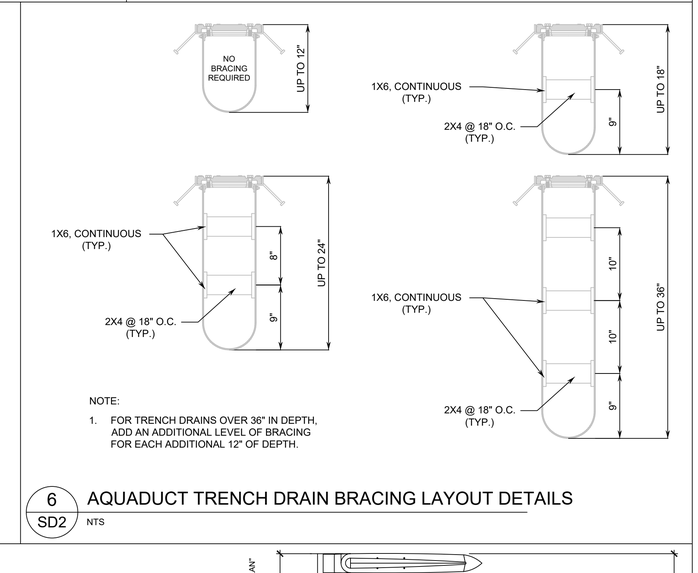


NOTES:

1. G.C. MUST READ INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION OF AQUADUCT TRENCH DRAIN.
2. REFER TO DETAIL 6, SHEET SD2 FOR BRACING RECOMMENDATIONS.
4. SOME PROJECTS MAY HAVE MULTIPLE TRENCH DRAINS ON SITE. (REFER TO "GRADING PLAN" FOR EXACT LOCATIONS.)
5. EACH TRENCH DRAIN IS INDIVIDUALLY DESIGNED AND SIZED BY AQUADUCT, INC. (REFERE TO DESIGN SPECS FOR EXACT SIZING.)

5 SD2 TYP. CONCRETE DETAIL FOR AQUADUCT TRENCH DRAIN

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NOTE:

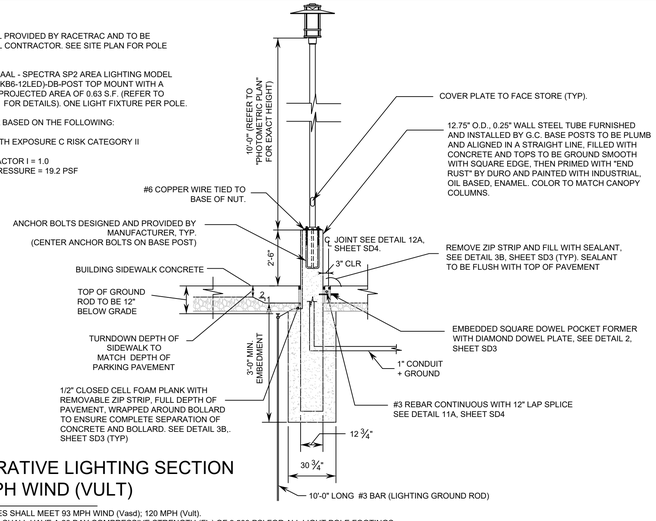
1. FOR TRENCH DRAINS OVER 36" IN DEPTH, ADD AN ADDITIONAL LEVEL OF BRACING FOR EACH ADDITIONAL 12" OF DEPTH.

6 SD2 AQUADUCT TRENCH DRAIN BRACING LAYOUT DETAILS

NTS

NOTES:

1. LIGHT POLES TO BE AAL PROVIDED BY RACETRAC AND TO BE INSTALLED BY GENERAL CONTRACTOR. SEE SITE PLAN FOR POLE LOCATIONS.
2. LIGHT FIXTURES TO BE AAL - SPECTRA SP2 AREA LIGHTING MODEL STR-Y4-2050 FCO-MOD (KB6-12LED)-DB-POST TOP MOUNT WITH A MAXIMUM EFFECTIVE PROJECTED AREA OF 0.63 S.F. (REFER TO "PHOTOMETRIC PLAN" FOR DETAILS). ONE LIGHT FIXTURE PER POLE.
3. WIND DESIGN CRITERIA BASED ON THE FOLLOWING:
   A. ASCE 7-10
   B. Vult=120 MPH WITH EXPOSURE C RISK CATEGORY II
   C. Vasd=93 MPH
   D. IMPORTANCE FACTOR I = 1.0
   E. DESIGN WIND PRESSURE = 19.2 PSF

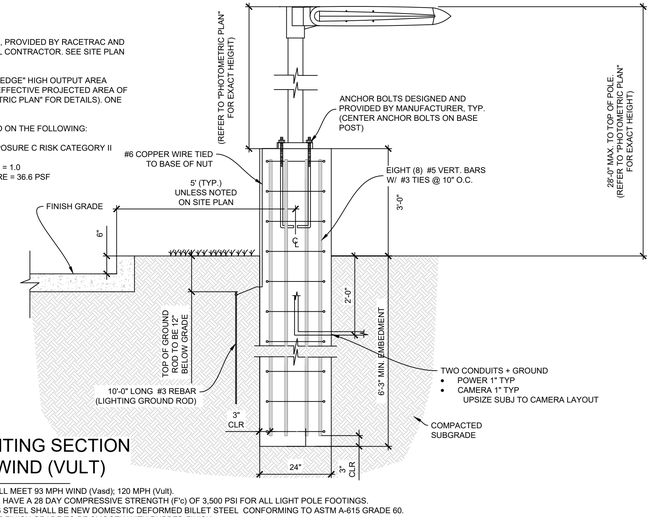


7 SD2 DECORATIVE LIGHTING SECTION 120 MPH WIND (VULT)

1. LIGHT POLES SHALL MEET 93 MPH WIND (Vasd); 120 MPH (Vult).
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'c) OF 3,500 PSI FOR ALL LIGHT POLE FOOTINGS.
3. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.

NOTES:

1. LIGHT POLES TO BE SPALDING, PROVIDED BY RACETRAC AND TO BE INSTALLED BY GENERAL CONTRACTOR. SEE SITE PLAN FOR POLE LOCATIONS.
2. LIGHT FIXTURES TO BE CREE "EDGE" HIGH OUTPUT AREA LUMINAIRE WITH A MAXIMUM EFFECTIVE PROJECTED AREA OF 2.0 S.F. (REFER TO "PHOTOMETRIC PLAN" FOR DETAILS). ONE LIGHT FIXTURE PER POLE.
3. WIND DESIGN CRITERIA BASED ON THE FOLLOWING:
   A. ASCE 7-10
   B. Vult=120 MPH WITH EXPOSURE C RISK CATEGORY II
   C. Vasd=93 MPH
   D. IMPORTANCE FACTOR I = 1.0
   E. DESIGN WIND PRESSURE = 36.6 PSF



8 SD2 SITE LIGHTING SECTION 120 MPH WIND (VULT)

1. LIGHT POLES SHALL MEET 93 MPH WIND (Vasd); 120 MPH (Vult).
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'c) OF 3,500 PSI FOR ALL LIGHT POLE FOOTINGS.
3. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
4. CONCRETE ABOVE FINISH GRADE TO BE SMOOTH WITH RUBBED FINISH.
5. CONCRETE LIGHT POLE BASES TO BE PAINTED TO MATCH BOLLARD.

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MARK E. LEAPTROT LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

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CONNELLY & WICKER, LLC
10066 SKINNER LAKE DRIVE
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JACKSONVILLE, FL 32246
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FLORIDA REGISTRY 3650

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ATLANTA, GA 30339
(770) 431-7600

RACETRAC STANDARD DETAILS

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/11/2026
SCALE	
DRAWING NAME:	24-01-0057 RT EDODets.dwg
SD2	
SHEET NO.	VERSION

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GENERAL CONCRETE PAVEMENT NOTES

1. REVIEW AND VERIFY ALL AS-BUILT CONDITIONS WHICH AFFECT NEW CONSTRUCTION PRIOR TO SUBMISSION OF SHOP DRAWINGS AND ANY FABRICATION.
2. INDUSTRY STANDARDS GOVERNING THIS WORK ARE OF THE LATEST ISSUE AT THE DATE OF THIS DRAWING RELEASE.
3. ENSURE STORAGE, HANDLING, PREPARATION, INSTALLATION, ETC. OF ALL MATERIALS ARE IN ACCORDANCE WITH MANUFACTURER'S / VENDOR'S PRINTED RECOMMENDATIONS AND INSTRUCTIONS.

PAVEMENT SUBGRADE AND BASE NOTES

1. ENSURE TESTING AGENCY VERIFIES THE SUBGRADE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER. RECOMPACT SOFT AREAS AS DIRECTED BY THE GEOTECHNICAL ENGINEER. TESTING AGENCY TO PROVIDE A LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THAT THE SUBGRADE HAS BEEN PROPERLY COMPACTED.
2. ENSURE TESTING AGENCY EVALUATES THE SUBGRADE BY PROOF-ROLLING. PROOF ROLLING TO BE DONE BY A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR OTHER EQUIVALENTLY WHEELED VEHICLE ACCEPTABLE TO THE TESTING AGENCY. REPAIR SOFT AREAS THAT DEPRESS DEEPER THAN 1/2 INCH AS DIRECTED BY THE TESTING AGENCY. TESTING AGENCY TO PROVIDE A LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THE SUBGRADE HAS BEEN PROOF-ROLLED AND IS ACCEPTABLE. **** DO NOT** PROOF-ROLL ON TOP OF OR WITHIN 5 FEET OF THE EDGE OF THE UNDERGROUND STORAGE TANK LOCATIONS.
   - A. IF APPLICABLE, THIS PROCESS SHOULD BE IMPLEMENTED AFTER COMPLETION OF THE ROUGH GRADING AND SHOULD BE REPEATED BEFORE THE PLACEMENT OF THE SLAB.
   - B. IF RUTTING OR PUMPING IS EVIDENT AT ANY TIME DURING PREPARATION OF THE SUBGRADE, SUBBASE, BASE ROLLING, OR SLAB PLACEMENT, CORRECTIVE ACTION SHOULD BE TAKEN. FULL SOIL SUPPORT HAS BEEN ACHIEVED IF THE ROLLED AREA IS OBSERVED TO BE FIRM AND UNYIELDING, WITH NO DEPRESSIONS GREATER THAN 1/2 IN. RUTTING NORMALLY OCCURS WHEN THE SURFACE OF THE BASE OR SUBBASE IS WET, GREATER THAN THREE PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT, AND THE UNDERLYING SOILS OR SUBGRADE ARE FIRM. PUMPING NORMALLY OCCURS WHEN THE SURFACE OF THE BASE OR SUBBASE IS DRY AND THE UNDERLYING SOILS ARE WET.
   - C. REPAIRS SHOULD INCLUDE, BUT NOT BE LIMITED TO, RAKING SMOOTH OR CONSOLIDATING WITH SUITABLE COMPACTION EQUIPMENT.
3. AGGREGATE BASE MATERIAL:
   - A. COARSE AGGREGATE BASE: CRUSHER RUN WITH ROCK FINES. USE ASTM D448, NO. 467, 57 OR 67 BLEND ONLY IF NOTED OR ALLOWED.
   - B. FINE AGGREGATE BASE: CLEAN SCREENINGS ASTM D 448, NO. 10 WITH 6% TO 12% PASSING NO. 200 SIEVE.
5. AGGREGATE BASE MATERIAL INSTALLATION:
   - A. COMPACT COARSE AGGREGATE BASE TO FINAL THICKNESS SHOWN IN LAYERS NOT EXCEEDING 6 INCHES, WITH MINIMUM OF 2 PASSES PER LAYER WITH A VIBRATORY COMPACTOR.
   - B. COMPACT BASE TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
   - C. CHOKE-OFF TOP SURFACE OF COARSE AGGREGATE BASE WITH FINE AGGREGATE BASE MATERIAL DUE TO THE FOLLOWING:
     - C.1. AS REQUIRED TO MEET FINE GRADE ELEVATION TOLERANCES SPECIFIED.
     - C.2. WHERE COARSE AGGREGATE BASE MATERIAL DOES NOT HAVE SUFFICIENT FINE PARTICLES TO PRODUCE A SURFACE THAT IS FREE OF EXPOSED AGGREGATE OR SURFACE VOIDS IMMEDIATELY PRIOR TO PAVEMENT INSTALLATIONS.
   - D. COMPACT FINE AGGREGATE BASE CHOKE-OFF LAYER WITH A MINIMUM OF 2 PASSES WITH A VIBRATORY COMPACTOR.
   - E. TOP SURFACE OF BASE MATERIAL TO BE DRY, SMOOTH, FLAT, DENSE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.
6. ENSURE TESTING AGENCY VERIFIES AGGREGATE BASE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO PLACING PAVEMENT. TESTING AGENCY TO PROVIDE LETTER REPORT TO OWNER'S REPRESENTATIVE STATING THE BASE IS ACCEPTABLE.
7. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF UNUSUAL SOIL CONDITIONS ARE FOUND.
8. PROTECT EXISTING STRUCTURES, UTILITIES, PROPERTY CORNERS, ETC. RESTORE ALL ITEMS DAMAGED, AS REQUIRED BY OWNER, AT NO COST TO OWNER OR WITHOUT EXTENSION OF CONTRACT TIME. **** DO NOT** ALLOW STORED EXCAVATION MATERIAL TO DISRUPT PROPER DRAINAGE OF AREA, DAMAGE TO SURROUNDING AREAS, OR STAIN ADJACENT CONCRETE.
9. DISPOSE OF EXCAVATED MATERIAL AS REQUIRED BY OWNER'S REPRESENTATIVE.

CONCRETE PAVEMENT NOTES:

1. CONFORM TO ACI 318 AND 117 FOR THE DESIGN AND PLACEMENT OF CONCRETE, REINFORCING, AND RELATED ITEMS.
2. CONFORM TO ACI 306.1 FOR COLD WEATHER CONCRETING AND ACI 305R WHEN ANY COMBINATION OF HIGH TEMPERATURE, LOW RELATIVE HUMIDITY, AND WIND VELOCITY TEND TO IMPAIR THE QUALITY OF THE CONCRETE. REJECT CONCRETE IF ITS TEMPERATURE AT TIME OF PLACEMENT IS 90 DEGREES FAHRENHEIT (°F) OR ABOVE. PROTECT SURFACES OF EXPOSED CONCRETE FROM PRECIPITATION DAMAGE UNTIL ADEQUATE STRENGTH IS GAINED TO PREVENT DAMAGE.
   - A. MINIMUM CONDITIONS FOR CONCRETE PLACEMENT-
     - AMBIENT CONDITIONS - 35° AND RISING
     - AGGREGATE BASE TEMP - 45° AND RISING
     - CONCRETE TEMPERATURE - 65° (+/- 5°)
     - CURE APPLICATION - 45° AND RISING
3. CONFORM TO ACI 302.1R, 304R, 308, 309R AND 347R FOR CONCRETE, FORM WORK, CURING, AND RELATED ITEMS. CONFORM TO CRSI MANUAL OF STANDARD PRACTICE AND CRSI PLACING REINFORCING BARS FOR PLACING REINFORCING.
4. PROVIDE A MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS OF 3500 psi.
5. PROVIDE A MINIMUM CEMENTITIOUS CONTENT IN ACCORDANCE WITH ACI 302.1R AND A MAXIMUM WATER/CEMENTITIOUS RATIO OF 0.50. MEASURE AND MIX CONCRETE IN ACCORDANCE WITH ACI 211.1. AIR ENTRAIN CONCRETE EXPOSED TO THE WEATHER. USE SLUMP OF FIVE INCHES (+1/2 INCH, -ONE INCH).
6. SUBMIT FOR APPROVAL MIX DESIGNS AND TEST RESULTS FOR COMPRESSIVE STRENGTH, SLUMP, AND AIR ENTRAINMENT. INCLUDE STANDARD DEVIATIONS AND AVERAGE COMPRESSIVE STRENGTHS FOR FIELD DATA. INCLUDE BRAND NAME AND CHEMICAL COMPOSITION OF ALL ADMIXTURES. INCLUDE AGGREGATE TYPE, SOURCE, AND AGGREGATE GRADATION WITH PERCENT RETAINED ON EACH SIEVE FOR EACH AGGREGATE SIZE GROUP AND TOTAL COMBINED FOR ALL SIZE GROUPS. SUBMIT 14 DAYS MINIMUM PRIOR TO USE.
7. MIX AND TRANSPORT READY-MIXED CONCRETE IN ACCORDANCE WITH ASTM C94, EXCEPT REDUCE MAXIMUM DISCHARGE TIME TO 75 AND 60 MINUTES FOR AIR TEMPERATURES OF 85-90 AND 90 F, RESPECTIVELY.
8. THE OWNER'S TESTING AGENCY WILL TEST SAMPLES OF CONCRETE FOR COMPRESSIVE STRENGTH, AIR ENTRAINMENT, SLUMP, DENSITY (UNIT WEIGHT) AND TEMPERATURE IN ACCORDANCE WITH ASTM C31, C39 AND C138 FROM THE FIRST TRUCK EACH DAY AND THEN EACH 100 CUBIC YARDS FOR EACH TYPE OF CONCRETE PLACED PER DAY, BUT NOT LESS THAN ONCE FOR EACH DAY OF CONCRETE PLACEMENT. WHEN ABOVE SCHEDULE PROVIDES LESS THAN FIVE TESTS PER TYPE OF CONCRETE, TEST FIVE RANDOM BATCHES. IF FEWER THAN 5 BATCHES ARE USED, TEST EACH BATCH. IF CONCRETE IS PUMPED, ENSURE TEST SAMPLES ARE TAKEN AT THE POINT OF PLACEMENT. EACH COMPRESSIVE TEST SHALL CONSIST OF FOUR TEST CYLINDERS TO BE TESTED AS FOLLOWS: ONE AT SEVEN DAYS, TWO AT 28 DAYS, ONE RESERVE.
9. CONFORM TO THE FOLLOWING:
   - A. CEMENT: ASTM C 150.
     1. TYPE I-II, II OR TYPE I CEMENT WITH MAXIMUM C3A CONTENT OF 8%.
   - B. AGGREGATES:
1. ASTM C33, SUBJECT TO SEVERE WEATHERING AND ABRASION, SURFACE APPEARANCE IS IMPORTANT.
   2.OF TOTAL COMBINED COARSE AND FINE AGGREGATES PER MIX DESIGN, DO NOT ALLOW MATERIAL RETAINED ON ANY ONE SIEVE TO BE LESS THAN 6% NOR MORE THAN 24% OF TOTAL BY WEIGHT, EXCEPT:
      (1) LARGEST COARSE AGGREGATE SIZE TO BE #4 STONE. RETAIN 1% TO 8% OF TOTAL COMBINED AGGREGATES PER MIX DESIGN ON LARGEST SIEVE WITH RETAINED AGGREGATE.
      (2) NO. 30 AND 50 SIEVES TO BE 6% TO 15%.
      (3) NO. 100 SIEVE TO BE 2% TO 5%.
   3.GRADATION REQUIREMENTS OF ASTM C33 MAY BE WAIVED, IF ALLOWED BY ENGINEER, IN ORDER TO MEET 6% - 24% RANGE NOTED ABOVE.
   - C. WATER: CLEAN AND POTABLE.
   - D. AIR ENTRAINMENT: ASTM C260.
   - E. WATER-REDUCER: ASTM C494, TYPE A, OR D IF APPROVED. NON-CHLORIDE TYPE.
   - F. RETARDER: ASTM C494, TYPE B OR D.
   - G. ACCELERATOR: ASTM C494, TYPE C OR E. NON-CHLORIDE AND NON-THIOCYANATE TYPE.
   - H. FLY ASH: ASTM C 618, CLASS C OR F, EXCEPT LOSS ON IGNITION NOT TO EXCEED 3%.
   - I. SLAG: ASTM C989, GRADE 100 MINIMUM.
   - J. AGGREGATE BASE: CRUSHER RUN WITH ROCK FINES COMPACT WITH A MINIMUM OF TWO PASSES WITH A SMOOTH VIBRATORY COMPACTOR.
   - K. JOINT BACK-UP MATERIAL: POLYETHYLENE FOAM4, 100% CLOSED CELL.
   - L. FIRM PREFORMED JOINT FILLER (PJF): ASTM D 1751, NONEXTRUDING, USE FULL DEPTH OF CONCRETE.
   - M. SOFT PREFORMED JOINT FILER: "EXPANSION-JOINT FILLER" BY SONNEBORN, "DECK-O-FOAM" BY W. R. MEADOWS, OR "CERAMAR" FLEXIBLE FOAM BY W. R. MEADOWS. USE FULL DEPTH OF CONCRETE.
   - N. EVAPORATION RETARDANT: "EUCO-BAR" BY EUCLID, "CONFILM" BY MASTER BUILDERS OR AQUAFILM BY DAYTON SUPERIOR
   - O. LOAD PLATE DOWELS AND CLIPS: PNA, 1-800-542-0214
   - P. SQUARE DOWELS AND POCKET FORMERS: SQUARE DOWEL SYSTEM BY PNA. 1-800-542-0214, ¾" DOWEL CLIP SYSTEM BY PNA
   - Q. PAVEMENT SEALANT: DOW 888 BY DOW CORNING, 301 NS BY PECORA, SPECTRUM 800 OR 900 BY TREMCO.
   - R. LIQUID CURING AND SEALING COMPOUND: ASTM C1315, TYPE I, STYRENE ACRYLATE OR METHACRYLATE TYPE, 29% MINIMUM SOLIDS CONTENT, CLEAR, NON-YELLOWING, STYRENE BUTADIENE NOT ALLOWED AS PART OF BLEND.
   - S. REBAR SUPPORT DEVICES: CRSI MANUAL OF STANDARD PRACTICE.
10. DO NOT USE MANUFACTURED SAND EXCEPT AS A BLEND WITH NATURAL SAND AND/OR AS APPROVED BY ENGINEER.
11. IF POZZOLAN IS APPROVED, ENSURE WEIGHT OF POZZOLAN DIVIDED BY SUM OF CEMENT AND POZZOLAN WEIGHTS IS AT LEAST 15% AND DOES NOT EXCEED FOLLOWING:
    - A. FLY ASH:
      CLASS C FLY ASH: 25%.
      CLASS F FLY ASH: 20%.
    - B. SLAG: 30%
12. DO NOT USE CALCIUM CHLORIDE AS PART OF ADMIXTURE OR BY ITSELF.
13. ENSURE REINFORCING BARS CONFORM TO ASTM A615 GRADE 60, DEFORMED
14. THE GEOTECHNICAL ENGINEERING REPORT INDICATES THAT THE SOILS ON-SITE HAVE A XXXXXXXX SULFATE EXPOSURE. WHERE IMPORTED FILL OR BASE MATERIALS ARE IN CONTACT WITH CONCRETE, THE SULFATE CONTENT AND EXPOSURE OF THESE MATERIALS SHALL BE ACQUIRED BY TEST. SUBMIT ALL TEST RESULTS WITH CONCRETE MIX DESIGNS. FAILURE TO PROVIDE SUPPORTING TEST RESULTS FROM AN ACCREDITED TESTING LABORATORY WILL REQUIRE THE CONCRETE MIX TO BE PROPORTIONED FOR VERY SEVERE SULFATE EXPOSURE AT NO ADDITIONAL COST OR DELAY IN THE PROJECT SCHEDULE.
15. CONCRETE SHALL BE PROPORTIONED TO MEET THE PROJECT SPECIFICATIONS AND THE MINIMUM CRITERIA ESTABLISHED IN "TABLE A" (THIS SHEET) BASED ON THE SULFATE EXPOSURE FROM ANY ADJACENT SOILS OR FILL MATERIALS.
16. ADDITIONALLY, EXTERIOR CONCRETE EXPOSED TO FREEZING TEMPERATURES AND/OR SALT OR DEICING CHEMICALS SHALL HAVE AIR ENTRAINMENT AND THE CEMENT CONTENT APPROPRIATE FOR THE EXPECTED EXPOSURE.
    - A. MINIMUM 4500 psi AND A 0.45 w/cm RATIO. AIR ENTRAIN CONCRETE TO PROVIDE 6% (+/ 1.5%) AIR. PROVIDE SLUMP OF FIVE INCHES (+/-ONE INCH) AT POINT OF CONCRETE PLACEMENT.
17. CONCRETE TO MEET DURABILITY REQUIREMENTS OF ACI 301. FREEZING AND THAWING EXPOSURE CATEGORY TO BE [F0] [F1] [F2] [F3], SULFATE EXPOSURE CATEGORY TO BE [S0] [S1] [S2] [S3], AND CORROSION PROTECTION EXPOSURE CATEGORY TO BE [C0] [C1] [C2]. PROVIDE A MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS OF [3500 PSI] [4000 PSI] [4500 PSI] [5000 PSI] WITH MAXIMUM WATER/CEMENTITIOUS RATIO OF [0.55] [0.50] [0.45] [0.40].
18. ENSURE REINFORCING BARS CONFORM TO ASTM A615 GRADE 60, DEFORMED.
19. PROVIDE CLASS B TENSION LAP SPLICES PER ACI 318, FOR CONCRETE STRENGTH AND BAR LOCATIONS NOTED.
20. MAINTAIN FULL THICKNESS FOR DEPRESSED OR SLOPED PAVEMENTS.
21. ** DO NOT ADD WATER OR PLAIN CEMENT TO ANY PAVEMENT SURFACE DURING FINISHING OPERATIONS.
22. PERFORM NO FINISHING OPERATION WHILE WATER IS PRESENT ON PAVEMENT SURFACE.
23. STRIKE OFF CONCRETE TO REQUIRED ELEVATIONS AND IMMEDIATELY START FINISHING/FLATTENING OPERATIONS. ENSURE FINISHING OPERATIONS ARE NO MORE THAN NECESSARY TO REMOVE IRREGULARITIES AND MEET SPECIFIED TOLERANCES. USE A HIGHWAY STRAIGHTEDGE 10-FOOT-WIDE MAXIMUM, UNLESS OTHERWISED ALLOWED BY OWNER'S REPRESENTATIVE, IN ORDER TO CUT OFF HIGH SPOTS AND FILL IN LOW SPOTS. PERFORM FINISHING OPERATIONS AS NECESSARY TO ENSURE PAVEMENT WILL DRAIN WELL. UNIFORMLY FINISH SURFACE TO TEXTURE PREVIOUSLY APPROVED BY OWNER'S REPRESENTATIVE. ** DO NOT ALLOW SURFACE TO DRY DURING FINISHING OPERATIONS AND BEFORE CURING COMPOUND IS APPLIED; USE EVAPORATION RETARDANT AS NECESSARY TO PREVENT SURFACE DRYING AND PLASTIC SHRINKAGE CRACKS.
24. FOR TOLERANCES CONFORM TO ACI 117 AND ACI 347R, EXCEPT AS NOTED BELOW:
    - A. PAVEMENT AGGREGATE BASE FINE GRADE +0, -3/4 INCH.
    - B. MINIMUM PAVEMENT THICKNESS TOLERANCE: -3/4 INCH.
    - C. WHEN COMPUTING THE AVERAGE OF ALL SAMPLES, SAMPLES WITH A THICKNESS MORE THAN ¾ INCH ABOVE THE SPECIFIED THICKNESS SHALL BE ASSUMED TO HAVE A THICKNESS OF 3/4 INCH MORE THAN THE SPECIFIED THICKNESS.
    - D. AVERAGE PAVEMENT THICKNESS TOLERANCE: -0.
    - E. THICKNESS SAMPLES ARE TO BE RANDOMLY LOCATED FROM EACH PAVEMENT PLACEMENT AND NOT EXCEED 1000 SQUARE FEET OF PAVEMENT SURFACE AREA.
25. START SAWING PAVEMENT CONTRACTION JOINTS USING A "SOFF-CUT" SAW, BLADES AND SKID PLATES AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES. UNLESS RAVELING OR DISLODGING OCCURS, COMPLETE SAWING OF JOINTS WITHIN THE MAXIMUM ELAPSED TIME LIMIT NOTED BELOW, BUT PREFERABLY LESS. THE SPECIFIED TIME FOR ANY ONE LOCATION STARTS WHEN FINISHING OPERATIONS ARE COMPLETE FOR THAT LOCATION. THE SPECIFIED TEMPERATURE IS THE MAXIMUM AIR TEMPERATURE IN DEGREES FAHRENHEIT (°F) THAT OCCURS WITHIN THE SPECIFIED TIME LIMIT. THE ELAPSED TIME MAY NEED TO BE SHORTENED EVEN MORE IF DRY AND OR WINDY CONDITIONS ARE PRESENT. ENSURE JOINTS ARE CLEANED AFTER SAWING AND REMAIN CLEAN UNTIL SEALED.

MAX DEGREES FAHRENHEIT (°F)	MAX ELAPSED HOURS
85 AND ABOVE	1
60 - 84	2
50 - 59	3
40 - 49	4

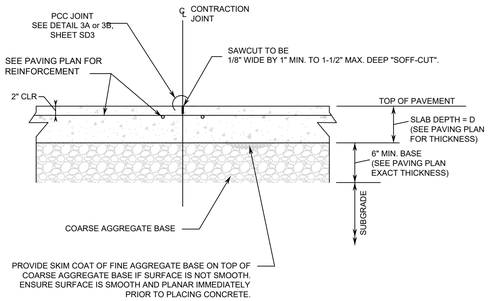
26. START CURING AS SOON AS CONCRETE SURFACE WILL NOT BE DAMAGED BY CURING OPERATIONS.
27. ENSURE PAVEMENT SURFACE IS PROTECTED FROM EQUIPMENT SCRAPES, IMPACT ABRASIONS, STAINS, ETC. REPAIR PAVEMENT SURFACE AS DIRECTED BY OWNER'S REPRESENTATIVE. ENSURE VEHICLES AND EQUIPMENT ARE DIAPERED TO PREVENT OIL OR OTHER FLUID LEAKS FROM STAINING THE PAVEMENT. VEHICLE AND EQUIPMENT TRAFFIC IS PROHIBITED UNTIL THE COMPLETION OF PAVEMENT CURING PERIOD (MINIMUM OF SEVEN CONSECUTIVE DAYS).
28. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PROCESS, CIVIL AND VENDOR'S DRAWINGS FOR EMBEDDED ITEMS NOT SHOWN. COORDINATE AND PLACE ALL EMBEDDED ITEMS SHOWN ON THE DRAWINGS OR REQUIRED BY ALL TRADES.
29. PRE-CONSTRUCTION MEETINGS:
    - A. ATTEND PRE-CONSTRUCTION / PLACEMENT MEETING TO BE SCHEDULED AT LEAST 7 DAYS BEFORE STARTING MAIN CONCRETE PAVEMENT.
    - B. ATTENDANCE DESIGNATED BY THE OWNER'S REPRESENTATIVE AND THE FOLLOWING: STRUCTURAL SERVICES INC. REPRESENTATIVE (863-393-4495), TESTING AGENCY, CONTRACTOR, CONCRETE SUPPLIER (INCLUDING QUALITY CONTROL PERSONNEL), AND SUBCONTRACTORS FOR SUBGRADE AND BASE PREPARATION, REINFORCEMENT, PUMPING OR OTHER MEANS OF CONVEYING,PLACEMENT, FINISHING, SAWING, FORMWORK, AND OTHER PERTINENT PORTIONS OF WORK.
    - C. REPRESENTATIVES ARE TO BE PERSONNEL WHO ARE DIRECTLY INVOLVED IN PROJECT AND WHO HAVE AUTHORITY TO CONTROL WORK.

TABLE A: NASHVILLE & BELOW (SEE CONCRETE PAVEMENT NOTE #5)

SULFATE EXPOSURE	WATER SOLUBLE SULFATE (SO_4) IN WATER PPM	SULFATE (SO_4) IN WATER PPM	PORTLAND CEMENT TYPE	MAXIMUM W/C RATIO	CONCRETE PAVEMENTS
NEGLIGIBLE	$0.00 \leq SO_4 < 0.10$	$0 \leq SO_4 < 150$	I	0.55	3500
MODERATE	$0.10 \leq SO_4 < 0.20$	$150 \leq SO_4 < 1500$	II	0.50	4000
SEVERE	$0.20 \leq SO_4 \leq 2.00$	$1500 \leq SO_4 < 10,000$	V	0.45	4500
VERY SEVERE	$SO_4 > 2.00$	$SO_4 > 10,000$	V PLUS POZZOLAN	0.40	5000

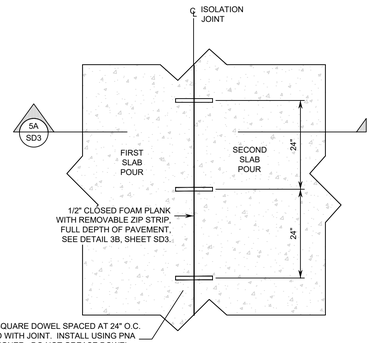
NOTE TO CIVIL ENGINEERING COMPANY

TYPICALLY USE "MODERATE" EXPOSURE FROM TABLE. CONTACT EPM IF EXPOSURE CLASS SHOULD BE CHANGED.



3 SD3 — SLAB CONTRACTION JOINT SECTION — NTS

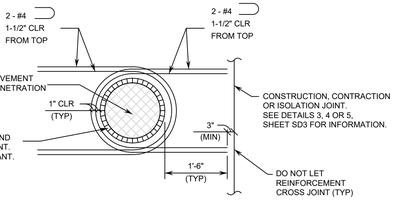
4A SD3 — SLAB CONSTRUCTION JOINT SECTION — NTS



5 SD3 — ISOLATION JOINT PARTIAL PLAN DETAIL — NTS

NOTES:

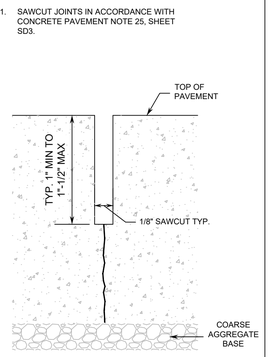
1. SLAB PENETRATIONS INCLUDE, BUT ARE NOT LIMITED TO, BOLLARDS, MANHOLES, INLETS, CLEANOUTS, WATER VALVES, ETC.
2. DO NOT INSTALL CLOSED CELL FOAM AROUND TANK MANHOLE PENETRATIONS.



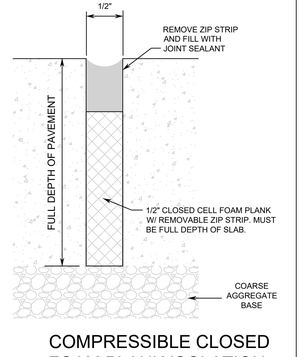
1 SD3 — SLAB PENETRATIONS DETAIL (SSW, BOLLARD,ETC) — NTS

NOTES:

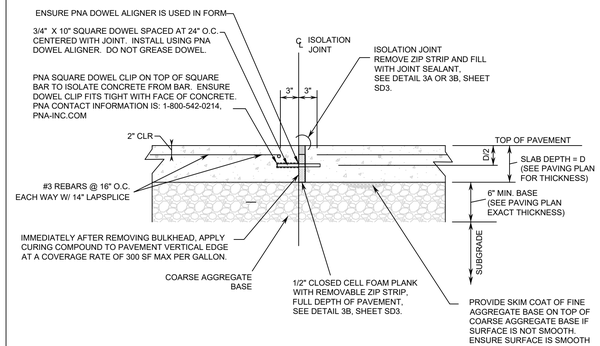
1. SAWCUT JOINTS IN ACCORDANCE WITH CONCRETE PAVEMENT NOTE 25, SHEET SD3.



3A SD3 — PCC JOINT DETAIL — NTS



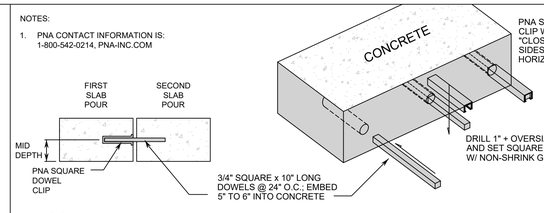
3B SD3 — COMPRESSIBLE CLOSED FOAM PLANK ISOLATION JOINT DETAIL — NTS



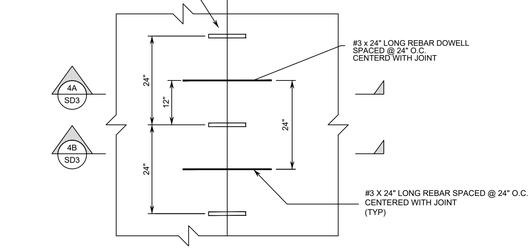
5A SD3 — ISOLATION JOINT SECTION — NTS

NOTES:

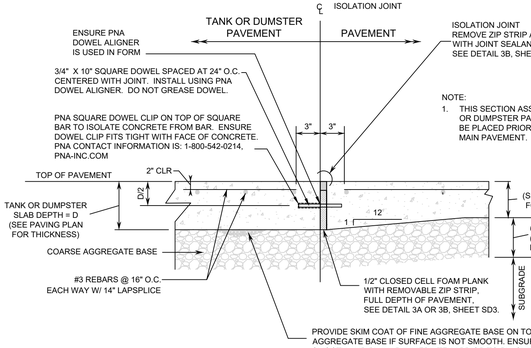
1. PNA CONTACT INFORMATION IS: 1-800-542-0214, PNA-INC.COM



2 SD3 — PNA SQUARE DOWEL PLATE DETAIL (TYP) — NTS



4 SD3 — CONSTRUCTION JOINT PARTIAL PLAN DETAIL — NTS



4C SD3 — CONSTRUCTION JOINT INTERSECTION PARTIAL PLAN DETAIL — NTS

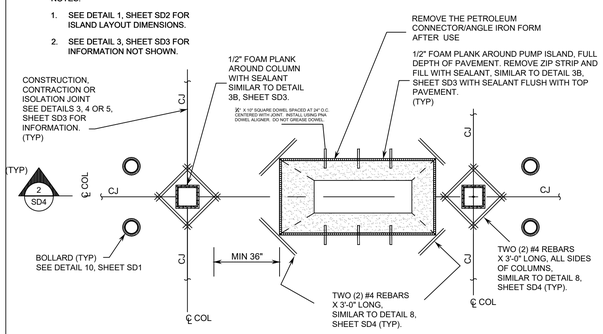
5B SD3 — ISOLATION JOINT @ TANK PAD AND DUMPSTER PAD PAVEMENT SECTION — NTS

℄ ISOLATION JOINT
TANK OR DUMSTER PAVEMENT
PAVEMENT
ENSURE PNA DOWEL ALIGNER IS USED IN FORM
ISOLATION JOINT REMOVE ZIP STRIP AND FILL WITH JOINT SEALANT, SEE DETAIL 3B, SHEET SD3.
3/4" X 10" SQUARE DOWEL SPACED AT 24" O.C. CENTERED WITH JOINT. INSTALL USING PNA DOWEL ALIGNER. DO NOT

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NOTES:

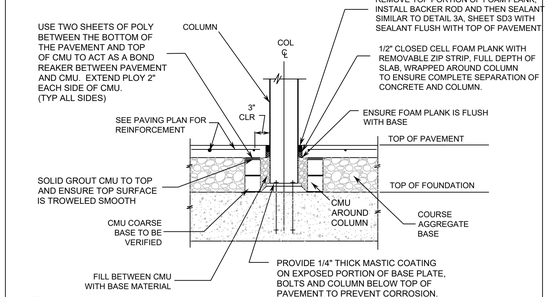
1. SEE DETAIL 1, SHEET SD2 FOR ISLAND LAYOUT DIMENSIONS.
2. SEE DETAIL 3, SHEET SD3 FOR INFORMATION NOT SHOWN.



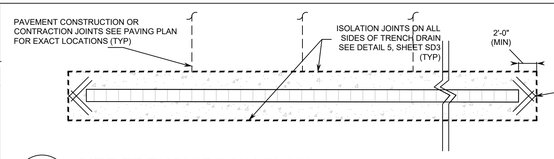
1 SD4 CONCRETE DETAIL @ DISPENSER ISLAND

NOTES:

1. SEE DETAIL 3, SHEET SD3 FOR INFORMATION NOT SHOWN.



2 SD4 NTS CANOPY COLUMN SECTION WITHOUT COLUMN CLADDING



3A SD4 SITE TRENCH DRAIN PLAN NTS

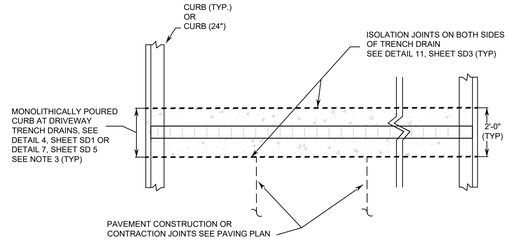
NOTES:

1. TRENCH DRAIN TO BE ISOLATED ON ALL SIDES WITH ISOLATION JOINT. SEE DETAIL 11, SHEET SD3
2. 2'-0" (MIN) CLEARANCE BETWEEN EDGE OF TRENCH DRAIN AND ISOLATION JOINTS.

3B SD4 DRIVEWAY TRENCH DRAIN PLAN NTS

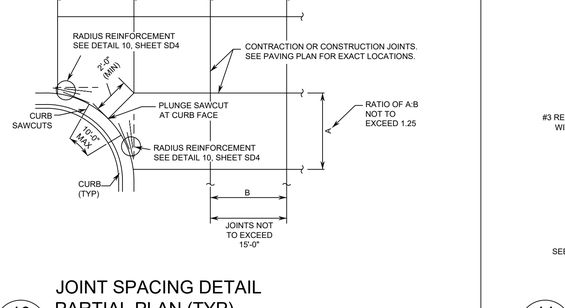
NOTES:

1. TRENCH DRAIN TO BE ISOLATED ON BOTH SIDES WITH ISOLATION JOINT. SEE DETAIL 5, SHEET SD3
2. 2'-0" (MIN) CLEARANCE BETWEEN EDGE OF TRENCH DRAIN AND ISOLATION JOINTS.
3. CURBING BETWEEN ISOLATION JOINTS TO BE A MONOLITHIC POUR, INSTALLED AND FORMED AT TIME OF TRENCH DRAIN CONCRETE. SEE DETAIL 4, SHEET SD1.
4. TRENCH DRAIN TO EXTEND TO FACE OF CURB.

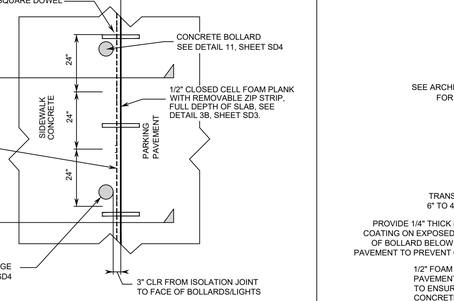


NOTES:

1. SEE DETAIL 3, SHEET SD3 FOR INFORMATION NOT SHOWN.



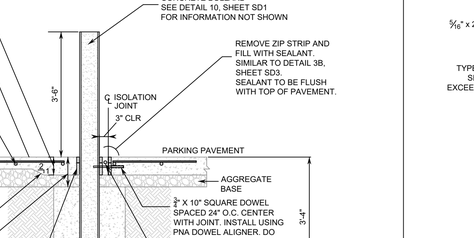
4 SD4 NTS DISPENSER ISLAND SECTION



NOTES:

1. REFER TO LOCAL JURISDICTION REQUIREMENTS FOR SPECIFIC CONNECTION DETAILS.

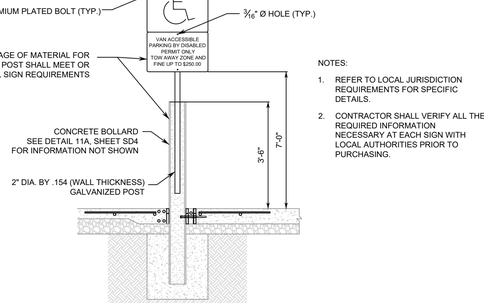
5 SD4 NTS CONCRETE / EXISTING ASPHALT SECTION



NOTES:

1. REFER TO LOCAL JURISDICTION REQUIREMENTS FOR SPECIFIC CONNECTION DETAILS.

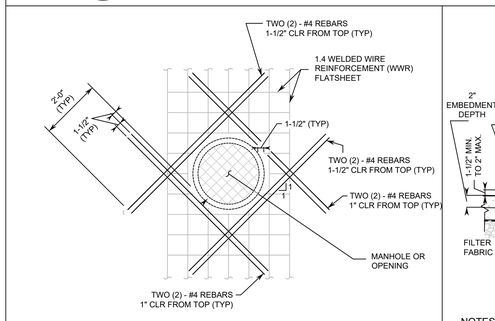
5A SD4 NTS CONCRETE / NEW ASPHALT SECTION



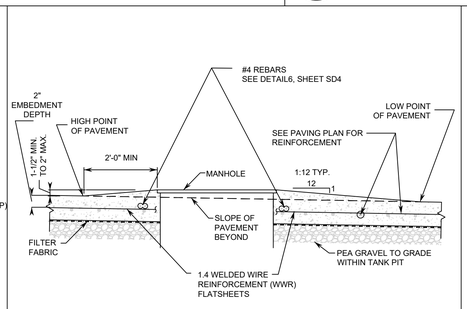
NOTES:

1. IF EXISTING SLAB IS LESS THAN 5-1/2" THICK, NOTIFY OWNER'S REPRESENTATIVE.

5B SD4 NTS CONCRETE / EXISTING CONCRETE SECTION



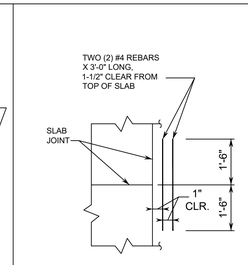
6 SD4 NTS TANK MANHOLE PLAN



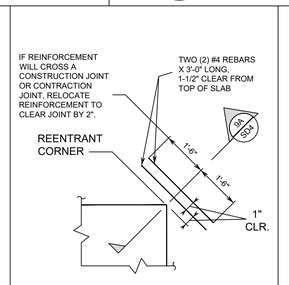
NOTES:

1. REFER TO TANK PLANS FOR MANHOLES SPACING

6A SD4 NTS TANK MANHOLE SECTION

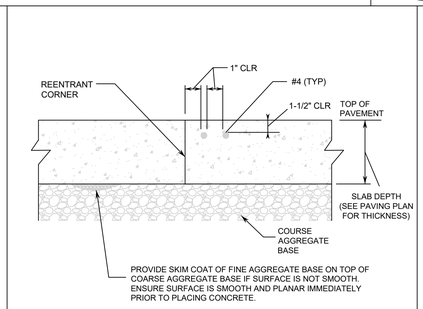


7 SD4 NTS DISCONTINUOUS SLAB REINFORCEMENT JOINT DETAIL

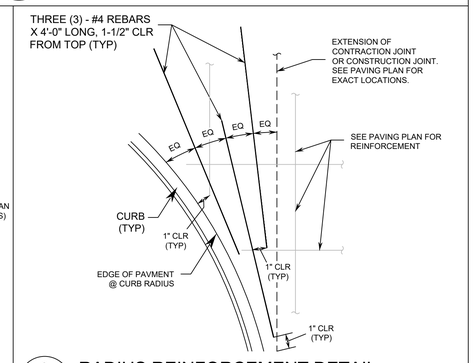


TYPICAL REENTRANT CORNER DETAIL

8 SD4 NTS REENTRANT CORNER DETAIL



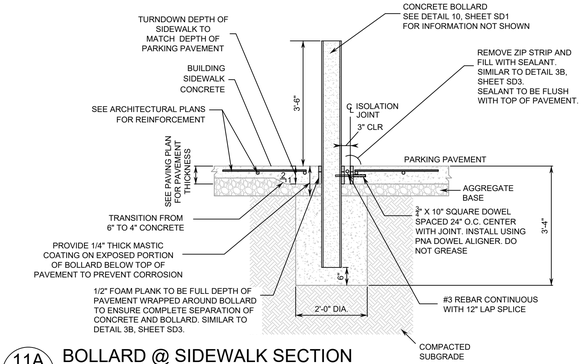
8A SD4 NTS REENTRANT CORNER SECTION



9 SD4 NTS RADIUS REINFORCEMENT DETAIL

10 SD4 NTS JOINT SPACING DETAIL PARTIAL PLAN (TYP)

11 SD4 NTS ISOLATION JOINT @ SIDEWALK PARTIAL PLAN



11A SD4 NTS BOLLARD @ SIDEWALK SECTION

NOTES:

1. REFER TO LOCAL JURISDICTION REQUIREMENTS FOR SPECIFIC DETAILS.
2. CONTRACTOR SHALL VERIFY ALL THE REQUIRED INFORMATION NECESSARY AT EACH SIGN WITH LOCAL AUTHORITIES PRIOR TO PURCHASING.

11B SD4 NTS HANDICAP SIGNAGE DETAIL

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MARK E. LEAPHART LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

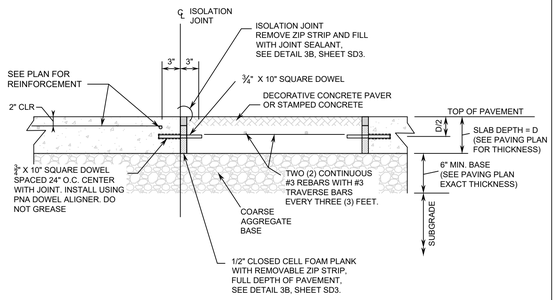
CW PRIME
CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 300
JACKSONVILLE, FL 32246
PH: 904-265-3000 FAX:
904-265-3050
FLORIDA REGISTRY 3650

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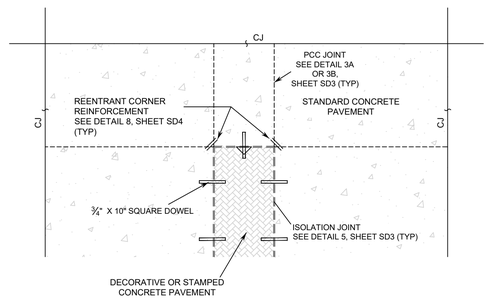
RACETRAC STANDARD DETAILS
RACETRAC #1750 LAKE CITY EDO
3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/11/2026
SCALE	
DRAWING NAME:	24-01-0057 RT EDODets.dwg
SD4	
SHEET NO.	VERSION



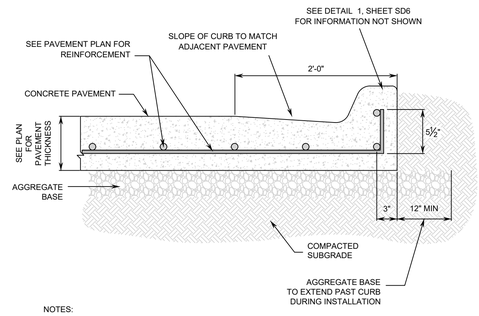
1 SD5 DECORATIVE PAVER SECTION DETAIL

NTS



2 SD5 DECORATIVE PAVER PARTIAL PLAN

NTS

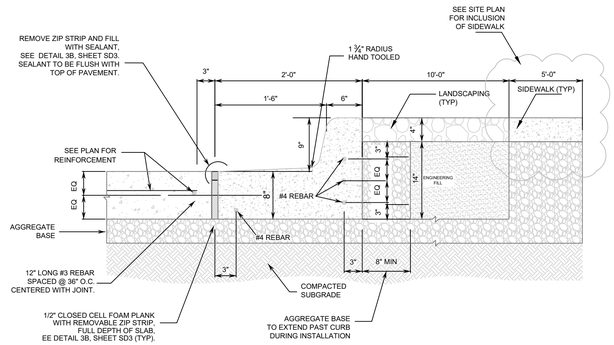


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE DRIVEWAY TRENCH DRAINS. SEE PLAN FOR LOCATIONS.

3 SD5 L-BACK MONOLITHIC CURB (TRUCK)

NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.
6. DETAIL ONLY TO BE USED FOR THE BACK CURB OF TRUCK PARKING AREAS, NOT ALONG THE SIDES

4 SD5 TRUCK PARKING CURB

NTS

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JACKSONVILLE, FL 32246
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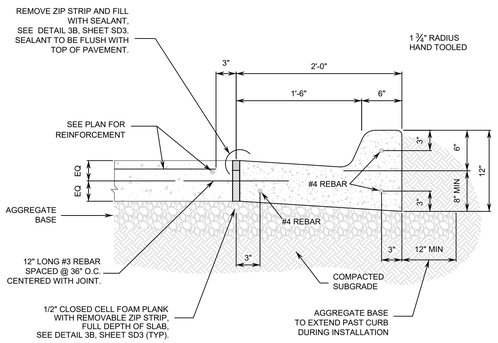
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200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

RACETRAC STANDARD DETAILS

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

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DATE	3/11/2026
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DRAWING NAME:	24-01-0057 RT EDODets.dwg
SD5	
SHEET NO.	VERSION

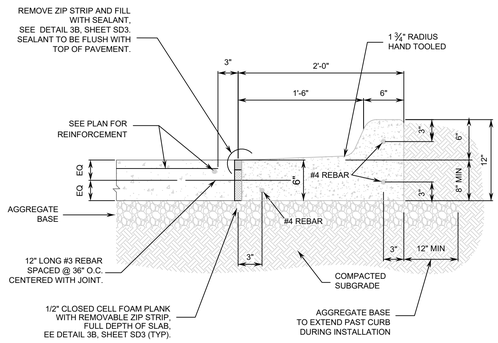


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.

1 / SD6 CATCH CURB [24"] DETAIL @ CONCRETE SLAB

NTS

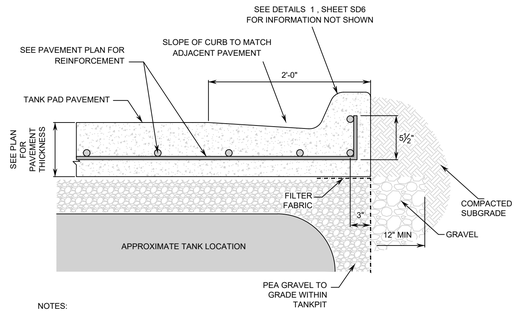


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

2 / SD6 SHED CURB [24"] DETAIL @ CONCRETE SLAB

NTS

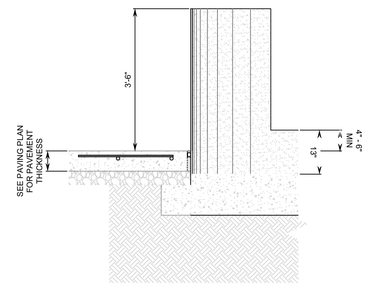


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.
5. USE THIS CURB TYPE WHEN TANK ARE ADJACENT TO CURB IN EDO AREA

3 / SD6 TANK AREA CURB DETAIL

NTS

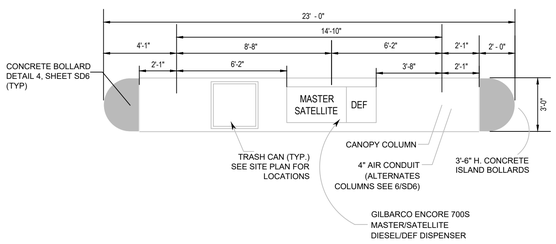


NOTES:

1. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
2. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL COLOR TO MATCH DECORATIVE LIGHT POLES.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

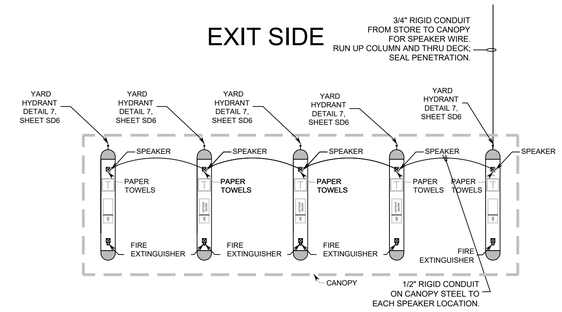
4 / SD6 DIESEL CANOPY BOLLARD DETAIL

NTS



5 / SD6 EDO DISPENSER ISLAND DETAIL

NTS

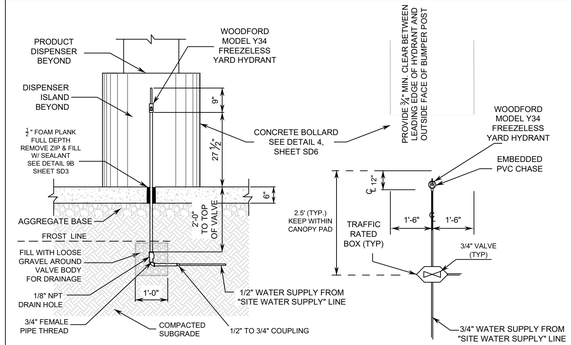


NOTES:

1. SINGLE ROW OF EIGHT (8) DOUBLE COLUMN MPD'S.
2. SEVEN (7) FUELING POSITIONS.
3. REFER TO CANOPY PLANS FOR CANOPY DIMENSIONS AND COLUMN LOCATIONS.

6 / SD6 EDO CANOPY ACCESSORIES LAYOUT

NTS

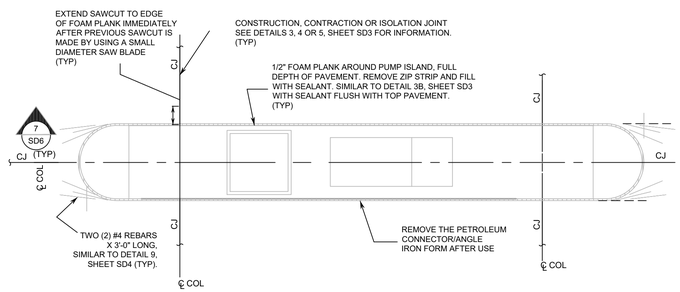


NOTES:

1. SEE "SITE PLAN" FOR EXACT LOCATIONS.
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

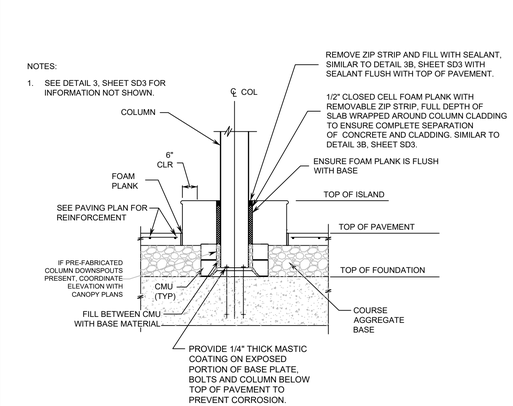
7 / SD6 EDO YARD HYDRANT DETAIL

NTS



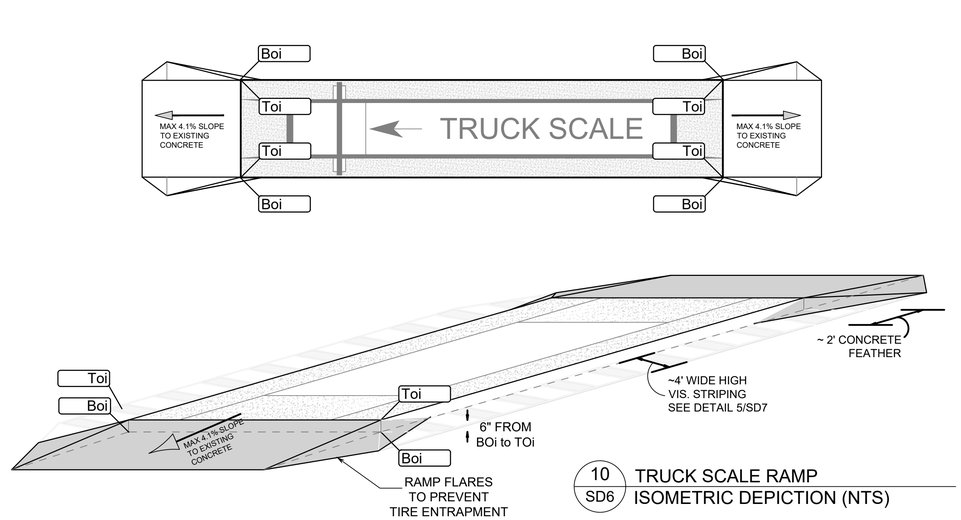
8 / SD6 CONCRETE DETAIL @ EDO DISPENSER ISLAND

NTS



9 / SD6 EDO CANOPY COLUMN SECTION

NTS



10 / SD6 TRUCK SCALE RAMP ISOMETRIC DEPICTION (NTS)

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MARK E. LEAPHOT LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

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RACETRAC #1750 LAKE CITY EDO

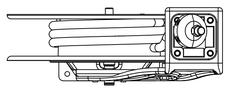
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LAKE CITY, FL 32055
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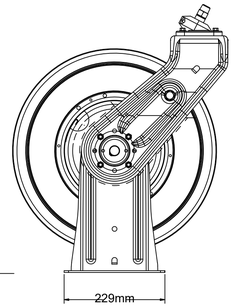
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DATE	3/11/2026
SCALE	
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SD6	
SHEET NO.	VERSION

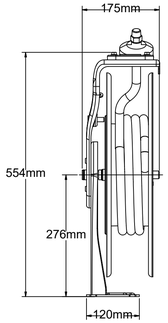
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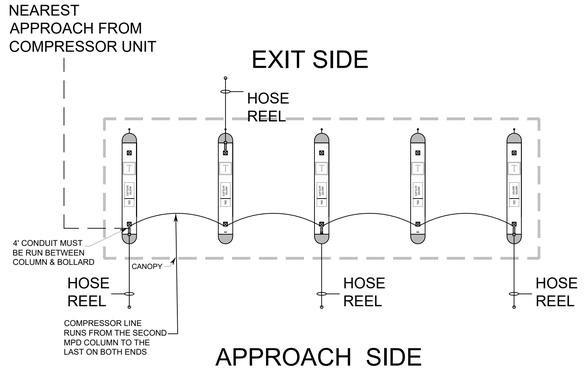


METRIC - ASME Y14.5M
UNLESS OTHERWISE NOTED: DIMENSIONS ARE IN MILLIMETERS SILICONE-FREE STD 4,1208 DIM & TOL STD 1,0402 & ASME Y14,5M - 1994 TOLERANCES: SEE GRACO STANDARDS CENTERLINE VARIANCE STD 1,0406 HOLES STD 1,0407 SHEET METAL STD 4,0100 PLATED & HT TR PARTS STD 1,0409 BURRS & EDGES STD 1,0420 THREADS STD 1,0425 SURFACE ROUGHNESS STD 1,0445
DECIMALS ANGLES X .X .XX ±1 ±0.5 ±0.20 ±0.5°

GRACO

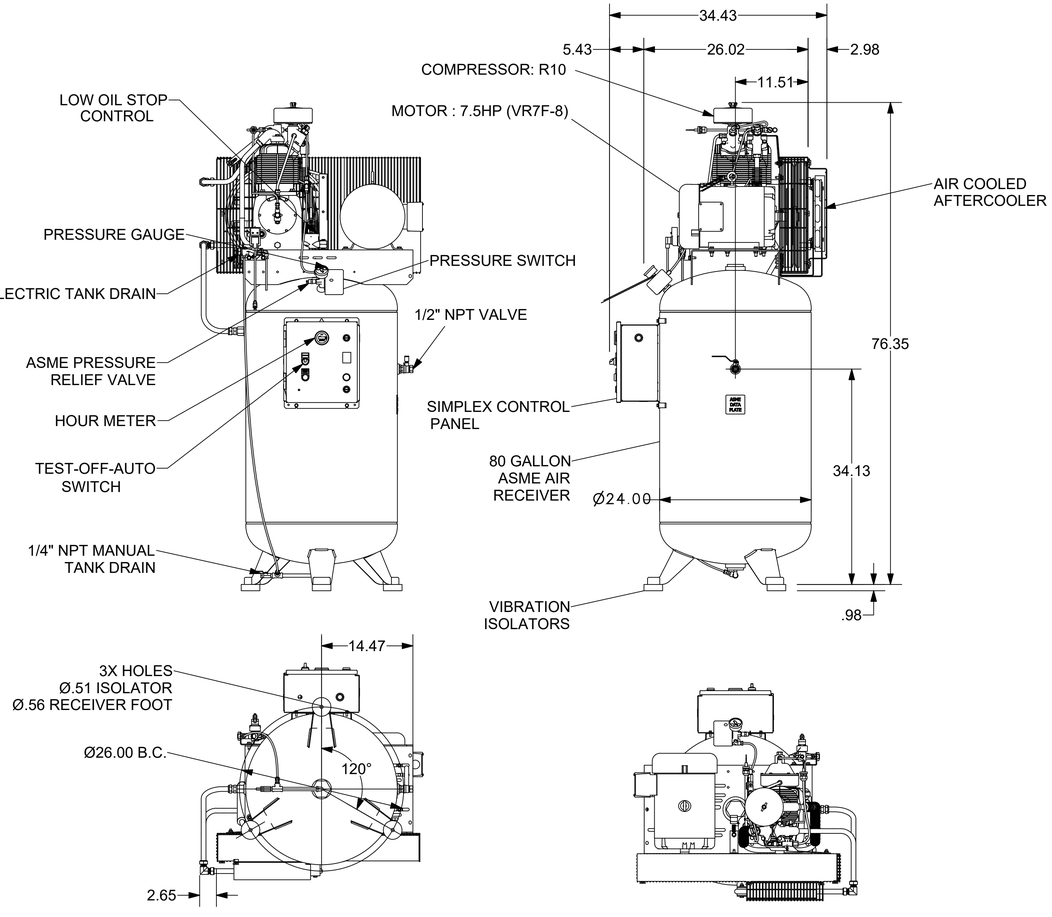
1 SD7 SERIES F - AIR HOSE REEL

NOTES:
1.NTS; PRINT FOR REFERENCE ONLY.
2. SEE MANUAL FOR MOUNTING DIMENSIONS



3 SD7 EDO CANOPY - AIR COMPRESSOR/HOSE LAYOUT

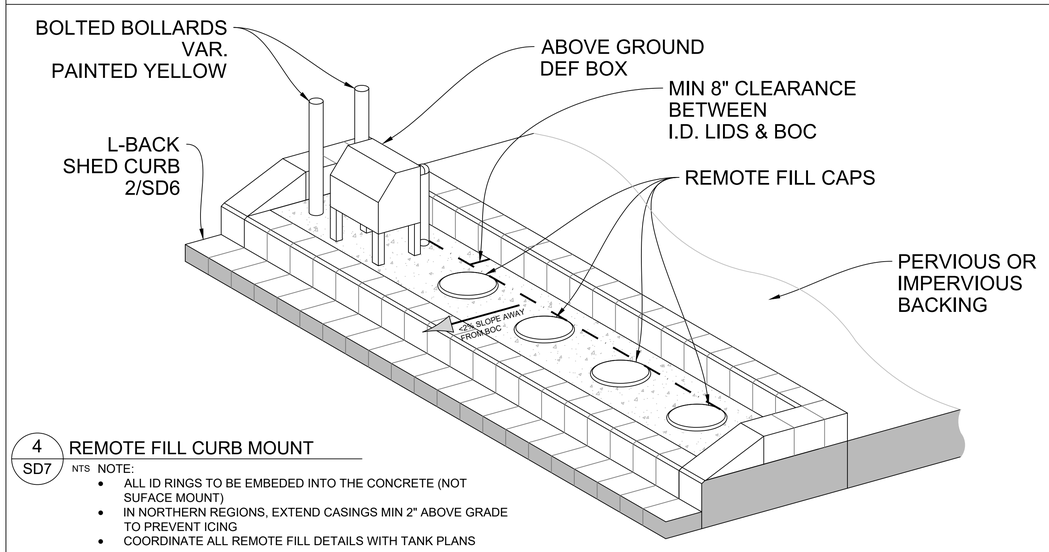
NOTES:
1. NTS
2. HOSE REEL LOCATION ALTERNATES FROM TO APPROACH SIDE
3. REFERENCE (6 SD6) FOR ALL OTHER ACCESSORY LAYOUTS



2 SD7 0800-OUTLINE-BARE UNIT, 80GL ELECTRIC

NOTES:
1. ANY EXPOSED SECTION TO BE PROTECTED BY BUMP BAR
2. SPECIFICATIONS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.
3. ALL DIMENSIONS ARE IN INCHES.

FINISH OF CHAMFERS AND FILLETS TO CONFORM TO ROUGHEST ADJACENT AREA. SURFACE ROUGHNESS MAXIMUM PER ASME B46.1. FULL THREAD DEPTHS ARE MINIMUM.	CONFIDENTIAL - THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE PROPERTY OF GARDNER DENVER, INC. IT IS NOT FOR PUBLIC DISCLOSURE. POSSESSION OF THE INFORMATION DOES NOT CONVEY ANY RIGHT TO LOAN, SELL OR DISCLOSE THE INFORMATION. UNAUTHORIZED REPRODUCTION OR USE OF THE INFORMATION IS PROHIBITED. THIS DOCUMENT IS TO BE RETURNED TO GARDNER DENVER, INC. UPON THE COMPLETION OF THE PURPOSE FOR WHICH IT IS LOANED OR UPON REQUEST.
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOL. ON DECIMALS: .X = ± .05 TOL. ON DECIMALS: .XX = ± .02 TOL. ON DECIMALS: .XXX = ± AS SPECIFIED TOL. ON ANGLES: = ± 0'-30'	DIMENSIONING AND TOLERANCING PER ASME Y14.5-2009 THREADS PER ASME B1.1 GAGING SYSTEM 21 U.O.S., ANSI B1.20.1 & B1.20.3
THIRD ANGLE PROJECTION	Gardner Denver Gardner Denver Inc. Quincy, IL.



4 SD7 REMOTE FILL CURB MOUNT

NTS NOTE:
- ALL ID RINGS TO BE EMBEDED INTO THE CONCRETE (NOT SUFACE MOUNT)
- IN NORTHERN REGIONS, EXTEND CASINGS MIN 2" ABOVE GRADE TO PREVENT ICING
- COORDINATE ALL REMOTE FILL DETAILS WITH TANK PLANS

USTC SUPREME TRAFFIC LINE MARKING PAINT, YELLOW

USTC SUPREME TRAFFIC LINE MARKING PAINT, BLACK

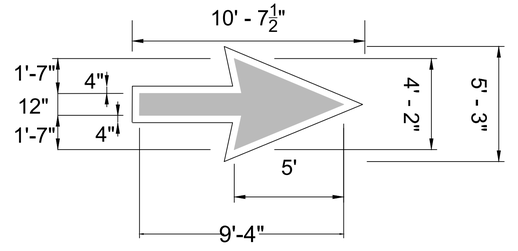


STRIPING WIDTHS		
	YELLOW BAND	BLACK OUTLINE
PARKING LINE	0'-8"	0'-4"
PARKING TEXT	4' TALL	0'-4"
STOP BAR	2'-0"	N/A
VAR. ARROWS	1' TO 1'-3" (SEE DOT MANUAL)	0'-4"

5 SD7 TRUCK COURT PAINT SPEC

NTS

NOTE:
- REFER TO LOCAL DOT CONSTRUCTION DETAILS ON PAVEMENT ARROW MARKING DIMENSIONS AND DESIGN WHEN APPLICABLE.
- CONFIRM LOCAL JURISDICTION REQUIREMENTS ON PAINT COLOR
- STANDARD MUTCD 48" STENCIL; IF 48" UNAVAILABLE, COORDINATE WITH CPM ON ALTERNATIVE



NO.	DATE
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MARK E. LEAPTROTT LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

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CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 300
JACKSONVILLE, FL 32246
PH: 904-265-3030 FAX:
904-265-3031
FLORIDA REGISTRY 3650

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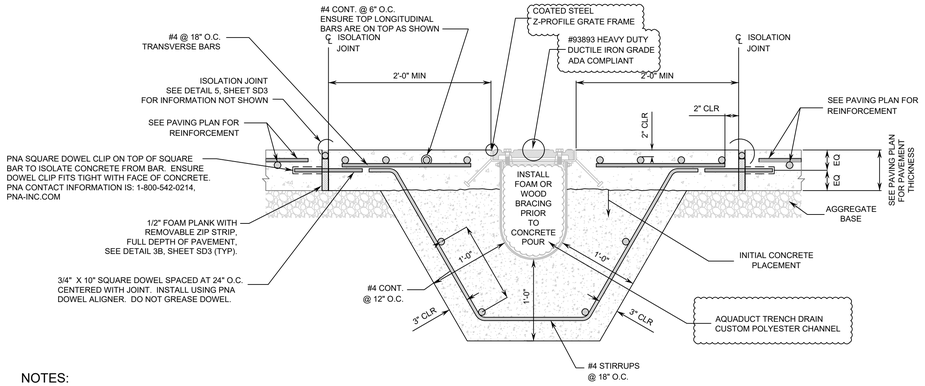
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

RACETRAC STANDARD DETAILS

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/11/2026
SCALE	
DRAWING NAME:	24-01-0057 RT EDODets.dwg
SD7	
SHEET NO.	VERSION

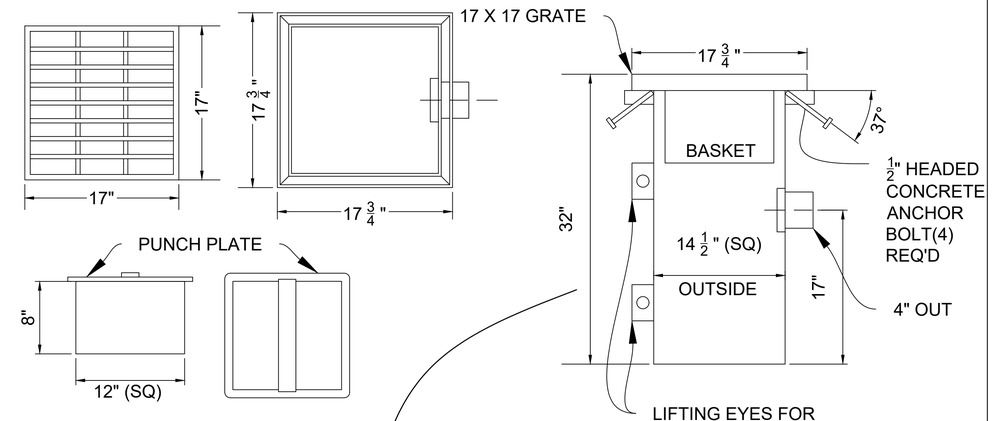


NOTES:

1. NOTE SPECIAL CROSSBAR CALLOUTS SPECIFIC TO EXTENDED DIESEL OFFER TRENCH DRAIN SYSTEM
2. ALL BOLTS TO BE GRADE 8 & INSTALLED WITH **BLUE LOCTITE**
3. G.C. MUST READ INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION OF AQUADUCT TRENCH DRAIN.
4. REFER TO DETAIL 6, SHEET SD2 FOR BRACING RECOMMENDATIONS.
5. SOME PROJECTS MAY HAVE MULTIPLE TRENCH DRAINS ON SITE. (REFER TO "GRADING PLAN" FOR EXACT LOCATIONS.)
6. EACH TRENCH DRAIN IS INDIVIDUALLY DESIGNED AND SIZED BY AQUADUCT, INC. (REFERE TO DESIGN SPECS FOR EXACT SIZING.)
7. REFERENCE (6 / SD2) FOR BRACING DETAILS

1 / SD8 TYP. CONCRETE DETAIL FOR RT EXTENDED DIESEL OFFER AQUADUCT CUSTOM 8" TRENCH DRAIN SYSTEM

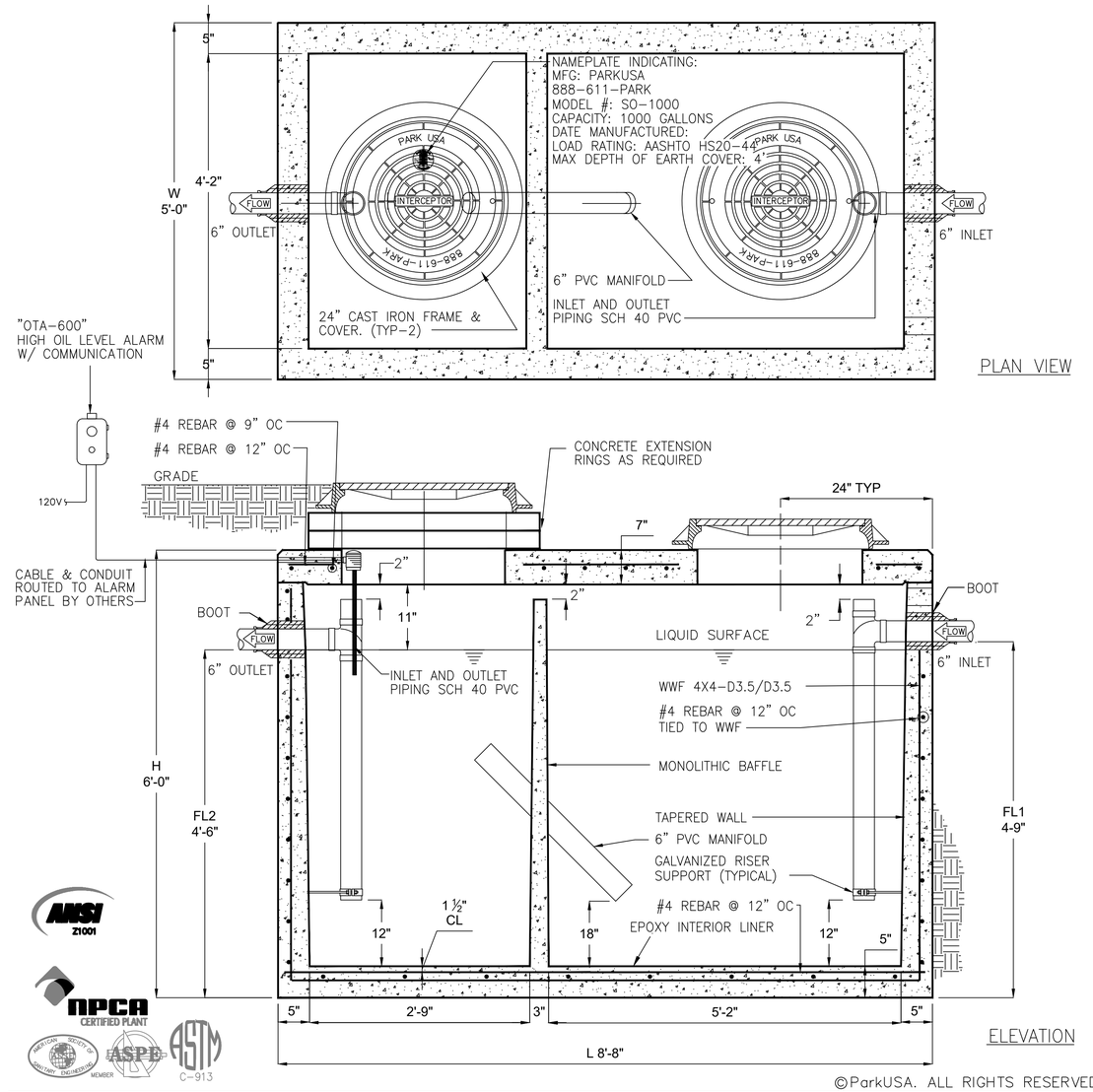
NTS



2 / SD8 DIESEL ISLAND CATCH BASIN (TYP.)

NTS

NOTES: SUPPLIED BY COBB IND. THROUGH RACETRAC



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SPECIFICATIONS

CONCRETE: CLASS I/II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNITS IS MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. GROSS EMPTY WEIGHT OF APPROXIMATELY 13,250 LBS. CONCRETE MATERIAL REQUIREMENTS SHALL COMPLY WITH THE "MATERIALS AND MANUFACTURERS SECTION OF ASTM C1613".

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL. STRUCTURAL DESIGN IS BASED ON AASHTO HS-20 LOADING. REBAR #4, WWF 4X4-D3.5/D3.5

C.I. CASTINGS: MANHOLE FRAMES, COVERS, OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48 CLASS 30. MANHOLE SHALL BAVE 24 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA

INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED. NOMINAL LIQUID CAPACITY IS 1500 GALLONS. MANUFACTURER SHALL PROVIDE ENGINEER CERTIFIED SUBMITTAL DRAWINGS UPON REQUEST UPON REQUEST. FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF INTERCEPTOR. USE DIMENSIONAL DATA AS SHOWN.

NOTES:

1. Contractor to place OTA-600 alarm within 500 feet of oil water separator. CAT-5 cable to be run from building data closet to alarm location, the maximum length of the CAT-5 cable is 350 feet.

888.611.PARK
www.parkusa.com
PARK USA
DESIGN FOR WATER

SAND/OIL TRAP SO-1000
MODEL SIZE 1,000 GALLONS

3 / SD8 OIL WATER SEPERATOR

IF PARKUSA OIL TRAP UNAVAILABLE, COORDINATE WITH CPM FOR EQUIVALENT

NO.	DATE
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MARK E. LEAPTROT LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

CW PRIME

CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 500
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904-265-3031
FLORIDA REGISTRY 3859

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200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

RACETRAC STANDARD DETAILS

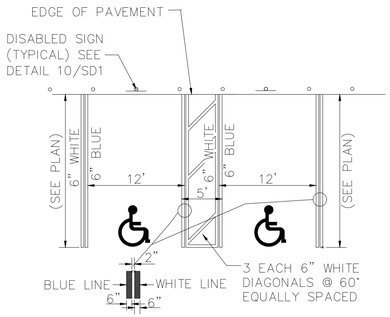
RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

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DATE	3/11/2026
SCALE	
DRAWING NAME:	24-01-0057 RT EDODets.dwg
SD8	
SHEET NO.	VERSION

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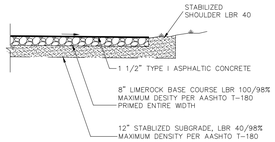
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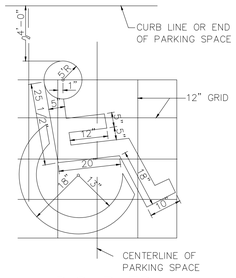
GENERAL NOTES:

1) CURB CUTS SHALL HAVE A MAXIMUM RISE OF 8 INCHES.
2) THE MAXIMUM SLOPE FOR A CURB RAMP IS 1:12 OR 8%.
3) SEE GRADING PLAN FOR SPOT ELEVATIONS.
4) ACCESS RAMP AND HANDICAP SYMBOL SHALL BE PAINTED WHITE. H.C. SYMBOL SHALL BE 5 FEET HIGH.
5) TOP PORTION OF HANDICAP SIGN SHALL HAVE A REFLECTIVE BLUE BACK GROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACK GROUND WITH BLACK OPAQUE LEGEND AND BORDER.
6) SLOPES OF ACCESSIBLE PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION

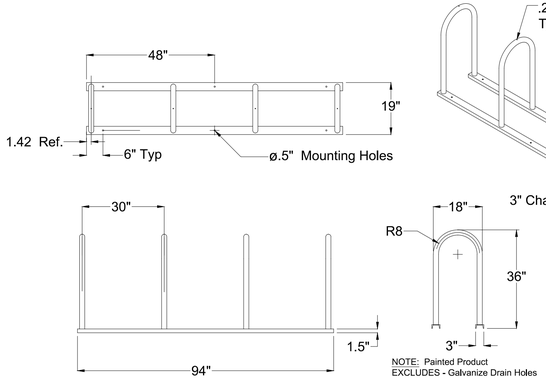
2 / SD9 DISABLE PARKING SPACE DETAIL
N.T.S.



3 / SD9 TYPICAL FULL DEPTH ASPHALT PAVEMENT SECTION IN COUNTY ROW
N.T.S.

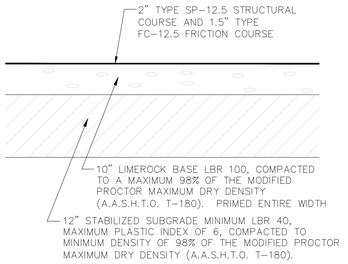


DISABLED PARKING SYMBOL
N.T.S.



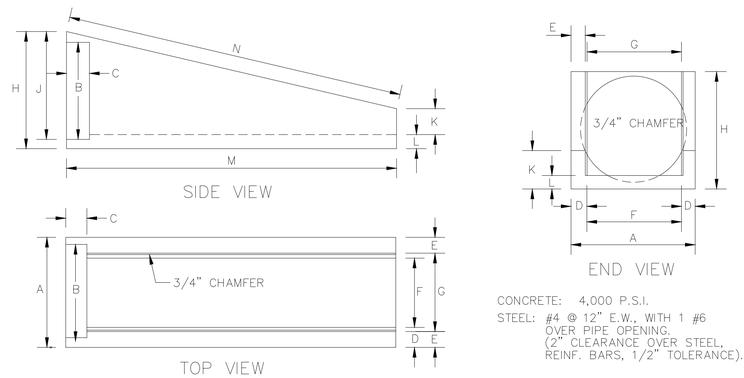
NOTE: Painted Product EXCLUDES - Galvanize Drain Holes

BIKE RACK
SD9 NOT TO SCALE



NOTES:
1. ANY DISTURBED AREAS WITHIN RIGHT-OF-WAY SHALL BE SODDED.
2. SOIL ANALYSIS MAY INDICATE THE NEED FOR THICKER BASE COURSES THAN THOSE HEREIN. THE PAVEMENT THICKNESS SHOWN HEREIN ARE NOT INTENDED TO BE ABSOLUTE, BUT ARE PRELIMINARY CRITERIA AND MAY BE MODIFIED TO ACCOMMODATE THE BEARING CAPACITY OF VARIOUS SUBGRADES.
3. ALL ASPHALTIC CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 331 AND/OR 333, FDOT STANDARD SPECIFICATIONS, LATEST EDITION.

4 / SD9 TYPICAL FDOT PAVEMENT SECTION
N.T.S.



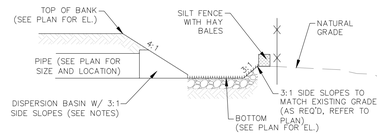
CONCRETE: 4,000 P.S.I.
STEEL: #4 @ 12" E.W., WITH 1 #6 OVER PIPE OPENING. (2" CLEARANCE OVER STEEL, REINF. BARS, 1/2" TOLERANCE).

MITERED END SECTION FOR RCP OR CMP
N.T.S.

RCP/CMP	A	B	C	D	E	F	G
15" - 18"	2'-7"	2'-1"	8"	6"	6 3/4"	1'-6"	1'-7"
24"	2'-11"	2'-8"	6"	5"	4 1/2"	1'-11"	2'-10"
30"	3'-6"	3'-2"	6"	6"	5 1/2"	2'-5"	2'-6 1/2"
36"	4'-1"	3'-10"	6"	7"	5 1/2"	2'-9"	3'-0"

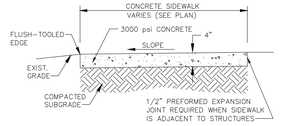
RCP/CMP	H	J	K	L	M	N
15" - 18"	2'-10"	2'-4"	8"	6"	6'-10"	7'-0"
24"	3'-6"	3'-1"	7 1/2"	5"	10'-0"	10'-3 1/2"
30"	3'-9"	3'-5"	7"	5"	11'-5"	11'-8 1/4"
36"	4'-6"	4'-0"	6"	6"	14'-0"	14'-4 1/2"

TABLE FOR MITERED END SECTION
N.T.S.

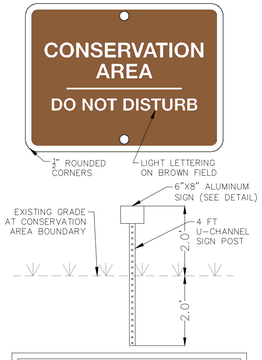


NOTES:
1. CONTRACTOR SHALL PROVIDE 1' MIN. DEPTH OF STONE (SIZE 3"-6" DIAMETER) OVER TOP OF FILTER FABRIC ALONG ENTIRE BOTTOM OF DISPERSION BASIN. 2" OF FILL TO BE PLACED OVER BEDDING STONE AND LEVELED IN PREPARATION FOR SODDING.
2. CONTRACTOR SHALL PROVIDE SILT FENCE AND HAY BALES ALONG ENTIRE PERIMETER OF DISPERSION BASIN IN ACCORDANCE WITH SEDIMENT AND EROSION CONTROL PLAN.
3. CONTRACTOR SHALL SOD ENTIRE DISPERSION BASIN AND ALL DISTURBED AREAS.
4. THE CONTRACTOR SHALL STAKE LIMITS OF CONSTRUCTION AND PLACE SILT FENCE PRIOR TO CONSTRUCTION AND SHALL AVOID IMPACTS OUTSIDE LIMITS SHOWN ON PLANS.

TYPICAL RIPRAP DISPERSION BASIN DETAIL
N.T.S.

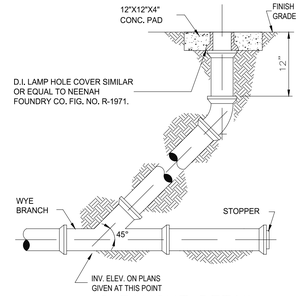


SIDEWALK DETAIL
N.T.S.

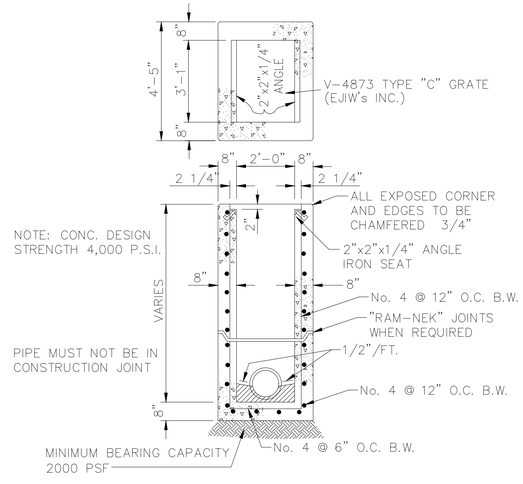


NOTES:
1. CONSERVATION AREA SIGNAGE SHALL BE PLACED 6' OUTSIDE THE PROPOSED BUFFER AND SPACED 100' ON CENTER.
2. SIGN PLATE SHALL BE CONNECTED TO 4' U-POST AND DRIVEN 2' INTO THE GROUND.

CONSERVATION SIGN DETAIL
N.T.S.



CLEANOUT DETAIL
N.T.S.



STORM SEWER TYPE "C" INLET
N.T.S.

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

GENERAL DETAILS
RACETRAC #1750 LAKE CITY EDO
3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
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SCALE	
DRAWING NAME:	24-01-0057 Cov&Dets.dwg
SD9	
SHEET NO.	VERSION

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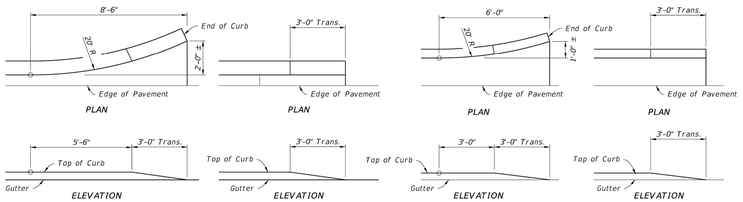
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CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 300
JACKSONVILLE, FL 32246
PH: 904-265-3000 FAX:
WWW.CWPRIME.COM
FLORIDA REGISTRY 3650

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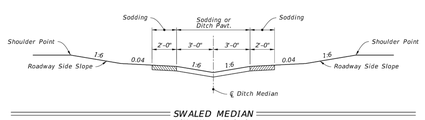
E. LEAPTROTT MCKEWEN
No. 61449
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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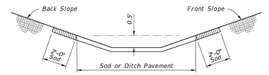


NOTE: Ends of Type B and D Curb transition from full to zero heights in 3 ft.

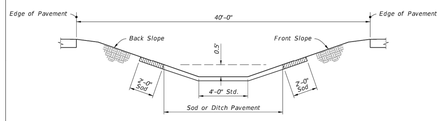
CURB AND CURB & GUTTER ENDINGS



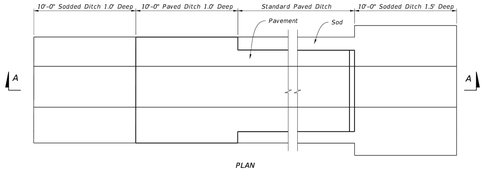
SWALED MEDIAN (No Weep Holes)

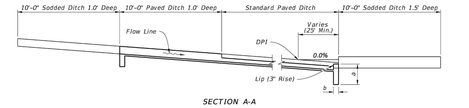


ROADWAY SIDE DITCH



40' MEDIAN

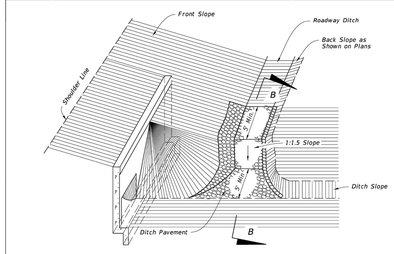




PAVED DITCH END TREATMENT

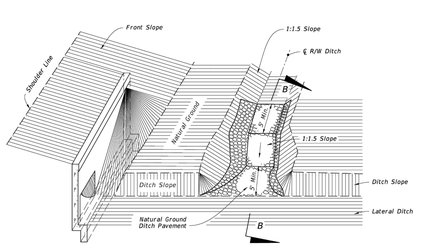
GENERAL NOTES:

1. Install type of ditch pavement shown on Plans.
2. Construct lip at the end of ditch pavement downstream of DPI or on flatter grades where there is a decrease in ditch velocity.
3. Use toewalls with all ditch paving, except adjacent to drainage structures.
4. Construct sides of paving with 1' minimum height for junction of R/W ditch spillway and lateral ditch.
5. Install filter fabric under all ditch pavement except for miscellaneous asphalt.
6. Install ditch pavement requiring reinforcement as detailed in Plans.



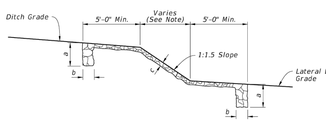
NOTE: Miscellaneous asphalt will not be permitted for this type of construction.

JUNCTION OF ROADWAY DITCH AND LATERAL DITCH



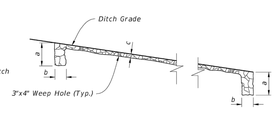
NOTE: Miscellaneous asphalt will not be permitted for this type of construction.

JUNCTION OF R/W DITCH AND LATERAL DITCH

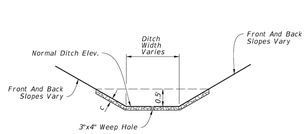


NOTE: Do not construct weep holes in this area or 5' upstream

SECTION B-B (As Shown)



SECTION B-B (Locations Other Than Junction with Lateral Ditch)

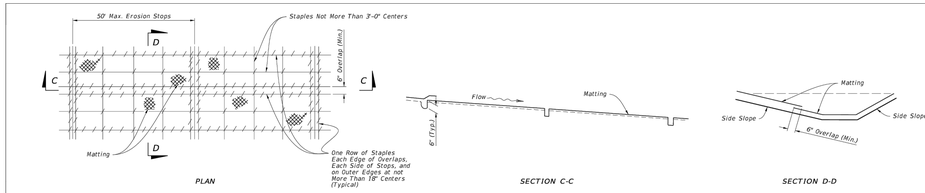


TYPICAL SECTION

TABLE 1: DITCH PAVEMENT

Pavement Type	Dimensions a	b	c	Filter Fabric Type	References & Remarks
Concrete	24"	6"	Varies	D-4	Specification 524
Miscellaneous Asphalt	24"	12"	4"	None	Specification 339
Riprap (Sand-Cement)	24"	12"	4"	D-4	Specification 530, Grouting of joints required
Riprap (Ditch Lining)	--	--	--	D-2	Specification 530

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DITCH PAVEMENT AND SODDING	INDEX	SHEET
11/01/22	REVISION				524-001	1 of 3
11/01/22	REVISION				524-001	2 of 3



MATTING FOR DITCH

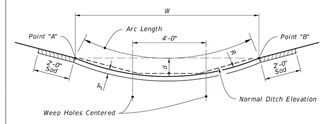
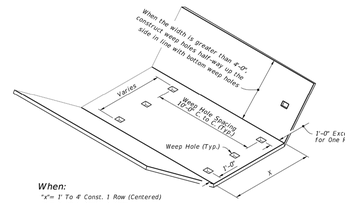


TABLE 2: ALTERNATE DITCH PAVEMENT

TO REPLACE:	W	d	R	Rows Of Weep Holes	Arc Length
6' Median Swale	6'	0.24'	19'	0	6.0'
1:6 Front Slopes; 1:4 Back Slope					
5' Ditch Bottom Width	10'	0.67'	19'	2	10.1'
4' Ditch Bottom Width	9'	0.54'	19'	2	9.1'
1:4 Front Slopes & Back Slope					
5' Ditch Bottom Width	9'	0.74'	14'	2	9.2'
4' Ditch Bottom Width	8'	0.58'	14'	1 (in center)	8.1'

NOTE: For use only where side slopes are 1:4 or flatter. Point "A" and "B" are at the same elevation and should be used to locate the paved section.

ALTERNATE DITCH PAVEMENT

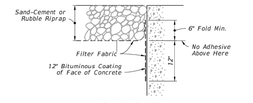


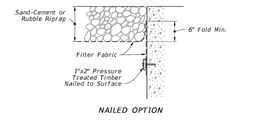
When:
"x"= 1' To 4' Const. 1 Row (Centered)
"x"= 5' To 7' Const. 2 Rows
"x"= 8' To 12' Const. 3 Rows
"x"= 13' To 17' Const. 4 Rows
"x"= 18' To 22' Const. 5 Rows

NOTES:

1. Construct all weep holes 3"x4" rectangle or 4" or 5" diameter circle hole. Place ½ cu. ft. (12" x 12" x 6") of No. 57 aggregate under each hole with 1 sq. ft. of galvanized wire mesh (½" openings) placed between the aggregate and the ditch pavement.
2. Rectangle weep holes shown, round weep holes similar.
3. Weep hole spacing may be reduced to 5' minimum when directed by the Engineer.

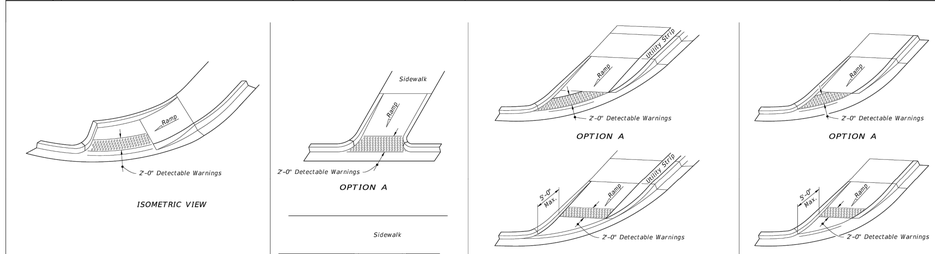
WEEP HOLE ARRANGEMENT





NOTE: Either option may be used, unless called for in the plans.

FILTER FABRIC PLACEMENT AT CONCRETE STRUCTURE



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DITCH PAVEMENT AND SODDING	INDEX	SHEET
11/01/22	REVISION				524-001	3 of 3
11/01/21	REVISION		FY 2026-27 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	522-002	4 of 7

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MARK E. LEAPHART LICENSE No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

NO.	DATE

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CONNELLY & WICKER, LLC
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SUITE 202
JACKSONVILLE, FL 32246
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FLORIDA REGISTRY 3650

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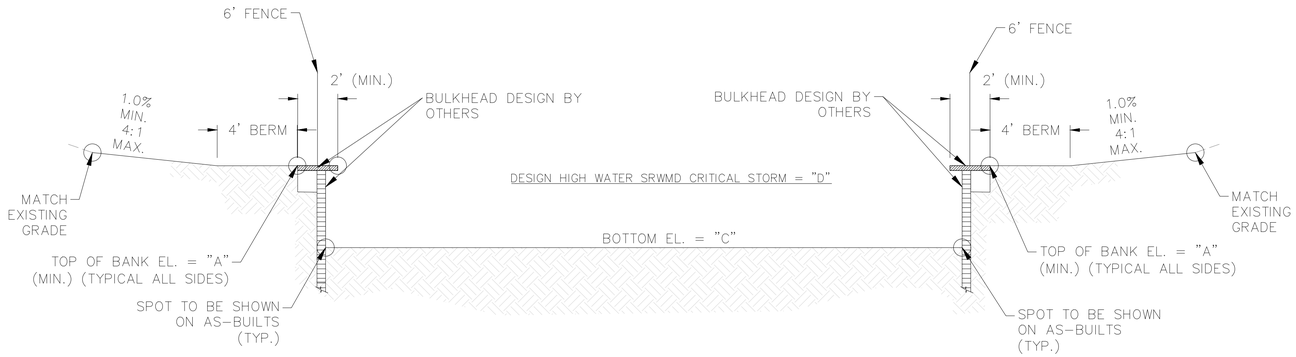
RACETRAC PETROLEUM, INC.
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GENERAL DETAILS

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

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DATE	3/13/26
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DRAWING NAME:	24-01-0057 Cov&Dets.dwg
SD10	
SHEET NO.	VERSION



TYPICAL SECTION THRU SMF-1 POND & BULKHEAD

N.T.S.

VARIABLE	DESCRIPTION	SMF-1
"A"	TOP OF BANK EL. (MIN.)	146.70
"B"	NORMAL WATER LEVEL EL.	144.00
"C"	BOTTOM EL.	139.00

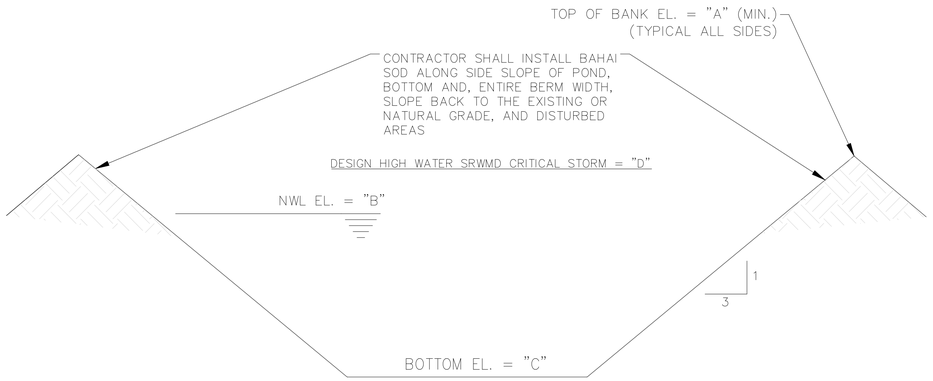
VARIABLE	DESCRIPTION	SMF-1
"D"	DHW EL. (100 YR.-01 HR)	140.83
"D"	DHW EL. (100 YR.-02 HR)	141.42
"D"	DHW EL. (100 YR.-04 HR)	142.12
"D"	DHW EL. (100 YR.-08 HR)	143.07
"D"	DHW EL. (100 YR.-24 HR)	144.22
"D"	DHW EL. (100 YR.-3 DAY)	144.76
"D"	DHW EL. (100 YR.-7 DAY)	145.20
"D"	DHW EL. (100 YR.-10 DAY)	145.71

VARIABLE	DESCRIPTION	SMF-2
"A"	TOP OF BANK EL. (MIN.)	146.00
"B"	NORMAL WATER LEVEL EL.	143.00
"C"	BOTTOM EL.	140.00

VARIABLE	DESCRIPTION	SMF-2
"D"	DHW EL. (100 YR.-01 HR)	142.36
"D"	DHW EL. (100 YR.-02 HR)	142.86
"D"	DHW EL. (100 YR.-04 HR)	143.17
"D"	DHW EL. (100 YR.-08 HR)	143.47
"D"	DHW EL. (100 YR.-24 HR)	144.03
"D"	DHW EL. (100 YR.-3 DAY)	144.50
"D"	DHW EL. (100 YR.-7 DAY)	144.75
"D"	DHW EL. (100 YR.-10 DAY)	145.05

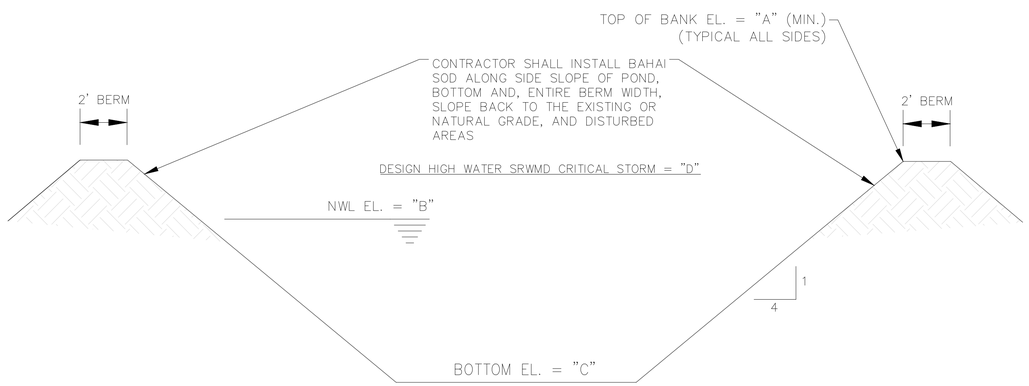
VARIABLE	DESCRIPTION	SMF-3
"A"	TOP OF BANK EL. (MIN.)	147.50
"B"	NORMAL WATER LEVEL EL.	146.00
"C"	BOTTOM EL.	145.00

VARIABLE	DESCRIPTION	SMF-3
"D"	DHW EL. (100 YR.-01 HR)	145.00
"D"	DHW EL. (100 YR.-02 HR)	145.02
"D"	DHW EL. (100 YR.-04 HR)	145.17
"D"	DHW EL. (100 YR.-08 HR)	145.41
"D"	DHW EL. (100 YR.-24 HR)	146.02
"D"	DHW EL. (100 YR.-3 DAY)	146.20
"D"	DHW EL. (100 YR.-7 DAY)	146.33
"D"	DHW EL. (100 YR.-10 DAY)	146.48



TYPICAL DRY POND SECTION (SMF-2)

N.T.S.



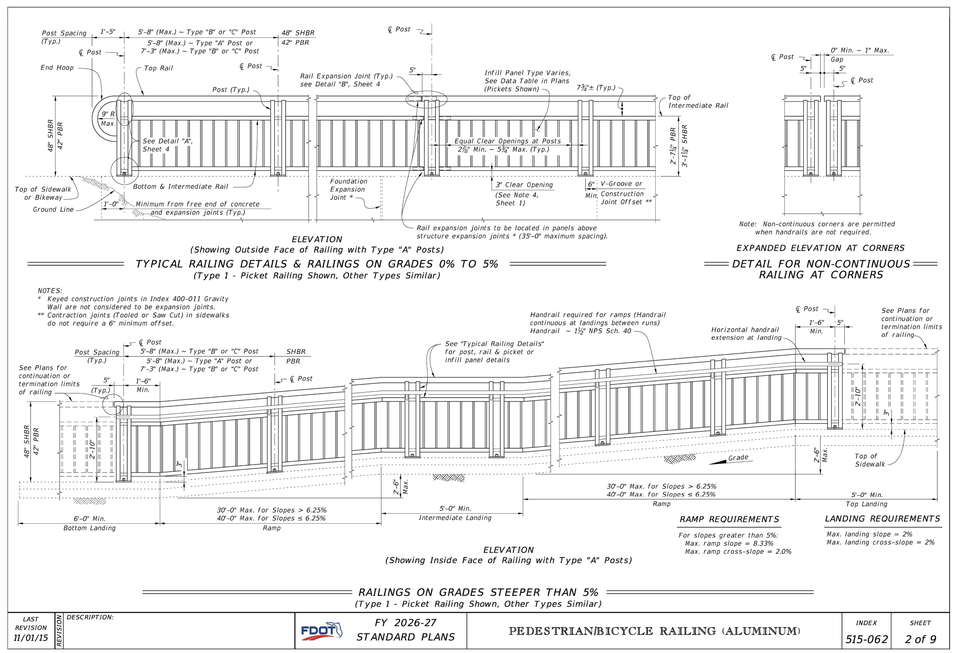
TYPICAL DRY POND SECTION (SMF-3)

N.T.S.

NOTES:
1. CONTRACTOR SHALL VERIFY SLOPES ON RECORD DRAWINGS AT SPOTS SHOWN ABOVE AND AT TURN POINTS AND AT 100' MAXIMUM INTERVALS.
2. CONTRACTOR SHALL FILL EMBANKMENTS (BERMS) THAT ARE ABOVE EXISTING GRADE IN LIFTS NOT EXCEEDING 8" THICKNESS. SURFACE OF FILL SHALL BE SCARIFIED BETWEEN SUCCESSIVE LIFTS TO PROVIDE BOND AND PRECLUDE SEEPAGE PATHS OR SLICK INTERFACES. FILL SOILS SHALL CONSIST OF CLAYEY FINE SANDS (SC) WITH A MIN. 15% OF FINES PASSING THE NO. 200 SIEVE. EMBANKMENT (INCLUDING THE SURFICIAL SOILS WITHIN THE UPPER 2 FEET BELOW THE STRIPPED SURFACE OF THE BERM) SHALL SHALL BE COMPACTED TO 98% OF MODIFIED PROCTOR MAX. DRY DENSITY WITH 2% OF OPTIMUM MOISTURE CONTENT. CONTRACTOR SHALL PROVIDE DENSITY TESTS ALONG POND EMBANKMENTS AT 200' INTERVALS. THE BERM SHALL ALSO BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS FOR SLOPE STABILITY, THE MORE ASTRINGENT SHALL BE USED.
3. CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL IN BOTTOM OF STORM WATER MANAGEMENT FACILITY PROVIDED THAT ALL UNSUITABLE MATERIAL DISPOSED OF IS COVERED WITH A MINIMUM OF 24" OF CLEAN FILL; HOWEVER, CONTRACTOR SHALL NOT DISPOSE OF UNSUITABLE MATERIAL IN SIDE SLOPES OR BERMS, FINAL DEPTH SHALL BE AS SHOWN ON PERMITTED CONSTRUCTION PLANS.
4. NO MOWED OR CUT VEGETATIVE MATERIAL SHALL BE DEPOSITED OR REMAIN IN THE LOW MAINTENANCE ZONE OR DEPOSITED IN THE WATER. CARE SHOULD BE TAKEN TO PREVENT THE OVER-SPRAY OF AQUATIC WEED PRODUCTS INTO THE LOW MAINTENANCE ZONE.

TYPICAL SECTION THRU STORM WATER MANAGEMENT FACILITY

N.T.S.



LAST REVISION	DESCRIPTION:	FDOT	INDEX	SHEET
11/01/15		FY 2026-27 STANDARD PLANS	515-062	2 of 9

PEDESTRIAN/BICYCLE RAILING (ALUMINUM)

NO.	DATE

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MARY E. LEAPHART No. 61449 STATE OF FLORIDA PROFESSIONAL ENGINEER

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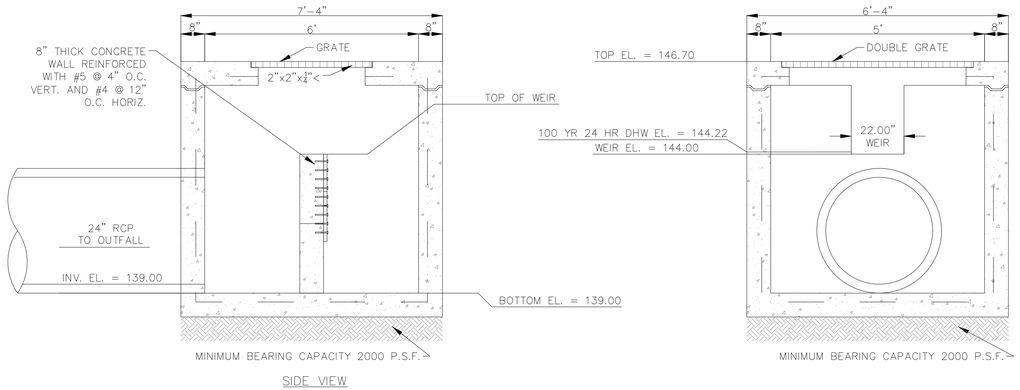
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3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

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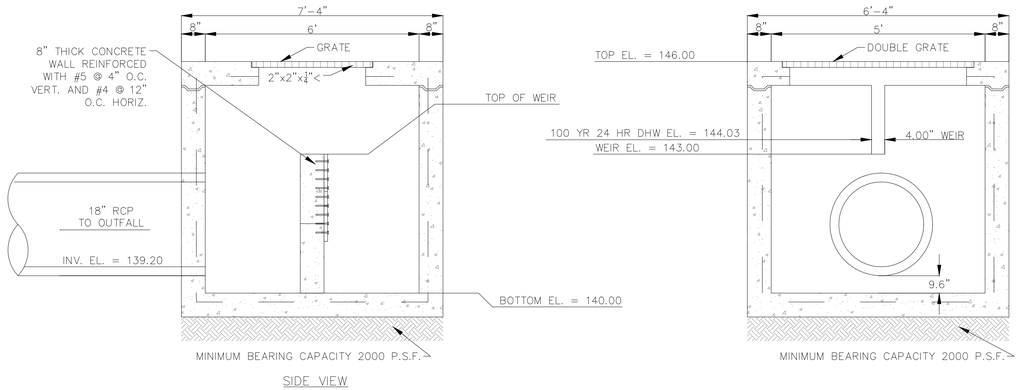


SIDE VIEW

NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI, TO BE CONSTRUCTED PER FDOT STANDARD SPECIFICATIONS FOR CONCRETE INLET WITH A PRECAST TOP SLAB, WITH ALL APPLICABLE REINFORCING.
2. ALL BOLTS TO BE STAINLESS STEEL.
3. PIPES MUST NOT BE IN CONSTRUCTION JOINTS.
4. PIPE SHALL BE FLUSH WITH INSIDE WALL.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON "AS-BUILTS".

CONTROL STRUCTURE ST-21 (OC-1) SMF-1 MODIFIED TYPE "E" INLET

N.T.S.

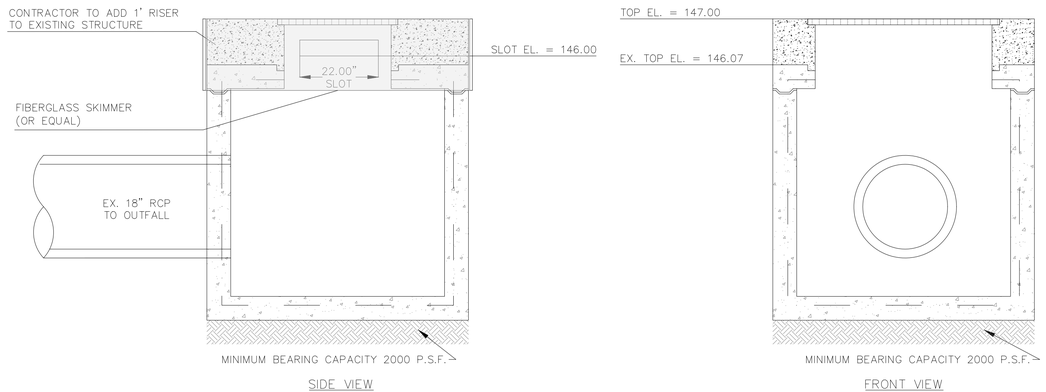


SIDE VIEW

NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI, TO BE CONSTRUCTED PER FDOT STANDARD SPECIFICATIONS FOR CONCRETE INLET WITH A PRECAST TOP SLAB, WITH ALL APPLICABLE REINFORCING.
2. ALL BOLTS TO BE STAINLESS STEEL.
3. PIPES MUST NOT BE IN CONSTRUCTION JOINTS.
4. PIPE SHALL BE FLUSH WITH INSIDE WALL.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON "AS-BUILTS".

CONTROL STRUCTURE ST-19 (OC-2) SMF-2 MODIFIED TYPE "E" INLET

N.T.S.



SIDE VIEW

FRONT VIEW

NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI, TO BE CONSTRUCTED PER FDOT STANDARD SPECIFICATIONS FOR CONCRETE INLET WITH A PRECAST TOP SLAB, WITH ALL APPLICABLE REINFORCING.
2. ALL BOLTS TO BE STAINLESS STEEL.
3. PIPES MUST NOT BE IN CONSTRUCTION JOINTS.
4. PIPE SHALL BE FLUSH WITH INSIDE WALL.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON "AS-BUILTS".

CONTROL STRUCTURE ST-26 (OC-3) SMF-3 EXISTING STRUCTURE UPDATE

N.T.S.

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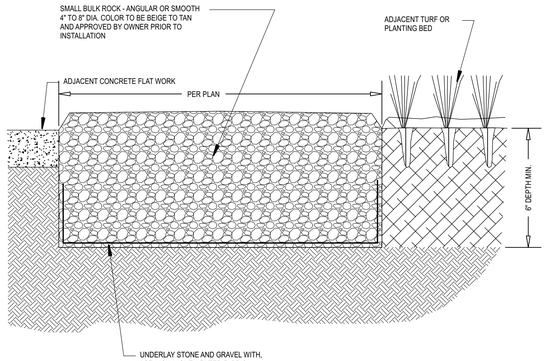
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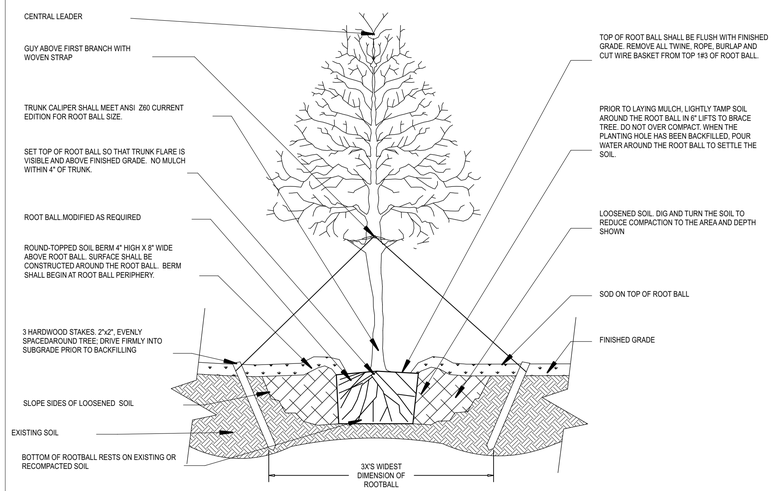
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LAKE CITY, FL 32055
CITY OF LAKE CITY

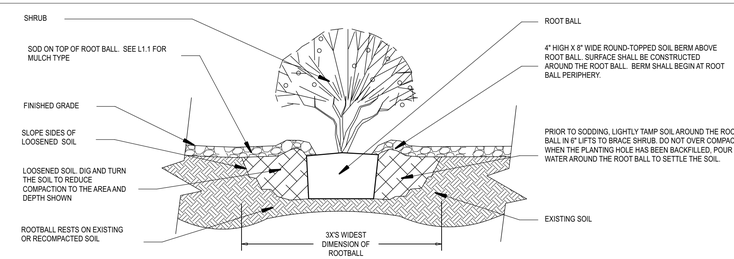
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SHEET NO.	VERSION



1 L1.2 SIGNATURE RIVER ROCK MULCH
NTS

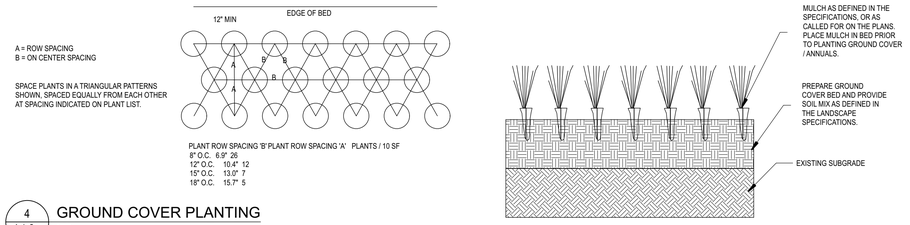


2 L1.2 TREE STAKING AND PLANTING DETAIL
NTS



SECTION VIEW

3 L1.2 SHRUB PLANTING DETAIL
NTS



4 L1.2 GROUND COVER PLANTING
NTS

5 L1.2 PALM TREE STAKING
NTS

6 L1.2 ROOT BARRIER - PARKING LOT ISLANDS
NTS

Notes:
1- Root barriers shall be installed per manufacturer's specifications and recommendations.
2- Root barriers shall be installed when root ball is located within 8' of pavement.

7 L1.2 SOD OR MULCH INSTALLATION AGAINST HARDSCAPE
NTS

8 L1.2 SHOVEL CUT BED EDGE
NTS

AGENDA ITEMS

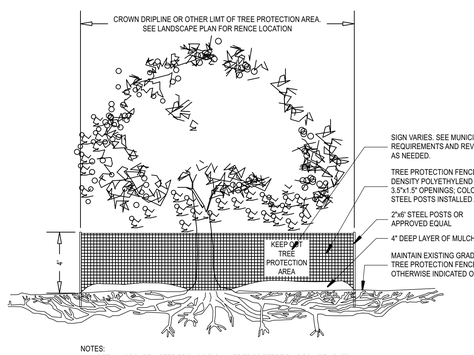
1. SCHEDULE
   a. LANDSCAPE ARCHITECT TO CONTRACT WITH RACETRAC FOR CONSTRUCTION ADMINISTRATION.
   b. ARE THE CONSTRUCTION PROJECT MANAGER OR LANDSCAPE CONTRACTOR PRESENT?
   c. HAS A START DATE BEEN TARGETED AND TIME FRAMES LAID OUT?
   d. HAVE THE OTHER REQUIRED ON-SITE MEETINGS BEEN DISCUSSED?
   e. IS EVERYONE ON THE SAME PAGE MOVING FORWARD?
2. TOP SOIL
   a. WHO IS BRINGING IT TO THE SITE?
   b. WHEN SHOULD IT BE BROUGHT TO THE SITE?
   c. WHERE WILL IT BE STOCKPILED?
3. PLAN REVIEW
   a. HAS IT BEEN STRESSED THAT WE PREFER ROLLED SOD OVER SQUARE PALLETS WHERE APPLICABLE?
   b. ARE THE IRRIGATION SLEEVES IN THEIR PROPER LOCATIONS?
   c. WILL STRUCTURES / UTILITIES PREVENT THE IRRIGATION MAINLINE FROM BEING THREE (3) FEET OFF OF CURB?
4. SUBMITTALS / APPROVALS
   a. IS THE LANDSCAPE CONTRACTOR CLEAR ON WHAT ALL NEEDS TO BE SELECTED (TAGGED) AND SEEN BEFORE SHOWING UP ON SITE?
      1. PICTURES OF SHRUBS, SOD, INDIVIDUAL TREES, ROCK MULCH
5. PRICE SIGN LOCATION
   a. HAS THE SIGN SPOTTING BEEN DONE AND IS THE CURRENT LOCATION CONFIRMED?
   b. IF THE LOCATION MAY CHANGE, HAS IT BEEN DISCUSSED HOW EVERYONE WILL BE NOTIFIED?
   c. DOES ANY LANDSCAPING AFFECT THE VISIBILITY OF THE SIGN?
6. MISCELLANEOUS
   a. HAVE CIRCUMSTANCES UNIQUE TO THE SITE BEEN DISCUSSED?
   b. DOES ANYONE AT THE MEETING HAVE ANY QUESTIONS OR CONCERNS ABOUT THE RESPONSIBILITIES MOVING FORWARD WITH THE PROJECT?

12 L1.2 LANDSCAPE PRE-CON MEETING AGENDA
NTS

LANDSCAPE NOTES

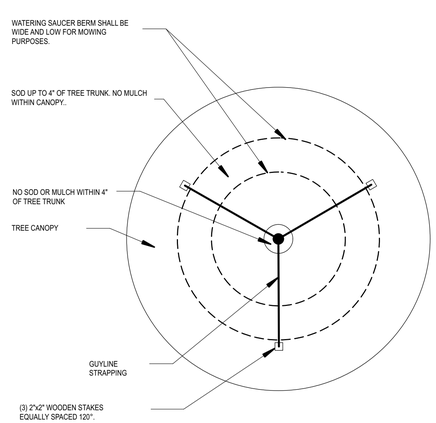
1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. General Contractor to install 4" minimum depth of clean, friable topsoil at all planting beds and 4" minimum depth at lawn areas prior to fine grading. See Topsoil specification.
4. All shrub beds (existing and new) to be mulched with a 4 inch minimum layer of rock mulch. Rock as defined in the landscape specifications.
5. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape Contractor to provide fine grading. See grading specification.
6. Any existing grass disturbed during construction to be fully removed, regraded, and replaced. All tire marks and indentions to be repaired. No exceptions.
7. Landscape Contractor to coordinate with Landscape Architect (L.A.) in the selection of plant material prior to shipment of plant material to site.
8. Soil to be test to determine fertilizer and lime requirements and distributed prior to laying sod as directed by L.A. Provide results to L.A. and Racetrac Project Manager.
9. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site) laid immediately, rolled and watered thoroughly immediately after planting. Edge of sod adjacent to mulch beds to be shovel cut as detailed. All sod to be delivered in largest rolls available. There shall be no gaps between sod joints.
10. All changes to design or plant substitutions are to be authorized in writing by the Landscape Architect, Racetrac Construction Project Manager, and Engineering Project Manager.
11. Planting Mix to be provided as specified in the landscape specifications.
12. All plant material shall conform to the latest edition of American Standard for Nursery Stock (ANSI Z60.1)
13. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by Racetrac. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism.
14. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the Landscape Architect, shall be replaced by the Landscape Contractor at no cost to RaceTrac.
15. General Contractor to mound all parking islands 4"-6" with clean screened topsoil; see specification and detail.
16. Prior to installation, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations; irrigation, approve topsoil provided by General Contractor and observe the site conditions under which the work is to be done. Notify General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Architect, Landscape Contractor and RaceTrac Construction Manager.
17. Stake all evergreen and deciduous trees as noted in the specifications.
18. Remove all stakes and guying from all trees after one year from planting.
19. Water all plant material that are newly planted thoroughly twice in the first 24 hours and apply mulch immediately.
20. Site to be 100% irrigated in all planting beds and grass area by an automatic underground irrigation system.
21. All tree protection devices to be installed by General Contractor prior to start of land disturbance, and maintained until final landscaping.
22. All tree protection areas to be protected from sedimentation.
23. All tree protection fencing to be inspected daily, and repaired or replaced as needed or instructed by L.A.
24. No parking, walking, storage or other construction activities shall occur within tree protection areas.
25. Landscape Contractor shall provide a 1 year maintenance period under separate contract following acceptance by the Landscape Architect and RaceTrac Construction Manager. Maintenance contract to be assigned through RaceTrac Maintenance Department.
26. These drawings are intended to be printed on 24X36 paper. Printing the file at a different size will impact scale. Verify the graphic scale before referencing any measurements on these sheets. Recipient of these drawings shall be responsible for any errors resulting from incorrect printing, copying, or any other changes that alter the scale of drawings.
27. Verify all plan dimensions prior to the start of construction.
28. Coordinate site access, staging, storage and cleanout areas with owner's representative.
29. Contractor shall be responsible for protection of their material stockpiles and work from vandalism, erosion or unintended disturbance during construction period and until final acceptance is issued.
30. Contractor is responsible for providing temporary safety fencing and barriers around all improvements such as walls, play structures, excavations, etc. associated with their work until such facilities are completely installed per the plans, specifications and manufacturer's recommendations.
31. Local, state, and federal jurisdictional requirements, restrictions or procedures shall supercede the plans, notes and specifications when more stringent. Notify the owner's representative if conflict occurs.

13 L1.2 TYPICAL LANDSCAPE NOTES
NTS

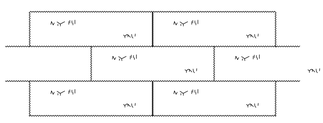


NOTES:
1. SEE LANDSCAPE NOTES FOR ADDITIONAL TREE PROTECTION REQUIREMENTS
2. NO PRUNING SHALL BE PERFORMED ON EXISTING TREES EXCEPT BY APPROVED ARBORIST.
3. NO EQUIPMENT SHALL OPERATE INSIDE OF THE PROTECTIVE FENCING INCLUDING FENCE INSTALLATION AND REMOVAL.
4. SEE SITE PREPARATION PLAN FOR ANY MODIFICATION WITH THE TREE PROTECTION AREA.

9 L1.2 TREE PROTECTION BARRIER DETAIL
NTS

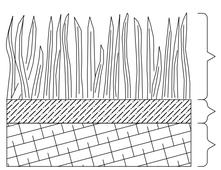


10 L1.2 TREE PLANTED IN LAWNS
NTS



LAY SOD IN STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON TROVEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

APPEARANCE OF GOOD SOD



NOTE: NO ROLLED SOD IN FLORIDA

SOD PLANTING REQUIREMENTS			
GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDA GRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L,P,C P,C P,C P,C	WARM WEATHER
BAHIA GRASS	PENSACOLA	P,C	WARM WEATHER
CENTIPEDE	-	P,C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MEYER	P,C	WARM WEATHER
TALL FESCUE	KENTUCKY	M-L,P	COOL WEATHER

FERTILIZER REQUIREMENTS FOR SOD				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs/acre)	NITROGEN TOP DRESSING RATE (lbs/acre)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION			
FERTILIZER TYPE	FERTILIZER RATE (lbs/acre)	FERTILIZER RATE (lbs/sq ft)	SEASON
10-10-10	1000	0.025	FALL

11 L1.2 SOD INSTALLATION DETAILS
NTS

MLD STUDIO
Landscape Architecture
51 old canton street
alpharetta, ga 30009
770.442.8171

RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BLVD.
ATLANTA, GEORGIA 30339
(770) 431-7600

AARON D. NEITZKE LANDSCAPE ARCHITECT GEORGIA STATE OF FLORIDA

This item has been electronically signed and sealed by Aaron D. Neitzke using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Aaron D Neitzke
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Date: 2026.03.16 23:46:34 -04'00'

PERMIT

LAKE CITY EDO
US 90 @ 2525B
LAKE CITY, FL

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	2/17/26	ADDRESS CITY COMMENTS
2	3/16/26	Revised Site Plan

MLD PROJECT #	2025088
DRAWN BY	KCN
CHECKED BY	ADN
DATE	10/16/25

Landscape Details

L-1.2

Tree #	Species	Common Name	DBH Inches	Health CR %	Structure CR%	Form CR%	Condition Rating	Condition	Comments
101	QL - *Quercus laurifolia*	Laurel Oak	29.5	15%	15%	10%	15%	Very Poor	Signs of internal decay, observations of decayed interior in large segment that were broken off. One large branch broken off was likely effected by storm influence compounded with the interior decay due to the compromised structural integrity of the branch. A separate segment of branch is dead with visible signs of previous trimming. The tree exhibits major canopy dieback and is asymmetric in its current state due to the loss of branching. Some branches have dead foliage at terminal end indicating poor nutrient distribution. The overall condition is very poor.
102	QV – *Quercus virginiana*	Live Oak	18.5	90%	80%	80%	85%	Good	One observed area of surficial rooting. Observations of a few dead branches in lower canopy which appear to have resulted from poor trimming practices by heading within the mid portion of the branch as opposed to the nearest collar. Inclusive bark with V shaping observed along multiple branching points. Tree exhibits flush leaf proliferation. Overall, a good, healthy tree
105	QV - *Quercus virginiana*	Live Oak	58.5	80%	75%	80%	80%	Good	Few dead lower canopy branches with broom branching stems observed at the terminal end where a break or previous trimming occurred. Minor tip dieback throughout the majority of all stems. Leaf proliferation abundant throughout. Tree exhibits exemplary branching pattern. Single large lower branch with bark peel back with signs of decay. Overall, a good, healthy tree.

RaceTrac

Lake City

Arborist Report

Prepared for:

RaceTrac

Prepared by:

WGI, Inc.

US Highway 17 South Suite 203, Fleming Island, Florida

Report Prepared by: Derek Lee
International Society of Arboriculture Certified Arborist
ISA Certification No. FL-338502A

February 2026

EXISTING TREES

#	TREE	DBH (INCHES)	CONDITION	STATUS	REMOVED (INCHES)
101	LAUREL OAK	30	VERY POOR	REMOVED	29.5
102	LIVE OAK	18	GOOD	REMOVED	18.0
103	CYPRESS	8		REMOVED	8.0
104	CYPRESS	6		REMOVED	6.0
105	LIVE OAK	59	GOOD	REMOVED	59.0

LEGEND

X — EXISTING TREE TO BE REMOVED
— EXISTING TREE TAG
TREE PROTECTION FENCING

LANDSCAPE REQUIREMENTS

A. OFF-STREET PARKING

REQUIRED 1. 10% of any off-street parking shall be landscape area
8,745 SF x 10% = 875 SF of landscape area required
2. (1) 4' Hgt tree per 200 SF of required landscape area = 4 trees required

PROVIDED 1. Landscape area = 1,100 SF of landscape area provided
2. 4 crepe myrtle = 4 trees provided

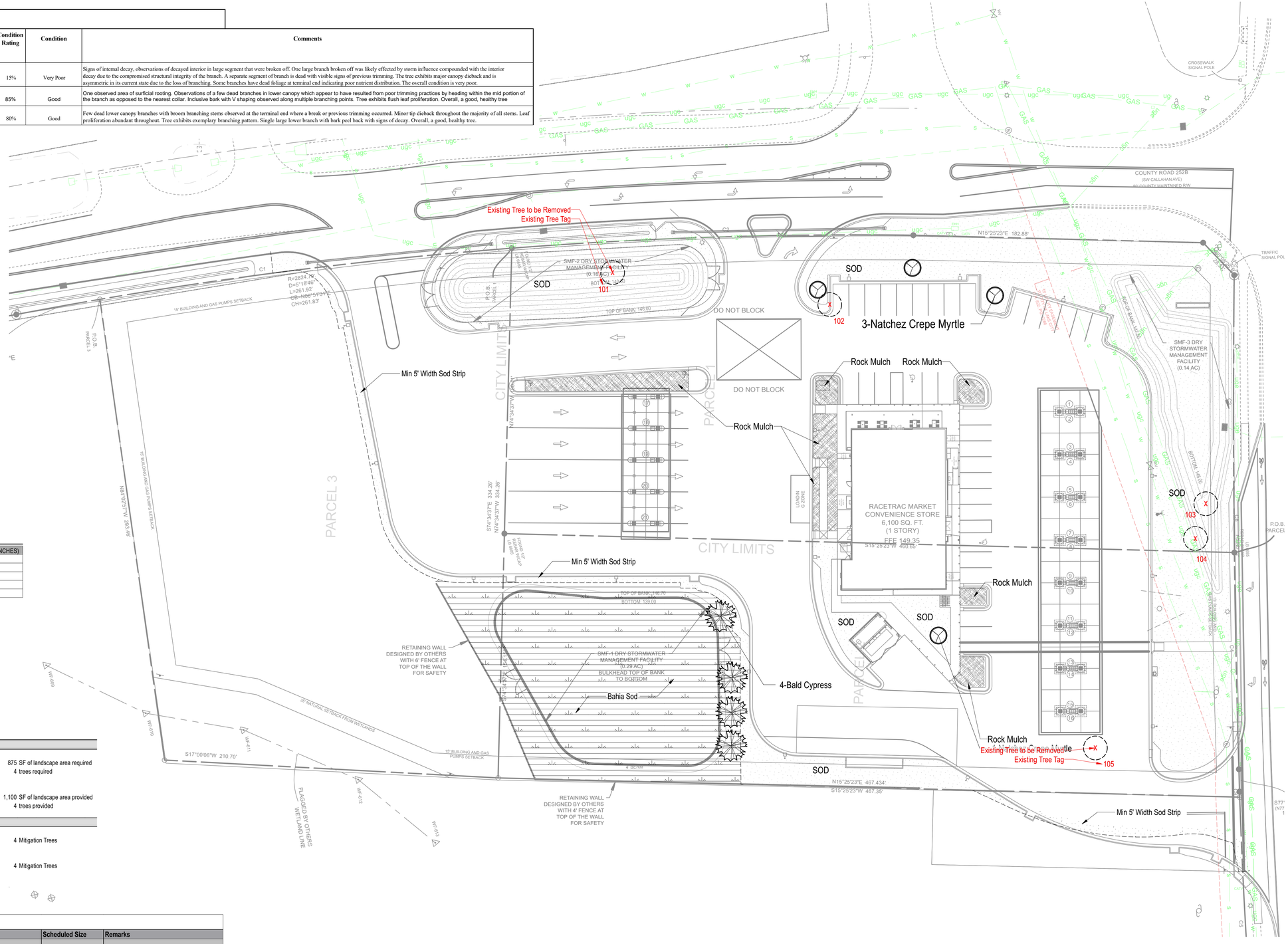
B. MITIGATION

REQUIRED 1. Tree removed shall be mitigated for at a rate of 1:1.
1 Live Oak, 3 Bald Cypress in good conditions removed. = 4 Mitigation Trees
1 Live Oak in poor condition removed.

PROVIDED 1. 4 Bald Cypress planted = 4 Mitigation Trees

PLANT SCHEDULE

Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
		Trees			
	4	Lagerstroemia indica 'Natchez'	Natchez Crepe Myrtle	Min 4' Hgt	Multi-trunked
	4	Taxodium distichum	Bald Cypress		
		Shrubs			
		Groundcovers			
	44,859	Cynodon dactylon	Hybrid Bermuda Grass	SF; Sod	See general landscape notes & accessories specifications.
	19,449	Bahia Sod	Bahia Sod	SF; Sod	See general landscape notes & accessories specifications.
		Other			
	2,221	Rock Mulch	Rock Mulch	SF.	See general landscape notes & mulch Specifications



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(770) 431-7600

REGISTERED LANDSCAPE ARCHITECT AARON D. NEITZKE LA#0001616 STATE OF FLORIDA

This item has been electronically signed and sealed by Aaron D. Neitzke using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Aaron D Neitzke
DN: c=US, o=MLD Studio, dnQualifier=A01410C0000019833459E6700040182, cn=Aaron D Neitzke
Date: 2026.03.16 23:47:48 -04'00'

LAKE CITY EDO

US 90 @ 2525B
LAKE CITY, FL

PERMIT

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	2/17/26	ADDRESS CITY COMMENTS
2	3/16/26	Revised Site Plan

MLD PROJECT #	2025088
DRAWN BY	KCN
CHECKED BY	ADN
DATE	10/16/25

Landscape Plan

L-1.1

811 Know what's below. Call before you dig.

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION
Provide trees, shrubs, groundcovers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, groundcovers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System.

QUALITY ASSURANCE
Plant names indicated; comply with “Standardized Plant Names” as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of “American Standard for Nursery Stock”. A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor should have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING
Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved “Anti-Desiccant” immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS
Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor’s expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY
Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor’s negligence. The cost of such replacement(s) is at the Contractor’s expense. Warrant all replacement plants for 1 year after installation.

Contractor is responsible for warranty installation. Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE
Inspection of planted areas will be made by the Owner’s representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES
Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; and as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS
Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the “American Standard for Nursery Stock”. Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container-grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
    a. No plants shall be loose in the container.
    b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
    a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1” and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
    a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
    b. Single stemmed or thin plants will not be accepted.
    c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
    d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES
Topsoil: Shall be fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. *Sod Areas:* Spread a minimum 4” layer of top soil and rake smooth.
2. *Planting bed areas:* Spread a minimum 4” layer of top soil and rake smooth.
3. *Landscape Islands/Medians:* Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 4”-6” height above island curbing. Hold soil level down 4" at island curbing to accommodate Mulch installation; mulch shall be flush along back of curb.
4. *Annual/Perennial bed areas:* Add a minimum of 4” organic matter and till to a minimum 12” depth.
5. At curbing, sidewalk, or landscape bed edges excavate existing material as needed to allow placement of 4" of top soil and 3"-4" of mulch. Mulch should not be at a higher elevation than the surrounding hardscape.

Mulch:
Rock as mulch shall be utilized in all plantings bed areas and in locations as indicated on the plans. Specific rock type selected will be dependent on region and availability, but in general shall meet the following guidelines.

1. Rock Mulch Spec:
    a. Shall be a mix of 4"-6" in size.
    b. In general rock shall be buff to dark brown to gray in color. No white or red rocks.
    c. Install weed control barrier over sub-grade prior to installing stone. Lap 6” on all sides.
    d. Place stone without damaging weed barrier.
    e. Arrange stones for best appearance and to cover all weed barrier fabric.
    f. Install to an even depth of 3”. Use caution during installation not to damage plant material.

When municipalities do not allow rock mulch, hardwood mulch shall be utilized.

2. Hardwood Mulch Spec:
    a. 6 month old well rotted.
    b. double shredded native hardwood bark mulch not larger than 4” in length and ½” in width.
    c. free of wood chips and sawdust.
    d. Install minimum depth of 3” and maximum depth of 4".

Guying/Staking:

1. Arbortie: Green (or white) staking and guying material to be flat, woven, polypropylene material, ¾” wide 900 lb. break strength. Arbortie shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION
Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION
Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations. Contact landscape architect or construction project manager to determine new location. Spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12” greater than the diameter of the root system and 24” greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings. Root flare must be visible after planting.

Provide pre-mixed planting mixture for use around the balls and roots of the plants consisting of 50% excavated material and 50% topsoil mix. Add plant fertilizer per manufacturer's recommendation for each cu. yd. of mixture.

Provide pre-mixed ground cover bed planting mixture consisting of 4 parts screened topsoil to 1 part peat moss and plant fertilizer per manufacturer's recommendation for each cu. yd. of mixture.

Drainage Test

Randomly select a representative number of shrub plant pits in each shrub planting area and test for drainage prior to planting. Randomly select a representative number of tree plant pits and test for drainage prior to planting. Fill each selected plant pit with water and let stand for twenty-four (24) hours. Do not proceed with planting where drainage problems are apparent. Report to the Owner's Representative areas which do not drain within twenty-four (24) hours.

INSTALLATION
Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2” – 3” above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball.

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24” of the trunks of trees and shrubs within planting bed and to within 18” of edge of bed.

Mulching:

1. Mulch all planting beds and areas indicated for mulch, with required mulching material; depth of mulch as noted above. **Hold mulch back 4” away from tree trunks and shrub stems.** Thoroughly water mulched areas. When hardwood mulch is utilized, after watering, rake mulch to provide a uniform finished surface.

Rock Mulch: (when indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6” on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
    a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
    b. Overlap ½ the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
    c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
    d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
    d. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. Staking/Guying:
    a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
    b. Stake deciduous trees 3” caliper and less. Stake evergreen trees under 8’-0” tall.
        1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
        2. Ties are attached to the tree, usually at the lowest branch.
    c. Guy deciduous trees over 3” caliper. Guy evergreen trees 8’-0” tall and over.
        1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
        2. Ties are attached to the tree as high as practical.
        3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.

Pruning:

1. Prune branches of deciduous stock, after planting, to balance the loss of roots and preserve the natural character appropriate to the particular plant requirements. in general, remove 1/4 to 1/3 of the leaf bearing buds. Remove or cut back broken, damaged, and unsymmetrical growth of new wood.
2. Multiple leader plants: preserve the leader which will best promote the symmetry of the plant. cut branches flush with the trunk or main branch, at a point beyond a lateral shoot or bud a distance of not less than 1/2 the diameter of the supporting branch. make cut on an angle.
3. Prune evergreens only to remove broken or damaged branches.

WORKMANSHIP
During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE

1. The contractor shall, maintenance for a period of 30-days after final acceptance of the project landscaping. The contractor must be able to provide continued maintenance if requested by the owner or provide the name of a reputable landscape contractor who can provide maintenance.
2. Maintenance shall include mowing, fertilizing, mulching, pruning, cultivating, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

a. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
b. Tighten and repair guy wires and stakes as required. Remove guy wires after one year. guy straps are not to be too tight some slack is required.
c. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
d. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

Cleaning
Perform cleaning during installation of the work and upon completion of the work. Remove from site all excess materials, soils, debris, and equipment. Repair damage resulting from planting operations.

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51 old canton street
alpharetta, ga 30009
770.442.8171

RaceTrac®
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BLVD.
ATLANTA, GEORGIA 30339
(770) 431-7600

LICENSED LANDSCAPE ARCHITECT
AARON D. NEITZKE
LA0006769
STATE OF FLORIDA

This item has been digitally signed and sealed by Aaron D. Neitzke using a Date. Revisions will date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Aaron D Neitzke
DN: c=US, o=MLD Studio, dnQualifier=A01410C00000198334 59E6700040182, cn=Aaron D Neitzke
Date: 2026.03.16 23:45:08 -04'00'

LAKE CITY EDO
US 90 @ 2525B
LAKE CITY, FL

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	2/17/26	ADDRESS CITY COMMENTS
2	3/16/26	Revised Site Plan

MLD PROJECT #	2025088
DRAWN BY	KCN
CHECKED BY	ADN
DATE	10/16/25

Landscape Standards

PERMIT

L-1.3

Printed: Mar 11, 2026 - 3:52pm Printed By: april.bussey

P:\Projects\CW\24\24-01-0057 RaceTrac - Lake City\Design\Dwgs\Plots\24-01-0057 AutoTurn Exhibit.dwg

SMF-2 DRY STORMWATER MANAGEMENT FACILITY (0.16 AC)
BOTTOM: 140.00
TOP OF BANK: 145.00

SMF-3 DRY STORMWATER MANAGEMENT FACILITY (0.14 AC)
TOP OF BANK: 147.50
BOTTOM: 143.00

SMF-1 DRY STORMWATER MANAGEMENT FACILITY (0.29 AC)
BULKHEAD TOP OF BANK TO BOTTOM
TOP OF BANK: 146.70
BOTTOM: 139.00

RACETRAC MARKET
CONVENIENCE STORE
6,100 SQ. FT.
(1 STORY)
FFE 149.35

DO NOT BLOCK

COUNTY ROAD 252B
(SW CALLAHAN AVE)
80' COUNTY MAINTAINED R/W

WEST U.S. HIGHWAY 90/S.R. 10 (SW FACILITY MAINTENANCE JURISDICTION OF FLORIDA DEPARTMENT OF TRANSPORTATION)

RETAINING WALL DESIGNED BY OTHERS WITH 6' FENCE AT TOP OF THE WALL FOR SAFETY

RETAINING WALL DESIGNED BY OTHERS WITH 4' FENCE AT TOP OF THE WALL FOR SAFETY

4' BERM

CONSERVATION EASEMENT SIGNAGE ALONG THE UPLAND BUFFER SPACED 100' ON CENTER. REFER TO SHEET SD10 FOR SIGN DETAIL.

50' NATURAL SETBACK FROM WETLANDS

15' BUILDING AND GAS PUMPS SETBACK

UNDISTURBED UPLAND BUFFER (25' AVG./15' MIN)

SRWMD JURISDICTIONAL WETLAND (0.04 AC)

SRWMD WETLAND LINE

WETLAND LINE FLAGGED BY OTHERS

FLOOD ZONE "X"

47.00' INGRESS/EGRESS EASEMENT & DRAINAGE ACCESS EASEMENT

P.O.B. EASEMENT

SEASONAL HIGH WATER MARK #1 NAIL IN TREE (BY OTHERS) ELEV.=(134.26)

SEASONAL HIGH WATER MARK #2 NAIL IN TREE (BY OTHERS) ELEV.=(130.96)

SEASONAL HIGH WATER MARK #3 NAIL IN TREE (BY OTHERS) ELEV.=(130.94)

WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

WB-40 - Intermediate Semi-Trailer

Overall Length	45.499ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	20.30°

P - Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

1" = 30"

NO.	DATE

CW PRIME
CONNELLY & WICKER, LLC
10060 SKINNER LAKE DRIVE
SUITE 202
JACKSONVILLE, FL 32246
PH: 904-265-3050 FAX:
(904) 265-3051
FLORIDA REGISTRY 3650

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF CW PRIME PETROLEUM, INC. IS PROHIBITED.

Racetrac

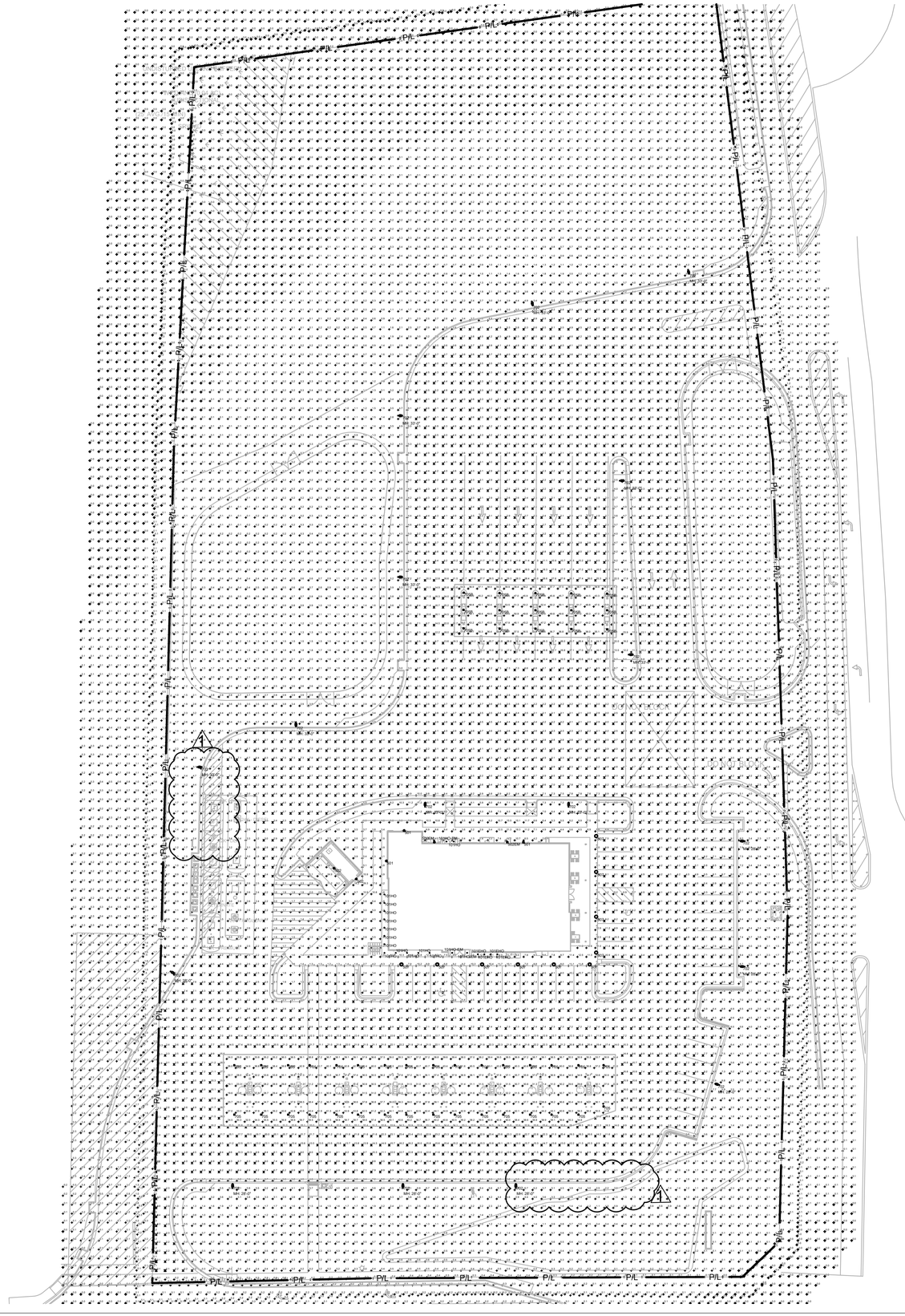
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339
(770) 431-7600

AUTOTURN EXHIBIT

RACETRAC #1750 LAKE CITY EDO

3882 W US HWY 90
LAKE CITY, FL 32055
CITY OF LAKE CITY

DRAWN-BY	ANB
DATE	3/13/26
SCALE	1" = 30'
DRAWING NAME:	24-01-0057 AutoTurn Exhibit.dwg
EX 1	
SHEET NO.	VERSION


P/L
P/L
P/L

Docusign Envelope ID: A6B59BAE-5C16-4A28-80EA-F820ACAB8E84

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: 12/31/2025

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

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

Project Number: SPR 26-02

Project Name: RaceTrac Site Plan Review

Project Address: 3882 W US Hwy 90, Lake City, FL 32055

Project Parcel Number: 02498-003 and 02498-000

Owner Name: Seacoast National Bank

Owner Address: _____

Owner Contact Information: Telephone Number: _____ Email: _____

Owner Agent Name: Justen Gianbalco

Owner Agent Address: 200 Galleria Parkway, Suite 900, Atlanta, GA

Owner Agent Contact Information: Telephone: 602-758-5328 Email: amuhammad@racetrac.com

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

Docusign Envelope ID: A6B59BAE-5C16-4A28-80EA-F820ACAB8E84

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

Building Department: Reviewed by: Signed by: Scott Thomason 7C2DC476A33B441... **Date:** 1/14/2026

Separate permits for demolition, site-work, building, tanks and fuel systems, and irrigation will be required. Silt fencing is required prior to commencing of any work.

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo F0D1ED33B98E4BE... **Date:** 1/16/2026

See planning staff notes for SPR 26-02.

Business License: Reviewed by: Signed by: Marshall Sova E8B18D144D974CD... **Date:** 1/8/2026

Will need to apply for a business tax receipt.

Code Enforcement: Reviewed by: Signed by: Marshall Sova E8B18D144D974CD... **Date:** 1/8/2026

No liens, codes or violations. Property was recently annexed into the city limits.

Permitting: Reviewed by: Signed by: Ivy Stockstill B546153A5E144C0... **Date:** 1/13/2026

No comments at this time

Docusign Envelope ID: A6B59BAE-5C16-4A28-80EA-F820ACAB8E84

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

Water Department: Reviewed by: Signed by: Mike Osborn 896E039544B74E3... **Date:** 1/9/2026

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgeon DBA01EF55AD249B... **Date:** 1/15/2026

None

Gas Department: Reviewed by: _____ **Date:** _____

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F599EB6125784F8... **Date:** 2/5/2026

Utilities are on site. Please protect

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham 6BD97A03165D4E0... **Date:** 2/9/2026

A tap application must be submitted in order to apply for water, sewer, and/or natural gas services. This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service, utility plans, and receipt of your payment for all applicable fees.

Docusign Envelope ID: A6B59BAE-5C16-4A28-80EA-F820ACAB8E84

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: _____ **Date:** _____

Fire Department: Reviewed by: Signed by: Ret Tompkins F7031F1186E649F... **Date:** 1/9/2026

Nothing to comment at this time. We would like to use the building for training before they demolish it.

Police Department: Reviewed by: Signed by: Andy Miles 99045FF4005543F... **Date:** 1/20/2026

No concerns 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.

Docusign Envelope ID: A6B59BAE-5C16-4A28-80EA-F820ACAB8E84

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

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

Suwannee River Water Management: Reviewed by: Signed by: Sara Person 5F12F69097AE4A9... **Date:** 1/8/2026

There is an existing permit on this property (ERP-023-211046-1) that was issued in 2006.This activity will be required to get a new environmental resource individual permit from our office. A pre-application meeting is encouraged.

School Board: Reviewed by: Signed by: Robert Hartley 58BA260B8F3B4B4... **Date:** 1/9/2026

Congestion concerns with westside morning and afternoon traffic. Especially with the 5 tractor trailer fuel pumps. The road will need to widened to address flow issues to Westside Elementary.. Also, if I am correct, all entrance and exit points are on 252b, which will cause more concern for the flow of traffic to Westside Elementary.

County Engineer: Reviewed by: DocuSigned by: Chad Williams 35A47263EAB7416... **Date:** 2/11/2026

This project will require, at a minimum, a driveway permit from Columbia County. Once a design is submitted, additional permits from the County may be required. 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: _____ **Date:** _____

Project:	**RaceTrac #1750 Lake City US90 @ CR252B**
CWI Project No.:	**24-01-0053**
Type of Review:	**City of Lake City Comments – SPR 26-02**
Date:	**March 12, 2026**

NAME	ITEM NO.	COMMENTS	RESPONSE
Growth Management (Building, Planning and Zoning, Code Enforcement, Permitting)			
Scott Thomason **Building Department**	1	Separate permits for demolition, site-work, building, tanks and fuel systems, and irrigation will be required. Silt fencing is required prior to commencing of any work.	Noted.
Marshall Sova	1	Will need to apply for a business tax receipt.	Noted.
Business License & Code Enforcement)	2	No liens, codes or violations. Property was recently annexed into the city limits.	Noted.
Robert Angelo **Planning and Zoning** 386-719-5754	1	Need dimensions of all structures.	Please see sheet C7 for dimensions on all proposed structures.
	2	Need dimensions on dumpster enclosure.	Dimensions for the dumpster have been added, please see sheet C7.
	3	There is no lighting plan. Are light poles being installed.	Please see the Photometric and Electrical Plans submitted with this submittal package.
	4	There is no off-street loading area. This will need to be provided per Section 4.2.15.15 of the City LDR.	Please see the updated civil plans. A 12x30 foot striped out area for loading zone has been added to the plans.
	5	There is no traffic movements noted on the site plan. This needs to be shown on the site plan.	Please see the AutoTurn Exhibit included with this submittal.
	6	Several times the site plan references Columbia County Planning. This should state the City of Lake City. Contact for Planning is Robert Angelo and for Public Works is Kim Moore.	Please see updated plans for all reference to note City of Lake City unless noted otherwise.
	7	On page GN, Items 9 and 10 should be County for CR 252 and State for Hwy 90.	Note 9 & 10 have been updated to reference County and State for work within the right-of-way.
	8	On page GN, item 12 should be City of Lake City and Suwannee River Water Management.	Note 12 has been updated to reference the City of Lake City and Suwannee River Water Management.
	9	Parking spaces need to be dimensioned and show the width of the drive aisles between parking spaces.	Please see sheet C7 for parking space dimensions and the drive aisle widths between parking spaces.
	10	Sign noted on sheet C3 needs to show distance from the intersection. There is a 30 feet by 30 feet visibility triangle at intersection. Site plan needs to show height of sign to top and to the bottom of the sign from the ground.	Please see updated plans, 30'x30' visibility triangle has been added to the plans. Dimensions for the visibility triangle are provided on sheet C7 but also called out on C4. As of right now, RaceTrac is working on a lease agreement for the existing billboard sign. If RaceTrac is allowed to use LED lights on the Billboard then the monument sign will go away.
	11	On the landscape plan there are three (3) oaks being removed. Type of oak needs to be noted on plan. If they are on the list of heritage trees in the City tree ordinance, then they will need to be replaced with a heritage tree from that list.	Please see updated landscape plans.

Project:	**RaceTrac #1750 Lake City US90 @ CR252B**
CWI Project No.:	**24-01-0053**
Type of Review:	**City of Lake City Comments – SPR 26-02**
Date:	**March 12, 2026**

NAME	ITEM NO.	COMMENTS	RESPONSE
Utilities (Water, Sewer, Gas, Water Distribution/Collections, Customer Service)			
Water Distribution/Collection Brian Scott	1	Utilities are on site. Please protect	Please see the demolition and utility plan. There are callouts for the contractor to protect existing utilities during construction.
Customer Service Shasta Pelliam	1	A tap application must be submitted in order to apply for water, sewer, and/or natural gas services. This response does not represent the City of Lake City's commitment for, or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service, utility plans, and receipt of your payment for all applicable fees.	Noted.
Fire Department Ret Tompkins	1	Nothing to comment, at this time. We would like to use the building for training before they demolish it.	Noted.
State and County (FDOT, Suwannee River Water Management, School Board, Columbia County)			
Suwannee River Water Management Sara Ferson	1	There is an existing permit on this property (ERP-023-211046-1) that was issued in 2006. This activity will be required to get a new environmental resource individual permit from our office. A pre-application meeting is encouraged.	We are currently working on getting approval and permit from the Suwannee River Water Management. Once received, we will submit under a different submittal package. Application # is ERP-023-253437-1.
School Board Robert Hartley	1	Congestion concerns with westside morning and afternoon traffic. Especially with the 5 tractor trailer fuel pumps. The road will need to widened to address flow issues to Westside Elementary. Also, if I am correct, all entrance and exit points are on 252b, which will cause more concern for the flow of traffic to Westside Elementary.	Please see the current plans. There are two driveways for CR252B and a driveway along US 90. The plans per sheet TS1.1 for widening and restricting vehicular movement at CR252B and Deputy J Davis Road.
County Engineer Chad Williams	1	This project will require, at a minimum, a driveway permit from Columbia County. Once a design is submitted, additional permits from the County may be required. 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 regulation.	Noted. We have submitted and received comments, please see County Submittal.

STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	RaceTrac Site Plan Review SPR 26-02
Applicant	Justen Giambalvo, PE, agent
Owner	Seacoast National Bank
Requested Action	• Review a site plan for an automotive self service station.
Hearing Date	May 12, 2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information		
Size	+/- 5.35 Acres	
Location	3882 W Hwy 90, Lake City, FL	
Parcel Number	02498-003 and 02498-000	
Future Land Use	Commercial	
Proposed Future Land Use	Commercial	
Current Zoning District	Commercial Highway Interchange	
Proposed Zoning	Commercial Highway Interchange	
Flood Zone-BFE	Flood Zone X and A	Base Flood Elevation-N/A

Land Use Table				
Direction	**Future Land Use**	**Zoning**	**Existing Use**	**Comments**
N	Highway Interchange Co	CHI County	Retail	
E	Highway Interchange Co	CI County	Vacant	
S	Commercial	CHI	Vacant	
W	Commercial	CHI	Retail	

Zoning Review		
Zoning Requirements	**Required/Section of LDR**	**Actual**
Minimum lot requirements.	None/ 4.15	5.35 ac
Minimum yard requirements (setbacks) Front-Each Side-Rear.	4.15.7.4 Front 20' Side 0' Rear 15'	Meets standards.
Are any structure within 35 feet of a wetland?	35-foot buffer/ art. 4.15.7	Wetland on property
Max height of signs.	35-foot/ 4.2.20.7.3	NA
Max square footage of signs.	1.5 times lot frontage/ art. 4.2.22.7.8	NA
Lot coverage of all buildings.	35% and F.A.R. 1.0 / 4.13.9	Meets standards
Minimum landscape requirements.	20 foot if abutting a residential district or none if not/ art. 4.15.10	Meets requirements.
Minimum number of parking spaces.	21 spaces/ 4.2.15.16	36 spaces
Minimum number of ADA parking spaces.	2 spaces	2 spaces
Parking space size requirement.	10' x 20'	10' x 20
'ADA parking space size.	12'x20' with 5'x20' access aisle.	12'x20' with 5'x20' access aisle.

Flood Map

National Flood Hazard Layer FIRMette

FEMA

82°42'7"W 30°11'1"N



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

1:6,000

82°41'30"W 30°10'30"N

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

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 3/13/2026 at 7:34 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 identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

C:\Users\MeetingsOffice\User17\AppData\Local\Temp\tmpCEE0.tmp

Wetland Map

U.S. Fish and Wildlife Service
National Wetlands Inventory

3882 W US HIGHWAY 90



March 13, 2026

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

C:\Users\MeetingsOffice\User17-AppData\Local\Temp\tmpCEE0.tmp

Summary of Staff Analysis
Parking The proposed use, service establishment, will require 21 parking spaces with one being handicap. The site plan shows that, 36 spaces with two being handicap, will be provided. **Setbacks** The Commercial Highway Interchange zoning district requires the following setbacks, front- 20 feet, side- none, and rear 15 feet. **Signage** There is a proposed monument sign. The proposed sign is consistent with the regulations. **Landscaping** The site has residential use to the north and will require a ten (20) foot landscape buffer. **Land Use** The property to the north and the west is Highway Interchange County. The property to the east and south is Commercial. **Lot Coverage of All Building** The Commercial Highway Interchange zoning district has an F.A.R. of 1.0 and a maximum building coverage of 35%. The site will not exceed the F.A.R. of 1.0 **Wetland and Flood Zone** There is a wetland on the east side of the property. No construction can be within 35' of the wetland. The site is in flood zone X and A per Suwannee River Water Management Flood Mapping.

File Attachments for Item:

v. PZ/LPA LDR 26-01- A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE LAND DEVELOPMENT REGULATIONS BY AMENDING SECTION 10.11 ENTITLED HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS, APPROVAL OF CHANGES TO LANDMARKS AND LANDMARK SITES BY DELETING SECTION 10.11.1 THROUGH 10.11.6 AND RENUMBERING REMAINING SECTIONS.

GROWTH MANAGEMENT
205 N. Marion Ave.
Lake City, Florida 32055
Phone: (386)719-5750 Fax: (386) 758-5426
growthmanagement@lcfla.com

LDR TEXT AMENDMENT APPLICATION

Application Fee: $400.00

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:
All requirements listed on the submittal checklist are required.
***Incomplete applications* shall not be accepted.**

Applicant Information

Applicant: Scott Thomason CBO and Director

Contact Person: Robert Angelo Daytime Phone: 386-719-5820

Address: 205 N Marion Ave City / State/Zip: Lake City, FL 32055

Email: planning@lcfla.com FAX Number: _____

Applicant's Representative (if different from above)

Name: _____ Daytime Phone: _____

Address: _____ City / State/Zip: _____

Email: _____ FAX Number: _____

Request Information

Land Development Code Section(s) proposed amendment: _____

Amend Article 10 of the Land Development Regulations

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Signature of Applicant

Type or Print Name

Office Use Only

Intake Staff Signature: _____ Intake Date: _____

Application Number: _____ Receipt Number: _____

Submitted for LDR Amendment Round (Example: Round 2 2007) _____

Cut-off Deadline: _____ Advertise Date: _____ PZ Public Hearing: _____

City Council Advertise Date: _____ 1st Public Hearing: _____ 2nd Public Hearing: _____

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 10 OF THE LAND DEVELOPMENT REGULATIONS BY AMENDING TEXT FOR A MIXED-USE ZONING DISTRICT.

ARTICLE TEN. HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS

SECTION 10.1 PLANNING AND ZONING BOARD DESIGNATED AS THE HISTORIC PRESERVATION AGENCY

The City Planning and Zoning Board shall serve as the City Historic Preservation Agency (hereinafter referred to within these Land Development Regulations as Agency or the Agency) to meet the requirements and carry out the responsibilities of this Article.

SECTION 10.2 INTENT

It shall be the goal of the City of Lake City to identify, document, protect and preserve its archaeological, historic, architectural and cultural resources. Instilling public awareness of these resources shall be a part of that effort.

SECTION 10.3 POWERS AND DUTIES OF THE AGENCY

In addition to the powers and duties stated within Article 3 of these land development regulations, the Agency shall take action necessary and appropriate to accomplish the purposes of this Article. These actions may include, but are not limited to:

1. Surveying and inventorying historic buildings and areas and archeological sites and developing or reviewing the plans for their preservation;
2. Recommending the designation of historic districts and individual landmarks and landmark sites;
3. Regulating alterations, demolitions, relocations and new construction to designated property;
4. Adopting guidelines for changes to designated property;
5. Working with and advising the federal, state and other appropriate governmental agencies and other agencies or boards of local government;
6. Advising and assisting property owners and other persons and groups including neighborhood organizations who are interested in historic preservation; and
7. Undertaking educational programs which contribute to the awareness of the preservation of historic sites and structures.
8. Reviewing applications for historic designation.

SECTION 10.4 APPLICATION REQUIREMENTS FOR DESIGNATION

Consideration to designate a structure, a premises or an area as a landmark, landmark site or a historic district is initiated by the filing of an application by the City Council, Historic Preservation Agency or any person, provided, however, that no such person shall propose a designation of a structure, premises or an area as a landmark, landmark site or a historic district, which he or she does not own except as agent or attorney for a property owner. The applicant completes the form provided by the Land Development Regulation Administrator and submits:

1. A written description of the architectural, historical, or archeological significance of the proposed historic site or district, specifically addressing those related points contained in the criteria found within this Article for the designation of such property;
2. Dates of construction of the structures on the property and the names of former owners;
3. Photographs of the property; and
4. Legal description and map of the subject property.

An application for the designation of a historic district also requires:

5. Evidence of approval from two-thirds (2/3) of the property owners within the district; and

6. A written description of the boundaries of the district.

The Land Development Regulation Administrator shall determine the completeness of an application and may request additional information. An application for such designation is considered as an application for amendment to the Historical Resources Map of the City's Comprehensive Plan and to the Official Zoning Atlas.

SECTION 10.5 PUBLIC HEARINGS FOR DESIGNATIONS

Following submission of a completed application, the Agency shall review it and conduct a public hearing on the proposed designation. Notice of the public hearing and notice to the owner shall be given in accordance with Chapter 163, Part II, Florida Statutes, as amended, and Article 13 of these land development regulations.

SECTION 10.6 CRITERIA FOR DESIGNATION OF PROPERTY

The Agency shall recommend the designation of the property as a landmark, landmark site, or historic district after a public hearing and based upon one (1) or more of the following criteria:

1. Its value is a significant reminder of the cultural or archeological heritage of the city, county, state or nation;

2. Its location is a site of a significant local, state, or national event;

3. It is identified with a person or persons who significantly contributed to the development of the city, county, state, or nation.

4. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, county, state, or nation;

5. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance;

6. It has distinguishing characteristics of an architectural style value for the study of a period, method of construction, or use of indigenous materials;

7. Its character is a geographically definable area possessing a significant concentration or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development; or

8. Its character is an established and geographically definable neighborhood, united in culture, architectural style, or physical plan and development.

SECTION 10.7 AGENCY RECOMMENDATION

After evaluating the testimony, survey information and other material presented at the public hearing, the Agency shall make its recommendation to the City Council that the application be approved or denied. A recommendation for approval shall carry with it the Agency's explanation as to how the proposed landmark or historic district qualifies for designation under the criteria contained in this section. A recommendation for denial shall carry a similar explanation supporting that position.

SECTION 10.8 CITY COUNCIL DECISION

The City Council shall approve or disapprove the proposed designation as an amendment to the City's Historic Register, which shall be included within these Land Development Regulations.

SECTION 10.9 SUCCESSIVE APPLICATIONS

Upon denial of the application for designation, there shall be a twelve (12) month waiting period before an applicant may resubmit the proposal unless the Agency waives said waiting period based upon consideration of the following factors:

1. New evidence is presented bearing upon the subject matter of the written petition which could not reasonably have been presented to the Agency at the time of the previous hearing; or
2. Failure to waive said twelve (12) months waiting period constitutes a hardship to the applicant in situations involving a mistake or inadvertence.

SECTION 10.10 AMENDMENTS AND RESCISSIONS

The designation of a landmark, landmark site, or historic district may be amended or rescinded through the same procedure used for the original designation.

SECTION 10.11 APPROVAL OF CHANGES TO LANDMARKS AND LANDMARK SITES

~~10.11.1 Description of Projects~~

~~Changes made to a property within the two (2) National Historic Districts, or other individually listed Historic Properties, and the view shed falls into one of the following three (3) categories. The nature of the work will determine whether the change requires Land Development Administrator or Historic Preservation Agency approval. Not every project requires a property owner to obtain a Certificate of Appropriateness. There are three (3) basic levels of projects:~~

~~1. Routine maintenance;~~

~~2. Minor work; and~~

~~3. Major work.~~

~~10.11.2 Design Guidelines~~

~~1. Land Development Regulations, Article Ten Historic Sites and Structures Preservation Regulations, Section 10-11 Approval of Changes to Landmarks and Landmark Sites;~~

~~2. U. S. Department of Interior - The Secretary of Interior's Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings;~~

~~3. Florida Building Code - Existing Buildings, Chapter 12 Historic Buildings; and~~

~~4. National Fire Protection Association, National Fire Protection Association 914 Code for Fire Protection of Historic Structures.~~

~~10.11.3 Routine Maintenance may require the issuance of a Certificate of Appropriateness by the Land Development Administrator or the Historic Preservation Agency. A National Historic District, or Individually listed Historic Property, a Certificate of Appropriateness application is required to be completed and filed with the Growth Management Department. It is encouraged for the property owner to contact the Growth Management Department to confirm that the project is consistent with routine maintenance standards. At discretion of the Land Development Administrator, an application for routine maintenance may be forwarded to the Historic Preservation Agency if the work is questionable as to whether it is consistent with the Design Guidelines.~~

Minor Work projects are reviewed by the Land Development Administrator. If the Land Development Administrator approves the application, the Certificate of Appropriateness may be issued; a placard must be displayed on site during the course of the work. If the Land Development Administrator does not approve the application or if the work is questionable, as to whether it is consistent with the Design Guidelines, then the application will be heard at the next Historic Preservation Agency meeting as a regular agenda item. At discretion of the Land Development Administrator, an application for minor work may be forwarded to the Historic Preservation Agency.

Major Work projects shall be reviewed by the Historic Preservation Agency and, if approved, will be issued a Certificate of Appropriateness. All other regulations of the City and the State of Florida shall apply. In order to obtain a Certificate of Appropriateness for major work, an application must be properly completed and filed with the Growth Management Department.

10.11.4 Routine Maintenance

Routine maintenance may require a Certificate of Appropriateness. Property owners are required to complete and file with the Growth Management Department, a Certificate of Appropriateness application before making any exterior changes to structure(s) within the National Historic Districts, or individually listed properties.

Routine maintenance items are types of exterior work that keep a property in good condition. Such projects include any repair where no change is made to the appearance of the structure or site. Repair of features or conditions as soon as they become apparent can prevent severe deterioration and loss of original character and material. It is highly encouraged that property owners conduct routine inspections of a property and take preventative steps to alleviate the necessity of more intense and larger repairs, rehabilitations or restorations. Routine Maintenance of a property usually does not require approval from the Historic Preservation Agency or the land Development Administrator unless it will change the exterior appearance, but property owners must contact the Growth Management Department before starting a maintenance project to ensure that no Certificate of Appropriateness or permit will be required.

Routine maintenance includes, but is not limited to the following:

1. Caulking and weather stripping;
2. Repairs to existing wood or cast iron fences as long as the repair matches the original in location, material, size, shape, and color;
3. Repairs to walks, patios, fences and driveways as long as replacement materials match the original or existing materials in detail and color;
4. Replacement of existing residential shutters and awnings as long as replacement materials match the original or existing materials in detail and color;
5. Replacement of small amounts (no greater than thirty-two (32) square feet) of missing or deteriorated siding, trim, porchflooring, steps, etc., as long as the replacement matches the original or existing materials in location, design, size, shape, texture, and material, and provided such work does not damage or eliminate prominent architectural features. For siding and porch flooring, approximately ten (10) square feet or less will be considered Routine Maintenance;
6. Repair of asphalt, fiberglass or composite roof coverings with a material of similar texture and general appearance (thirty-two (32) square feet or less);

7. Repair of wood, slate, tile, or metal roof coverings where there is no change in design, dimension, detail, color, texture, and materials (thirty-two (32) square feet or less);

8. Repair of existing stone, brick, or stucco walls as long as the repair matches the original in material, size, shape, and color (repair is replacing a stone or brick and repointing);

9. Repointing and other masonry repairs when the color and composition of the mortar matches the original and new brick or stone matches the original as closely aspossible;

10. Replacement of or the in-kind repair of existing gutters and downspouts;

11. Installation of window air conditioners on the side and rear of the building (not seen from the main street);

12. Temporary placement of signs, such as real estate and political.

13. Installation of address numbers and mailboxes that are compatible with the neighborhood;

14. Repair of existing street and/or yard lighting;

15. Replacement of foundation vents on the side and rear of the building and replacement of foundation wall access doors;

16. Repair to walks, driveways, patios and decks, as long as the repair matches the original in location, material, size, shape, color and texture;

17. The general display of merchandise along business fronts;

18. Installation of life safety equipment (i.e. Automated External Defibrillators and fire extinguishers) or items for special events (i.e. tents, displays and storage pods) that is compatible with the historic district, or individually listed historic property; and

19. Removal of existing fencing;

10.11.5 Minor Work

Minor work projects require an application and issuance of a Certificate of Appropriateness. Minor work projects may be approved by the Land Development Administrator if the proposed work is consistent with the Design Guidelines. The Land Development Administrator may meet with the property owner on site if necessary to determine if the proposed work is major or minor. If the proposed work is determined to be minor, a Certificate of Appropriateness shall be issued. If the Land Development Administrator does not approve the proposed work, an application for Certificate of Appropriateness shall be presented to the Historic Preservation Agency for review. Minor work projects are not considered to have a material effect on neighboring properties and therefore the City does not require that the adjacent property owners be notified.

The Land Development Administrator will brief the Historic Preservation Agency each month on Certificates of Appropriateness issued for minor works during the previous month on the Consent Agenda. The Land Development Administrator has the discretion to refer any routine maintenance or minor work project to the Historic Preservation Agency for any reason. The Land Development Administrator does not have the authority to deny a Certificate of Appropriateness or approve an after the fact Certificate of Appropriateness.

Minor work projects do not substantially alter the visual character of the structure or site. Minor work projects may include, but are not limited to the following:

1. Replacement of broken or damaged glass, as long as the replacement matches the original;

2. Installation of gutters and downspouts as long as the color matches the house trim color;

3. Installation of new mechanical and utility equipment including but not limitedto, heating and air conditioning units that are screened from view with shrubbery or appropriate fencing that meet or exceed screening requirements;

4. Light fixtures affixed to a structure that are in keeping with the neighborhood and in compliance with the Design Guidelines;

5. Removal of siding covering original material;

6. Total removal of asbestos (which must have an asbestos report submitted to the Growth Management Department), asphalt, or other artificial siding when the original siding beneath is to be repaired and repainted or stained;

7. New walks and driveways with materials compatible with era and neighborhood;

8. Construction or repair of fences and walls located in the side or rear yard that meetthe era and neighborhood;

9. Repair of fences and walls located in the front yard that meet the Design Guidelines;

10. Addition of decks and patios on rear facing façade;

11. Construction of an arbor, water feature (not including pools), pergola and/or trellis in the rear yard that is not visible from the street;

12. Temporary and permanent signage that meets standards of the Design Guidelines;

13. Screening in of an existing porch that is not visible from the street;

14. Resurfacing buildings with material that is compatible or similar to the originalsiding;

15. Resurface porch with a material that is compatible or similar to the original or existing flooring in design and appearance;

16. Removal of deteriorated accessory buildings, which are not original to the site or otherwise historically significant;

17. Construction of small utility buildings, playhouses or playground equipment (or other minor construction) that are inconspicuously located in the rear yard (or not easily visible from a primary right-of-way);

18. Installation of skylights or solar panels which are flush mounted and inconspicuously located on non-primary façades;

19. Replacement of exterior stairs, landings and steps, when there is no change to the original design;

20. Replacement of doors and windows compatible to the style, material, size, and color;

21. Replacement of missing details, including missing or deteriorated siding and trim, porch floors, ceilings, columns and balustrade or other architectural details, with new materials that are identical to the original details;

22. New roof coverings or replacement roofing that is consistent with the era and neighborhood;

23. All installation of metal roofs consistent with the era and neighborhoods;

24. Painting in kind of exterior of structure. All paint colors shall be consistent with the era and neighborhood;

10.11.6 Major Work

Major work projects require an application and issuance of a Certificate of Appropriateness by the Historic Preservation Agency. In general, these projects involve a change in the appearance of a building or site, and are more substantial in nature than routine maintenance or minor work projects. They include changes from the original design or material, or replacement, alteration or removal of an original feature. Major work requires that all property owners within three hundred (300) feet be notified by certified mail by the applicant and proof of the receipt of these notices be submitted as part of the application.

Major works include, but are not limited to, the following:

1. New residential or commercial construction;

2. Additions (including decks visible from the right-of-way);

3. Removal or demolition of any structural part of a building except as authorized under minor works;

4. New residential accessory structures;

5. Moving of buildings, including accessory structures;

6. Changes to roof lines;

7. Resurfacing buildings with material(s) not compatible or similar to the original material;

8. New shutters and awnings;

9. New roof coverings or replacement roofing that is not consistent with the era or neighborhood;

10. All installation of metal roofs not consistent with the era or neighborhood;

11. Replacement or new installation of windows and doors that is not compatible with the existing or original window(s) and/or door(s);

12. Replacement of architectural details when there will be a change in design or materials from the original or existing details;

13. Installation of a permanent or temporary handicapped ramp and exterior fire exits;

14. New parking areas;

15. Construction of fences or walls in front yard;

16. Removal of healthy tree(s) in the yard(s) along the street front on private property that is greater than four (4) inches Diameter at Breast Height;

~~17. Installation of long-term (one- year or greater) or potentially long-term structures or features that may not be permanently affixed (i.e. modular units);~~

~~18. Discovery of any archaeological resource on the site; and~~

~~19. Minor work items not approved by the Land Development Administrator.~~

~~Whether the work is routine maintenance, minor work or major work, permits from the Building Official shall be required regardless if a Certificate of Appropriateness is required or not.~~

10.11.1 Certificate of Appropriateness. No person may undertake the following actions affecting a designated landmark or landmark site without first obtaining a Certificate of Appropriateness from either the Land Development Administrator or Historic Preservation Agency:

1. Alteration of an archeological site or the exterior part or premises of a building or a structure;
2. New construction;
3. Demolition; or
4. Relocation.

10.11.2 Review of New Construction and Alterations. Review of new construction and alterations to designated buildings and structures shall be limited to exterior changes visible to the public. The Land Development Regulation Administrator is authorized to issue a Stop Work Order on any alteration, new construction, demolition or relocation undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness,

Ordinary repairs and maintenance otherwise permitted by law may be undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness provided this work does not alter the exterior appearance of the building, structure, or archeological site, or alter elements significant to its architectural or historic integrity.

A Certificate of Appropriateness for alteration, new construction, demolition, or relocation pursuant to the provisions of this Article is not effective for a period of fifteen (15) days subsequent to the Land Development Administrator's decision or Historic Preservation Agency's decision, as applicable. If during that fifteen (15) day period an appeal is made to the City Council, the decision of the Land Development Administrator or the decision of the Historic Preservation Agency, as applicable, is automatically stayed pending City Council review.

A Certificate of Appropriateness is in addition to any other building permits required by law. The issuance of a Certificate of Appropriateness does not relieve the property owner of the duty to comply with other state and local laws and regulations.

In order to be issued a Certificate of Appropriateness, a property owner must also comply with the following standards.

1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.

3. The property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.

4. As most properties change over time, these changes to the property that have acquired historic significance in their own right shall be retained andpreserved.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the historic property shall be preserved.

6. Where possible deteriorated historic features to be rehabilitated shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structure, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

10.11.3 Application Procedure for Certificate of Appropriateness. Each application for a Certificate of Appropriateness shall be accompanied by the required fee. The Land Development Regulation Administrator shall forward to the Historic Preservation Agency each application for a permit that authorizes an alteration, new construction, demolition or relocation affecting a landmark or a designated landmark site. The applicant shall complete an application form provided by the Land Development Regulation Administrator and submit the following:

1. Drawings of the proposed work;

2. Photographs of existing buildings or structures and adjacent properties; and

3. Information about the building materials to be used.

The Land Development Regulation Administrator determines when an application is complete and may require additional information when such application is determined to be incomplete.

10.11.4 Public Hearings for Certificates of Appropriateness. The Historic Preservation Agency shall hold a public hearing on each major work application for a Certificate of Appropriateness in accordance with Section 13. The Historic Preservation Agency shall approve, approve with conditions, or disapprove each application based on the criteria contained in this section.

In approving or in denying application for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Historic Preservation Agency shall examine the following general issues:

1. The effect of the proposed work on the landmark or property;

2. The relationship between such work and other structures on the site;

3. The extent to which the historic, architectural or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;

4. Whether or not denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property; and

5. Whether the plans may be reasonably carried out by the applicant.

No Certificate of Appropriateness for demolition shall be issued by the Historic Preservation Agency until the applicant has demonstrated that no feasible alternative to demolition can be found. The Historic Preservation Agency may ask interested individuals and organizations for assistance in seeking an alternative to demolition and shall study the question of economic hardship for the applicant and determine whether the landmark can be put to reasonable beneficial use without approval of the demolition application. In the case of an income-producing building, the Historic Preservation Agency shall also determine whether the applicant can obtain a reasonable return from the existing building. The Historic Preservation Agency may ask an applicant for additional information including, but not limited to, evidence that the plans for a new building on the site will be implemented. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return, the Historic Preservation Agency shall deny the demolition application.

The Historic Preservation Agency may grant a Certificate of Appropriateness for demolition even though the designated landmark or landmark site has reasonable beneficial use if:

1. The Historic Preservation Agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and

2. The Historic Preservation Agency determines that the demolition of the designated property is required by a community redevelopment plan or the City's Comprehensive Plan.