Planning & Zoning Board

July 06, 2026
6:00 PM

City Hall North - 25493 NW 1st Ave, Newberry, FL 32669

CALL TO ORDER

1. Welcome new Board Members

PLEDGE OF ALLEGIANCE

ELECTION OF PZ/HARB VICE-CHAIR

APPROVAL OF AGENDA

CONSENT AGENDA

2. Review and Approval of April 6, 2026, April 21, 2026 & May 4, 2026 Planning & Zoning Board Meeting Minutes

PETITIONS

3. CPA 26-13: Small-scale Future Land Use Amendment for City-owned properties.

Legislative, Petition CPA 26-13. A petition for the City of Newberry, Florida, amending the Future Land Use Map in the Comprehensive Plan by changing the Future Land Use category from Mixed Use, Agriculture, and Residential Low Density to Public Facilities and Land on 10 parcels identified as tax parcel numbers 01874-101-000, 01874-301-000, 01894-002-002, 02022-001-000 ,02182-000-000, 02262-003-000, 02262-007-000, 02530-013-000, 02530-200-000, and 02534-100-000.

4. LDR 26-18: Small-scale Rezoning of City-owned properties.

Quasi-Judicial Public Hearing, Petition LDR 26-18. A petition for the City of Newberry, Florida, amending the Official Zoning Atlas in the Land Development Regulations by changing the Zoning districts from Mixed Use (MU), Agricultural (A), Residential Single Family-2 (RSF-2), and Residential Single Family/Mobile Home-2 (RSF/MH-2) to Public Facilities (PF) on 11 parcels identified as tax parcel numbers 01874-101-000, 01874-301-000, 01894-002-002, 01988-007-000, 02022-001-000 ,02182-000-000, 02262-003-000, 02262-007-000, 02530-013-000, 02530-200-000, and 02534-100-000.

5. SDP 26-05: Site and Development Plan for McDonald's at Highland Park.

Quasi-Judicial, Petition SDP 26-05. A petition for the City of Newberry, Florida, approving a Site and Development Plan for McDonald's at Highland Park on a parcel identified as tax parcel number 01932-008-000.

AGENDA ITEMS

TOPICS FROM MEMBERS FOR DISCUSSION

MEETING ADJOURNMENT

Copies of any agenda attachments are available for public inspection at the Community Development Department, located at 25493 NW 1st Ave, Newberry, Florida, during regular business hours.

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File Attachments for Item:

2. Review and Approval of April 6, 2026, April 21, 2026 & May 4, 2026 Planning & Zoning Board Meeting Minutes

Planning & Zoning Board Agenda Item

Meeting Date:	July 6, 2026
Title:	Review and Approval of April 6, 2026, April 21, 2026 & May 4, 2026 Planning & Zoning Board Meeting Minutes
Agenda Section:	Consent
Department:	Planning & Economic Development
Presented By:	Stacey Hectus, AICP, Director Community Development
Recommended Action:	1) Approve minutes.

Summary:
The April 6, 2026, April 21, 2026 & May 4, 2026 Planning & Zoning Board Minutes are attached.

Attachments:
1. April 6, 2026, April 21, 2026 & May 4, 2026 Planning & Zoning Board Minutes

Planning & Zoning Board

May 04, 2026
6:00 PM

City Hall North - 25493 NW 1st Ave, Newberry, FL 32669

CALL TO ORDER/ROLL CALL

Timothy Marden, Mayor called the meeting to order at 6:00 PM

ROLL CALL

Members Present:

Timothy Marden, Mayor
Kathi Thomas, Member
Mellina Parker, Member
Jessica Carey, Member

Members Absent:

Anne Polo, Member

Quorum Check was satisfied

City Staff Present:

Jordan Marlowe, City Manager
Nicolle Shalley, City Attorney
Stacey Hectus, Director, Community Development
Lauren Yeatter, Assistant Director, Community Development
Jean-Paul Perez, Principal Planner
Bailey Fritz, Staff Assistant, Community Development

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion Made to approve the Agenda by Board Member Carey
Seconded by Board Member: Thomas
Voting Yea: Unanimous
Motion Passed: 3-0

CONSENT AGENDA

None

PUBLIC HEARINGS AND ORDINANCES

City Attorney Nicolle Shalley swore in staff and citizen's providing testimony on any agenda item.

1. Site and Development Plan for Smyrna Ready-Mixed Concrete Batch Plant

Quasi-Judicial Public Hearing

Principal Planner Jean-Paul Perez presented site plan and final public hearing. Staff recommends approval for SDP (9 acres).

Board member Carey had questions she emailed over to staff prior to meeting concerning the noise issue that the new site might cause late night or early morning specifically.

Applicant did not have a formal presentation but Brandon Bishop GM (Smyrna) spoke to this concern and clarified they now use light signals instead of horn signals, eliminating noise concerns after dark.

Following the discussion, Mayor Marden moved for a Motion:

Motion Made – Board Member Board Member Carey

Second Motion: Board Member Board Member Thomas

Voting Yea: Unanimous

Motion Passed: 3.0

2. Site and Development Plan for Norfleet Batch Plant

Quasi-Judicial Public Hearing

Principal Planner Jean-Paul Perez to present Norfleet Batch Plant. Staff recommends approval of 54 acre parcel with existing driveways on a FDOT right of way.

Public comments and concerns from Peter McDaniel. McDaniel expressed concern with noise and requested that a berm be made a part of the plans if there was not already a plan for one set as of yet.

Board member Parker also questioned if there would be a buffer or berm for noise because it was not in the final plans she was presented.

Chris Potts LJA Engineering did not have a formal presentation but addressed the questions and concerns of a berm and/or buffer. States there is not a requirement for a berm or buffer, however, there is a 45ft buffer that currently exists and will be kept. There will also be trees and other plants added to the existing buffer to thicken the noise barrier.

Following the discussion, Mayor Marden moved for a Motion:

Motion Made – Board Member Board Member Carey

Second Motion: Board Member Board Member Thomas

Voting Yea: Unanimous

Motion Passed: 3.0

3. LDR 24-26: Rezoning CountryWay II

Quasi-Judicial Public Hearing.

A Petition amending the Zoning Map by changing the Zoning category from Agricultural (A) to Planned Residential Development (PRD) on a parcel identified as tax parcel number 02539-001-00.

Assistant Director Yeatter presented an overview and staff recommendations to the Board as follows:

- Recommended Motion to the City Commission: Approve LDR 24-26 160 acres Country Way II rezoning from AG to PRD.

Mr. Gerry Dedenbach, applicants representative, presented County Way II on behalf of Norfleet. Plans to have 500 total homes built within the four phases with around 125 houses per phase. Connecting road to 15th Ave to allow multiple entries and exist points to the neighborhood by phase III and IV.

Discussion and Review – Mayor Marden opened the floor to comments and discussion among Board members and the public.

Public comment – Steve Hogan, a resident in Country Way I – asked when Phase I is projected to start & be finished, Mr. Dedenbach answered with a timeframe f 2027-2028 for a starting timeframe and finishing out 2031. Also asked what the width of the buffer would be to which Mr. Dedenbach responded there was not a required buffer width in code, but there are plans in place to ensure there is a nice buffer between phases. Mr. Hogan also inquired about when the road to 15th Ave would be started/finished. Mr. Dedenbach was able to clarify that the road would coincide with each phase. Most likely not beginning until Phase III and Phase IV are underway.

Board Member Carey – asked if Phase III will be where the tiny homes will be located or if they will be scattered throughout the four phases. She also asked for clarification on traffic patterns for Phase I & II, to which Mr. Trip Norfleet stated the traffic for the first two phases would go through the current Country Way Townsquare roadways. He also stated that there will be more tiny homes, but unsure if they will only be in Phase III.

Board Member Parker- asked who will be responsible for the road on 15th Ave once it has been completed. City Manager Marlowe responded that it would be under City control once built. Parker also commented that the new road down 15th would be great for the K-8 Oak View traffic.

Following the discussion, Mayor Marden moved for a Motion:

Motion Made – Board Member Board Member Parker

Second Motion: Board Member Board Member Carey

Voting Yea: Unanimous

Motion Passed: 3.0

4. Site and Development Plan for Heartland Dental at Highland Park

Quasi-Judicial Public Hearing

Principal Planner Jean Paul Perez presented to the board with staff recommending approval. 1.27 acres with building access at the back not off of SR 26.

Board member Carey- construction staging is for both project and will turn to green space after building is complete? Principal Planner Jean Paul- Yes, there is an on-site retention storm water plan.

Carey- can owners create new parking if needed once business is launched? Principal Planner Jean Paul- Yes.

No public comments.

Following the discussion, Mayor Marden moved for a Motion:

Motion Made – Board Member Board Member Carey

Second Motion: Board Member Board Member Thomas

Voting Yea: Unanimous

Motion Passed: 3.0

5. Site and Development Plan for Chipotle at Highland Park

Quasi-Judicial Public Hearing

Principal Planner Jean Paul Perez presented to the board with staff recommending approval. Neighboring dental office, including outdoor dining with special exception. Staff recommending approval with greenspace in between buildings.

Board member Carey- proposed drive-thru, is that a typical drive-thru?

Beau Clymer- clarifies that the drive-thru is pick up only. It is a newer option being offered, so there is not a designation for this kind of option to differentiate from a typical drive-thru. It has become more prominent since the Pandemic.

Board member Parker- commented on the metal being used outside and pointed out the lack of uniform that design has in comparison to the other buildings going up in that area.

No public comments.

Following the discussion, Mayor Marden moved for a Motion:

Motion Made – Board Member Board Member Thomas

Second Motion: Board Member Board Member Carey

Voting Yea: Unanimous

Motion Passed: 3.0

6. Special Exception for Outdoor Dining Ancillary to Chipotle at Highland Park

Quasi-Judicial Public Hearing

Principal Planner Jean Paul Perez presented to the board with staff recommending approval. Questions on this item were asked and answered in the previous line item. Outdoor dining required a special exception, however, staff in a subsequent item is asking to have this requirement removed from code.

No comments from board members or citizens.

Following the discussion, Mayor Marden moved for a Motion:

Motion Made – Board Member Board Member Parker

Second Motion: Board Member Board Member Thomas

Voting Yea: Unanimous

Motion Passed: 3.0

7. Site and Development Plan for YSU Self-Storage at Highland Park

Quasi-Judicial Public Hearing

Principal Planner Jean Paul Perez presented to the board with staff recommending approval of the 3.13 acre plans including easement, building location and traffic patterns.

Jeremy Calloway- storage unit engineer to present their presentation. Included landscaping and visual representation of the buildings and their locations.

Shane Maxwell- architect on project. Summarized Mr. Calloway's presentation and added more detail for each building. Main unit will be three stories high, there will be a outdoor RV storage and two separate climate controlled storage unit options. Outside of the building will be insulated metal with a stucco finish.

Board member Parker- expressed her concern with the height of the building being too high, to which Principal Planner Jean Paul clarified that it is under the regulated height requirement. She also mentioned being concerned that the look of the building would not fit in with the other styles of buildings going in.

Board member Carey- expressed concern with the lack of trees being included in the perimeter of the building to help cover the building, as she was also concerned the design would not fit with the other buildings.

Mayor Marden and Manager Marlowe both commented on the need for a storage unit this size for our area due to the new amounts of subdivisions coming over the next several years.

Following the discussion, Mayor Marden moved for a Motion:

Motion Made – Board Member Board Member Carey

Second Motion: Board Member Board Member Thomas

Voting Yea: Unanimous

Motion Passed: 3.0

8. LDR 26-16 Public Facilities (PF) code text amendment

Legislative Public Hearing

City-Initiated Code Revision to Section 4.23. "PF" Public Facilities.

Director, Stacey Hectus presented LDR 26-16. Staff recommended approval for Public Facilities project process to be rewritten and steps limited to allow project timelines to move more swiftly when City has initiated or applied for a change. No change to the system as written for other Governmental Entities (ie federal, state, county)

Manager Marlowe- clarified that the process for school's would stay the same since they are still governed by the county/state.

Board member Parker- asked if there would no longer be site plans provided to them (PZB members). Director Hectus answered that site plans would no longer require PZB members to review on City projects because they would have been brought to Community meetings or other hearings to present the plans and receive feedback.

Board member Carey- asked for clarification on whether all future planned parks would be presented to the board or not for donated spaces. Director Hectus provided the board with a response that explained that any donated space would be coming through the board to change the zoning of the land, which they would then be notified of the change at that time. Clarification was made that there would be two separate processes in place, one for City and one for all other governmental agencies.

Following the discussion, Mayor Marden moved for a Motion:

Motion Made – Board Member Board Member Carey

Second Motion: Board Member Board Member Thomas

Voting Yea: Unanimous

Motion Passed: 3.0

9. LDR 26-20 Removing Outdoor Dining as a Special Exception in Commercial Districts

Legislative Public Hearing

City-Initiated Code Revision to remove the special exception for outdoor dining in the commercial zoning districts.

Director, Stacey Hectus presented to the board per Commission request with staff recommendation.

Board member Parker- will existing businesses now be allowed to place outdoor seating if these spaces? Director Hectus- yes.

Director Hectus states that any outdoor changes that an existing business would need to do to include outdoor seating they would have to pull permits in order to make said necessary changes. At that point it can be reviewed and determined if it meets standards to place outdoor seating.

Manager Marlowe- summarized that the current process is redundant and by removing this special exception step it lessens the process for businesses that would have this apart of their initial request at the beginning.

Board requests approval upon condition that existing businesses have to run through the City in order to add outdoor seating. Staff clarified that if modifications to the business, such as a change of use or renovations, tripped the threshold, they would administratively go through those processes.

Following the discussion, Mayor Marden moved for a Motion:

Motion Made – Board Member Board Member Carey

Second Motion: Board Member Board Member Thomas

Voting Yea: Unanimous

Motion Passed: 3.0

10. LDR 26-21 Text Amendment Revisions to Small Scale Rural Subdivision (SSRS)

Legislative Public Hearing

City-Initiated Code Revision to amend the text of Appendix B, Article 4, Section 4.2.43. Small-scale rural subdivisions.

Director Stacey Hectus presented LDR 26-21 to revise the small-scale rural subdivisions code to amend the following:

Allow SSRS to be located on State Highway, remove the separation requirements between SSRS and enhance text clarity.

Manager Marlowe- added that the comp plan allows contractors to build a maximum of 25 homes in the SSRS. Development must include- a minimum of 2 acre lots, paved roads, community must be gated, HOA required and a dense buffer around the entirety of the development to allow as much privacy as possible from the outside to maintain as much green space as possible.

Board member Parker- expressed concern for the location of the allotted intensity for the location of SSRS creating a possible issue with green space being lessened in the buffer that is being maintained. Manager Marlowe clarified that the SSRS is to be located outside of the urban service areas not the inside the urban service area as board member Parker thought.

Boad member Carey- what will be the height requirement for a fence in SSRS communities? The height requirement is 6ft. Director Hectus states that in a higher end neighborhood, such as these, they will typically have nice pole barns and extra garage areas that store boats/RVs and other equipment.

Following the discussion, Mayor Marden moved for a Motion:

Motion Made – Board Member Board Member Parker

Second Motion: Board Member Board Member Thomas

Voting Yea: Unanimous

Motion Passed: 3.0

AGENDA ITEMS

TOPICS FROM MEMBERS FOR DISCUSSION

Board Member Carey – shout out to Life Soil for their contribution to our community. Commenting on how great her personal experience has been with their product. Shout out to all of the first responders that have been fighting the wildfires recently.

Board Member Thomas – Newberry Watermelon Festival on Saturday May 16th. Teacher appreciation week this week, thank a teacher or school staff member.

Board Member Parker- Made an announcement about the Newberry Historical Society's booth at the Watermelon Festival on May 16th.

Manager Marlowe- wanted to take a moment to say thank you to the Newberry Ridge team and Norfleet family for working so hard on the road from 30th to SR 26. Also made a shout-out to Community Development for their community engagement event they put on.

Citizen Daniel Thomas- announcement for Archer Historical Society's Train Day on May 9th.

Mayor Marden – made general statement thanking the board and staff for a smooth and timely meeting.

MEETING ADJOURNMENT 8:20 pm

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Planning & Zoning Board Meeting

April 06, 2026
6:00 PM

City Hall North - 25493 NW 1st Ave, Newberry, FL 32669

CALL TO ORDER/ROLL CALL

Naim Erched (Pro-tem) called the meeting to order at 6:00 PM

ROLL CALL

Members Present:

Naim Erched, Pro tem
Kathi Thomas, Member
Mellina Parker, Member
Jessica Carey, Member

Members Absent:

Anne Polo, Member
Timothy Marden, Mayor

Quorum Check was satisfied

City Staff Present:

Jordan Marlowe, City Manager
Jamie Jones, Assistant City Manager of Development & Infrastructure
Nicolle Shalley, City Attorney
Stacey Hectus, Director, Community Development
Lauren Yeatter, Assistant Director, Community Development
Bailey Fritz, Staff Assistant, Community Development

Changes to Agenda

Presentation added by the FFA

Director, Hectus asked the PZB members if they would be available to hold a special meeting? Staff had to remove, before the agenda was published but after the ad ran, Newberry Ridge

rezoning and CountryWay II rezoning. After discussion it was decided that a quorum could be met for April 21, 2026 at 6pm date and time certain for those two items.

APPROVAL OF AGENDA

Motion Made to approve the Agenda as noted by Director, Hectus: by Board Member Erched
Seconded by Board Member: Carey
Voting Yea: Unanimous
Motion Passed: 3-0

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. **Review and Approval of March 2, 2026, minutes for the Planning and Zoning Board Meeting**

Motion Made to approve the minutes: Board Member Carey
Seconded by Board Member Thomas
Voting Yea: Unanimous

Motion Passed: 4-0

Presentation by FFA from Newberry High School

PUBLIC HEARINGS AND ORDINANCES

The Board voted 4-0 to remove Newberry Ridge Rezoning and CountryWay II Rezoning and move them to the Special PZB meeting on April 21st, 2026.

3. **Site and Development Plan SDP 26-01 Life Soils**

Quasi judicial Public Hearing. Petition SDP 26-01: A request by Life Soils Florida, LLC to develop a new composting facility at 2429 SW 266th Street within a 90-acre City-owned parcel (Tax Parcel No. 02538-009-001) also known as the City of Newberry Environmental Park. The primary services will take place within the south quadrant of the site for a total of approximately 15 acres. The composting facility will generally consist of windrows of compost, access roads, and a stormwater management area.

Pro tem, Erched read the quasi judicial proceedings. City Attorney Nicolle Shalley swore in staff providing testimony. Prior to review, Mayor Marden asked members for exparte communication of this quasi-judicial proceeding. There being no exparte communication, the petition was heard.

Director Hectus presented an overview and staff recommendations to the Board as follows:

Recommended Motion to the City Commission: Approve petition SDP 26-01 for a new composting Facility to be located on the City of Newberry Environmental Park.

Applicant Representative Ryan McMeekin did a brief presentation.

Discussion

As there was no further discussion, the Pro-Tem, Erched moved for a motion.

Motion Made – Board member Parker

Seconded – Board Member Thomas

Voting Yea: Unanimous

Motion Passed: 4-0

4. **LDR 24-08 Large Scale Rezoning of Sandia West to Planned Residential Development (PRD)**

Quasi judicial Public Hearing. Petition LDR 24-08: A request by NV5 Global, on behalf of SMD Equity, LLC to rezone approximately 159.38 acres from Agriculture (1du/5 ac) to Planned Residential Development (PRD) (4 du/1 ac) for 500 dwelling units on parcel (Tax Parcel No. 02573-000-000).

Pro tem, Erched read the quasi judicial proceedings. City Attorney Shalley swore in staff providing testimony. Prior to review, Pro tem, Erched asked members for exparte communication of this quasi-judicial proceeding. There being no exparte communication, the petition was heard.

Director Hectus presented an overview of the item to the Board as follows. There was staff concern related to the side setbacks only being three (3) feet and rear setbacks only being ten (10) feet. This limits location for mechanical equipment and no room for a swimming pool or other larger accessory in the rear of the home. There were other items staff had concern with located in the presentation.

Applicant Representative Craig Brashier made a presentation. Limited his comments to the land use portion of this project. Companion PRD zoning application has been in the works as well and will come at a later date. Sandia Parc Ph I and II are adjacent. Sandia West is west of Champions Park. Planned for single-family homes. He presented a timeline and an aerial to clarify location. He stated it is consistent with the City's Comprehensive Plan. Staff's concerns were not addressed.

Discussion and Review – Pro tem, Erched opened the floor to comments and discussion among Board members and the public.

There was none from the public so it was brought back to the Board.

Member Carey, had concerns related to setbacks, timing, open space and on-street parking. She raised a question related to a community pool and the mass transit component of the application. Additionally, she wanted more specifics on the numbers and recreational amenities.

Board Member, Erched took issue with the density, setbacks, timing and wanted greater buffers and greenspace especially on the south and west where some established residents live.

Board Member, Parker stated that she did not want the construction dust to negatively impact the surrounding existing homes.

Following the discussion, Pro tem, Erched moved for a Motion:

Motion Made – Board Member Board Member Carey

Seconded: Board Member Board Member Parker

Voting Yea: Unanimous

Motion Passed: 4-0

5. **Comprehensive Plan Amendment CPA 25-04 Newberry Ridge: Large-Scale future land use map amendment from Mixed Use to Residential, Medium Density.**

Legislative Public Hearing.

Assistant Director Yeatter presented an overview of the item to the Board as follows.

Request to transmit the large-scale amendment to the future land use map from Mixed Use to Residential, Medium Density Land Use on ±225.29 acres on parcel ID #'s 02542-001-000; 02542-001-001; 02542-001-002; 02542-001-003; 02542-001-004; 02542-001-005; 02542-001-006; 02542-001-008; and 02547-001-000

Board Member, Erched commented on how he liked the buffer shown.

Board Member Carey was concerned with the townhomes but also liked the buffer.

Pro tem, Erched, asked if there were any comments from the public:

Wendy and Don Devitto, said the past approval was for 999 homes related to the old DRI process. She is not a fan of the commercial or the townhomes. She wanted to make sure it was dark sky friendly and had concerns about the traffic this project would generate.

As there was no further discussion, Pro tem, Erched moved for a motion.

Motion Made – Board member Board Member Carey

Seconded – Board Member Thomas

Voting Yea: Unanimous

Motion Passed: 4-0

6. **CPA 26-11 Large Scale FLUMA to PF on Easton Newberry Sports Complex.**

City-Initiated Large-Scale Comprehensive Plan Amendment CPA 26-11: A city-initiated request for a large-scale land use amendment to Public Facilities and Land classification on Easton Newberry Sports Complex.

Legislative, Public Hearing.

Director Hectus presented an overview to the Board as follows:

Recommend to the City Commission to transmit this large-scale amendment to Florida Commerce for the 45-day expedited review. This is required because the combined acreage is larger than 50 acres.

Pro tem, Erched opened the item to the public.

Avalon Woods resident Kristina Lutz was confused with the LU and the rezoning since it is a conservation area.

Avalon Woods resident Anne Izratti asked for the trees not to be cut.

Avalon Woods resident Christina Quayar likes the open space and the trees, wants the character to stay the same.

As there was no further discussion, Pro tem, Erched moved for a motion.

Motion Made – Board Member Parker

Seconded – Board Member Thomas

Voting Yea: Unanimous

Motion Passed: 4-0

7. **LDR 26-14 Rezoning to PF of Easton Newberry Sports Complex.**

City-Initiated Rezoning LDR 26-14: A city-initiated request for a rezoning to Public Facilities on Easton Newberry Sports Complex.

Quasi-Judicial.

Pro tem, Erched read the quasi judicial proceedings. City Attorney Shalley swore in staff providing testimony. Prior to review, Pro tem, Erched asked members for exparte communication of this quasi-judicial proceeding. There being no exparte communication, the petition was heard.

Director Hectus presented an overview to the Board as follows:

Recommend to the City Commission to transmit this large-scale amendment to Florida Commerce for the 45-day expedited review. This is required because the combined acreage is larger than 50 acres.

Pro tem, Erched opened the item to the public.
Avalon Woods resident Kristina Lutz reiterated what she said earlier and asked if this change was against the state statute?

Avalon Woods resident Peter Schilling said the same as wife, Kristina Lutz.

As there was no further discussion, Pro tem, Erched moved for a motion.

Motion Made – Board member Board Member Parker

Seconded – Board Member Carey

Voting Yea: Unanimous

Motion Passed: 4-0

8. **CPA 26-12 Small Scale FLUMA to PF on City Properties**

City-Initiated Small-Scale Comprehensive Plan Amendment CPA 26-12: A city-initiated request for a small-scale land use amendment to Public Facilities and Land classification on City properties.

Legislative Public Hearing.

Director Hectus presented an overview to the Board as follows:

As there was no further discussion, Pro tem, Erched moved for a motion. Motion Made – Board member Board Member Parker

Seconded – Board Member Carey

Voting Yea: Unanimous

Motion Passed: 4-0

9. **LDR 26-15 Rezoning to PF on City Properties**

City-Initiated Rezoning LDR 26-15: A city-initiated request for a rezoning to Public Facilities on various City-owned properties.

Quasi-Judicial.

Director Hectus presented an overview to the Board.

As there was no further discussion, Pro tem, Erched moved for a motion.

Motion Made – Board member Board Member Carey

Seconded – Board Member Parker

Voting Yea: Unanimous

Motion Passed: 4-0

AGENDA ITEMS

TOPICS FROM MEMBERS FOR DISCUSSION

MEETING ADJOURNMENT 9:09 pm

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Special Planning & Zoning Board Meeting

April 21, 2026
6:00 PM

City Hall North - 25493 NW 1st Ave, Newberry, FL 32669

CALL TO ORDER/ROLL CALL

Timothy Marden, Mayor called the meeting to order at 6:00 PM

ROLL CALL

Members Present:

Timothy Marden, Mayor
Kathi Thomas, Member
Mellina Parker, Member
Jessica Carey, Member

Members Absent:
Naim Erched, Member
Anne Polo, Member

Quorum Check was satisfied

City Staff Present:

Jordan Marlowe, City Manager
Nicolle Shalley, City Attorney
Stacey Hectus, Director, Community Development
Lauren Yeatter, Assistant Director, Community Development
Bailey Fritz, Staff Assistant, Community Development

Changes to Agenda

Item LDR 24-26: Rezoning from Agriculture to Planned Residential Development (PRD) on 160 acres called CountryWay II, Parcel ID # 02539-001-000 has been requested to be removed by the applicant/applicant representative. The applicant requested to be moved to the May 4, 2026 Planning and Zoning Board meeting agenda.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion Made to approve the Agenda as noted by Board Member Parker

Seconded by Board Member: Carey
Voting Yea: Unanimous
Motion Passed: 3-0

CONSENT AGENDA

PUBLIC HEARINGS AND ORDINANCES

LDR 25-11 Large Scale Rezoning of Newberry Ridge from Agricultural (A) to Planned Residential Development (PRD)

Quasi-judicial, Petition for LDR 25-11. A petition for a re-zoning from Agricultural (A) to Planned Residential Development (PRD) on 9 parcels identified as tax parcel numbers 02542-001-000; 02542-001-001; 02542-001-002; 02542-001-003; 02542-001-004; 02542-001-005; 02542-001-006; 02542-001-008; and 02547-001-000.

City Attorney Shalley swore in staff providing testimony. Prior to review, Mayor Marden asked members for exparte communication of this quasi-judicial proceeding. There being no exparte communication, the petition was heard.

Assistant Director, Yeatter presented an overview and staff recommendations to the Board as follows: The petition is consistent with the City's Comprehensive Plan and Land Development Regulations.

Applicant Representative Maribel Nicholson-Choice from Greenburg Traurig, made a presentation, emphasizing the removal of commercial from the original Mixed Use development proposal and the increased buffering.

Discussion and Review – Mayor Marden opened the floor to comments and discussion among Board members and the public.

There was none from the public so it was brought back to the Board.

Member Carey expressed concern about about wastewater capacity and availability with the increase in population.

Member Carey and Trey Fragala, Florida Land Development Partners I, LLC, discussed the recreation and open space requirements, as well as cost and maintenance responsibilities. Member Carey shared ideas about location of parks and possible contribution of acreage to other public uses.

Member Thomas asked about the next steps in the process, and was reassured that the site plan in the presentation was not final.

Member Parker expressed concerns about traffic and the wastewater system and agreed that parks and open space may be better suited at the front of the development for public access.

Following the discussion, Board Member Carey made a Motion: Approve the petition with conditions to clarify open space contribution, cost, and location.

Motion Made – Board Member Board Member Carey

Seconded: Board Member Board Member Parker

Voting Yea: Unanimous

Motion Passed: 3-0

AGENDA ITEMS

TOPICS FROM MEMBERS FOR DISCUSSION

MEETING ADJOURNMENT 6:57 pm

Copies of any agenda attachments are available for public inspection at the Community Development Department, located at 25493 NW 1st Avenue, Newberry, Florida, during regular business hours.

If A Person, Firm, or Corporation Desires to Take an Appeal From any Action Taken At the Above Meeting or Hearing, It May Be Necessary to Have A Verbatim Record of the Proceedings and It Is the Person, Firm, or Corporation's Duty to See that Such A Record Is Made. The City of Newberry City Commission Policy Is to End the Public Meeting At 10:30 P.M. the Evening of the Regular Scheduled Meeting Unless Extended by the City Commission. Any Matter on the Agenda Not Acted upon Shall Be Continued to the Next Regular Scheduled City Commission Meeting, or a Special Meeting, at the Commission's Discretion. In accordance with the Americans with Disabilities Act (ADA) and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodations to participate in this meeting should contact City Clerk at 352-472-2161 or ADArequests@newberryfl.gov at least 72 business hours prior to the meeting. Such accommodation may include, but are not limited to, assistive listening devices, alternative formats of meeting materials, sign language interpretation, or physical access arrangements. If you are hearing or speech impaired, please contact the Florida Relay System at 800-955-8770. If you need special accommodation for attendance at this meeting, please contact MV Transportation, Inc. at 352-375-2784, not later than 72 business hours prior to the proceedings.

File Attachments for Item:

3. CPA 26-13: Small-scale Future Land Use Amendment for City-owned properties.

Legislative, Petition CPA 26-13. A petition for the City of Newberry, Florida, amending the Future Land Use Map in the Comprehensive Plan by changing the Future Land Use category from Mixed Use, Agriculture, and Residential Low Density to Public Facilities and Land on 10 parcels identified as tax parcel numbers 01874-101-000, 01874-301-000, 01894-002-002, 02022-001-000 ,02182-000-000, 02262-003-000, 02262-007-000, 02530-013-000, 02530-200-000, and 02534-100-000.

Planning & Zoning Board Agenda Item

Meeting Date:	July 6, 2026
Title:	CPA 26-13: Small-scale Future Land Use Amendment for City-owned properties. Legislative, Petition CPA 26-13. A petition for the City of Newberry, Florida, amending the Future Land Use Map in the Comprehensive Plan by changing the Future Land Use category from Mixed Use, Agriculture, and Residential Low Density to Public Facilities and Land on 10 parcels identified as tax parcel numbers 01874-101-000, 01874-301-000, 01894-002-002, 02022-001-000 ,02182-000-000, 02262-003-000, 02262-007-000, 02530-013-000, 02530-200-000, and 02534-100-000.
Agenda Section:	Public Hearings
Department:	Community Development Department
Presented By:	Lauren Yeatter, AICP, Community Development Assistant Director
Recommended Action:	1) Recommend approval of Petition CPA 26-13.

Summary:
City-initiated request for a small-scale future land use map amendment to Public Facilities and Land classification on City properties. The change of land use is from Mixed Use, Agriculture, and Residential Low Density to Public Facilities and Land. This request aligns the current use of the property with the appropriate and applicable future land use classification.

Attachments:
1. Staff Memo

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Staff Memo

DATE: July 6, 2026

FROM: Lauren Yeatter, AICP, Assistant Director, Community Development Department

TO: Mayor and City Commissioners, City of Newberry

SUBJECT: Small-scale Future Land Use Map Amendments for City-owned Properties

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This memo provides excerpts from the Future Land Use Elements of the City of Newberry Comprehensive Plans.

The proposed future land use classification, including the uses it permits, are compatible with the adjacent land uses. This petition corrects and amends the underlying future land use to allow the petitioners the full benefit, or the highest and best use of the properties.

Staff finds the request aligns the current use of the properties with the appropriate and applicable future land use classification, and it is consistent with the City of Newberry Comprehensive Plan and Land Development Regulations and recommend adoption of the ordinance. Adopting the ordinance would not negatively impact public interest. Further analysis is not warranted.

Attachments:

1. City of Newberry Future Land Use Element Excerpts
2. Subject Properties Parcel Numbers and Map

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ATTACHMENT 1

City of Newberry Objective 3.2, FLU Category Table:
The below Object 3.2 and subsequent table provide for the density

FLU OBJECTIVE 3.2: Define a list of the FLU categories and descriptions for each; identify associated intents, applicability, maximum densities/intensities, and use types; and their relationship to zoning classifications.

FLU POLICY 3.2.1: The City's Land Development Regulations (LDRs) shall contain design and development standards based on and consistent with the following FLU categories and corresponding general ranges of densities and intensities. The allocation of FLU categories shall be depicted in the Comprehensive Plan FLUM's series:

Table identifying FLU categories and compatible zoning districts classifications:

FLU Category	Zoning District Classification	Typical Uses	Maximum Density	Maximum Intensity
Agriculture	A, CN, PRRD	Agricultural; Rural commercial, Residential, Single-Family; Manufactured Home	1 du/5 ac	20% Impervious Surface Ratio (20% ISR)
Residential Low Density	RSF-1, RSF-2; RMH-1, RMH-2, RMH-3; RMH-P; PRD, RO	Residential, Single-Family; Manufactured Home	4 du/ac	40% maximum ground cover
Mixed Use	A, MU	Residential, Office, Commercial	Single-family: 4 du/ac Multiple family: 20 du/ac	70% ISR
Public Facilities and Land	PF	Public Facilities	(N/A)	80% ISR

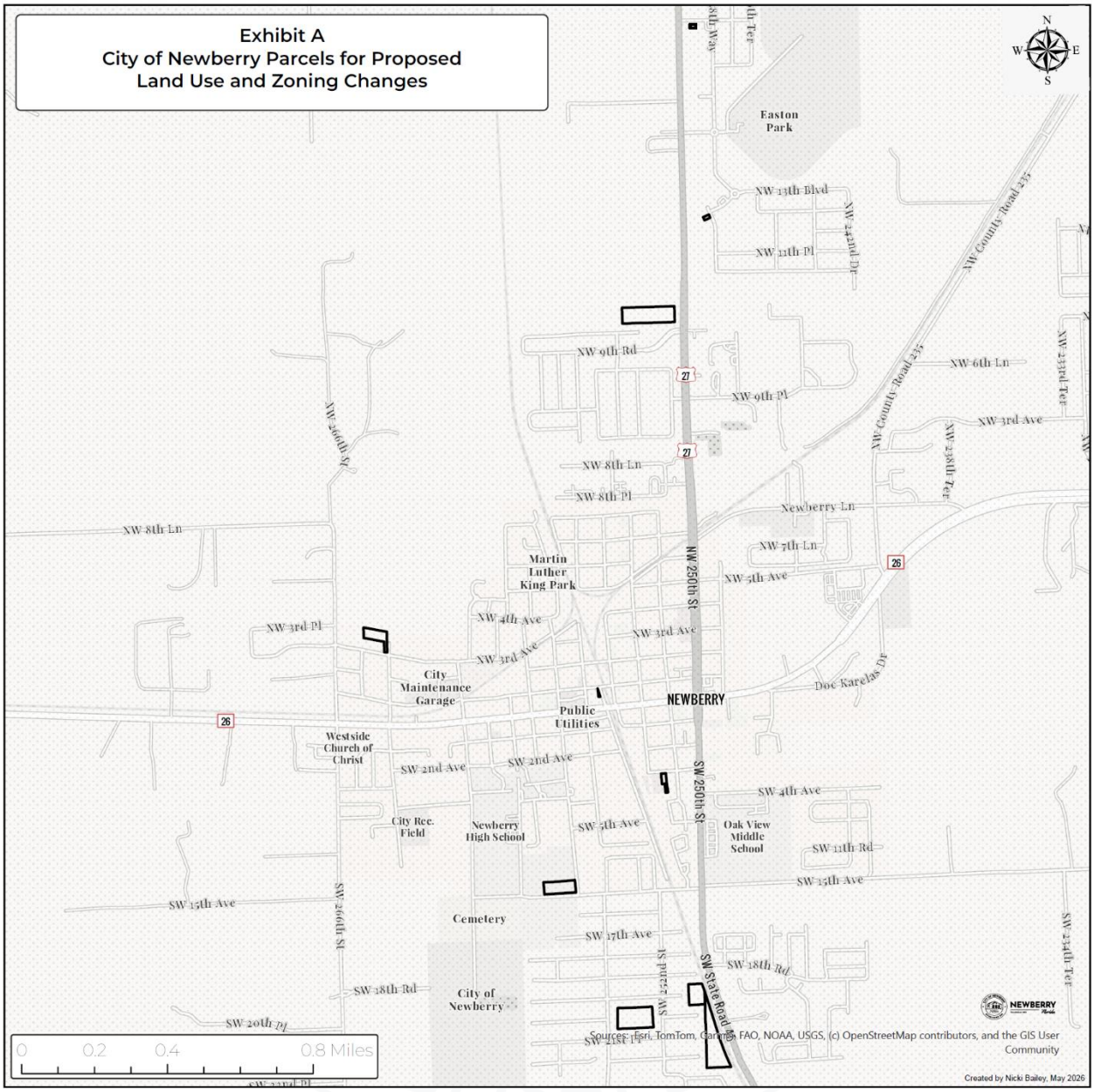
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ATTACHMENT 2

Comprehensive Plan Amendment CPA 26-13: A city-initiated request for a small-scale land use amendment on the following parcels to Public Facilities and Land Future Land Use.

Parcel #	Acres	Current Land Use	Proposed Land Use	Name
01874-101-000	0.1	Mixed Use	Public Facilities and Land	Avalon Woods Lift Station
01874-301-000	0.1	Mixed Use	Public Facilities and Land	Avalon Woods Lift Station
01894-002-002	3.97	Agriculture	Public Facilities and Land	stormwater
02022-001-000	1.3	Residential Low Density	Public Facilities and Land	stormwater
02182-000-000	0.04	Residential Low Density	Public Facilities and Land	stormwater
02262-003-000	0.24	Residential Low Density	Public Facilities and Land	stormwater
02262-007-000	0.1	Residential Low Density	Public Facilities and Land	FDOT stormwater extension
02530-013-000	1.56	Residential Low Density	Public Facilities and Land	Countryway stormwater
02530-200-000	4.29	Agriculture	Public Facilities and Land	Countryway stormwater
02534-100-000	3.5	Residential Low Density	Public Facilities and Land	Countryway stormwater

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File Attachments for Item:

4. LDR 26-18: Small-scale Rezoning of City-owned properties.

Quasi-Judicial Public Hearing, Petition LDR 26-18. A petition for the City of Newberry, Florida, amending the Official Zoning Atlas in the Land Development Regulations by changing the Zoning districts from Mixed Use (MU), Agricultural (A), Residential Single Family-2 (RSF-2), and Residential Single Family/Mobile Home-2 (RSF/MH-2) to Public Facilities (PF) on 11 parcels identified as tax parcel numbers 01874-101-000, 01874-301-000, 01894-002-002, 01988-007-000, 02022-001-000 ,02182-000-000, 02262-003-000, 02262-007-000, 02530-013-000, 02530-200-000, and 02534-100-000.

Planning & Zoning Board Agenda Item

Meeting Date:	July 6, 2026
Title:	LDR 26-18: Small-scale Rezoning of City-owned properties. Quasi-Judicial Public Hearing, Petition LDR 26-18. A petition for the City of Newberry, Florida, amending the Official Zoning Atlas in the Land Development Regulations by changing the Zoning districts from Mixed Use (MU), Agricultural (A), Residential Single Family-2 (RSF-2), and Residential Single Family/Mobile Home-2 (RSF/MH-2) to Public Facilities (PF) on 11 parcels identified as tax parcel numbers 01874-101-000, 01874-301-000, 01894-002-002, 01988-007-000, 02022-001-000 ,02182-000-000, 02262-003-000, 02262-007-000, 02530-013-000, 02530-200-000, and 02534-100-000.
Agenda Section:	Public Hearings
Department:	Community Development Department
Presented By:	Lauren Yeatter, AICP, Community Development Assistant Director
Recommended Action:	1) Recommend approval of Petition LDR 26-18.

Summary:
City-initiated request for a small-scale rezoning to Public Facilities (PF) on City properties. The change of zoning is from Mixed Use (MU), Agricultural (A), Residential Single Family-2 (RSF-2), and Residential Single Family/Mobile Home-2 (RSF/MH-2) to Public Facilities (PF). This request aligns the current use of the property with the appropriate and applicable zoning district.

Attachments:
1. Staff Memo

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Staff Memo

DATE: July 6, 2026

FROM: Lauren Yeatter, AICP, Assistant Director, Community Development Department

TO: Mayor and City Commissioners, City of Newberry

SUBJECT: Rezonings for City-owned Properties LDR 26-18

This memo provides zoning district descriptions from the Land Development Regulations for the Agricultural (A), Residential, Single Family-2 (RSF-2), Residential, Single Family/Mobile Home (RSF/MH-2), Mixed Use (MU), and Public Facilities (PF) are linked or attached for reference.

The proposed zoning district and the uses it permits are compatible with the adjacent land uses. This petition corrects and amends the underlying zoning to allow the petitioners the full benefit, or the highest and best use of the properties.

Staff finds the request aligns the current use of the properties with the appropriate and applicable zoning district, and it is consistent with the City of Newberry Comprehensive Plan and Land Development Regulations and recommend adoption of the ordinance. Adopting the ordinance would not negatively impact public interest. Further analysis is not warranted.

Attachments:

1. Current and Proposed Zoning Districts.
2. Subject Properties Parcel Numbers and Map

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ATTACHMENT 1

Current Zoning Districts:
Section 4.4. - "A" Agricultural.
Section 4.5. – "RSF" Residential, Single-Family.
Section 4.6. - "RSF/MH" Residential, (Mixed) Single-Family/Mobile Home.
Section 4.19. - "MU" Mixed Use Development.

Proposed Zoning District:
Section 4.23. "PF" Public Facilities.
4.23.1. *Districts and intent*. The "PF" Public Facilities category includes one zoning district: PF. Any land acquired, owned or leased by the city or any other governmental entity/agency may be given a zoning designation of PF by initiating the rezoning process set forth in F.S. § 166.041, and Appendix B, Article 16 of the Code of Ordinances, and this section.
To permit residential, non-residential, and/or any combination of each on tracts of land that are owned or leased by the city or any other governmental entity or agency to be planned and developed as a whole, as a single operation or in phases with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning.
4.23.2. *Permitted principal uses and structures*. Government buildings and uses (such as but not limited to Federal, State, County, and/or city buildings and/or facilities; schools, offices, parks, public golf courses etc.). Any use approved by the City Commission for the private development (lease, air-rights etc.) of governmentally owned property. All uses must be consistent with the Comprehensive Plan, zoned according to state law, and must adequately demonstrate the development will serve a public purpose.
1. *Accessory uses and structures*. Any use that is customarily associated with the main permitted use.
4.23.3. *General development regulations for property within PF Public Facilities District*.
1. *Procedures and requirements for rezoning to a PF Development*.
a. *Application*. An application for rezoning to PF development shall be made only by the governmental entity or agency that owns or leases the subject property and processed in the same manner as other applications for change of zoning of land in accordance with state law and pursuant to Appendix B, Article 16 of the Code of Ordinances.
[1.] The Planning and Zoning Board or the City Commission may require a site and development plan application be considered concurrently with the petition for change of zoning designation.
[2.] Should the Planning and Zoning Board or City Commission deem a site and development plan is necessary to ensure compatibility with surrounding properties

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and protection of public interest, no further action may be taken on the petition for change of zoning, except as required by state law, until such petition for site and development plan approval is presented to the requesting board.

b. *Zoning designation*. Upon the sale of publicly owned or leased property that is currently zoned PF, the governmental entity or agency shall initiate a zoning designation change pursuant to F.S. § 166.041, as amended from time to time, and in accordance with the procedures set forth in Appendix B, Article 16 of the Code of Ordinances. If a governmental entity or agency acquires property to be utilized for a public purpose or desires to develop property it owns or leases for the purposes set forth in 4.23. above, then the rezoning procedures set forth below shall be followed.

c. *Consideration by the City Commission*. Upon receiving the recommendation of the Planning and Zoning Board, the City Commission shall conduct a public hearing to consider the rezoning petition in accordance with the rezoning procedures set forth in Appendix B, Article 16 of the Code of Ordinances and the Site and Development Plan pursuant to Appendix B, Article 14, Section 14.12 of the Code of Ordinances.

4.23.4. *Development regulations for PF property requiring Site and Development Plan Review*. When the city or any other governmental entity/agency owning or leasing public property within a PF district desires to develop the property, Land Development Regulation Administrator in accordance with Appendix B, Article 14, Section 14.12 of the Code of Ordinances and other applicable Articles of the Land Development Regulations is required and the following development regulations shall be followed:

1. *Unified control*. All land included for the purpose of development within a PF district shall be under the control of the city, any other governmental entity or agency. The city or other governmental entity/agency shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed PF district, which shall be reviewed by the Land Development Regulation Administrator and the City Attorney.

2. *Land use and design regulations*.

a. *Maximum density*.

1. *Density*. The maximum permitted density shall be determined by the City Commission, but in no event shall it exceed the limits set forth in the Comprehensive Plan.

2. *For purposes of this section*. Community Residential Home shall equal one-half of one dwelling unit, and any residential unit shall be equal to one dwelling unit.

b. *Minimum plot size, distance between structures, frontage and setbacks*.

1. No minimum plot size shall be required with a PF development.

2. No minimum distance between structures shall be required within a PF district, except as required by the Florida Building Code. The appropriate distance between structures shall be evaluated on an individual development basis after considering the type and character of the building types within a development.

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3. *Setbacks*. There are no required setbacks or yards except for those imposed by the City Commission, upon recommendation of the Planning and Zoning Board, and the Florida Building Code, as amended from time to time.

c. *Maximum height of structures*. No maximum height of structures shall be required within a PF district. The City Commission upon recommendation of the Planning and Zoning Board shall determine the appropriate height limitations on an individual development basis after considering the character of the surrounding area, the character of the proposed development, and the goals for community development as stated in the Comprehensive Plan.

d. *Total site coverage*. The floor area ratio of proposed development shall be consistent with those adopted in the Comprehensive Plan for the Public future land use classification.

3. *PF District Site and Development Plan*. The Site and Development Plan petition shall be submitted to the Land Development Regulation Administrator pursuant to Appendix B, Article 14, Section 14.12 of the Code of Ordinances. The Land Development Regulation Administrator shall review the PF Site Plan in accordance with the procedures set forth in Appendix B, Article 14, Section 14.12 of the Code of Ordinances and shall forward their recommendation to the Planning and Zoning Board.

4. *Consideration by the City Commission*. The City Commission shall evaluate the Site and Development Plan in accordance with the requirements set forth in Appendix B, Article 14, Section 14.12 of the Code of Ordinances. In addition, the Board shall evaluate the suitability of the proposed development with the Comprehensive Plan and the relevant land development regulations. The Planning and Zoning Board may recommend reasonable conditions, safeguards and stipulations be attached to the approval of the Site and Development Plan. Upon reviewing the Site and Development Plan, the Planning and Zoning Board shall forward its recommendation to the City Commission. Within Appendix B, Article 14, Section 14.12 of the Code of Ordinances, references to the Board of Adjustment shall be interpreted to mean the City Commission as it relates to land zoned PF or subject to rezoning to same. The City Commission shall evaluate the proposed development in the same manner as required of the Board of Adjustment. Consideration of the Site and Development Plan by the City Commission may occur at the same or later public hearing for lands subject to rezoning to PF.

5. *Conformance to the approved Site and Development Plan*.

a. *Permits*. After rezoning to PF district, no permits shall be issued by the city and no development shall commence unless in conformance with the approved Site and Development Plan approved by the City Commission. The PF development may be developed in phases; however, such phases shall be an element of the Site and Development Plan approved by the City Commission.

b. Major and minor changes to the Site and Development Plan shall be made pursuant to Appendix B, Article 14, Section 14.12 of the Code of Ordinances.

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c. *Transfer of ownership*. No land within an approved PF district may be transferred in ownership or in any other way removed from unified control without a written agreement between the city and the parties to which such transfer is made, stipulating their understanding and agreement to a condition that such transferred land shall continue under the full terms and provisions of the PF development approval, or unless rezoned to a district consistent with the current use of the land.

(Ord. No. 2022-59, § 1, 2-13-2023)

ATTACHMENT 2

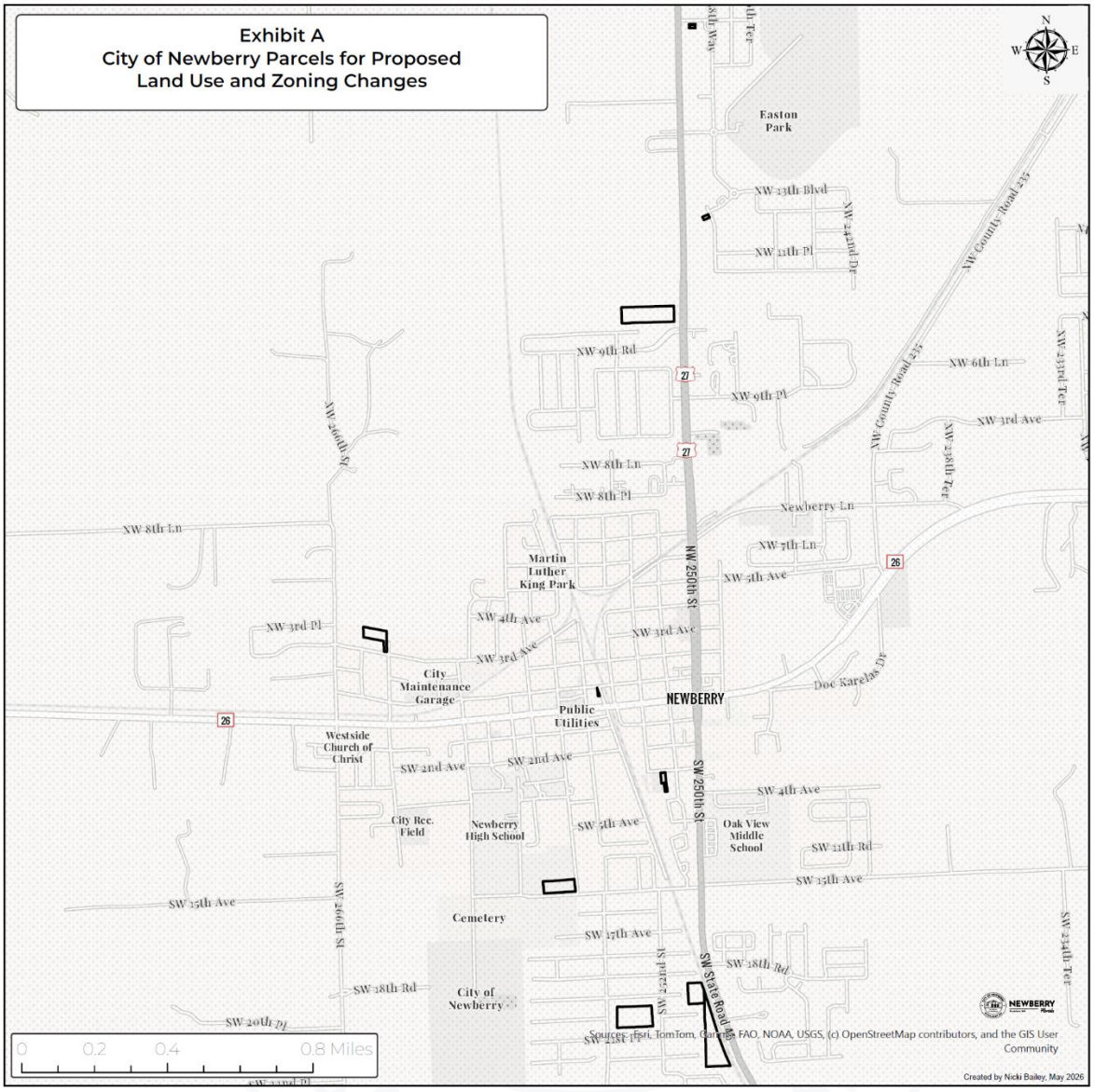
Land Development Regulation LDR 26-18: A city initiated request to change the zoning on the following parcels to Public Facilities Zoning.

Parcel #	Acres	Current Zoning	Proposed Zoning	Name

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01874-101-000	0.1	Mixed Use	Public Facilities	Avalon Woods Lift Station
01874-301-000	0.1	Mixed Use	Public Facilities	Avalon Woods Lift Station
01894-002-002	3.97	Agricultural	Public Facilities	stormwater
01988-007-000	1.82	Residential Single Family RSF-2	Public Facilities	stormwater by elementary
02022-001-000	1.3	RSF/MH-2 and RSF-2	Public Facilities	stormwater
02182-000-000	0.04	Residential Single Family RSF-2	Public Facilities	stormwater
02262-003-000	0.24	Residential Single Family RSF-2	Public Facilities	stormwater
02262-007-000	0.1	Residential Single Family RSF-2	Public Facilities	FDOT stormwater extension
02530-013-000	1.56	Residential Single Family RSF-2	Public Facilities	Countryway stormwater
02530-200-000	4.29	Agricultural	Public Facilities	Countryway stormwater
02534-100-000	3.5	Residential Single Family RSF-2	Public Facilities	Countryway stormwater

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File Attachments for Item:

5. SDP 26-05: Site and Development Plan for McDonald's at Highland Park.

Quasi-Judicial, Petition SDP 26-05. A petition for the City of Newberry, Florida, approving a Site and Development Plan for McDonald's at Highland Park on a parcel identified as tax parcel number 01932-008-000.

Planning and Zoning Board Agenda Item

Meeting Date:	July 6, 2026
Title:	SDP 26-05: Site and Development Plan for McDonald's at Highland Park. Quasi-Judicial, Petition SDP 26-05. A petition for the City of Newberry, Florida, approving a Site and Development Plan for McDonald's at Highland Park on a parcel identified as tax parcel number 01932-008-000.
Agenda Section:	Public Hearings
Department:	Community Development Department
Strategic Goal/Objective:	Goal D.3 A strong, diverse local economy
Presented By:	Lauren Yeatter, AICP, Community Development Assistant Director
Recommended Actions:	Recommend approval of the petition.

Summary:
Site and development plan petition by The Seyer Group/McDonald's USA, LLC, agents on behalf of WMG Acquisitions, LLC, owner, proposing approximately 3,859 square feet of fast-foot restaurant and related site improvements on a site consisting of approximately 1.26 acres. The project is generally located on the south side of State Road 26/West Newberry Road, between Newberry Lane and Southwest 242 Street, Alachua County Tax Parcel No. 01932-010-000.

Attachments:
1. Staff Report
2. Map & Legal Description
3. Site Plan Set

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STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

File Number: SDP 26-05

Request: Site and development plan petition by The Seyer Group/McDonald's USA, LLC, agents on behalf of WMG Acquisitions, LLC, owner, proposing approximately 3,859 square feet of fast-foot restaurant and related site improvements on a site consisting of approximately 1.26 acres. The project is generally located on the south side of State Road 26/West Newberry Road, between Newberry Lane and Southwest 242 Street, Alachua County Tax Parcel No. 01932-010-000.

Recommended Action:
Approve the petition.

SITE DATA TABLE

Owner	WMG Acquisitions, LLC
Address/Location	Not assigned/Highland Park Planned Development
S/T/R	03/10S/17E
Net Area	±1.26 ac
Gross Area	N/A
Zoning District	Planned Development (PD)
FLU	Planned Development
Existing Use	Vacant commercial
Proposed Use	Fast-food restaurant with drive-through

ADJACENT ZONING AND FUTURE LAND USE

	Zoning District	FLUM Designation	Existing Use
North	Commercial, Automotive (CA)	Commercial	Shopping plaza
East	Planned Development (PD)	Planned Development	Rural residences
South	Planned Development (PD)	Planned Development	Vacant commercial
West	Planned Development (PD)	Planned Development	Vacant commercial

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Introduction
The Community Development Department has received a site and development plan petition by The Seyer Group, agent on behalf of WMG Acquisitions, LLC, owner, proposing approximately 3,859 square feet of fast-foot restaurant and related site improvements on a site consisting of approximately 1.26 acres. The project is generally located on the south side of State Road 26/West Newberry Road, between Newberry Lane and Southwest 242 Street, a portion of Alachua County Tax Parcel No. 01932-010-000. The Property has a future land use classification of Planned Development (ref. Ordinance 2023-15) and an underlying Planned Development (PD) zoning designation (ref. Ordinance 2023-16) known as the Highland Park Planned Development (f.k.a. Newberry Plaza). The Property is located within the Urban Service Area and the Gateway Overlay district and subject to the Development Order for Highland Park provided in Exhibit B, Ordinance 2023-16, adopted on August 14, 2023 ("Highland Park PD").

Background/History
The Property, prior to commencement of the Highland Park PD, the site was partially wood and primarily utilized for various farm operations. Most recently, the site was utilized for rotating row-crops. The existing "Gray" residence on the property has been subdivided within the overall Highland Park PD area which may be accessed from a proposed interior drive and from a north-south connection along the eastern boundary of the Highland Park PD.

Prior Approval(s)
The list below constitutes the development permit approvals for the Property related to the Highland Park PD:

- Future land use map amendment from Agriculture to Planned Development
  Petition No. CPA 23-07; Ordinance 2023-15 adopted on August 14, 2023.
- Rezoning from Agricultural (A) to Planned Development (PD) zoning district
  Petition No. LDR 23-07; Ordinance 2023-16 adopted on August 14, 2023.
  Preliminary Development Plan contained in Exhibit A
  Development Order contained in Exhibit B
- Construction plans for commercial development
  Petition No. SD 24-01; Resolution 2024-18 adopted May 28, 2024.
- Community Development District
  Petition No. LDR 24-27; Ordinance 2025-01 adopted February 24, 2025.
- Planned development minor amendment
  Petition No. 25-04; Administrative Approval Letter dated June 25, 2025.

Project Description
The petition proposes an approximately 3,859 square foot fast food restaurant with a drive-through facility. Primary access will be from the southern service road which has been constructed.

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Infrastructure and Services Impact
The below provides a brief summary of the analysis on infrastructure availability and determines whether mitigation is necessary. These requirements are established in the site plan standards provided in Appendix B, Article 14, Section 14.12 and Section 14.14 of same, CNCO.

Potable Water. Sufficient capacity exists to serve the use. Development fees will be due at time of permit issuance.

Sanitary Sewer. For all proposed development, capacity is reserved on a first-come, first-served basis. To reserve wastewater capacity it is necessary to execute a Wastewater Capacity Development Agreement. Development fees will be due at time of building permit issuance.

Traffic. The trip calculations provided by the applicant correspond to a high-turnover sit-down restaurant instead of a fast food restaurant with a drive through window, which would generate more average annual daily trips and more am/pm peak hour trips. Nevertheless, sufficient capacity exists on local public rights-of-way. Impact fees will be assessed and collected at time of building permit issuance as a means of ensuring concurrency.

Solid Waste. Sufficient capacity exists to serve the principal and ancillary uses. Private service contracts may be required for businesses.

Schools. No dwelling units are proposed, and the development will not impact school capacity.

Recreation and Open Space. No dwelling units are proposed, and the development will not impact recreation and open space services.

Sufficient infrastructure capacity exists to serve the property.

Agency Review
The site and development plan was reviewed by the city reviewing agencies and no objections were offered. Suwanee River Water Management District shall review the overall development for stormwater retention requirements. Wastewater capacity is available on a first-come-first-served basis.

Site and Development Plan Analysis and Findings
The city has adopted certain criteria for site and development plans. These criteria are enumerated in Appendix B, Article 14, Section 14.12, CNCO, entitled “Site and development plan approval.” These criteria establish standards for compatibility and community cohesion. Staff analyzed the use, location, and impacts generated and found the petition satisfies the criteria. It’s worth noting that a ceiling on development impacts was contemplated at time of adoption of the Highland Park PD, however, concurrency may be postponed to time of development plan review.

NEWBERRY
Established 1895 Florida

25493 Northwest 1 Avenue
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

Comprehensive Plan Compliance
The petition has been found to be consistent with the goals, objectives, and policies of the City of Newberry Comprehensive Plan.

Findings and Conclusion
Staff finds the petition consistent with the City of Newberry Comprehensive Plan, Land Development Regulations, and the Highland Park PD.

At the pleasure of the Planning and Zoning Board, a recommendation must be forwarded to the City Commission. A recommended action is provided on Page 1 of this report.

June 25, 2026
Lauren Yeatter, AICP
Community Development Department

LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter authorizes Kim Binkley Seyer and/or Mitch Hardin of The Seyer Group to act on behalf of McDonald's USA, LLC, in regard to permits and applications for the City of Newberry, Clay Electric and Suwanee River Water Management, as well as but not limited to all regulatory agencies, departments and governmental agencies, necessary for the construction and development of a proposed McDonald's, located at Newberry Plaza Planned Development Lot 5.

Signature: DocuSigned by: Vivian Valdivia EF9745FCA7E744F...

Vivian Valdivia (Leasehold Interest)

Name (printed)

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 12 day of February 2026, by Vivian Valdivia as Construction Director of McDonald's USA, LLC. ___, on behalf of the corporation. They are personally known to me or have produced ___ as identification and (did/did not) take oath.

Notary Public State of Florida
Diana Carolina Calle
My Commission
HH 252739
EXP. 4/13/2026

Notary Public

Diana Carolina Calle

Print Name

Commission No. HH252739

Expiration Date: 4-13-26

CITY OF NEWBERRY

Planning & Economic Development Department

In the Little Red School House at 25815 SW 2nd Avenue, (352) 472-5440
Mailing Address: 25440 W Newberry Road, Newberry, FL 32669

AFFIDAVIT

This affidavit is submitted in conjunction with my application for McDonald's (# 26-0105) described as follows:

Agent/Owner Name: WMG ACQUISITIONS, LLC a Delaware limited liability company

Address: Lot 5 Newberry Plaza Planned Development, Newberry, FL 32669

Name of Owner/Business: McDonald's
*23479 W Newberry Rd, Newberry, FL 32669 Master address

Statement: I Jonathan Brumleve (Agent/Owner Name) hereby certify that WMG ACQUISITIONS, LLC (Owner/Business Name) agrees to pay all costs of public notice (including mailed and published) and any consulting fees incurred by the City of Newberry associated with this Site Development Plan Review Application (Application Type) 26-0105 (Application number)

I hereby certify that the statements and information on this form and all statements contained in any documents or plans submitted herewith are true and correct to the best of my knowledge and belief.

Signature
(Authorized Representative/Agent/Owner)

Date 5/14/2026

JONATHAN BRUMLEVE
Printed Name

STATE OF ~~FLORIDA~~ ILLINOIS
COUNTY OF ~~ALACHUA~~ EFFINGHAM

Sworn to (or affirmed) before me by means of ☒ physical presence or ☐ online notarization, this 14TH (Day) day of MAY (Month), 20 26 (Year), by JONATHAN BRUMLEVE (Name of Person Making Statement).

Signature of Notary Public - State of ~~Florida~~ ILLINOIS

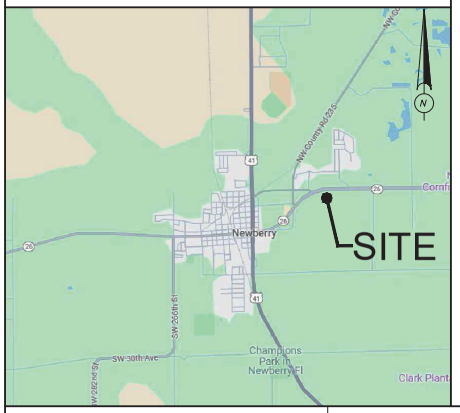
Brooke Kocher
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced: _____

OFFICIAL SEAL
BROOKE LEIGH KOCHER
Notary Public, State of Illinois
Commission No. 1017177
My Commission Expires September 15, 2029

LOCATION MAP



SITE CONSTRUCTION PLANS

FOR

McDonald's

23479 W NEWBERRY RD., NEWBERRY FL, 32669

PARCEL ID # 01932-000-000 (LOT 5) SECTION 3,

TOWNSHIP 10 SOUTH, RANGE 17 EAST

1.26 ACRES Acres Zoned: PLANNED DEVELOPMENT (PD)

Construction Exit GPS Location:

LAT 26.6529° LONG -82.5930°

SHEET INDEX

C-1.0	COVER
C-2.0	SURVEY
C-2.1	SURVEY
C-3.0	SWPPP PLAN
C-3.1	SWPPP DETAILS
C-4.0	DEMOLITION PLAN
C-5.0	OVERALL SITE PLAN
C-5.1	SITE PLAN
C-5.2	SITE DETAILS
C-5.3	DIMENSION PLAN
C-5.4	DRIVE THRU LAYOUT PLAN
C-5.5	DRIVE THRU DETAILS
C-6.0	GRADING PLAN
C-6.1	ADA ACCESSIBILITY GRADING PLAN
C-6.2	ADA DETAILS
C-7.0	UTILITY PLAN
C-7.1	STORM & SANITARY SEWER PIPE PROFILES
C-7.2	STORM DETAILS
C-7.3	WATER & SEWER DETAILS
C-7.4	LIGHTING PLAN
LP-1	LANDSCAPE PLAN
LP-2	PLANTING DETAILS & SPECS

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

NO.	DATE:	DESCRIPTION
1	01-20-26	SUBMIT FOR REVIEW
2	03-17-26	MONUMENT SIGN LOCATION FOR VARIANCE
3	05-13-26	ADDRESS CITY OF NEWBERRY COMMENTS
4		

ISSUE

Digitally signed by Mark Romano
Date: 2026.05.13 09:58:42 -04'00'

Item #5.

McDonald's USA, L.L.C.
110 North Carpenter Street, Chicago, IL 60607

These drawings and specifications are the confidential and proprietary property of McDonald's USA, L.L.C. and are not to be reproduced, published or changed, in whole or in part, without the prior written permission of McDonald's USA, L.L.C. Any use of these drawings for the purposes or extension to another project not specifically covered by a written agreement with McDonald's USA, L.L.C. for such purposes is prohibited. Any rights not expressly granted herein are reserved.

McDonald's
23479 W NEWBERRY RD
NEWBERRY, FLORIDA 32669
TAX PARCEL #:01932-000-000
(LOT 5), ALACHUA COUNTY
ZONED: PLANNED DEVELOPMENT (PD)

MCD STATE SITE CODE:
09-2815

IEDS PROJECT NUMBER:
MCD-25018

SHEET TITLE:
COVER

SHEET NUMBER C-1.0

Page 47

GENERAL NOTES:

1. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY (CITY OF NEWBERRY) OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR THE APPROVAL OF ANY WETLAND AREA DISTURBANCE.
2. THE CONTRACTOR SHALL IMMEDIATELY INFORM ENGINEER OF ANY DISCREPANCIES OR ERRORS DISCOVERED IN THE PLANS.
3. DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR CONSENT OF THE OWNERS, OR THE ENGINEER AND THE MUNICIPALITY MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
4. CONTRACTOR TO MAINTAIN ACCESS FOR EMERGENCY VEHICLES TO AND AROUND ALL BUILDINGS UNDER CONSTRUCTION THROUGHOUT THE CONSTRUCTION PROCESS.
5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. THE CONTRACTOR, AT HIS EXPENSE SHALL OBTAIN ALL NECESSARY LICENSES AND PERMITS, UNLESS ALREADY OBTAINED BY THE OWNERS.
6. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNERS, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
7. OFF-STREET PARKING TO BE PROVIDED BY THE CONTRACTOR DURING ALL PHASES OF THE CONSTRUCTION PROCESS.
8. ALL WORK PERFORMED ON PUBLIC ROADS OR WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS.
9. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED AS SHOWN ON THE PLAN PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
10. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
11. ALL SILT BARRIERS MUST BE PLACED AND PROPERLY MAINTAINED BY CONTRACTOR AT LOCATIONS SHOWN ON SOIL EROSION CONTROL PLAN OR AS DIRECTED BY PROJECT ENGINEER.
12. TEMPORARY SEDIMENT POND, DETENTION PONDS, DETENTION OUTLET STRUCTURES FEATURES ARE TO BE CONSTRUCTED, FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING ACTIVITY.
13. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
14. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN ANY DETENTION FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT OR DEBRIS.
15. THE SITE SHALL BE GRADED TO ENSURE POSITIVE DRAINAGE AWAY FROM ANY BUILDING AT ALL TIMES.
16. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF AT A PROPERLY LICENSED FACILITY. NO CONSTRUCTION DEBRIS OF ANY NATURE IS TO BE BURNED OR BURIED ON SITE.
17. ALL NEW UTILITY LINES SHALL BE PLACED UNDERGROUND.
18. THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE DRAWINGS. THE UTILITIES SHOWN ARE THOSE LOCATED BY THE SURVEYOR OF RECORD. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UTILITIES SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
19. THE CONTRACTOR IS TO FIELD VERIFY ALL STORM, SANITARY, WATER AND OTHER UTILITIES LOCATIONS AND INVERTS PRIOR TO INSTALLATION OF ANY UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IN CASE OF CONFLICT.
20. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBING CURBING, PAVING AND ALL OTHER UTILITIES.
21. ALL STORM DRAIN AND SANITARY PIPES SHALL BE LAID ON SMOOTH, CONTINUOUS GRADES WITH NO VISIBLE BENDS OR DEFLECTIONS AT JOINTS.
22. ALL PIPE LENGTHS SHOWN ARE TO THE CENTERLINE OF THE STRUCTURES UNLESS SPECIFICALLY NOTED.
23. ALL STORM DRAINAGE STRUCTURES SHALL HAVE METAL RING AND COVER FOR ACCESS.
24. MANHOLES AND JUNCTION BOXES LOCATED WITHIN PAVED AREAS SHALL HAVE THE RIM ELEVATION ADJUSTED TO MATCH FINISHED GRADE.
25. ALL CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS, WITH A MAXIMUM SLUMP OF 4 INCHES, UNLESS OTHERWISE SPECIFIED IN THE PLANS.
26. ALL EXPOSED CONCRETE TO HAVE A FINE HAIR BROOMED FINISH.
27. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNERS.
28. NECESSARY BARRICADES, SIGNAGE, SUFFICIENT LIGHTING AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF, AND CONSTRUCTION ON, ALL PUBLIC ROADS.
29. THE CONTRACTOR SHALL PROVIDE SHEETING AND SHORING FOR ALL TRENCH CONSTRUCTION IN ACCORDANCE WITH OSHA REGULATIONS.
30. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
31. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS. ACCESS SHALL BE LIMITED UNTIL PERMISSION IS GRANTED.
32. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
33. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
34. ALL SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
35. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
36. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
37. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
38. ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS"
39. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

PROJECT NOTES:

PROPERTY IS LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST ALACHUA COUNTY, FL; SHOWN ON ALACHUA COUNTY TAX MAPS AS BEING TAX ID #. 01932-000-000 (LOT 5)

1. THE PROPERTY IS ZONED PLANNED DEVELOPMENT (PD)
2. PROPOSED USE: RESTAURANT.
3. TOTAL TRACT CONTAINS 1.26 ACRES ACRES; DISTURBED ACRES = +/- 1.23 ACRES.
4. BOUNDARY INFORMATION OBTAINED FROM SURVEY BY ATWELL DATED 05/21/2025.
5. TOPOGRAPHICAL INFORMATION OBTAINED FROM ALTA/ACSM LAND TITLE SURVEY PREPARED FOR MCDONALDS USA, LLC PREPARED BY ATWELL DATED 05/21/2025.
6. VERTICAL DATUM FOR TOPOGRAPHY IS NAVD88.
7. THIS PROPERTY IS SHOWN ON F.I.R.M. PANEL NUMBER 12001C0265D, DATED 6/16/2006 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. THERE ARE NO "STATE WATERS" REQUIRING BUFFERS ON THIS SITE. PROPOSED CONSTRUCTION WILL NOT IMPACT ANY STATE WATERS OR WETLANDS.
8. FLORIDA DOT PERMIT IS NOT REQUIRED.
9. THERE ARE NO EXISTING TREES ON THE SITE.
10. UTILITY PROVIDERS:

WATER AND SEWER:
CITY OF NEWBERRY
(352) 472-1537
CONTACT: JAMIE JONES

POWER:
CLAY ELECTRIC
(352) 473-3000
CONTACT: JILL BURNS

TELEPHONE:
AT&T
(888) 740-4027

CONTACT INFORMATION:

OWNER:
NEWBERRY PLAZA LLC
902 S FRIENDSWOOD DR, SUITE E
FRIENDSWOOD, TX 77546
CONTACT: PAUL GROHMAN

DEVELOPER:
MCDONALD'S USA, LLC
110 SOUTH CARPENTER STREET
CHICAGO IL, 60609
PHONE: (954) 552-9865
CONTACT: KIM ERNEST
EMAIL ADDRESS: KIM.ERNEST@US.MCD.COM

24hr CONTACT:
MCDONALD'S USA, LLC
110 SOUTH CARPENTER STREET
CHICAGO IL, 60609
PHONE: (954) 552-9865
CONTACT: KIM ERNEST

ENGINEER:
INTEGRITY ENGINEERING AND DEVELOPMENT SERVICES, INC.
3615 BRASELTON HIGHWAY, SUITE 201
DACULA, GA. 30019
PHONE: (678) 546-0446
CONTACT: MARK ROMANO
EMAIL ADDRESS: MARK@INTEGRITYENG.NET

SURVEYOR:
ATWELL
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA 30067
PHONE: 770.423.0807
CONTACT: J. WESLEY ABERCROMBIE, PSM

EXISTING IMPERVIOUS CALCULATIONS:

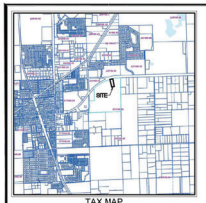
BUILDING:	0.00 ac.	0.00 %
PAVEMENT:	0.08 ac.	6.35 %
OPEN SPACE:	1.18 ac.	93.65 %
TOTAL SITE:	1.26 ac.	100.0 %
TOTAL IMPERVIOUS:	0.08 ac.	6.35 %

PROPOSED IMPERVIOUS CALCULATIONS:

BUILDING:	0.09 ac.	7.14 %
PAVEMENT:	0.76 ac.	60.32 %
OPEN SPACE:	0.41 ac.	32.54 %
TOTAL SITE:	1.26 ac.	100.0 %
TOTAL IMPERVIOUS:	0.85 ac.	67.46 %

NET INCREASE OF IMPERVIOUS: 0.77 AC + 61.11%

Sunshine811





ABBREVIATIONS

BM	=	BENCHMARK
C	=	CALCULATED
P	=	PLATTED
M	=	MEASURED
ELEV	=	ELEVATION
EP	=	EDGE OF PAVEMENT
FIR	=	FOUND IRON ROD
FCG	=	FOUND CURB GUTTER
PID	=	PROPERTY IDENTIFICATION NUMBER
DB	=	DEED BOOK
PG(S)	=	PAGE(S)
N	=	NORTHING
E	=	EASTING
ELEV	=	ELEVATION
LB	=	LICENSED BUSINESS
PSM	=	PROFESSIONAL SURVEYOR & MAPPER
PVC	=	POLYVINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
HDPE	=	HIGH-DENSITY POLYETHYLENE
CONC	=	CONCRETE
L	=	CURVE LENGTH
R	=	CURVE RADIUS
Δ	=	DELTA ANGLE
CB	=	CHORD BEARING
CH L	=	CHORD LENGTH

LEGEND

- EXISTING CURB INLET
- EXISTING STORM MANHOLE/CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING TELEPHONE HAND HOLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING ELECTRIC HAND HOLE
- EXISTING LIGHT POLE
- EXISTING SANITARY CLEAN OUT
- EXISTING WATER VALVE
- EXISTING HYDRANT
- ASPHALT PAVEMENT
- CONCRETE
- CALCULATED POINT
- UTILITY POLE
- GUY ANCHOR
- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT
- OVERHEAD UTILITY
- UNDERGROUND SANITARY LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE

DATUMS

Horizontal: Grid North, NAD83, Florida State Plane, North Zone (North American Datum of 1983) (2011) US Survey Foot, Palm Beach County, Florida
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid18 (Conus)

ZONING

THE SUBJECT PROPERTY IS ZONED "PD" (PLANNED DEVELOPMENT) PER ALACHUA COUNTY, FLORIDA PUBLIC WORKS WEBSITE

*SETBACKS AND RESTRICTIONS NOT LISTED FOR "PD" (PLANNED DEVELOPMENT).

NOTE: ZONING REPORT NOT PROVIDED TO SURVEYOR AT THE TIME OF SURVEY.

EXHIBIT "A" TITLE LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FLORIDA AND IS DESCRIBED AS FOLLOWS:

ALL OR A PORTION OF THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST, LYING SOUTH OF STATE ROAD NO. 26, ALL LYING AND BEING IN ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF CONVEYED BY JOHN WESLEY GRAY, ET.AL., TO STATE OF F.ORIDA, DEPARTMENT OF TRANSPORTATION, BY VIRTUE OF THAT CERTAIN ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 2204, PAGE 1443, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT ANY PORTION THEREOF CONVEYED BY JOHN WESLEY GRAY, BETTY JANE YARBOROUGH AND ANNA MAE SCHOFIELD TO CITY OF NEWBERRY, BY VIRTUE OF THAT CERTAIN QUIT-CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 3511, PAGE 2075, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT ANY PORTION THEREOF CONVEYED BY JOHN WESLEY GRAY, AN UNMARRIED PERSON, AND BETTY JANE YARBOROUGH, AND ANNA MAE SCHOFIELD TO ALVIS RONALD EVERETT AND KIMBALL B. EVERETT, HUSBAND AND WFE, BY VIRTUE OF THAT CERTAIN WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 3330, PAGE 201, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AS-SURVEYED LEGAL DESCRIPTION

A PARCEL OF LAND LYING IS SECTION 3, TOWNSHIP 10 SOUTH, FANGE 17 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3 (A GRID BEARING) SOUTH 00°54'51" EAST A DISTANCE OF 49.58 FEET TO THE SOUTHERLY MARGIN OF STATE ROAD 26 (NEWBERRY ROAD - A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NUMBER 26070-2659; THENCE ALONG SAID SOUTHERLY MARGIN THE FOLLOWING THREE COURSES: SOUTH 88°12'37" WEST A DISTANCE OF 265.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF SOUTH 82°21'05" WEST AND A CHORD DISTANCE OF 574.67 FEET; THENCE WESTERLY ALONG SAID SOUTHERLY MARGIN AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°43'05" A DISTANCE OF 575.68 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY MARGIN SOUTH 13°39'28" EAST A DISTANCE OF 390.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 130.26 FEET, A CHORD BEARING OF SOUTH 74°57'12" WEST AND A CHORD DISTANCE OF 139.24 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°49'40" A DISTANCE OF 172.38 FEET TO THE END OF SAID CURVE; THENCE NORTH 16°39'08" WEST A DISTANCE OF 390.00 FEET RETURNING TO A POINT ON THE AFORESAID SOUTHERLY MARGIN OF STATE ROAD 26, BEING A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF NORTH 74°57'12" EAST AND A CHORD DISTANCE OF 151.19 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY MARGIN AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'40" A DISTANCE OF 151.21 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 70,725 SQUARE FEET MORE OR LESS, OR 1.62 ACRES MORE OR LESS.

TITLE COMMITMENT

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NTS-204232-FL-1
EFFECTIVE DATE: APRIL 9, 2025 @ 9:00 AM
SCHEDULE B SECTION II - EXCEPTIONS
(ITEMS 1 - 8 ARE NOT SURVEY RELATED ISSUES, OR ARE NOT APPLICABLE TO SUBJECT PROPERTY, OR WERE OMITTED FROM SCHEDULE B II; THEREFORE, NO OPINION IS OFFERED HEREIN BY THE UNDERSIGNED AS TO THEIR RESPECTIVE LOCATIONS OR POSSIBLE AFFECT ON THE SUBJECT PROPERTY.)

9. THAT CERTAIN UNRECORDED LEASE, BY AND BETWEEN R. GRAY AND OLIVA E. GRAY, HIS WIFE LESSOR, AND SMITH PETROLEUM COMPANY, A WEST VIRGINIA CORPORATION, LESSEE, AS EVIDENCED BY THAT CERTAIN OIL AND GAS LEASE, RECORDED IN DEED BOOK 34, PAGE 311.
-AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.

10. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN GENERAL PERMIT, RECORDED IN BOOK DEED BOOK 235, PAGE 141 AS AFFECTED BY GENERAL PERMIT RECORDED IN DEED BOOK 274, PAGE 331; AS AFFECTED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN BOOK 2210, PAGE 621 OF OFFICIAL RECORDS.
-AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.

11. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 3-91, RECORDED IN BOOK 1816, PAGE 2034 OF OFFICIAL RECORDS.
-DOES NOT AFFECT SUBJECT PROPERTY

12. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN SUBORDINATION OF UTILITY INTERESTS, RECORDED IN BOOK 22'2, PAGE 1375 OF OFFICIAL RECORDS.
-AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.

13. EASEMENT, GRANTED FROM JOHN WESLEY 3RAY TO ALVIS RONALD EVERETT AND KIMBALL B. EVERETT, HUSBAND AND WIFE,RECORDED IN BOOK 2537, PAGE 885 OF OFFICIAL RECORDS.
-DOES NOT AFFECT SUBJECT PROPERTY".

14. AMENDMENT TO INTERLOCAL AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 3871, PAGE 817 OF OFFICIAL RECORDS.
-DOES NOT AFFECT SUBJECT PROPERTY".

15. EASEMENT, GRANTED FROM MARY JANE SCHOFIELD JAMES, MICHAEL L. GRAY, JENNIFER GRAY, GLENN ARPIN, SR., ROBYN E. BWKO BY AND THROUGH HER ATTORNEY IN FACT, CHRISTINE E. HOWARD, AND JOHANNA YARBOROUGH TO CITY OF NEWBERRY, FLORIDA, / MUNICIPAL CORPORATION, RECORDED IN BOOK 4953, PAGE 2217 OF OFFICIAL RECORDS.
-PUBLIC UTILITY EASEMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

16. THAT CERTAIN MORTGAGE FROM NEWBERRY PLAZA LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO CAPITAL CITY BANK, RECORDED IN NOVEMBER 17, 2023 AS BOOK 5133, PAGE 2403 OF OFFICIAL RECORDS, AND THE TERMS AND CONDITIONS THEREOF.
-AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.

17. AS AFFECTED BY MODIFICATION AGREEMENT INCLUDING NOTICE OF FUTURE ADVANCE UNDER MORTGAGE, FILED OCTOBER 02, 2024 RECORDED IN BOOK 5180, PAGE 3111 OF OFFICIAL RECORDS.
-AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.

18. ASSIGNMENT OF RENTS AND LEASESBY NEWBERRY PLAZA LLC, A FLORIDA LIMITED LIABILITY COMPANY TO CAPITAL CITY BANK,RECORDED NOVEMBER 17, 2023 AS BOOK 5133, PAGE 2440 OF OFFICIAL RECORDS.
-AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.

19. AS AFFECTED BY MODIFICATION AGREEMENT INCLUDING NOTICE OF FUTURE ADVANCE UNDER MORTGAGE, FILED OCTOBER 02, 2024 RECORDED IN BOOK 5180, PAGE 3111 OF OFFICIAL RECORDS.
-AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.

20. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED IN BOOK 5174, PAGE 2477 OF OFFICIAL RECORDS.
-AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.

21. EVIDENCE SATISFACTORY TO THE COMPANY THAT THE DEBT SECURED BY SECOND MORTGAGE RECORDED OCTOBER 22, 2014 AS BOOK 5163, PAGE 1641 OF OFFICIAL RECORDS HASBEEN PAID IN FULL.

NOTE: A DOCUMENT PURPORTING TO BE A RELEASE THEREOF RECORDED MARCH 10,2025 AS BOOK 5203, PAGE 87 OF OFFICIALRECORDS.
-AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.

22. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF PROHIBITION OF LIENS ON LANDLORD'I INTEREST, RECORDED IN BOOK 5200, PAGE 127 OF OFFI CIAL RECORDS.
-AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.

23. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF ESTABLISHMENT OF HIGHLAND PARK COMMUNITY DEVELOPMENT DISTRICT, RECORDED IN BOOK 5201, PAGE 1928 OF OFFICIAL RECORDS; AS AFFECTED BY CORRECTED NOTICE OF ESTABLISHMENT OF HIGHLAND PARK COMMUNITY DEVELOPMENT DISTRICT RECORDED IN BOOK 5202, PAGE 787 OF OFFICIAL RECORDS.
-DOES NOT AFFECT SUBJECT PROPERTY".

24. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
-EFFECT NOT DETERMINED, THE DESCRPTION CONTAINED IN THIS DOCUMENT IS INDETERMINATE.

25. ANY MAP OR DIAGRAM NOW OR PREVIOUSLY PROVIDED IS FOR REFERENCE AND INFORMATIONAL PURPOSES ONLY. THE COMPANY AND ITS AGENTS EXPRESSLY DISCLAIM ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE \PON SUCH MAP(S) OR DIAGRAM(S). THE FOREGOING DOES NOT LIMIT ANY EXPRESS COVERAGES PROVIDED BY THE TERMS AND PROVISIONS OF ANY TITLE INSURANCE POLICY FOR MATTERS WHICH MIGHT BE REVEALED BY A SURVEY PREPARED AND CERTIFIED IN ACCORD WITH FLORIDA STATUTES SECTION 472.027.
-NO DOCUMENTS PROVIDED TO THE SUEVYOR.

SURVEY NOTES

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OF ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NTS-204232-FL-1, EFFECTIVE DATE: 04/09/2025 @ 9:00 AM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) AND DERIVING A BEARING BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 10 SOUTH, RANGE 17 EAST AS BEING SOUTH 88°18'01" WEST.
4. THE SUBJECT PROPERTY SHOWN ANDDESCRIBED HEREIN HAS AN AREA OF 54,886 SQUARE FEET OR 1.26 ACRES, MORE OR LESS.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 1200103D85D, DATED 06/16/2006, THE SUBJECT PROPERTY HAS NOT BEEN STUDIED AND LISTED AS "NOT PRINTED". THE SURVEYOR IS UNABLE TO DETERMINE WHICH ZONES THE SUBJECT PROPERTY MAY 3R MAY NOT LIE IN.
6. THE SUBJECT PROPERTY IS DESIGNATED BY ALACHUA COUNTY, FLORIDA AS TAX MAP PARCEL ID NUMBER 01932-000-(0). OTHER THAN THE SUBJECT PROPERTIES, NO OTHER PROPERTIES ARE INCLUDED WITHIN SAID TAX MAP PARCELS
7. THERE ARE NO BUILDINGS ON TH! PROPOSED LEASE PROPERTY. POSTED ADDRESS: 23479 W NEWBERRY ROAD, NEWBERRY, FLORIDA, 32669.
8. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE COMBINED NETWORK SOLUTION OBTAINED ABOVE GROUND VISIBLE STRUCTURE AND MARKING ON THE GROUND BY FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT (PID: DU7026/HK3), DESCRIBED AS BEING A 9" ROUND CONCRETE MONUMENT WITH FD DOT ALUMINUM DISK STAMPED "26070259-5(V)" HAVING AN ELEVATION OF 74.88 FEET.
9. THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE ESTABLISHED UTILIZING GPS. THE EQUIPMENT USED WAS A GPS RECEIVER (TRIMBLE R12i GPS) WITH TRIMBLE DATA COLLECTION SOFTWARE. ALL COORDINATES ARE BASED ON NAD83(2011) AND GEOID18. THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3 NATIONAL STANDARD FOR SPATIAL DATA ACCURICY, IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
10. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND VISIBLE STRUCTURE! AND MARKING ON THE GROUND BY GPRS, INC. DATED MAY 25, 2025. ALL UTILITY COMPANIES SHOULD BE CONTACTED BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION. IT IS POSSIBLE THAT SOME EXISTING UNDERGROUND UTILITY SYSTEMS WERE NOT DETECTED DURING THE FIELD INVESTIGATION.
11. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION NOR WAS ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. LANDS SHOWN HEREON ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES TO ADJOINING PROPERTIES AND RIGHTS-OF-WAYS WITH NO APPARENT GAPS, GORES OR HATUSES. THE PROPERTY IS CONTIGUOUS TO THE SOUTHERLY MARGIN OF STATE ROAD 26 - A.K.A. NEWBERRY ROAD (A PUBLIC RIGHT OF WAY), WITH NO APPARENT GAPS, GORES OR HATUSES. THE PROPERTY HAS NO CURRENT ACCESS TO SUCH PUBLIC RIGHT OF WAY.
13. EQUIPMENT USED FOR MEASUREMENT:
ANGULAR TRIMBLE R12i BASE AND ROVER CONFIGURATION
LINEAR TRIMBLE R12i BASE AND ROVER CONFIGURATION
GPS: TRIMBLE R12i GPS RECEIVER
14. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MAY EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
15. NO ZONING REPORT PROVIDED PER T4E ALTA STANDARDS. ZONING INFORMAT ON SHOWN HEREON WAS OBTAINED ON THE ALACHUA COUNTY, FLORIDA PUBLIC WORKS WEBSITE
16. THE "AS SURVEYED LEGAL DESCRIPTON" SHOWN HERE WAS PREPARED BY THE SURVEYOR AS THE CLIENTS REQUEST
17. **ONLY A PORTION** THE LANDS DESCRIBED IN THE TITLE COMMITMENT ARE SHOWN **HEREON PER THE CLIENTS REQUEST** (PROPOSED LEASE PARCEL).
18. **TOPOGRAPHIC AND IMPROVEMENT LINES** HAVE BEEN SPECIFIED BY THE CLIENT.
19. **WHILE CONDUCTING THE FIELDWORK**, THERE WAS OBSERVABLE EVIDENCE OF **EARTH MOVING WORKS, BUILDING CO**NSTRUCTION, OR ADDITIONS WITHIN RECENT **MONTHS. THE TOPOGRAPHIC INFORMATION** SHOWN HEREON WAS COLLECTED **AND ACCURATE UP TO 05/22/2025.**
20. **THIS SURVEY IS NOT VALID WITHOUT** THE SIGNATURE OF A FLORIDA SURVEYOR & **MAPPER, OR AN ELECTRONIC SIGNATURE** THAT IS IN COMPLIANCE WITH FLORIDA **ADMINISTRATIVE CODE 5J-17.062**
21. **THE LICENSED PROFESSIONAL SHALL** NOT BE HELD LIABLE FOR ANY THIRD **PARTY'S USE OR INTERPRETATION** OF THE DRAWINGS OR REVISIONS TO SAME **WITHOUT THE APPROVAL OF THE LICE**NSED PROFESSIONAL.
22. **IF THE DATE OF SURVEY IS MORE THAN** 90 DAYS FROM THE LAST DATE OF FIELD **WORK, IT IS CONSIDERED TO BE OUT** OF DATE (SEE DATE OF FIELD WORK HEREIN).

CERTIFICATION

TO: **MCDONALD'S USA, LLC, A DELAWARE LIMI**TED LIABILITY COMPANY; MCDONALD'S CORPORATION; **MCDONALD'S USA, LLC; MC**DONALD'S REAL ESTATE COMPANY; FIRST **AMERICAN TITLE INSURANCE COMPANY.**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED **WERE MADE IN ACCORDANCE WITH THE 202**1 MINIMUM STANDARD DETAIL **RQUIREMENTS FOR ALTA/NSPS LAND TITLE** SURVEYS, JOINTLY ESTABLISHED AND **ADOPTED BY ALTA AND NSPS, AND INCLUDES** ITEMS 1, 2, 3, 4, 5, 8, 11(a), 13, 14, 16, 17, 18 **& 19 OF TABLE A THEREOF. THE FIELD WOR**K WAS COMPLETED MAY 22, 2025.

John W Abercrombie

ATWELL LLC LB 7832
J. WESLEY ABERCROMBIE, PSM
FLORIDA PROFESSIONAL LAND SURVEYOR #7506

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 - .052, FLORIDA ADMINISTRATIVE CODE.

Know what's below. Call before you dig

ATWELL
6900 PARKWAY PLACE, SUITE 150
SANFORD, FL 32771
(561) 653-4200 www.atwell.com

NO.	DATE:	DESCRIPTION
1	01-30-26	SUBMIT FOR REVIEW
2	03-17-26	MONUMENT SIGN LOCATION FOR VARIANCE
3	05-13-26	ADDRESS CITY OF NEWBERRY COMMENTS
4		

LOCATED IN SECTION-3, TOWNSHIP-10 (S), RANGE-17 (E)
CITY OF NEWBERRY
ALACHUA COUNTY, FLORIDA

MCDONALD'S
ALTA/NSPS LAND TITLE SURVEY
NEWBERRY, FLORIDA
STORE ID #29815

CLIENT:
DATE: 5/21/2025

REVISIONS

DWG. MCD	CH. JWA
P.M. BBY	
CODE AS	
JOB 25004021	
SHEET NO. 1 OF 2	

SURVEY NOTES:

1. This sheet is included as part of this plan set in order to show site boundaries and existing conditions.
2. Mark and protect all existing underground utilities prior to demolition work. Known utilities are shown based on the best information available to the engineer. There may be other utilities not known to the engineer or surveyor.

Sunshine 811

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

Item #5.

McDonald's USA, L.L.C
110 North Carpenter Street, Chicago, IL 60607

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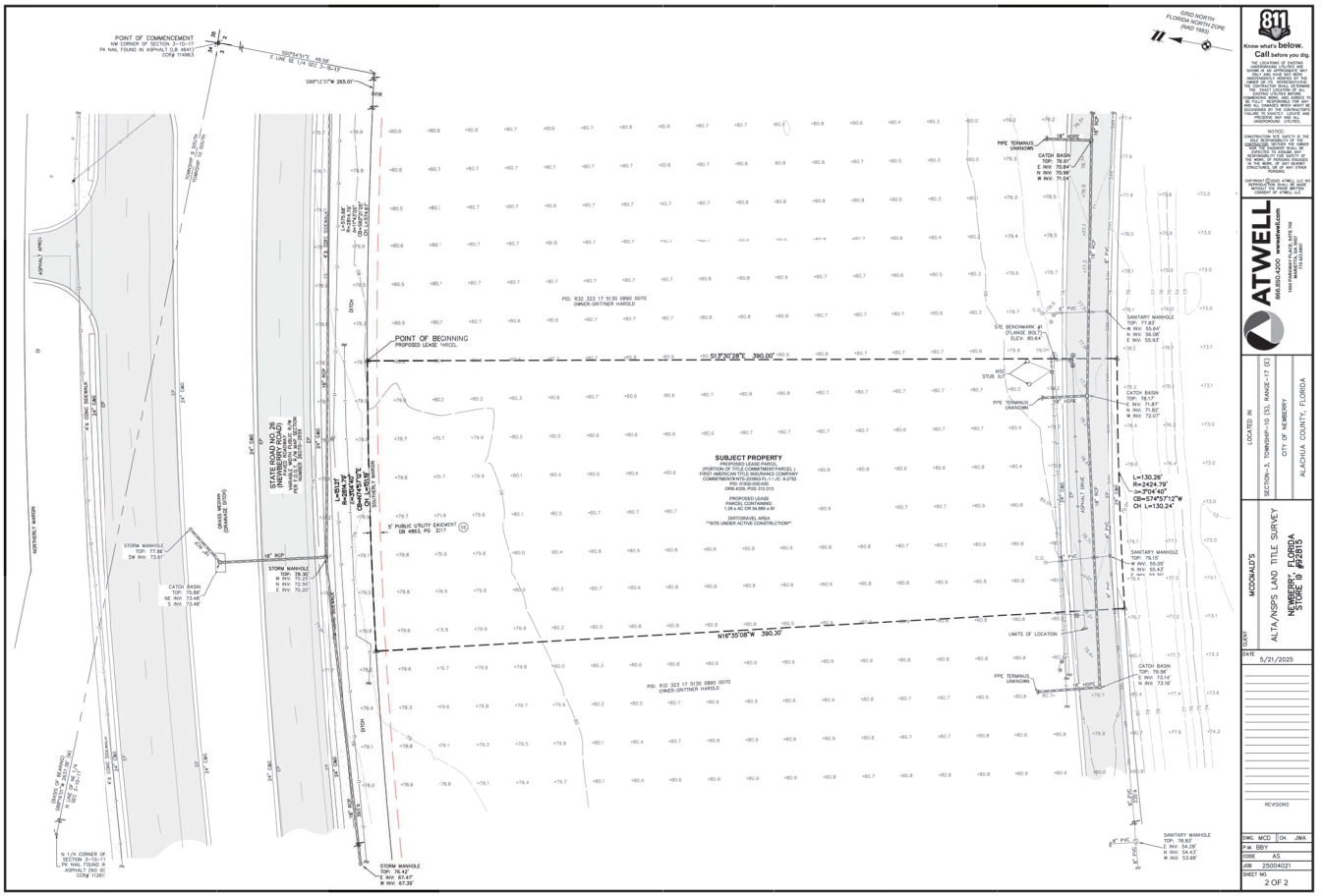
McDonald's
23479 W NEWBERRY RD.
NEWBERRY, FLORIDA 32669
TAX PARCEL # 01932-000-000
(LOT 5), ALACHUA COUNTY
ZONED: PLANNED DEVELOPMENT (PD)

MCD STATE SITE CODE: 09-2815

IEDS PROJECT NUMBER: MCD-25018

SHEET TITLE: SURVEY

SHEET NUMBER: C-2.0



SURVEY NOTES:

1. This sheet is included as part of this plan set in order to show site boundaries and existing conditions.
2. Mark and protect all existing underground utilities prior to demolition work. Known utilities are shown based on the best information available to the engineer. There may be other utilities not known to the engineer or surveyor.

30' 20' 10' 0 30' 60' 90'

GRAPHIC SCALE
SCALE 1" = 30'

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

NO.	DATE:	ISSUE DESCRIPTION
1	01-20-26	SUBMIT FOR REVIEW
2	03-17-26	MONUMENT SIGN LOCATION FOR VARIANCE
3	05-13-26	ADDRESS CITY OF NEWBERRY COMMENTS
4		

Item #5.

McDonald's USA, L.L.C.
110 North Carpenter Street, Chicago, IL 60607

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McDonald's
23479 W NEWBERRY RD.
NEWBERRY, FLORIDA 32669
TAX PARCEL #:01932-000-000
(LOT 5), ALACHUA COUNTY
ZONED: PLANNED DEVELOPMENT (PD)

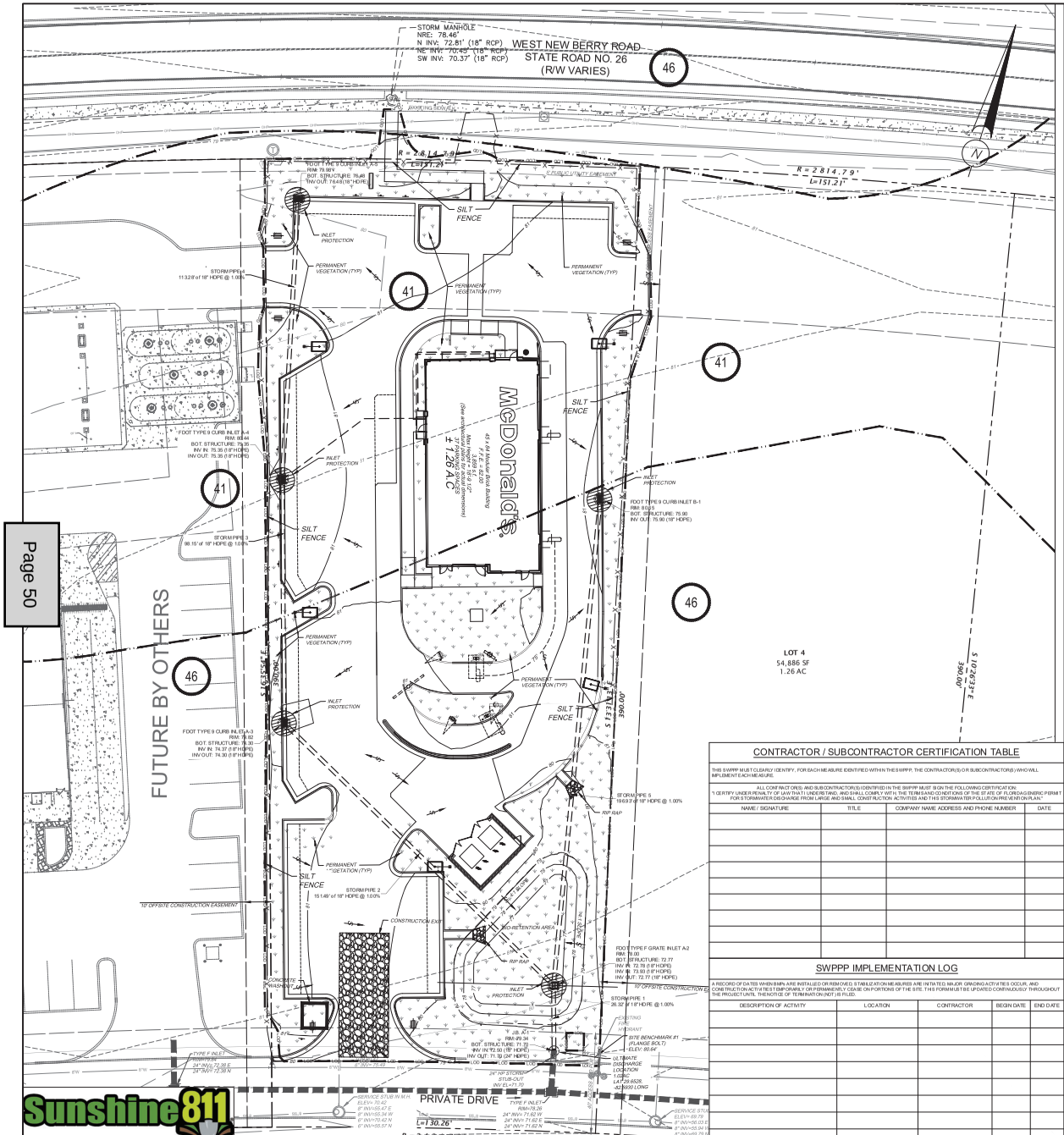
MCD STATE SITE CODE:
09-2815

IEDS PROJECT NUMBER:
MCD-25018

SHEET TITLE:
SURVEY

SHEET NUMBER C-2.1

Sunshine811



SWPP NOTES

SITE DESCRIPTION:

SITE LOCATION: THE SITE IS LOCATED AT 23479 W NEWBERRY RD NEWBERRY, FL 32669

SITE CONDITIONS & ACTIVITIES NARRATIVE: THE EXISTING CONDITION OF THE SITE IS A PAD GRADED LOT FOR THE CONSTRUCTION OF A MADONALDS RESTAURANT. THE SITE WILL REMAIN AT APPROXIMATELY THE SAME GRADE AND HAVE NO MAJOR EFFECT ON ABUTTING PROPERTIES

NATURE OF CONSTRUCTION ACTIVITY: DEMOLITION OF EXISTING SITE APPURTENANCES, CLEARING AND GRADING THE SITE AND CONSTRUCTION OF A SINGLE BUILDING FOR USE AS A RESTAURANT. WORK INCLUDES FINE GRADING OF THE PROPERTY, CONSTRUCTION AND MAINTENANCE OF EROSION CONTROL MEASURES, UTILITY INSTALLATIONS AND BUILDING CONSTRUCTION.

SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES: REFER TO "PROPOSED SITE WORK AND EROSION CONTROL SEQUENCING AND PHASING" ON THIS SHEET.

TOTAL AREA OF SITE: 1.26 AC

TOTAL DISTURBED AREA: 1.23 AC

SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM SITE: EXISTING SITE WILL BE A PAD GRADED SITE SPECIFICALLY FOR THE CONSTRUCTION OF THIS DEVELOPMENT. SITE SHALL BE STABILIZED AND READY FOR CONSTRUCTION AT TIME OF DELIVERY.

DRAINAGE AREAS FOR EACH DISCHARGE POINT: REFER TO SITE MAP ON EROSION AND SEDIMENTATION CONTROL SHEETS OF CONSTRUCTION PLANS.

LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND NAME OF RECEIVING WATER OR MS4: REFER TO SITE MAP ON EROSION AND SEDIMENTATION CONTROL SHEETS OF CONSTRUCTION PLANS.

DESCRIPTION OF BMPs AND MEASURES IMPLEMENTED: THE STRUCTURAL BMPs AND MEASURES USED IN THIS SWPPP INCLUDE: CONSTRUCTION EXIT PAD, TREE PROTECTION FENCING, SILT FENCE BARRIER (DRY MULCH, DUST CONTROL, CONCRETE WASHOUT, FRAME AND FILTER BARRIER FOR AREA DRAINS, CURB INLET SUMP BARRIER AND SODDING. REFER TO SITE WORK AND EROSION CONTROL SEQUENCING AND PHASING NOTES ON THIS PLAN FOR SCHEDULING AND SEQUENCING OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL FURNISH, INSTALL PER THE SEQUENCE OF CONSTRUCTION, MAINTAIN AND SUBSEQUENTLY REMOVE ALL NECESSARY TEMPORARY BMPS. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT BMPS. THE CONTRACTOR SHALL ADJUST, ADD OR MODIFY BMPS AS NECESSARY TO COMPLY WITH THE INTENT OF THE GENERIC NPDES PERMIT AND THE SWPPP OR NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL COORDINATE WITH INTEGRITY ENGINEERING PRIOR TO ADJUSTING, ADDING OR MODIFYING BMPS THAT AFFECT THE HYDRAULICS OF THE SITE OR BEFORE REMOVING BMPS NOT DETAILED IN THE SWPPP. THE CONTRACTOR IS ADVISED THAT THE SWPPP ONLY INDICATES EROSION, SEDIMENT, AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED DURING THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF EROSION LEAVING THE CONSTRUCTION SITE.

DESCRIPTION OF TEMPORARY AND PERMANENT STABILIZATION PRACTICES: TEMPORARY STABILIZATION PRACTICES INCLUDE: DRY MULCH (STRAW) TO BE PLACED IMMEDIATELY AND THROUGHOUT CONSTRUCTION ON ANY DENUDED AREAS LEFT EXPOSED AND INACTIVE FOR MORE THAN 7 DAYS. THE STANDARD APPLICATION RATE OF STRAW / HAY MULCH IS ABOUT 2.0 TONS/ACRE WITH 80% TO 100% GROUND COVERAGE OF MATERIAL HAVING MINIMUM FIBER LENGTHS OF 6.0 TO 8.0 INCHES. DRY MULCHES MUST BE HELD IN PLACE, USUALLY BY CRIMPING, WHICH FORCES, OR PUNCHES, FIBERS INTO THE GROUND BY USE OF A WEIGHTED DISK. AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, ALL EXPOSED AREAS ARE TO BE PERMANENTLY STABILIZED WITH SODDING.

DESCRIPTION OF STRUCTURAL CONTROLS TO BE IMPLEMENTED: STRUCTURAL CONTROLS INCLUDE: INSTALLATION OF CONSTRUCTION EXIT PAD, TREE PROTECTION FENCING AND SILT FENCE BARRIER PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE THAT IS NOT RELATED TO THE INSTALLATION OF THESE INITIAL STRUCTURAL EROSION CONTROL BMPs. OTHER STRUCTURAL CONTROLS INCLUDE CONCRETE WASHOUT, FRAME AND FILTER BARRIERS FOR AREA DRAINS AND CURB INLET SUMP BARRIERS. THESE MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED. ONCE FINAL STABILIZATION HAS BEEN ACHIEVED, ALL TEMPORARY STRUCTURAL CONTROLS AND MEASURES SHALL BE REMOVED.

PERMANENT STORMWATER MANAGEMENT CONTROLS: AN ENVIRONMENTAL RESOURCE PERMIT (PERMITTED THROUGH SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT, HAS BEEN SUBMITTED FOR THIS PROJECT. AN ERP REVIEW IS PENDING.

CONTROLS FOR POTENTIAL POLLUTANTS: PETROLEUM BASED PRODUCTS: CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TAR WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS, AND STORMWATER/DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

PAINTS/RINSHES/SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORMWATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

FERTILIZER/HERBICIDES - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURERS SPECIFICATION. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURE.

FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS PRESENT ON THE SITE, PROVIDE COVER (E.G. PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER. THIS WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE POTENTIAL FOR STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIAL SINTENDED FOR OUTDOOR USE).

LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST, AND PROPER LABELED BAGS, BARRELS, AND METAL WASTE CONTAINERS.

SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES FOR EQUIPMENT), OR IF ANY ONE PIECE OF EQUIPMENT HAS A COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

SEE EROSION CONTROL PLANS & DETAIL SHEETS FOR BEST MANAGEMENT PRACTICES FOR CONCRETE WASH DOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND THE REAR OF THE VEHICLE ONLY. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

MAINTENANCE:

EACH DAY WHENANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE, CERTIFIED PERSONNEL SHALL:

INSPECT ALL AREAS AT THE SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT.

INSPECT ALL LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

INSPECTIONS AND RECORD KEEPING:

CONTRACTORS MUST RECORD THE FOLLOWING DATES:
A) WHEN MAJOR GRADING ACTIVITIES OCCUR
B) WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE
C) WHEN STABILIZATION (I.E. EROSION CONTROL) MEASURES BEGIN

CONTRACTORS ARE TO PROVIDE QUALIFIED INSPECTORS WHO HAVE KNOWLEDGE AND EXPERIENCE IN THE PRINCIPLES AND PRACTICE OF SEDIMENT AND EROSION CONTROL AND CAN COMPLETE PROJECT SITE INSPECTIONS:
A) AT LEAST ONCE EVERY SEVEN (7) DAYS
B) WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.50 INCHES OR MORE

CONTRACTORS ARE ENCOURAGED TO PROVIDE A DESIGNER RESPONSIBLE FOR EVALUATING AND INSPECTING THE CONSTRUCTION SITE AT LEAST ONCE EVERY 30 DAYS WHILE ACTIVITIES ARE OCCURRING. THIS INDIVIDUAL WILL BE RESPONSIBLE FOR DEVELOPING AND SIGNING THEIR INSPECTION REPORT UPON COMPLETION OF SITE VISITS. REPORTS OF EACH INSPECTION ARE TO BE PART OF THE SWPPP RECORDS WHILE CONSTRUCTION ACTIVITIES OCCUR AND ARE TO INCLUDE CERTIFICATION ABOUT COMPLIANCE AND NON-COMPLIANCE ISSUES FOUND. IN ADDITION, THOSE THAT HAVE SIGNED THE NOI APPLICATION ARE TO RETAIN REPORTS FOR AT LEAST THREE (3) YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR TERMINATES.

BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH REVISED SHALL BE MADE AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

CONTRACTOR / SUBCONTRACTOR CERTIFICATION TABLE

THIS SWPPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) WHO WILL IMPLEMENT EACH MEASURE.

ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWING CERTIFICATION.

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

NAME / SIGNATURE	TITLE	COMPANY NAME ADDRESS AND PHONE NUMBER	DATE

SWPPP IMPLEMENTATION LOG

A RECORD OF DATES WHEN BMPs ARE INSTALLED OR REMOVED, STABILIZATION MEASURES ARE INITIATED, MAJOR GRADING ACTIVITIES OCCUR, AND CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON PORTIONS OF THE SITE. THIS FORM MUST BE UPDATED CONTINUOUSLY THROUGHOUT THE PROJECT UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED.

DESCRIPTION OF ACTIVITY	LOCATION	CONTRACTOR	BEGIN DATE	END DATE

EROSION CONTROL LEGEND

CRUSHED STONE CONSTRUCTION EXIT:
A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TYRES THEREBY PROTECTING PUBLIC STREETS.

PERMANENT VEGETATION (SOD):
LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BARRIER (SILT FENCE):
SILT FENCE BARRIERS CONSIST OF GEOSYNTHETIC MATERIAL PLACED IN A MANNER THAT CONTROLS SHEET FLOW FROM DISTURBED LANDS. EXCEPT FOR VERY LARGE DIAMETER (E.G. SAND) PARTICLES, SILT FENCES DO NOT "FILTER" SEDIMENT OUT OF RUNOFF WATERS. INSTEAD, THE EFFECTIVENESS OF A SILT FENCE IS DEPENDENT UPON ITS ABILITY TO CREATE A SMALL "CONTAINMENT SYSTEM" TO ALLOW FOR DEPOSITION OF SUSPENDED PARTICLES.

BARRIER (FRAME AND FILTER BARRIER FOR AREA DRAINS):
TEMPORARY BARRIERS TO CAUSE WATERS TO POND AND DRAIN SO THAT SEDIMENT CAN SETTLE OUT OF RUNOFF WATERS WHILE CONSTRUCTION ACTIVITIES OCCUR.

BARRIER (CURB INLET SUMP BARRIER):
TEMPORARY BARRIERS TO CAUSE WATERS TO POND AND DRAIN SO THAT SEDIMENT CAN SETTLE OUT OF RUNOFF WATERS WHILE CONSTRUCTION ACTIVITIES OCCUR.

NOTICE TO CONTRACTOR:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B)) OR LATEST VERSION) TO DEP TO THE FOLLOWING ADDRESS OR THROUGH THE FDP ON-LINE SYSTEM AT LEAST TWO DAYS BEFORE COMMENCEMENT OF CONSTRUCTION:

NPDES STORMWATER NOTICES CENTER, MS #2510 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-2400

THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 14 CALENDAR DAYS AFTER THE SITE HAS ACHIEVED FINAL STABILIZATION (I.E. ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINAL STABILIZED), TEMPORARY BMPS HAVE BEEN REMOVED, AND STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE AUTHORIZED BY THE PERMIT HAVE BEEN ELIMINATED.

AN ENVIRONMENTAL RESOURCE PERMIT IS REQUIRED FOR THE PROJECT. CONTRACTOR SHALL PROVIDE THE PERMIT INFORMATION ON THE NOI APPLICATION.

MS4 OPERATOR NAME (IF ANY): N/A

THE CONTRACTOR SHALL PROVIDE A COPY OF THE NOI AND SUBSEQUENT NOT OR THE ACKNOWLEDGEMENT LETTERS FOR THE NOI OR NOT TO THE MS4 WITHIN 7 DAYS OF RECEIPT. THE CONTRACTOR SHALL ALSO COORDINATE WITH THE MS4 TO ENSURE THAT ALL SPECIFIC REQUIREMENTS ARE MET.

PROPOSED SITE WORK AND EROSION CONTROL SEQUENCING AND PHASING
(REFERENCE TO GRADING AND ESC PLAN SHEETS)

PHASE I - PRE GRADING

1. POST A COPY OF THE NOI OR LETTER FROM FDEP CONFIRMING COVERAGE UNDER THE GENERIC PERMIT, AND THE NAME AND PHONE NUMBER OF THE CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.
2. INSTALL INITIAL CONSTRUCTION EXIT PAD AT LOCATION AS DESIGNATED ON PLAN.
3. INSTALL TREE PROTECTION FENCING ALONG PROPERTY LINE AND LIMITS OF CONSTRUCTION AS SHOWN ON THESE PLANS.
4. INSTALL TYPE 4 SILT FENCE BARRIER AS SHOWN ON THESE PLANS.

PHASE II - DURING GRADING

5. CLEAR AND GRUB THE REMAINDER OF THE SITE, ENSURING THAT ANY RUNOFF FROM THE DISTURBED AREA IS DIRECTED TO EROSION CONTROL BMP MEASURES.
6. ALL DEBRIS FROM CLEARING AND GRUBBING SHALL BE HAULED TO AN APPROVED DISPOSAL SITE. NO DEBRIS OR MATERIAL OF ANY TYPE IS TO BE BURNED OR BURIED ON THE PROJECT SITE. ALL TOPSOIL IS TO BE STOCK PILED WITHIN THE LIMITS OF THE AREA INDICATED ON THE PLANS FOR REDISTRIBUTION TO PROPOSED LANDSCAPING AREAS. PROTECT STOCK PILE AREAS WITH SILT FENCE BARRIER AS NEEDED.
7. GRADING SHALL PROCEED TO THE PROPOSED FINAL CONDITION. STORM DRAIN FACILITIES SHALL BE INSTALLED CONCURRENT WITH GRADING AND ALL RUNOFF SHALL BE DIRECTED TO THE APPROPRIATE SEDIMENTATION CONTROL DEVICES.
8. INSTALL AND UTILIZE STORM DRAIN PIPES AS GRADING PROGRESSES, PROTECTING ALL INLETS WITH FRAME AND FILTER BARRIER FOR AREA DRAINS AND FLUMES WITH CURB INLET SUMP BARRIERS.
9. AS SOON AS SIGNIFICANT PORTIONS OF SLOPES ARE COMPLETED, THEY SHALL BE PROTECTED WITH DRY MULCH THROUGHOUT THE PROJECT. DISTURBED AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE.
10. DURING THE INTERMEDIATE PHASE, CONSTRUCT ROAD IMPROVEMENTS AND UTILITY CONNECTIONS AS SHOWN.

PHASE III - AFTER GRADING

11. AS SOON AS GRADING IS COMPLETED, ALL DISTURBED AREAS SHALL BE MULCHED.
12. SILT FENCE BARRIER AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ENTIRE SITE IS STABILIZED WITH PERMANENT VEGETATIVE COVER.
13. AFTER SITE IS COMPLETELY STABILIZED WITH PERMANENT VEGETATION (SOD) AND THE PROPOSED BUILDING HAS BEEN CONSTRUCTED, EXAMINE THE DETENTION PONDS) DETENTION POND(S) SHALL BE CLEARED OF ANY SEDIMENT AND RESTORED TO EXISTING OR DESIGN CONDITIONS.
14. AFTER THE SITE IS COMPLETELY STABILIZED WITH PERMANENT VEGETATION (SOD) REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES AND DISPOSE OF ANY REMAINING SEDIMENT.
15. WHEN ALL OTHER SITE CONSTRUCTION ACTIVITIES ARE COMPLETE, REMOVE TREE PROTECTION FENCING.

SOILS CHART

Mapping Unit	Soil Name	Texture	Structure	Slope (%)
41	PEDRO	FINE	SAND	0-5
46	JONESVILLE -CADILAC -BONNEAU	COMPLEX	COMPLEX	0-5

ACTIVITY SCHEDULE:

START DATE: JANUARY 1, 2026
END DATE: APRIL 1, 2026

TASK DESCRIPTION:	WEEKS 1	2	3	4	5	6	7	8	9	10	11	12
EROSION CONTROL MEASURES	X	X	X	X	X	X	X	X	X	X	X	X
EROSION CONTROL MEASURES MAINTENANCE	X	X	X	X	X	X	X	X	X	X	X	X
CLEARING & GRUBBING		X										
ROUGH GRADING		X	X									
TEMPORARY STABILIZATION (GRASSING)			X	X								
FINAL GRADING					X	X						
BUILDING CONSTRUCTION					X	X	X	X	X	X	X	X
UTILITIES							X	X	X	X		
PAVING										X	X	
FINAL STABILIZATION (LANDSCAPING)												X

"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."

SWPPP DESIGNER NAME _____ DATE _____

20' 10' 0 20' 40' 60'

GRAPHIC SCALE
SCALE 1" = 20'

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC
3615 Bruce Reynolds Highway, Suite 201
Ocoee, FL 32819 (678) 546-0446

NO.	DATE:	ISSUE: DESCRIPTION
1	01-20-26	SUBMIT FOR REVIEW
2	03-17-26	MONUMENT SIGN LOCATION FOR VARIANCE
3	05-13-26	ADDRESS CITY OF NEWBERRY COMMENTS
4		

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Date: 2026.05.13 10:18:02 -04'00'

Item #5.

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110 North Carpenter Street, Chicago, IL 60607

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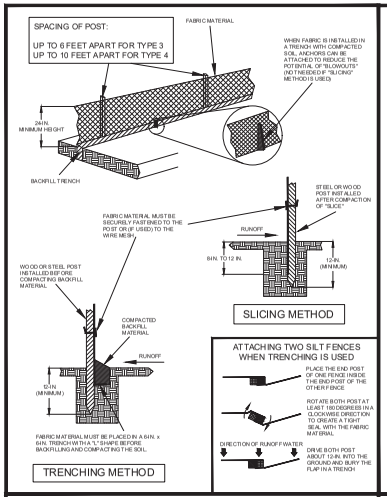
McDonald's
23479 W NEWBERRY RD.
NEWBERRY, FLORIDA 32669
TAX PARCEL # 0132-000-000
(LOT 5), ALACHUA COUNTY
ZONED: PLANNED DEVELOPMENT (PD)

MCD STATE SITE CODE:
09-2815

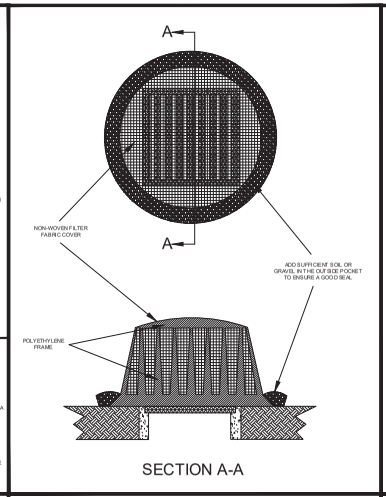
IEDS PROJECT NUMBER:
MCD-25018

SHEET TITLE:
SWPPP PLAN

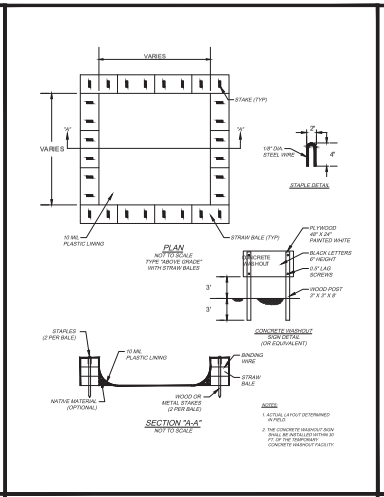
SHEET NUMBER
C-3.0



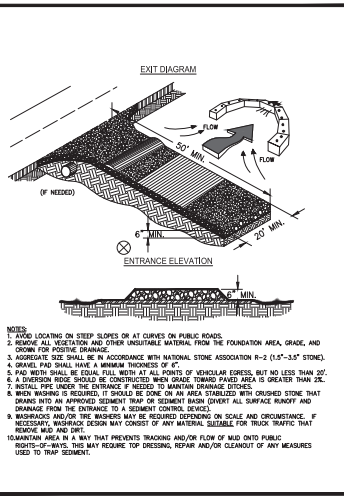
SILT FENCE BARRIER INSTALLATION



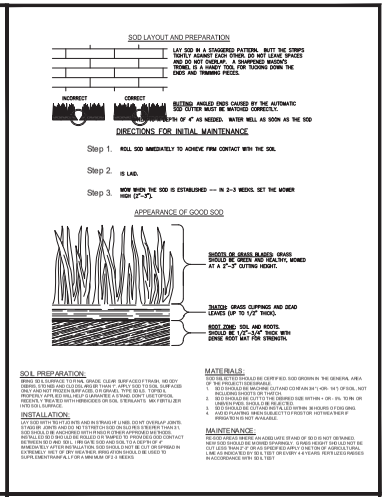
FRAME & FILTER BARRIER FOR AREA DRAINS



CONCRETE WASHOUT DETAIL



CRUSHED STONE CONSTRUCTION EXIT



SOD MAINTENANCE & INSTALLATION

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ENGINEERING & DEVELOPMENT SERVICES, INC
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

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4'00'

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NEWBERRY, FLORIDA 32669
TAX PARCEL # 0132-000-000
(LOT 5), ALACHUA COUNTY
ZONED: PLANNED DEVELOPMENT (PD)

MCD STATE SITE CODE:
09-2815

IEDS PROJECT NUMBER:
MCD-25018

SHEET TITLE:
SWPPP DETAILS

SHEET NUMBER
C-3.1



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Sunshine811

24 HOUR CONTACT
MCDONALD'S USA, LLC
KIM ERNEST
(954) 552-9865

ACTIVITY SCHEDULE:

START DATE: JANUARY 1, 2026
END DATE: APRIL 1, 2026

TASK DESCRIPTION:	WEEKS											
	1	2	3	4	5	6	7	8	9	10	11	12
EROSION CONTROL MEASURES	X	X	X	X	X	X	X	X	X	X	X	X
EROSION CONTROL MEASURES MAINTENANCE	X	X	X	X	X	X	X	X	X	X	X	X
CLEARING & GRUBBING		X										
ROUGH GRADING		X	X									
TEMPORARY STABILIZATION (GRASSING)			X	X								
FINAL GRADING					X	X						
BUILDING CONSTRUCTION					X	X	X	X	X	X	X	X
UTILITIES								X	X	X	X	
PAVING											X	X
FINAL STABILIZATION (LANDSCAPING)												X

NOTE: Maintenance of erosion and sediment control devices shall be provided as needed throughout the construction process. Erosion and sediment control measures shall be inspected daily. Inspection and repairs to be made by General Contractor.

The contractor shall be required to incorporate all temporary and permanent erosion and sediment control measures into the project at the earliest practical time during construction. The erosion control measures as detailed in the plans shall be continued until the grass on planted areas is sufficiently established to be an effective erosion deterrent. The sediment removed from the control measures shall be evenly distributed within the construction limits. Disposed sediment shall be permanently grassed.

20' 10' 0 20' 40' 60'

GRAPHIC SCALE
SCALE 1" = 20'

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ENGINEERING & DEVELOPMENT SERVICES, INC
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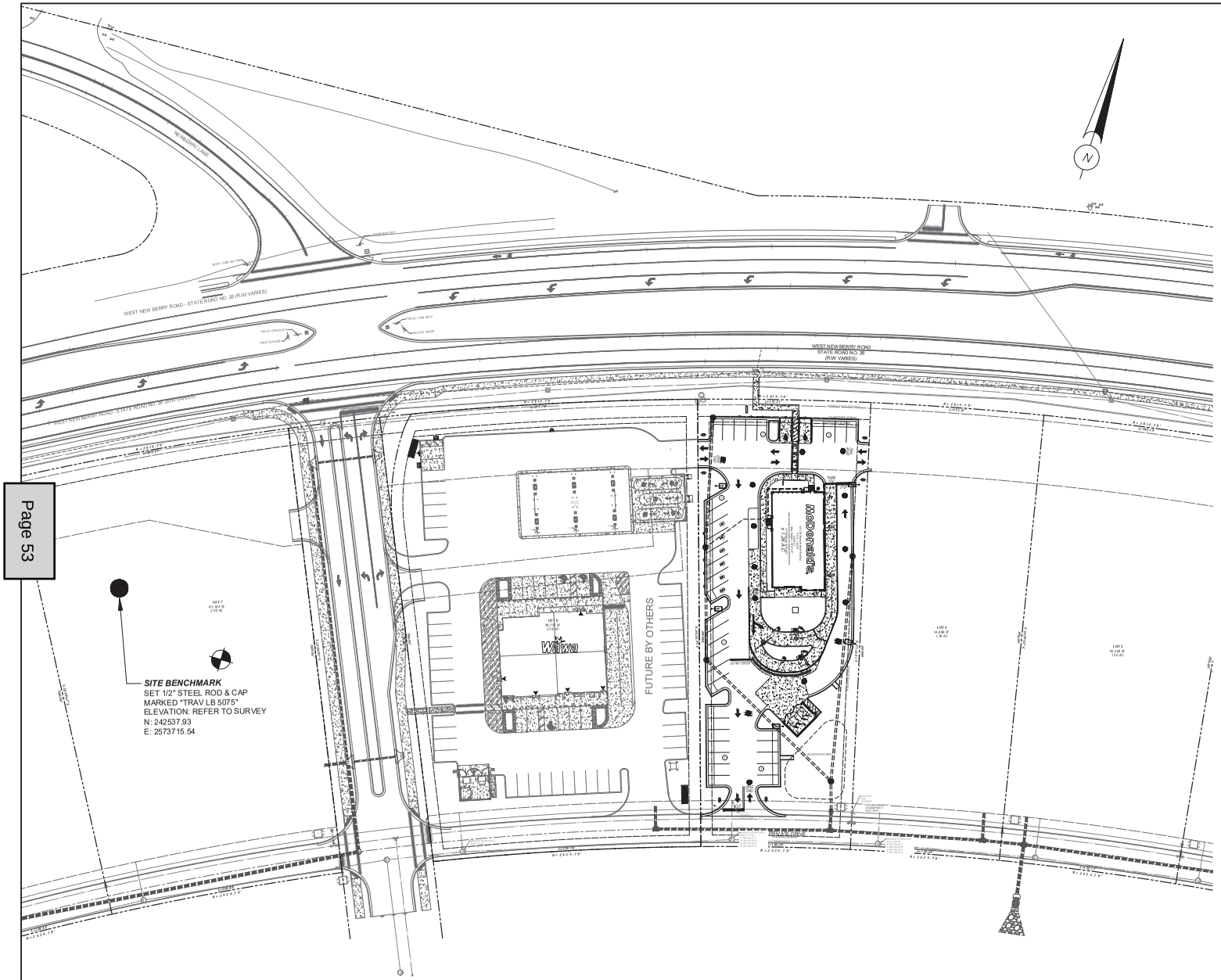
McDonald's
23479 W NEWBERRY RD.
NEWBERRY, FLORIDA 32669
TAX PARCEL #:01932-000-000
(LOT 5), ALACHUA COUNTY
ZONED: PLANNED DEVELOPMENT (PD)

MCD STATE SITE CODE:
09-2815

IEDS PROJECT NUMBER:
MCD-25018

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER C-4.0





PROJECT NOTES:

OWNER:
NEWBERRY PLAZA LLC
902 S. FRIENDSWOOD DR, SUITE E
FRIENDSWOOD, TX 77546
PHONE: (813) 344-7972
CONTACT: PAUL GROHMAN

ENGINEER:
INTEGRITY ENGINEERING & DEVELOPMENT SERVICES, INC.
CERTIFICATE OF AUTHORIZATION # PEF005669
3615 BRASELTON HIGHWAY, SUITE 201
DACULA, GEORGIA 30019
PHONE: (678) 546-0446
CONTACT: MARK ROMANO
E-MAIL ADDRESS: MARK@INTEGRITYENG.NET

PROPERTY LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FL PARCEL NO. 01932-000-000 (LOT 5).

ZONING: PLANNED DEVELOPMENT (PD)

BUILDING SETBACKS:
FRONT- 20'
SIDE- LEFT 10' - RIGHT 10'
REAR- 10'

PROPOSED USE IS MCDONALD'S RESTAURANT.

PROPOSED BUILDING HEIGHT 18'-9 1/2".

TOTAL TRACT CONTAINS 1.26 ACRES ACRES/DISTURBED AREA= 1.23 ACRES ±.

BOUNDARY INFORMATION OBTAINED FROM SURVEY BY ATWELL

TOPOGRAPHICAL INFORMATION OBTAINED FROM SURVEY BY ATWELL

VERTICAL DATUM FOR TOPOGRAPHY IS MEAN SEA LEVEL BASED ON NAVD88.

CONTOUR INTERVAL IS ONE (1) FEET.

THIS PROPERTY IS SHOWN ON F.I.R.M. PANEL NUMBER 12001C0265D, DATED 6/16/2006 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS APPROXIMATE BASED ON SURFACE FIELD EVIDENCE AND INFORMATION SUPPLIED BY UTILITY AGENCIES. THE SURVEY MAKES NO CERTIFICATION AS TO THE COMPLETENESS OF THE LOCATIONS SHOWN HEREON. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER/DEVELOPER OF ANY INFORMATION FOUND IN THE FIELD THAT IS DIFFERENT FROM WHAT IS SHOWN ON THESE DESIGN PLANS.

PARKING DATA		
REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM PARKING REQUIRED	1 SPACE PER 3 SEATS 38 / 3 = 13 SPACES	37 SPACES

40' 20' 0 40' 80' 120'

GRAPHIC SCALE
SCALE 1" = 40'

Sunshine811

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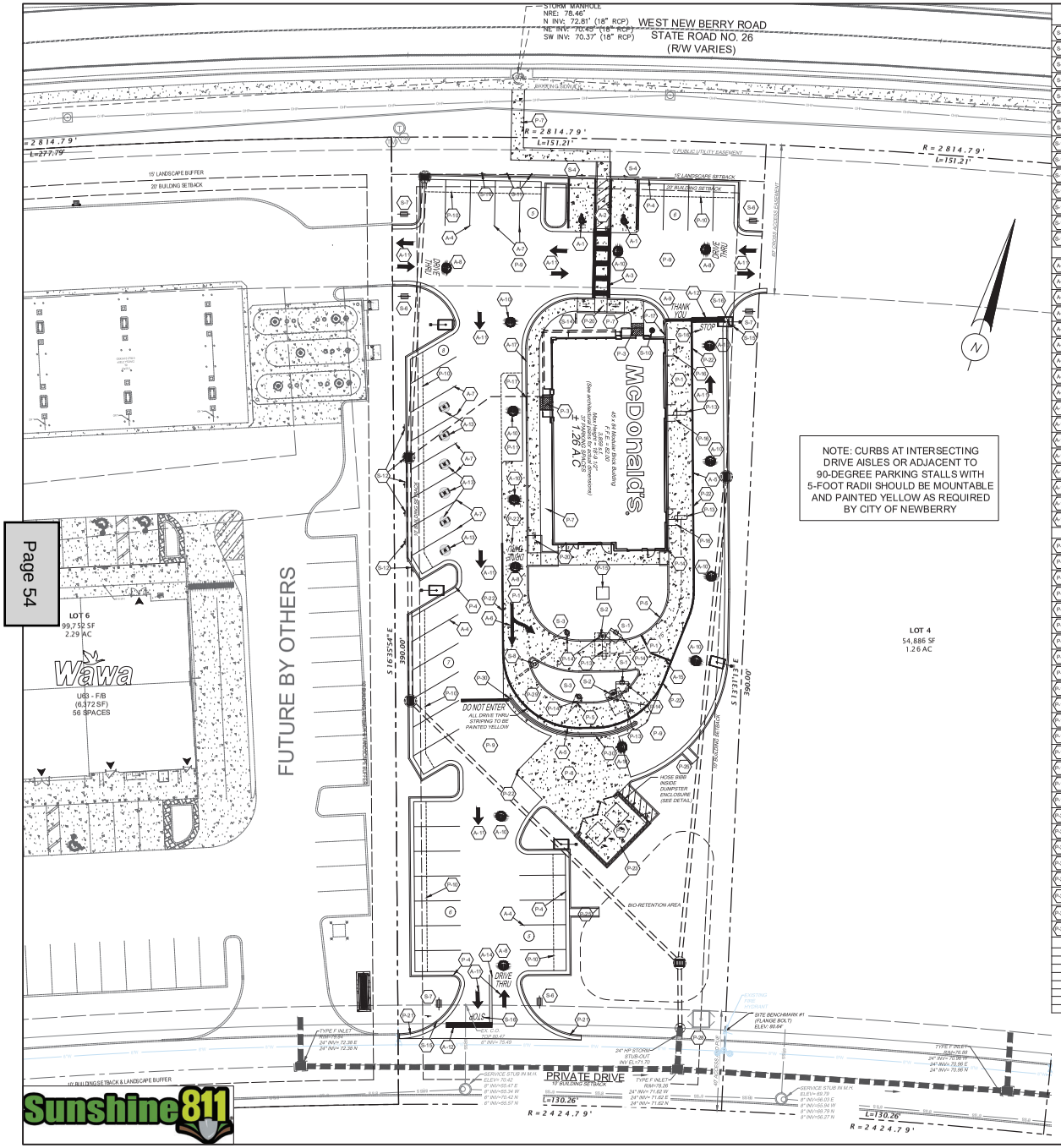
McDonald's
23479 W NEWBERRY RD.
NEWBERRY, FLORIDA 32669
TAX PARCEL # 01932-000-000
(LOT 5), ALACHUA COUNTY
ZONED: PLANNED DEVELOPMENT (PD)

MCD STATE SITE CODE:
09-2815

IEDS PROJECT NUMBER:
MCD-25018

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER
C-5.0



SITE PLAN LEGEND

NOTE: NOT ALL ITEMS IN LEGEND MAY BE INCLUDED ON PLANS

S-1	DIGITAL MENUBOARD (REFER TO STRUCTURAL PLANS FOR FOUNDATION DETAILS)
S-2	SPRING BOARD CANOPY. (REFER TO STRUCTURAL PLANS FOR FOUNDATION DETAILS).
S-3	DIGITAL PRESALE BOARD
S-4	PTP 21-06 & FTP 22-06 - HANDICAP PARKING. SEE DETAIL ON SHEET 13
S-5	"WELCOME" SIGN (REFER TO STRUCTURAL PLANS FOR FOUNDATION DETAILS)
S-7	"THANK YOU" SIGN. (REFER TO STRUCTURAL PLANS FOR FOUNDATION DETAILS)
S-8	DOUBLE GATEWAY SIGN. (REFER TO STRUCTURAL PLANS FOR FOUNDATION DETAILS)
S-10	FLAG POLE
S-11	GOSP SIGNAGE
S-12	MOBILE ORDER SIGN
S-13	"CAUTION PEDESTRIAN CROSSING" SIGN.
S-14	STOP SIGN
S-15	McDELIVERY COURIER PARKING SIGN
S-16	"DO NOT ENTER" SIGN

STRIPING LEGEND

A-1	ADA ACCESSIBLE STALL WITH WHITE SYMBOL AND 6" BLUE & WHITE STRIPING PER ADA REQUIREMENTS (REFER TO ADA SHEET 15 FOR DETAILS)
A-2	HANDICAP ACCESSIBLE AISLE-6" WHITE STRIPES @ 60", 2' O.C.
A-3	5' WIDE PEDESTRIAN ACCESS AISLE WITH 6" WHITE STRIPES (REFER TO ADA ACCESSIBILITY PLAN FOR DETAILS)
A-4	4" WHITE PARKING STRIPE OR STRIPED AREA - 4" WHITE STRIPES (TYP)
A-5	6" YELLOW DRIVE-THRU STRIPE PAINTED ON ASPHALT FROM EDGE OF CONCRETE
A-6	DOUBLE HEADED ARROW (REFER TO SITE DETAILS SHEET FOR DETAILS)
A-7	6" YELLOW GOSP STRIPING
A-8	"DRIVE THRU" W/ YELLOW DIRECTIONAL ARROW PAVEMENT MARKING
A-9	"THANK YOU" PAVEMENT MARKING
A-10	PARKING LOT ARROWS (8'-40' - 60' (LF IDEAL) (REFER TO SITE DETAILS SHEET FOR DETAILS)
A-11	INGRESS / EGRESS ARROWS (REFER TO SITE DETAILS SHEET FOR DETAILS)
A-12	24" "STOP" BAR
A-13	MOBILE ORDER PAVEMENT MARKING
A-14	DOUBLE YELLOW LINE
A-15	MERGE POINT STRIPING (REFER TO DRIVE THRU DETAILS SHEET FOR PLACEMENT DETAILS)
A-16	"STOP" PAVEMENT MARKINGS
A-17	FACE-OF-CURB & 3" ALONG TOP-OF-CURB TO BE PAINTED GOLD

STANDARD CURB, GUTTER, SIDEWALK AND PAVING ON SITE

A-1	CONCRETE PAVING (REFER TO SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS)
A-2	CONCRETE DUMPSTER PAD (REFER TO STRUCTURAL PLANS AND SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS.
P-3	PAVER SIDEWALK (REFER TO SITE DETAILS SHEET FOR DETAILS)
P-4	24" CURB & GUTTER (REFER TO SITE DETAILS SHEET FOR DETAILS)
P-5	9" STANDING CURB
P-6	6" CURB POURED WITH MONOLITHIC SLABS
P-7	CONCRETE SIDEWALK (REFER TO SITE DETAILS SHEET FOR DETAILS)
P-8	CONCRETE TRASH APRON (REFER TO TRASH CORRAL DETAILS SHEET AND SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS)
P-9	ASPHALT PAVING (REFER TO SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS)
A-10	9" OPTIONAL CONCRETE DRIP APRON (REFER TO SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS)
A-11	OPTIONAL CONCRETE DELIVERY TRUCK APRON (REFER TO SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS)
P-11	DETECTOR LOOP (REFER TO DRIVE THRU DETAILS SHEET FOR DETAILS)
A-12	6" BOLLARD (REFER TO SITE DETAILS SHEET FOR DETAILS)
A-13	CONCRETE TRANSFORMER PAD (COORDINATE EXACT SIZE AND EXACT LOCATION REQUIREMENTS WITH LOCAL POWER SERVICE PROVIDER.
P-13	TRELLIS OVERHANG (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
A-14	6' GUARD RAIL (REFER TO ADA DETAILS SHEET FOR DETAILS)
A-15	TYPE II HC RAMP (REFER TO ADA DETAILS SHEET FOR DETAILS)
A-16	TYPE II HC RAMP (REFER TO ADA DETAILS SHEET FOR DETAILS)
A-17	EXTENTS OF CURB & GUTTER AND/OR ASPHALT PAVING. TIE TO EXISTING AT THIS POINT.
A-18	TRANSITION FROM ASPHALT TO CONCRETE (SEE SITE DETAILS SHEET FOR DETAILS)
A-19	DUMPSTER ENCLOSURE (REFER TO STRUCTURAL PLANS FOR DETAILS) EXTERIOR FINISH TO MATCH BUILDING.
A-20	CONCRETE DRAINAGE FLUME (SEE SITE DETAILS SHEET FOR DETAILS)
A-21	PROTECT EXISTING UTILITIES TO REMAIN - TYPICAL (LOC. TO CONTACT ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE UTILITIES ARE PROPERTY SHUT-DOWN PRIOR TO THE START OF ANY SITE AND OR DEMOLITION WORK.
A-22	REFER TO DRIVE THRU LAYOUT SHEET FOR STAKING INFORMATION AND DIMENSIONS.
A-23	9" RAISED MOUNTABLE CONCRETE ISLAND (SEE SITE DETAILS SHEET FOR DETAILS)

PLAN APPROVAL

	SIGNATURE (2 REQUIRED)	DATE
REGIONAL MANAGER		
REGIONAL DEV. DIRECTOR		
REGIONAL CONSTRUCTION MGR.		
REGIONAL REAL ESTATE MGR.		
	CO-SIGN SIGNATURES	
AREA CONSTRUCTION MGR.		
CONTRACTOR		



PROJECT NOTES:

OWNER:
NEWBERRY PLAZA LLC
902 S. FRIENDSWOOD DR, SUITE E
FRIENDSWOOD, TX 77546
PHONE: (813) 344-7972
CONTACT: PAUL GROHMAN

ENGINEER:
INTEGRITY ENGINEERING & DEVELOPMENT SERVICES, INC.
CERTIFICATE OF AUTHORIZATION # PEF005669
3615 BRASELTON HIGHWAY, SUITE 201
DACULA, GEORGIA 30019
PHONE: (678) 546-0446
CONTACT: MARK ROMANO
E-MAIL ADDRESS: MARK@INTEGRITYENG.NET

PROPERTY LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FL, PARCEL NO. 01932-000-000 (LOT 5).

ZONING: PLANNED DEVELOPMENT (PD)

BUILDING SETBACKS:
FRONT- 20'
SIDE- LEFT 10' - RIGHT 10'
REAR- 10'

PROPOSED USE IS MCDONALD'S RESTAURANT.

PROPOSED BUILDING HEIGHT 18'-9 1/2".

TOTAL TRACT CONTAINS 1.26 ACRES ACRES /DISTURBED AREA= 1.23 ACRES ±.

BOUNDARY INFORMATION OBTAINED FROM SURVEY BY ATWELL

TOPOGRAPHICAL INFORMATION OBTAINED FROM SURVEY BY ATWELL

VERTICAL DATUM FOR TOPOGRAPHY IS MEAN SEA LEVEL BASED ON NAVD88.

CONTOUR INTERVAL IS ONE (1) FEET.

THIS PROPERTY IS SHOWN ON F.I.R.M. PANEL NUMBER 12001C0265D, DATED 6/16/2006 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS APPROXIMATE BASED ON SURFACE FIELD EVIDENCE AND INFORMATION SUPPLIED BY UTILITY AGENCIES. THE SURVEY MAKES NO CERTIFICATION AS TO THE COMPLETENESS OF THE LOCATIONS SHOWN HEREON. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER/DEVELOPER OF ANY INFORMATION FOUND IN THE FIELD THAT IS DIFFERENT FROM WHAT IS SHOWN ON THESE DESIGN PLANS.

PARKING DATA

REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM PARKING REQUIRED	1 SPACE PER 3 SEATS 38 /3 = 13 SPACES	37 SPACES

4

PAVING SPECIFICATION

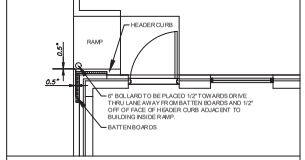
ON-SITE ASPHALT PAVING SECTION
Not to be used within Right of Way

- Surface Course: 1-1/2 INCH Finished Thickness 9.5 mm Superpave (surface)
- Binder Course: 2 INCH Finished Thickness 19.0 mm Superpave (Binder)
- 12 INCH Limerock Base, 98% of Modified Proctor and exhibit a minimum LBR of 100

ON-SITE CONCRETE PAVING SECTION
Not to be used within Right of Way

- 6 INCH 4000 PSI Concrete with Fibermesh or WWF 6x6 W2.9/W2.9
- 12 INCH Limerock Base, 98% of Modified Proctor and exhibit a minimum LBR of 100

Maximum control joint spacing shall be 12 feet x 12 feet, 1.5" deep



6" BOLLARD AT REAR OF BUILDING DETAIL

NO.	DATE:	ISSUE DESCRIPTION
2	03-17-26	MONUMENT SIGN LOCATION FOR VARIANCE
3	05-13-26	ADDRESS CITY OF NEWBERRY COMMENTS
4	06-01-26	ADDED TRAFFIC IMPACT SUMMARY TABLE TO COVER SHEET, ADD PAVEMENT SECTIONS, ADD BOARD DATA TABLE
5	06-12-26	REMOVE MONUMENT SIGN

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARK ROMANO 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 ROMANO
NO. 59854

Item #5.

McDonald's USA, L.L.C.
110 North Carpenter Street, Chicago, IL 60607

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McDonald's
23479 W NEWBERRY RD.
NEWBERRY, FLORIDA 32669
TAX PARCEL # 01932-000-000
(LOT 5), ALACHUA COUNTY
ZONED: PLANNED DEVELOPMENT (PD)

MCD STATE SITE CODE:
09-2815

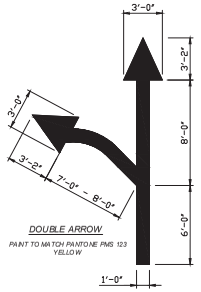
IEDS PROJECT NUMBER:
MCD-25018

SHEET TITLE:
SITE PLAN

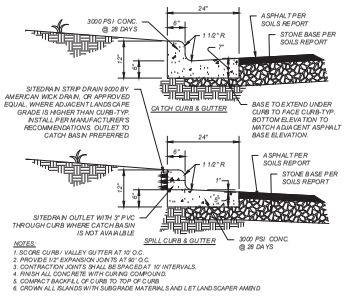
SHEET NUMBER C-5.1

Page 54

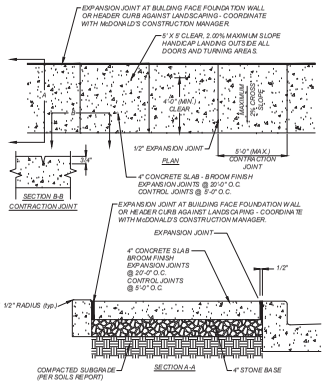
Sunshine 811



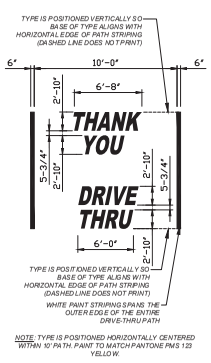
SIDE BY SIDE
DRIVE-THRU DIRECTIONAL
ARROW PAVEMENT MARKING



24" STANDARD CURB AND GUTTER

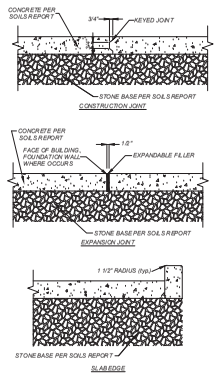


McDONALD'S CONCRETE SIDEWALK

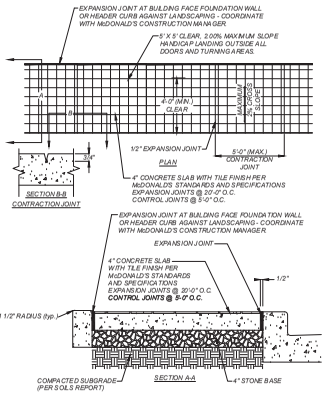


NOTE: TYPE IS POSITIONED HORIZONTALLY CENTERED WITHIN 10' PATH. PAINT TO MATCH PANTONE PMS 123 YELLOW.

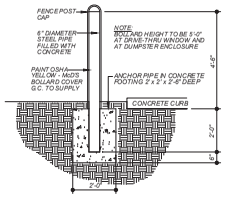
END OF PATH
"THANK YOU" & "DRIVE-THRU"
NO ARROW PAVEMENT MARKING



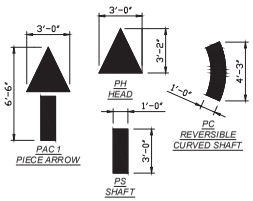
CONCRETE SLAB DETAIL



McDONALD'S TILE SIDEWALK

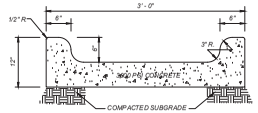


STEEL PIPE BOLLARD

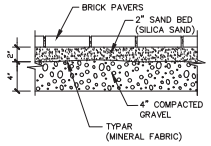


NOTE: PAINT TO MATCH PANTONE PMS 123 YELLOW TYPES ALIGNS CENTERED.

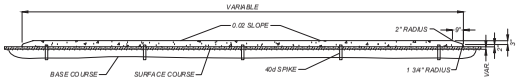
PARKING LOT ARROWS
PAVEMENT MARKINGS



CONCRETE DRAINAGE FLUME

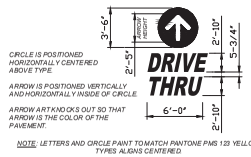


PAVER WALK DETAIL



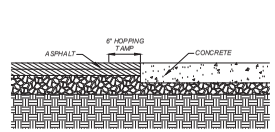
NOTE: WHEN MONOLITHIC CONCRETE ISLAND IS ON TOP OF SURFACE COURSE, DRIVE 40d SPIKES INTO SURFACE UNDER MONOLITHIC CONCRETE ISLAND. STAGGER ON 2' CENTERS EACH WAY.

5" MONOLITHIC CONCRETE ISLAND



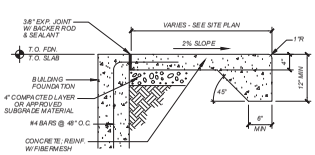
NOTE: LETTERS AND CIRCLE PAINT TO MATCH PANTONE PMS 123 YELLOW TYPES ALIGNS CENTERED.

DRIVE-THRU & ARROW PAVEMENT MARKINGS



NOTE: CONTRACTOR SHALL USE HOPPING TAMP ADJACENT TO CONCRETE.

ASPHALT/CONCRETE TRANSITION



SIDEWALK @ BACK OF BUILDING

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

NO.	DATE:	ISSUE DESCRIPTION
1	01-30-26	SUBMIT FOR REVIEW
2	03-17-26	MONUMENT SIGN LOCATION FOR VARIANCE
3	05-13-26	ADDRESS CITY OF NEWBERRY COMMENTS
4		

Digitally signed by Mark Romano
Date: 2026.05.13 10:23:19 -04'00'

Item #5.

McDonald's USA, L.L.C.
110 North Carpenter Street, Chicago, IL 60607

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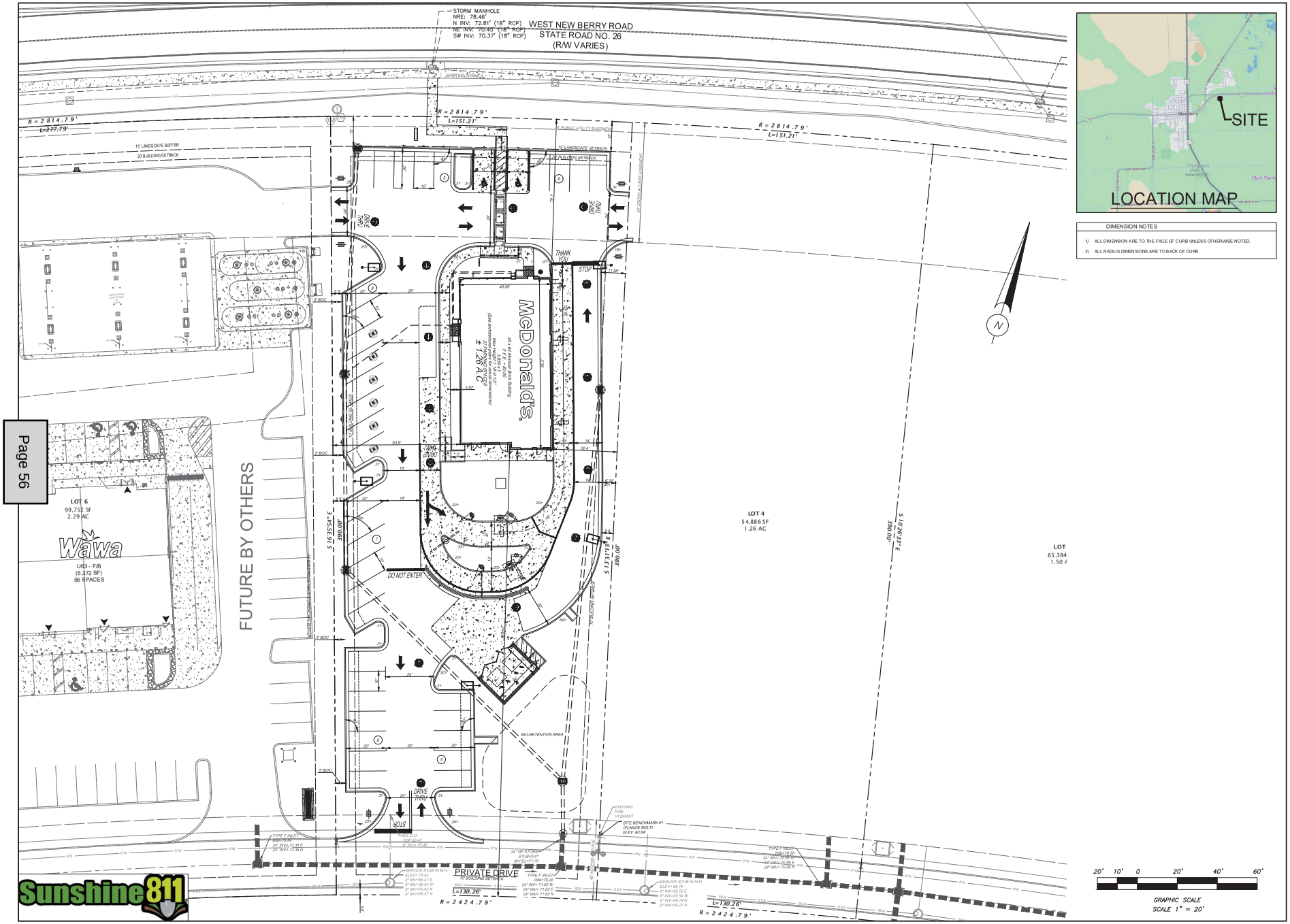
McDonald's
23479 W NEWBERRY RD.
NEWBERRY, FLORIDA 32669
TAX PARCEL #:0192-000-000
(LOT 5), ALACHUA COUNTY
ZONED: PLANNED DEVELOPMENT (PD)

MCD STATE SITE CODE:
09-2815

IEDS PROJECT NUMBER:
MCD-25018

SHEET TITLE:
SITE DETAILS

SHEET NUMBER C-5.2



DIMENSION NOTES

1) ALL DIMENSION ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2) ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201
Dacula, Ga 30019 (678) 546-0446

NO.	DATE:	ISSUE DESCRIPTION
1	01-30-26	SUBMIT FOR REVIEW
2	03-17-26	MONUMENT SIGN LOCATION FOR VARIANCE
3	05-13-26	ADDRESS CITY OF NEWBERRY COMMENTS
4		

Digitally signed by Mark Romano
Date: 2026.05.13 10:23:37 -04'00'

Item #5.

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110 North Carpenter Street, Chicago, IL 60607

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23479 W NEWBERRY RD.
NEWBERRY, FLORIDA 32669
TAX PARCEL #:01932-000-000
(LOT 5), ALACHUA COUNTY
ZONED: PLANNED DEVELOPMENT (PD)

MCD STATE SITE CODE:
09-2815

IEDS PROJECT NUMBER:
MCD-25018

SHEET TITLE:
DIMENSION PLAN

SHEET NUMBER C-5.3

Sunshine811

Outdoor Digital Menu Board
Site Readiness Photo Checklist

The following photos are required along with the completed Site Readiness Checklist.
Missing photos / information will delay installation.
Photos are site specific and each must be noted/labeled as such on whiteboard, paper, etc.:
- Store #, Primary or Secondary and Menu Board (ODMB) or Pre-browse (PB)
- Outside - each foundation
- Inside - each Breaker Box, data cable runs and AWS/Wayport switch box

Outside Photos:
Each Foundation – using tape measure as applicable
- Height – must match curb
- Distance – distance to the curb and canopy (as applicable)
- **Anchor Bolts**
  - o Spacing
  - o Straight
  - o 3 nuts and 1 washer plate
  - o Orientation
- **Conduit**
  - o Placement – grouped within baseplate opening
  - o Power - Terminated at each foundation
  - **o Low Voltage**
    - **Everbrite supplied Omnitronix black Belden Cable**
      - Correct number of runs per foundation (4 for ODMB [effective 10/01] and 2 for PB)
      - 10' extra length for final connections
      - Labeled ends (inside and outside)

Inside Photos:
- Breaker Box – Breakers labeled and identifying Primary and Secondary Lane
- **AWS/Wayport switch**
  - o Installed
  - o Close-up of Ports
- **Data cables**
  - o Where located in store (near AWS)
  - o Total run quantity
  - o 10' extra length for final connections
  - o Labeled ends

Name _____ Date _____ National Store #

01/24/18 Rev B Confidential Proprietary Information

Outdoor Digital Menu Board National Deployment- Version 2.0
Non- Modernized Site Readiness Checklist

NSN # _____ **Date** _____
City, State _____ **Name** _____

Please complete the Site Readiness Checklist and submit back to the restaurant's integrator.
The following checklist is to confirm the Site is ready for the installation of the new Outdoor Digital Menu and Pre-Browse boards. Please note, an installation date cannot be set until the checklist is confirmed 100% complete and submitted back to the integrator. ***Note: 2 Week Order Lead time for ODMB/ Pre-Browse boards, per site, once Site Readiness Checklist is received by Integrator; 1 Week Order Lead time for CAT6 Cabling and Anchor Rods w/ Nuts.***

Integrator to provide the following:
- ODMB/ Pre-Browse Permitting
- Timing of Delivery/ Installation of ODMBs

Integrator to Supply:
- CAT6 Cabling (Omnitronix)
- Anchor Rods & Nuts (Everbrite or Persona)
- COD Cover/Shroud (Everbrite or Persona)
- Foundation Cover (BR Metal)

QC Checklist:
Foundations
DT Configuration (Single, Tandem, SBS) **# of ODMBs** **# of Pre-Browse**

- Confirm the foundations are installed as designed by the ODMB Enclosure provider, including anchor rods placed 8" o.c. per the plan. (Confirm anchor rods are properly aligned and vertical. Anchor rods shall not be angled/bent)
- Confirm top of ODMB/Pre-Browse foundation's height is 1" to 3" above adjacent DT curb.
- Confirm 3 nuts & washers are on each anchor rod. (Confirm anchor rod threads are clean from debris and hex bolts are allowed to be removed)

Electrical Scope
- Confirm a 20 AMP isolated grounded, dedicated circuit on the CP or LPP and has been installed - one circuit per DT Lane (verify not located near lighting that gets turned off every day). Label appropriately "Primary Lane" and "Secondary Lane" - as applicable.
- Confirm ½" diameter conduits from building to all DT Elements are installed per Electrical drawings; conduit to extend 5" above top of foundation.
- Confirm electrical wires have been connected to their appropriate dedicated circuit and them run thru conduits to each DT Element's foundation with 6' extra coiled cable on DT Element end. Label electrical wires appropriately. Integrator will make final connections at each DT Element

>>PLEASE COMPLETE PAGE 2 OF SITE READINESS CHECKLIST<<

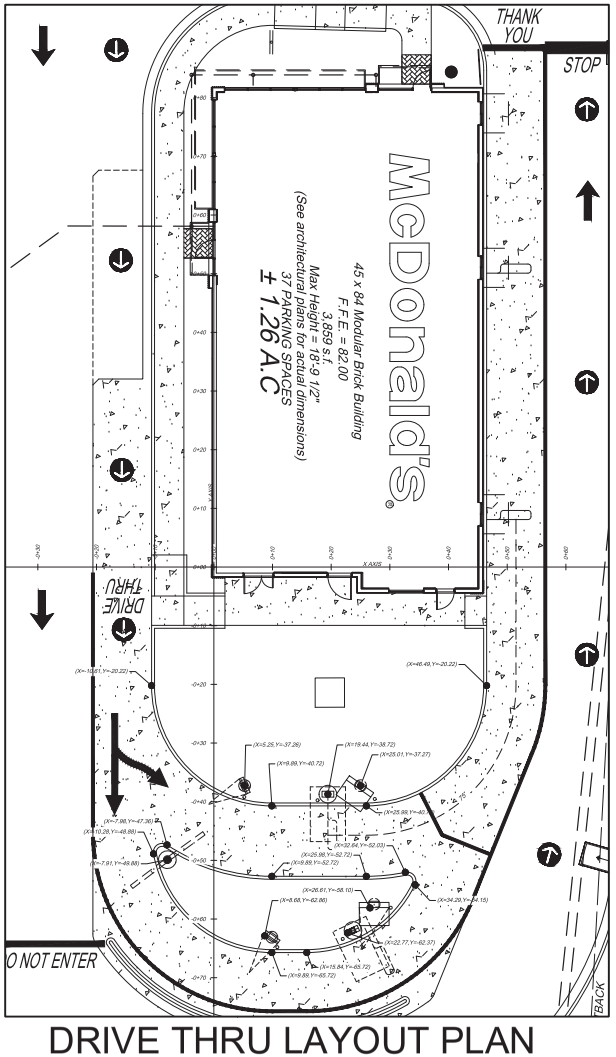
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Low Voltage Scope
- Does the restaurant have at least six open ports on the Wayport- Ports 12 thru 17? (1 Wayport is typically located in the Manager's office.
- Confirm the appropriate sized conduit have been installed from the building to each DT Element per Electrical drawings.
- CAT6 cabling- Integrator to make final connections at AWS switch & each DT Element
  - Note:
    - o Each cable must have a continuous run from DT Element to AWS Switch (Wayport)- No Splicing allowed
    - o CAT6 cabling is sourced only thru Omnitronix- do not locally source
- Confirm black, outdoor rated CAT6 Cables have been run thru conduits to each DT Element w/ 10' extra, service loop at each end.
  - o Four (4) CAT6 Cables to each 2-panel ODMB
  - o Two (2) CAT6 Cables to each 1 -panel Pre-Browse boards.
- Confirm CAT6 Cables have been label/numbered appropriately at each end (i.e. inner lane pre-browse, outside lane menu board, etc.)
- Confirm CAT6 cable connectors are shipped with the cables, and left in the manager's office for Integrators to make final connection to all appropriate equipment

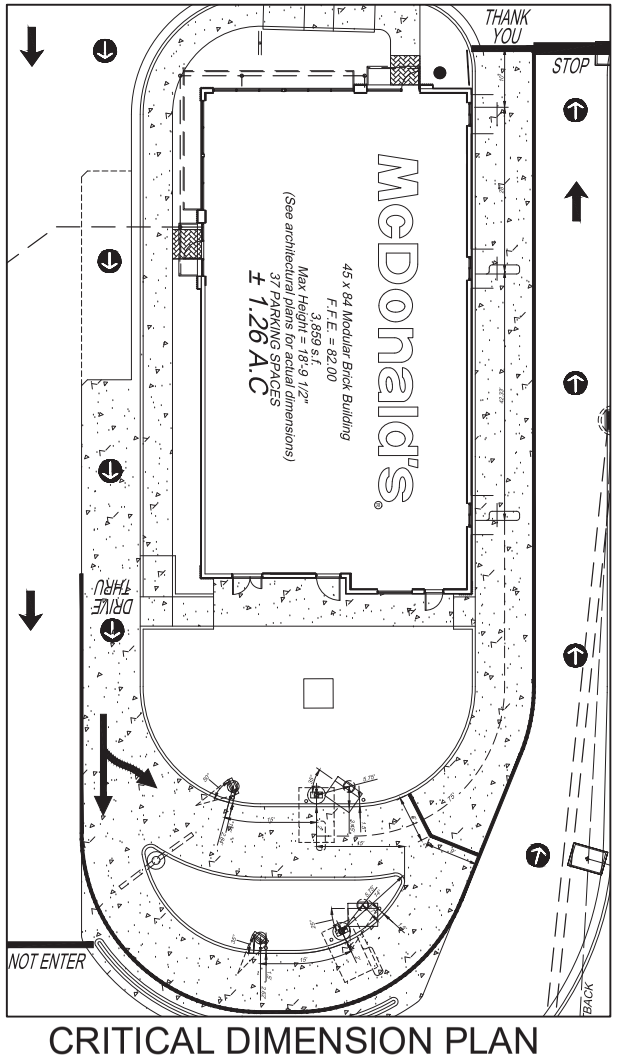
Installation Confirmation
- Attach pictures of all completed items denoted as required in this document for submission to verify site readiness is complete and appropriately prepped for ODMB installation.

Restaurant Preparedness
- For New/ Rebuild/ Relo Restaurants, will AT&T Broadband & permanent power be available by the ODMB install date?
- COD within DT Canopy- does the restaurant need a DT Canopy Shroud to cover the existing COD within the DT Canopy? Order appropriate shroud from Signage Manufacturer (Everbrite/ Persona)

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DRIVE THRU LAYOUT PLAN



CRITICAL DIMENSION PLAN

KEY NOTES:

1. DISTANCE FROM CENTER OF OPEN PRESENT WINDOW TO CENTER OF OPEN CASH WINDOW STANDARD IS 42'-45' AND IS SPECIFIC TO EACH BUILDING CONFIGURATION. ACCEPTABLE TOLERANCE IS 40' MIN. ON REMODELS ONLY.
2. DISTANCE FROM CENTER OF OPEN CASH WINDOW TO CENTER OF PRIMARY LANE COD IS 75'. ACCEPTABLE TOLERANCE IS + OR -5 FEET FOR 120'. VERIFY ADEQUATE STACKING SPACE OF 3 OR 4 CARS MIN. EXISTS BEFORE COD ACHIEVING A PROPER BALANCE OF STACKING PRE AND POST ORDER.
3. THE CRITICAL HOLD DISTANCE FROM CENTER OF COD TO CENTER OF MENU BOARD FOOTING IN PRIMARY LANE IS 10'-0". THE ANGLE OF THE MENU BOARD CAN BE ADJUSTED FROM 40-50 DEGREES ALLOWING 100% VISIBILITY FOR THE FIRST CAR AT THE COD.
4. THE CRITICAL HOLD DISTANCE FROM CENTER OF THE PRIMARY LANE COD TO THE TIP OF THE CURBED ISLAND IS 15'-0".
5. THE CRITICAL HOLD DISTANCE OF THE ISLAND LENGTH IS SPECIFIC TO EACH CONFIGURATION WITH A RANGE OF 35'-45'. THE LENGTH SHOULD ALLOW 3 CARS IN THE SECONDARY LANE AND 2 IN THE PRIMARY LANE WITH 1 AT THE COMMITMENT POINT. THE LENGTH OR POSITIONING OF THE ISLAND IMPACTS THE DECISION POINT TO ENABLE A 50-50 SPLIT FOR OPTIMIZED CAPACITY.
6. MERGE POINT STRIPING - COORDINATE WITH McD's CONSTRUCTION MGR. THE MERGE POINT STRIPING IS TO BE LOCATED BY OFFSETTING THE INNER PRIMARY LANE BACK OF CURB 9'-0" AND OFFSETTING THE OUTER LANE STRIPING 8'-0" AT THE INTERSECTION OF THESE OFFSETS. A 6" YELLOW STRIPE IS TO BE MARKED PERPENDICULAR TO THE OTHER LANE AS WELL AS THE INNER PRIMARY LANE.

ISLAND LAYOUT / DRIVE-THRU LAYOUT / ELEMENTS NOTES:

DETERMINE THE 75 FOOT DISTANCE TO THE CENTERLINE OF THE COD FACE ONLY AFTER THE CONCRETE CURB HAS BEEN EITHER FORMED OR POURED.

ONCE THE CONCRETE CURB HAS BEEN FORMED OR POURED, ESTABLISH THE 75 FOOT BENCHMARK DISTANCE FROM THE CENTERLINE OF THE OPEN CASH BOOTH WINDOW (NOT CENTERLINE OF OPENING) TO THE CENTERLINE OF THE COD FACE; MEASURING FIVE (5) FEET FROM THE FACE OF THE CURB.

ESTABLISH THE BENCHMARK AT THE CENTERLINE OF COD FACE, AT THE FACE OF THE CURB.
USE THIS BENCHMARK TO DETERMINE THE FOUNDATION LOCATIONS FOR THE COD AND MENU BOARD.

DIMENSIONS TO COD AND MENUBOARD LOCATIONS REFERENCE CIRCULAR FOUNDATION CENTER POINTS.
REFER TO FOUNDATION DETAILS FOR FOUNDATION DIAMETERS AND INSTALLATION REQUIREMENTS ABUTTING CONCRETE CURBS.

ODMB NOTES:

1. GALVANIZED ANCHOR BOLTS, (6" ABOVE GRADE), FOOTINGS AND ELECTRICITY BY G.C. SIGN INSTALLED BY SIGN CONTRACTOR. COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL COVER PROPOSED ANCHOR BOLTS FOR PROTECTION & SAFETY PURPOSES UNTIL THE INSTALLATION OF THE ODMB'S & PRESELL BOARDS.
3. CONTRACTOR SHALL PROVIDE PULL BOXES & CONDUIT FOR COMMUNICATION CABLES FOR THE ODMB'S FROM THE DRIVE THRU TO THE BUILDING.

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

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NEWBERRY, FLORIDA 32669
TAX PARCEL #:01932-000-000
(LOT 5), ALACHUA COUNTY
ZONED: PLANNED DEVELOPMENT (PD)

MCD STATE SITE CODE: 09-2815

IEDS PROJECT NUMBER: MCD-25018

SHEET TITLE: DRIVE THRU LAYOUT

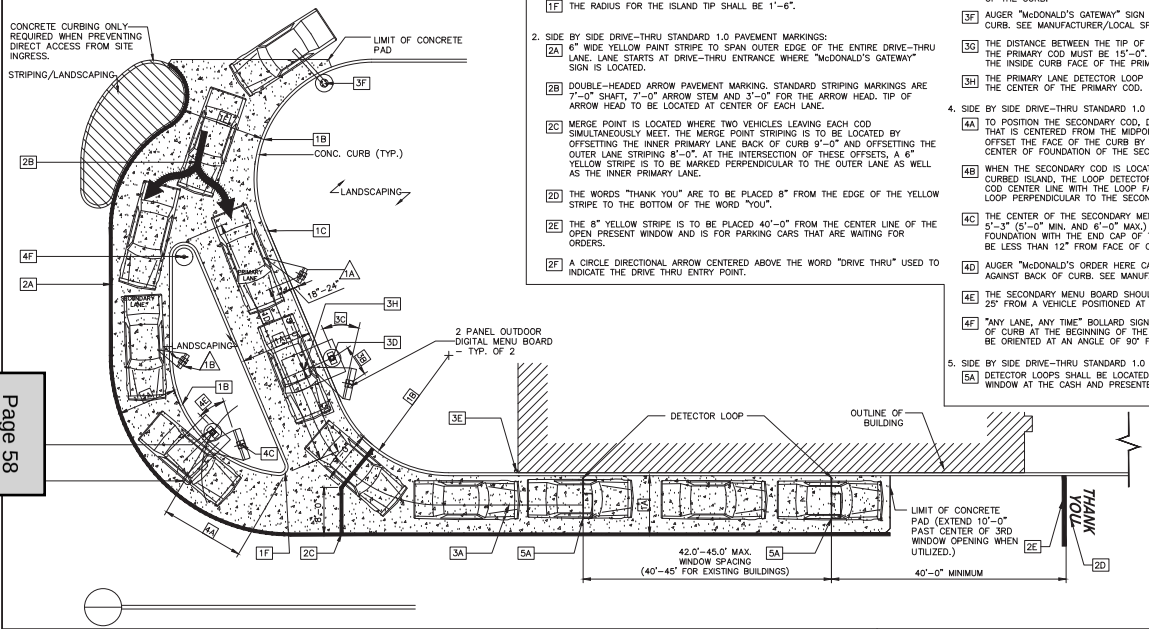
SHEET NUMBER C-5.4

THE LAYOUT OF THE DRIVE–THRU LANES SHOWN IN THIS DETAIL ILLUSTRATES DRIVE–THRU DESIGN PRINCIPLES.

REFER TO SITE PLAN AND DRIVE-THRU LAYOUT FOR SITE SPECIFIC DETAILS

SIDE BY SIDE DRIVE–THRU STANDARD 1.0

1. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 CURBING DETAILS:
   - 1A DRIVE–THRU LANES BOUND BY CURB ON BOTH SIDES ARE TO BE 12'–0". LANES BOUND BY CURB ON ONE SIDE AND PAINTED STRIPING ON THE OTHER SIDE ARE TO BE A MIN. OF 10'–0".
   - 1B THE MIN. RADIUS FOR ALL INSIDE/DRIVER'S SIDE DRIVE–THRU CURBING IS 20'–0".
   - 1C PRIMARY LANE CURBING SHOULD BE AS STRAIGHT AS POSSIBLE. (LESS CURVING, THE BETTER).
   - 1D THE OVERALL LENGTH OF THE CURBED ISLAND SHOULD BE 35'–45'. THE LENGTH OF THE ISLAND FROM THE COD ALLOWS FOR THREE CARS IN THE SECONDARY LANE, TWO IN THE PRIMARY LANE AND ONE AT THE COMMITMENT POINT.
   - 1E ENTRANCE LANE ENTERING THE SIDE BY SIDE DRIVE–THRU IS TO BE 14'–0" MIN.
   - 1F THE RADIUS FOR THE ISLAND TIP SHALL BE 1'–6".
2. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 PAVEMENT MARKINGS:
   - 2A 6" WIDE YELLOW PAINT STRIPE TO SPAN OUTER EDGE OF THE ENTIRE DRIVE–THRU LANE. LANE STARTS AT DRIVE–THRU ENTRANCE WHERE "McDONALD'S GATEWAY" SIGN IS LOCATED.
   - 2B DOUBLE–HEADED ARROW PAVEMENT MARKING. STANDARD STRIPING MARKINGS ARE 7'–0" SHAFT, 7'–0" ARROW STEM AND 3'–0" FOR THE ARROW HEAD. TIP OF ARROW HEAD TO BE LOCATED AT CENTER OF EACH LANE.
   - 2C MERGE POINT IS LOCATED WHERE TWO VEHICLES LEAVING EACH COD SIMULTANEOUSLY MEET. THE MERGE POINT STRIPING IS TO BE LOCATED BY OFFSETTING THE INNER PRIMARY LANE BACK OF CURB 9'–0" AND OFFSETTING THE OUTER LANE STRIPING 8'–0". AT THE INTERSECTION OF THESE OFFSETS, A 6" YELLOW STRIPE IS TO BE MARKED PERPENDICULAR TO THE OUTER LANE AS WELL AS THE INNER PRIMARY LANE.
   - 2D THE WORDS "THANK YOU" ARE TO BE PLACED 8" FROM THE EDGE OF THE YELLOW STRIPE TO THE BOTTOM OF THE WORD "YOU".
   - 2E THE 8" YELLOW STRIPE IS TO BE PLACED 40'–0" FROM THE CENTER LINE OF THE OPEN PRESENT WINDOW AND IS FOR PARKING CARS THAT ARE WAITING FOR ORDERS.
   - 2F A CIRCLE DIRECTIONAL ARROW CENTERED ABOVE THE WORD "DRIVE THRU" USED TO INDICATE THE DRIVE THRU ENTRY POINT.
3. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 EQUIPMENT POSITIONING FOR PRIMARY LANE:
   - 3A MIN. 60'–0" (+5', 60'–65') LINEAR DISTANCE BETWEEN THE CENTER LINE OF THE COD FACE AND THE CENTER LINE OF THE OPEN ORDER BOOTH WINDOW AS MEASURED ALONG THE CENTER LINE OF THE LANE. THIS MAY ONLY BE INCREASED IN 20'–0" INCREMENTS (±5' FOR 80', 100', AND 120') TO A MAX OF 120'. 100'–0" IS OPTIMAL.
   - 3B THE CENTER OF THE PRIMARY MENU BOARD FOUNDATION IS TO BE 5'–3" (5'–0" MIN. AND 6'–0" MAX.) FROM THE CENTER OF THE COD FOUNDATION.
   - 3C THE PRIMARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° TO 35° ANGLE (35° PREFERRED) FROM A CAR POSITIONED AT THE COD AND WITH 100% VISIBILITY.
   - 3D AUGER "McDONALD'S ORDER HERE CANOPY" COD/CANOPY FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.
   - 3E A SINGLE BOLLARD SHOULD BE POSITIONED AT THE CORNER OF THE BUILDING ON THE DRIVE–THRU SIDE. IT SHOULD BE FLUSH AGAINST THE BUILDING AND FACE OF THE BOLLARD SHOULD BE TIGHT AGAINST THE BACK OF THE CURB.
   - 3F AUGER "McDONALD'S GATEWAY" SIGN FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.
   - 3G THE DISTANCE BETWEEN THE TIP OF THE CURBED ISLAND AND THE CENTER LINE OF THE PRIMARY COD MUST BE 15'–0". THIS MEASUREMENT IS TAKEN PARALLEL TO THE INSIDE CURB FACE OF THE PRIMARY LANE.
   - 3H THE PRIMARY LANE DETECTOR LOOP SHOULD BE PERPENDICULAR TO THE CENTER OF THE PRIMARY COD.
4. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 EQUIPMENT POSITIONING FOR SECONDARY LANE:
   - 4A TO POSITION THE SECONDARY COD, DRAW AN ARC WITH A 14' RADIUS THAT IS CENTERED FROM THE MIDPOINT OF THE ISLAND TIP. THEN OFFSET THE FACE OF THE CURB BY 24" TO DETERMINE THE LOCATION OF CENTER OF FOUNDATION OF THE SECONDARY COD.
   - 4B WHEN THE SECONDARY COD IS LOCATED AT 14'–0" FROM THE TIP OF THE CURBED ISLAND, THE LOOP DETECTOR IS TO BE 2'–0" FORWARD OF THE COD CENTER LINE WITH THE LOOP FACING FORWARD AND THE DETECTOR LOOP PERPENDICULAR TO THE SECONDARY COD WHEN POSSIBLE.
   - 4C THE CENTER OF THE SECONDARY MENU BOARD FOUNDATION SHALL BE 5'–3" (5'–0" MIN. AND 6'–0" MAX.) FROM CENTER OF THE COD FOUNDATION WITH THE END CAP OF THE SECONDARY MENU BOARD NOT BE LESS THAN 12" FROM FACE OF CURB.
   - 4D AUGER "McDONALD'S ORDER HERE CANOPY" COD/CANOPY FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.
   - 4E THE SECONDARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° FROM A VEHICLE POSITIONED AT THE COD AND WITH 100% VISIBILITY.
   - 4F "ANY LANE, ANY TIME" BOLLARD SIGN MUST BE A MIN. OF 1'–6" FROM FACE OF CURB AT THE BEGINNING OF THE LANDSCAPE ISLAND. BOLLARD SIGN IS TO BE ORIENTED AT AN ANGLE OF 90° FROM THE CURB.
5. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 DETECTOR LOOP:
   - 5A DETECTOR LOOPS SHALL BE LOCATED AT THE CENTER OF THE OPENING WINDOW AT THE CASH AND PRESENTER BOOTHS.



SIDE BY SIDE DRIVE–THRU STANDARD 1.0 FEATURES:

1. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 EQUIPMENT:
   - 1A PRE–BROWSE BOARD MUST BE 18"–24" FROM FACE OF CURB. THE DISTANCE BETWEEN THE PRIMARY COD AND PRE–BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE CENTER LINE OF THE LANE. THIS IS MEASURED FROM THE CENTER OF THE PRE–BROWSE BOARD FOUNDATION TO THE CENTER OF THE COD FOUNDATION. THE ANGLE (APPROXIMATELY 50°) OF THE PRE–BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM COD.
   - 1B PRE–BROWSE BOARD MUST BE MIN. 12" FROM FACE OF CURB. THE DISTANCE BETWEEN THE SECONDARY COD AND PRE–BROWSE BOARD IS TO BE 15' AS MEASURED ALONG FACE OF THE CURB. THIS IS MEASURED FROM THE POINT PERPENDICULAR TO THE CENTER OF THE PRE–BROWSE BOARD FOUNDATION TO THE POINT PERPENDICULAR TO THE CENTER OF THE COD FOUNDATION. THE ANGLE OF THE PRE–BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM COD (PREFERRED 35°).

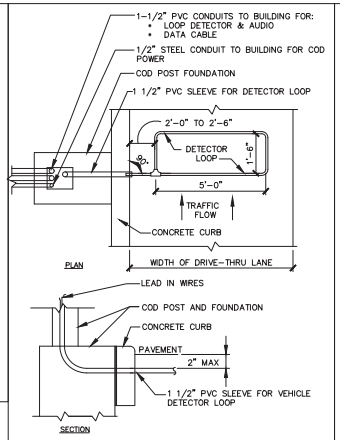
GENERAL NOTES

1. DRIVE–THRU ELEMENTS:
   COD, DRIVE–THRU PYLON/CLEARANCE POLE AND BOLLARD SIGN SHALL BE CONSISTENT WITH THE STANDARD BUILDING DESIGN DRIVE–THRU ELEMENTS.
   OTHER DESIGNS MAY NOT BE USED.
2. CONTRACTOR SHALL COORDINATE WITH APPLICABLE PLANS, McDONALD'S AREA CONSTRUCTION MANAGER, CONTENT SUPPLIER AND SIGNAGE SUPPLIER TO DETERMINE EXACT LOCATION, ORIENTATION, MOUNTING HEIGHTS, AND NUMBER OF BOARDS AND OTHER DRIVE–THRU ELEMENTS TO BE INSTALLED AT THIS SITE. ALL WORK TO BE COORDINATED WITH OTHER TRADES.
3. CONTACT McDONALD'S AREA CONSTRUCTION MANAGER FOR DRIVE–THRU ELEMENT FOOTING AND WIRING REQUIREMENTS NOT SHOWN. (INFORMATION ALSO AVAILABLE THROUGH VENDOR WEBSITES) SIGNAGE MANUFACTURER TO PROVIDE FOOTING ANCHORS & TEMPLATES TO G.C. PRIOR TO FOUNDATION POURING.
4. SEE DETAIL 2/ODMB FOR DETECTOR LOOP INFORMATION, DETAIL 3/ODMB FOR LOW VOLTAGE CONDUIT DIAGRAM AND DETAIL 4/ODMB FOR DRIVE THRU POWER DIAGRAM; VENDOR'S SPECIFICATIONS SHALL GOVERN UPON ANY DISCREPANCIES.
5. CONTRACTOR TO COORDINATE THE RESPONSIBILITIES OF THE ELECTRICAL CONTRACTOR, CONTENT SUPPLIER AND THE SIGN SUPPLIER.
6. CONTRACTOR TO INSTALL PRE–FORMED, PRE–WIRED VEHICLE DETECTOR LOOP.
7. CONTRACTOR SHALL VERIFY CONDUIT SIZES REQUIRED BY VEHICLE LOOP DETECTOR SUPPLIER.

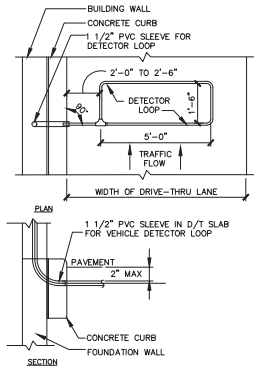
NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. DETECTOR LOOP MANUFACTURERS:
   DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
   3M: 1–800–328–0033
   HME: 1–800–848–4468
5. DETECTOR LOOP MATERIAL:
   PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD–IN IS PRE–TWISTED AT FACTORY.
6. DETECTOR LOOP CONSTRUCTION:
   FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.

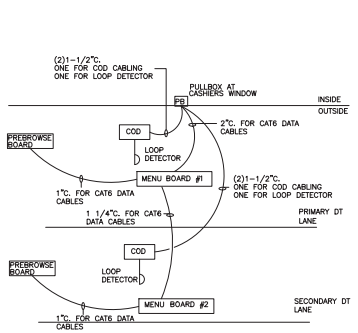
2 ODMB DETECTOR LOOP DETAILS
NOT TO SCALE



A – C.O.D. DETECTOR LOOP



B – DT WINDOW DETECTOR LOOP



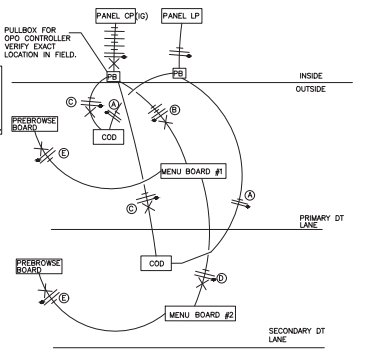
3 ODMB DT LOW VOLTAGE CONDUIT DIAGRAM
NOT TO SCALE

NOTE:

* VERIFY EXACT CIRCUITS & QUANTITIES OF CIRCUITS WITH PANEL SCHEDULES AND MANUFACTURERS INSTALLATION INSTRUCTIONS.

FOR EXISTING LOCATIONS:
* VERIFY EXISTING CP PANEL HAS AMPACITY AND SUFFICIENT SPARES/SPACE FOR TWO (2) NEW 20A/1P CIRCUITS. UPGRADE CP PANEL TO 42 CIRCUITS IF NECESSARY.

* VERIFY EXISTING PULLBOXES ARE SIZED FOR NEW CONDUIT ROUTING. MODIFY PULLBOXES IF NECESSARY.



Ⓐ 2#12 & 1#12 GND. TO LP–1 FOR COD CANOPY LIGHTING.

Ⓑ 4#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.

Ⓒ 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN SEPARATE CIRCUIT.

Ⓓ 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.

Ⓔ 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO FOR PRESELL BOARDS AND MEDIA PLAYER.

4 ODMB DRIVE THRU POWER DIAGRAM
NOT TO SCALE

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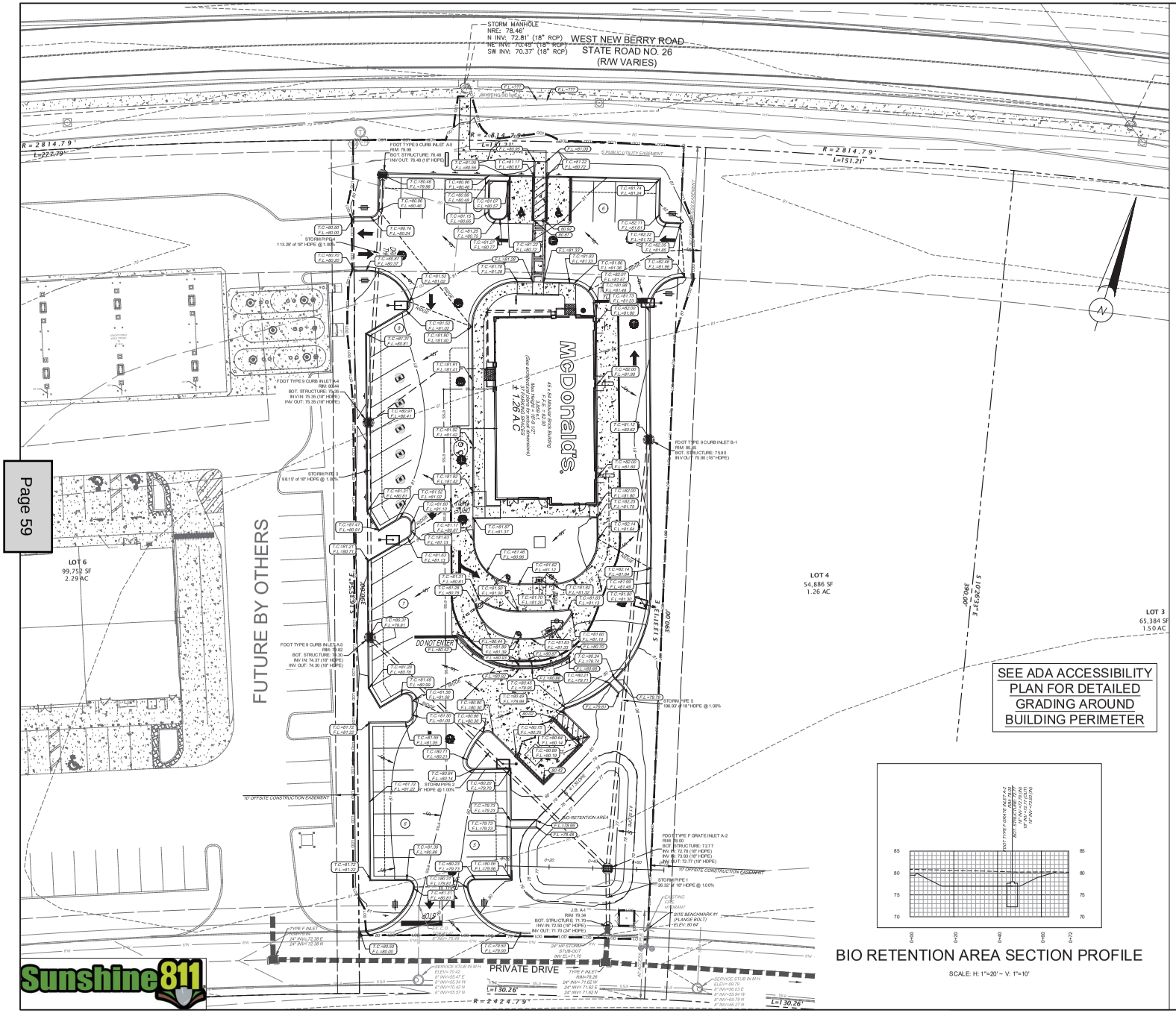
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IEDS PROJECT NUMBER:
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SHEET TITLE:
DRIVE THRU DETAILS

SHEET NUMBER C-5.5



GRADING AND DRAINAGE NOTES

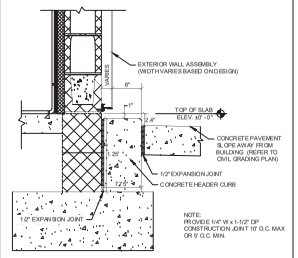
1) CONTRACTOR MUST FIELD VERIFY CRITICAL ELEVATIONS AND PLACE PROJECT BENCHMARK BEFORE GRADING OPERATIONS START.
2) CONTOURS FOR EXISTING TOPOGRAPHY ARE SHOWN AT ONE FOOT INTERVALS. ALL PROPOSED CONTOURS SHOWN ARE FINISHED GRADE. GENERALLY, PROPOSED CONTOUR LINES ARE SHOWN AT ONE FOOT INTERVALS ON PAVED AREAS AND TWO FOOT INTERVALS IN GRASSED AND LANDSCAPE AREAS.
3) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE MEASURES NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE DRAWINGS. THE UTILITIES SHOWN ARE THOSE LOCATED BY THE SURVEYOR OF RECORD. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UTILITIES SHOWN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR EXACT LOCATIONS OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION.
4) MAXIMUM SLOPE OF CUT OR EMBANKMENT SHALL BE TWO FEET HORIZONTAL TO ONE FOOT VERTICAL.
5) ALL GRADING AND BACKFILLING, EXCAVATING, ETC., SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL INVESTIGATION REPORTS. REFER TO THESE REPORTS FOR ADDITIONAL INFORMATION NOT TRANSFERRED TO THESE PLANS.
6) ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
7) PRIOR TO CONSTRUCTION, G.C. TO VERIFY THAT ALL ENCROACHMENT, BUILDING, GRADING, UTILITY AND EROSION CONTROL PERMITS ARE ON FILE WITH ALL APPROPRIATE AGENCIES AND PERMITS ARE AVAILBLE ON-SITE.
8) G.C. TO VERIFY PROPER COVER OVER ALL EXISTING UTILITIES WITH PROPOSED GRADES. PROVIDE SLEEVING FOR ANY UTILITIES IN PAVED AREAS.
9) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTION STANDARD SPECIFICATIONS AND STANDARD DETAILS AND NC EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL. CONFLICTS BETWEEN THESE PLANS AND STANDARDS NOTED ABOVE WILL BE RESOLVED BY APPLYING THE MOST STRINGENT REQUIREMENT AS DETERMINED BY THE ENGINEER.
10) ALL BORROW WILL COME FROM A SITE OR SPOIL WILL BE PLACED ON A SITE PERMITTED BY THE STATE OR LOCAL JURISDICTION. BORROW FROM OR SPOIL TO AN UNPERMITTED SITE BECOMES THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR MUST HAVE APPROVAL OF THE OWNER AND LOCAL EROSION CONTROL INSPECTOR BEFORE UTILIZING ANY UNPERMITTED SITES FOR BORROW OR SPOIL.
11) ALL STOCKPILE AREAS ARE INTENDED TO DRAIN TO AN APPROVED SEDIMENT TRAPPING DEVICE AND BE WITHIN THE LIMITS OF THE DISTURBED AREAS SHOWN.
12) G.C. RESPONSIBLE FOR ALL EROSION CONTROL PRACTICES REQUIRED TO MINIMIZE EFFECTS ON ADJACENT PROPERTIES DURING CONSTRUCTION.
13) ALL DISTURBED AREAS NOT OTHERWISE DELINEATED FOR BUILDING, PAVING, SOD, OR RIP-RAP SHALL BE PERMANENTLY SEEDED IN ACCORDANCE WITH SPECS.
14) THE DISPOSAL OF DEBRIS IS NOT ALLOWED ON SITE.
15) ALL AREAS TO RECEIVE PAVEMENT SHALL BE GRAVELED IMMEDIATELY UPON COMPLETION OF GRADING.
16) CROSS SLOPES ON ALL WALKS SHALL NOT EXCEED 1.8% (UNLESS OTHERWISE NOTED) AND G.C. TO INSURE NO PONDING IS TO OCCUR ON ANY PAVED SURFACE.
17) ALL AREAS WITH 2:1 SLOPES OR ERODABLE SLOPES SHALL BE COVERED WITH EXCELSIOR MATTING OR APPROVED EQUAL. INSTALL PER MANUFACTURERS SPECS

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY, AND BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.



CONCRETE HEADER CURB
ADJACENT TO BUILDING AT DRIVE-THRU

BIO RETENTION AREA SECTION PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'

20' 10' 0 20' 40' 60'

GRAPHIC SCALE
SCALE 1" = 20'

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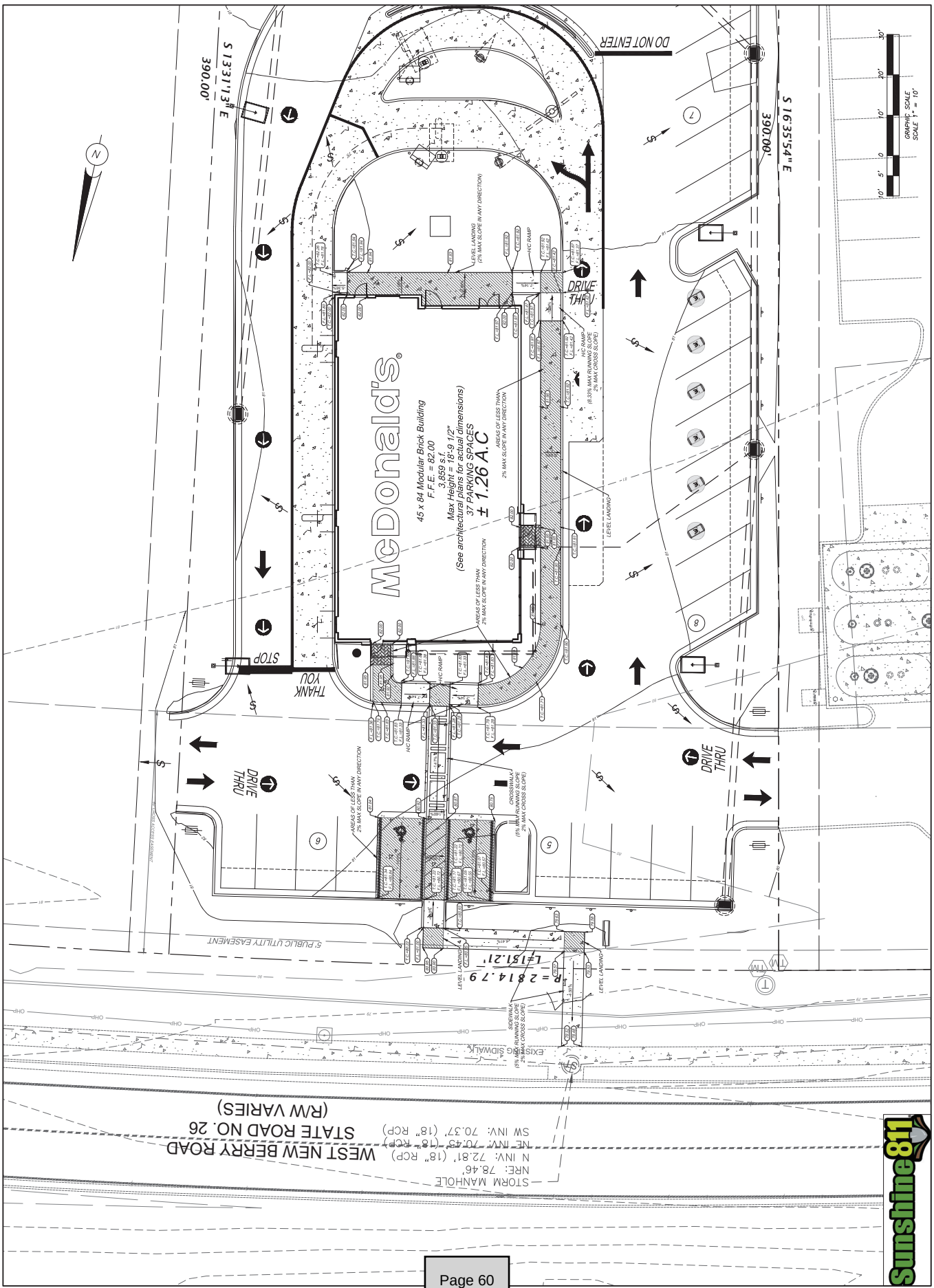
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SHEET TITLE:
GRADING PLAN

SHEET NUMBER C-6.0



Item #5.

Digitally signed by Mark Romano
Date: 2026.05.13 10:25:08 -04'00'

NO.	DATE	DESCRIPTION
		ISSUE
1	01-20-26	SUBMIT FOR REVIEW
2	03-17-26	MONUMENT SIGN LOCATION FOR VARIANCE
3	05-13-26	ADDRESS CITY OF NEWBERRY COMMENTS
4		

Integrity
ENGINEERING & DEVELOPMENT
ENGINEERING & DEVELOPMENT, INC.
3615 Hawthorn Highway, Suite 201
Dacula, GA 30019 (470) 442-4446

McDonald's USA, L.L.C.
110 North Carpenter Street, Chicago, IL 60607

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23479 W NEWBERRY RD
NEWBERRY, FLORIDA 32669
TAX PARCEL #: 07000-000-000
(LOT 5), ALACHUA COUNTY
ZONED: PLANNED
DEVELOPMENT (PD).

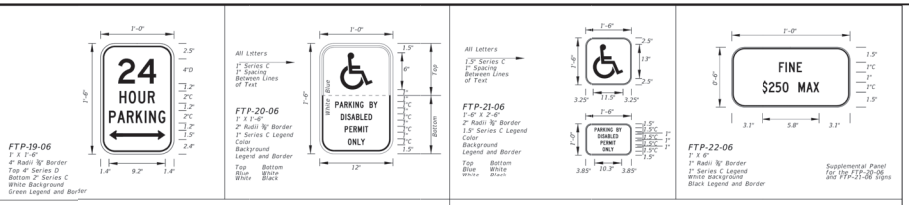
MCD STATE SITE CODE:
09-2815

EDS PROJECT NUMBER:
MCD-25018

SHEET TITLE:
ADA ACCESSIBILITY PLAN

SHEET NUMBER
C-6.1

Sunshine811



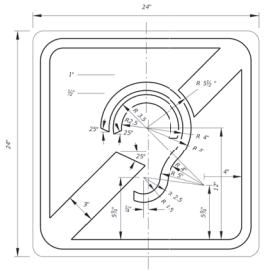
FTP-19-06
1" X 1'-6"
4" Radii ¾" Border
Top 4" Series D
Bottom 2" Series C
White Background
Green Legend and Border

FTP-20-06
1' X 1'-6"
2" Radii ¾" Border
1" Series C Legend
Color
Backround
Legend and Border
Top Bottom
Blue White
White Black

FTP-21-06
1'-6" X 2'-6"
2" Radii ¾" Border
1.5" Series C Legend
Color
Backround
Legend and Border
Top Bottom
Blue White
White Black

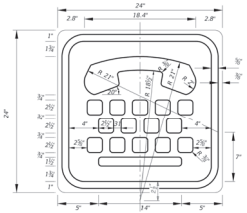
FTP-22-06
1' X 6"
1" Radii ¾" Border
1" Series C Legend
White Background
Black Legend and Border

Supplemental Panel for the FTP-20-06 and FTP-21-06 signs



FTP-23-06
2' x 2'
1.5" Radii ¾" Border
Blue Background
White Legend and Border

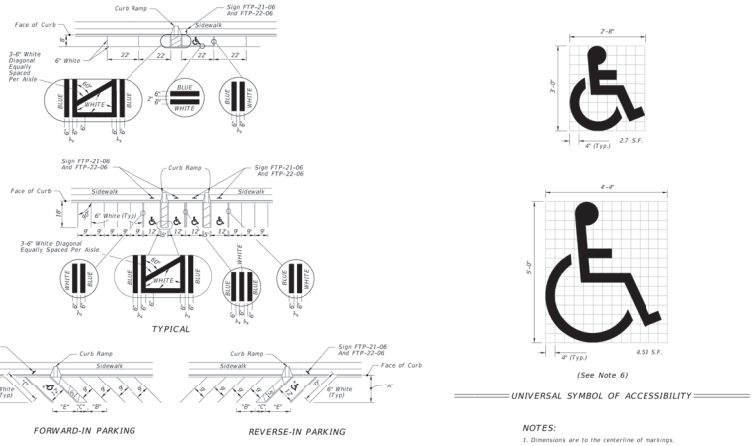
INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS



FTP-24-06
2' X 2'
1.5" Radii ¾" Border
Blue Background
White Legend and Border

INTERNATIONAL TDD SYMBOL

LAST REVISION	DESCRIPTION:	FDOT	FY 2021-22 STANDARD PLANS	SPECIAL SIGN DETAILS	INDEX	SHEET
11/01/20	REVISION				700-102-1	4 of 12



*FOR ACCESSIBLE MARKINGS - SEE ABOVE

DIMENSIONS					
∠ θ	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

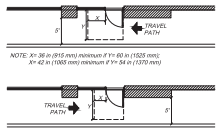
PAVEMENT MARKING FOR PARKING

(See Note 6)

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:
1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Tint blue pavement markings to match color 15180 of Federal Standards 595a.
5. Mount FTP-22-06 sign below the FTP-21-06 sign.
6. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

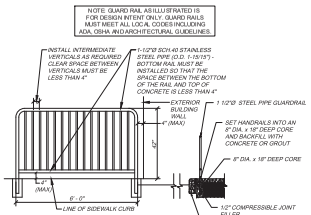
LAST REVISION	DESCRIPTION:	FDOT	FY 2021-22 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
02/05/21	REVISION: Added railroad pavement marking details.				711-001	12 of 14



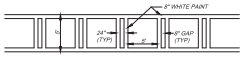
NOTE: X= 36 in (915 mm) minimum if Y= 60 in (1525 mm)
X= 42 in (1065 mm) minimum if Y= 54 in (1370 mm)

NOTE: X= 24 in (610 mm) minimum; Y= 54 in (1370 mm) minimum

MANEUVERING CLEARANCES AT DOORS
NOT TO SCALE

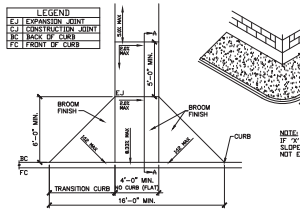


GUARDRAIL
NOT TO SCALE

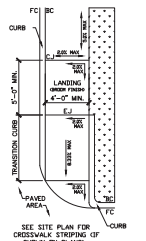


CROSS WALK STRIPING
NOT TO SCALE

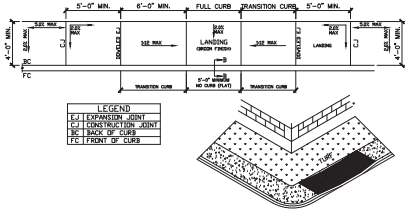
5'x5' (MIN) LEVEL LANDING AREA 2% MAX SLOPE



TYPE I HANDICAPPED RAMP



TYPE II HANDICAPPED RAMP



TYPE III HANDICAPPED RAMP

** RAMP MAY EXCEED 6 FEET IN LENGTH WHEN LOCATED ADJACENT TO BUILDING

*** LANDINGS SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT. THE LANDING LENGTH SHALL BE A MINIMUM OF 60 in (1525 mm) CLEAR. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 in BY 60 in (1525 mm BY 1525 mm). IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH "MANEUVERING CLEARANCES AT DOORS" DETAIL LOCATED ON THIS SHEET.

HANDICAPPED RAMP DETAILS
NOT TO SCALE

ADA NOTES:

1. ALL LEVEL LANDINGS, HANDICAP PARKING SPACES, AND ACCESS AISLES SHALL HAVE NO MORE THAN 2% CROSS SLOPE IN ANY DIRECTION.

2. ADA ACCESSIBLE SIDEWALK ROUTES NOT PROVIDING HANDRAILS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND MAXIMUM CROSS SLOPE OF 2.0%.

3. CROSS SLOPES SHOWN ON PLAN ARE DESIGNED AT A MAXIMUM OF 1.5% TO HELP ENSURE AS BUILT CONDITIONS ARE LESS THAN 2.0% SLOPE.

4. SIDEWALKS WITHOUT HANDRAILS ARE DESIGNED AT A MAXIMUM RUNNING SLOPE OF 4.0% TO HELP ENSURE AS BUILT CONDITIONS ARE LESS THAN 5.0% SLOPE.

5 ADA ACCESSIBLE ROUTE TO BE KEPT FREE OF ANY CLEANOUTS, MANHOLE COVERS, VALVE COVERS, OR ANY OTHER UTILITY COVERS.

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ENGINEERING & DEVELOPMENT SERVICES, INC
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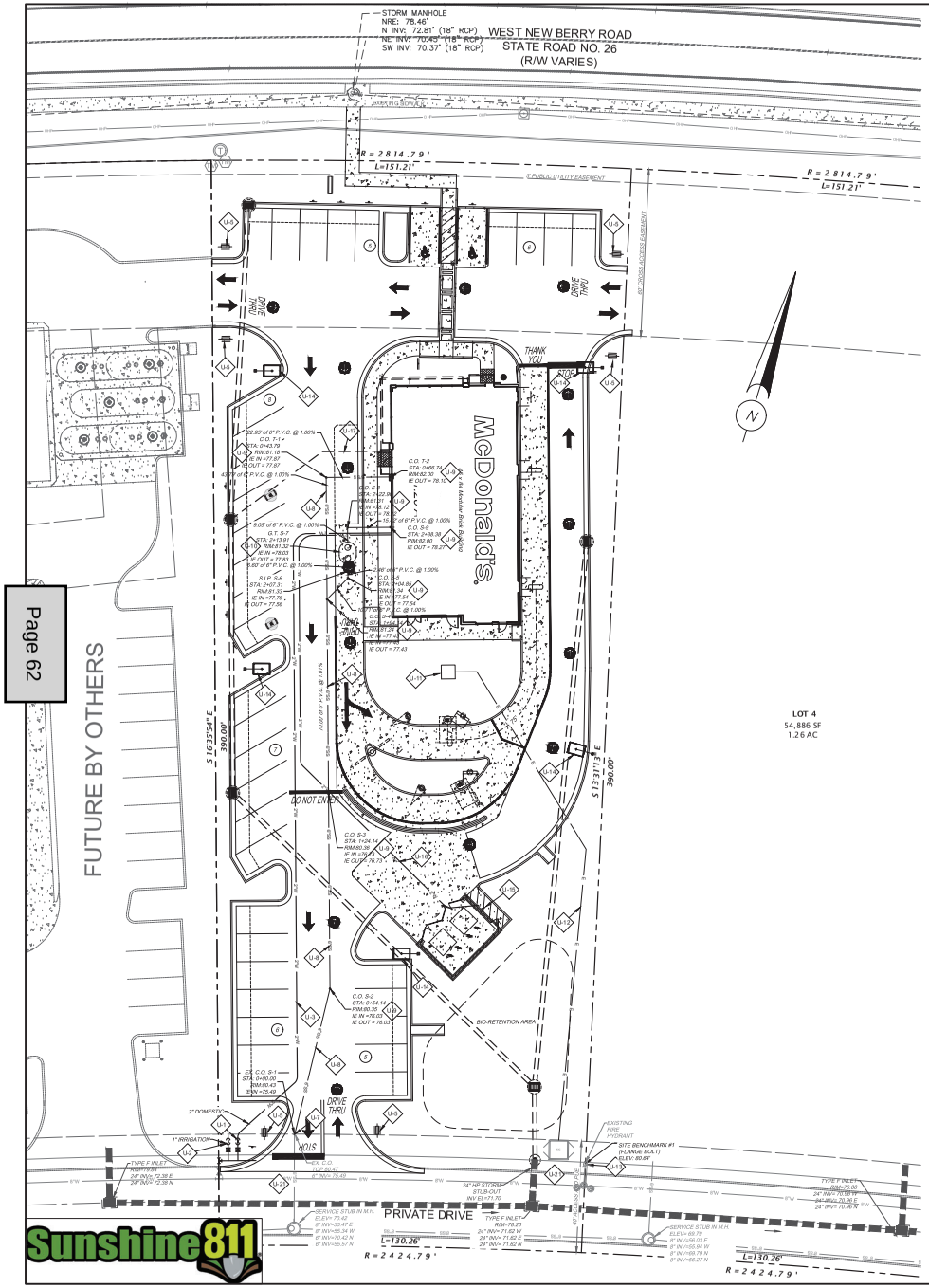
McDonald's
23479 W NEWBERRY RD.
NEWBERRY, FLORIDA 32669
TAX PARCEL # 0193Z-000-000
(LOT 5), ALACHUA COUNTY
ZONED: PLANNED DEVELOPMENT (PD)

MCD STATE SITE CODE: 09-2815

IEDS PROJECT NUMBER: MCD-25018

SHEET TITLE: ADA DETAILS

SHEET NUMBER C-6.2



UTILITY NOTES

1) THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES.

2) UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE SURVEYOR ON SHEET C-2 BELOW AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE, AND HAS NOT BEEN VERIFIED BY THE ENGINEER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES, EITHER PUBLIC OR PRIVATE, SHOWN HEREON OR NOT SHOWN HEREON. ANY REPAIRS SHALL BE DONE TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY.

3) THE GENERAL CONTRACTOR SHALL CONFIRM ALL NEW UTILITY TAP LOCATIONS WITH THE UTILITY OWNERS.

4) IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.

5) MINIMUM COVER FOR CONDUITS SHALL BE 36 INCHES UNLESS OTHERWISE SHOWN OR NOTED ON THESE PLANS.

6) ALL MANHOLES, VALVES AND MONUMENT FRAMES SHALL BE SET TO FINISH GRADE AFTER PAVING.

7) THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS. TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA.

8) EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.

9) CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.

10) ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPALITY UTILITIES DIVISION AND CROSS CONNECTION CONTROL REGULATIONS AND STANDARDS.

11) SITE UTILITY CONTRACTOR TO PROVIDE WATER, SANITARY SEWER, AND ROOF DRAIN LEADERS TO WITHIN 5 FEET OF THE BUILDING. CONTRACTOR SHALL COORDINATE SITE PLAN CONNECTIONS WITH THE ARCHITECTURAL BUILDING PLANS.

12) UNDERGROUND CONDUITS TO SIGNS, LOT LIGHTS, ETC., SHALL BE PLACED IN GRASS OR LANDSCAPE AREAS WHENEVER POSSIBLE. THE LOCATION OF THE CONDUIT AS SHOWN ON THESE PLANS SHALL BE CONSIDERED TO BE SCHEMATIC WITH ACTUAL LOCATION TO BE VERIFIED BY THE GENERAL CONTRACTOR. PVC SHC. 40 SLEEVES SHALL BE INSTALLED FOR ALL CONDUIT CROSSING UNDER PAVED AREAS.

13) THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES AND CIRCUITING.

14) THE CONTRACTOR PRIOR TO POURING THE BUILDING SLAB AND FOUNDATION, SHALL VERIFY THE ACCESSIBILITY OF THE SANITARY SEWER SERVICE AND OBTAIN CONFIRMATION FROM THE DESIGN ENGINEER REGARDING SANITARY SEWER SERVICE FUNCTIONALITY. G.C. TO CONFIRM SANITARY SEWER INVERT LEAVING BUILDING WILL WORK WITH INVERT ELEVATION SHOWN UPSTREAM OF GREASE TRAP.

UTILITY PLAN LEGEND

NOTE: NOT ALL ITEMS IN LEGEND MAY BE INCLUDED ON PLANS

U-1	2" D DOMESTIC WATER CONNECTION TAP FROM MAIN WITH 2" DOMESTIC WATER METER AND 2" REDUCED PRESSURE BACKFLOW DEVICE AS REQUIRED.
U-2	1" IRRIGATION METER AND 1" REDUCED PRESSURE ASSEMBLY TO GOVERNING ENTITY STANDARDS
U-3	2" D DOMESTIC POLYETHYLENE WATER SERVICE, ALL WATER LINES SHALL HAVE A FINAL COVER DEPTH OF 3'-5" IN NON-TRAFFIC AREAS AND 4'-0" IN TRAFFIC AREAS UNLESS OTHERWISE NOTED
U-4	G.C. TO CONNECT ALL DIRECTIONAL SIGNAGE TO NEW BUILDING AS REQUIRED
U-5	SANITARY SEWER SERVICE CONNECTION - G.C. TO SET NEW CLEANOUT AS NECESSARY OVER EXISTING SERVICE LINE. G.C. TO FIELD VERIFY EXACT LOCATION AND VERIFY THAT EXISTING SYSTEM IS IN ADEQUATE WORKING CONDITION FOR RE-USE. SANITARY SEWER MAIN CONNECTIONS SHALL BE TO GOVERNING ENTITY STANDARDS AND SPECIFICATIONS.
U-6	6" PVC SANITARY SEWER LINE - SERVICES SHALL BE PVC SDR 26 WITH MIN RIGHT-OF-WAY, THEN PVC SCHEDULE 40 TO BUILDING. (BEDDING AND COVER PER SUPPLIER SPECIFICATIONS). NOTE: 1/4" / FT. MINIMUM SLOPE FOR 4" LINES AND 1/8" / FT. MINIMUM SLOPE FOR 6" LINES. ALL SEWER LINES SHALL HAVE A FINAL COVER DEPTH OF 4'-0" IN NON-TRAFFIC AREAS AND 5'-0" IN TRAFFIC AREAS UNLESS OTHERWISE NOTED.
U-7	TRAFFIC RATED SANITARY SEWER CLEAN OUT PLACE AT 75' INTERVALS. REFER TO DETAIL ON UTILITY DETAILS SHEET
U-8	1,500-500 GREASE INTERCEPTOR. REFER TO DETAILS ON SHEET 7.3
U-9	PROPOSED TRANSFORMER PAD LOCATION. CONTRACTOR SHALL COORDINATE EXACT LOCATION AND SIZE REQUIREMENTS WITH LOCAL POWER SERVICE PROVIDER REPRESENTATIVE.
U-10	UNDERGROUND ELECTRIC SERVICE. CONTRACTOR SHALL COORDINATE WITH LOCAL POWER SERVICE PROVIDER REPRESENTATIVE AND MCDONALD'S CONSTRUCTION MANAGER ON SITE TO DISCUSS PROPOSED ELECTRICAL SERVICE PRIOR TO CONSTRUCTION AND / OR DEMOLITION.
U-11	FIRE HYDRANT
U-12	POLE MOUNTED AREA LIGHT. SEE LIGHTING PLAN. ALL LOT LIGHT WIRES TO BE CONTINUOUS RUN FROM PANELS TO LOT LIGHTS WITH NO SPLICES. CONTRACTOR TO COORDINATE.
U-13	INSTALL ONE - 1" PVC ELECTRICAL CONDUIT FOR ELECTRICAL SERVICE TO TRASH CORRAL.
U-14	WATER TO HOSE BIB AT DUMPSTER LOCATION. REFER TO PLUMBING PLANS (BY OTHERS).
U-15	ROOF LEADER - 8" PVC ROOF LEADER
U-16	PROTECT EXISTING UTILITIES TO REMAIN - TYPICAL. G.C. TO CONTACT ALL UTILITY COMPANIES TO ENSURE THE EXISTING UTILITY SERVICES ARE PROPERLY SHUT-DOWN PRIOR TO THE BEGINNING OF ANY SITE AND / OR DEMOLITION ACTIVITIES.

ALL UTILITIES OUTSIDE BUILDING MUST MEET MINIMUM FLORIDA BUILDING CODES



PROJECT NOTES:

OWNER:
NEWBERRY PLAZA LLC
902 S. FRIENDSWOOD DR, SUITE E
FRIENDSWOOD, TX 77546
PHONE: (813) 344-7972
CONTACT: PAUL GROHMAN

ENGINEER:
INTEGRITY ENGINEERING & DEVELOPMENT SERVICES, INC.
CERTIFICATE OF AUTHORIZATION # PEF005669
3615 BRASELTON HIGHWAY, SUITE 201
DACULA, GEORGIA 30019
PHONE: (678) 546-0446
CONTACT: MARK ROMANO
E-MAIL ADDRESS: MARK@INTEGRITYENG.NET

PROPERTY LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FL. PARCEL NO. 0-9332-000-000 (LOT 5).

ZONING: PLANNED DEVELOPMENT (PD)

BUILDING SETBACKS:
FRONT- 20'
SIDE- LEFT 10' - RIGHT 10'
REAR- 10'

PROPOSED USE IS MCDONALD'S RESTAURANT.

PROPOSED BUILDING HEIGHT 18'-9 1/2".

TOTAL TRACT CONTAINS 1.26 ACRES ACRES (DISTURBED AREA= 1.23 ACRES ±.

BOUNDARY INFORMATION OBTAINED FROM SURVEY BY ATWELL.

TOPOGRAPHICAL INFORMATION OBTAINED FROM SURVEY BY ATWELL.

VERTICAL DATUM FOR TOPOGRAPHY IS MEAN SEA LEVEL BASED ON NAVD88.

CONTOUR INTERVAL IS ONE (1) FEET.

THIS PROPERTY IS SHOWN ON F.I.R.M. PANEL NUMBER 12001C0265D, DATED 6/16/2006 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS APPROXIMATE BASED ON SURFACE FIELD EVIDENCE AND INFORMATION SUPPLIED BY UTILITY AGENCIES. THE SURVEY MAKES NO CERTIFICATION AS TO THE COMPLETENESS OF THE LOCATIONS SHOWN HEREON. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER/DEVELOPER OF ANY INFORMATION FOUND IN THE FIELD THAT IS DIFFERENT FROM WHAT IS SHOWN ON THESE DESIGN PLANS.

UTILITY PROVIDERS:

WATER AND SEWER:
CITY OF NEWBERRY
(352) 472-1537
CONTACT: JAMIE JONES

POWER:
CLAY ELECTRIC
(352) 473-8000
CONTACT: JILL BURNS

TELEPHONE:
AT&T
(888) 740-4027

NEEDED FIRE FLOW (NFF) CALCULATIONS

	CALCULATED / REQUIRED
FIRE CODE=	FFPC, 7th Edition
BUILDING CONSTRUCTION TYPE=	V-B (Unprotected)
BUILDING AREA (s.f.) FOR FIRE FLOW CALCULATIONS=	3,859
FIRE FLOW REQUIREMENT=	1750
IS BUILDING SPRINKLED=	NO
BUILDING SPRINKLERED PER NFPA-13=	N/A
RESULTING EFFECTIVE FIRE FLOW REQUIREMENT=	N/A
FIRE SPRINKLER SYSTEM UTILIZES "QUICK RESPONSE" SPRINKLERS=	N/A
MINIMUM NEEDED FIRE FLOW @ 20 psi residual (GPM)=	1750
FIRE FLOW PROVIDED (GPM)=	2,438 based on hydrant flow test report for Highland Park

FIRE FLOW CALCULATIONS FOR THIS BUILDING HAVE BEEN DETERMINED BASED ON THE FLORIDA FIRE PREVENTION CODE, 7th Edition, Section 18.4.5.3 "BUILDINGS OTHER THAN ONE AND TWO-FAMILY DWELLINGS, SECTION 18.4.5.3.1 AND TABLE 18.4.5.2.1 AS DIRECTED.

20' 10' 0 20' 40' 60'

GRAPHIC SCALE
SCALE 1" = 20'

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3615 Braselton Highway, Suite 201
Dacula, GA 30019 (678) 546-0446

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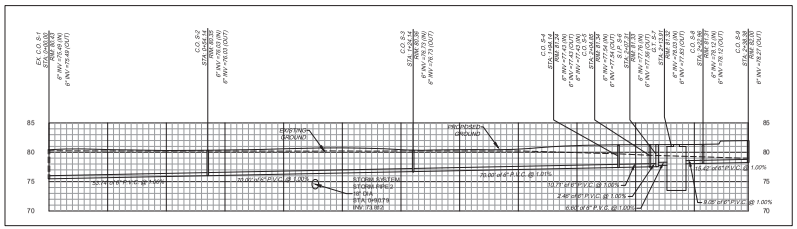
McDonald's
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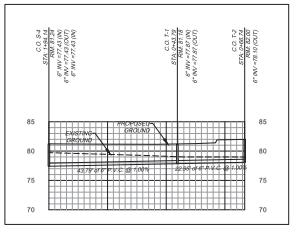
SHEET TITLE:
UTILITY PLAN

SHEET NUMBER C-7.0



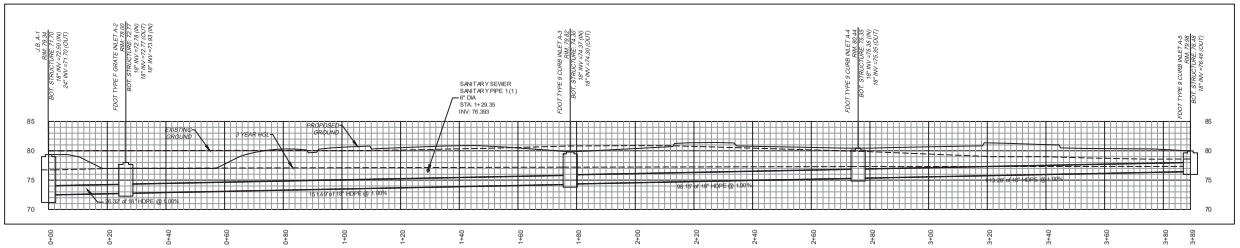
SANITARY SEWER S SYSTEM PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'



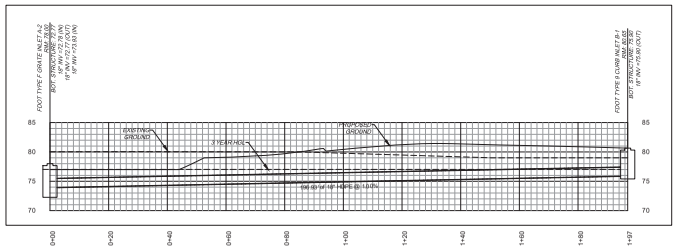
SANITARY SEWER T SYSTEM PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'



STORM SEWER A SYSTEM PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'



STORM SEWER B SYSTEM PROFILE

SCALE: H: 1"=20' ~ V: 1"=10'

LOCATION OF UPPER END			STRUCTURE NO.	TYPE OF STRUCTURE	DRAINAGE AREA (Acres) C=0.35 C=0.55 C=VARIABLE			RAINFALL INTENSITY (in/hr)						HYDRAULIC GRADIENT				PIPE SIZE (in.)	HYD. GRAD.			NOTES AND REMARKS
STATION	ALIGNMENT/NAME	INVERT			INCREMENT	TOTAL								CROWN	FLOWLINE							ZONE
STATION	ALIGNMENT/NAME	INVERT																				
0+00.12		A-2			0.00	0.00	0.00	10	0.06	0.25	0.75	0.00	4.73	79.60	0.56	77.60	0.00					
0+00		A-1			0.00	0.00	0.00									77.60	0.00					
0+77.61		A-3			0.29	1.13	0.79									77.99	0.00					
0+77.61		A-3	TYPE C	110.49	0.29	0.83	0.58	10	0.07	0.25	0.52	0.00	3.23	80.62	2.81	78.07	0.00	1	18	1.02%	0.60	0.16	
0+00.12		A-2			0.17	0.73	0.51									77.77	0.00			1.02%		
0+00.00		A-1			0.00	0.00	0.00									77.60	0.00			1.02%		
1+77.61		A-3	TYPE C	66.16	0.29	0.83	0.58	10	0.06	0.25	0.51	0.00	3.18	80.44	3.13	78.31	0.00	1	18	1.02%	0.60	0.16	
0+00.00		A-1			0.00	0.00	0.00									77.60	0.00			1.02%		
2+75.99		A-4	TYPE C	113.28	0.34	0.55	0.38	10	0.02	0.25	0.35	0.00	1.89	79.88	2.64	77.88	0.00	1	18	1.02%	0.60	0.16	
2+00.00		A-1			0.00	0.00	0.00									77.60	0.00			1.02%		
0+00		A-2	TYPE C	156.93	0.00	0.00	0.00	10	0.71	0.25	0.00	0.00	0.45	80.60	3.63	77.16	0.00	1	18	1.02%	0.60	0.16	
					0.00	0.00	0.00									77.60	0.00			1.02%		

NOTE:

ALL PIPE LENGTHS ARE 2D PLAN LENGTHS AND ARE MEASURED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE

SHEETING AND SHORING TO BE PROVIDED FOR ALL TRENCH CONSTRUCTION IN ACCORDANCE WITH OSHA REGULATIONS

RCP = REINFORCED CONCRETE PIPE; SHALL BE CLASS III MINIMUM

ACSP = ALUMINIZED CORRUGATED STEEL PIPE, SHALL BE MINIMUM 16 GAGE WITH 2-2/3 x 1/2 INCH CORRUGATIONS.

HDPE = HIGH DENSITY POLYETHYLENE PIPE; SHALL CONFORM TO AASHTO M-294 AND AASHTO M977 , TYPE S & D. CONNECTIONS SHALL USE A RUBBER GASKET, WHO CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321, AASHTO SECTION.

Page 63

Sunshine 811

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Dacula, Ga 30019 (678) 546-0446

NO.	DATE:	ISSUE DESCRIPTION
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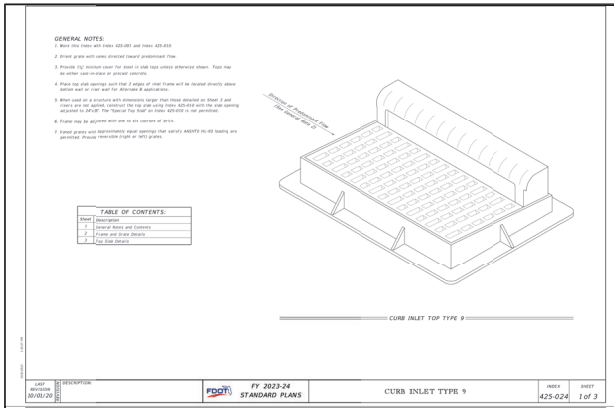
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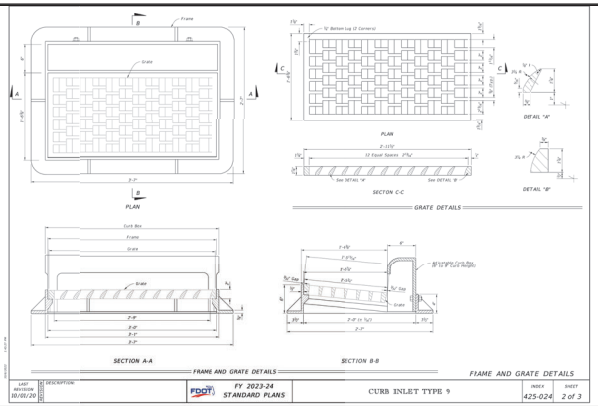
MCD STATE SITE CODE:
09-2815

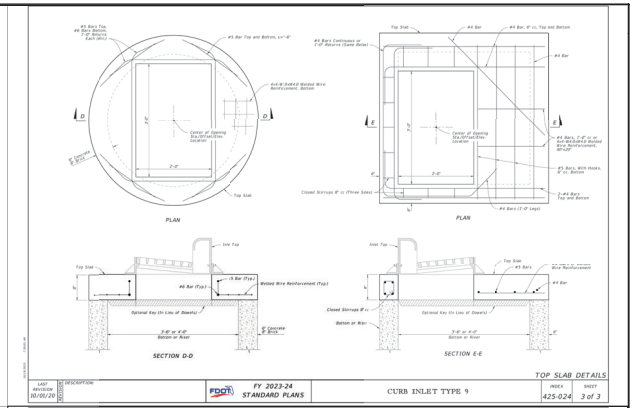
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MCD-25018

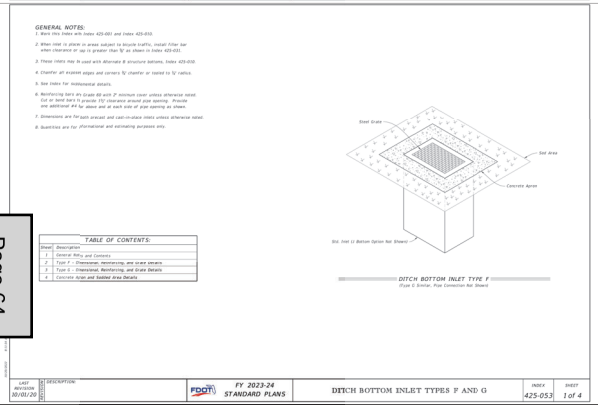
SHEET TITLE:
STORM & SANITARY SEWER PIPE PROFILES

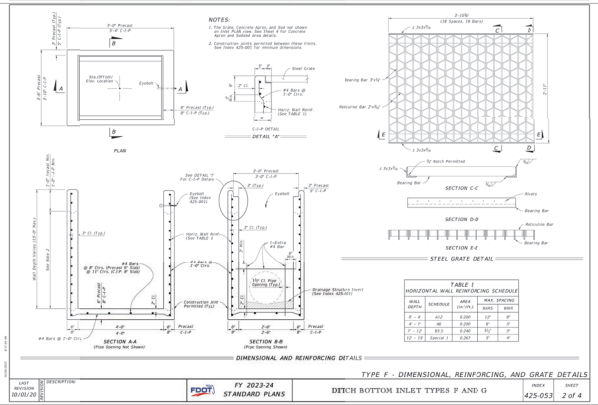
SHEET NUMBER
C-7.1

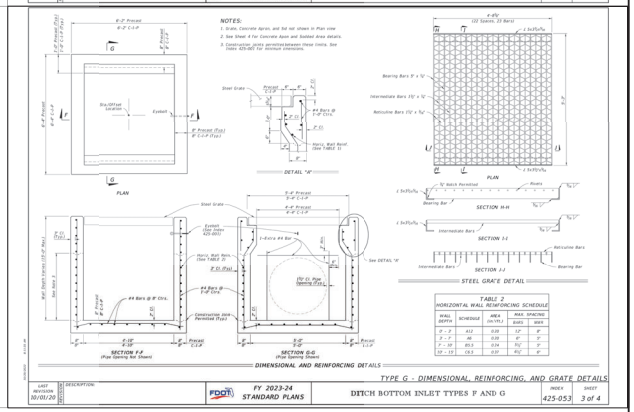


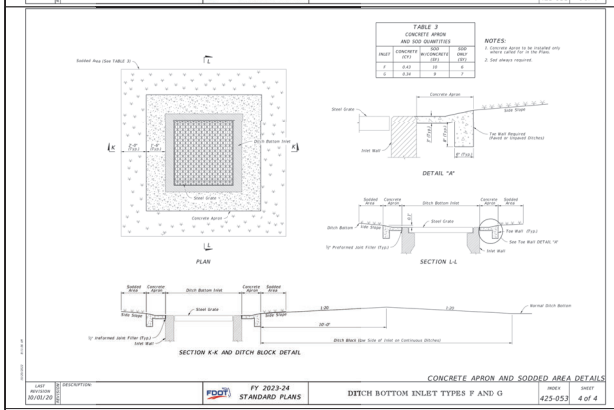


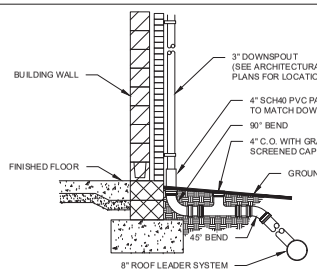






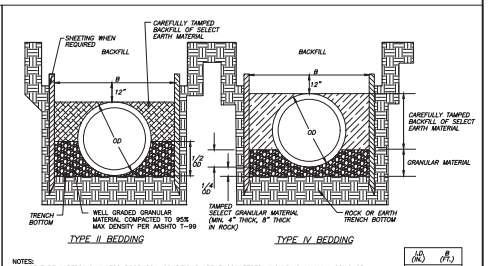






NOTE: THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK FROM THE COLLECTOR DRAIN TO THE BUILDING EXTERIOR. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING THE DOWNDRAIN TO THE COLLECTOR SYSTEM.

DOWNDRAIN TO ROOF LEADER CONNECTION DETAIL



NOTES:
1. USE TYPE II BEDDING UNLESS POOR SOIL CONDITIONS ARE ENCOUNTERED, INCLUDING ALLUVIAL SOILS OR THOSE WHICH WILL NOT PROVIDE A FIRM, SUPPORTIVE TRENCH BOTTOM.
2. ALLOWABLE GRANULAR MATERIALS SHALL BE GRADED AGGREGATE BASE, CRUSHER RUN, GADOT FOUNDATION BACKFILL MATERIAL TYPE II, OR GADOT MECHANICALLY STABILIZED EMBANKMENT BACKFILL.
3. BACKFILL TO BE PLACED IN TRENCH AT 4" TO 12" LAYERS AND PROPERLY TAMPED.

OD (IN.)	B (FT.)
18	3.50
21	3.70
24	4.00
27	4.71
30	5.00
36	5.58
42	6.25
48	6.83

STORM DRAIN PIPE BEDDING

NOT TO SCALE

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MCD STATE SITE CODE:
09-2815

IEDS PROJECT NUMBER:
MCD-25018

SHEET TITLE:
STORM DETAILS

SHEET NUMBER C-7.2

SPECIFICATIONS

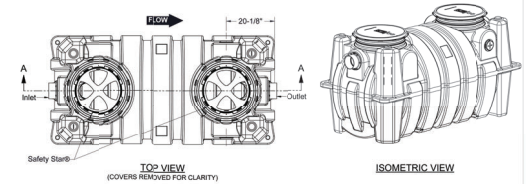
Notes:
1. 6" plain end inlet/outlet.
2. Dual 4" pumpout port connections
3. Unit weight - w/ cast iron covers: 528 lbs. (For wet weight add 4,254 lbs.)
4. Maximum operating temperature: 150° F continuous
5. Capacities - Liquid: 510 gal.
   Grease: 3,048 lbs. (417 gal.) @100 GPM
   Solids: 128 gal.
6. Built-in flow control. For series installations, only install flow control on the first unit in the series if necessary.
7. For gravity drainage applications only.
8. Do not use for pressure applications.
9. Cover placement allows full access to tank for proper maintenance
10. Vent not required unless per local code.
11. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
12. Integral air relief / Anti-siphon / Sampling access.
13. Adjustable cover adapters provide up to 4" of additional height.
14. Designed for below-grade, above-grade, indoor or outdoor installations.
15. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-500 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 7/16" uniform wall thickness. Flow control cartridge shall be PVC. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor built into each cover adapter. Interceptor shall be certified to ASME A112.14.3 (Type C) and CSA B481.1. Interceptor flow rate shall be 100 GPM.
Interceptor grease capacity shall be 3,048 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

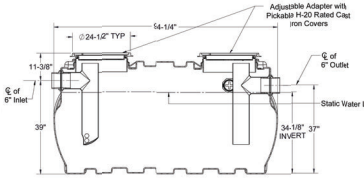
CERTIFIED PERFORMANCE

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3 and CSA B481.1 greases interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

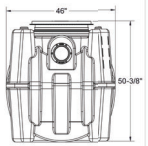


TOP VIEW
(COVERS REMOVED FOR CLARITY)

ISOMETRIC VIEW



SECTION A-A



END VIEW

SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 4075-003-01
GB-500	DESCRIPTION: GB-500 GREASE INTERCEPTOR 100 GPM, 6" INLET/OUTLET WITH DUAL 4" FUMPOUT PORT CONNECTIONS, H-20 RATED CAST IRON COVERS

PROPRIETARY AND CONFIDENTIAL

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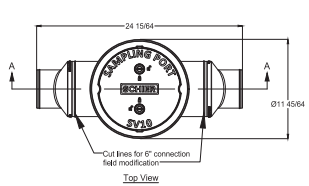
SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

NOTES
1. 4" plain end inlet/outlet
2. Field modifiable to 6" plain end inlet/outlet
3. Unit weight - 9 lbs.
4. Maximum operating temperature: 150° F continuous
5. Offset connections
6. 2 rolls of 33" x 2" butyl mastic tape provided for sealing build-your-own riser joints

ENGINEER SPECIFICATION GUIDE

Schier Sewer Viewer™ sampling port model # SV10 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene. Sampling port shall be furnished for above or below grade installation. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

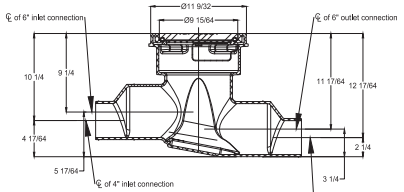
ACCESSORIES:
- Field Cut Risers for extending cover to grade



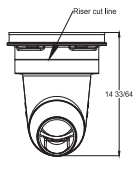
Top View



Iso View



Section View A-A



Outlet End View

SPECIFICATION SHEET

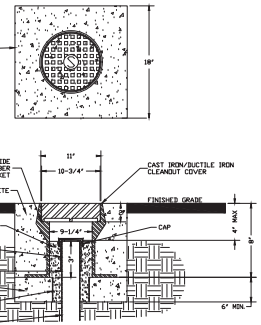
MODEL NUMBER:	PART NUMBER: 8065-001-01
SV10	DESCRIPTION: SV10 SEWER VIEWER SAMPLING PORT, 4" CONNECTIONS (FIELD MODIFIABLE TO 6"), POLYETHELENE COVER

PROPRIETARY AND CONFIDENTIAL

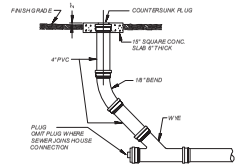
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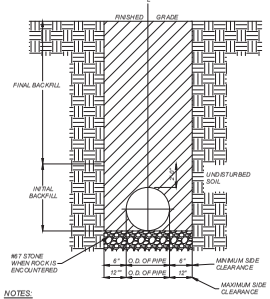
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Tel: 913-951-3300
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CLEANOUT COVER ASSEMBLY TRAFFIC AREA

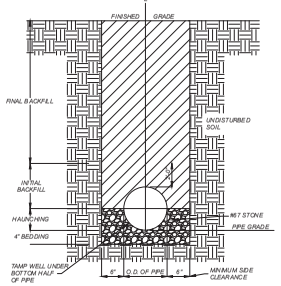


SANITARY SEWER CLEANOUT



NOTES:
1. *TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.*
2. *NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN INITIAL BACKFILL.*
3. *ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.*
4. *BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 12" IN NON-TRAFFIC AREAS.*
5. *NON-TRAFFIC AREAS:*
6. *ACHIEVE 90% COMPACTION IN NON-TRAFFIC AREAS, AND 95% COMPACTION IN TRAFFIC AREAS.*
7. *IN TRAFFIC AREAS:*
   IF IN EASEMENT 4" TOPSOIL, AND 12" CLEAN SELECT FILL IS REQUIRED.
   NO BOULDERS 8" IN DIAMTER OR GREATER ALLOWED.

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



TYPICAL TRENCH BOTTOM DIMENSIONS FOR PVC GRAVITY PIPE

1. *FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE FACE OF THE SHORING AND BRACING.*
2. *NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN INITIAL BACKFILL.*
3. *ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.*
4. *BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 12" IN NON-TRAFFIC AREAS.*

TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR PVC GRAVITY SEWER MAIN

TRENCH DETAILS

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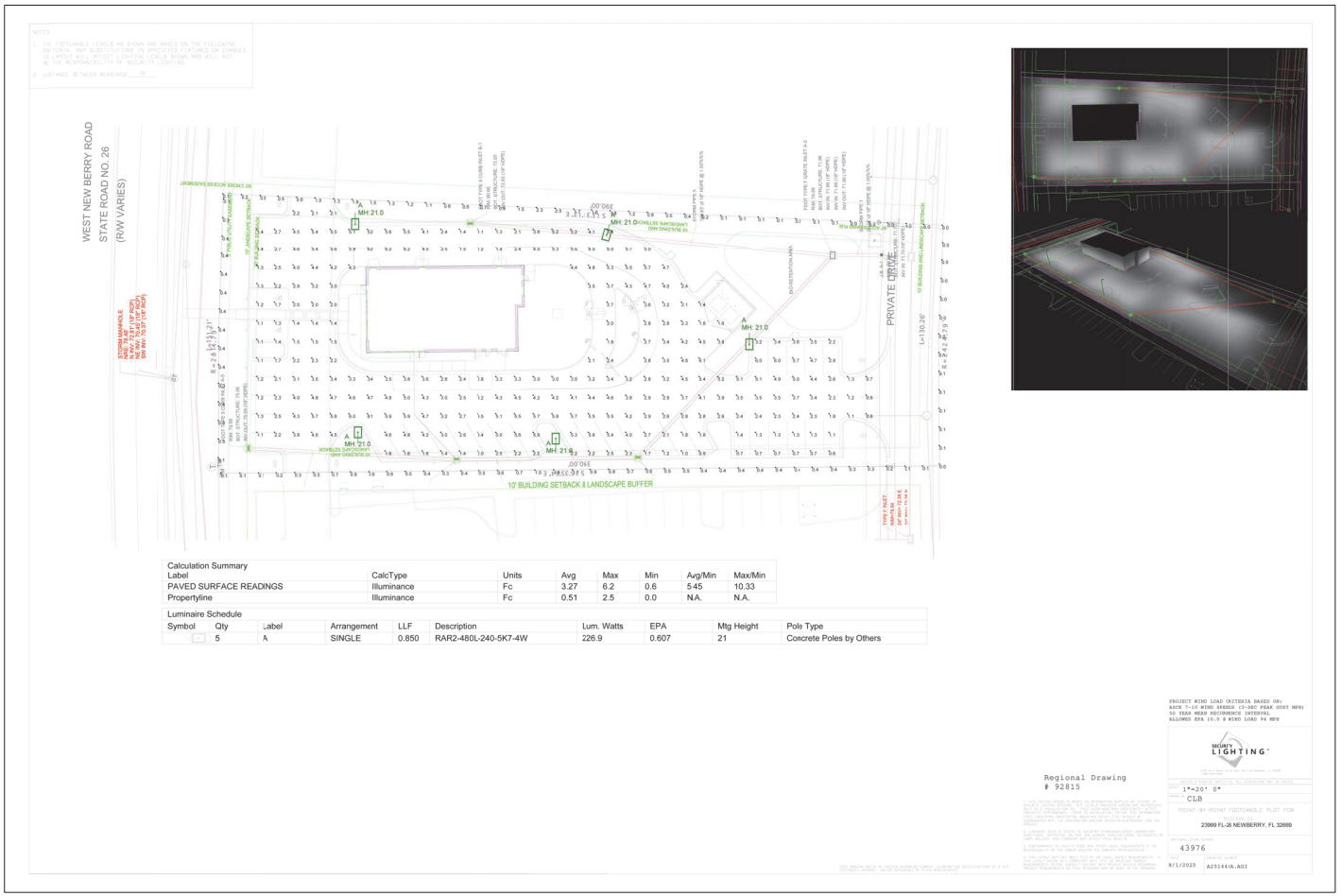
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TAX PARCEL # 01932-000-000
(LOT 5), ALACHUA COUNTY
ZONED: PLANNED DEVELOPMENT (PD)

MCD STATE SITE CODE:
09-2815

IEDS PROJECT NUMBER:
MCD-25018

SHEET TITLE:
WATER & SEWER DETAILS

SHEET NUMBER C-7.3



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	3.27	6.2	0.6	5.45	10.33
Propertyline	Illuminance	Fc	0.51	2.5	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	5	A	SINGLE	0.850	RAR2-480L-240-5K7-4W	226.9	0.607	21	Concrete Poles by Others

30' 20' 10' 0 30' 60' 90'

GRAPHIC SCALE
SCALE 1" = 30'

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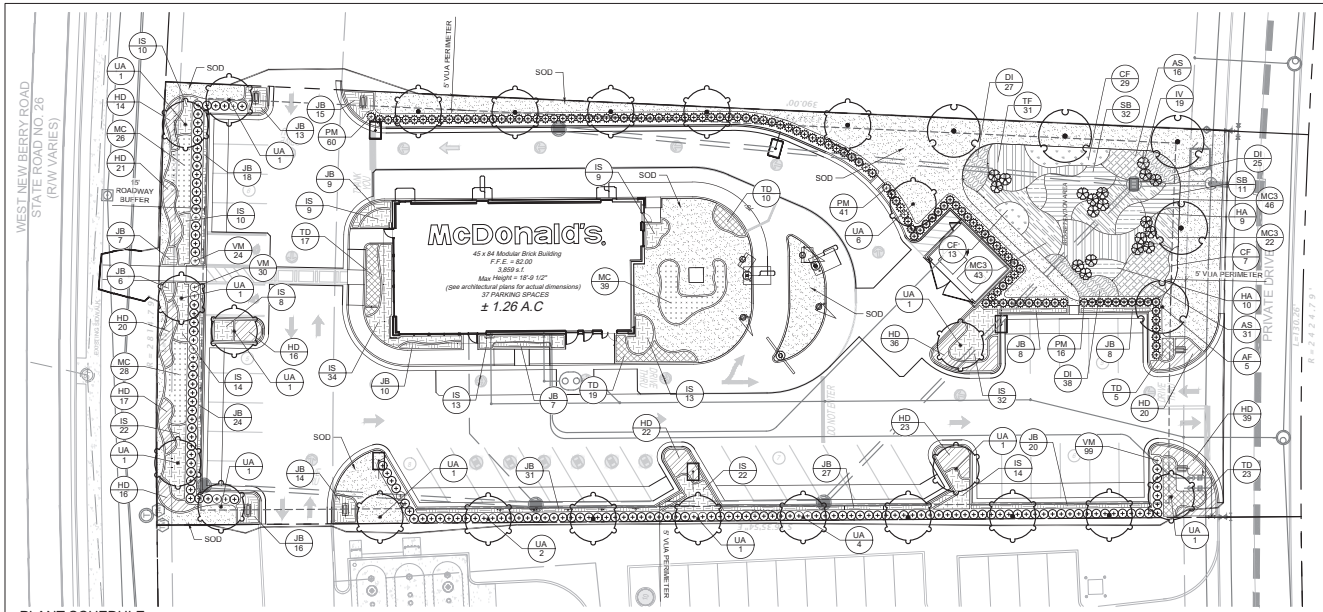
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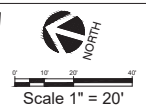
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SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER
C-7.4





NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON THE LOWEST QUALITY WATER SOURCE AVAILABLE (RECLAIMED OR SHALLOW WELL), AND THE SYSTEM WILL HAVE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE WHERE REQUIRED BY THE JURISDICTIONAL AUTHORITY. IF THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

Digitally signed by Jennifer N Miller
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Date: 2026.02.12 09:32:05 -05'00'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC
SHADE TREES										
	AF	5	ACER RUBRUM `FLORIDA FLAME`	FLORIDA FLAME RED MAPLE	30 GAL MIN	2" CAL. MIN.	FL NO. 1	FL NO. 1	YES	DROUGHT TOLERANT
	UA	23	ULMUS ALATA	WINGED ELM	30 GAL MIN	2" CAL. MIN.	FL NO. 1	FL NO. 1	YES	DROUGHT TOLERANT
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD	NATIVE	XERIC
SHRUBS										
	IV	19	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	5 GAL	48" OC			YES	
	PM	117	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	3 GAL. MIN.	36" OC	FL NO 1	FL NO. 1	NO	DROUGHT TOLERANT
	VM	153	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM	3 GAL. MIN.	36" OC	FL NO 1	FL NO. 1	YES	DROUGHT TOLERANT
ANNUALS/PERENNIALS										
	CF	49	CANNA FLACCIDA	YELLOW CANNA	1 GAL	36" OC			NO	
	DI	90	DIETES IRIDIOIDES	FORTNIGHT LILY	1 GAL	24" OC			NO	
	HA	26	HELIANTHUS ANGUSTIFOLIUS	SWAMP SUNFLOWER	1 GAL	36" OC			YES	
ORNAMENTAL GRASSES										
	AS	47	ARISTIDA STRICTA	PINELAND THREEAWN	1 GAL	36" OC	18" HT MIN		YES	
	MC3	111	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL	30" OC	18" HT MIN		YES	
	SB	43	SPARTINA BAKERI	SAND CORD GRASS	1 GAL	36" OC	18" HT MIN		YES	
	TF	67	TRIPSACUM FLORIDANA	FLORIDA GAMMA GRASS	3 GAL	36" OC	24" HT MIN		YES	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	NATIVE	XERIC
SMALL SHRUBS, ORNAMENTAL GRASSES & GROUNDCOVERS										
	HD	244	HELIANTHUS DEBILIS	DUNE SUNFLOWER	3 GAL. MIN.	24" OC	FL NO. 1	FL NO. 1	YES	DROUGHT TOLERANT
	IS	210	ILEX VOMITORIA `STOKES DWARF`	STOKES DWARF YAUPON HOLLY	3 GAL. MIN.	30" OC	FL NO. 1	FL NO. 1	YES	DROUGHT TOLERANT
	JB	233	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC SHORE JUNIPER	3 GAL. MIN.	24" OC	FL NO. 1	FL NO. 1	NO	DROUGHT TOLERANT
	MC	93	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL. MIN.	30" OC	FL NO. 1	FL NO. 1	YES	DROUGHT TOLERANT
	TD	74	TRIPSACUM FLORIDANUM	FLORIDA GAMAGRASS	3 GAL. MIN.	30" OC	FL NO. 1	FL NO. 1	YES	DROUGHT TOLERANT
SOD/SEED										
	SOD	6,460 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM ST. AUGUSTINE GRASS	SOLID SOD					

ALL PLANTS SHALL MEET, OR EXCEED, FLORIDA NO. 1 GRADE AND MEET, OR EXCEED, ALL SPECIFICATIONS PROVIDED.
PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

LANDSCAPE CALCULATIONS

SEC. 4.22.(A) STATE ROAD 26 AND US HIGHWAY 27/41 GATEWAY OVERLAY DISTRICT

(5)(f) SITE LANDSCAPING REQUIREMENTS

PLANT MATERIAL REQUIREMENTS

TREES: 30 GAL., 2" CAL., SELECTED FROM APPROVED LIST
SHRUBS & GROUNDCOVERS: 3 GAL.
ALL MATERIAL SHALL BE FLORIDA GRADE#1 & NATIVE OR ADAPTED SPECIES

(5)(g) ROADWAY BUFFERS	REQUIRED	PROVIDED
SR26 (ZONE 1 - OPTION 'A')		
LENGTH (LF): 151.21		
AREA (SF): 2,262.07		
MIN. BUFFER WIDTH (FT)	15	15
MIN. PLANTING WIDTH (FT)	5	5
SHADE TREES: 2 / 100 LF, EVEN DISTRIBUTION	3	3
SHRUBS, GROUNDCOVERS AND ORNAMENTAL GRASSES: MIN. 80% OF BUFFER AREA, MAX. 48" O.C.	1,809.66	1842.62 (81%)

(5)(i) LANDSCAPING IN VEHICULAR USE AREAS	REQUIRED	PROVIDED
PERIMETER		
NOTE: VUA LANDSCAPING MAY COUNT TOWARDS BUFFER REQUIREMENTS		
NORTH (ADJ. SR26)		
LENGTH (LF): 151.21		
MIN. PLANTING STRIP WIDTH (FT)	5	5
SHADE TREES: 2 / 100 LF, 25'-55' APART	3	3
SHRUBS: SINGLE ROW MAX. 48" O.C., MIN. 50% OPAQUE AT PLANTING	YES	YES
EAST (ADJ. COMMERCIAL LOT IN PD)		
LENGTH (LF): 390.00		
MIN. PLANTING STRIP WIDTH (FT)	5	5
SHADE TREES: 2 / 100 LF, 25'-55' APART	8	8
SHRUBS: SINGLE ROW MAX. 48" O.C., MIN. 50% OPAQUE AT PLANTING	YES	YES
WEST (ADJ. COMMERCIAL LOT IN PD)		
LENGTH (LF): 390.00		
MIN. PLANTING STRIP WIDTH (FT)	5	5
SHADE TREES: 2 / 100 LF, 25'-55' APART	8	8
SHRUBS: SINGLE ROW MAX. 48" O.C., MIN. 50% OPAQUE AT PLANTING	YES	YES
SOUTH (ADJ. PRIVATE R.O.W.)		
LENGTH (LF): 130.26		
MIN. PLANTING STRIP WIDTH (FT)	5	5
SHADE TREES: 2 / 100 LF, 25'-55' APART	3	3
SHRUBS: SINGLE ROW MAX. 48" O.C., MIN. 50% OPAQUE AT PLANTING	YES	YES
INTERIOR		
1 SHADE TREE PER ISLAND		

(5)(l)(v) SIGNAGE LANDSCAPING	REQUIRED	PROVIDED
ALL FREESTANDING SIGNS SHALL HAVE MIN. 3' BUFFER AROUND THE BASE, MIXTURE OF SHRUBS, GROUNDCOVER AND/OR ORNAMENTAL GRASSES	YES	YES

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4		

REGISTERED LANDSCAPE ARCHITECT
JENNIFER N. MILLER
LA 6667079
STATE OF FLORIDA

McDonald's USA, L.L.C.
One Glenlake Parkway, Suite 500 Atlanta, Ga 30328-5327

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MCD STATE SITE CODE: 09-2815

IEDS PROJECT NUMBER: MCD-25018

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: LP-1

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS
8. ANY TREE OR SHRUB SHOWN TO HAVE BEEN BALLED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M OR LESS; AND FREE OF DELETERIOUS MATERIALS, CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

H. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

I. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTALS, TURF, AND TREES, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18' AWAY FROM THE WALKS.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE. PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
A. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
B. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
C. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
D. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL TOPSOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES FOR THE TREES TO REMAIN UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
A. 1"-2" TREES — TWO STAKES PER TREE
B. 2-1/2"-4" TREES — THREE STAKES PER TREE
C. TREES OVER 4" CALIPER — GUY AS NEEDED
D. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).

E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

H. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

I. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

J. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL HEALTHY STAND OF TURF GRASS-RIPPING.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE ON ACCOUNT OF PLANTINGS WHICH DIE OF CAUSES CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

L. PROVIDE A MINIMUM OF THREE CERTIFIED DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

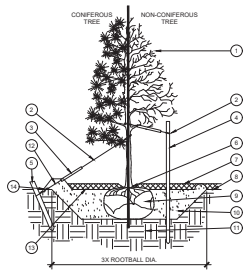
ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

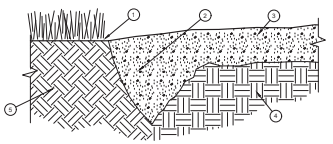
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG! It's Said. It's Done. It's the law. www.callsunshine.com



A TREE PLANTING
SCALE: NOT TO SCALE

1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.
14. MULCH BARRIER. IN AREAS WHERE THE GRADE SLOPES TOWARD THE FOOT RIGHT OF WAY, CONSTRUCT A 4"-HIGH BERM TO CONTAIN MULCH. NO MULCH MAY BE PLACED WHERE IT COULD WASH INTO THE FDOT RIGHT OF WAY.

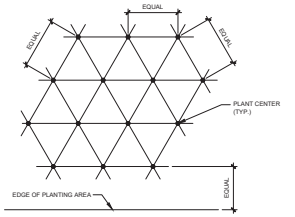
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.



1. FINISH GRADE FOR LAWN
2. EARTH/SPACE EDGE WITH 5"-6" OF MULCH AT EDGE (FLUSH WITH TOP OF LAWN).
3. MULCH PER SPECIFICATIONS
4. SOIL MIX PER SPECIFICATIONS
5. EXISTING SOIL

NOTES:
USE WHEREVER MULCHED TRANSITION TO TURF AREA, INCLUDING ALL TREE MULCH RINGS, SHRUBS, BEDS, MASS PLANTING, ETC., EXCEPT WHERE NOTED OR STEEL EDGING HAS BEEN CALLED OUT.

C EARTH/SPADE EDGE
SCALE: NOT TO SCALE



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

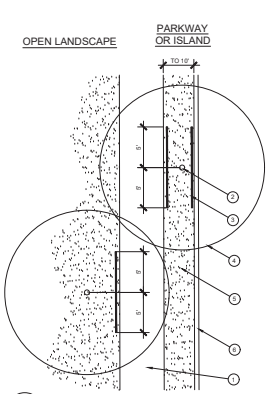
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF/1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

D PLANT SPACING
SCALE: NTS



NEWBERRY
Established 1895 Florida

25440 W Newberry Road Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

DEVELOPMENT APPLICATION REVIEW TEAM

COMMUNITY DEVELOPMENT DEPARTMENT

File Number:	SDP 26-05
Request:	Site and development plan petition by The Seyer Group/McDonald's USA, LLC, agents on behalf of WMG Acquisitions, LLC, owner, proposing approximately 3,859 square feet of fast-foot restaurant and related site improvements on a site consisting of approximately 1.26 acres. The project is generally located on the south side of State Road 26/West Newberry Road, between Newberry Lane and Southwest 242 Street, Alachua County Tax Parcel No. 01932-010-000.

Acceptable resubmittal requires a comment response sheet to be included. Each comment must be cited and include a response. Comment responses which are addressed on a drawing will reference the plan set sheet name and number on which the comment was addressed. Clouding and annotations on the revised plan sheets and all deviations from the prior reviewed submittals must be provided. Revision dates must be updated in the title block of the plan set. Failure to do so will result in delays in processing, review, and may be the cause of rejection of a resubmittal.

Advisory Comments
Provided by Lauren Yeatter, AICP
Contact: 352-472-5440; lyeatter@newberryfl.gov

1. Impact and development fees will be assessed during review of building permit(s) for new construction and collected at time of building permit issuance.
2. Resubmittals may be emailed utilizing a shared drive link. SmartGov may not allow for resubmittal due to a known issue the City is working to resolve.
3. Once approved, the site plan drawings shall serve as authorization to construct at-grade improvements included in the plans' scope of work. Vertical construction (including the dumpster enclosure) shall require a building permit to be submitted to the Building Department for review and approval. City permit, impact, and development fees will be collected at time of permit issuance.
4. Additional comments may be forthcoming based on address of comments provided in this report, attached memorandums, and marked-up plans.

Application Comments
Provided by Lauren Yeatter, AICP
Contact: 352-472-5440; lyeatter@newberryfl.gov

5. Alachua County Property Appraiser records identify WMG Acquisitions, LLC as the property owner. Resubmit forms with signature by managing member of WMG Acquisitions, LLC.
   The revised form is attached.

6. Provide trip calculations (AADT and PM peak hour) for proposed use(s). Not a study, just a statement. Must be in accordance with the 12th Edition of the ITE Trip Generation Manual and include the ITE use code and description. Please see attached

Architectural Plan Set Comments
Provided by Lauren Yeatter, AICP
Contact: 352-472-5440; lyeatter@newberryfl.gov

7. Provide elevation of dumpster enclosure demonstrating it is comparable materials and design with the principal structure.
8. If condenser units are located on the roof top, they must be screened with the preference being louvred panels between the units and the screening for maintenance purposes.
9. Show mechanical equipment for hood and any other roof penetrations.
10. How is water being channelized and drained from the roof?
11. Provide floor plan with indoor seating.
    Please see attached letter with all responses from architect

Civil Plan Set Comments
Provided by Lauren Yeatter, AICP and Kevin Willis, Plans Examiner Contact: 352-472-5440; lyeatter@newberryfl.gov, kwillis@newberryfl.gov

12. Sheet C-5.1:
    a. Show location of condenser units. Condenser units are located on roof of building. See architectural plan
    b. Provide cross access easement agreement and include any shared drive aisles between lot lines. A legal description and sketch of the survey of the cross-access easement is required for the agreement. Recorded document attached
        i. The agreement will be subject to review and approval as to form by the City Attorney's Office prior to recordation. Recordation will be handled by the city for integrity of process purposes and fees assessed at-cost shall apply.
        ii. Note this is typically a responsibility of the site developer/owner.
    c. Illustrate 2-foot vehicle overhang on all parking stalls 18 feet in length with a dashed line drawing convention to demonstrate code compliant stalls are provided which must measure 10 feet wide by 20 feet long. See sheet 5.3 - Dimension Plan, all parking spaces are 10' x 20' as required by code
    d. Curbs at intersecting drive aisles or adjacent to 90-degree parking stalls with 5-foot radii should be mountable and painted yellow. Note added to site plan
    e. Illustrate 10-foot by 20-foot parking stall area on the 45-degree stalls. See sheet 5.3 for parking dimensions
    f. Regarding the 45-degree parking stalls, staff strongly encourages the stalls to terminate at a curb perpendicular to the approach so both vehicle wheels make contact. All stalls are 60 or 90 degree. Straight curbs are preferred due to the difficulty of installing zig zag curbs during construction.
    g. Relocate dumpster enclosure so that it does not encumber the drive aisle. Dumpster enclosure changed to two smaller double doors so as not to encumber drive aisle. Doors will also be locked to position when not in use and trash pickup takes place early AM before restaurant is open.

13. Commission will require site lighting to be "DarkSky" friendly, requiring bulbs to not exceed 3500K and for the light source to be fully shielded. Provide site lighting plan, including manufacturer details on

the fixtures, poles design and materials, pole heights, bulbs, hoods/shielding, bulb temperatures and foot candles at property lines. Lighting plan was provided by Security Lighting, please see sheet 7.4-Lighting Plan.

Landscape Plan Set Comments
Provided by Lauren Yeatter, AICP
Contact: 352-472-5440; lyeatter@newberryfl.gov

14. No comments provided.

Fire Comments
Provided by Jason Lyman, Fire Chief
Contact: 352-722-3939, jlyman@newberryfl.gov

15. No comments provided.

Building Comments
Provided by David Meyer, Building Official Contact: 352-722-3902, dmeyer@newberryfl.gov

16. No comments provided.

Public Works & Utilities Comments
Provided by Jamie Jones, Assistant City Manager Contact: 352-722-3932, jjones@newberryfl.gov

17. All utility relocations require coordination with the Utilities/PW department prior to commencement
18. All materials used during the utility relocation require approval by the Utilities/PW department prior to commencement
19. Utilities/PW department will inspect during and at completion of all utilities to be relocated.

Pursuant to Florida Statute 166, as amended, a response to this report must be received within 30 days of delivery of this report. ***Should responses require more than 30 days, advise by email to the author of this report that the owner wishes to waive their rights provided under Fs. 166 and wish to continue the application review under alternative procedures, otherwise no response within 30 days will compel the city to deem the application as abandoned and withdrawn and shall require a new application and fee remittance.*** *In addition, reviews are limited to a maximum of three (3) occurrences. Should a fourth review be necessary to achieve compliance and completeness, a new application and fee will be required. Ensure your resubmittal is complete. For the purposes of adherence to the provisions of Fs. 166, an application will not be deemed complete until said application has been determined to be in compliance with the City of Newberry Land Development Regulations and Comprehensive Plan. At any time, the applicant may request a noncompliant application be scheduled for public hearing before the appropriate board(s).*

Prepared by Lauren Yeatter, AICP, on 4/27/2026

SPECIAL EXCEPTION

THIS PROPOSED PROJECT REQUESTS A SPECIAL EXCEPTION FOR OPEN-AIR DINING.

TRAFFIC IMPACT SUMMARY

LAND USE	BUILDING SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
HIGH-TURNOVER (SIT-DOWN) RESTAURANT	2,443 SF	253	30	18	12	38	19	19

NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (12TH ED).

HIGH-TURNOVER (SIT-DOWN) RESTAURANT [ITE LUC 932]

NOTE 2: HIGH-TURNOVER (SIT-DOWN) RESTAURANT LAND USE WAS PROVIDED BY THE CITY OF NEWBERRY DURING SEPTEMBER 8, 2025 MEETING.

NOTE 3: AM PEAK HOUR TRIPS ARE LIKELY INFLATED SINCE THIS RESTAURANT IS NOT OPEN FOR BREAKFAST.

PM DESIGN, INC.
445 Hutchinson Avenue, Suite 960
Columbus, OH 43235

April 28, 2026

RE: **McDonald's Newberry, FL**
23999 FL-26
Newberry, FL 32680
PM DESIGN JOB NO. MCD25037.0

Below are the responses to the comments received on 4/27/26 from Laren Yeatter, AICP.

7. Provide elevation of dumpster enclosure demonstrating it is comparable materials and design with the principal structure.

Response: Colored elevations of the trash enclosure have been provided for your review.

8. If condenser units are located on the roof top, they must be screened with the preference being louvred panels between the units and the screening for maintenance purposes.

Response: The condenser units and RTUs are going to be located on the roof. The building has been designed so that these units are screened by parapet walls. Black and white elevations have been provided with dashed lines to indicate the roof line and location of the roof top equipment.

9. Show mechanical equipment for hood and any other roof penetrations.

Response: A roof plan has been included to illustrate the locations of the roof top equipment/ penetrations.

10. How is water being channelized and drained from the roof?

Response: The roof is designed with internal roof drains that connect to the underground storm system, see roof plan attached for your review.

11. Provide floor plan with indoor seating.

Response: A floor plan with indoor seating has been provided for your review.

Respectfully,

PM Design, Inc.
Formerly Pedro McCracken Design Group, Inc.

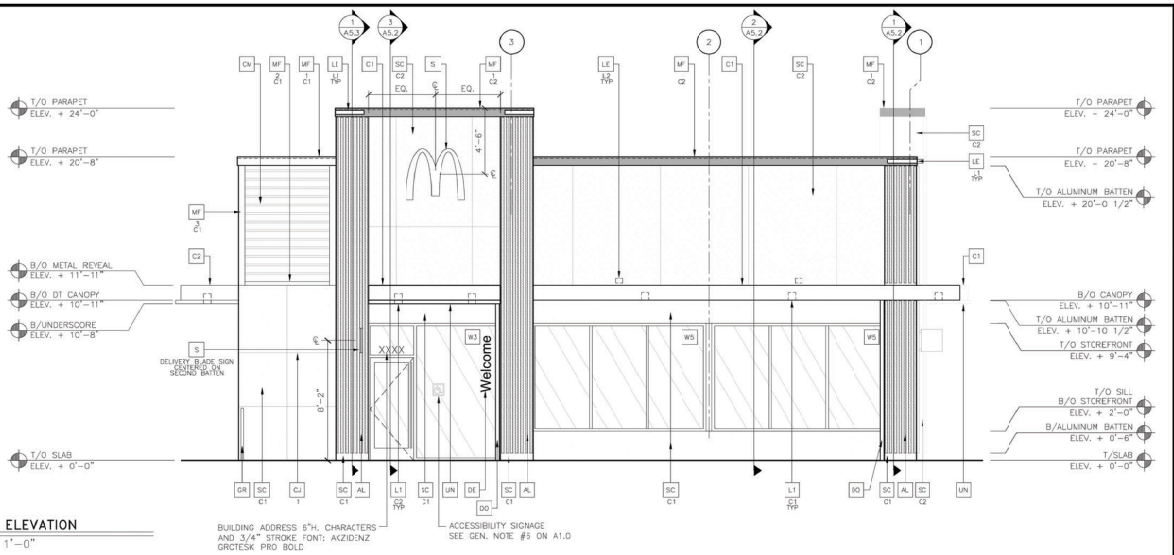
Danielle Anglin
Project Manager

gn@pmdesign.com / pmdesign.com / 877.277.9193

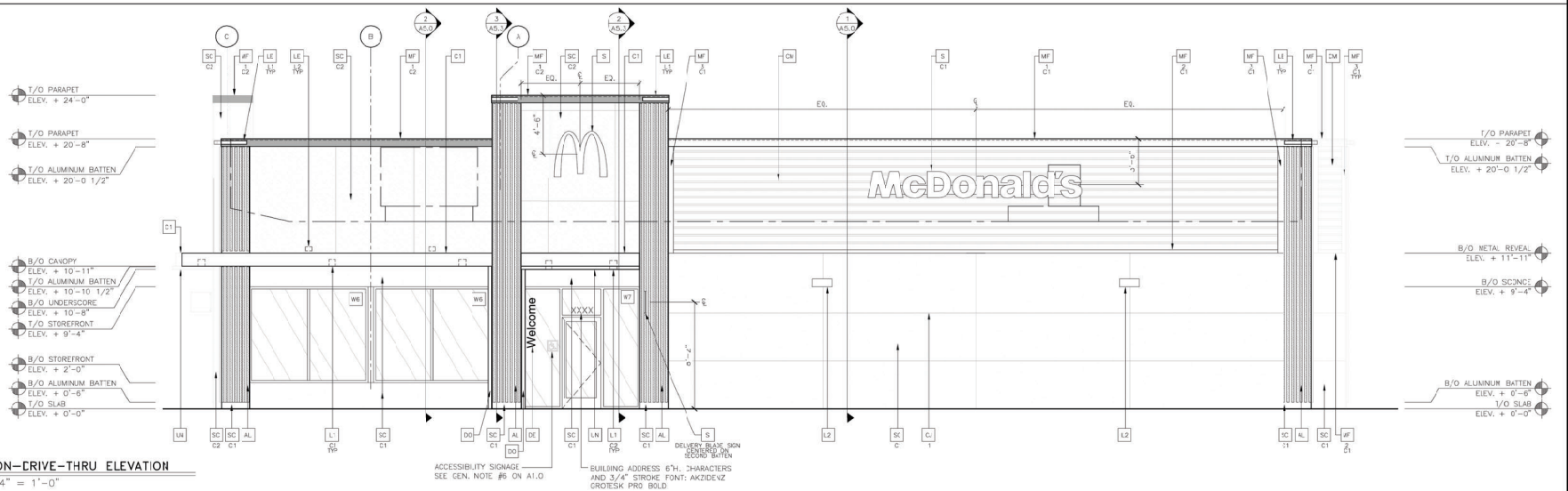
ORDINANCE 2022-25/LDR 22-03
4.22.2 DISTRICTS, A5v
COMMERCIAL BUILDING FACADES VISIBLE FROM SR26 OR US 27/41 SHALL HAVE GLAZING THAT CONSTITUTES A MINIMUM OF 35 PERCENT OF THE GROUND FLOOR AREA BETWEEN 3' AND 8' ABOVE FINISHED FLOOR.

TOTAL AREA BETWEEN 3' AND 8' = 230.7 SQ. FT.
35 PERCENT = 30.75 SQ. FT. REQUIRED
GLAZING PROVIDED = 165.13 SQ. FT.

4.22.2 DISTRICTS, A5vi
FRONT AND ANY OTHER FACADE VISIBLE FROM SR 26 OR SR 27/41 SHALL INCORPORATE NO FEWER THEN THREE (3) ARCHITECTURAL ELEMENTS, WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO:
a. ACCENT MATERIALS – PROVIDED
b. ARCHITECTURAL DETAILS
c. RECESSES AND/OR PROJECTIONS – PROVIDED
d. ROOF OVERHANG, WHICH SHALL VARY ACCORDING TO BUILDING WIDTH, AS FOLLOWS: ONE-FOOT OVERHANG FOR BUILDINGS LESS THAT 50 FEET IN WIDTH, TWO-FOOT OVERHANG FOR BUILDINGS 50 TO 100 FEET IN WIDTH, AND THREE-FOOT OVERHANG FOR BUILDINGS GREATER THAN 100 FEET IN WIDTH. – PROVIDED
e. VARIED ROOF LINES – PROVIDED
f. ARTICULATED CORNICE LINES
g. CANOPIES, AWNINGS, AND/OR PORTICOS – PROVIDED
h. USE OF BRICK IN AT LEAST 30 PERCENT OF THE FACADE
i. WINDOW SHUTTERS
j. CHANGES IN BUILDING MATERIALS – PROVIDED
k. PROMINENT PUBLIC ENTRANCES DEFINED BY SUBSTANTIVE ARCHITECTURAL FEATURES – PROVIDED
l. FOUNTAIN(S) OR OTHER WATER FEATURE(S)



1 A2.0 FRONT ELEVATION
1/4" = 1'-0"



2 A2.0 NON-CRIVE-THRU ELEVATION
1/4" = 1'-0"

KEY NOTES:

AL — ALUMINUM BATTEN SYSTEM BY METAL ERA
SIZE: 2"X2" PROFILE
COLOR: WOOD GRAIN, JACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: STUCCO FINISH
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

C1 — ALUMINUM CANOPY SYSTEM
COLOR: WHITE

C2 — ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022

CA — CITADEL ACM WALL PANELS
COLOR: UMBRA GRAY

CJ — CONTROL JOINT
T — TYPE: 1 = STUCCO

CM — 1" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1 — COLOR:
C1 = WEATHERED ZINC

D — HOLLOW METAL DOOR
PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE

DE — DECA, BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (866) 330-7337, ann.boven@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com

DO — DOWNSPOUT
3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER
COLOR: RAL 7022
COORDINATE WITH CIVIL TO TIE INTO STORM DRAINAGE

FB — FILL BOX
CO2 — CO2 = BULK 202 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK 36, FILL BOX (EQPM SCHEDULE ITEM 700.15)

GR — GUARD RAIL – SEE SITE PLAN FOR EXACT LOCATION AND LEVGTH
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

L1 — RECESSED DOWN LIGHT FIXTURE – SEE ELECTRICAL
C1 — COLOR:
C1= WHITE
C2= GOLD

L2 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
COLOR: PLATINUM SILVER

LE — ACCENT LIGHTING – SEE ELECTRICAL
L1 — LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = UP ONLY FLOOD FIXTURE

MC — MASONRY CONTROL JOINT, TO BE 25'-0" MAX SPACING.
SEE DETAIL 7/A4.

MF — METAL FASCIA
T — TYPE:
C1 — 1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1= WEATHERED ZINC
C2= RAL 7022

P3 — PIPE BOLLARD – PAINTED YELLOW

RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL

S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
C1 — COLOR:
C1= WEATHERED ZINC RACEWAY
C2= RAL 7022 RACEWAY

SC — CEMENT PLASTER FINISH (STUCCO)
C1 — COLOR:
C1 = "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
C2 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

SF — CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.

UN — METAL UNDERSCORE
COLOR: GOLD

W# XX — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS
COLOR: DARK BRONZE – REF: TO WINDOW SCHED. A6.0
S = SPANDREL GLAZING

W2 XX — DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

WF — WINDOW FILM BY GC: 3M FASARA FROST/MATTE SH2MAGL 1270, GLACE

REV	DATE	DESCRIPTION	BY
	02/10/26	FACILITY DRAWINGS	CB
	03/09/26	USRO SET	DA

Professional of Record:

PM DESIGN
8181 W BROWARD BLVD
SUITE 390
PLANTATION, FL 33324
PROGRAM MANAGER: HALA IBRAHIM
PHONE: 707.655.1713
EMAIL: IBRAHIM@PMDSIGN.COM

JEFF LIEDERMAN, ARCHITECT

EXPIRATION DATE: 02/28/27

STATE OF FLORIDA — JEFFREY STEVEN LIEDERMAN — REGISTERED ARCHITECT — 89402654

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DRAWN BY: CB
STD ISSUE DATE:

REVIEWED BY: DA
DATE ISSUED: 02/10/26

TITLE: McDONALD'S – NEWBERRY, FL – #43976
4584 MASONRY / STEEL
DESIGN BEARING WALLS
STEEL ROOF TRUSS FRAMING
CONCRETE BLOCK/STUCCO/BATTEN
SITE ID: 09-2815 | SITE ADDRESS: 23099 FL-26, NEWBERRY, FL 32669

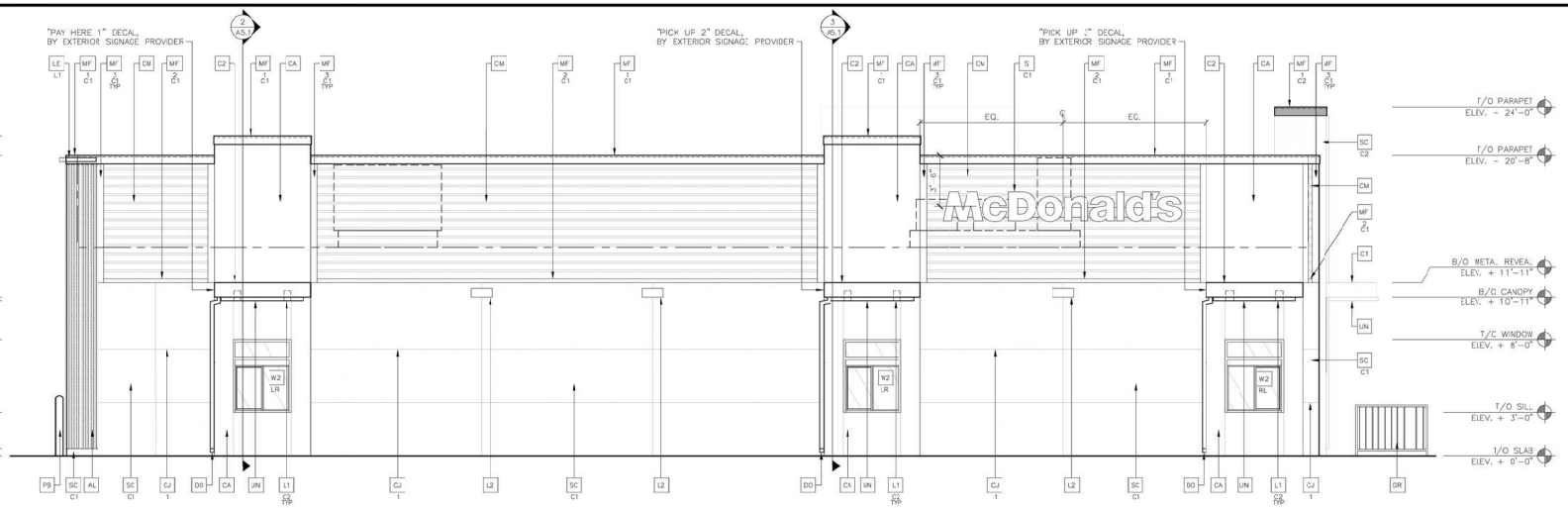
SHEET NO.: 09-2815.00
A2.0
ELEVATIONS

MCD25037.0 NEWBERRY, FL

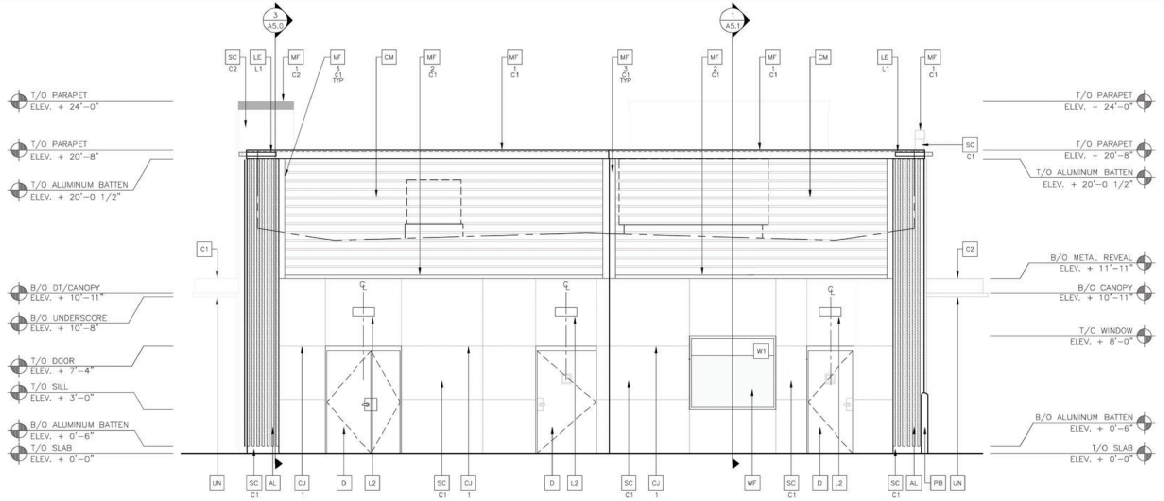
Item #5.

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1 A2.1 DRIVE THRU ELEVATION
1/4" = 1'-0"



2 A2.1 REAR ELEVATION
1/4" = 1'-0"

KEY NOTES:

- AL — ALUMINUM BATTEN SYSTEM BY METAL ERA
  SIZE: 2"X2" PROFILE
  COLOR: WOOD GRAIN, JACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
  SUBSTRATE: STUCCO FINISH
  SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- C1 — ALUMINUM CANOPY SYSTEM
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- CA — CITADEL ACM WALL PANELS
  COLOR: UMBRA GRAY
- CJ — CONTROL JOINT
  1 — TYPE: 1 = STUCCO
- DM — 1" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
  C1 — COLOR: C1 = WEATHERED ZINC
- D — HOLLOW METAL DOOR
  PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
- DE — DECA, BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
  OMELA (865) 330-7337, asn.boven@omela.com
  GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- DO — DOWNSPOUT
  5" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER
  COLOR: RAL 7022
  COORDINATE WITH CIVIL TO TIE INTO STORM DRAINAGE
- FB — FILL BOX
  CO2 — CO2 = BULK 202 FILL BOX (EQPM SCHEDULE ITEM 49.01)
  BO = BULK 36L FILL BOX (EQPM SCHEDULE ITEM 700.15)
- GR — GUARD RAIL — SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
  PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L1 — RECESSED DOWN LIGHT FIXTURE — SEE ELECTRICAL
  C1 — COLOR: C1= WHITE C2= GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE — SEE ELECTRICAL
  COLOR: PLATINUM SILVER
- LE — ACCENT LIGHTING - SEE ELECTRICAL
  L1 — LED LIGHT: L1 = SLIM LED (DOWN ONLY) L2 = UP ONLY FLOOD FIXTURE
- MC — MASONRY CONTROL JOINT, TO BE 25'-0" MAX SPACING. SEE DETAIL 7/A4.
- MF — METAL FASCIA
  1 — TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA 2 = BOTTOM TRIM AT METAL REVEAL PANEL 3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  C1 — COLOR: C1= WEATHERED ZINC C2= RAL 7022
- P3 — PIPE BOLLARD - PAINTED YELLOW
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
  C1 — COLOR: C1= WEATHERED ZINC RACEWAY C2= RAL 7022 RACEWAY
- SC — CEMENT PLASTER FINISH (STUCCO)
  C1 — COLOR: C1 = "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE C2 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- SF — CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- UN — METAL UNDERSCORE
  CO.OR: GOLD
- W# XX — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
  CO.OR: DARK BRONZE - REF: TO WNDOW SCHED. A6.0
  S = SPANDREL GLAZING
- W2 XX — DRIVE-THRU WINDOW BY READY ACCESS
  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  CO.OR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT
- WF — WINDOW FILM BY GC: 3M FASARA FROST/MATTE SH2MAGL 1270, GLACE

REV	DATE	DESCRIPTION	BY
	02/10/26	FACILITY DRAWINGS	CB
	03/09/26	USRD SET	DA

Professional of Record:

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8181 W BROWARD BLVD
SUITE 390
PLANTATION, FL 33324
PROGRAM MANAGER: MILA IBRAHIM
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JEFF LIEDERMAN, ARCHITECT

EXPIRATION DATE: 02/28/27

STATE OF FLORIDA REGISTERED ARCHITECT JEFFREY STEVEN LIEDERMAN AR0012654

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DA	02/10/26

TITLE: McDONALD'S - NEWBERRY, FL #43976
4584 MASONRY / STEEL
DESIGN BEARING WALLS
STEEL ROOF TRUSS FRAMING
CONCRETE BLOCK/STUCCO/BATTEN
SITE ID 09-2815 | SITE ADDRESS 23099 FL-26, NEWBERRY, FL 32669

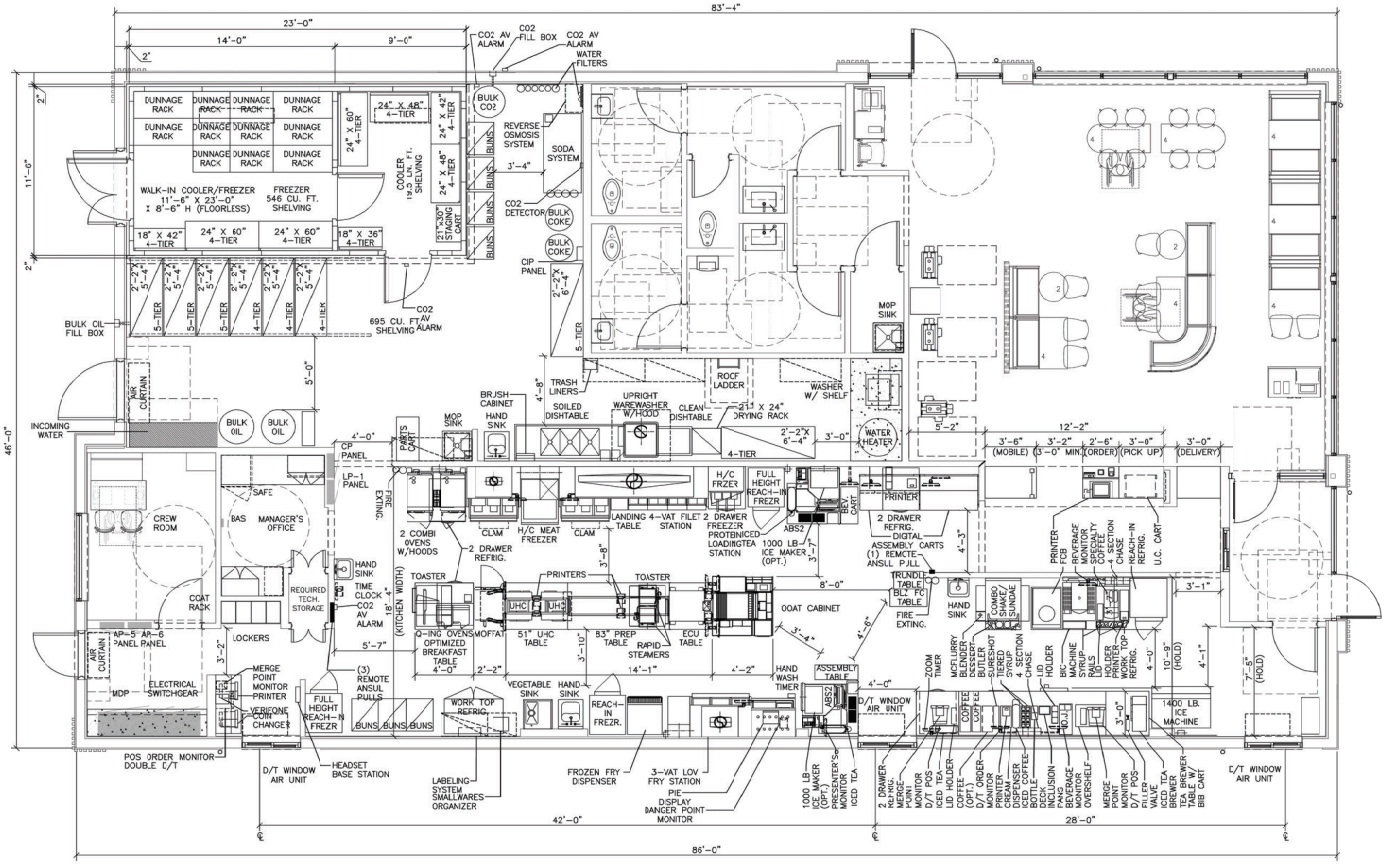
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ELEVATIONS

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1 K1.0 KITCHEN COVER SHEET

1/4" = 1'-0"

KEYED NOTES

K1 CUSTOMER KIOSK & DECOR LAYOUT FOR REFERENCE ONLY. VERIFY KIOSK PLACEMENT PER USRD APPROVED KIOSK REVIEW

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JEFF LIEDERMAN, ARCHITECT

EXPIRATION DATE: 02/28/27

STATE OF FLORIDA REGISTERED ARCHITECT AR102884

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PREPARED FOR: McDonald's USA, LLC

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REVISED BY: DA
DATE ISSUED: 02/10/26

TITLE: McDONALD'S - NEWBERRY, FL - #43976
4584 MASONRY / STEEL
DESIGN OPTIONS: LOAD BEARING WALLS
STEEL ROOF TRUSS FRAMING
CONCRETE BLOCK/STUCCO/BATTEN
SITE ID: 09-2815
SITE ADDRESS: 23999 FL-26, NEWBERRY, FL 32669

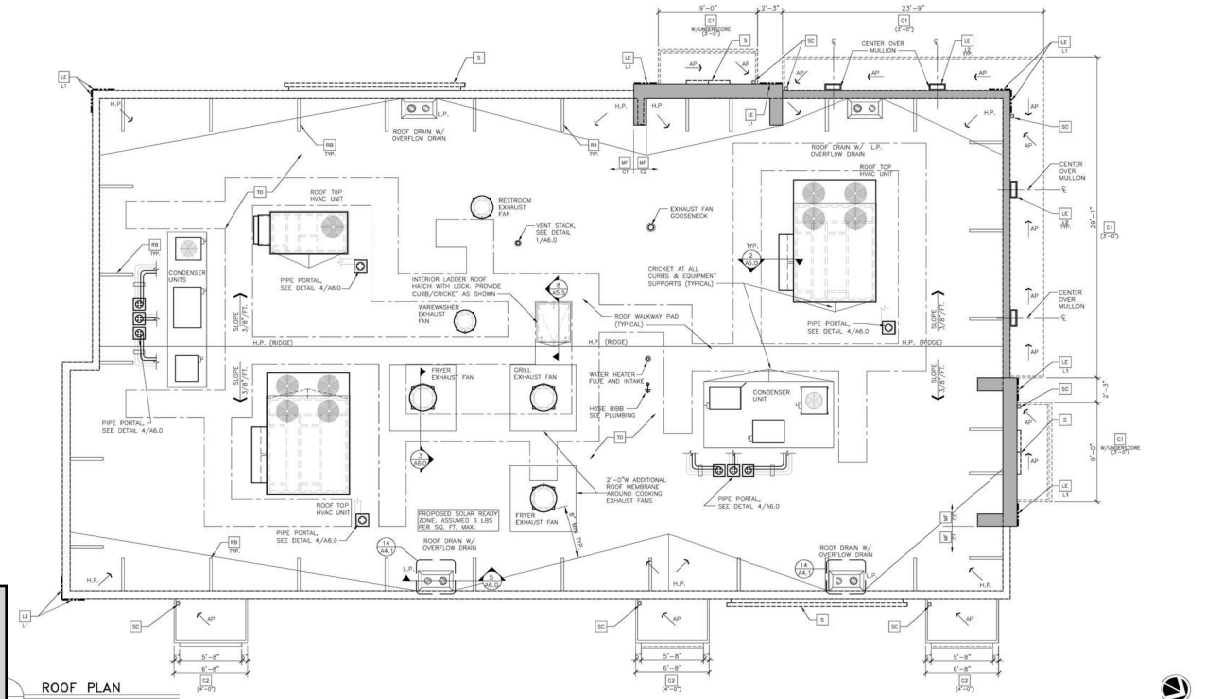
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KITCHEN COVER SHT

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Page 76

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3 ROOF PLAN
3/16"=1'-0"

KEY NOTES

- C1 ALUMINUM CANOPY SYSTEM W/ FASCIA (COLOR: SEE ELEVATIONS)
- C2 ALUMINUM CANOPY SYSTEM (COLOR: SEE ELEVATIONS)
- LE ACCENT LIGHTING - SEE ELEVATIONS & ELECTRICAL
- L1 LED LIGHT:
  - L1 = SLIM LED (DOWN ONLY)
  - L2 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA
- C1 COLOR:
  - C1 = SEE ELEVATIONS FOR COLOR
  - C2 = SEE ELEVATIONS FOR COLOR
- RB ROOF BRACING, 8'-0" O.C. MAX SPACING - SEE STRUCTURAL DRAWINGS FOR DETAIL
- S McDONALD'S SIGNAGE BY OTHERS UNDER SEPARATE PERMIT (SEE ELEVATIONS)
- SC INTEGRAL GUTTER SCUPPER
- TD EQUIPMENT TIE DOWN AS REQUIRED AHJ. - SEE STRUCTURAL FOR DETAIL

LEGEND

- L.P. LOW POINT
- H.P. HIGH POINT
- ← DIRECTION OF DRAINAGE
- AP TRELLIS SYSTEM WITH ALUMINUM INFILL PANELS. SLOPE TO EDGE @1/4"PER FT.

ROOFING NOTES

1. SINGLE-PLY ROOFING SYSTEM WITH BASE FLASHING SHEET EXTENDING UP PARAPET AND TERMINATED UNDER COPING HOT WELDED TO SEALING STRP SECURED TO WOOD BLOCKING
2. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PER DETAIL 2 OF THIS SHEET.
3. PROVIDE PREFABRICATED METAL CURBS. COORDINATE SIZE, LOCATION AND INSTALLATION REQUIREMENTS W/ M, E, P & S SHEETS. PROVIDE SHIMS TO LEVEL CURB AREAS WHERE ROOF DECK IS PITCHED.
4. FOR EXACT LOCATION OF EXHAUST FANS, HVAC UNITS, AND ROOF HATCH, REFER TO STRUCTURAL DRAWINGS.
5. CRICKETS MUST BE INSTALLED AT ALL ROOF CURBS & EQUIPMENT PLATFORMS BY GENERALCONTRACTOR.

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Professional of Record:

PM DESIGN
8181 W BROWARD BLVD
SUITE 390
PLANTATION, FL 33324
PROGRAM MANAGER: HALA IBRAHIM
PHONE: 707.655.1713
EMAIL: IBRAHIM@PMDESIGN.COM

JEFF LIEDERMAN, ARCHITECT

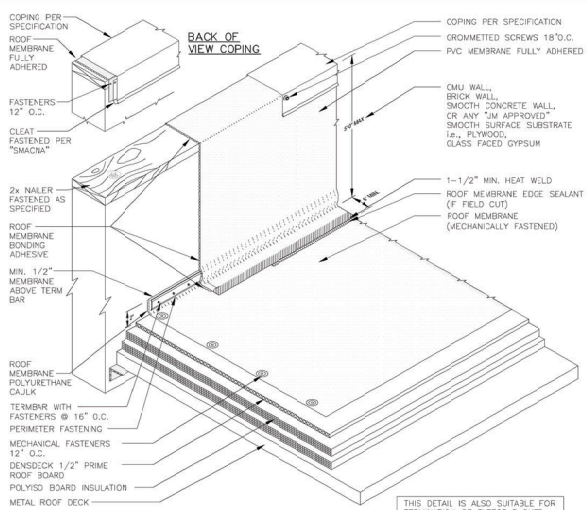
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STATE OF FLORIDA REGISTERED ARCHITECT JEFFREY STEVEN LIEDERMAN AR102854

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2 A1.3 ROOFING SYSTEM
N.T.S.

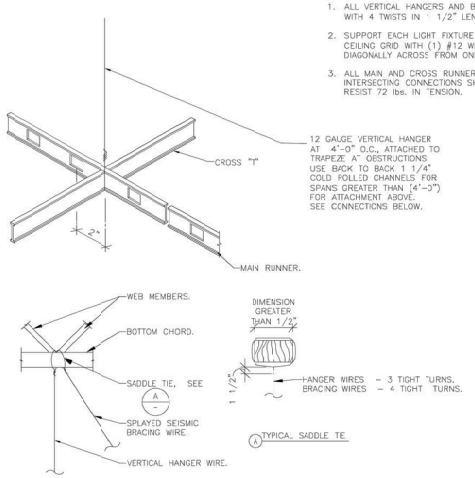
ROOFING SYSTEM

1. MANUFACTURERS AND PRODUCTS:
   - A DURO-LAST PVC ROOFING SYSTEM
   - B JM-PVC. REFER TO JOHNS MANVILLE WEBSITE (www.jm.com) FOR MOST UP-TO-DATE INFORMATION.

   NO SUBSTITUTIONS ALLOWED
2. SPECIFIED ROOFING SYSTEMS (AS SHOWN):
   HEAT-WELDABLE SINGLE-PLY 50 MIL PVC ROOFING SYSTEM, INSTALLED OVER RIGID INSULATION ON METAL ROOF DECK HAVING A SLOPE OF 3/8"/FT. MATERIALS SHALL BE AS FOLLOWS:
   - A SINGLE-PLY ROOFING SYSTEM AS MANUFACTURED BY MANUFACTURER LISTED ABOVE TO COMPLY WITH ASTM E 108 OR UL 790, ASTM D-6878, AND FMG I-90 FOR WIND UPLIFT.
   - B. FASTENERS: METAL FASTENERS AND PLATES AS PER MANUFACTURER.
   - C. ACCESSORIES: PRE-FABRICATED CURBS, FLASHING, CORNERS, TERMINATION BARS, PIPE FLASHING, VENT FLASHING ETC. AS PER MANUFACTURER.
   - D. PLEASE SEE SINGLE-PLY FLASHING SPECIFICATIONS FOR A FULL DESCRIPTION OF INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS DETAIL.
   - E ANY CARPENTRY OR METAL WORK SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND/OR PROJECT SPECIFICATIONS. THESE COMPONENTS SHOULD BE REVIEWED AND APPROVED BY A LICENSED DESIGN PROFESSIONAL. CONTACT MANUFACTURER FOR METAL OPTIONS TO BE INCLUDED WITHIN THE MANUFACTURER'S GUARANTEE.
   - F ROOF MEMBRANE EDGE SEALANT IS REQUIRED ON ALL CUT OR NON-ENCAPSULATED EDGES OF REINFORCED MEMBRANE. THIS INCLUDES FACTORY CUT MEMBRANE
3. WALKWAYS:
   - A .30" WIDE WALKWAY ROLL HOT AR WELDED TO MEMBRANE.
   - B. PROVIDE WALKWAY FROM ROOF LADDER EXIT TO ALL ROOF TOP EQUIPMENT AS PER ROOF PLAN ABOVE.
   - C. INSTALL WALKWAY ACCORDING TO WALKWAY PAD MANUFACTURER'S WRITTEN INSTRUCTION.
4. RGID INSULATION:
   PROVIDE REQUIRED LAYERS OF POLYISOCYANURATE INSULATION W/ 1/2" "DENSDECK" COVER BOARD TO MEET A MINIMUM CONTINUOUS **R-25** VALUE - THICKNESS AS REQUIRED. PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS. SEE ROOF PLAN. PROVIDE TOP LAYER PROTECTION MATERIAL AS PER MANUFACTURERS RECOMMENDATIONS. BOTTOM LAYER OF INSULATION TO HAVE INTEGRAL THERMAL BARRIER OR APPROVED ROOFING MANUFACTURER'S THERMAL UNDERLAYMENT SHEET. ASSEMBLY SHALL COMPLY WITH UL 1256 OR FMG 4450 AND ASTM C 1289, TYPE I OR II.
5. TAPERED INSULATION:
   PROVIDE TAPERED INSULATION AS REQUIRED FOR POSITIVE DRAINAGE TO ROOF DRAINS AS INDICATED PER ROOF PLAN ABOVE. ¼" PER FOOT MIN. REQUIRED.
6. EXHAUST FANS:
   PROVIDE ADDITIONAL LAYER OF ROOF MEMBRANE AROUND EXHAUST FANS AS INDICATED PER ROOF PLAN ABOVE.

NOTES:

1. ALL VERTICAL HANGERS AND BRACING TO BE ATTACHED WITH 4 TWISTS IN 1 1/2" LENGTH (TYP.).
2. SUPPORT EACH LIGHT FIXTURE INDEPENDENTLY OF CEILING GRID WITH (1) #12 WIRE AT TWO CORNERS DIAGONALLY ACROSS FROM ONE ANOTHER.
3. ALL MAIN AND CROSS RUNNERS, THEIR SPLICES AND INTERSECTING CONNECTIONS SHALL BE ADEQUATE TO RESIST 72 lbs. IN TENSION.



3 A1.3 SUSPENDED CEILING
N.T.S. ESR1222

DRAWN BY: CB
STD ISSUE DATE:
REVIEWED BY: DA
DATE ISSUED: 02/10/26

TITLE: McDONALD'S - NEWBERRY, FL - #43976
4584 MASONRY / STEEL
DESIGN BASIS:
STEEL BEARING WALLS
STEEL ROOF TRUSS FRAMING
CONCRETE BLOCK/STUCCO/BATTEN
SITE ID
SITE ADDRESS
12099 FL-26, NEWBERRY, FL 32669

SHEET NO. 09-2815.00
A1.3
ROOF PLAN

MCD25037.0 NEWBERRY, FL

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Item #5.



Front Elevation



Rear Elevation



Side Elevation

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SIGNATURE DATE: 03/09/26

McDonald's Newberry # 43976
23999 FL-26
Newberry, FL 32680



Front Elevation





Rear Elevation



Drive-Thru Side Elevation



Non-Drive-Thru Side Elevation

PM DESIGN
Architectural Solutions Group

EXPIRATION DATE: 02/28/27
STATE OF FLORIDA
REGISTERED ARCHITECT
SIGNATURE DATE: 03/09/26

McDonald's Newberry # 43976
23999 FL-26
Newberry, FL 32680