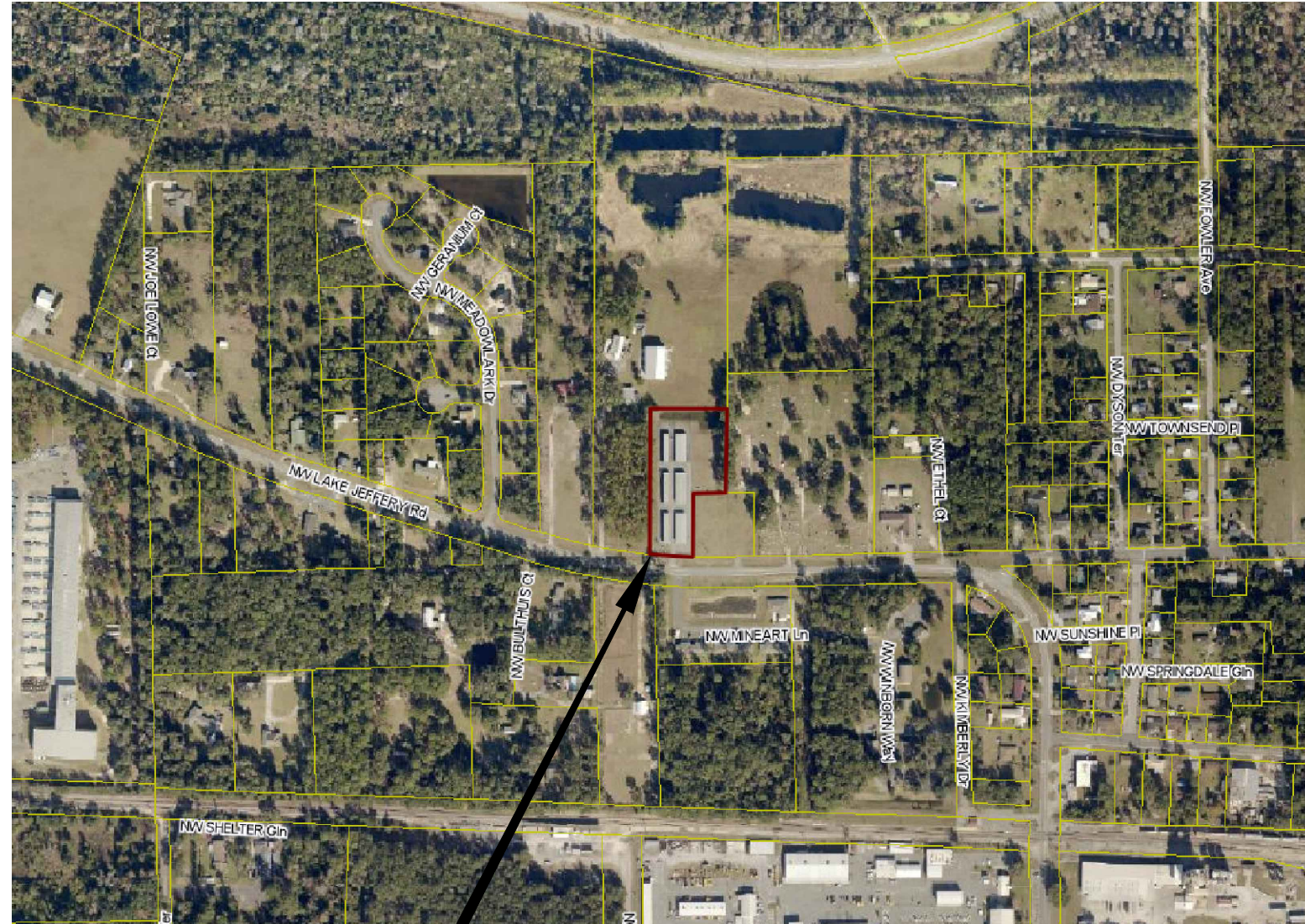


SECTION 30, TOWNSHIP 3 SOUTH, RANGE 17 EAST  
LAKE CITY, COLUMBIA COUNTY, FLORIDA



PROJECT SITE

LOCATION MAP  
NOT TO SCALE

## NOTES

1. SITE PARCEL: 30-35-17-05842-002
2. FUTURE LAND USE: COMMERCIAL
3. ZONING: CI: COMMERCIAL INTENSIVE
4. SITE ADDRESS: 1143 LAKE JEFFERY ROAD, LAKE CITY, FL 32055

OWNER:

CITADEL I HOLDING CO., LLC  
726 SOMERSET LANDING LN.  
LEAGUE CITY, TX 77573  
CONTACT: CHUCK STRINGHAM  
413.388.5480  
info@lakecityselfstorage.com

CIVIL ENGINEER:

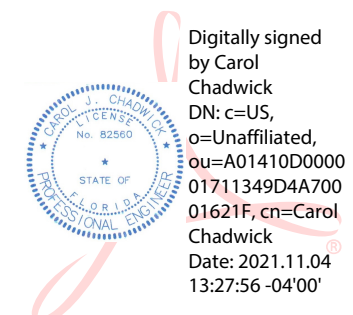
CAROL CHADWICK, P.E.  
1208 S.W. FAIRFAX GLEN  
LAKE CITY, FL 32025  
307.680.1772  
ccpewyo@gmail.com

SURVEYOR:

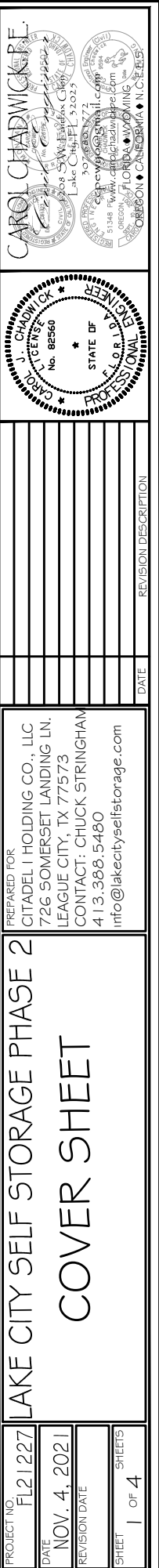
BRITT SURVEY & MAPPING, INC.  
2086 S.W. MAIN BLVD., STE. 112  
LAKE CITY, FL 32025  
386.752.7163

## SHEET INDEX

- |   |                         |
|---|-------------------------|
| 1 | COVER SHEET             |
| 2 | NOTES, LEGEND & DETAILS |
| 3 | SITE PLAN               |
| 4 | GRADING PLAN            |



ENGINEER OF RECORD: CAROL CHADWICK, P.E.  
P.E. NO.: 82560





ENGINEER'S NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO ENSURE THAT ALL WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. ALL DISTURBED AREAS SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND SHORT-TERM VEGETATION. THE LONG-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 70 POUNDS PER ACRE. THE SHORT-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 20 POUNDS PER ACRE AND SHALL CONSIST OF WINTER RYE FROM SEPTEMBER THROUGH MARCH OR MILLET FROM APRIL THROUGH AUGUST.
3. THE PERMITTEE/CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO MINIMIZE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION TO ADJACENT LANDS AND IN THE RECEIVING WATER.
4. ALL GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF SIX (6) INCHES AS LONG AS THE FLOW OF WATER IS NOT CHANGED.
5. WHERE DITCH MUST BE DEEPER THAN NORMAL TO ACCOMMODATE A PIPE, THE TRANSITION FROM NORMAL DITCH GRADE TO PIPE FLOW LINE SHALL BE A MINIMUM LENGTH OF 100 FEET.
6. THE CONTRACTOR SHALL ADHERE TO THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION UNTIL THE AS-BUILTS ARE COMPLETED.
7. QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY QUALITIES PRIOR TO BID AND CONSTRUCTION.
8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.

UNAUTHORIZED CHANGES AND USES CAUTION:

- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL"
2. THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, SUWANNEE RIVER WATER MANAGEMENT DISTRICT, CITY OF LAKE CITY, COLUMBIA COUNTY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.
3. THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
6. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT FROM LEAVING PROJECT LIMITS.
8. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
9. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
10. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
11. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
12. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
13. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
14. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
15. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
16. EXCESS DIRT SHALL BE REMOVED DAILY.
17. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
18. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER.
19. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

LEGEND

- F.S. - FINISHED SURFACE
- E.S. - EXISTING SURFACE
- 130 - PROPOSED CONTOUR (2' INTERVALS)
- (130) - EXISTING CONTOUR (2' INTERVALS)
- DAYLIGHT LINE
- EXISTING FENCE
- PROPERTY LINE
- CENTER LINE
- SF - SILT FENCE
- UP - EXISTING OVERHEAD UTILITIES
- OP - EXISTING OVERHEAD ELECTRIC

NOTE: ALL UTILITY PROVIDERS MUST BE CONTACTED PRIOR TO DIGGING IN ACCORDANCE TO CHAPTER 556 "SUNSHINE STATE ONE CALL" CALL 811 48 HOURS PRIOR TO DIGGING



Digitally signed by Carol Chadwick  
DN: c=US, o=Unaffiliated, ou=A01410D000001711349D4A70001621F, cn=Carol Chadwick  
Date: 2021.11.04 13:27:34 -04'00'

PROJECT NO. FL121227

DATE NOV. 4, 2021

REVISION DATE

SHEET 2 of 4

LAKE CITY SELF STORAGE PHASE 2

NOTES, LEGEND & DETAILS

PREPARED FOR  
CITADEL I HOLDING CO., LLC  
726 SOMERSET LANDING LN.  
LEAGUE CITY, TX 77573  
CONTACT: CHUCK STRINGHAM  
413.388.5480  
info@lakecityselfstorage.com

REVISION DESCRIPTION

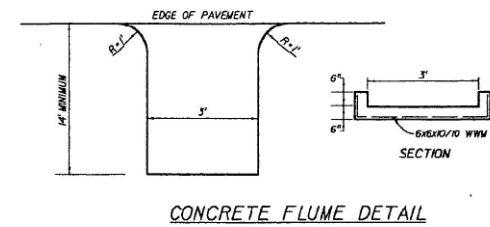
DATE

CAROL CHADWICK, P.E.

CAROL J. CHADWICK, P.E.  
No. 82560  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

CAROL CHADWICK, P.E.

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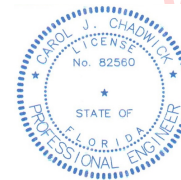
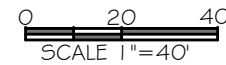


BASIN WAS ORIGINALLY PERMITTED FOR 1.62 ACRES IMPERVIOUS. PHASE 1 CONTAINED 1.18 ACRES IMPERVIOUS. IMPERVIOUS REMAINING IS 0.44 ACRES. SITE CONTAINS 0.44 ACRES IMPERVIOUS SURFACE.

Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Unaffiliated,  
ou=A01410D0000  
01711349D4A7000  
1621F, cn=Carol  
Chadwick  
Date: 2021.11.04  
13:27:15 -04'00'

| DEVELOPMENT INFORMATION                |                                         |       |           |
|----------------------------------------|-----------------------------------------|-------|-----------|
| THREE ADDITIONAL BUILDINGS FOR STORAGE |                                         |       |           |
| PARCEL NUMBER                          | 30-35-17-05842-002                      |       |           |
| ZONING                                 | CI - COMMERCIAL INTENSIVE               |       |           |
| LAND USE                               | COMMERCIAL                              |       |           |
| ADDRESS                                | 1143 NW LAKEJEFFERY ROAD, LAKE CITY, FL |       |           |
| PROPERTY AREA                          | SQUARE FEET                             | ACRES | % OF SITE |
| PARCEL AREA                            | 100624                                  | 2.31  | 100.00    |
| ON-SITE DISTURBANCE AREA               | 19190                                   | 0.44  | 19.07     |
| TOTAL DISTURBANCE AREA                 | 19190                                   | 0.44  | 19.07     |
| EXISTING IMPERVIOUS AREA               |                                         |       |           |
| TOTAL EXISTING IMPERVIOUS              | 0                                       | 0.00  | 0.00      |
| PROPOSED IMPERVIOUS AREA               |                                         |       |           |
| NEW BUILDINGS & CANOPIES               | 8400                                    | 0.19  | 8.35      |
| ASPHALT PAVEMENT                       | 10860                                   | 0.25  | 10.79     |
| CONCRETE                               | 112                                     | 0.00  | 0.11      |
| TOTAL PROPOSED IMPERVIOUS              | 19372                                   | 0.44  | 19.25     |

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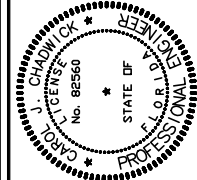


PROJECT NO. FL21227  
DATE NOV. 4, 2021  
REVISION DATE  
SHEET 4 OF 4

# LAKE CITY SELF STORAGE PHASE 2

# GRADING PLAN

PREPARED FOR  
CITADEL I HOLDING CO., LLC  
726 SOMERSET LANDING LN.  
LEAGUE CITY, TX 77573  
CONTACT: CHUCK STRINGHAM  
413.388.5480  
info@lakecityselfstorage.com

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 OREGON, FLORIDA 97140  
 OREGON • CALIFORNIA • N.C. • FL