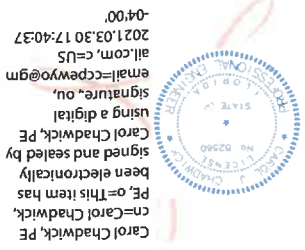




- NOTES**
1. SITE PARCEL: 34-35-16-02465-103
  2. FUTURE LAND USE: COMMERCIAL
  3. ZONING: C1: COMMERCIAL INTENSIVE
  4. SITE ADDRESS: 161 STONEGATE TERRACE, LAKE CITY, FL



ENGINEER OF RECORD: CAROL CHADWICK, P.E.  
P.E. NO.: 02560

Carol Chadwick, PE  
cn=Carol Chadwick,  
pc=This item has  
been electronically  
signed and sealed by  
Carol Chadwick, PE  
using a digital  
signature on  
email=cpewyo@gm  
ail.com, c=US  
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**SHEET INDEX**

|   |                         |
|---|-------------------------|
| 1 | COVER SHEET             |
| 2 | NOTES, LEGEND & DETAILS |
| 3 | SITE & DIMENSION PLAN   |
| 4 | PAVING & STRIPING PLAN  |
| 5 | UTILITY PLAN            |
| 6 | LANDSCAPE PLAN          |

**ELLIANOS AT STONEGATE**  
SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST  
LAKE CITY, COLUMBIA COUNTY, FLORIDA



**LOCATION MAP**  
NOT TO SCALE

PROJECT SITE

**OWNER:**  
SRJ, LLC  
LAKE CITY, FL 32056  
CONTACT: MIKE STEWART  
386.623.3708  
mike@ellianos.com

**CIVIL ENGINEER:**  
CAROL CHADWICK, P.E.  
1208 S.W. FAIRFAX GLEN  
LAKE CITY, FL 32025  
307.680.1772  
cpewyo@gmail.com

|                        |   |
|------------------------|---|
| PROJECT No.<br>F120265 | PREPARED FOR<br>SRJ, LLC<br>PO BOX 542<br>LAKE CITY, FL 32056<br>CONTACT: MIKE STEWART<br>386.623.3708<br>mike@ellianos.com |
| DATE<br>MAR 30, 2021   | DATE  |
| REVISION DATE          | REVISION DESCRIPTION  |
| SHEET<br>1 OF 6        | DATE  |

**ELLIANOS AT STONEGATE**  
**COVER SHEET**

**CAROL CHADWICK, P.E.**  
Professional Engineer  
No. 02560  
State of Florida



**ELLIANOS AT STONEGATE**  
 SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST  
 LAKE CITY, COLUMBIA COUNTY, FLORIDA



PROJECT SITE

LOCATION MAP  
 NOT TO SCALE

NOTES

1. SITE PARCEL: 34-35-16-02465-103
2. FUTURE LAND USE: COMMERCIAL
3. ZONING: CI: COMMERCIAL INTENSIVE
4. SITE ADDRESS: 161 STONEGATE TERRACE, LAKE CITY, FL

OWNER:

SRJ, LLC  
 PO BOX 542  
 LAKE CITY, FL 32056  
 CONTACT: MIKE STEWART  
 386.623.3708  
 mike@ellianos.com

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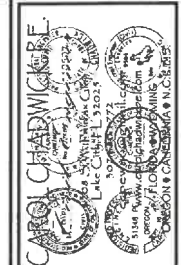
SHEET INDEX

- |   |                         |
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 -04'00'

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



| NO. | REVISION DESCRIPTION | DATE |
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 mike@ellianos.com

**ELLIANOS AT STONEGATE**  
**COVER SHEET**

|               |               |
|---------------|---------------|
| PROJECT NO.   | FL20265       |
| DATE          | MAR. 30, 2021 |
| REVISION DATE |               |
| SHEET         | 1 OF 6        |



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**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.

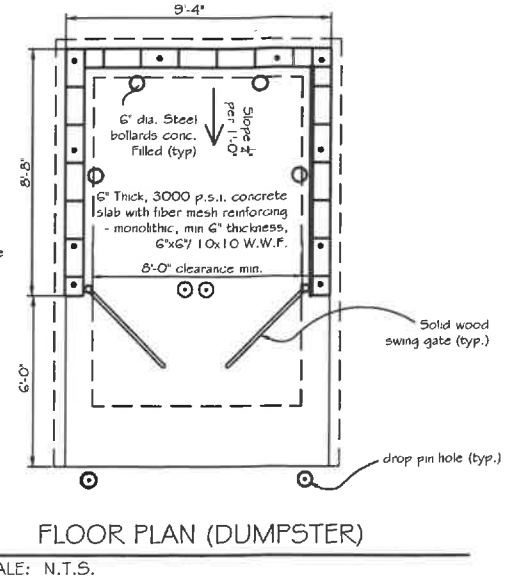
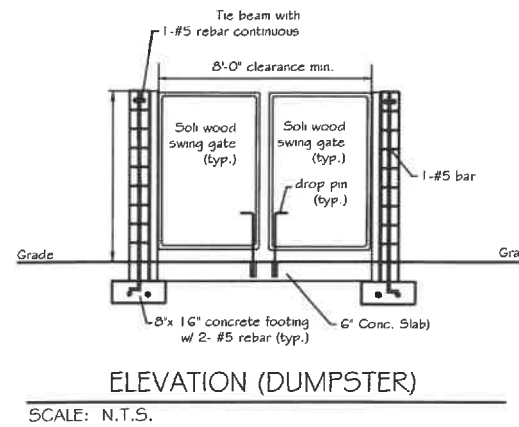
**UNAUTHORIZED CHANGES AND USES CAUTION:**

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, COLUMBIA COUNTY, CITY OF LAKE CITY 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) |
| [Symbol] | - DAYLIGHT LINE                   |
| [Symbol] | - EXISTING FENCE                  |
| [Symbol] | - PROPERTY LINE                   |
| [Symbol] | - CENTER LINE                     |
| SF       | - SILT FENCE                      |
| UP       | - EXISTING OVERHEAD UTILITIES     |
| OP       | - EXISTING OVERHEAD ELECTRIC      |
| [D]      | - PROPOSED DUMPSTER LOCATION      |

NOTE: ALL UTILITY PROVIDERS MUST BE CONTACTED PRIOR TO DIGGING IN ACCORDANCE TO CHAPTER 55G "SUNSHINE STATE ONE CALL" CALL 811 48 HOURS PRIOR TO DIGGING



Carol Chadwick, PE  
 cn=Carol Chadwick, PE, o=This item has been electronically signed and sealed by Carol Chadwick, PE using a digital signature., ou,  
 email=ccpewyo@gmail.com, c=US  
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**ELLIANOS AT STONEGATE**

**NOTES, LEGEND & DETAILS**

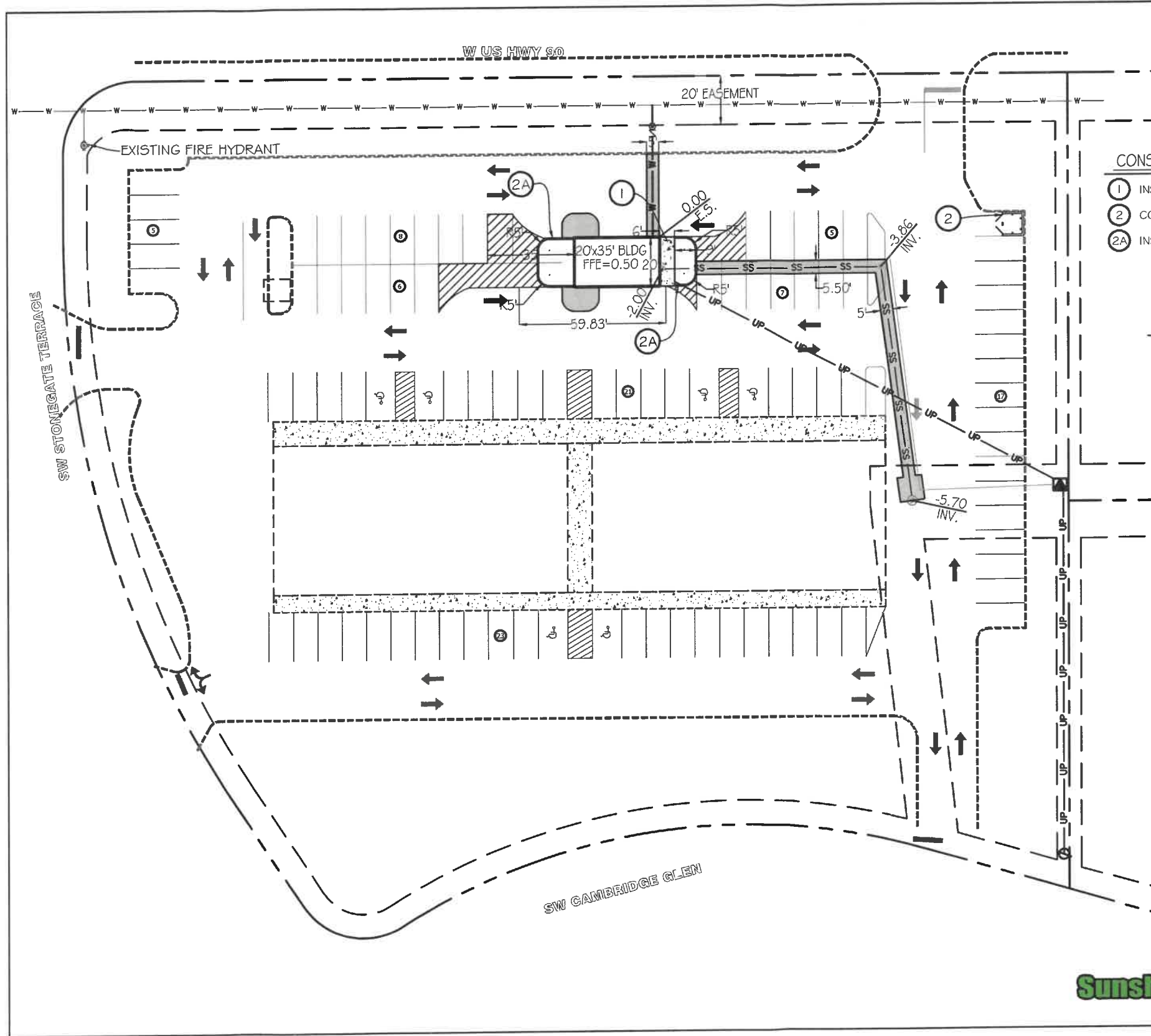
PROJECT NO. FL20205  
 DATE MAR. 30, 2021  
 REVISION DATE  
 SHEET 2 of 6

PREPARED FOR: S&J, LLC  
 PO BOX 542  
 LAKE CITY, FL 32056  
 CONTACT: MIKE STEWART  
 306.623.3708  
 mike@ellianos.com

DATE

DESIGNED BY: CAROL CHADWICK, PE  
 DRAWN BY: CAROL CHADWICK, PE  
 CHECKED BY: CAROL CHADWICK, PE  
 APPROVED BY: CAROL CHADWICK, PE  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 12560

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**CONSTRUCTION NOTES & ESTIMATED QUANTITIES**

- ① INSTALL 4" THICK CONCRETE SIDEWALK 120 S.F.
- ② CONSTRUCT DUMPSTER PER DETAIL ON SHEET 2 1 EA.
- ②A INSTALL 6" CURB 80 L.F.

**NOTES**

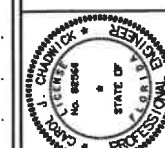
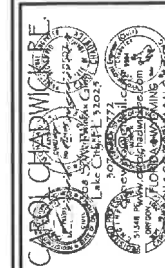
1. EXISTING PAVEMENT ELEVATION AT NORTHEAST CORNER OF PROPOSED BLDG ASSUMED 0.00
2. CONTRACTOR TO VERIFY MANHOLE DEPTH PRIOR TO CONSTRUCTION

| DEVELOPMENT INFORMATION   |                              |       |           |
|---|------------------------------|-------|-----------|
| A DRIVE-THRU COFFEE KIOSK WILL BE INSTALLED IN AN EXISTING PARKING LOT. |                              |       |           |
| PARCEL NUMBER   | 24-55-16-02485-103           |       |           |
| ZONING  | C1 - COMMERCIAL INTERMEDIATE |       |           |
| LAND USE  | COMMERCIAL                   |       |           |
| ADDRESS   | 16 STONEGATE TERRACE         |       |           |
| PROPERTY AREA   | SQUARE FEET                  | ACRES | % OF SITE |
| PARCEL AREA   | 1176.2                       | 2.70  | 100.00    |
| ON-SITE DISTURBANCE AREA  | 10500                        | 0.24  | 8.93      |
| ACTUAL DISTURBANCE AREA   | 10500                        | 0.24  | 8.93      |
| IMPERVIOUS AREA   |                              |       |           |
| NO ADDITIONAL IMPERVIOUS AREA WILL BE ADDED FROM EXISTING CONDITIONS.   |                              |       |           |
| LANDSCAPING   |                              |       |           |
| REQUIRED  | NONE REQUIRED                |       |           |
| PROPOSED AREA   | 421 S.F. & 1 TREES           |       |           |
| PARKING   |                              |       |           |
| EXISTING SPACES   | 110 INCLUDING 6 ADA          |       |           |
| FINAL SPACES  | 97 INCLUDING 6 ADA           |       |           |

SCALE 1"=40'



Carol Chadwick, PE  
 cn=Carol Chadwick, PE, o=This item has been electronically signed and sealed by Carol Chadwick, PE using a digital signature., ou, email=ccpewyo@gmail.com, c=US  
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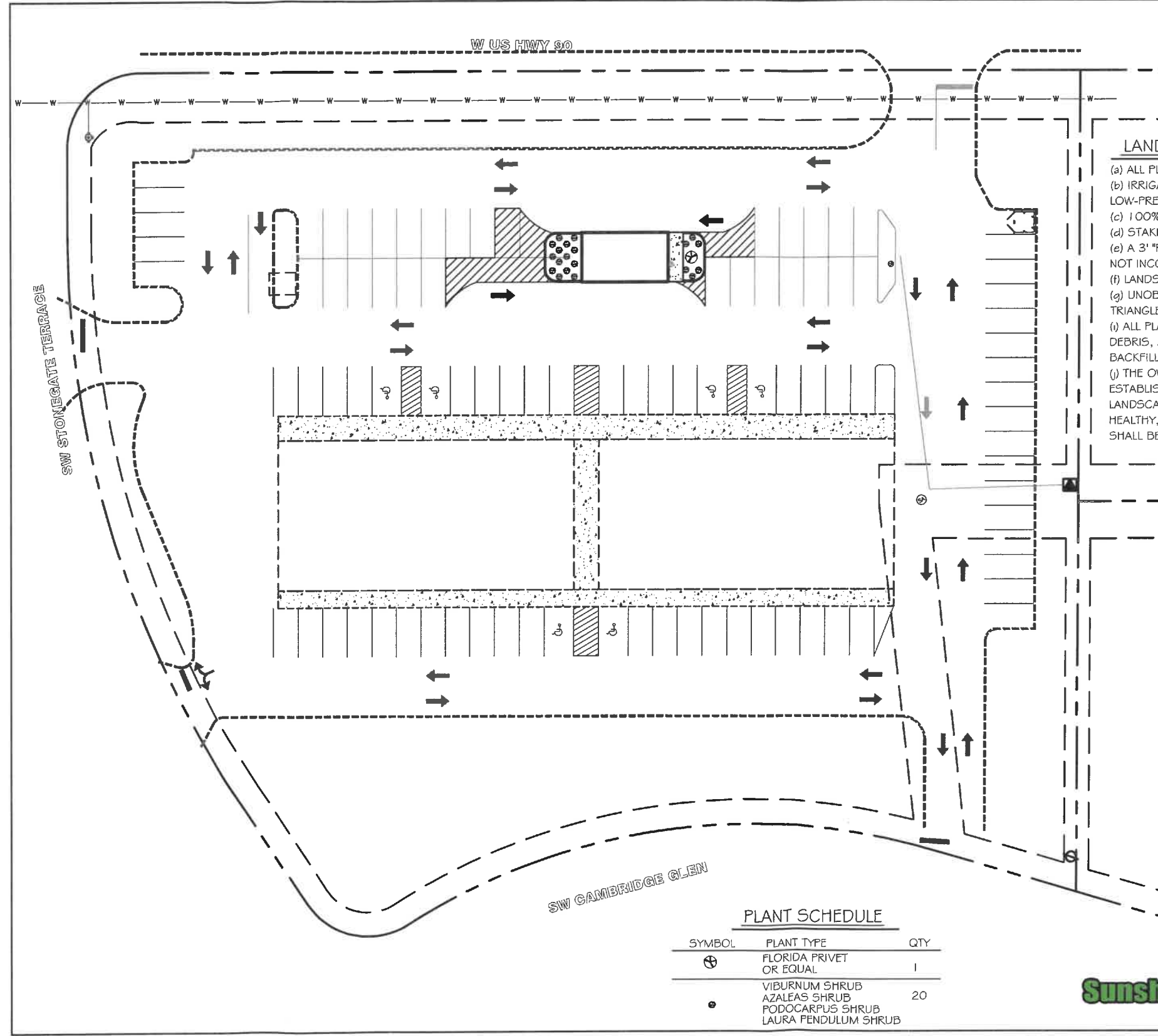
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PREPARED FOR  
 SRI, LLC  
 PO BOX 542  
 LAKE CITY, FL 32056  
 CONTACT: MIKE STEWART  
 386.623.3708  
 mike@ellianos.com

**ELLIANOS AT STONEGATE  
 SITE & DIMENSION PLAN**

PROJECT NO. FL20265  
 DATE MAR. 30, 2021  
 REVISION DATE  
 SHEET 3 of 6

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**PLANT SCHEDULE**

| SYMBOL | PLANT TYPE  | QTY |
|--------|---|-----|
| ⊕      | FLORIDA PRIVET OR EQUAL   | 1   |
| •      | VIBURNUM SHRUB<br>AZALEAS SHRUB<br>PODOCARPUS SHRUB<br>LAURA FENDULUM SHRUB | 20  |

**LANDSCAPE NOTES**

- (a) ALL PLANT MATERIAL TO BE FLORIDA No. 1 QUALITY
- (b) IRRIGATION TO BE ACHIEVED WITH AN AUTOMATIC LOW-PRESSURE DRIP SYSTEM
- (c) 100% IRRIGATION COVERAGE REQUIRED
- (d) STAKING REQUIRED FOR ALL SINGLE-TRUNK TREES
- (e) A 3' "RING" OF MULCH TO BE MAINTAINED AROUND ALL TREES NOT INCORPORATED IN PLANT BEDS.
- (f) LANDSCAPING REQUIRED AROUND ALL BACKFLOW DEVICES
- (g) UNOBSTRUCTED VISIBILITY REQUIRED WITHIN SITE VISIBILITY TRIANGLE (INDICATE WITH DIAGRAM, FIGURE 33.01)
- (h) ALL PLANT BEDS TO BE FREE OF LIME ROCK, CONSTRUCTION DEBRIS, AND ANY IMPERVIOUS MATERIAL. EXCAVATION AND BACKFILLING MAY BE REQUIRED
- (i) THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. LANDSCAPE AREAS MUST BE MAINTAINED TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF TRASH AND DEBRIS



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 cn=Carol Chadwick,  
 PE, o=This item has  
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|  |   |
|--|---|
| <br><b>CAROL CHADWICK, P.E.</b><br>No. 92560<br>STATE OF FLORIDA<br>PROFESSIONAL ENGINEER                                    | <br><b>CAROL CHADWICK, P.E.</b><br>No. 92560<br>STATE OF FLORIDA<br>PROFESSIONAL ENGINEER |
| PREPARED FOR:<br>SRJ, LLC<br>PO BOX 542<br>LAKE CITY, FL 32056<br>CONTACT: MIKE STEWART<br>386.623.3708<br>mike@ellianos.com | ELLIANOS AT STONEGATE<br>LANDSCAPE PLAN   |
| PROJECT NO.: FL20265<br>DATE: MAR. 30, 2021<br>REVISION DATE:  | SHEETS:<br>6 OF 6   |