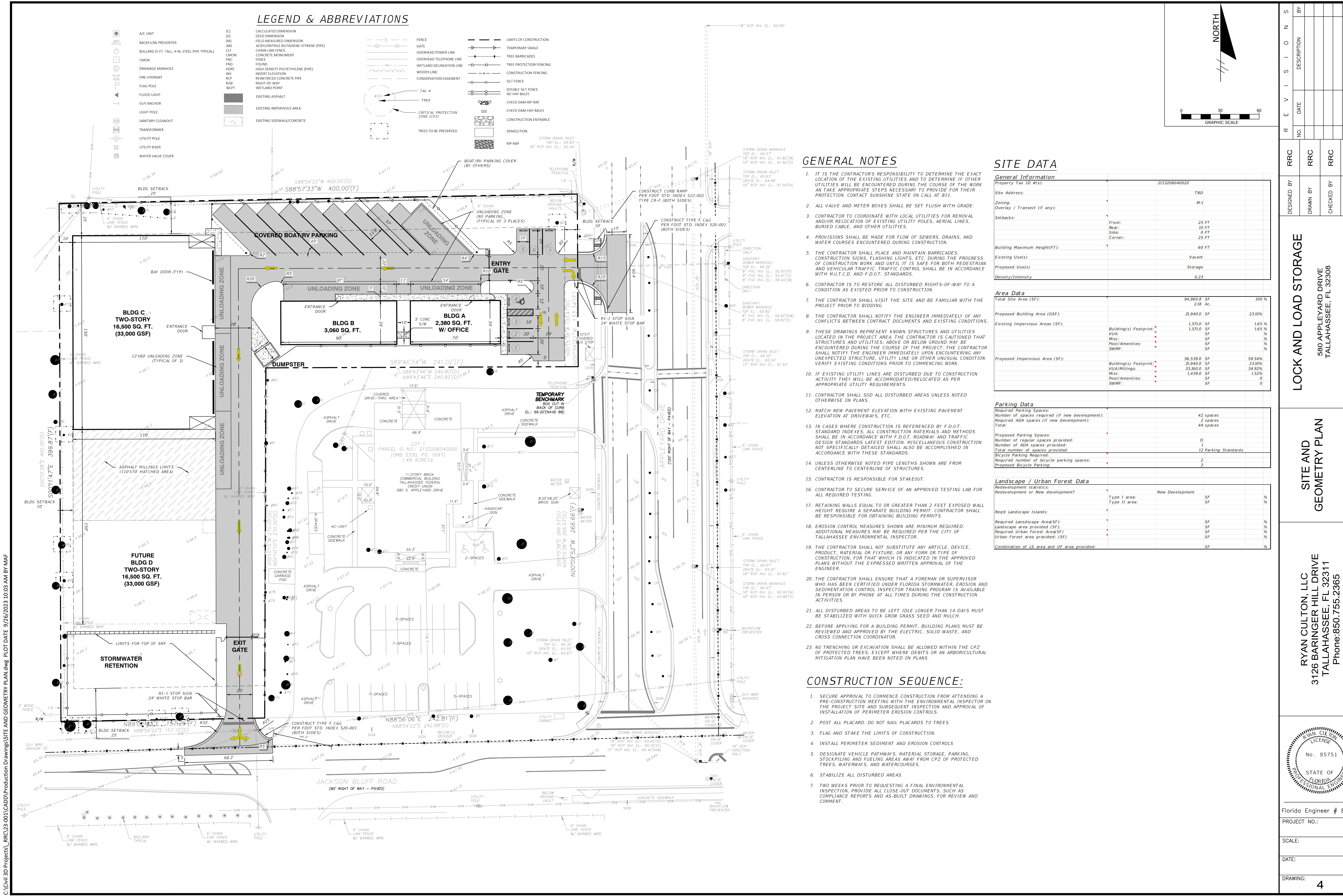
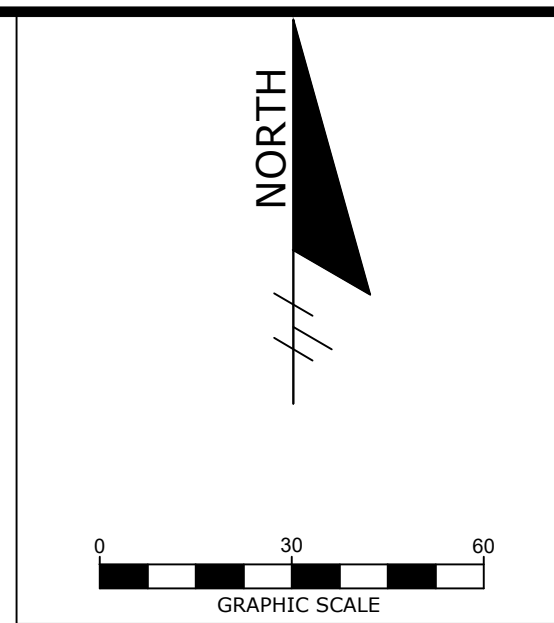


LEGEND & ABBREVIATIONS

	A/C UNIT		CALCULATED DIMENSION
	BACKFLOW PREVENTER		DEED DIMENSION
	BOLLARD (5-FT. TALL, 4-IN. STEEL PIPE TYPICAL)		FIELD MEASURED DIMENSION
	CMON		ACRYLONITRILE-BUTADIENE-STYRENE (ABS)
	DRAINAGE MANHOLE		CHAIN-LINK FENCE
	FIRE HYDRANT		CONCRETE MONUMENT
	FLOOD LIGHT		FENCE
	FLAG POLE		FOUND
	LIGHT POLE		HIGH DENSITY POLYETHYLENE (HDPE) PIPE
	SANITARY CLEANOUT		INVERT ELEVATION
	TRANSFORMER		REINFORCED CONCRETE PIPE
	UTILITY POLE		RIGHT-OF-WAY
	UTILITY RISER		WETLAND POINT
	WATER VALVE COVER		EXISTING ASPHALT
			EXISTING IMPERVIOUS AREA
			EXISTING SIDEWALK/CONCRETE
	GATE		LIMITS OF CONSTRUCTION
	OVERHEAD POWER LINE		TEMPORARY SWALE
	OVERHEAD TELEPHONE LINE		TREE BARRICADES
	WETLAND DELINEATION LINE		TREE PROTECTION FENCING
	WOODS LINE		CONSTRUCTION FENCING
	CONSERVATION EASEMENT		SILT FENCE
	DOUBLE SILT FENCE		CHECK DAM-RIP RAP
	W/H HAY BALES		CHECK DAM-HAY BALES
	CONSTRUCTION ENTRANCE		DEMOLITION
	TREE		STORM DRAIN INLET
	CRITICAL PROTECTION ZONE (CPZ)		TELEPHONE PEDESTAL
	TREES TO BE PRESERVED		UTILITY CABINET



GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF THE EXISTING UTILITIES AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. AN TAKE APPROPRIATE STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. CONTACT SUNSHINE STATE ON CALL AT 811.
- ALL VALVE AND METER BOXES SHALL BE SET FLUSH WITH GRADE.
- CONTRACTOR TO COORDINATE WITH LOCAL UTILITIES FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES, AERIAL LINES, BURIED CABLE, AND OTHER UTILITIES.
- PROVISIONS SHALL BE MADE FOR FLOW OF SEWERS, DRAINS, AND WATER COURSES ENCOUNTERED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PLACE AND MAINTAIN BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS, ETC. DURING THE PROGRESS OF CONSTRUCTION WORK AND UNTIL IT IS SAFE FOR BOTH PEDESTRIAN AND VEHICULAR TRAFFIC. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND F.D.O.T. STANDARDS.
- CONTRACTOR IS TO RESTORE ALL DISTURBED RIGHTS-OF-WAY TO A CONDITION AS EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VISIT THE SITE AND BE FAMILIAR WITH THE PROJECT PRIOR TO BIDDING.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
- THESE DRAWINGS REPRESENT KNOWN STRUCTURES AND UTILITIES LOCATED IN THE PROJECT AREA. THE CONTRACTOR IS CAUTIONED THAT STRUCTURES AND UTILITIES, ABOVE OR BELOW GROUND MAY BE ENCOUNTERED DURING THE COURSE OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON ENCOUNTERING ANY UNEXPECTED STRUCTURE, UTILITY LINE OR OTHER UNUSUAL CONDITION. VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- IF EXISTING UTILITY LINES ARE DISTURBED DUE TO CONSTRUCTION ACTIVITY THEY WILL BE ACCOMMODATED/RELOCATED AS PER APPROPRIATE UTILITY REQUIREMENTS.
- CONTRACTOR SHALL SOD ALL DISTURBED AREAS UNLESS NOTED OTHERWISE ON PLANS.
- MATCH NEW PAVEMENT ELEVATION WITH EXISTING PAVEMENT ELEVATION AT DRIVEWAYS, ETC.
- IN CASES WHERE CONSTRUCTION IS REFERENCED BY F.D.O.T. STANDARD INDEXES, ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS LATEST EDITION. MISCELLANEOUS CONSTRUCTION NOT SPECIFICALLY DETAILED SHALL ALSO BE ACCOMPLISHED IN ACCORDANCE WITH THESE STANDARDS.
- UNLESS OTHERWISE NOTED PIPE LENGTHS SHOWN ARE FROM CENTERLINE TO CENTERLINE OF STRUCTURES.
- CONTRACTOR IS RESPONSIBLE FOR STAKEOUT.
- CONTRACTOR TO SECURE SERVICE OF AN APPROVED TESTING LAB FOR ALL REQUIRED TESTING.
- RETAINING WALLS EQUAL TO OR GREATER THAN 2 FEET EXPOSED WALL HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING BUILDING PERMITS.
- EROSION CONTROL MEASURES SHOWN ARE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED PER THE CITY OF TALLAHASSEE ENVIRONMENTAL INSPECTOR.
- THE CONTRACTOR SHALL NOT SUBSTITUTE ANY ARTICLE, DEVICE, PRODUCT, MATERIAL OR FIXTURE, OR ANY FORM OR TYPE OF CONSTRUCTION, FOR THAT WHICH IS INDICATED IN THE APPROVED PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE ENGINEER.
- THE CONTRACTOR SHALL ENSURE THAT A FOREMAN OR SUPERVISOR WHO HAS BEEN CERTIFIED UNDER FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM IS AVAILABLE IN PERSON OR BY PHONE AT ALL TIMES DURING THE CONSTRUCTION ACTIVITIES.
- ALL DISTURBED AREAS TO BE LEFT IDLE LONGER THAN 14 DAYS MUST BE STABILIZED WITH QUICK GROW GRASS SEED AND MULCH.
- BEFORE APPLYING FOR A BUILDING PERMIT, BUILDING PLANS MUST BE REVIEWED AND APPROVED BY THE ELECTRIC, SOLID WASTE, AND CROSS CONNECTION COORDINATOR.
- NO TRENCHING OR EXCAVATION SHALL BE ALLOWED WITHIN THE CPZ OF PROTECTED TREES, EXCEPT WHERE DEBITS OR AN ARBOCULTURAL MITIGATION PLAN HAVE BEEN NOTED ON PLANS.

SITE DATA

General Information		2133206040020
Property Tax ID # (S):		TBD
Site Address:		M-J
Zoning:		
Overlay / Tract (if any):		
Setbacks:	Front:	25 FT
	Rear:	10 FT
	Side:	0 FT
	Corner:	25 FT
Building Maximum Height (FT):		60 FT
Existing Use(s):		Vacant
Proposed Use(s):		Storage
Density/Intensity:		0.23
Area Data		
Total Site Area (SF):	94,960.8 SF	100%
	218 Ac.	
Proposed Building Area (GSF):	21,940.0 SF	23.10%
Existing Impervious Areas (SF):	1,571.0 SF	1.65%
	1,571.0 SF	1.65%
	VUA:	%
	Misc:	%
	Pool/Amenities:	%
	SWMP:	%
Proposed Impervious Area (SF):	56,539.0 SF	59.54%
	Buildings Footprint:	21,940.0 SF
	VUA/Millings:	33,360.0 SF
	Misc:	1,439.0 SF
	Pool/Amenities:	0 SF
	SWMP:	0 SF
Parking Data		
Required Parking Spaces:		42 spaces
Number of spaces required (if new development):		2 spaces
Required ADA spaces (if new development):		44 spaces
Total:		
Proposed Parking Spaces:		11
Number of regular spaces provided:		1
Number of ADA spaces provided:		12 Parking Standards
Total number of spaces provided:		
Bicycle Parking Required:		2
Required number of bicycle parking spaces:		2
Proposed Bicycle Parking:		
Landscape / Urban Forest Data		
Redevelopment statistics:		
Redevelopment or New Development?	Type I area:	New Development
	Type II area:	SF
		%
Req'd Landscape Islands:		
Required Landscape Area (SF):		SF
Required Urban Forest Area (SF):		SF
Urban Forest area provided (SF):		SF
Combination of LS area and UF area provided:		SF

CONSTRUCTION SEQUENCE:

- SECURE APPROVAL TO COMMENCE CONSTRUCTION FROM ATTENDING A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR ON THE PROJECT SITE AND SUBSEQUENT INSPECTION AND APPROVAL OF INSTALLATION OF PERIMETER EROSION CONTROLS.
- POST ALL PLACARD. DO NOT NAIL PLACARDS TO TREES.
- FLAG AND STAKE THE LIMITS OF CONSTRUCTION.
- INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS
- DESIGNATE VEHICLE PATHWAYS, MATERIAL STORAGE, PARKING, STOCKPILING AND FUELING AREAS AWAY FROM CPZ OF PROTECTED TREES, WATERWAYS, AND WATERCOURSES.
- STABILIZE ALL DISTURBED AREAS.
- TWO WEEKS PRIOR TO REQUESTING A FINAL ENVIRONMENTAL INSPECTION, PROVIDE ALL CLOSE-OUT DOCUMENTS, SUCH AS COMPLIANCE REPORTS AND AS-BUILT DRAWINGS, FOR REVIEW AND COMMENT.

NO.	DATE	DESCRIPTION	BY

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY

LOCK AND LOAD STORAGE
580 APPLARYARD DRIVE
TALLAHASSEE, FL 32308

SITE AND GEOMETRY PLAN
RYAN CULTON, LLC
3126 BARINGER HILL DRIVE
TALLAHASSEE, FL 32311
Phone: 850.756.2365

Florida Engineer # 85751
PROJECT NO.:
SCALE:
DATE:
DRAWING: 4

C:\Civil 3D Projects\RRCC\23-001\CADD\Production Drawings\Site and Geometry Plan.dwg PLOT DATE 9/26/2023 10:03 AM BY MAF