

SDP 19-14



PROJECT NAME: PRECISION ALIGNMENT AND REPAIR
OWNER: PRECISION ALIGNMENT AND REPAIR, LLC
4431 ECHO DR
TRENTON, FL 32080

PROJECT LOCATION: NEAR THE INTERSECTION OF HWY 90 AND HWY 90 E ST
LAKE CITY, FL 32025
PMS 18-35-17-0000-000

CIVIL ENGINEER: CHRISTOPHER A. OLSER, PE
OLSER ENGINEERING, INC.
1920 281-4508
2623 NW 1ST ST BOX 214
GAINESVILLE, FL 32603

SURVEYOR: DANIEL A. GORE, LSC
(391) 732-0019
PO BOX 1051
LAKE CITY, FL 32096

ZONING
LAND USE INDUSTRIAL
EXISTING USE VACANT
PROPOSED USE SHOP BUILDING/OFFICE AND ASSOCIATED DRIVES, PARKING AND
SITE AREA 4.60 ACRES
BUILDING FOOTAGE 38 PRGFT. IF REAR 16 SIZES
WETLAND ADJACENT 33 FT
LANDSCAPE BUFFER NOT REQUIRED
1
STORMWATER POND 0.58 ACRES

OFFICE BLDG 896 SF
SHOP BLDG 50,800 SF
FUTURE EXPANSION 1,000 SF
TOTAL OFFICE AREA 10,386 SF
TOTAL IMPROVING 81,741 SF

PARKING SPOTS 11 SPACES
FUTURE 1 HANDICAP REQUIRED 4 ACRES
PROVIDED 1

BLDG HEIGHT MAX 7'0"

BLDG COVERAGE: 8.8%
FINISHED FLOOR 173.76

LANDSCAPE DATA

OFF-STREET PARKING AREA 37,478 SF
LANDSCAPE AREA REQUIRED: 2,748 SF
TOTAL TREES REQUIRED: 1 PER 200 SF 19 TREES
TOTAL TREES PROVIDED: 19 TREES

C-000 COVER & SHEET INDEX
C-010 GENERAL NOTES & LEGEND
C-050 EROSION CONTROL & DEMOLITION PLAN
C-100 SITE & HORIZONTAL CONTROL PLAN
C-200 PAVING, GRADING, DRAINAGE, & UTILITY PLAN
C-250 SMF PLAN, SECTION, & CONSTRUCTION DETAILS
L-100 LANDSCAPE PLAN
1 OF 1 BOUNDARY, TOPOGRAPHIC & TREE SURVEY

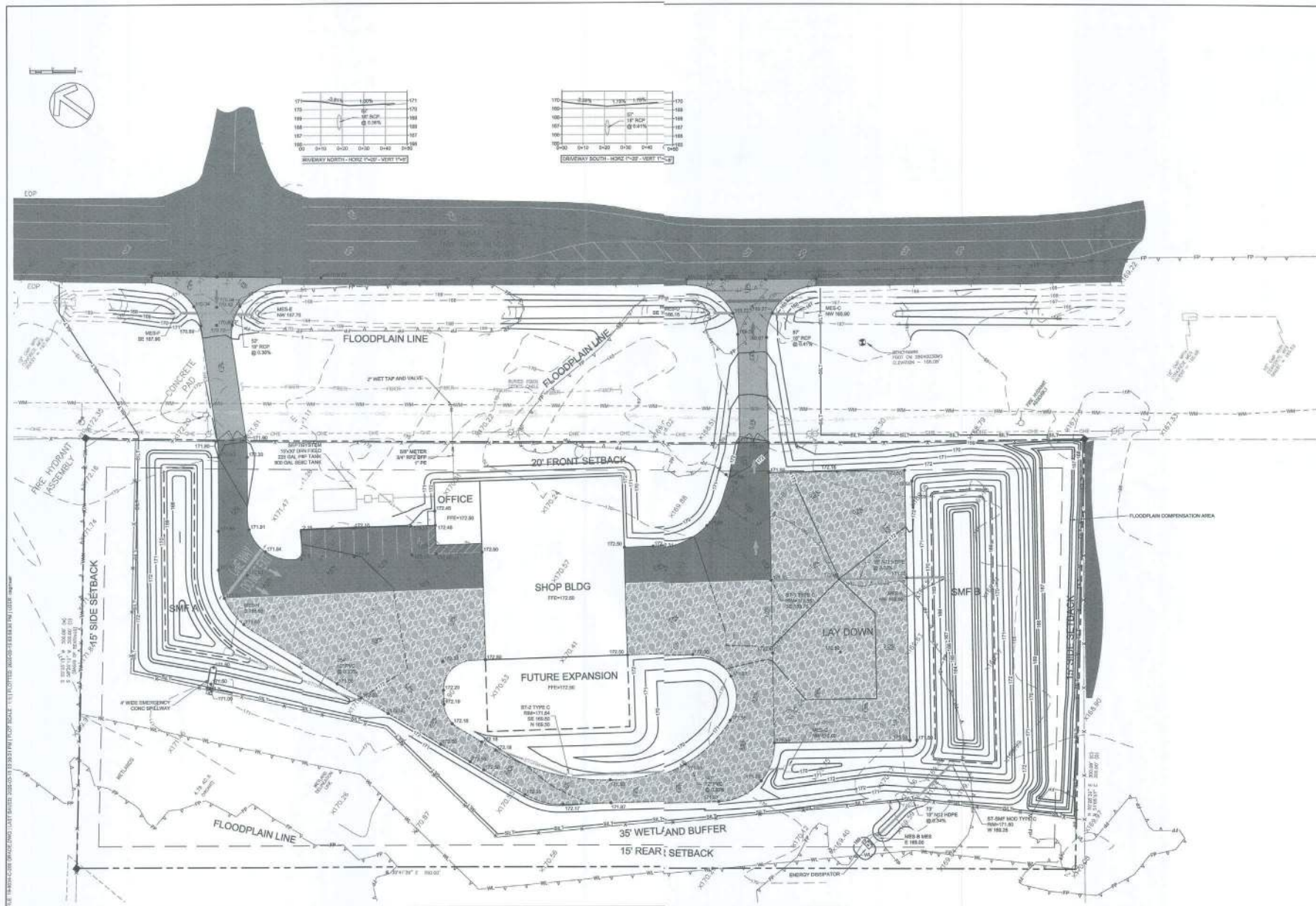
PRECISION
ALIGNMENT AND
REPAIR

COVER &
SHEET INDEX

C-000



CLIENT PRE-ECON ALLOWMENT AND REPAIR, LLC	DESIGN C.A. GARDNER, PC QUALITY CONTROL C.A. GARDNER, PC	COLUMBIA COUNTY SITE PLAN# 19-0034 19-0034 19-0034
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PRECISION ALIGNMENT AND REPAIR	
PAVING, GRADING, DRAINAGE, & UTILITY PLAN	
C-200	
CLIENT: PRECISION ALIGNMENT AND REPAIR, LLC DESIGN: C.A. GEMER, P.E. CITY: GEMER, P.E. COUNTY: GEMER, P.E. STATE: GEMER, P.E.	
ENGINEER OF RECORD: CHRISTOPHER A. GEMER P.E. # 17039 2005-05-15	
PRECISION ALIGNMENT AND REPAIR, LLC 2005-05-15	



C-250



DANIEL & GORE, LLC

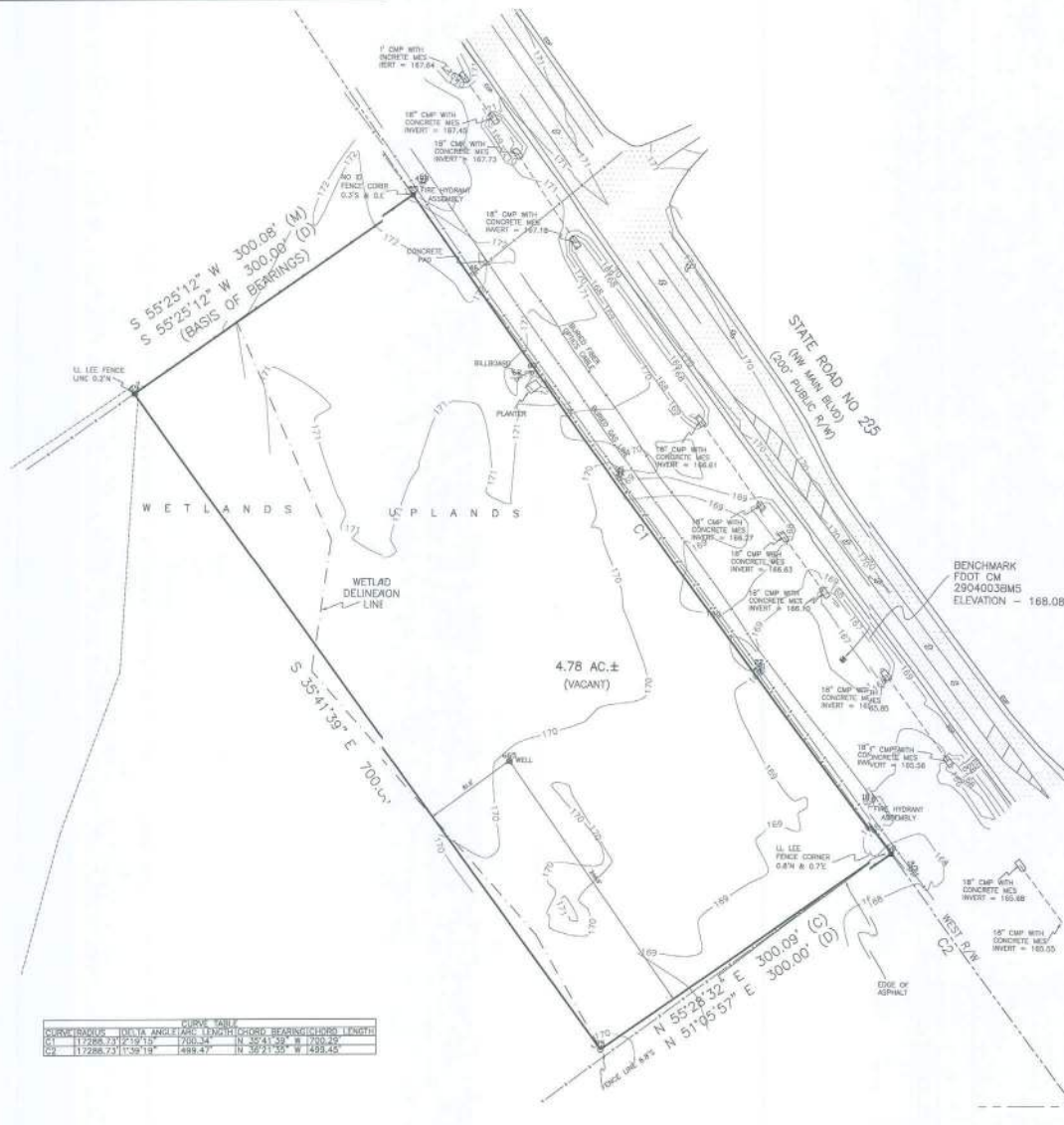
Professional Surveying and Mapping

P.O. BOX 1501
LAKE CITY, FL 32056
PH: (386) 752-9019
Fax: (904) 339-9229

426 SW COMMERCE DRIVE
SUITE 130-N
LAKE CITY, FL 32025
Email: sdaniel@dgsurveying.com
LICENSE NO. LB 7683

TOPOGRAPHIC SURVEY

OF
THE SW 1/4 OF SE 1/4
SECTION 19, TWP 3-S, RNG 17-E
COLUMBIA COUNTY, FLORIDA



STATION	NORTH	SOUTH	EAST	WEST	LENGTH
C1	17286.73	17292.15	7200.34	N 49°41'38" E	1733.49
C2	17286.73	17292.15	4988.47	N 38°21'35" E	1499.45

(ORR 660, PG 211)

SECTION 19, TOWNSHIP 3 SOUTH, RANGE 17 EAST

COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SE 1/4, OF SAID SECTION 19, RUN S 89°50'30" W, 419.3 FEET TO THE WEST-SIDE OF STATE ROAD #235, RUN IN A NORTHWESTERLY DIRECTION ALONG THE WEST BOUNDARY OF SAID STATE ROAD #235, 500 FEET FOR A POINT OF BEGINNING, RUN IN A NORTHWESTERLY DIRECTION ALONG THE WEST BOUNDARY OF SAID STATE ROAD #235, 700 FEET; RUN S 55°25'12" W, 300 FEET; RUN IN A SOUTHEASTERLY DIRECTION ALONG A LINE PARALLEL TO THE WEST BOUNDARY OF SAID STATE ROAD #235, 700 FEET; RUN N 51°05'57" E, 300 FEET TO THE POINT OF BEGINNING.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY, BEING S 55°25'12" W, ASSUMED. ELEVATIONS ARE BASED ON NAVD 1988.
2. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY, THEREFORE, EXCEPTION IS MADE HEREON REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
4. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED FOR CLARITY.
5. NO ATTEMPT WAS MADE BY THIS SURVEY TO DETERMINE IF THE SUBJECT PROPERTY LIES WITHIN A FLOOD PRONE AREA.
6. FIBER OPTIC AND GAS WARNING POSTS EXISTS ALONG THE EAST LINE (WEST R/W LINE) THEREOF.

REVISIONS:

08/29/2019 - ADJUSTED CONTOUR ELEVATIONS.

LEGEND

- DENOTES 5/8" IRON ROD & CAP SET (L8988)
- DENOTES IRON PIPE OR REBAR FOUND (BIF)
- DENOTES 4"x4" CONCRETE MONUMENT SET (L8988)
- DENOTES 4"x4" CONCRETE MONUMENT FOUND
- ⊙ DENOTES NAIL & DISC FOUND
- NO ID - NO IDENTIFICATION
- FND - FOUND
- CM - CONCRETE MONUMENT
- + - MORE OR LESS
- ORR - OFFICIAL RECORDS BOOK
- PG - PAGE (S)
- PI - PLAT
- DI - DEED
- CL - CALCULATED
- MB - MEASURED
- AC - ADJESSED
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- EOP - EDGE OF PAVEMENT
- ROG - EDGE OF GRADE
- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- ⊕ - TELEPHONE PEDestal
- PC - POINT OF CURVATURE
- PI - POINT OF INTERSECTION
- PT - POINT OF TANGENCY
- IP - IRON PIPE
- IR - IRON PIPE AND CAP
- IR - IRON ROD
- IRG - IRON ROD AND CAP
- R - RADIUS
- T - TANGENT

L - ARC LENGTH	CH - CHORD BEARING & DISTANCE
RAW - RIGHT OF WAY	TWP - TOWNSHIP
RNG - RANGE	PRG - RANGE
X - X DENOTES FENCE	E - E DENOTES OVERHEAD ELECTRIC
○ - POWER POLE	○ - CONCRETE

SCALE: 1" = 50'



SURVEY FOR: PRECISION ALIGNMENT & REPAIR, LLC

08/08/2019
DATE OF CERTIFICATE

08/05/2019
DATE OF FIELD SURVEY

BRIAN SCOTT DANIEL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

SURVEY VALID ONLY ON THE DATE OF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER:
180294

APPROVED:
BSD

DRAWN BY:
BC

FIELD BOOK:
1

EFB

SHEET NO.
1 OF 1