District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy

January 24, 2020

VIA ELECTRONIC MAIL

Chris Gmuer, P.E.
Gmuer Engineering, LLC.
2601 NW 13th St., Box 314
Gainesville, Fl 32609

Re: Site and Development Plan 19 14 – Precision Alignment
Planning and Zoning Board Determination Letter

Dear Mr. Gmuer,

At the January 23, 2020 Planning and Zoning Board ("Board") hearing, the Board approved your application for a Site and Development Plan for a proposed ±18,396 sq ft building, parking, and associated amenities for a "Repair Facility" use as permitted in Section 4.17.2 of the County's Land Development Regulations ("LDRs") in accordance with Section 14.13 of the County's LDRs.

Attached is a copy of the Board's Resolution approving SDP 19 14.

If you have any questions, please do not hesitate to contact me at bstubbs@columbiacountyfla.com or (386) 754-7119.

Sincerely,

Brandon M. Stubbs
Community Development Director
Land Development Regulation Admin.

Brandon M. Stubbs
Digitally signed by Brandon M. Stubbs
Date: 2020.07.27 16:42:10 -04'00'

RESOLUTION NO. PZ SDP 19-14

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, APPROVING A SITE AND DEVELOPMENT PLAN WITH APPROPRIATE CONDITIONS AND SAFEGUARDS FOR AN AUTOMOBILE REPAIR AND SERVICE USE LOCATED IN THE INDUSTRIAL ("I") ZONING DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 98-1, as amended, entitled Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, to approve, to approve with conditions, or to deny site and development plans in accordance with the Land Development Regulations;

WHEREAS, an application for a site development plan, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board, has determined and found that approval of said site and development plan, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Planning and Zoning Board, has studied and considered the items enumerated in Section 14.13 of the Land Development Regulations and based upon said study and consideration has determined and found that:

1. A site and development plan was prepared and submitted to the County in accordance with the provisions of Section 14.13.1 of the Land Development Regulations;
2. Statements on ownership and control of the development and of conditions of ownership or control, use, and permanent maintenance of common open space, common facilities, or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the Board of County Commissioners are sufficient;
3. Density and/or the intended use of the proposed development with particular attention to its relationship to adjacent and nearby properties and effect on those properties and relationship to the Comprehensive Plan are in accordance with the Comprehensive Plan and Land Development Regulations;
4. Ingress and egress to the development and proposed structures on the development provide for automotive and pedestrian safety, minimization of marginal friction with free movement of traffic on adjacent streets, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe, or emergency;
5. Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscape are adequate;

6. Proposed screens and buffers sufficiently provide for the preservation of internal and external harmony and compatibility with uses inside and outside the proposed development;
7. Manner of stormwater management will not adversely affect the provisions for stormwater management on adjacent and nearby properties and overall public stormwater management capacities;
8. Provision for sanitary sewers is adequate in relationship to overall sanitary sewer availability and capacities;
9. Utilities, with reference to hook-in locations and availability and capacity for the uses projected are adequate;
10. Recreation facilities and open spaces, with attention to the size, location, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community open spaces and recreational facilities are adequate;
11. General amenities and convenience, with particular reference to appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be in conflict with other development in the area as to cause substantial depreciation of property values; and
12. Said site and development plan conforms to all other standards imposed by the Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to an application, SDP 19 14, an application by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, agent for Precision Alignment and Repair, LLC., owner, for site and development plan approval for a proposed Automobile Repair and Service use located in the Industrial ("I") Zone District in accordance with a site plan dated November 14, 2019, and submitted as part of an application dated November 14, 2019 to be located on property described, as follows:

Commence at the Southeast comer of the SW 1/4 of the SE 1/4 of said Section 19, run South 89°50'30" West, 419.30 feet to the West side of State Road #25; run in a Northwesterly direction, along the West boundary of said State Road #25, 500 feet for a Point of Beginning; run in a Northwesterly direction, along the West boundary of said State Road #25, 700 feet; run South 55°25'12" West, 300 feet; run in a Southeasterly direction, along a line parallel to the West boundary of said State Road #25, 700 feet; run North 51°05'57" East, 300 feet to the Point of Beginning. IN COLUMBIA COUNTY, FLORIDA. SUBJECT TO: Right-of-Way for State Road No. 25 (NW Main Blvd) (200' Public R/W).

Containing 4.82-acres, more or less.

Tax Parcel Number 19-3s-17-05080-000

Section 2. The Planning and Zoning Board, hereby approves the above referenced site and development plan subject to any conditions and safeguards, if any, hereinafter attached in Exhibit "A".

Section 3. A site and development plan made a part of this resolution by reference, shall govern the development of the above described property. Any deviation determined to be a major variation from the site and development plan submitted as part of this application shall be deemed a violation of the Land Development Regulations.

Section 4. The Land Development Regulation Administrator is hereby authorized to issue building permits pursuant to this resolution approving with conditions said site and development plan.

Section 5. The use of land approved by this site plan approval shall be in place, or a valid building permit shall be in force for the commencement of such land use within twelve (12) months of the granting of the site plan approval. If such land use is not in place or if a valid permit for the construction of such land use is not in effect, within twelve (12) months of the approval of the site plan, this resolution granting such site plan approval is thereby revoked and of no force and effect.

Section 6. All resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

DULY ADOPTED in regular session with a quorum present and voting, by the Planning and Zoning Board, this 23rd day of January 2020.

PLANNING AND ZONING BOARD OF
COLUMBIA COUNTY, FLORIDA,

Attest:

Brandon M. Stubbs, Secretary to the
Planning and Zoning Board

Robert F. Jordan, Chairman

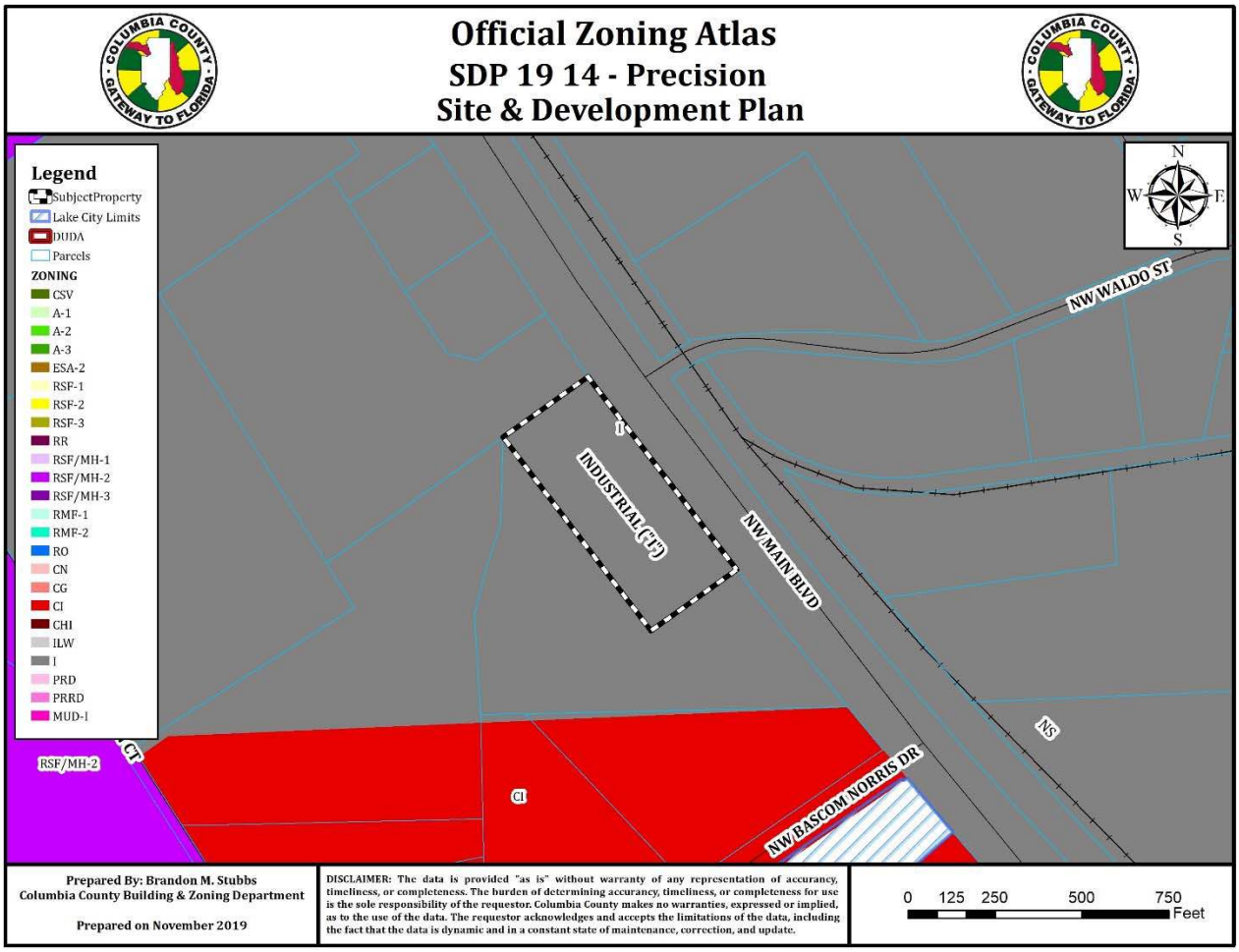
Planning & Zoning Board Hearing Date: January 23, 2020

SUBJECT:	**SDP 19 14** - A request for Site Plan approval for a proposed ±18,396 sq ft building, parking, and associated amenities for an Automotive Repair and Service Use as permitted in accordance with Section 4.17.2 of the Land Development Regulations ("LDRs"). The subject property contains ±4.82 acres.
APPLICANT/AGENT:	Christopher Gmuer of Gmuer Engineering
PROPERTY OWNER(S):	Precision Alignment and Repair, LLC.
LOCATION:	North of Bob's Marine Village and NW Bascom Norris Drive; South of Southern Specialized Trucks, North Florida Welding Supply, and Natures Source Products; East of Vacant Industrial Lands; West of NW Main Boulevard, Central States, Columbia Ready Mix Concrete, and NE Waldo Road; Columbia County, Florida.
PARCEL ID NUMBER(S):	19-3s-17-05080-000
ACREAGE:	±4.82 acres
EXISTING FLUM	Industrial
EXISTING ZONING	Industrial ("I")
PROJECT PLANNER:	Brandon M. Stubbs

SUMMARY

The subject property is currently vacant. The applicant desires to construct a proposed ±18,396 sq ft building, parking, and associated amenities for an Automotive Repair and Service Use.

Map 1. Existing Official Zoning Atlas with Subject Property



The Industrial ("I") Zone District is described as follows in Section 4.17.1 of the Land Development Regulations ("LDRs"):

"The "I" Industrial category includes one zone district: "I". This district is intended primarily for manufacturing and closely related uses within designated urban development areas as defined by the county's comprehensive plan. It is intended to preserve such lands for the functions of industrial activity, wholesaling, warehousing and distribution. To allow maximum latitude for operations, performance standards are applied at district boundaries, so that uses which might not otherwise be permitted are allowable in the portions of the district not adjacent to the district boundary lines."

ZONING DISTRICT COMPARISON

Zoning District:	Industrial ("I")
Max. Gross Density:	N/A
Minimum Lot Area	None
Floor Area Ratio:	0.25
Typical Uses*:	As permitted in ILW; plus, any industrial use which is otherwise lawful (except those uses requiring special controls and permissible as special exceptions) and which conforms to performance standards as set out in article 14.)
** The typical uses identified above is not intended to be a complete list of permitted uses, may be subject to use-specific standards which may not be met by the subject property, and may not reflect the actual requirements to which potential development may be subject.*	

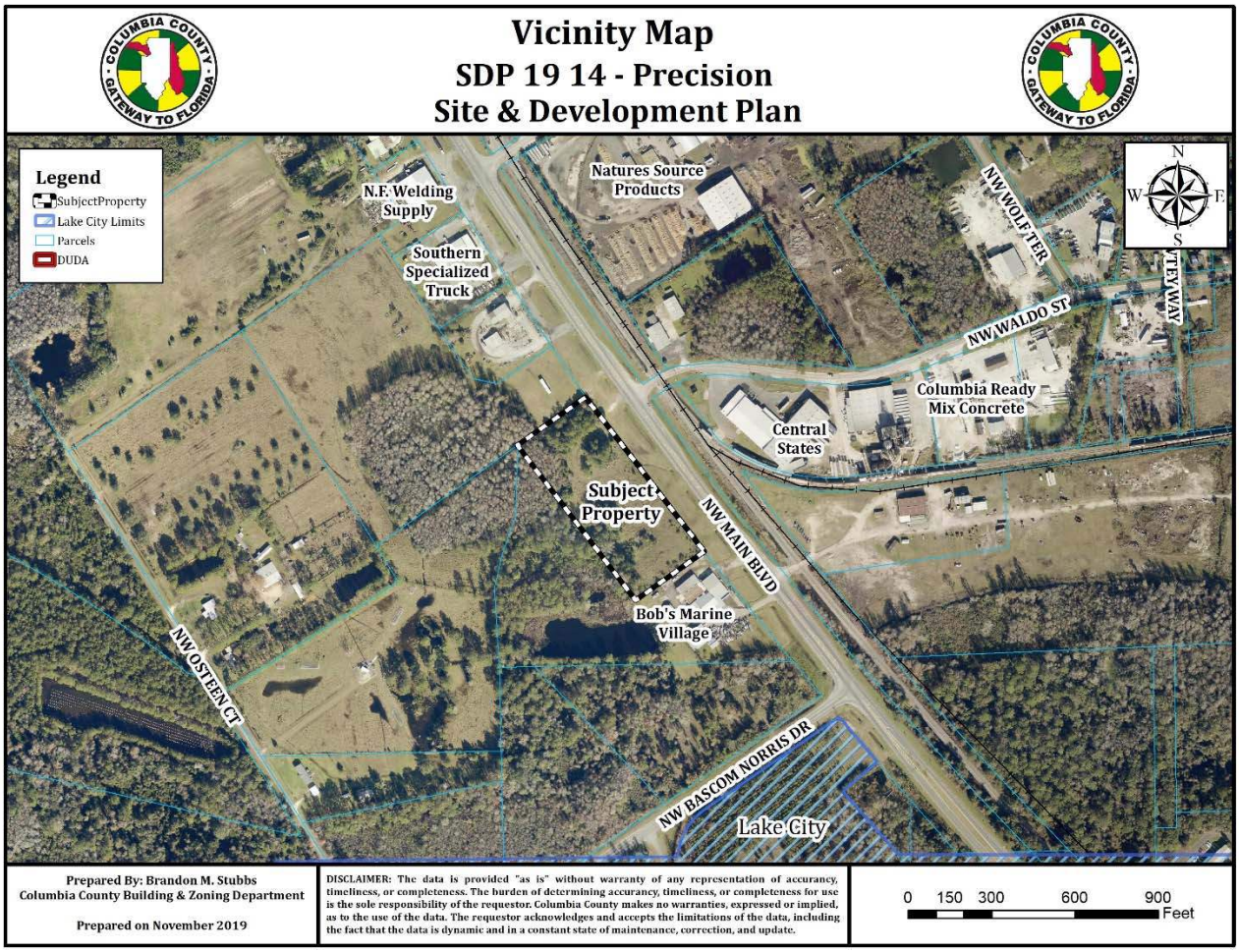
SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Southern Specialized Trucks/North Florida Welding Supply/Natures Source Products	Industrial	Industrial ("I")
South	Bob's Marine Village/NW Bascom Norris Drive	Industrial/Commercial	Industrial ("I")/Commercial, Intensive ("CI")
East	NW Main Blvd/Central States/Columbia Ready Mix Concrete/NW Waldo Road	Industrial	Industrial ("I")
West	Vacant Industrial Lands	Industrial	Industrial ("I")

Map 2. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The zoning designation is consistent with the underlying Future Land Use Map ("FLUM") Designation. Below is a chart of the existing FLUM Designation and the existing zoning designation.

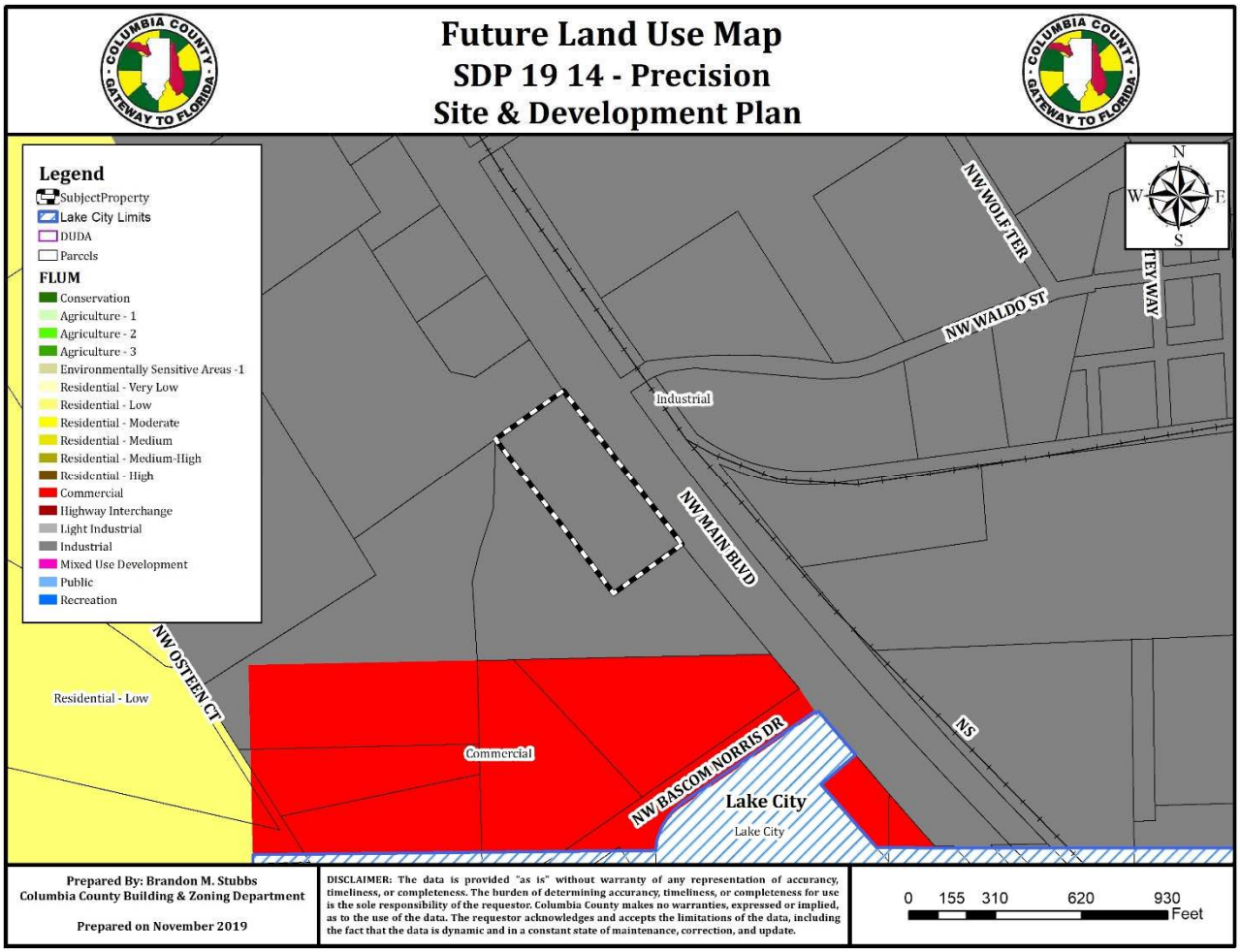
Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

Existing FLUM Designation	Existing Zoning Designation	Consistent
Industrial	Industrial ("I")	✓

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Site Specific Amendment to the Official Zoning Atlas:

- Future Land Use Element
- Transportation Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element
- Capital Improvements Element

Map 3. Future Land Use Map Designation



Staff has reviewed the application for Site Plan Approval for consistency with the Comprehensive Plan and finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

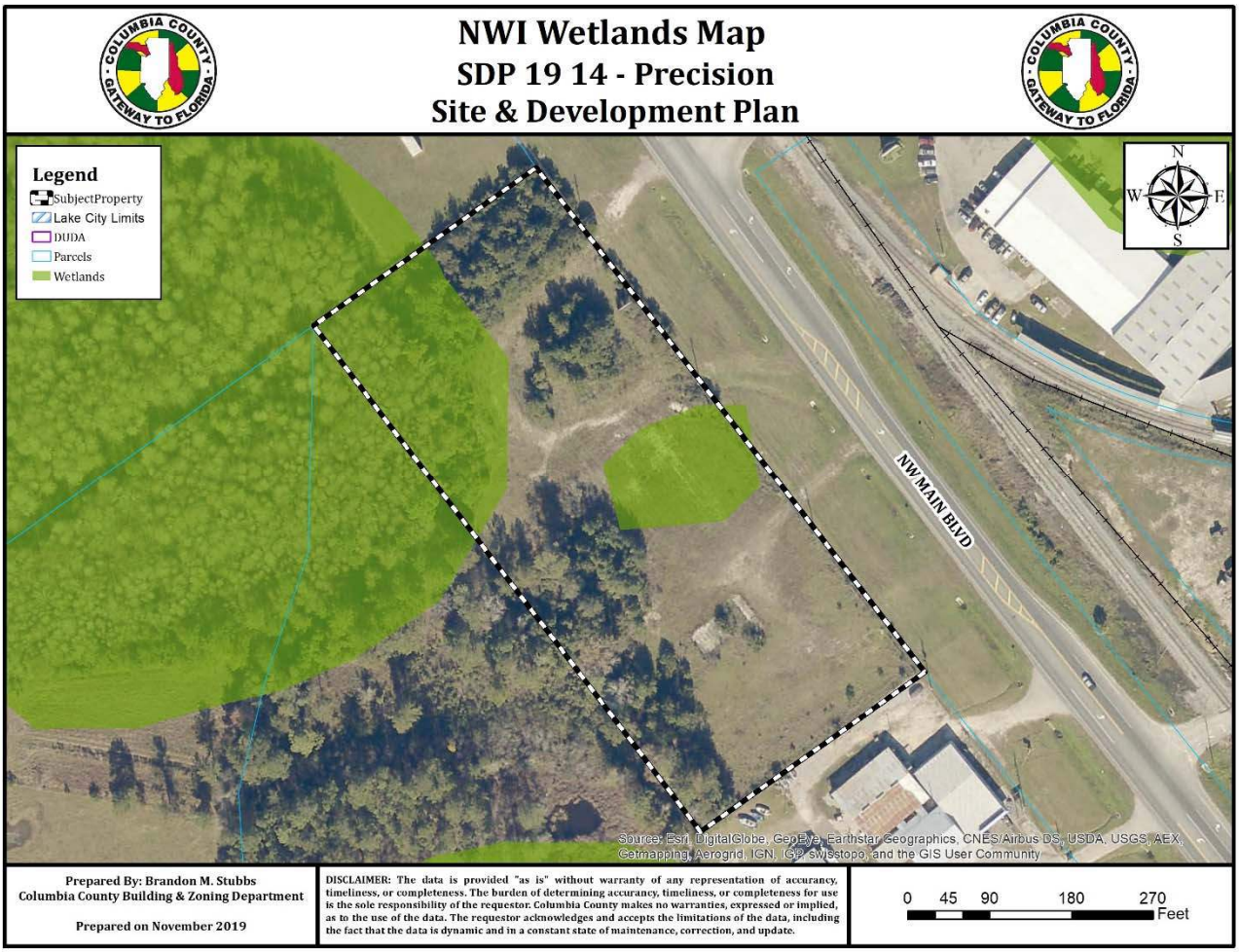
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands Areas, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are wetlands located on the subject property.

Evaluation: Given no portion of the subject property that is subject to development is located with a wetland or wetland setback, there are no issues related to wetland protection.

Map 4. Wetlands Map



Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated October 1984. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

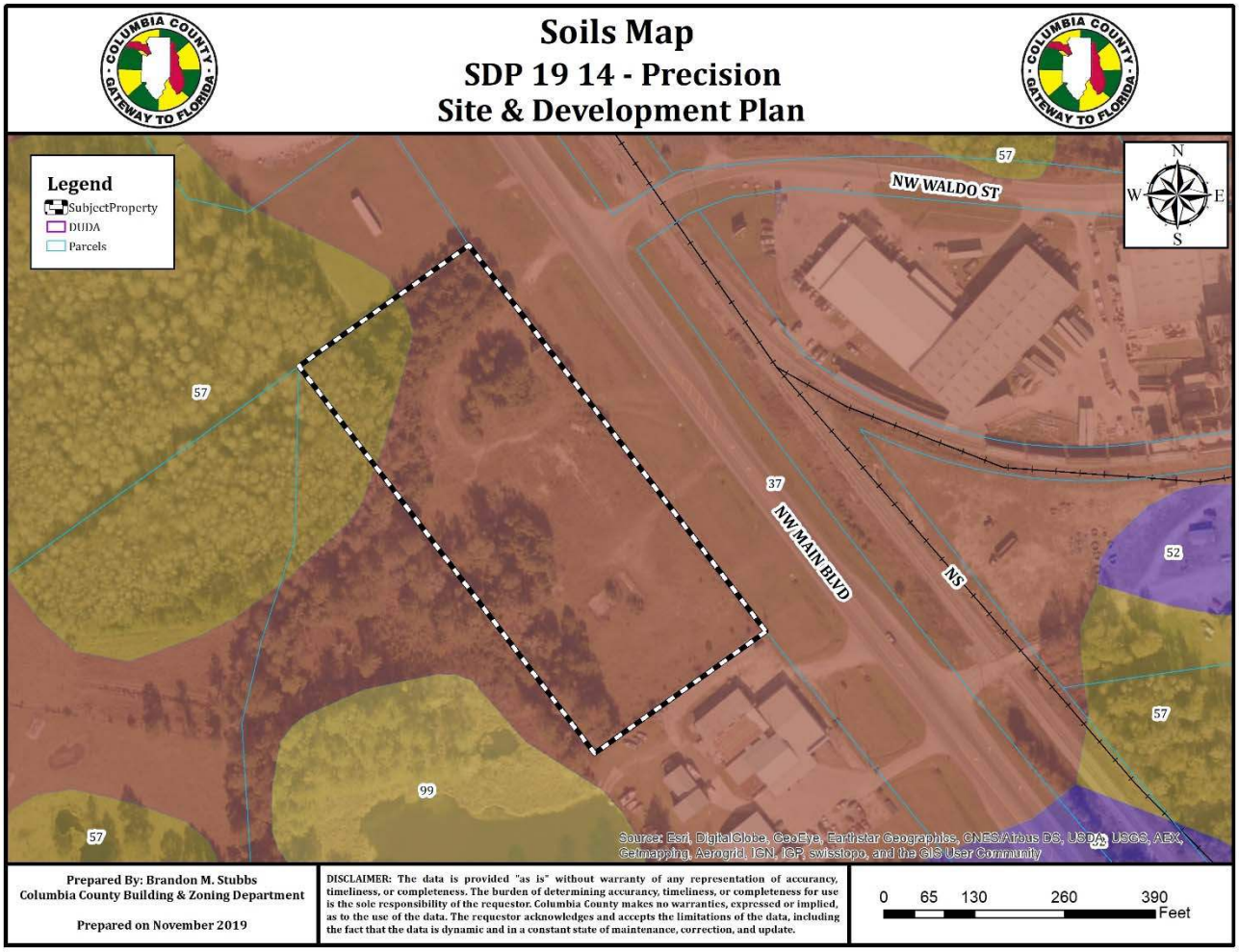
There are two (2) soil types found on the subject property:

1) Mascotte fine sand soils are poorly drained, nearly level soils around wet depressions on uplands and throughout the flatwoods. The surface and subsurface layers are comprised of fine sand to a depth of 15 inches. The subsoil layer is comprised of fine sand, fine sandy loam and loamy sand to a depth of 80 inches or more. Mascotte fine sand soils have severe limitations for building site development and for septic tank absorption fields.

2) Surrency fine sand soils are poorly drained, nearly level soils in depressions, near shallow ponds and along drainageways. The surface and subsurface layers are comprised of fine sand to a depth of 30 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Surrency fine sand soils have severe limitations for building site development and for septic tank absorption fields.

Evaluation: The soil type on the portion of the subject property able to be developed is Mascotte Fine Sand. Moscotte Fine Sand poses severe limitations for building development and severe limitations for septic tank absorption field. At this time, there are no issues related to soil suitability.

Map 5. Soils Map

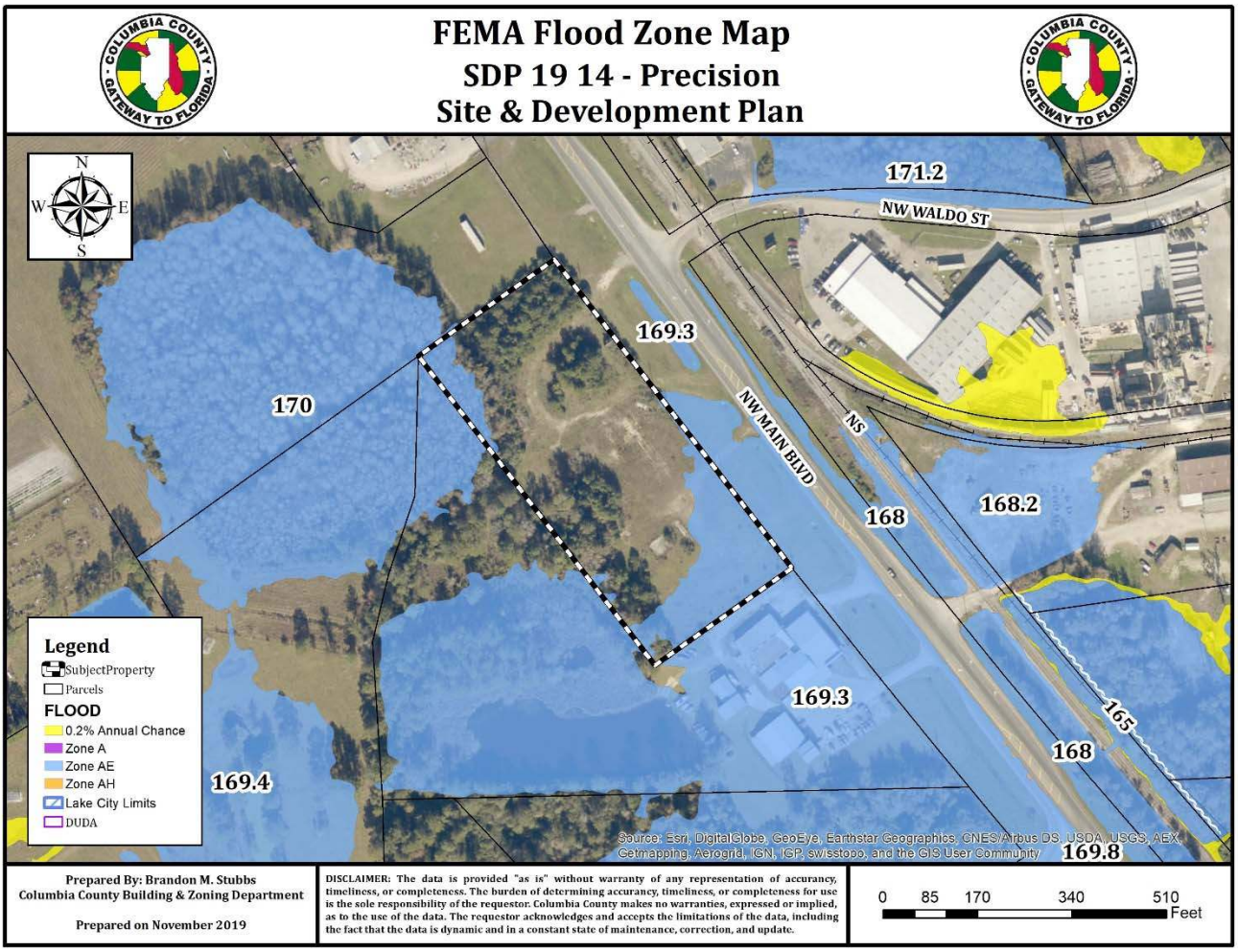


Flood Potential

Panel 0284D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is in Flood Zone “A” (area determined to be within the annual 1-percent chance of flood) and Flood Zone "X" (areas determined to be outside of the 500-year floodplain).

Evaluation: Being the area of subject property that is subject to development is located in Flood Zone "X", there is no concern of flood on the subject property.

Map 6. FEMA FIRM Map (Flood Map)

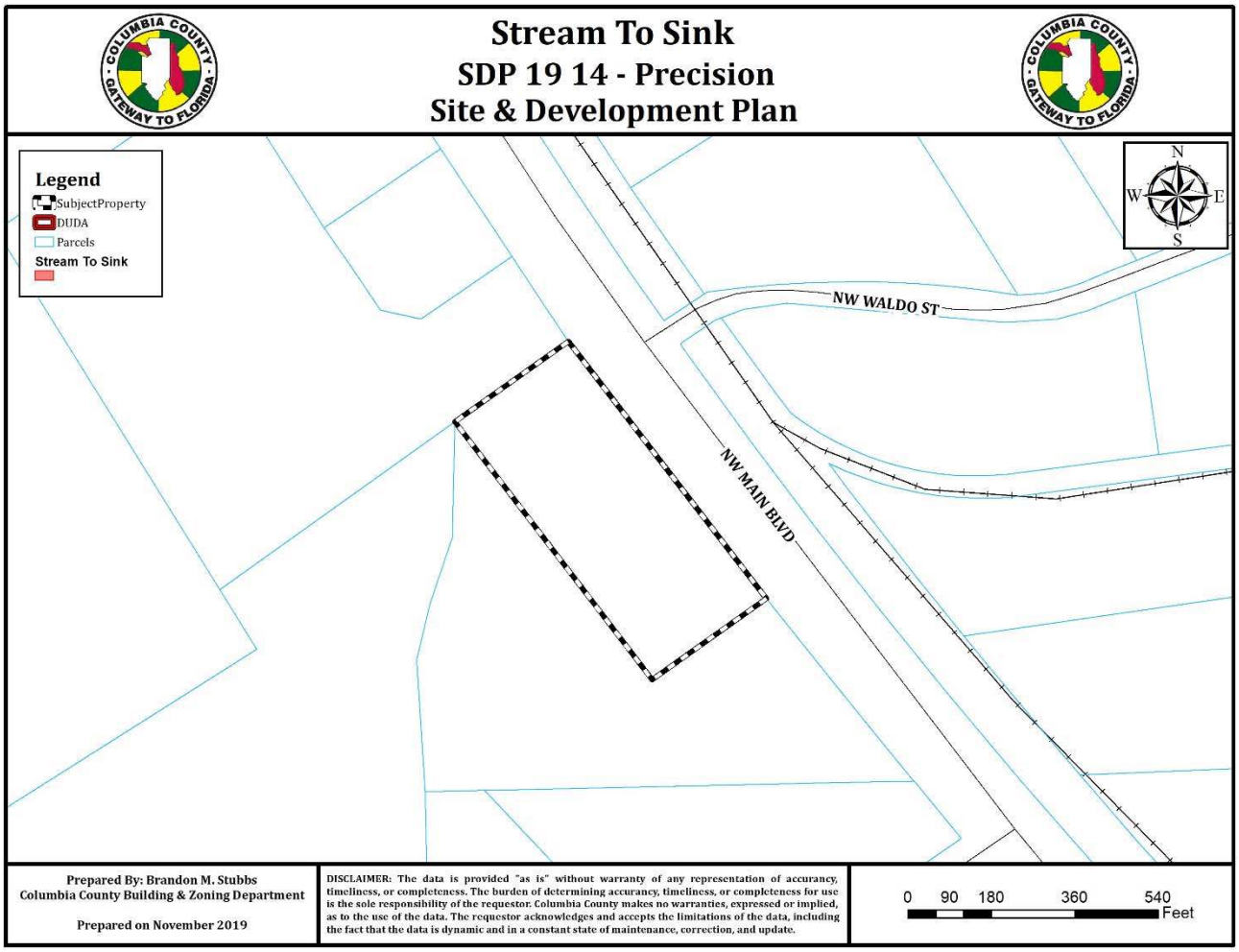


Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the subject property is not located within a stream to sink area.

Evaluation: Given the subject property is not located in a Stream to Sink Area, there is no concern related to Stream to Sink Watersheds.

Map 7. Stream To Sink



Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain Clayey Sand.

Evaluation: There are no issues related to minerals.

Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 2013, there are no known historic resources located on the subject property.

Evaluation: There are no issues related to historic Resources.

Aquifer Vulnerability

According to the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpacial Inc., dated September 29, 2009, the subject property is located in a vulnerable area.

Evaluation: While the subject property is located in a vulnerable area, there is no issue related to aquifer vulnerability.

Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the subject property is located within a non-vegetative community.

Evaluation: There is no known wildlife habitats associated with a non-vegetative community; therefore, there is no issue related to vegetative communities or wildlife.

COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS

Section 14.13 of the Land Development Regulations ("LDRs") regulates Site and Development Plans. County Staff has reviewed the proposed Site Plan and has found the Site Plan to be in compliance with Section 14.13.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
14 (45)	U.S. 41 (From Guerdon St to Fowler St)	2U	Principal Arterial	Urban	D

1 Source: Columbia County Comprehensive Plan, Capital Improvements Element.
2 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Trip Generation[1]

Land Use	AADT	PM Peak Hour
Automobile Care Center[2] (ITE Code 742)	N/A	65
Total	**N/A**	**65**

1 Source: ITE Trip Generation, 8th Edition.
2 Formulas: AADT – ITE, 10th Edition: ADT – N/A trips per thousand (1,000) sq ft x 18,396 sq ft; PM Peak Hour – 3.51 trips per thousand (1,000) sq ft x 18,396 sq ft

Table 5. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	U.S. 41, Segment 14(45)[1]
Maximum Service Volume[2]	17,700
Existing Traffic[3]	8,500
Reserved Trips[4]	0
Available Capacity[4]	9,200
Projected Daily Trips[5]	N/A
Residual Capacity[6]	**N/A**
PM Peak Hour Traffic Analysis	U.S. 41, Segment 14(45)[1]
Maximum Service Volume[2]	1,300
Existing Traffic[3]	765
Reserved Trips[4]	0
Available Capacity[4]	535
Projected PM Peak Hour Trips[5]	65
Residual Capacity[6]	**470**

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

Potable Water Impacts

The subject property is located within a community potable water system. The community potable water system is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan. ***Note: Calculations are based upon Chapter 64E-6.008,F.S.***

The proposed use of automobile repair center generates 15 gallons per day per thousand square feet per employee. The proposed use anticipates a total of 10 employees: 15GPD x 10 employees = 150 Gallons Per Day.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

Sanitary Sewer Impacts

The site is located within a community centralized sanitary sewer system. The community sanitary sewer system is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan. ***Note: Calculations are based upon Chapter 64E-6.008,F.S.***

The proposed use of automobile repair center generates 15 gallons per day per thousand square feet per employee. The proposed use anticipates a total of 10 employees: 15GPD x 10 employees = 150 Gallons Per Day.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

Solid Waste Impacts

Solid waste facilities for uses to be located on the site are provided at the sanitary landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed development will result in an increase of approximately 18,396 square feet gross floor area of office.

Based upon 5.5 pounds of solid waste per 1,000 square foot gross floor area per day:

18.396 (18,396 square foot gross floor area) x 5.5 (pounds of solid waste 1,000 square foot gross floor area per day) = 101 pounds of solid waste generated per day.

Total County average solid waste disposal per day (including municipalities) = 471,300 pounds per day.

Based upon the annual projections of solid waste disposal at the landfill for 2015, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by a charter public school.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

Recreation Facilities

The proposed development is nonresidential in nature; therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is nonresidential in nature; therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

November 13, 2019

Columbia County - Building and Zoning Department
135 NE Hernando Ave, Lake City, FL 32055

Re: Precision Alignment – Site & Development Plan Application

This package is submitted as a response to comments dated November 13, 2019 for the above referenced project. Please see the list below of items included with this application followed by the comments and the associated responses.

Attachments:

- Site & Development Plan Application (Signed and Dated)
- Application Agent Authorization Form (Signed and Notarized)
- Concurrency Impact Analysis
- Comprehensive Plan Consistency Analysis
- Deed, Legal Description with Tax Parcel Number, Proof of Payment of Taxes
- Traffic Memo
- Stormwater Report
- Geotechnical Report
- Revised Fire Demand Calculations, Fire Flow Data, and Fire Plan
- Division of Corporations Documentation
- Revised Plans

Please let us know if you need any additional information for your review.

Sincerely,
Gmuer Engineering, LLC

Christopher A Gmuer, PE, President

11/13/2019 Comments

1. The applicant has provided ISO fire flow calculations; however, has not provided the required existing hydrant flow data, distance from existing hydrant to furthest corner of all proposed buildings, 500-foot radius from existing hydrant, whether any new hydrants are required to meet fire flow. The applicant must provide existing hydrant fire flow data, distance from existing hydrant to the furthest corner of all proposed buildings, 500-foot radius from existing hydrant, whether any new hydrants are required to meet fire flow.
    - Existing hydrant flow data, distance from the existing hydrant to the furthest corner of proposed buildings, 500-foot radius from existing hydrant, and revised fire flow calculations with the ISO requirements are included in this submittal. No new hydrants are required to meet fire flow.

Columbia County Gateway to Florida

FOR PLANNING USE ONLY
Application # SPD 19 14
Application Fee $500.00
Receipt No. 5129
Filing Date October 4, 2019
Completeness Date November 14, 2019

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Precision Alignment
2. Address of Subject Property: NW Main Blvd and NW Waldo Street, Lake City
3. Parcel ID Number(s): 19-3S-17-05080-000
4. Future Land Use Map Designation: Industrial
5. Zoning Designation: Columbia County Industrial
6. Acreage: 4.82
7. Existing Use of Property: Misc. Commercial
8. Proposed use of Property: Misc. Commercial
9. Type of Development (Check All That Apply):
   - ☐ Increase of floor area to an existing structure: Total increase of square footage _____
   - ☑ New construction: Total square footage +/-13,400
   - ☐ Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s): Chris Gmuer, PE Title: President
   Company name (if applicable): Gmuer Engineering, LLC
   Mailing Address: 2601 NW 13th Street, Box 314
   City: Gainesville State: FL Zip: 32609
   Telephone: (352) 593-3134 Fax: (___)_____ Email: chrisg@gmuereng.com

   PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.
3. If the applicant is agent for the property owner*.
   Property Owner Name (title holder): Precision Alignment and Repair, LLC
   Mailing Address: 8480 SW County Road 232
   City: Trenton State: FL Zip: 32693
   Telephone: (352) 463-2232 Fax: (___)_____ Email: parindustrial@att.net

   PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.
   ***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
   If yes, list the names of all parties involved:_____
   If yes, is the contract/option contingent or absolute: □ Contingent □Absolute
2. Has a previous application been made on all or part of the subject property:
   Future Land Use Map Amendment: □Yes _____ ■No _____
   Future Land Use Map Amendment Application No. CPA_____
   Site Specific Amendment to the Official Zoning Atlas (Rezoning): □Yes _____ ■No _____
   Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z_____
   Variance: □Yes _____ ■No _____
   Variance Application No. V_____
   Special Exception: □Yes _____ __ ■No_____
   Special Exception Application No. SE_____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.

2. Site Plan – Including, but not limited to the following:
   a. Name, location, owner, and designer of the proposed development.
   b. Present zoning for subject site.
   c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
   d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
   e. Area and dimensions of site (Survey).
   f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
   g. Access to utilities and points of utility hook-up.
   h. Location and dimensions of all existing and proposed parking areas and loading areas.
   i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
   j. Location and size of any lakes, ponds, canals, or other waters and waterways.
   k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
   l. Location of trash receptacles.
   m. For multiple-family, hotel, motel, and mobile home park site plans:
      i. Tabulation of gross acreage.
      ii. Tabulation of density.
      iii. Number of dwelling units proposed.
      iv. Location and percent of total open space and recreation areas.
      v. Percent of lot covered by buildings.

vi. Floor area of dwelling units.
vii. Number of proposed parking spaces.
viii. Street layout.
ix. Layout of mobile home stands (for mobile home parks only).

3. Stormwater Management Plan—Including the following:
   a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
   b. Proposed finished elevation of each building site and first floor level.
   c. Existing and proposed stormwater management facilities with size and grades.
   d. Proposed orderly disposal of surface water runoff.
   e. Centerline elevations along adjacent streets.
   f. Water management district surface water management permit.

4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.

5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

6. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).

7. Legal Description with Tax Parcel Number (In Word Format).

8. Proof of Ownership (i.e. deed).

9. Agent Authorization Form (signed and notarized).

10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

11. Fee. The application fee for a Site and Development Plan Application is $500. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

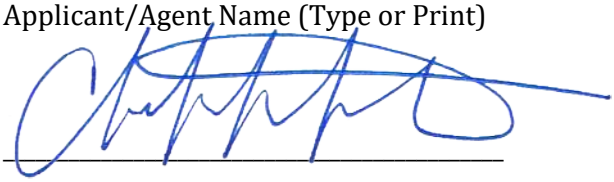
A total of ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See Columbia County submittal guidelines for additional submittal requirements.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORETHE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Christopher Gmuer, President,
Gmuer Engineering, LLC

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

September 27, 2019

Date

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Christopher A. Gmuer, PE (Name of Person as Agent) Gmuer Engineering, LLC (Company Agent is representing, if applicable)

to act as my/our agent in the preparation and submittal of this application for Site and Development Plan Approval (Type Application).

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant.

Applicant Title: OWNER

On Behalf of: Precision Alignment and Repair, LLC (Company Name, if applicable)

Telephone: (352) 463-2232 Date: 8-23-19

Applicant Signature: Ronald L Gipson

STATE OF FLORIDA
COUNTY OF Alachua

The Foregoing instrument was acknowledged before me this 23 day of August, 2019, by Ronald Gipson, whom is personally known by me ____ OR produced identification X. Type of Identification Produced FL DL # G125-735-65-222-1

Notary Signature (SEAL)

FORREST EDDLETON
MY COMMISSION # GG 345066
EXPIRES: June 13, 2023
Bonded Thru Notary Public Underwriters

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

Concurrency Impact Analysis

Re: Precision Alignment
September 27, 2019

This analysis is related to the request for Site Plan review for a new 18,396sf light industrial service building with a primary focus on mechanical equipment repair. The subject property is currently vacant.

Transportation

Land Use	Variable	AADT Rate Total	AM Rate Total	PM Rate Total
	18,396sf	91.24 Trips	0.37 – 82.05 Trips	1.29 – 129.14 Trips
Net Trips		92 Trips	83 Trips	130 Trips

Potable Water

The proposed building will be served from a potable drinking water main.
12 Employees x 15 GPD = 180 GPD

Sanitary Sewer

The proposed building will be served by a septic system and have no impact on the sewer collection system.
12 Employees x 11.5 GPD = 138 GPD

Solid Waste

12 Employees x 2.2 pounds per day = 26.4 pounds per day

Please let us know if you need any additional information for your review.

Sincerely,
Gmuer Engineering, LLC

Christopher A Gmuer, PE
President

Gmuer ENGINEERING

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

Comprehensive Plan Consistency Analysis

Re: Precision Alignment and Repair
September 27, 2019

The Comprehensive Plan language is provided and followed with the consistency statement in bold.

Future Land Use Element
Policy I.1.2 The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.
The proposed site is located within a broader industrial zoned district and is adjacent to US 41/SR 100. Properties to the southeast, east, north, and northwest currently host similar industrial and light industrial facilities.

Policy I.1.6 The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.
The proposed use as a light industrial is a permitted use by right within Industrial zoned districts per Columbia County LDRs. The property is surrounded by properties that share the same Future Land Use and Zoning designations.

Please let us know if you need any additional information for your review.

Sincerely,
Gmuer Engineering, LLC

Christopher A Gmuer, PE
President

Prepared by:
Elaine R. Davis / Amy L. Chapman
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 18-441

Inst: 201812026656 Date: 12/26/2018 Time: 4:35PM
Page 1 of 2 B: 1375 P: 448, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk

Corrective Warranty Deed

Made this 21st day of December, 2018 A.D. By **JEFF BLOODWORTH and MINA BLOODWORTH, husband and wife,** whose address is: PO BOX 239, Madison, Florida 32341, hereinafter called the grantor, to **PRECISION ALIGNMENT AND REPAIR, LLC**, whose post office address is: 8480 SW County Road 232, Trenton, Florida 32693, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND A PART HEREOF

Parcel ID Number: 05080-000

NB: This Corrective Warranty Deed is for purpose of correcting the legal description contained in that certain conveyance dated November 2, 2018 and recorded November 5, 2018, in Official Records Book 1372, Page 351, Public Records of Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2012019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name: Shantrece McIntyre

(Seal)
JEFF BLOODWORTH
Address: PO BOX 239, Madison, Florida 32341

Witness Printed Name: Judy Smith

(Seal)
MINA BLOODWORTH
Address: PO BOX 239, Madison, Florida 32341

State of Florida
County of Madison

The foregoing instrument was acknowledged before me this 21st day of Dec, 2018, by JEFF BLOODWORTH and MINA BLOODWORTH, husband and wife, who is/are personally known to me or who has produced _____ as identification.

Notary Public
Print Name: Lisa B. Tuten

My Commission Expires:

LISA B. TUTEN
Notary Public, State of Florida
My Comm. Expires Jan. 7, 2021
Notary ID 564581
Commission No. GG59988

EXHIBIT "A"

TOWNSHIP 3 SOUTH, RANGE 17 EAST

SECTION 19: Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 19, run South 89°50'30" West, 419.30 feet to the West side of State Road #25; run in a Northwesterly direction, along the West boundary of said State Road #25, 500 feet for a Point of Beginning; run in a Northwesterly direction, along the West boundary of said State Road #25, 700 feet; run South 55°25'12" West, 300 feet; run in a Southeasterly direction, along a line parallel to the West boundary of said State Road #25, 700 feet; run North 51°05'57" East, 300 feet to the Point of Beginning. **IN COLUMBIA COUNTY, FLORIDA.**

SUBJECT TO Right-of-Way for State Road No. 25 (NW Main Blvd) (200' Public R/W).

Columbia County Tax Collector

generated on 8/18/2019 2:53:35 PM EDT

Tax Record

Last Update: 8/18/2019 2:52:26 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R05080-000	REAL ESTATE	2018

Mailing Address
BLOODWORTH JEFF & MINA
P O BOX 239
MADISON FL 32341

Property Address
REPO CITY

GEO Number
193S17-05080-000

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail NO EXEMPTIONS

Millage Code 002

Escrow Code

Legal Description (click for full description)

19-3S-17 1001/10014.82 Acres COMM SE COR OF SW1/4 OF SE1/4, RUN W 419.3 FT TO W R/W US-41, NW ALONG R/W 500 FT FOR POB, CONT NW ALONG R/W 700 FT, SW 300 FT, SE 700 FT, NE 300 FT TO POB. (A PART OF THIS IS AKA LOTS 6 THRU 12, PAUL GIEBEIG'S S/D UNR). ORB 660-211,

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	84,517	0	$84,517	$677.40
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	84,517	0	$84,517	$63.21
LOCAL	4.2010	84,517	0	$84,517	$355.06
CAPITAL OUTLAY	1.5000	84,517	0	$84,517	$126.78
SUWANNEE RIVER WATER MGT DIST	0.3948	84,517	0	$84,517	$33.37
LAKE SHORE HOSPITAL AUTHORITY	0.9620	84,517	0	$84,517	$81.31

Total Millage	15.8208	Total Taxes	$1,337.13

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	$60.78

Total Assessments	$60.78

Taxes & Assessments	$1,397.91

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/5/2018	PAYMENT	2700348.0001	2018	$1,341.99

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

Memorandum

To: City of Lake City

From: Christopher Gmuer, P.E., Gmuer Engineering

Date: September 27, 2019

Re: Precision Alignment & Repair – Traffic Generation Memo

The site is located at the intersection of NW Main Blvd and NW Waldo St in Lake City, FL. The project proposes the construction of a 12,500 sf Shop building and office. Calculations are based on the ITE Trip Generation Manual 10th Edition

Description	Use	1,000 SF of GFA	AADT	AM Peak	PM Peak
Proposed Shop Building	110	12.5 sf	62	9	8

Please let us know if you need any additional information for your review.

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

Stormwater Management Report

for

Precision Alignment & Repair

Precision Alignment and Repair, LLC
8480 SW CR 232
Trenton, FL 32693

Prepared for
Precision Alignment and Repair, LLC

Date: September 25, 2019

Christopher A. Gmuer, PE
FL PE # 71599
cagmuer@gmuereng.com
Gmuer Engineering, LLC
FL CA # 31533
2603 NW 13th ST Box 314
Gainesville, FL 32609
www.gmuereng.com
(352) 281-4928

Project Description

The project is located in Lake City FL near the intersection of NW Main Blvd and Walldo St / PIN # 19-3S-17-05080-000. The project proposes the construction of a 12,500 sf main shop building, a 900 sf office building and 5,000 SF of building for future expansion. This commercial development will also feature parking lot, wet stormwater facility, and water & sewer infrastructure.

Pre-Development Drainage Narrative

The existing site consists mostly of open space with runoff generally flowing from northeast to southwest to an exisiting on-site wetland located within a floodplain.

Post-Development Drainage Narrative

The proposed drainage plan consists of one drainage area. Drainage area 1 / DA-1 collects runoff from the property and conveys it to Stormwater Management Facility 1 (SMF-1) via a pipe system. SMF-1 is split into tow areas joined by an equalizer pipe and consists of a wet detention system discharging southwest to the onsite Wetland and floodplain with a tailwater elevation of 169.30. See the plans and geotechnical report for location, construction, and design details.

Drainage Area Runoff Calculations

Pre-Development DA-1	**Hyd Soil**	**CN**	**C**	**Sq Ft**	**Acres**	
Open	D	80.0	0.30	146,945	3.3734	100.0%
TOTAL (weighted ave)		**80.0**	**0.30**	**146,945**	**3.3734**	100.0%

Post-Development DA-1	**Hyd Soil**	**CN**	**C**	**Sq Ft**	**Acres**	
Building		98.0	0.95	13,396	0.3075	9.1%
Future Building		98.0	0.95	5,000	0.1148	3.4%
Pavement/Sidewalk		98.0	0.95	56,314	1.2928	38.3%
Open	B	61.0	0.30	46,649	1.0709	31.7%
Stormwater Pond		100.0	1.00	25,587	0.5874	17.4%
TOTAL (weighted ave)		**86.6**	**0.75**	**146,945**	**3.3734**	100.0%

WQTV (Water Quality Treatment Volume)

DA-1	**C**	**Sq Ft**	**Acres**
Impervious (Parking, etc)	0.95	74,710	1.7151
Stormwater Pond	1.00	25,587	0.5874
Open / Landscape	0.30	46,649	1.0709
TOTAL (weighted ave)	0.75	146,945	3.3734

Wet Detention	**C**	**Inch**	**Sq Ft**	**Acres**	**Cu Ft**	**Ac-Ft**
SRWMD TOTAL	**0.75**	**2.00**	**146,945**	**3.3734**	**18,426**	**0.4230**

Soils Data

DA-1	Rel Depth	NAVD88
Ave Ex Ground Elevation	0	170
Ave SHWT	-2	168

***PPV and tailwater conditions match the floodplain elevation of 169.30**

Permanent Pool Volume

DA-1

Wet Season Rainfall =	25	in
Residence Time=	14	days
Length of Wet Season=	122	days
Comp. Runoff Coef C =	0.75	
DA =	146,945	SF
PPV =	**26,431**	**CF**
PPV Provided=	**26,541**	**CF**

Floodplain Compensation

There are two floodplains encroaching they site. A floodplain with a 171' base elevation is encroaching the northwest portion of the property. This portion of the floodplain will remain undisturbed. As such, no compensation is necessary. A floodplain with a 169.3' base elevation is incroaching the southwestern portion of the site. A volume analysis was conducted using Autocad Civil 3D to evaluate the floodplain volume within the site. The analysis resulted in 11,070 CF of floodplain volume required to be compensated. The proposed compensation area provides 11,101 CF below the elevation of 169.3.

Compensation Area

Stage	Area		Cumulative Volume		
Feet	Sq Ft	Acre	Cu Ft		
165.00	1,347	0.0309	0		
166.00	2,864	0.0657	2,105		
167.00	4,472	0.1027	5,773		
168.00	6,184	0.1420	11,101	> 11,070	**OK**

Stage-Storage

SMF1	Stage	Area		Cumulative Volume	
Dry Retention	Feet	Sq Ft	Acre	Cu Ft	Ac-Ft
	162.50	615	0.0141	0	0.0000
	163.00	932	0.0214	387	0.0089
	164.00	1,595	0.0366	1,650	0.0379
	165.00	2,289	0.0526	3,592	0.0825
	166.00	3,016	0.0692	6,244	0.1433
	167.00	4,099	0.0941	9,801	0.2250
	168.00	6,756	0.1551	15,228	0.3496
	169.00	9,742	0.2237	23,477	0.5390
PPV	169.30	10,681	0.2452	26,541	0.6093
	169.30	10,681	0.2452	0	0.0000
	170.00	13,158	0.3021	8,343	0.1915
WQTV	**170.65**	**17,707**	**0.4065**	**18,426**	**0.4230**
	171.00	17,903	0.4110	23,874	0.5481
	172.00	22,937	0.5266	44,293	1.0168
	172.50	25,587	0.5874	56,424	1.2953

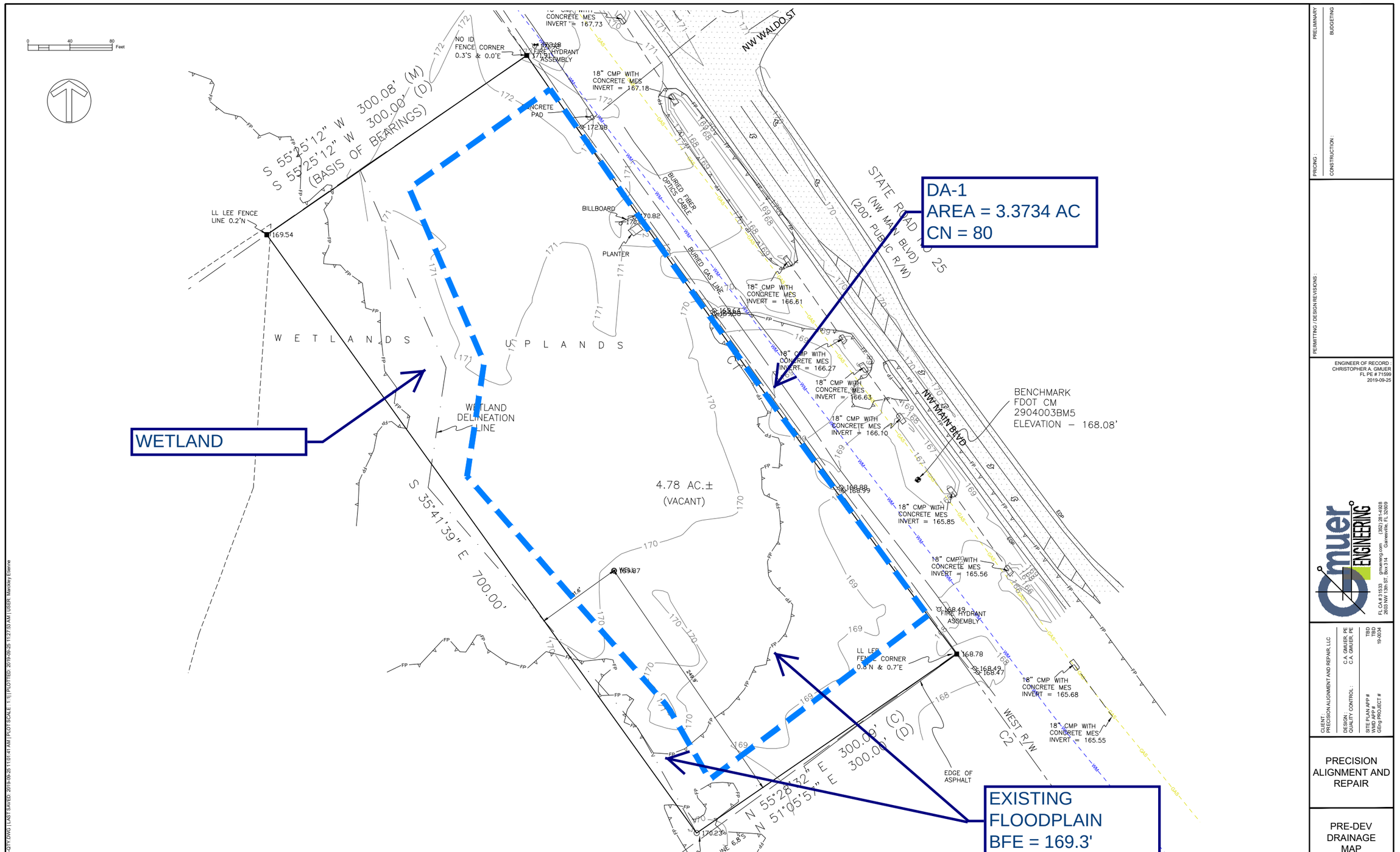
Discharge CS-1	Invert	Diameter	Width	Height
Orifice Window	169.30		6"	3"
Orifice Window	170.65	-	21"	3"
Weir	171.15	-	132"	-

Storm Event Stage Elevations and Recovery Elevations

SMF-1	Pre-Dev	Post-Development		
Storm Event	Rates	Rates	SMF1	Recovery (Days)
WQTV			170.65	50 Hrs
SRWMD100Y001H	15.46	6.83	171.40	1.6
SRWMD100Y002H	13.37	6.37	171.39	2
SRWMD100Y004H	6.58	4.96	171.33	1.9
SRWMD100Y008H	9.66	9.38	171.49	2.2
SRWMD100Y024H	3.25	3.19	171.25	2.33
SRWMD100Y072H	2.22	1.9	171.11	3.25
SRWMD100Y168H	1.51	1.51	170.94	3
SRWMD100Y240H	2.04	1.99	171.15	2.5

Freeboard

Pond Top Elevation	172.50	12" SRWMD
Design High Water Elev	171.49	
Provided Freeboard	**12.12 "**	



PRICING : PRELIMINARY

CONSTRUCTION : BIDDING

PERMITTING / DESIGN REVISIONS :

ENGINEER OF RECORD
CHRISTOPHER A. GMUER
FL PE # 71599
2019-09-25

Gmuer ENGINEERING
FL CA # 31533 gmuereng.com (352) 281-4928
2603 NW 13th ST. Box 314 Gainesville, FL 32609

CLIENT:
PRECISION ALIGNMENT AND REPAIR, LLC

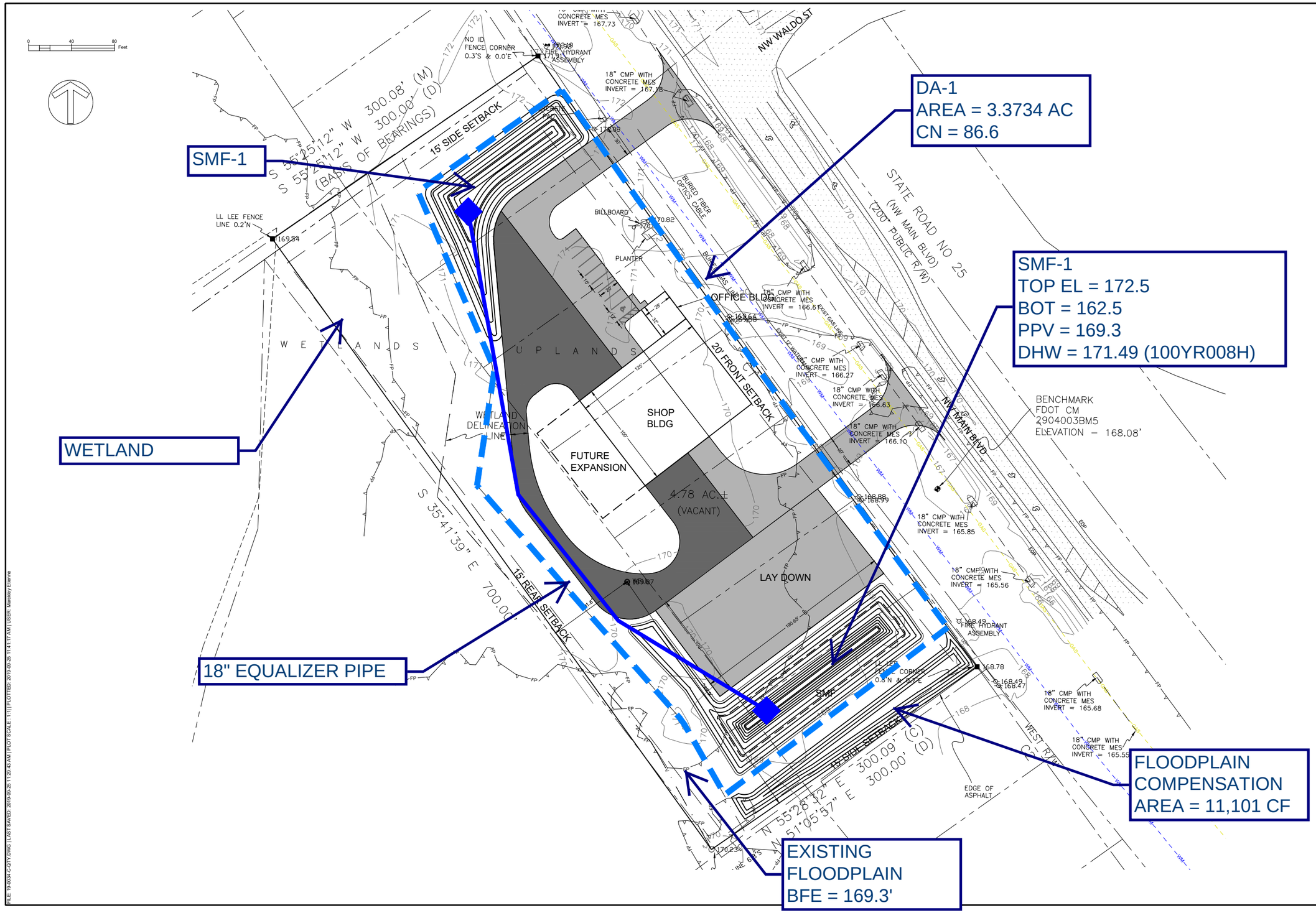
DESIGN : C.A. GMUER, PE
QUALITY CONTROL: C.A. GMUER, PE

SITE PLAN APP # TBD
WATER MGT # TBD
GEng PROJECT # 19-0034

PRECISION ALIGNMENT AND REPAIR

PRE-DEV DRAINAGE MAP

FILE: 19-0034-C-DTY.DWG | LAST SAVED: 2019-09-25 11:01:41 AM | PLOT SCALE: 1:1| PLOTTED: 2019-09-25 11:27:53 AM | USER: Mackley Etienne



PRELIMINARY
PRICING :
BUDGETING
CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :

ENGINEER OF RECORD
CHRISTOPHER A. GMUER
FL PE # 71599
2019-09-25

Gmuer ENGINEERING
FL CA # 31533 (352) 281-4928
2603 NW 13th ST. Box 314 Gainesville, FL 32609
gmuereng.com

CLIENT :
PRECISION ALIGNMENT AND REPAIR, LLC

DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE

SITE PLAN APP # TBD
SWMD # TBD
GEng PROJECT # 19-0034

PRECISION ALIGNMENT AND REPAIR

POST-DEV DRAINAGE MAP

Map Scale: 1:1,370 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Columbia County, Florida
Survey Area Data: Version 14, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
37	Mascotte fine sand	B/D	4.0	95.4%
57	Surrency fine sand	B/D	0.2	4.6%
Totals for Area of Interest			**4.2**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

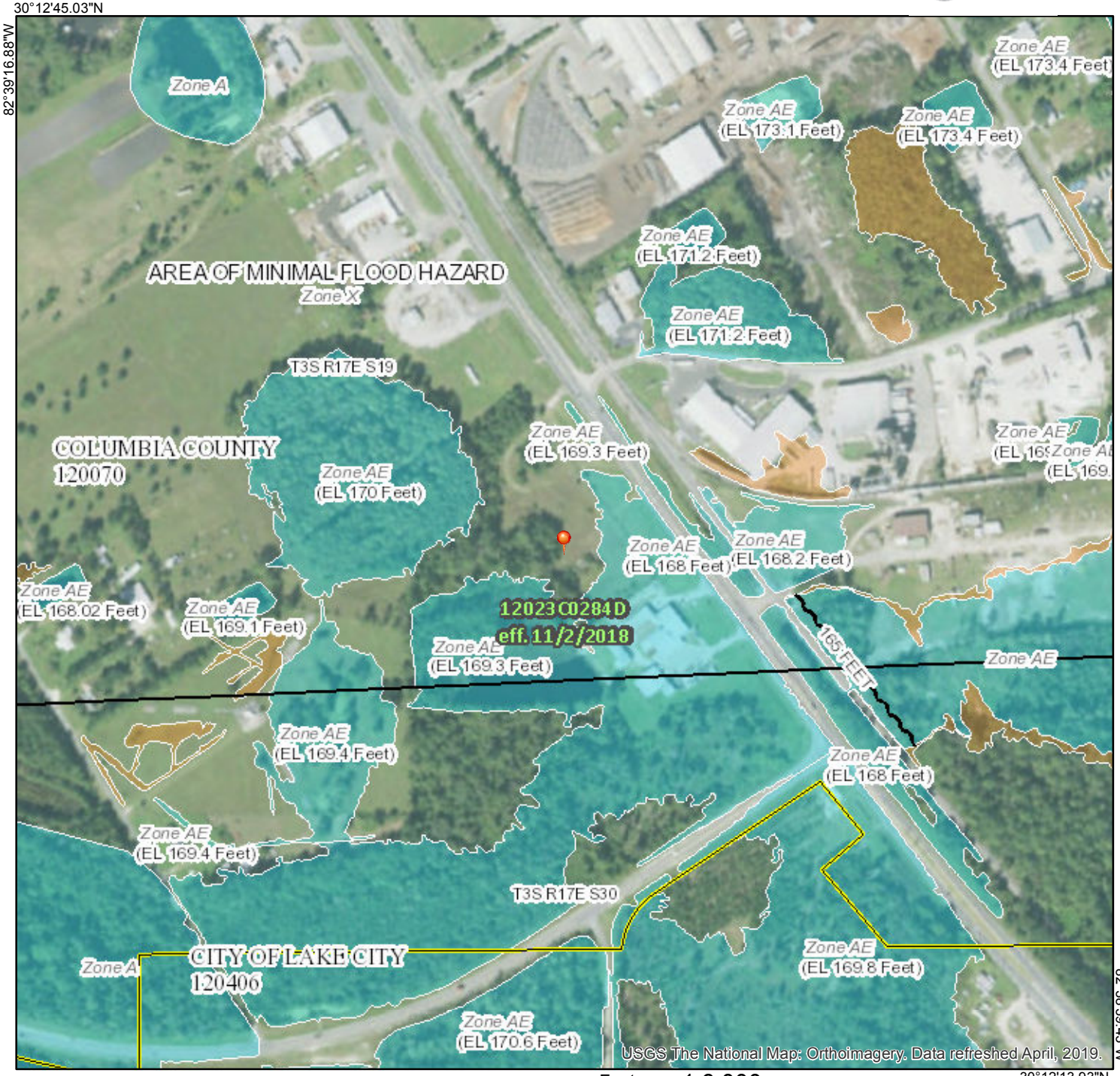
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

National Flood Hazard Layer FIRMette

FEMA



0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

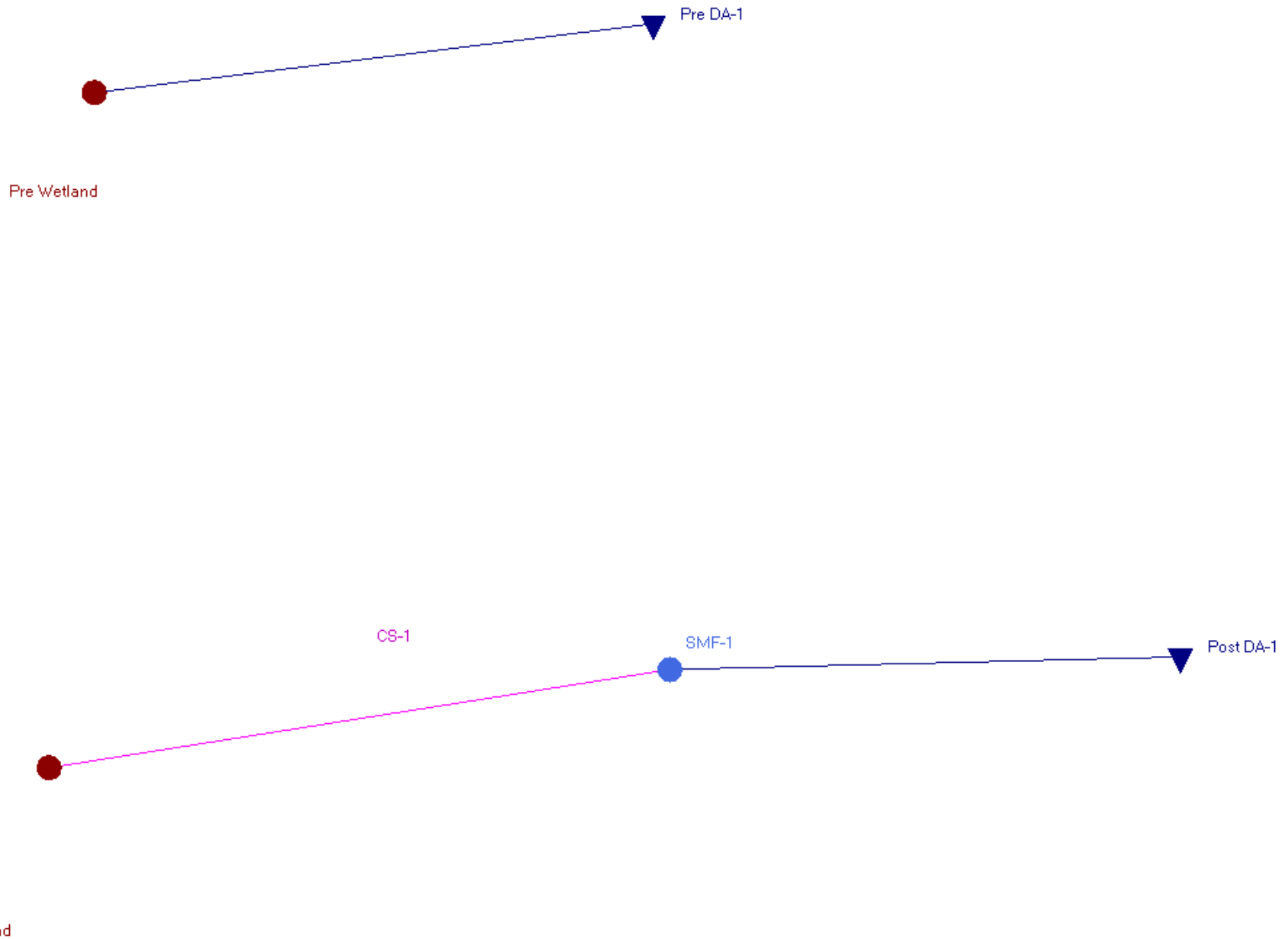
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/16/2019 at 2:54:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

NODAL DIAGRAM



Simple Basin: Post DA-1

Scenario:	Scenario1
Node:	SMF-1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	3.7418 ac
Curve Number:	86.6
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pre DA-1

Scenario:	Scenario1
Node:	Pre Wetland
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	12.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	3.7418 ac
Curve Number:	80.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Post Wetland

Scenario:	Scenario1
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	169.30 ft
Warning Stage:	169.30 ft
Boundary Stage:	

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	168.00
0	0	0	9999.0000	168.00

Comment:

Node: Pre Wetland

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 169.00 ft
Warning Stage: 169.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	168.00
0	0	0	9999.0000	168.00

Comment:

Node: SMF-1

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 169.30 ft
Warning Stage: 171.50 ft

Stage [ft]	Area [ac]	Area [ft2]
169.30	0.2452	10681
170.00	0.3021	13159
171.00	0.4110	17903
172.00	0.5266	22939
172.50	0.5874	25587

Comment:

Drop Structure Link: CS-1

Scenario: Scenario1
From Node: SMF-1
To Node: Post Wetland
Link Count: 1

Upstream Pipe		Downstream Pipe	
Invert:	169.25 ft	Invert:	169.00 ft
Manning's N:	0.0110	Manning's N:	0.0110
Geometry:	Circular	Geometry:	Circular
Max Depth:	1.25 ft	Max Depth:	1.25 ft

Flow Direction:	Both
Solution:	Combine
Increments:	0
Pipe Count:	1
Damping:	0.0000 ft
Length:	20.00 ft
FHWA Code:	0
Entr Loss Coef:	0.00
Exit Loss Coef:	0.00
Bend Loss Coef:	0.00
Bend Location:	0.00 ft
Energy Switch:	Energy

Bottom Clip		Bottom Clip	
Default:	0.00 ft	Default:	0.00 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	
Manning's N:	0.0000	Manning's N:	0.0000
Top Clip		**Top Clip**	
Default:	0.00 ft	Default:	0.00 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	
Manning's N:	0.0000	Manning's N:	0.0000

Pipe Comment:

Weir Component

Weir:	1
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	169.30 ft
Control Elevation:	168.50 ft
Max Depth:	0.25 ft
Max Width:	0.50 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	170.65 ft
Control Elevation:	170.65 ft
Max Depth:	0.25 ft
Max Width:	1.75 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	3
Weir Count:	1
Weir Flow Direction:	Both

Bottom Clip	
Default:	0.00 ft
Op Table:	

Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	171.15 ft
Control Elevation:	171.15 ft
Max Depth:	9999.00 ft
Max Width:	11.00 ft
Fillet:	0.00 ft

Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Simulation: SRWMD 100Y001H

Scenario:	Scenario1
Run Date/Time:	9/24/2019 10:19:25 PM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	120.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	1.0000	15.0000
0	0	0	48.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	1.0000	15.0000
0	0	0	48.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	4.20 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: SRWMD 100Y002H

Scenario: Scenario1
Run Date/Time: 9/24/2019 10:19:47 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	120.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	1.0000	15.0000
0	0	0	48.0000	120.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	1.0000	15.0000
0	0	0	48.0000	120.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~FDOT-2
Rainfall Amount: 5.10 in
Storm Duration: 2.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2

(1D):
Energy Switch (1D): Energy

Comment:

Simulation: SRWMD 100Y004H

Scenario: Scenario1
Run Date/Time: 9/24/2019 10:20:10 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	120.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	1.0000	15.0000
0	0	0	60.0000	120.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	1.0000	15.0000
0	0	0	60.0000	120.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Folder:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	5.10 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: SRWMD 100Y008H

Scenario: Scenario1
Run Date/Time: 9/24/2019 10:20:35 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	200.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	1.0000	15.0000
0	0	0	60.0000	120.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	1.0000	15.0000
0	0	0	60.0000	120.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-8
Rainfall Amount: 7.26 in
Storm Duration: 8.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: SRWMD 100Y024H

Scenario: Scenario1
Run Date/Time: 9/24/2019 10:20:59 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	300.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	1.0000	15.0000
0	0	0	60.0000	120.0000
0	0	0	240.0000	120.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	1.0000	15.0000
0	0	0	60.0000	120.0000
0	0	0	240.0000	120.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	9.84 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: SRWMD 100Y072H

Scenario: Scenario1
Run Date/Time: 9/24/2019 10:21:32 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	300.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	1.0000	15.0000
0	0	0	60.0000	120.0000
0	0	0	290.0000	120.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	1.0000	15.0000
0	0	0	60.0000	120.0000
0	0	0	290.0000	120.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72
		Rainfall Amount:	12.40 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: SRWMD 100Y168H

Scenario: Scenario1
Run Date/Time: 9/24/2019 10:22:04 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	400.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	1.0000	15.0000
0	0	0	60.0000	120.0000
0	0	0	360.0000	120.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	1.0000	15.0000
0	0	0	60.0000	120.0000
0	0	0	360.0000	120.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Opt: Global

Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-168
		Rainfall Amount:	14.00 in
Edge Length Option:	Automatic	Storm Duration:	168.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: SRWMD 100Y240H

Scenario: Scenario1
Run Date/Time: 9/24/2019 10:22:51 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	480.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	1.0000	15.0000
0	0	0	60.0000	120.0000
0	0	0	440.0000	120.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	1.0000	15.0000
0	0	0	60.0000	120.0000
0	0	0	440.0000	120.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-240
		Rainfall Amount:	16.10 in
Edge Length Option:	Automatic	Storm Duration:	240.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: WQTV

Scenario: Scenario1
Run Date/Time: 9/24/2019 9:41:12 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

Hydrology [sec]	Surface Hydraulics

		[sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	60.0000	30.0000
0	0	0	72.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	60.0000	30.0000
0	0	0	72.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Opt: No Rainfall

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2

Energy Switch (1D): Energy

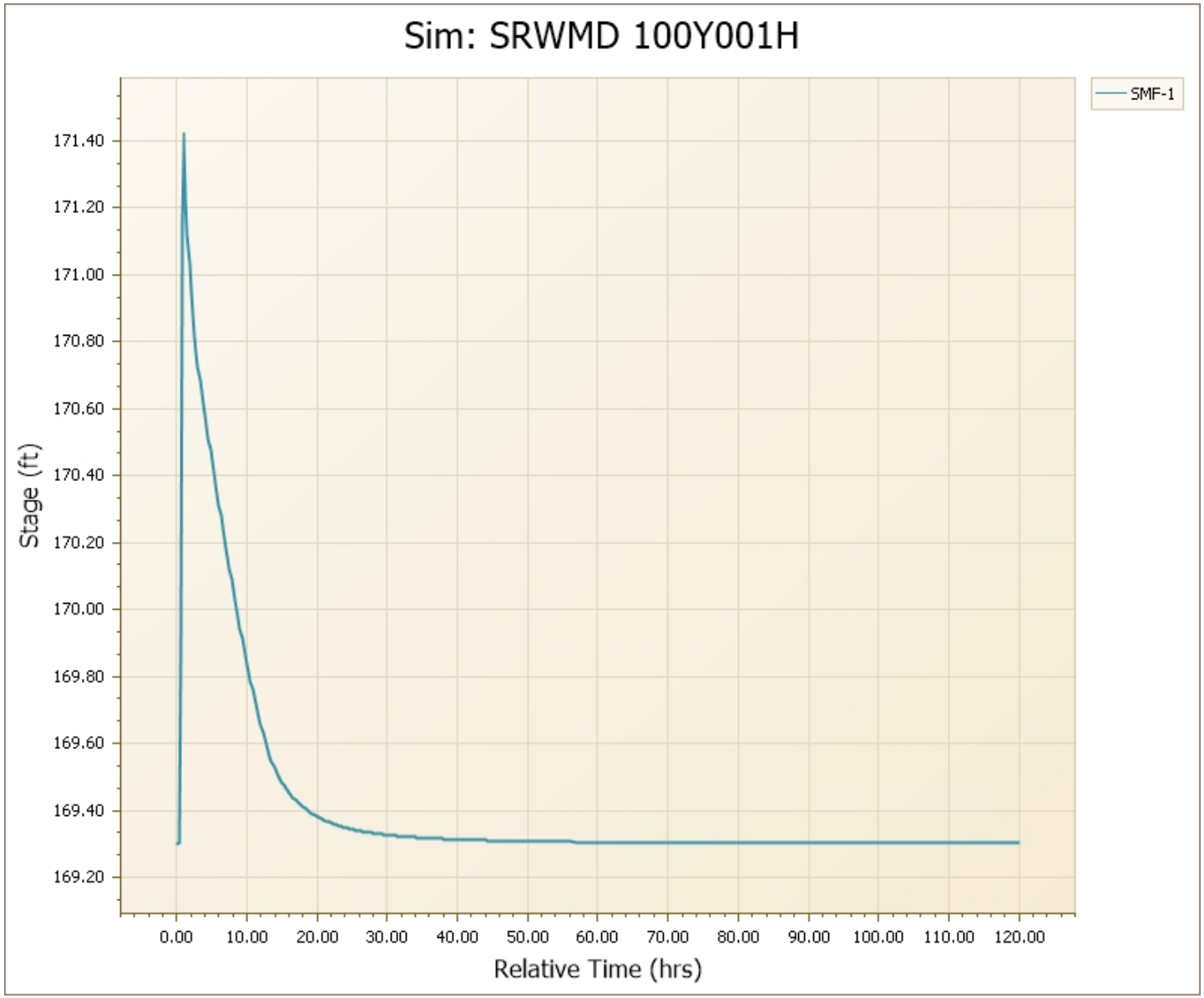
Comment:

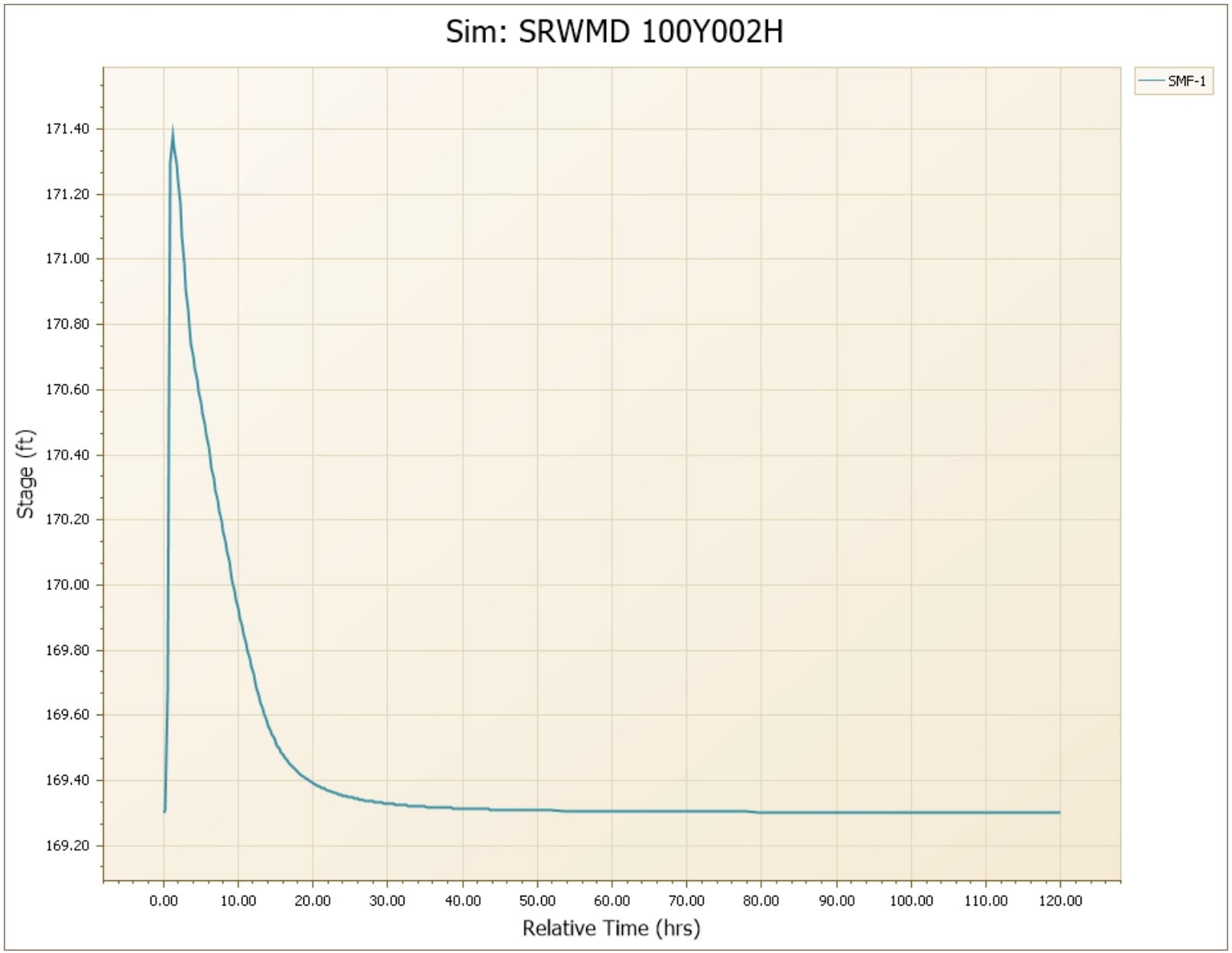
Max Stage Report

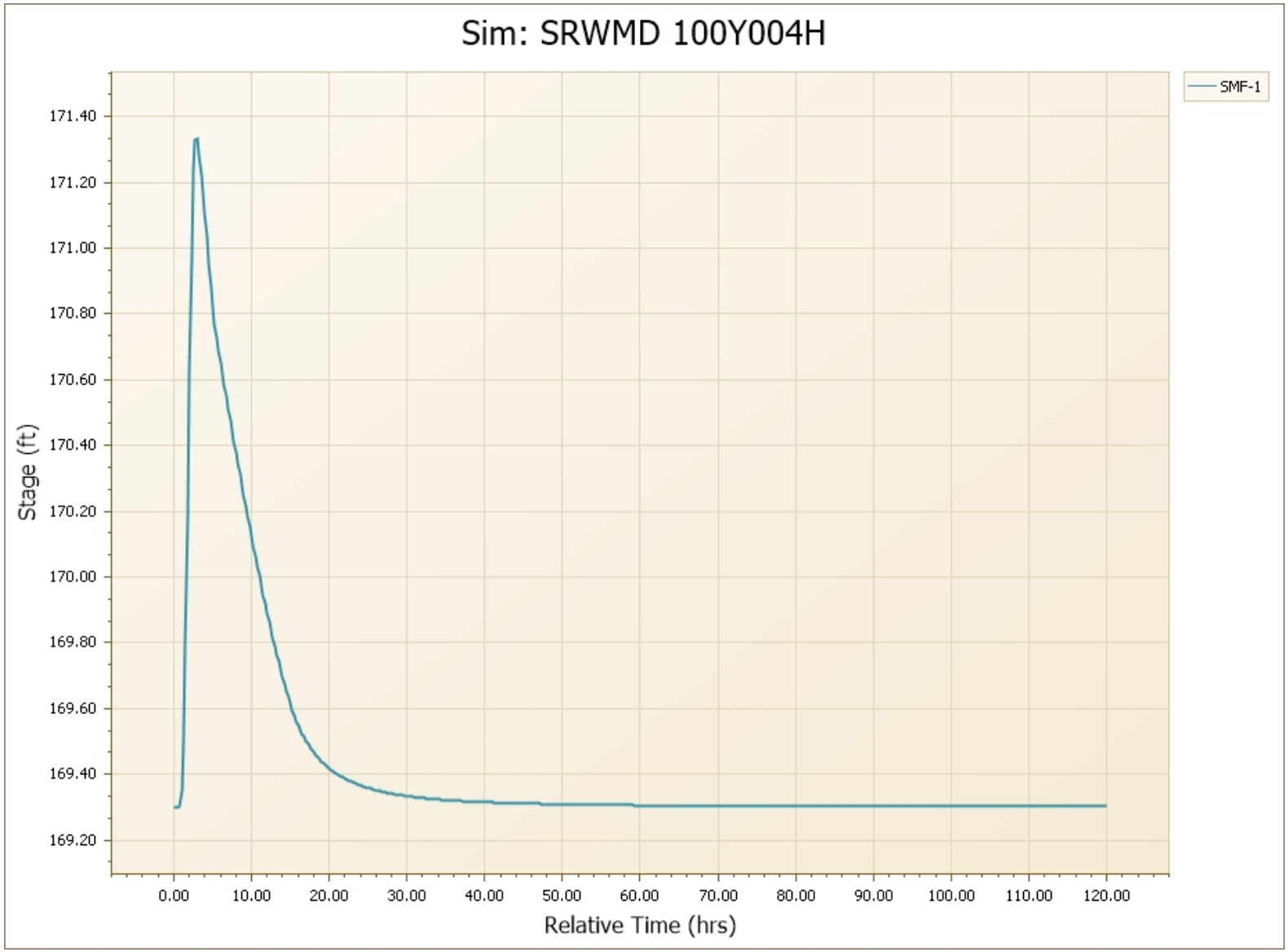
Sim	Node Name	Warning Stage [ft]	Maximum Stage [ft]
SRWMD 100Y001H	SMF-1	171.50	171.40
SRWMD 100Y002H	SMF-1	171.50	171.39
SRWMD 100Y004H	SMF-1	171.50	171.33
SRWMD 100Y008H	SMF-1	171.50	171.49
SRWMD 100Y024H	SMF-1	171.50	171.25
SRWMD 100Y072H	SMF-1	171.50	171.11
SRWMD 100Y168H	SMF-1	171.50	170.94
SRWMD 100Y240H	SMF-1	171.50	171.15
WQTV	SMF-1	171.50	170.65

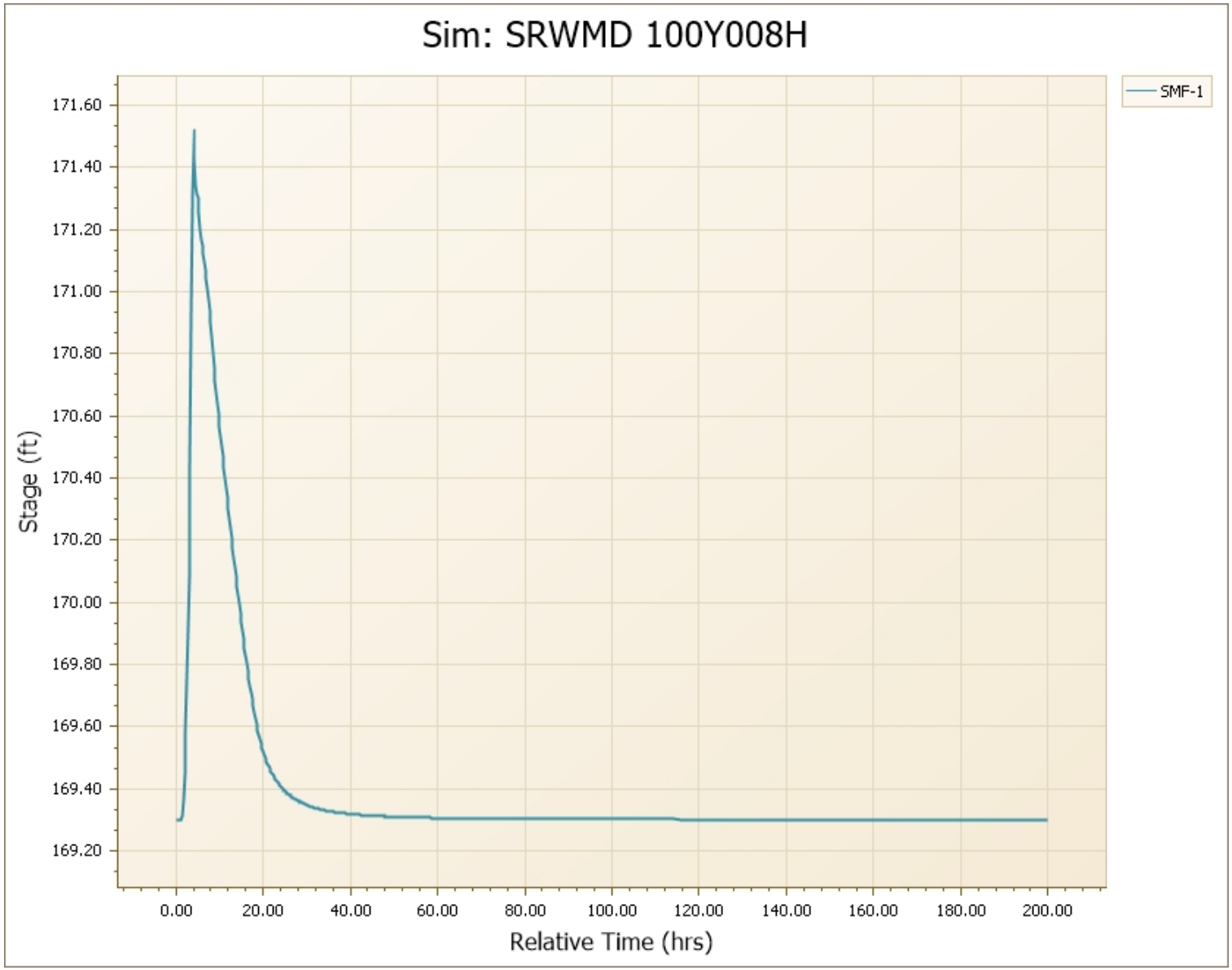
Discharge Rates Report

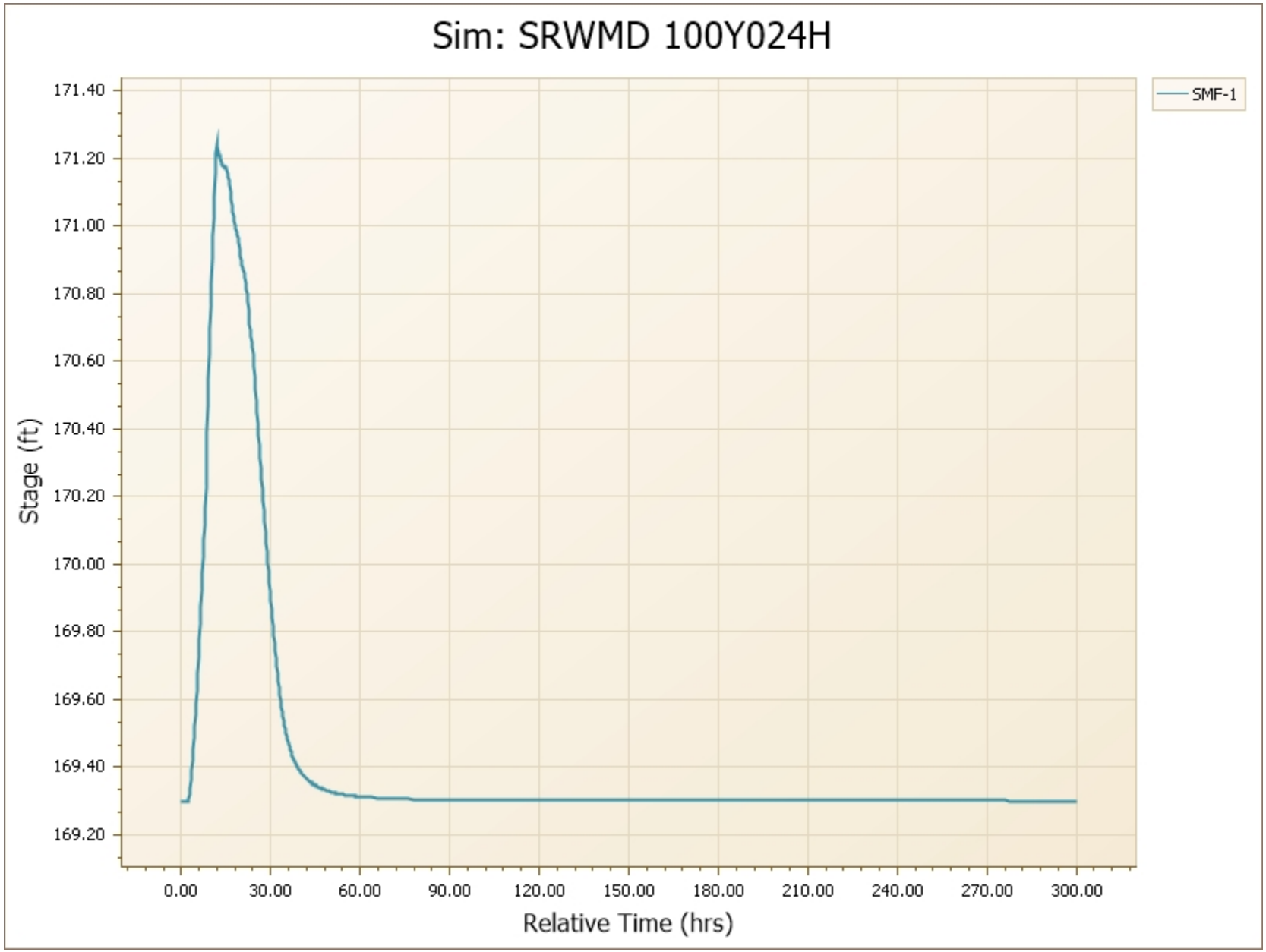
Sim	Node Name	Maximum Total Inflow Rate [cfs]
SRWMD 100Y001H	Post Wetland	6.83
SRWMD 100Y001H	Pre Wetland	15.46
SRWMD 100Y002H	Post Wetland	6.37
SRWMD 100Y002H	Pre Wetland	13.37
SRWMD 100Y004H	Post Wetland	4.96
SRWMD 100Y004H	Pre Wetland	6.58
SRWMD 100Y008H	Post Wetland	9.38
SRWMD 100Y008H	Pre Wetland	9.66
SRWMD 100Y024H	Post Wetland	3.19
SRWMD 100Y024H	Pre Wetland	3.25
SRWMD 100Y072H	Post Wetland	1.90
SRWMD 100Y072H	Pre Wetland	2.22
SRWMD 100Y168H	Post Wetland	1.51
SRWMD 100Y168H	Pre Wetland	1.51
SRWMD 100Y240H	Post Wetland	1.99
SRWMD 100Y240H	Pre Wetland	2.04

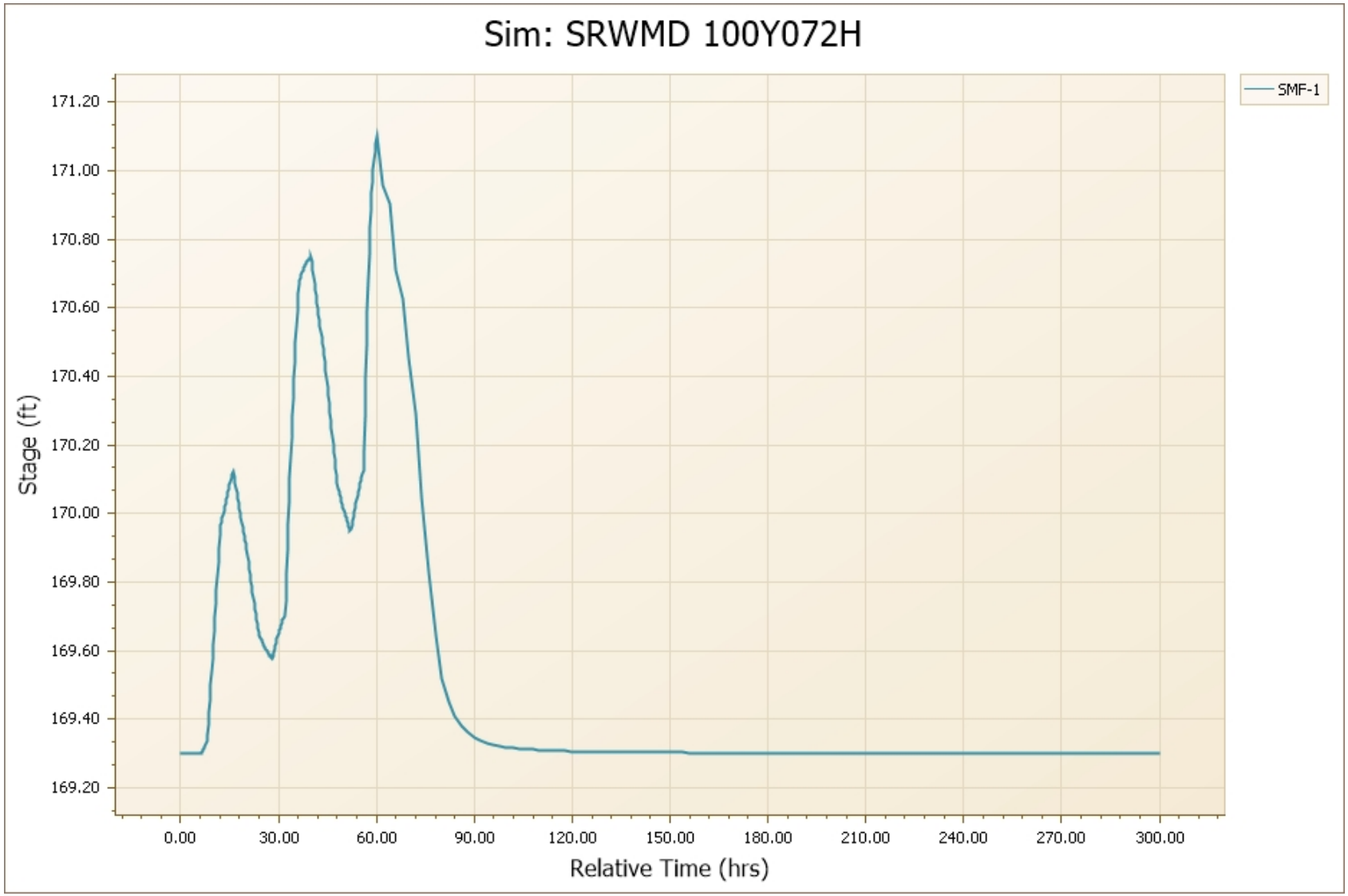

Sim: SRWMD 100Y001H
SMF-1
Stage (ft)
171.40
171.20
171.00
170.80
170.60
170.40
170.20
170.00
169.80
169.60
169.40
169.20
0.00
10.00
20.00
30.00
40.00
50.00
60.00
70.00
80.00
90.00
100.00
110.00
120.00
Relative Time (hrs)

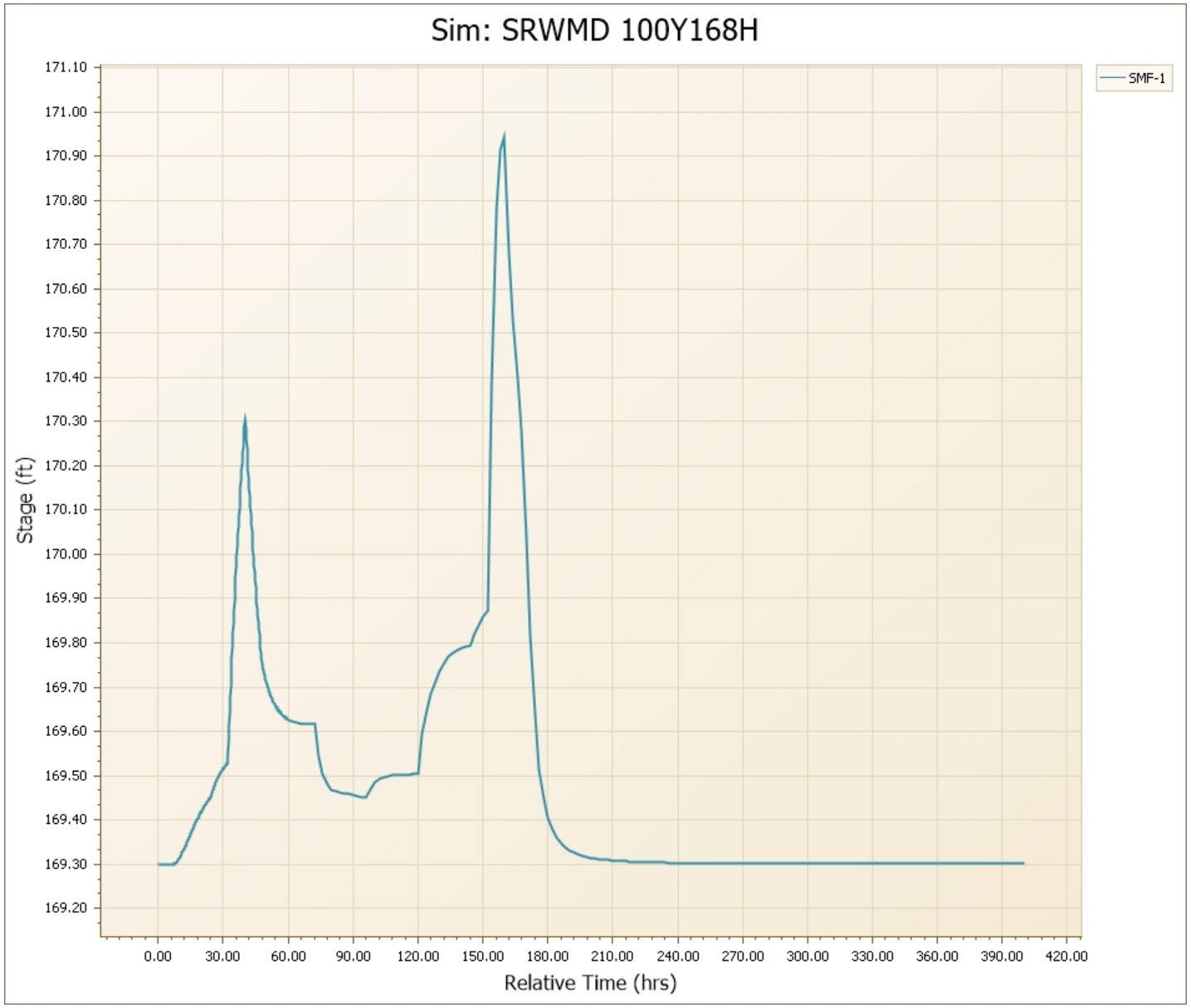

Sim: SRWMD 100Y002H
SMF-1
Stage (ft)
171.40
171.20
171.00
170.80
170.60
170.40
170.20
170.00
169.80
169.60
169.40
169.20
0.00
10.00
20.00
30.00
40.00
50.00
60.00
70.00
80.00
90.00
100.00
110.00
120.00
Relative Time (hrs)

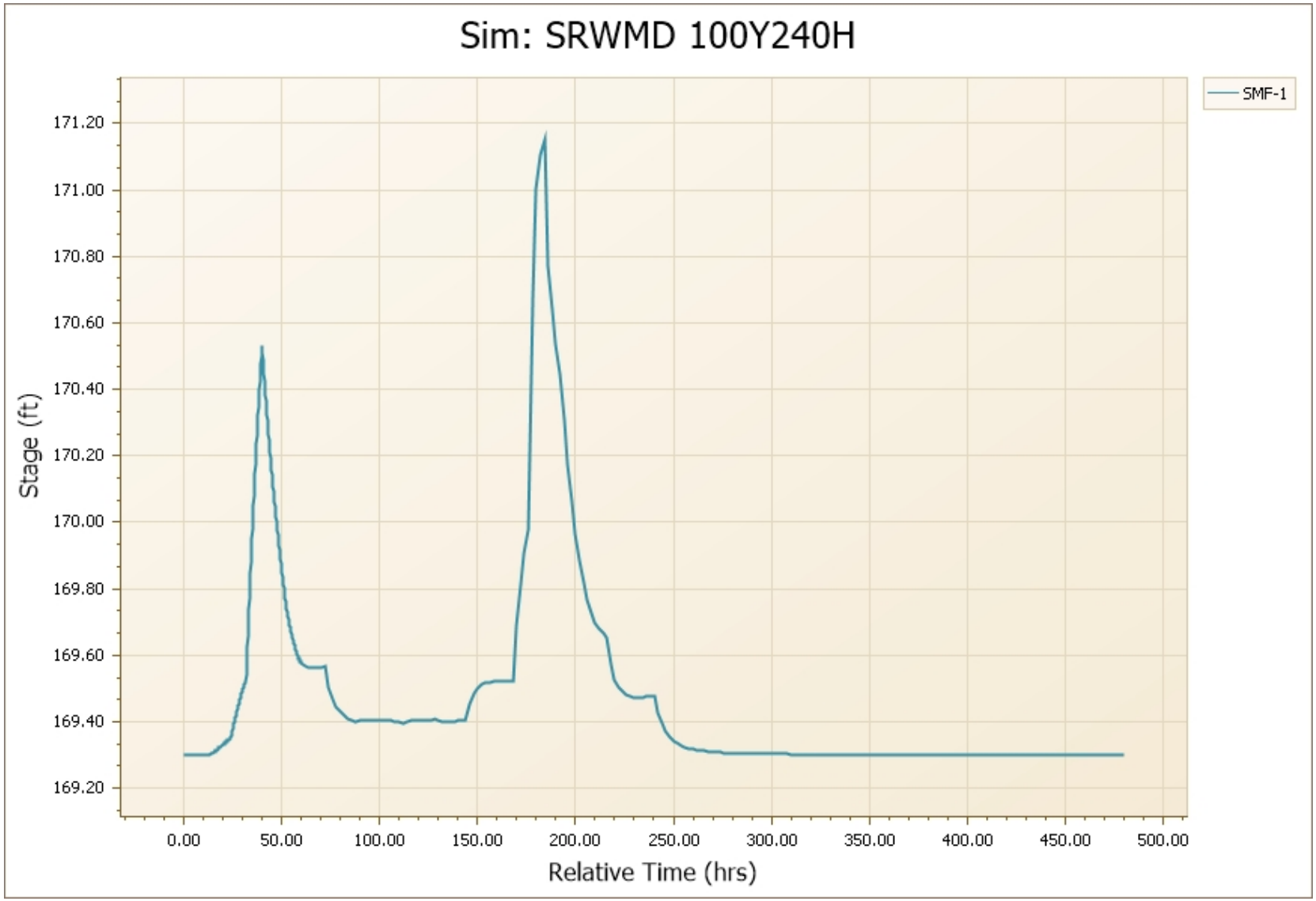

Sim: SRWMD 100Y004H
SMF-1
Stage (ft)
171.40
171.20
171.00
170.80
170.60
170.40
170.20
170.00
169.80
169.60
169.40
169.20
0.00
10.00
20.00
30.00
40.00
50.00
60.00
70.00
80.00
90.00
100.00
110.00
120.00
Relative Time (hrs)

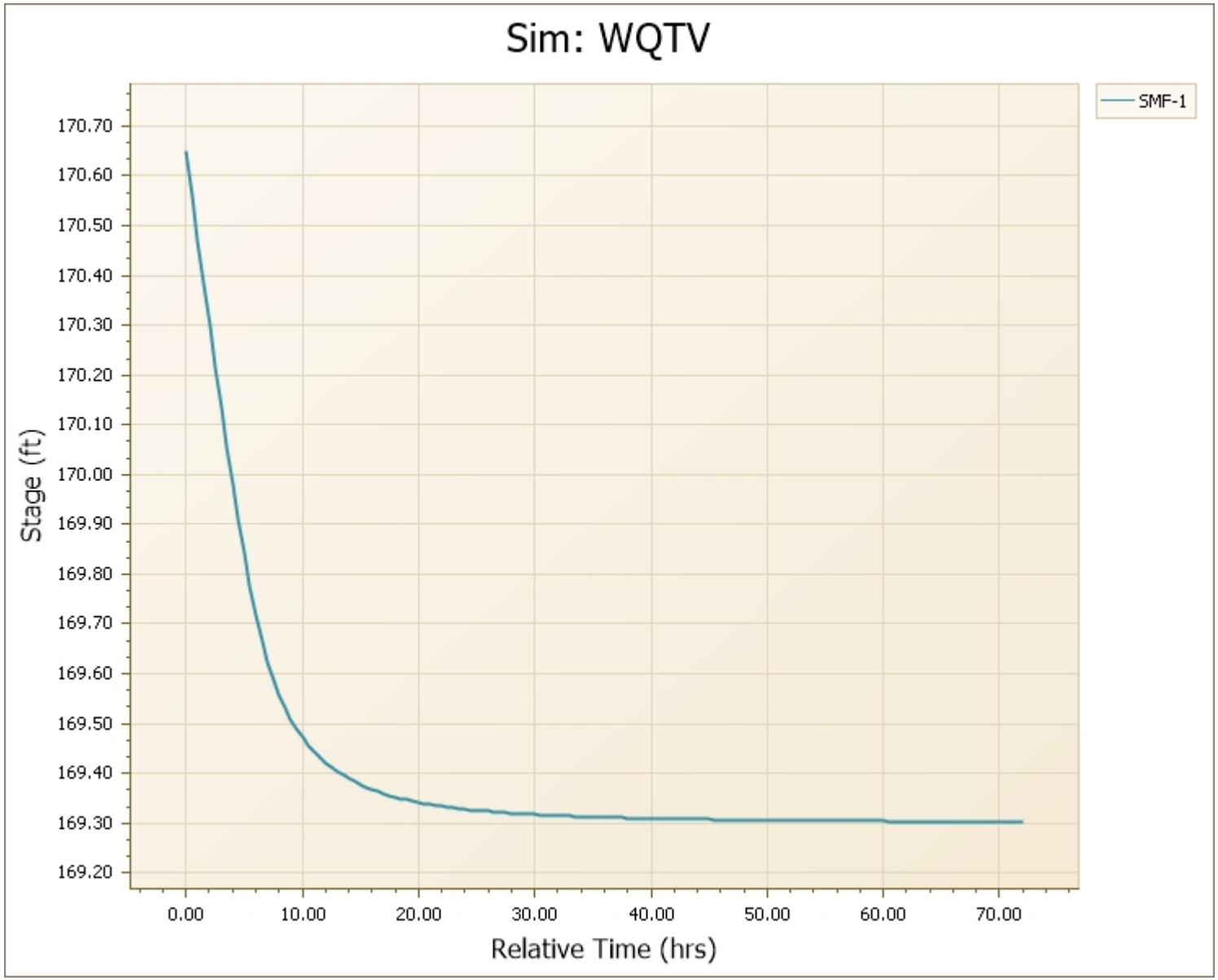

Sim: SRWMD 100Y008H
SMF-1
Stage (ft)
171.60
171.40
171.20
171.00
170.80
170.60
170.40
170.20
170.00
169.80
169.60
169.40
169.20
0.00
20.00
40.00
60.00
80.00
100.00
120.00
140.00
160.00
180.00
200.00
Relative Time (hrs)


Sim: SRWMD 100Y024H
SMF-1
Stage (ft)
171.40
171.20
171.00
170.80
170.60
170.40
170.20
170.00
169.80
169.60
169.40
169.20
0.00
30.00
60.00
90.00
120.00
150.00
180.00
210.00
240.00
270.00
300.00
Relative Time (hrs)


Sim: SRWMD 100Y072H
SMF-1
Stage (ft)
171.20
171.00
170.80
170.60
170.40
170.20
170.00
169.80
169.60
169.40
169.20
0.00
30.00
60.00
90.00
120.00
150.00
180.00
210.00
240.00
270.00
300.00
Relative Time (hrs)


Sim: SRWMD 100Y168H
SMF-1
Stage (ft)
171.10
171.00
170.90
170.80
170.70
170.60
170.50
170.40
170.30
170.20
170.10
170.00
169.90
169.80
169.70
169.60
169.50
169.40
169.30
169.20
0.00
30.00
60.00
90.00
120.00
150.00
180.00
210.00
240.00
270.00
300.00
330.00
360.00
390.00
420.00
Relative Time (hrs)


Sim: SRWMD 100Y240H
SMF-1
Stage (ft)
171.20
171.00
170.80
170.60
170.40
170.20
170.00
169.80
169.60
169.40
169.20
0.00
50.00
100.00
150.00
200.00
250.00
300.00
350.00
400.00
450.00
500.00
Relative Time (hrs)


Sim: WQTV
SMF-1
Stage (ft)
170.70
170.60
170.50
170.40
170.30
170.20
170.10
170.00
169.90
169.80
169.70
169.60
169.50
169.40
169.30
169.20
0.00
10.00
20.00
30.00
40.00
50.00
60.00
70.00
Relative Time (hrs)

Cal -Tech Testing, Inc.

- Engineering
- Geotechnical
- Environmental

LABORATORIES

P.O. Box 1625 • Lake City, FL 32056
Tel. (386) 755-3633 • Fax (386) 752-5456

450 SR 13N, Suite 106-308, Jacksonville, FL 32259
Tel. (904) 381-8901 • Fax (904) 381-8902

August 9, 2019

Mr. Jimbo Prevatt
Precision Alignment & Repair, LLC
8480 SW CR 232
Lake City, Florida 32693

RE: Geotechnical Exploration & Field Soil Permeability Testing Report
Precision Alignment & Repair Main Shop Building-Retention Ponds
Lake City, Florida
Cal-Tech Testing, Inc. Project No. 19-00557-01

Dear Mr. Jimbo Prevatt:

This report presents the results of our geotechnical exploration and field soil permeability testing performed for the proposed Precision Alignment & Repair main Shop Building Retention in lake City, Florida. Our services were performed in accordance with our proposal and your subsequent authorization.

The purposes of our geotechnical exploration and soil testing were to obtain subsurface soil profile and soil permeability information by the proposed retention pond areas.

FIELD EXPLORATION

Our field exploration was done on August 7, 2019 and consisted of two (2) field soil permeability tests performed using a 5 ft. long, 2.81-in I.D. casing driven 0.5 ft. from the bottom of 2 ft. deep hand-augered boreholes. During the tests and after soil saturation for 30 minutes, we recorded the volume required to keep water at the top of the casing at 5-minute intervals for 30 minutes.

Prior to the soil permeability tests, we performed 15 ft. deep Standard Penetration Test (SPT) borings to determine the soil profile in proximity to each of the field soil permeability test locations laid out by our field crew using a Global Positioning System (GPS) hand-held device and coordinates approximated from the Site/Location Plan you provided to us and a web-available mapping system. At completion, the boreholes were backfilled with soil cuttings.

The sampling and penetration procedures of the SPT borings were in general accordance with ASTM D-1586 Penetration Test and Split-Barrel Sampling of Soil, using a power rotary drill

rig and a 3-in diameter continuous flight auger. The standard penetration test was performed by driving a standard $1^3/_8$ inch I.D. and 2 inches O.D. split-spoon sampler with a manual 140-lb hammer falling 30 inches. The number of hammer blows required to drive the sampler a total of 24 inches (i.e. boring upper 10 ft.) or 18 inches in 6-inch increments were recorded in the boring logs. The penetration resistance, N-values, is the summation of the second and third 6-inch increments. The blow counts and N-values are recorded in the enclosed Boring Log.

The soil samples obtained from the borings were delivered to our laboratory and visually classified by our geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D-2487). Refer to the enclosed boring log for the subsurface soil classification at the test locations.

SUBSURFACE SOIL CONDITIONS

GENERALIZED SUBSURFACE PROFILE

A generalized subsurface soil profile inferred from the soil borings consists of a SAND stratum to the termination depth of the borings with an interbedded 3 ft. thick layer of SILTY SAND with top depth varying from 3 ft. (i.e. B1) to 6 ft. (i.e. B2).

Groundwater

The groundwater was encountered at about 3ft. to 3.5 ft. depth at completion of the borings. The United States Department of Agriculture (USDA), National Resources Conservation Service (NRCS) indicates the groundwater at depths of 6 inches to 18 inches below the natural ground elevations.

Groundwater should be expected to fluctuate subject to seasonal variations; however, subtle increase and subsequent decrease of SPT blow counts and typical iron oxide yellowish-brown- colored soil particles appears to indicate the Seasonal High Groundwater Table (SHGWT) at a depth of 2 ft.

A confining stratum is clearly defined at a depth of about 4 ft. at boring locations B1 and at about 6 ft. for B2.

SOIL PERMEABILITY & HYDROLOGIC GROUP

Analyses of data obtained during the field soil permeability tests indicate soil hydraulic conductivities as shown in the following table:

Test Location	Depth (ft)	Vertical Unsaturated Soil Hydraulic Conductivity (K_{vu}) (ft/day)	Horizontal Soil Hydraulic Conductivity (K_h) (ft/day)	Fillable Porosity (%)
B1	2	0.53	1.18	20
B2	2	0.74	1.65	20

In addition, based on the USDA NRCS criteria, the estimated depth to the SHGWT, the depth to the confining stratum and the soil Hydraulic Conductivity, the soil by boring locations B1 and B2 could be assigned the Hydraulic Soil Group C.

LIMITATIONS

Information on subsurface strata and groundwater levels shown on the boring logs represent conditions encountered only at the locations indicated and at the time of the investigation.

CLOSURE

It has been a pleasure working with you and we look forward to continuing our work on this and future projects.

Sincerely,

Cal-Tech Testing, Inc.

IVAN E. MARCANO LICENSE No. 65550 8/9/19 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ivan E. Marcano, M.S., P.E.
Sr. Geotechnical Engineer

Mike Stalvey, Jr.
Vice President

Enclosures:
Boring Location Plan
Boring Logs

CAL-TECH TESTING, INC.
P.O. BOX 1625
Lake City, Florida 32056-1625
Phone: (386) 755-3633
Fax: (386) 752-5456

FIELD PERMEABILITY TEST LOCATION PLAN

Precision Alignment & Repair Main Shop Building

Lake City, Florida

Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B1

CLIENT Precision Alignment & Repair, LLC
PROJECT NAME Precision Alignment & Repair Main Shop Building
PROJECT NUMBER 19-00557-01
PROJECT LOCATION Lake City Florida
DATE STARTED 8/7/19 **COMPLETED** 8/7/19
GROUND ELEVATION 0 ft **HOLE SIZE** 3-in dia. x 15 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc.
GROUND WATER LEVELS:
DRILLING METHOD SPT
AT TIME OF DRILLING 3.50 ft / Elev -3.50 ft
LOGGED BY I.M. **CHECKED BY** I.M.
AT END OF DRILLING ---
NOTES Elev. refered to ground surface
AFTER DRILLING ---

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	REMARKS
	LIMEROCK base course							Boring Location Coordinates: N30°12'32.7" W82°38'59.9"
	(SP) Gray **SAND**		2	1	SS	83	4-4-4-3 (8)	SS=Split Spoon sampler
	(SP) Very dark yellowish brown **SAND**							Darker yellowish-brown-colored particles at 2 ft.
	▽ (SM) Light gray **SILTY SAND**		4	2	SS	83	3-4-3-2 (7)	Sample wet at 3.5 ft.
-5			6	3	SS	33	2-1-1-1 (2)	
	(SP) Light gray **SAND**		8	4	SS	92	2-2-4-8 (6)	
	(SP) Very dark brown **SAND**			5	SS	92	7-10-13-16 (23)	
-10			10					
			12					
	(SP-SM) Light gray **SAND** with silt		14	6	SS	78	5-5-5 (10)	
-15	Bottom of borehole at 15.0 feet.							

Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B2

CLIENT Precision Alignment & Repair, LLC
PROJECT NAME Precision Alignment & Repair Main Shop Building
PROJECT NUMBER 19-00557-01
PROJECT LOCATION Lake City Florida
DATE STARTED 8/7/19 **COMPLETED** 8/7/19
GROUND ELEVATION 0 ft **HOLE SIZE** 3-in dia. x 15 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc.
GROUND WATER LEVELS:
DRILLING METHOD SPT
▽ **AT TIME OF DRILLING** 3.00 ft / Elev -3.00 ft
LOGGED BY I.M. **CHECKED BY** I.M.
AT END OF DRILLING ---
NOTES Elev. refered to ground surface
AFTER DRILLING ---

ELEV (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
	(SP) Dark gray **SAND**		2	1	SS	92	2-3-4-6 (7)	Boring Location Coordinates: N30°12'27.8" W82°38'56.7"
	(SP) Light gray **SAND**							SS=Split Spoon sampler
	▽ (SP) Grayish brown **SAND**		4	2	SS	92	9-8-8-8 (16)	Soil wet at bottom of sampler
-5			6	3	SS	92	7-4-5-9 (9)	
	(SM) Gray **SILTY SAND**		8	4	SS	92	5-6-10-12 (16)	
	(SP) I ight gray **SAND**		10	5	SS	75	7-8-23-26 (31)	
-10			12					
-15			14	6	SS	72	6-13-13 (26)	
	Bottom of borehole at 15.0 feet.							

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

ISO Needed Fire Flow (NFF) Worksheet

for

Precision Alignment & Repair

Lake City, FL
Parcel # 19-3S-17-05080-000

Prepared for
Precision Alignment and Repair, LLC

Date: October 16, 2019

Christopher A. Gmuer, PE
FL PE # 71599
cagmuer@gmuereng.com
Gmuer Engineering, LLC
FL CA # 31533
2603 NW 13th ST Box 314
Gainesville, FL 32609
www.gmuereng.com
(352) 281-4928

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	**10/16/2019**
Project:	Precision Alignment and Repair	**Engineer:**	**Christopher A. Gmuer, PE**
		Checked By:	
Location:	Intersection of NW Main Blvd and Waldo St, Lake City, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 18,396 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 18,396 **sq. ft.** **(Show calculations below)**

Ai = 18,396

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **1953.098707**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Noncombustible (C-1) **Occupancy Factor (O_i) (p. 11):** 0.75

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:** 0
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 0
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Back:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:** 0
- **Number of stories of exposure wall:** 0 **Length x number of stories:** 0
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Left:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:** 0
- **Number of stories of exposure wall:** 0 **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Right:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:** 0
- **Number of stories of exposure wall:** 0 **Length x number of stories:** 0
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Communications (p. 18)

Passageway Opening Protection:
Construction class of communication (Table 330.B) :

Is communication open or enclosed?
Length of communication (in feet):
Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ **(substitute values as determined above. For exposures and communications use the single side with the highest charge.)**

NFF= 2000 x 0.75 x [1 + (0 + 0)

NFF= 1500 gpm

NFF= 1500 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

City of Lake City
Water flow report

HYDRANT # & LOCATION: NW Main Blvd. & NW Waldo St. DATE: 10/8/2019

TEST BY: Al/John Day: Tuesday Time: 8:45 Minutes: 2

WATER SUPPLIED BY: Municipal

PURPOSE OF TEST: request

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.9		
PITOT READING:	50		
GPM:	1186	0	0

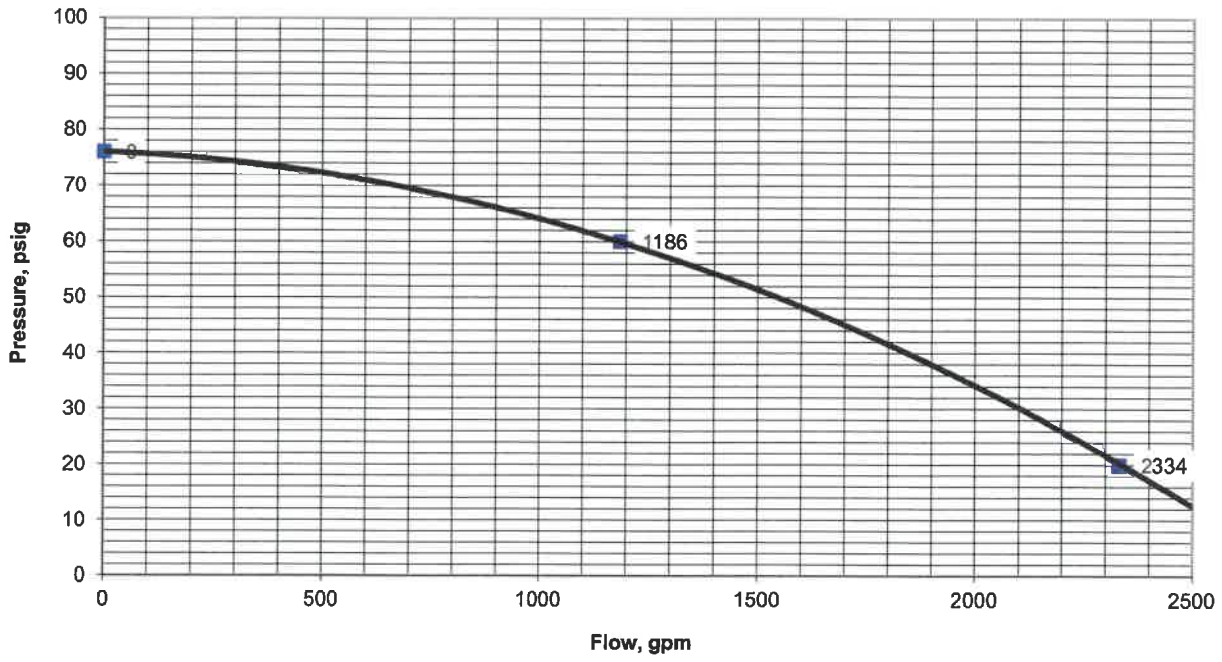
TOTAL FLOW DURING TEST: 1186 GPM

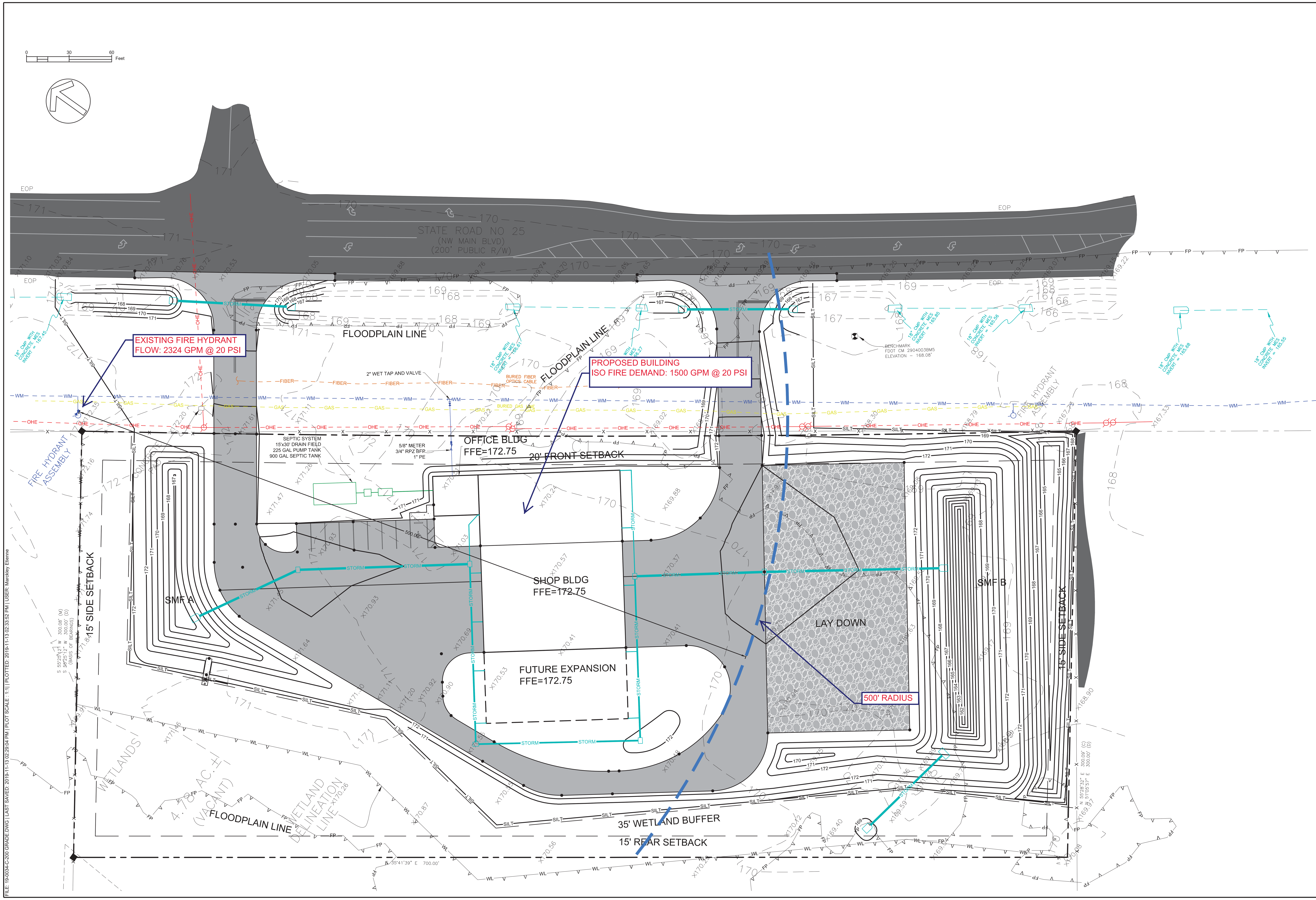
STATIC READING: 76 PSI RESIDUAL: 60 PSI

RESULTS: AT 20 PSI RESIDUAL 2334 GPM AT 0 PSI 2752 GPM

ESTIMATED CONSUMPTION: 2373 GAL.

REMARKS:





0 30 60 Feet
STATE ROAD NO 25
(NW MAIN BLVD)
(200' PUBLIC R/W)
EOP
FLOODPLAIN LINE
EXISTING FIRE HYDRANT
FLOW: 2324 GPM @ 20 PSI
PROPOSED BUILDING
ISO FIRE DEMAND: 1500 GPM @ 20 PSI
2" WET TAP AND VALVE
BURIED FIBER OPTICS CABLE
BURIED GAS
SEPTIC SYSTEM
15'x30' DRAIN FIELD
225 GAL PUMP TANK
900 GAL SEPTIC TANK
5/8" METER
3/4" RPZ BFP
1" PE
OFFICE BLDG
FFE=172.75
20' FRONT SETBACK
SHOP BLDG
FFE=172.75
FUTURE EXPANSION
FFE=172.75
SMF A
SMF B
LAY DOWN
500' RADIUS
FIRE HYDRANT ASSEMBLY
15' SIDE SETBACK
WETLANDS
4.78 AC.+/-
(VACANT)
WETLAND DELINEATION LINE
35' WETLAND BUFFER
15' REAR SETBACK
BENCHMARK
FDOT CM 2904003BM5
ELEVATION = 168.08'

FILE: 19-0034-C-200 GRADE.DWG | LAST SAVED: 2019-11-13 02:29:04 PM | PLOTTED: 2019-11-13 02:33:52 PM | PLOT SCALE: 1:1 | PLOTTED: USER: Marckley Etienne

PRELIMINARY
BUDGETING
PRICING :
CONSTRUCTION :
PERMITTING / DESIGN REVISIONS :
2019-09-27 INITIAL COUNTY, SRWMD, & FDOT SUBMITTAL

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2019-11-13

GMUER ENGINEERING
FL CA # 31533 gmuereng.com (352) 281-4928
2603 NW 13th ST, Box 314 Gainesville, FL 32609

CLIENT: PRECISION ALIGNMENT AND REPAIR, LLC
DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE
SITE PLAN APP # TBD
WMD APP # TBD
GEng PROJECT # 19-0034

PRECISION ALIGNMENT AND REPAIR

FIRE PLAN

C-200

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

Water Demand Calculations

Calculated: September 27, 2019

Re: Precision Alignment and Repair

The project proposes a shop building and office. The proposed facilities will have a total of 10 employees. The breakdown is shown below along with the calculated average daily and peak flows.

Service Connection 1: Office Building 10 employees
Average Daily Flow (ADF): 10 employees x 15 GPD = 150 GPD
Peak Flow: 325 GPD x 2 Peaking Factor / 8 Hour Operating Period x 1 hour / 60 min = 0.7 GPM
Minimum 5/8" Water Meter with 3/4" RPZ BF Preventer for the office building.

Christopher A Gmuer, PE
FL PE 71599

DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company
PRECISION ALIGNMENT AND REPAIR LLC

Filing Information

Document Number	L14000037974
FEI/EIN Number	46-5017900
Date Filed	03/06/2014
State	FL
Status	ACTIVE

Principal Address

8480 SW COUNTY ROAD 232
TRENTON, FL 32693

Changed: 04/04/2016

Mailing Address

8480 SW COUNTY ROAD 232
TRENTON, FL 32693

Changed: 04/04/2016

Registered Agent Name & Address

GIPSON, RONALD P
8480 SW COUNTY ROAD 232
TRENTON, FL 32693

Address Changed: 04/04/2016

Authorized Person(s) Detail

Name & Address

Title AMBR

GIPSON, RONALD P
8480 SW COUNTY ROAD 232
TRENTON, FL 32693

Title AMBR

GIPSON, HILDA
8480 SW COUNTY ROAD 232
TRENTON, FL 32693

Annual Reports

Report Year	Filed Date
2017	03/06/2017
2018	03/05/2018
2019	03/07/2019

Document Images

03/07/2019 -- ANNUAL REPORT	View image in PDF format
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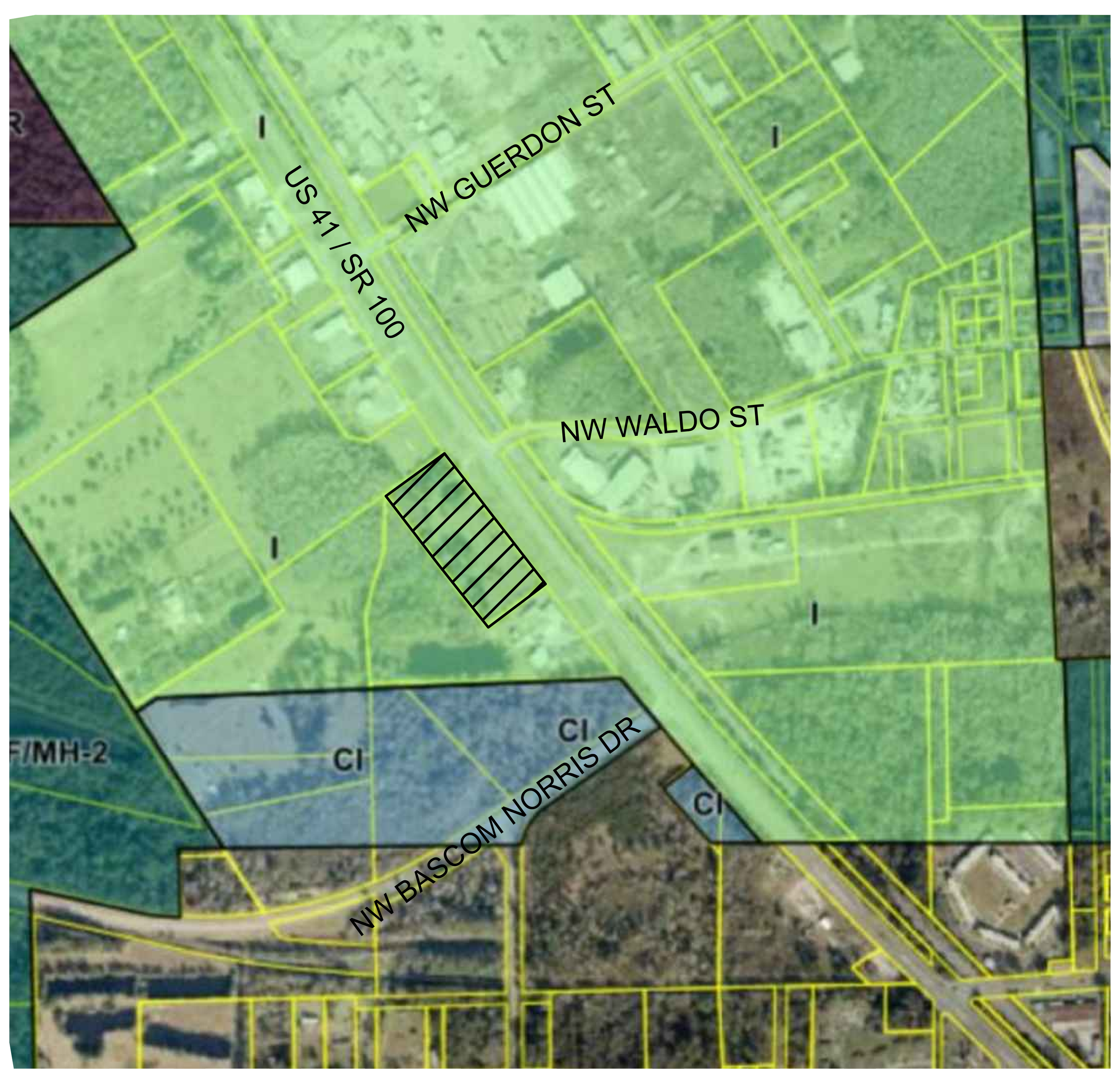
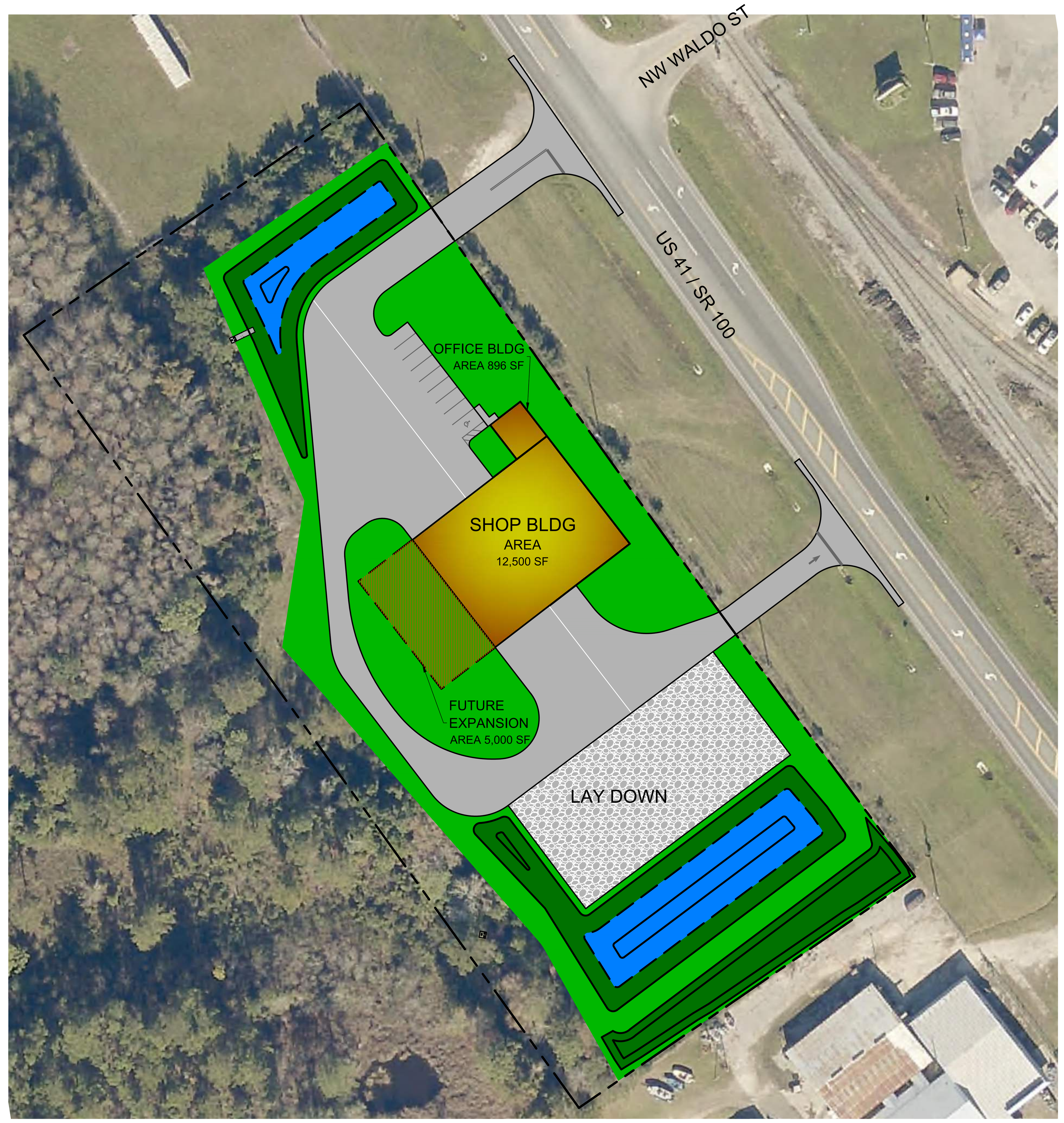
04/04/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
03/06/2014 -- Florida Limited Liability	View image in PDF format

PRECISION ALIGNMENT AND REPAIR LAKE CITY



VICINITY MAP



SITE PLAN MAP

0 60 120 Feet

PROJECT INFORMATION

PROJECT NAME PRECISION ALIGNMENT AND REPAIR
OWNER PRECISION ALIGNMENT AND REPAIR, LLC
8480 SW CR 232
TRENTON, FL 32693

PROJECT LOCATION NEAR THE INTERSECTION OF NW MAIN BLVD & NW WALDO ST
LAKE CITY, FL 32055
PIN# 19-3S-17-05080-000

CIVIL ENGINEER CHRISTOPHER A. GMUER, PE
GMUER ENGINEERING, LLC
(352) 281-4928
2603 NW 13TH ST BOX 314
GAINESVILLE, FL 32609

SURVEYOR DANIEL & GORE, LLC
(386) 752-9019
PO BOX 1501
LAKE CITY, FL 32056

DEVELOPMENT DATA

ZONING I
LAND USE INDUSTRIAL
EXISTING USE VACANT
PROPOSED USE SHOP BUILDING/OFFICE AND ASSOCIATED DRIVES, PARKING, AND SMF
SITE AREA 4.82 ACRES
BUILDING SETBACKS 20' FRONT, 15' REAR, 15' SIDES
WETLAND BUFFER: 35 FT
LANDSCAPE BUFFER: NOT REQUIRED

STORMWATER POND 0.38 ACRES

OFFICE BLDG 896 SF
SHOP BLDG 12,500 SF
FUTURE EXPANSION 5,000 SF
TOTA FLOOR AREA 18,396 SF
TOTAL IMPERVIOUS 64,741 SF

PARKING INFO 1 SPACE/350SF OF FLOOR AREA = 3
PROVIDED: 8
HANDICAP REQUIRED: 1
PROVIDED: 1

BLDG HEIGHT MAX 70FT

BLDG COVERAGE: 8.8%

FINISHED FLOOR 172.75

LANDSCAPE DATA:

OFF-STREET PARKING AREA: 37,476 SF
LANDSCAPE AREA REQUIRED: 3,748 SF
TOTAL TREES REQUIRED: 1 PER 200 SF 19 TREES
TOTAL TREES PROVIDED: 19 TREES

SHEET INDEX

PRICING :
CONSTRUCTION :
BUDGETING

PERMITTING / DESIGN REVISIONS :
2019-09-27 INITIAL COUNTY, SRWMD, & FDOT SUBMITTAL
2019-12-19 COUNTY, SRWMD, & FDOT RESUBMITTAL

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2019-12-17

GMUER ENGINEERING, LLC SEAL 2016 FLORIDA LIMITED LIABILITY COMPANY

Gmuer ENGINEERING
FL CA # 31533 gmuereng.com (352) 281-4928
2603 NW 13th ST, Box 314 Gainesville, FL 32609

CLIENT :
PRECISION ALIGNMENT AND REPAIR, LLC

DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE

COLUMBIA COUNTY SITE PLAN # SDP 19 14
SRWMD APP # 235518-1
GEng PROJECT # 19-0034

PRECISION ALIGNMENT AND REPAIR

COVER & SHEET INDEX

C-000

STORMWATER MINIMUM OPERATION AND MAINTENANCE STANDARDS

THE OPERATION AND MAINTENANCE ENTITY IS THE PROPERTY OWNER UNLESS OTHERWISE SPECIFIED.

A. IN ACCORDANCE WITH SECTION 373.416(2), F.S., UNLESS REVOKED OR ABANDONED, ALL STORMWATER MANAGEMENT SYSTEMS, DAMS, IMPOUNDMENTS, RESERVOIRS, APPURTENANT WORKS, OR WORKS PERMITTED UNDER PART IV OF CHAPTER 373, F.S., MUST BE OPERATED AND MAINTAINED IN PERPETUITY. THE OPERATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE DESIGNS, PLANS, CALCULATIONS, AND OTHER SPECIFICATIONS THAT ARE SUBMITTED WITH AN APPLICATION, APPROVED BY THE AGENCY, AND INCORPORATED AS A CONDITION INTO ANY PERMIT ISSUED.
B. UPON COMPLETION OF THE PERMITTED STORMWATER MANAGEMENT SYSTEMS, DAMS, RESERVOIRS, IMPOUNDMENTS, APPURTENANT WORK, OR WORKS, THE AGENCY SHALL HAVE PERIODIC INSPECTIONS MADE TO ENSURE THE PROJECT WAS CONSTRUCTED AND IS BEING OPERATED IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT, AND IN A MANNER THAT PROTECTS THE PUBLIC HEALTH AND SAFETY AND THE NATURAL RESOURCES OF THE STATE. NO PERSON SHALL REFUSE IMMEDIATE ENTRY OR ACCESS TO ANY AUTHORIZED REPRESENTATIVE OF THE DISTRICT OR DEP WHO REQUESTS ENTRY FOR PURPOSES OF SUCH INSPECTION AND PRESENTS APPROPRIATE CREDENTIALS.
C. INSPECTIONS MAY BE PERFORMED BY AGENCY STAFF DURING AND AFTER CONSTRUCTION. WHEN NEEDED TO ENSURE A PROJECT IS BEING OPERATED AND MAINTAINED IN PERPETUITY, THE PERMIT MAY REQUIRE THE OPERATION AND MAINTENANCE ENTITY TO CONDUCT THE PERIODIC INSPECTIONS. THE REQUIRED INSPECTION SCHEDULE FOR A SPECIFIC PROJECT WILL BE SPECIFIED IN THE PERMIT.
D. SOME PROJECTS THAT DO NOT CONSIST OF OR INCLUDE A STORMWATER MANAGEMENT SYSTEM, DAM, IMPOUNDMENT, RESERVOIR, OR APPURTENANT WORK, WHETHER DESIGNED BY A REGISTERED PROFESSIONAL OR NOT, ALSO MAY BE REQUIRED IN THE PERMIT TO BE REGULARLY INSPECTED AND MONITORED TO ENSURE CONTINUED COMPLIANCE WITH PERMIT CONDITIONS AND THE FUNCTIONING OF THE PROJECT. THIS MAY INCLUDE INDIVIDUAL PERMITS ISSUED FOR ACTIVITIES AT A PRIVATE RESIDENTIAL SINGLE-FAMILY RESIDENCE. FOR EXAMPLE, A RESIDENTIAL FILL PAD MAY HAVE BEEN PERMITTED WITH SPECIFIC REQUIREMENTS FOR SLOPE DRAINAGE OR RUNOFF. A DOCK LOCATED IN WATERS WITH SENSITIVE RESOURCES MAY HAVE BEEN PERMITTED WITH CONDITIONS PROHIBITING MOORING IN CERTAIN LOCATIONS, LIMITING THE NUMBER OR SIZE OF BOATS TO BE MOORED AT THE DOCK, OR WITH REQUIREMENTS FOR HANDRAILING OR OTHER ASSOCIATED STRUCTURES. THE PERMIT WILL SPECIFY THE PERIODIC INSPECTIONS THAT WILL BE REQUIRED, AND HOW THE RESULTS OF THE INSPECTIONS ARE TO BE EITHER RETAINED BY THE PERMITTEE OR REPORTED TO THE AGENCY.
E. THE EFFICIENCY OF STORMWATER MANAGEMENT SYSTEMS, DAMS, IMPOUNDMENTS, AND MOST OTHER PROJECTS NORMALLY DECREASES OVER TIME WITHOUT PERIODIC MAINTENANCE. FOR EXAMPLE, A SIGNIFICANT REDUCTION IN THE FLOW CAPACITY OF A STORMWATER MANAGEMENT SYSTEM OFTEN CAN BE ATTRIBUTED TO PARTIAL BLOCKAGES OF ITS CONVEYANCE SYSTEM. ONCE FLOW CAPACITY IS COMPROMISED, FLOODING MAY RESULT. THEREFORE, OPERATION AND MAINTENANCE ENTITIES MUST PERFORM PERIODIC INSPECTIONS TO IDENTIFY IF THERE ARE ANY DEFICIENCIES IN STRUCTURAL INTEGRITY, DEGRADATION DUE TO INSUFFICIENT MAINTENANCE, OR IMPROPER OPERATION OF PROJECTS THAT MAY ENDANGER PUBLIC HEALTH, SAFETY, OR WELFARE, OR THE WATER RESOURCES. IF DEFICIENCIES ARE FOUND, THE OPERATION AND MAINTENANCE ENTITY WILL BE RESPONSIBLE FOR CORRECTING THE DEFICIENCIES SO THAT THE PROJECT IS RETURNED TO THE OPERATIONAL FUNCTIONS REQUIRED IN THE PERMIT AND CONTEMPLATED BY THE DESIGN OF THE PROJECT AS PERMITTED. THE CORRECTIONS MUST BE DONE A TIMELY MANNER TO PREVENT COMPROMISES TO FLOOD PROTECTION AND WATER QUALITY.
F. INSPECTION AND REPORTING FREQUENCIES WILL BE INCLUDED AS PERMIT CONDITIONS BASED ON SITE SPECIFIC OPERATIONAL AND MAINTENANCE REQUIREMENTS, CONSIDERING THINGS AS:
   1. THE TYPE, NATURE, AND DESIGN OF THE DESIGN AND PERFORMANCE STANDARDS PROPOSED, INCLUDING ANY ALTERNATIVE DESIGNS SUCH AS PERVIOUS PAVEMENT, GREEN ROOFS, CISTERNS, MANAGED AQUATIC PLANT SYSTEMS, STORMWATER HARVESTING, WETLAND TREATMENT TRAINS, LOW IMPACT DESIGNS, ALUM OR POLYMER INJECTION SYSTEMS;
   2. THE PROXIMITY OF RECEIVING WATERS CLASSIFIED AS OUTSTANDING FLORIDA WATERS IN RULE 62-302.700, F.A.C., OR IMPAIRED FOR CONSTITUENTS LIKELY TO BE CONTAINED IN DISCHARGES FROM THE PROJECT;
   3. THE NATURE OF THE SITE, SUCH AS WHETHER IT IS PART OF A PORT OR LANDFILL, WHETHER IT WILL IMPOUND MORE THAN 40 ACRE-FEET OF WATER, OR WILL INCLUDE ABOVE GROUND IMPOUNDMENTS;
   4. THE TOPOGRAPHY, RAINFALL PATTERNS, AND ADJACENT DEVELOPMENT SURROUNDING THE ACTIVITY SITE, INCLUDING ANY SPECIAL BASIN DESIGNATIONS WITHIN THE DISTRICT IN WHICH THE ACTIVITY IS LOCATED, AS IDENTIFIED IN PARAGRAPH 62-330.301(1)(K), F.A.C.;
   5. THE NATURE OF THE UNDERLYING SOILS, GEOLOGY, AND GROUNDWATER, AND HYDROLOGY;
   6. THE POTENTIAL FOR CONSTRUCTION AND OPERATION OF THE PROJECT TO CAUSE HARM TO PUBLIC HEALTH, SAFETY, OR WELFARE, OR HARM TO WATER RESOURCES, WATER QUALITY STANDARDS, OR WATER QUALITY; AND
   7. PRIOR COMPLIANCE HISTORY WITH THE PROPOSED DESIGN AND PERFORMANCE TYPE, INCLUDING WHETHER THE ACTIVITY CHARACTERISTICS ARE LIKELY TO POSE MORE THAN A MINIMAL RISK FOR HARM.
G. SPECIAL ATTENTION SHALL BE MADE DURING INSPECTIONS TO ENSURE THAT:
   1. ALL EROSION IS CONTROLLED AND SOIL IS STABILIZED TO PREVENT SEDIMENT DISCHARGE TO WATERS IN THE STATE;
   2. THE SYSTEM IS KEPT FREE OF DEBRIS, TRASH, GARBAGE, OILS AND GREASES, AND OTHER REFUSE;
   3. STORMWATER MANAGEMENT SYSTEMS THAT INCLUDE OIL AND GREASE SEPARATORS, SKIMMERS, OR COLLECTION DEVICES ARE WORKING PROPERLY AND DO NOT ALLOW THE DISCHARGE OF OILS OR GREASES. OILS AND GREASES OR OTHER MATERIALS REMOVED FROM SUCH A DEVICE DURING ROUTINE MAINTENANCE SHALL BE DISPOSED OF AT A SANITARY LANDFILL OR BY OTHER LAWFUL MEANS; AND
   4. ALL STRUCTURES WITHIN STORMWATER MANAGEMENT SYSTEMS HAVE NOT BECOME CLOGGED OR CHOKED WITH VEGETATIVE OR AQUATIC GROWTH TO SUCH AN EXTENT AS TO RENDER THEM INOPERABLE.
H. UNLESS OTHERWISE SPECIFIED IN THE PERMIT, THE OPERATION AND MAINTENANCE ENTITY MUST MAINTAIN A RECORD OF EACH INSPECTION, INCLUDING THE DATE OF INSPECTION, THE NAME AND CONTACT INFORMATION OF THE INSPECTOR, WHETHER THE SYSTEM WAS FUNCTIONING AS DESIGNED AND PERMITTED, AND MAKE SUCH RECORD AVAILABLE UPON REQUEST OF THE AGENCY, IN ACCORDANCE WITH THE REPORTING SECTION, BELOW.
I. THE INSPECTION AND REPORTING REQUIREMENTS CONTAINED IN A PERMIT ISSUED UNDER PART IV OF CHAPTER 373, F.S., PRIOR TO OCTOBER 1, 2013, THE EFFECTIVE DATE OF CHAPTER 62-330, F.A.C., WHICH IMPLEMENTS SECTION 373.4141, F.S., SHALL CONTINUE TO BE FOLLOWED IN ACCORDANCE WITH THE EXISTING PERMIT UNLESS THE PERMITTEE OBTAINS A MODIFICATION USING THE PROCEDURES IN RULE 62-330.315, F.A.C., TO COMPLY WITH THE INSPECTION AND REPORTING REQUIREMENTS OF RULE 62-330.311, F.A.C., THESE NOTES, AND SECTION 12.4 OF THE ENVIRONMENTAL RESOURCE PERMIT APPLICANT'S HANDBOOK, VOLUME I (GENERAL AND ENVIRONMENTAL).

STORMWATER INSPECTION REPORTING

A. ALL FORMS REQUIRED FOR REPORTING CAN BE SUBMITTED TO THE RESPECTIVE AGENCY INTERNET SITE. IF THE PERMITTEE DOES NOT USE THE ELECTRONIC FORMS PROVIDED ON THAT SITE, THEY SHALL BE RESPONSIBLE FOR RETAINING RECORDS OF THE INSPECTIONS AND FOR DELIVERING SUCH RECORDS WITHIN 30 DAYS OF REQUEST TO THE REQUESTING AGENCY, UNLESS A MORE RAPID DELIVERY IS REQUESTED FOR SUCH REASONS AS THE POTENTIAL FOR THE ACTIVITY HARM TO WATER QUALITY, WATER RESOURCES, PUBLIC HEALTH, OR PUBLIC SAFETY.
B. WITHIN 30 DAYS OF ANY FAILURE OF A STORMWATER MANAGEMENT SYSTEM OR DEVIATION FROM THE PERMIT, A REPORT SHALL BE SUBMITTED ELECTRONICALLY OR IN WRITING TO THE AGENCY USING FORM 62-330.311(1), "OPERATION AND MAINTENANCE INSPECTION CERTIFICATION," DESCRIBING THE REMEDIAL ACTIONS TAKEN TO RESOLVE THE FAILURE OR DEVIATION.
C. THE OPERATION AND MAINTENANCE ENTITY OF A REGIONAL STORMWATER MANAGEMENT FACILITY MUST NOTIFY THE AGENCY ON AN ANNUAL BASIS, USING FORM 62-330.311(2), "REGIONAL STORMWATER MANAGEMENT SYSTEM ANNUAL REPORT," OF ALL NEW SYSTEMS AND THEIR ASSOCIATED STORMWATER VOLUMES THAT HAVE BEEN ALLOWED TO DISCHARGE STORMWATER INTO THE REGIONAL FACILITY, AND CONFIRMING THAT THE MAXIMUM ALLOWABLE TREATMENT VOLUME OF STORMWATER AUTHORIZED TO BE ACCEPTED BY THE REGIONAL STORMWATER MANAGEMENT FACILITY HAS NOT BEEN EXCEEDED.
D. A LISTING OF ALL THE FORMS THAT ARE INCORPORATED BY REFERENCE IN CHAPTER 62-330, F.A.C., IS CONTAINED IN APPENDIX C OF THE ERP APPLICANT'S HANDBOOK, VOLUME I; COPIES OF WHICH MAY BE OBTAINED FROM THE AGENCY, AS DESCRIBED IN APPENDIX A OF THAT VOLUME AND SUBSECTION 62-330.010(5), F.A.C.

CONSTRUCTION STANDARDS

1. ALL WORK PERFORMED SHALL CONFORM TO THE FOLLOWING:
   - 1.1. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (JULY 2018)
   - 1.2. FDOT DESIGN STANDARDS (FY 2017-18)
   - 1.3. FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION (FY 2018-19)
   - 1.4. FDOT PLANS PREPARATION MANUAL (JANUARY 2017)
   - 1.5. FDOT DESIGN MANUAL (FDM) (JANUARY 2018)
   - 1.6. FDOT FLEXIBLE PAVEMENT DESIGN MANUAL (JANUARY 2018)
   - 1.7. FDOT RIGID PAVEMENT DESIGN MANUAL (JANUARY 2018)
2. SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE ABOVE REFERENCED STANDARDS, THE CONTRACTOR SHALL IMMEDIATELY CONFER WITH THE REVIEWING AGENCY AND THE ENGINEER OF RECORD IN ORDER TO RESOLVE THE DISCREPANCY
3. ALL TRAFFIC STRIPING AND MARKINGS IN THE RIGHT-OF-WAY ARE TO BE LEAD-FREE, NON-SOL VENT BASED THERMOPLASTIC
4. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD
5. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT
6. ALL DISTURBED AREA SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS)

EROSION CONTROL AND STABILIZATION

1. CONTRACTOR IS REQUIRED TO SUBMIT A COMPLETE NOI AND APPROPRIATE FEE TO SECURE A FDEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CGP) AT LEAST TWO DAYS BEFORE CONSTRUCTION BEGINS. A PERMIT IS REQUIRED FOR CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OR IF THE PROJECT IS PART OF A LARGER DEVELOPMENT THAT WILL ULTIMATELY DISTURB ONE OR MORE ACRES.
2. PROJECTS THAT DISCHARGE STORMWATER TO AN MS4, A COPY OF THE NOI MUST ALSO BE SUBMITTED TO THE OPERATOR OF THE MS4.
3. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR OBTAINING PERMIT COVERAGE AND IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO MINIMIZE EROSION AND SEDIMENTATION FROM STORMWATER DISCHARGES DURING CONSTRUCTION. THE ENGINEER SHOULD NOT BE LISTED AS THE OPERATOR AS THEY DO NOT HAVE OPERATIONAL CONTROL OVER THE PROJECT.
4. WHEN THE OPERATOR CHANGES, THE NEW OPERATOR SHOULD OBTAIN PERMIT COVERAGE AT LEAST 2 DAYS BEFORE ASSUMING CONTROL OF THE PROJECT, AND THE PREVIOUS OPERATOR SHOULD FILE AN NPDES STORMWATER NOTICE OF TERMINATION WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROLS UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED.
6. ALL DISTURBED AND OPEN AREAS OF THE SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE.

DESIGN ELEMENTS AND INFORMATION FURNISHED BY OTHERS

1. THE ENGINEER AND ITS CONSULTANTS PREPARED THESE PLANS AND DESIGN DOCUMENTS THROUGH THE USE OR RELIANCE UPON DESIGN ELEMENTS AND INFORMATION ORDINARILY OR CUSTOMARILY FURNISHED BY OTHERS, INCLUDING, BUT NOT LIMITED TO, SURVEYORS, GEOTECHNICAL ENGINEERS, ENVIRONMENTAL CONSULTANTS, ARCHITECTS, BUILDING SYSTEMS ENGINEERS, SPECIALTY CONTRACTORS, MANUFACTURERS, SUPPLIERS, AND THE PUBLISHERS OF TECHNICAL STANDARDS. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR DESIGN ERROR AND OMISSIONS RESULTING FROM THE QUALITY OF THIS INFORMATION.
2. ALL POINTS OF COORDINATION OR INTERFACE BETWEEN THESE PLANS AND DESIGN DOCUMENTS AND THE PLANS AND DESIGN DOCUMENTS OF OTHERS MUST BE COMPARED BY THE CONTRACTOR.
3. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCURING MATERIALS AND INSTALLATION.

UTILITY LOCATES, RELOCATION, PROTECTION, AND TERMINATION

1. UTILITY LOCATES SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO THE INITIATION OF SITE CONSTRUCTION.
2. PROPOSED UTILITY TAPS AND CROSSINGS SHALL BE PHYSICALLY LOCATED AND VERIFIED BY THE CONTRACTOR AS SOON AS PRACTICABLE AND SHALL CONTACT THE ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES OR CONFLICTS.
3. UTILITY RELOCATION, SUPPORT, PROTECTION, TERMINATION, CAPPING, AND REMOVAL SHALL BE COORDINATED BY THE CONTRACTOR WITH UTILITY COMPANIES. ADEQUATE TIME SHALL BE PROVIDED FOR PROPER COORDINATION AND TO MINIMIZE SERVICE INTERRUPTIONS.
4. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES TO THE UTILITY COMPANY FOR THEIR SERVICES.

STANDARD ABBREVIATIONS

ADJ	ADJACENT
ALUM	ALUMINUM
APT	APARTMENT
ASPH	ASPHALT
B&J	BORE & JACK
BLDG	BUILDING
BM	BENCHMARK
BOC	BACK OF CURB
BOW	BOTTOM OF WALL
BSL	BUILDING SETBACK LINE
C&G	CURB & GUTTER
C1	CURVE ONE
CATV	CABLE TELEVISION
CEC	CLAY ELECTRIC COOPERATIVE
CF	CUBIC FEET
CI	CAST IRON
CIP	CAST-IN-PLACE
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
C/O	CLEAN OUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CY	CUBIC YARD
DBI	DITCH BOTTOM INLET
DDCBP	DOUBLE DETECTOR CHECK BACKFLOW PREVENTER
DEG	DEGREES
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
E	EAST
EL	ELEVATION
ELEC	ELECTRIC
EOP	EDGE OF PAVEMENT
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EX	EXISTING
FOC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FIRE LINE
FM	FORCE MAIN
FO	FIBER OPTIC
FP	FLOOD PLAIN
FT	FEET
FUT	FUTURE
GALV	GALVANIZED
GV	GATE VALVE
HC	HANDICAP
HORIZ	HORIZONTAL
HR	HOUR
INV	INVERT
LF	LINEAR FEET
L1	LINE ONE
LAT	LATITUDE
LONG	LONGITUDE
LT	LEFT
MAINT	MAINTENANCE
MAX	MAXIMUM
MES	MITERED END SECTION
MH	MANHOLE
MIN	MINIMUM
MO	MONTH
MUTCD	MANUAL ON UNIFORM TRAFFIC DESIGN
N	NORTH
N/A	NOT APPLICABLE
NE	NORTH EAST
NG	NATURAL GRADE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
NW	NORTH WEST
OC	ON CENTER
PE	PROFESSIONAL ENGINEER
POB	POINT OF BEGINNING
POE	POINT OF ENDING
PL	PROPERTY LINE
PRI	PRIMARY
PRM	PERMANENT REFERENCE MARKER
PSI	POUNDS PER SQUARE INCH
PUE	PUBLIC UTILITY EASEMENT
PUD	PLANNED URBAN DEVELOPMENT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
ROW	RIGHT OF WAY
RPZBP	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
RT	RIGHT
S	SOUTH
S/W	SIDEWALK
SE	SOUTH EAST
SF	SQUARE FEET
SG	SWITCH GEAR
SPC	SPACE
SS	SANITARY SEWER
ST	STORM SEWER
STA	STATION
STD	STANDARD
STL	STEEL
SW	SOUTH WEST
SY	SQUARE YARD
TBRC	TRAFFIC BEARING RING & COVER
TEL	TELEPHONE
TX	TRANSFORMER
TV	TELEVISION
TOW	TOP OF WALL
TYP	TYPICAL
UTIL	UTILITY
VCP	VITRIFIED CLAY PIPE
VEH	VEHICLE
W	WEST
W/	WITIH
W/WW	WATER / WASTEWATER
WM	WATER MAIN
WS	WATER SERVICE
WW	WASTEWATER
YR	YEAR

GENERAL AND MISCELLANEOUS NOTES

1. THESE PLANS, DESIGN DOCUMENTS, AND NOTES ARE NOT EXHAUSTIVE. ALL THE APPLICABLE CONSTRUCTION STANDARDS AND DETAILS THAT ARE LISTED, REFERENCED, OR IMPLIED ARE INCLUDED IN THE CONTRACT DOCUMENTS BY REFERENCE.
2. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE REVIEWING AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
3. THE REPAIR OF DAMAGE EITHER ABOVE OR BELOW GROUND BY THE CONTRACTOR OR SUB-CONTRACTORS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE WILL BE IN THE OPINION OF THE OWNER, APPLICABLE AGENCY, OR ENGINEER. ALL REPAIRS SHALL BE MADE AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THE PARTICULAR ENTITY.
4. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENT, SIDEWALKS, AND GRADING AROUND BUILDINGS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE.
5. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY OBSERVED AREAS OF POOR DRAINAGE PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES.
6. ALL UNDERGROUND UTILITIES MUST BE INSTALLED, INSPECTED, AND TESTED PRIOR TO PAVEMENT BASE OR SIDEWALK INSTALLATION.
7. THE CONTRACTOR WILL UNDERTAKE MEASURES TO PREVENT ATTRACTING WILDLIFE SPECIFICALLY BY REQUIRING THE CONSTRUCTION SITE UTILIZE WILDLIFE-RESISTANT CONTAINERS AND BY REQUIRING THE USE OF PROPER FOOD STORAGE AND FREQUENT TRASH REMOVAL ON THE WORK SITE. EACH PERSON ENTERING THE SITE SHOULD BE MADE AWARE OF THE INCREASED LIKELIHOOD OF ENCOUNTERING A BEAR ON SITE AND SHOULD BE INSTRUCTED ON WHAT TO DO WHEN A BEAR IS ENCOUNTERED.

WARRANTIES

1. IF NOT SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS, ALL IMPROVEMENTS SHALL BE WARRANTED BY THE CONTRACTOR TO THE OWNER FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. THIS WARRANTEE WILL ALSO EXTEND TO THE MAINTENANCE ENTITY OF ANY OTHER IMPROVEMENTS INCLUDING ROADS, SIDEWALKS, UTILITIES, STORM PIPING, ETC. OR TO THE EXTENT REQUIRED BY THEIR APPLICABLE DESIGN STANDARDS.

SAFETY AND TEMPORARY TRAFFIC CONTROL (MAINTENANCE OF TRAFFIC)

1. ALL SAFETY REGULATIONS AND PRACTICES SHALL BE ENFORCED BY THE CONTRACTOR THROUGHOUT THE DURATION OF THIS PROJECT. THIS ALSO INCLUDES THE TRAVELING PUBLIC. THE FOLLOWING IS A NOTICE TO THE CONTRACTOR AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT OR ENFORCE SAFETY REGULATIONS.
2. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
3. ALL SUBSURFACE CONSTRUCTION SHALL CONFORM TO THE PROVISIONS SET FORTH BY THE "TRENCH SAFETY ACT".
4. TEMPORARY TRAFFIC CONTROL (TTC) IS REQUIRED FOR ALL WORKS ON HIGHWAYS, ROADS, STREETS, BIKE LANES, SIDEWALKS AND SHALL HAVE A TTC PLAN. THE PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER THAT IS FDOT ADVANCED MOT CERTIFIED AT THE COST OF THE CONTRACTOR. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED TTC PLAN AND THE REVIEWING AGENCY'S APPROVED PROCEDURES. THE PLAN AND WORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

TREE PRESERVATION AND DEMOLITION

1. CONTRACTOR SHALL VERIFY AND PROTECT ALL EXISTING TREES AND NATURAL VEGETATION THAT ARE INDICATED TO REMAIN UNDISTURBED PER THE REVIEWING AGENCIES REQUIREMENTS. INSPECTIONS MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION.
2. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
3. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR REMOVED SHALL CONFIRMED WITH THE REVIEWING AGENCY AND THE OWNER. THE PROTECTION OR REMOVAL IS AT THE COST OF THE CONTRACTOR.
4. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
5. DISTURBED AREAS SHALL BE CLEARED AND GRUBBED TO REMOVE ALL ROOTS, MISCELLANEOUS VEGETATION, DELETERIOUS MATERIAL, DEBRIS, ETC.
6. SOME ITEMS TO BE REMOVED OR SALVAGED MAY NOT BE DEPICTED ON THE PLANS OR SURVEY. CONTRACTOR SHALL BE AWARE OF ALL EXISTING IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS AND CONFIRM AN INVENTORY WITH THE OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OR SALVAGE OF ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, ETC., AND THEIR APPURTENANCES UNLESS OTHERWISE NOTED. ALL ITEMS SHALL BE PROPERLY DISPOSED IN A LEGAL MANNER.
8. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.

PERMITTING, CONSTRUCTION STANDARDS, SUBMITTALS, REQUESTS FOR INFORMATION, INSPECTIONS, TESTING, PUNCH LISTS, RECORD DRAWINGS, AND AS-BUILTS

1. SITE CLEARING AND DEMOLITION MAY NOT BE ABLE TO BEGIN UNTIL CERTAIN PERMITS HAVE BEEN ISSUED AND MAY REQUIRE PRE-CONSTRUCTION MEETINGS, INSPECTIONS, CLEARANCES. THESE PERMITS ARE TYPICALLY ISSUED BY THE APPLICABLE WATER MANAGEMENT DISTRICT AND THE MUNICIPALITY.
2. OTHER PERMITS ARE REQUIRED PRIOR TO COMPLETING OTHER SITE COMPONENTS SUCH AS THE UTILITY CONSTRUCTION PERMITS, DRIVEWAY CONNECTION PERMITS, ROW USE PERMITS, ETC.
3. CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND OBTAINING ALL REQUIRED PERMITS, BONDS, TESTING, INSPECTIONS, CERTIFICATIONS, ETC. PRIOR TO AND DURING CONSTRUCTION (E.G. FDEP CGP, DEWATERING, MOT, WATER/SEWER INSPECTIONS).
4. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.
5. THE CONTRACTOR IS RESPONSIBILITY TO VERIFY THE CONSTRUCTION STANDARDS APPLICABLE TO EACH PORTION OF THE PROJECT. A SUGGESTED LIST OF APPLICABLE STANDARDS TYPICALLY ACCOMPANY THIS NOTE ON THIS PLAN SHEET.
6. CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER INDICATING MATERIALS AND MANNER OF INSTALLATION FOR ALL COMPONENTS OF THE PROJECT PRIOR TO PROCUREMENT OF MATERIALS AND INSTALLATION (E.G. PRECAST STRUCTURES, MANUFACTURED ITEMS). FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE
7. ALL REQUESTS FOR INFORMATION SHALL BE SUBMITTED TO THE ENGINEER FOR RESPONSE BEFORE COMMENCING THE RELATED WORK VIA THE OWNER'S CONSTRUCTION DOCUMENTATION PROCESS.
8. CONTRACTOR IS RESPONSIBLE FOR COMPILING A LIST INSPECTIONS AND FIELD VISITS DESIRED BY THE OWNER AND THE ENGINEER AND REASONABLY SCHEDULING THOSE INSPECTIONS.
9. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING ALL INSPECTIONS REQUIRED BY THE REVIEWING AGENCIES AS LISTED IN THE PERMITS, INSPECTOR'S REQUEST, OR IMPLIED BY THE DESIGN STANDARDS.
10. CONTRACTOR SHALL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM TESTING OF MATERIALS, SOILS, UTILITIES, ETC. THE TESTING SHALL BE IN ACCORDANCE WITH THE APPROVED PERMITS, CONSTRUCTION STANDARDS, INSPECTOR'S REQUEST, DESIGN REPORTS, AND STANDARD PAVING AND GRADING TESTING. THIS SHALL INCLUDE DENSITY TESTING IN ALL PAVEMENT AREAS, UTILITY TRENCH COMPACTION ESPECIALLY UNDER ROADS AND OTHER PAVED AREAS, CONCRETE, AND OTHER MATERIALS TESTING.
11. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR ALL RETESTING COSTS AND ANY RECONSTRUCTION REQUIRED TO MEET THE TESTING REQUIREMENTS.
12. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER THE SCHEDULE OF PUNCH LIST SITE VISITS WITH THE CONSTRUCTION SCHEDULE TO AVOID REPEAT VISITS. A TIMELINE OF ADDRESSING THE PUNCH LIST ITEMS SHALL BE PROVIDED IN A TIMELY MANNER. ANY DISPUTES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ENGINEER.
13. RECORD DRAWINGS ARE DEFINED AS NOTES AND OTHER DOCUMENTATION COLLECTED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AS IT RELATES TO INSTALLATION PROGRESS, FIELD CONDITIONS, MEANS, METHODS, DEVIATIONS, AND OTHER VARIATIONS FROM THE CONTRACT DOCUMENTS. THE DOCUMENTATION MUST BE MADE AVAILABLE TO THE OWNER, ENGINEER, AND REVIEWING AGENCIES UPON REQUEST. RECORD DRAWINGS ARE NOT INTENDED TO BE EXHAUSTIVE, HOWEVER, VERIFICATION OF INSTALLED CONDITIONS CAN BE REQUESTED AT THE COST OF THE CONTRACTOR UTILIZING STANDARD METHODS.
14. CONTRACTOR SHALL CONFIRM REQUIREMENTS TO PROVIDE COMPLETE AS-BUILT INFORMATION TO THE OWNER, ENGINEER, AND REVIEWING AGENCIES AT THE COST OF THE CONTRACTOR.
15. AS-BUILTS ARE DEFINED AS A DRAWING PRODUCED BY A REGISTERED LAND SURVEYOR BASED ON FIELD MEASUREMENTS OF THE FINISHED SITE IMPROVEMENTS WITH LOCATIONS, ELEVATIONS, AND DESCRIPTION OF IMPROVEMENTS. THEY SHOULD MEET REVIEWING AGENCIES REQUIREMENTS PER PERMIT AND CLOSEOUT REQUIREMENTS. THEY SHOULD ALSO MEET THE OWNER'S NEED FOR LENDING, WARRANTEE, AND OTHER REQUIREMENTS.
16. AS-BUILTS CONTAIN AT A MINIMUM: BUILDING LOCATION AND FINISHED FLOOR ELEVATIONS, ACCESSIBLE ROUTE AND PARKING GRADES, PAVEMENT GRADE BREAKS, GRAVITY STRUCTURE TOP ELEVATIONS AND PIPE SIZES AND INVERTS, PRESSURE SYSTEM FITTINGS AND VALVES, SAMPLING POINTS, STORMWATER FACILITY TOP AND BOTTOM PERIMETERS AND OTHER FEATURES, OUTFALL STRUCTURE DETAILS, ETC. AND OTHER LOCATIONS WHERE FIELD CONDITIONS DO NOT MATCH THE CONTRACT DOCUMENTS.
17. ADDITIONAL AS-BUILT INFORMATION MAY BE REQUIRED DURING CONSTRUCTION INSTALLATIONS AT CRITICAL AREAS. THIS INCLUDES BUT IS NOT LIMITED TO PIPE CROSSINGS OF WATER MAINS WITH LESS THAN 18 INCHES OF CLEARANCE OR WHEN PARALLEL UTILITIES WITH WATER MAINS HAVE LESS THAN 10 FEET OF CLEARANCE.

GENERAL LEGEND - SEE PLANS FOR ADDITIONAL CALLOUTS

—CABLE— — — — —CABLE— — — — —	EXISTING CABLE
—COM— — — — —COM— — — — —	EXISTING COMMUNICATIONS
—OHE— — — — —OHE— — — — —	EXISTING ELECTRIC OVERHEAD
—UGE— — — — —UGE— — — — —	EXISTING ELECTRIC UNDERGROUND
—FIBER— — — — —FIBER— — — — —	EXISTING FIBER OPTIC
—FIRE— — — — —FIRE— — — — —	EXISTING FIRE
—FM— — — — —FM— — — — —	EXISTING FORCEMAIN
—GAS— — — — —GAS— — — — —	EXISTING GAS
—RCW— — — — —RCW— — — — —	EXISTING RECLAIMED WATER
—STORM— — — — —STORM— — — — —	EXISTING STORM
—TEL— — — — —TEL— — — — —	EXISTING TELEPHONE
—WM— — — — —WM— — — — —	EXISTING WATER
——CABLE——CABLE——	PROPOSED CABLE
——COM——COM——	PROPOSED COMMUNICATIONS
——OHE——OHE——	PROPOSED ELECTRIC OVERHEAD
——UGE——UGE——	PROPOSED ELECTRIC UNDERGROUND
——FIBER——FIBER——	PROPOSED FIBER OPTIC
——FIRE——FIRE——	PROPOSED FIRE
——FM——FM——	PROPOSED FORCEMAIN
——GAS——GAS——	PROPOSED GAS
——RCW——RCW——	PROPOSED RECLAIMED WATER
——STORM——STORM——	PROPOSED STORM
——TEL——TEL——	PROPOSED TELEPHONE
——WW——WW——	PROPOSED WATER
— — — —99— — — —	EXISTING ELEVATION CONTOUR
——99——	PROPOSED ELEVATION CONTOUR
—— — — —— — — ——	SWALE CENTERLINE
○ 99.99	PROPOSED GRADE SPOT ELEVATION
——SILT——SILT——	SILT FENCE
——TREE——TREE——	TREE BARRICADE
— —— —— —— —	SETBACK
— —— —— —— —	BUFFER
—— — — —— — — ——	PROPERTY BOUNDARY

STORMWATER POLLUTION PREVENTION PLAN

THE FOLLOWING STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS PREPARED IN CONFORMANCE WITH FDOT DESIGN MANUAL CHAPTER 320 AND THE FOLLOWING NARRATIVE CONTAINS REFERENCES TO THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE FDOT DESIGN STANDARDS, AND OTHER SHEETS OF THESE CONSTRUCTION PLANS. THE FIRST SHEET OF THE CONSTRUCTION PLANS (C-000 COVER & SHEET INDEX) REFERENCES ALL THE OTHER COMPONENTS OF THE SWPPP. A COMPLETE STORMWATER POLLUTION PREVENTION PLAN INCLUDES SEVERAL ITEMS: THIS NARRATIVE DESCRIPTION, THE DOCUMENTS REFERENCED IN THIS NARRATIVE, THE CONTRACTOR'S APPROVED EROSION AND SEDIMENTATION CONTROL PLAN REQUIRED BY FDOT SPECIFICATION SECTION 104, AND REPORTS OF INSPECTIONS MADE DURING CONSTRUCTION.

1. SITE DESCRIPTION:
   - 1.A. NATURE OF CONSTRUCTION ACTIVITY: THE PROJECT PROPOSES AN OFFICE AND MAIN SHOP BUILDING AND ASSOCIATED PARKING, STORMWATER MANAGEMENT FACILITY, FLOODPLAIN COMPENSATION, AND UTILITY INSTALLATIONS.
   - 1.B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:
     IN THE SEDIMENT AND EROSION CONTROL PLAN, THE CONTRACTOR SHALL PROVIDE A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF MAJOR ACTIVITIES DESCRIBED BELOW, UNLESS THE CONTRACTOR PROPOSES A DIFFERENT SEQUENCE THAT IS EQUAL OR BETTER AT CONTROLLING EROSION AND TRAPPING SEDIMENT AND IS APPROVED BY THE ENGINEER.
     - 1.B.1. INSTALL PERIMETER CONTROLS AND TREE PROTECTION BARRIERS BEFORE BEGINNING OTHER WORK FOR THE CONSTRUCTION PHASE. THESE MAY ONLY BE REMOVED AFTER ALL UPSTREAM AREAS ARE STABILIZED.
     - 1.B.2. CLEARING AND GRUBBING, EARTHWORK, AND STORM DRAIN CONSTRUCTION FOR THE OUTFALL FROM THE STORMWATER MANAGEMENT FACILITIES (SMF)
     - 1.B.3. CLEARING AND GRUBBING, EARTHWORK FOR STORMWATER MANAGEMENT FACILITY (SMF) CONSTRUCTION
     - 1.B.4. CLEARING AND GRUBBING, EARTHWORK FOR BUILDING FOUNDATION, WALLS, ETC CONSTRUCTION
     - 1.B.5. STORM DRAIN, UTILITY, AND ROADWAY UNDERDRAIN CONSTRUCTION - CONSTRUCT THE STORM DRAIN PIPE IN THE UPSTREAM DIRECTION
     - 1.B.6. EARTHWORK ASSOCIATED WITH THE CONSTRUCTION OF ROADWAY, GRAVITY WALL, CURB, SUBGRADE, BASE, PAVEMENT, AND SIDEWALK
     - 1.B.7. CONSTRUCT UNDERDRAIN IN POND BOTTOM.
     - 1.B.8. FINAL GRADING AND PERMANENT STABILIZING OF STORMWATER MANAGEMENT FACILITIES (SMF) SHALL WAIT UNTIL THE COMPLETION OF ALL OTHER MAJOR SOIL DISTURBING ACTIVITIES
   - 1.C. AREA ESTIMATES:
     TOTAL PROPERTY AREA: 4.78 ACRES
     TOTAL ESTIMATED AREA TO BE DISTURBED: 3.74 ACRES
     TOTAL WETLAND AREA: 0.48 ACRES
     TOTAL DISTURBED WETLAND AREA: 0.00 ACRES
   - 1.D. RUNOFF DATA:
     PRE-DEVELOPMENT RUNOFF COEFFICIENT: 0.30
     POST-DEVELOPMENT RUNOFF COEFFICIENT: 0.736
     SOILS: GENERALLY SILTY AND SANDY SANDS - SEE THE GEOTECHNICAL REPORT OF THE EXISTING SOIL CONDITIONS FOR ADDITIONAL INFORMATION.
   - 1.E. OUTFALL INFORMATION:
     - 1.E.1. SMF B: DISCHARGES TO THE WETLANDS AT THE WEST EDGE OF THE PROPERTY WITH A 15" PIPE.
       LOCATION: 30.1228° N, 82.3901° W
       DRAINAGE AREA: 3.74 ACRES
       RECEIVING WATER NAME: NOT APPLICABLE
   - 1.F. SITE MAP: THESE CONSTRUCTION PLANS SERVE AS THE SITE MAPS FOR THE PROJECT. THE LOCATION OF THE REQUIRED INFORMATION IS DESCRIBED BELOW. THE SHEET NUMBERS FOR THE PLAN SHEETS REFERENCED ARE IDENTIFIED ON C-000 COVER & SHEET INDEX OF THESE CONSTRUCTION PLANS.
     - 1.F.1. DRAINAGE PATTERNS: SEE THE GRADING PLANS FOR DRAINAGE BASIN DIVIDES AND FLOW DIRECTIONS
     - 1.F.2. APPROXIMATE SLOPES: SEE THE GRADING PLANS AND SMF CROSS SECTIONS FOR EXISTING AND PROPOSED SLOPES OF THE SITE
     - 1.F.3. AREAS OF SOIL DISTURBANCE: SEE THE EROSION AND SEDIMENTATION CONTROL PLANS FOR THE AREAS TO BE DISTURBED - ANY AREAS WHERE PERMANENT FEATURES ARE SHOWN TO BE CONSTRUCTED ABOVE OR BELOW GROUND WILL BE DISTURBED
     - 1.F.4. AREAS NOT TO BE DISTURBED: SEE THE EROSION AND SEDIMENTATION CONTROL PLANS AND TREE PROTECTION PLANS FOR THE AREAS TO BE PROTECTED
     - 1.F.5. LOCATIONS OF TEMPORARY CONTROLS: SEE THE EROSION AND SEDIMENTATION CONTROL PLANS
     - 1.F.6. LOCATIONS OF PERMANENT CONTROLS: SEE THE STORMWATER MANAGEMENT FACILITY CROSS SECTIONS AND THE LANDSCAPE PLANS
     - 1.F.7. AREAS TO BE STABILIZED: ALL DISTURBED AREAS MUST BE STABILIZED WITH PERMANENT CONTROLS
     - 1.F.8. SURFACE WATERS: NO SURFACE WATER EXIST ON THE SITE OR DIRECTLY ADJACENT TO THE SITE
     - 1.F.9. DISCHARGE POINTS TO SURFACE WATERS: NONE ARE PROPOSED
   - 1.G. RECEIVING WATERS: SEE OUTFALL INFORMATION ABOVE
2. CONTROLS:
   - 2.A. EROSION AND SEDIMENT CONTROLS:
     THE SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES LISTED ABOVE AND AS SHOWN IN THE EROSION AND SEDIMENTATION CONTROL PLAN IS BASED ON GENERAL PRACTICES OF SITE CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO ADJUST AND MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN BASED ON THE ACTUAL PLANNED SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO MODIFY THE PLAN TO ADAPT TO SEASONAL VARIATIONS, CHANGES IN CONSTRUCTION ACTIVITIES, AND THE NEED FOR BETTER PRACTICES.
   - 2.B. STABILIZATION PRACTICES:
     THE CONTRACTOR SHALL DESCRIBE THE STABILIZATION PRACTICES PROPOSED TO CONTROL EROSION. THE CONTRACTOR SHALL INITIATE ALL STABILIZATION MEASURES AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN THE REQUIREMENTS OF THE PERMITTING AGENCIES. FOR THE FDEP GENERIC PERMIT FOR CONTRUCTION ACTIVITIES, THE MINIMUM IS 7 DAYS AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. UNLESS OTHERWISE APPROVED BY AN ENGINEER, THE STABILIZATION PRACTICES SHALL INCLUDE AT LEAST THE FOLLOWING:
     - 2.B.1. TEMPORARY:
       ARTIFICIAL COVERINGS IN ACCORDANCE WITH SPECIFICATION SECTION 104
       TURF AND SOD IN ACCORDANCE WITH SPECIFICATION SECTION 104
     - 2.B.2. PERMANENT:
       ASPHALT OR CONCRETE SURFACE AS SHOWN IN THE CONSTRUCTION PLANS
       TREES, SHRUBS, SOD, GRAVEL, ETC. AS SHOWN IN THE LANDSCAPE PLANS
       SOD AT A MINIMUM IN ACCORDANCE WITH SPECIFICATION SECTION 570 FOR ALL OTHER DISTURBED AREAS
       SEED AND MULCH THAT HAS BEEN ESTABLISHED PRIOR TO REMOVAL OF TEMPORARY EROSION CONTROL DEVICES
   - 2.C. STRUCTURAL PRACTICES:
     THE CONTRACTOR SHALL DESCRIBE IN THE EROSION AND SEDIMENTATION CONTROL PLAN THE PROPOSED STRUCTURAL PRACTICES TO CONTROL OR TRAP SEDIMENT AND OTHERWISE PREVENT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. SEDIMENT CONTROLS SHALL BE IN PLACE BEFORE DISTURBING SOIL UPSTREAM OF THE CONTROL. UNLESS OTHERWISE APPROVED BY THE ENGINEER, THE STRUCTURAL PRACTICES SHALL INCLUDE AT LEAST THE FOLLOWING:
     - 2.C.1. TEMPORARY:
       SEDIMENT BARRIERS IN ACCORDANCE WITH DESIGN SPECIFICATION SECTION 104 AND FDEP EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL
       INLET PROTECTION IN ACCORDANCE WITH FDEP EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, AND SPECIAL DETAILS SHOWN CONSTRUCTION PLANS
       SEDIMENT CONTAINMENT SYSTEM: THE PERMANENT STORMWATER MANAGEMENT FACILITIES CAN TEMPORARILY SERVE IN THIS CAPACITY DURING CONSTRUCTION - FINAL GRADING AND PERMANENT STABILIZING OF STORMWATER MANAGEMENT FACILITIES (SMF) SHALL WAIT UNTIL THE COMPLETION OF ALL OTHER MAJOR SOIL DISTURBING ACTIVITIES
     - 2.C.2. PERMANENT:
       ENERGY DISSIPATION DEVICES AS SHOWN IN THE CONSTRUCTION PLANS
       CONCRETE LINED DITCHES AND CONCRETE FLUMES AS SHOWN THE THE CONSTRUCTION PLANS
   - 2.D. STORMWATER MANAGEMENT:
     PROPOSED STORMWATER CONVEYANCE SYSTEMS (E.G. PIPES, DITCHES, SWALES, FLUMES) ARE CONSTRUCTED TO CONVEY RUNOFF TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES. THE FACILITIES HAVE BEEN PERMITTED WITH THE ASSOCIATED WATER MANAGEMENT DISTRICT, THE LOCAL PERMITTING AGENCIES, AND THE FDOT OR PUBLIC WORKS DEPARTMENT AS APPLICABLE. THE SYSTEMS COMPLY WITH THE APPLICABLE DESIGN STANDARDS OF THESE PERMITTING AGENCIES.
   - 2.E. OTHER CONTROLS: THE CONTRACTOR SHALL DESCRIBE IN THE EROSION AND SEDIMENTATION CONTROL PLAN THE PROPOSED METHODS FOR EACH ACTIVITY LISTED BELOW
     - 2.E.1. WASTE DISPOSAL: METHODS TO PREVENT THE DISCHARGE OF SOLID WASTE AND BUILDING MATERIALS OFF-SITE. UNLESS OTHERWISE APPROVED BY AN ENGINEER, THE PROPOSED METHODS SHALL INCLUDE AT LEAST THE FOLLOWING: 1) PROVIDING LITTER CONTROL AND COLLECTION WITHIN THE PROJECT DURING CONSTRUCTION ACTIVITIES, 2) DISPOSING OF ALL FERTILIZER OR OTHER CHEMICAL CONTAINERS ACCORDING TD EPA'S STANDARD PRACTICES AS DETAILED BY THE MANUFACTURER, 3) DISPOSING OF SOLID MATERIALS INCLUDING BUILDING AND CONSTRUCTION MATERIALS OFF THE PROJECT SITE BUT NOT IN SURFACE WATERS, OR WETLANDS.
     - 2.E.2. OFF-SITE VEHICLE TRACKING & DUST CONTROL: UNLESS OTHERWISE APPROVED BY AN ENGINEER, THE PROPOSED METHODS SHALL INCLUDE AT LEAST THE FOLLOWING: 1) COVERING LOADED HAUL TRUCKS WITH TARPAULINS, 2) REMOVING EXCESS DIRT FROM ROADS DAILY, 3) STABILIZING CONSTRUCTION ENTRANCES ACCORDING TO THE FDEP EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, 4) USING ROADWAY SWEEPERS DURING DUST GENERATING ACTIVITIES SUCH AS EXCAVATION AND MILLING OPERATIONS.
     - 2.E.3. STATE AND LOCAL REGULATIONS FOR WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC TANK REGULATIONS
     - 2.E.4. FERTILIZERS AND PESTICIDES: COMPLY WITH APPLICABLE SUBSECTIONS OF SECTION 982 OF THE FDOT SPECIFICATIONS
     - 2.E.5. TOXIC SUBSTANCES: PROVIDE A LIST OF TOXIC SUBSTANCES THAT ARE LIKELY TO BE USED ON THE JOB AND PROVIDE A PLAN ADDRESSING THE GENERATION, APPLICATION, MIGRATION, STORAGE, AND DISPOSAL OF THESE SUBSTANCES
     - 2.E.6. APPROVED STATE AND LOCAL PLANS AND PERMITS: ANY ACTIVITIES REQUIRING SPECIAL CONSIDERATION IN THE APPLICATION REVIEWING AGENCY PERMITS
3. MAINTENANCE: THE CONTRACTOR SHALL LIST THE MAINTENANCE REQUIREMENTS, SCHEDULES, INDICATORS IN THE EROSION AND SEDIMENTATION CONTROL PLAN THAT WILL BE IMPLEMENTED THROUGHOUT CONSTRUCTION. THE MAINTENANCE SHALL AT A MINIMUM, COMPLY WITH THE FOLLOWING:
   - 3.A. SILT FENCE: MAINTAIN PER SPECIFICATION SECTION 104. THE CONTRACTOR SHOULD ANTICIPATE REPLACING SILT FENCE ON 12 MONTH INTERVALS
   - 3.B. SEDIMENT BARRIERS : REMOVE SEDIMENT AS PER MANUFACTURER'S RECOMMENDATIONS OR WHEN WATER PONDS IN UNACCEPTABLE AMOUNTS OR AREAS
   - 3.C. STORMWATER MANAGEMENT FACILITIES: THE SMF ARE INTENDED TO SERVE AS TEMPORARY SEDIMENT BASINS UNTIL THE AREAS THAT DRAIN TO THEM ARE STABILIZED. UNTIL THAT TIME, THE CONTRACTOR SHALL REMOVE SEDIMENT FROM THE SMF WHEN IT BECOMES 18" DEEP AT ANY POINT OR LIMITS THE ABILITY OR THE VOLUME CAPACITY OF THE SMF HAS BEEN REDUCED BY 25%, WHICHEVER COMES FIRST.
4. INSPECTIONS: QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. TO COMPLY, THE CONTRACTOR SHALL INSTALL AND MAINTAIN RAIN GAUGES AND RECORD THE DAILY RAINFALL. WHERE SITES HAVE BEEN PERMANENTLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH. THE CONTRACTOR SHALL ALSO INSPECT THAT CONTROLS INSTALLED IN THE FIELD AGREE WITH THE LATEST STORMWATER POLLUTION PREVENTION PLAN.
   - 4.A. POINTS OF DISCHARGE TO WATERS OF THE UNITED STATES
   - 4.B. POINTS OF DISCHARGE TO MUNICIPAL SEPARATE STORM DRAIN SYSTEMS
   - 4.C. DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED
   - 4.D. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION
   - 4.E. STRUCTURAL CONTROLS
   - 4.F. STORMWATER MANAGEMENT FACILITIES AND CONVEYANCE SYSTEMS
   - 4.G. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE

   THE CONTRACTOR SHALL INITIATE REPAIRS WITHIN 24 HOURS OF INSPECTIONS THAT INDICATE ITEMS ARE NOT IN GOOD WORKING ORDER. IF INSPECTIONS INDICATE THAT THE INSTALLED STABILIZATION AND STRUCTURAL PRACTICES ARE NOT SUFFICIENT TO MINIMIZE EROSION, RETAIN SEDIMENT, AND PREVENT DISCHARGING POLLUTANTS, THE CONTRACTOR SHALL PROVIDE ADDITIONAL MEASURES, AS APPROVED BY AN ENGINEER.
5. NON-STORMWATER DISCHARGES: IN THE FDOT SPECIFICATION SECTION 104 EROSION CONTROL PLAN, THE CONTRACTOR SHALL IDENTIFY ALL ANTICIPATED NON-STORMWATER DISCHARGES (EXCEPT FLOWS FROM FIRE FIGHTING ACTIVITIES). THE CONTRACTOR SHALL DESCRIBE THE PROPOSED MEASURES TO PREVENT POLLUTION OF THESE NON-STORMWATER DISCHARGES. IF THE CONTRACTOR ENCOUNTERS CONTAMINATED SOIL OR GROUNDWATER, CONTACT THE LOCAL ENVIRONMENTAL PROTECTION DEPARTMENT.

PRICING :
CONSTRUCTION :
BUDGETING

PERMITTING / DESIGN REVISIONS :
2019-09-27 INITIAL COUNTY, SRWMD, & FDOT SUBMITTAL
2019-12-19 COUNTY, SRWMD, & FDOT RESUBMITTAL

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2019-12-17

2016

Gmuer ENGINEERING
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Gainesville, FL 32609
(352) 281-4928

CLIENT :
PRECISION ALIGNMENT AND REPAIR, LLC

DESIGN :	C.A. GMUER, PE
QUALITY CONTROL :	C.A. GMUER, PE

COLUMBIA COUNTY SITE PLAN #	SDP 19 14
SRWMD APP #	235518-1
GEng PROJECT #	19-0034

PRECISION ALIGNMENT AND REPAIR

GENERAL NOTES AND LEGEND

C-010

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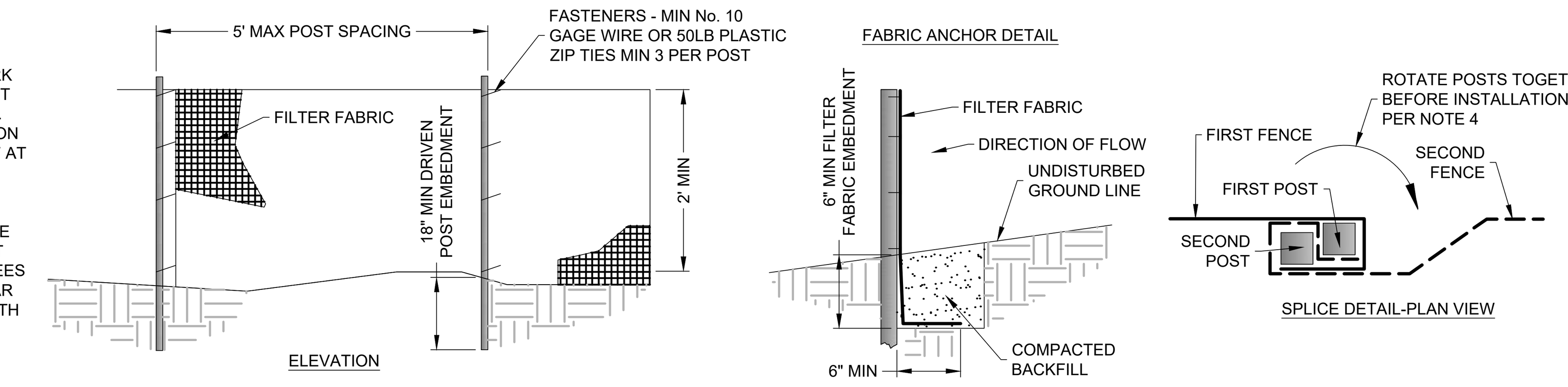
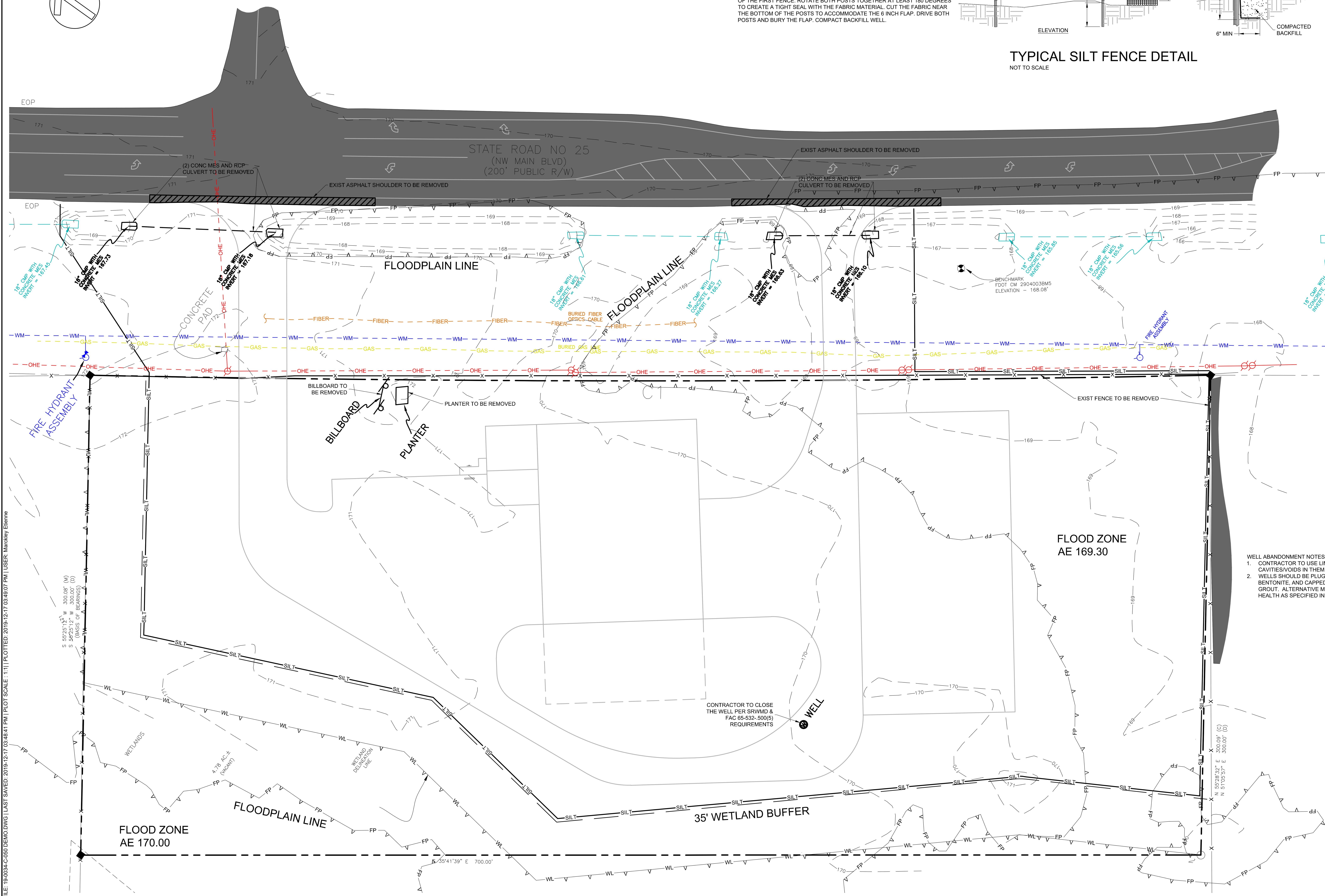
NOTES:
1. TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED WITH THE FINAL STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS L WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. FENCE POSTS SHALL BE EITHER WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 1.5" X 1.5" OR A STANDARD STEEL POST.
4. SPLICE TWO FENCES TOGETHER AT POST LOCATIONS ACCORDING TO SPLICE DETAIL. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS TOGETHER AT LEAST 180 DEGREES TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL. CUT THE FABRIC NEAR THE BOTTOM OF THE POSTS TO ACCOMMODATE THE 6 INCH FLAP. DRIVE BOTH POSTS AND BURY THE FLAP. COMPACT BACKFILL WELL.



TYPICAL SILT FENCE DETAIL

NOT TO SCALE



WELL ABANDONMENT NOTES:
1. CONTRACTOR TO USE LIMESTONE OR PEA GRAVEL FOR WELLS THAT HAVE CAVITIES/VOIDS IN THEM.
2. WELLS SHOULD BE PLUGGED BY FILLING THEM WITH NEAT CEMENT GROUT OR BENTONITE, AND CAPPED WITH A MINIMUM OF ONE FOOT OF NEAT CEMENT GROUT. ALTERNATIVE METHOD MUST BE APPROVED BY THE DEPARTMENT OF HEALTH AS SPECIFIED IN FAC 62-532.500(5).

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BUDGETING

PRICING :

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :
2019-09-27 INITIAL COUNTY, SRWMD, & FDOT SUBMITTAL
2019-12-19 COUNTY, SRWMD, & FDOT RESUBMITTAL

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2019-12-17

GMUER ENGINEERING LLC SEAL 2016 FLORIDA LIMITED LIABILITY COMPANY

Gmuer ENGINEERING
FL CA # 31533 gmuereng.com (352) 281-4928
2603 NW 13th ST, Box 314 Gainesville, FL 32609

CLIENT :
PRECISION ALIGNMENT AND REPAIR, LLC

DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE

COLUMBIA COUNTY SITE PLAN # SDP 19 14
SRWMD APP # 235518-1
GEng PROJECT # 19-0034

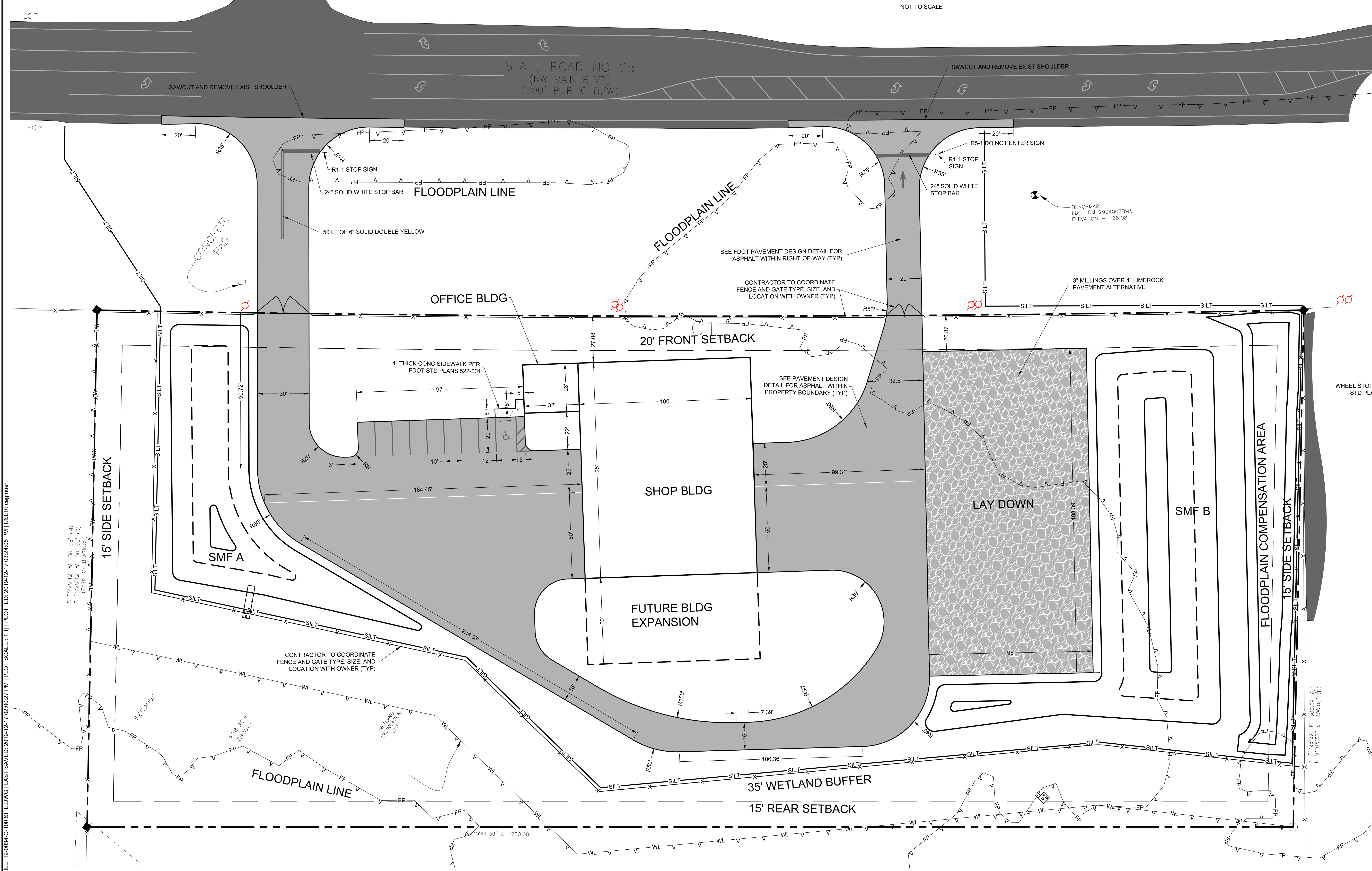
PRECISION ALIGNMENT AND REPAIR

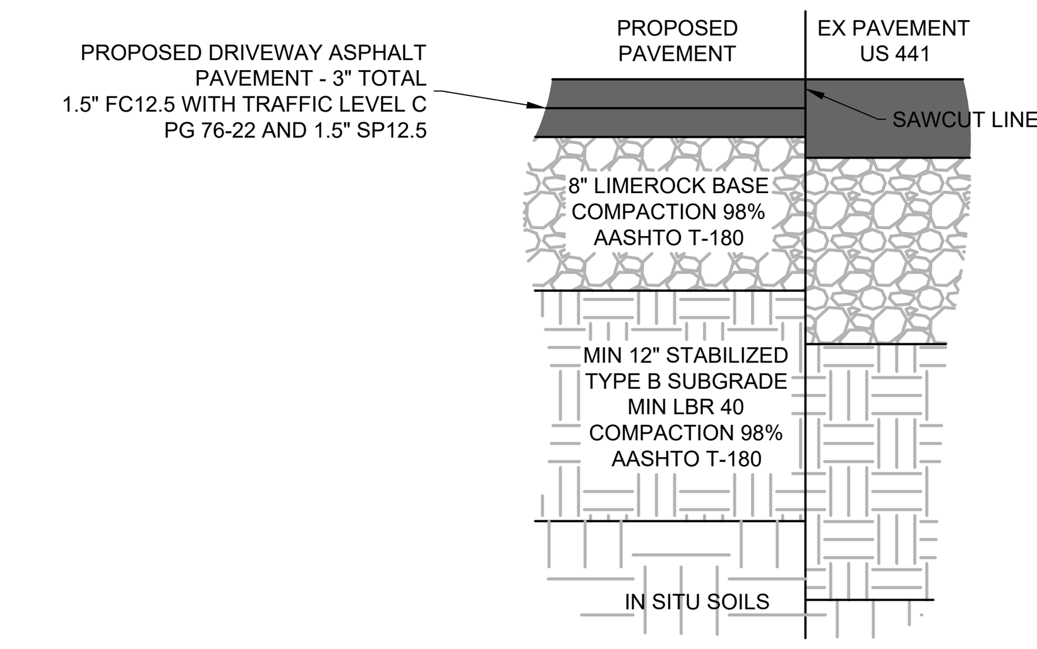
EROSION CONTROL & DEMOLITION PLAN

C-050

WORK WITHIN THE FDOT RIGHT-OF-WAY

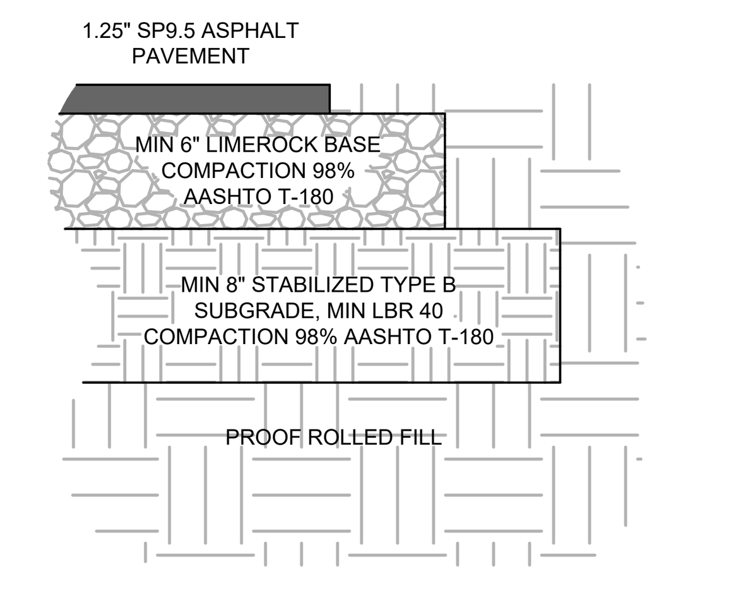
1. ALL WORK PERFORMED WITHIN THE DEPARTMENT'S RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING PUBLICATIONS:
   1.1. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ENGLISH).
   1.2. FDOT STANDARDS INDEX (ENGLISH)
   1.3. FDOT PLANS PREP MANUAL
   1.4. FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION (SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER/APPLICANT SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY.)
2. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
3. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
4. ALL DIRECTIONAL ARROWS SHALL BE PLACED AS ONE SEGMENT.
5. ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKINGS AT PAVEMENT MARKING LIMITS OF CONSTRUCTION.
6. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
7. ALL BROKEN/CRACKED DRIVEWAYS MUST BE FULLY REMOVED AND REPLACED.
8. ALL DISTURBED AREA WITH THE DEPARTMENT'S RIGHT-OF-WAY WILL RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).
9. BURNING OF ANY MATERIAL OR DEBRIS IS PROHIBITED IN FDOT RIGHT-OF-WAY.
10. ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT.
11. PRIOR TO BEGINNING CONSTRUCTION, A LANE CLOSURE ANALYSIS (PER PLANS PREPARATION MANUEL 10.12.7) MUST BE PERFORMED AND SUBMITTED FOR FDOT REVIEW AND APPROVAL TO DETERMINE ALLOWABLE LANE CLOSURE HOURS.





FDOT PAVEMENT DESIGN DETAIL

NOT TO SCALE

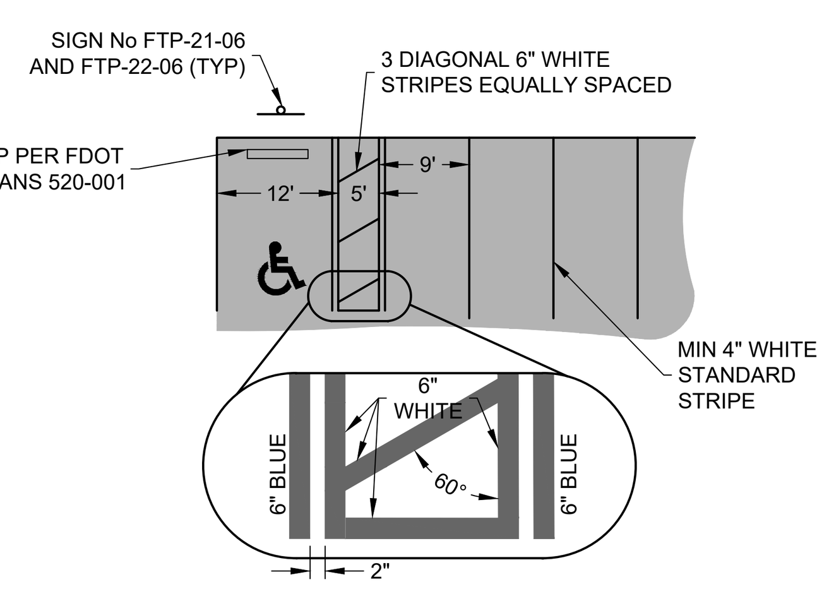


PAVEMENT DESIGN DETAIL

NOT TO SCALE

LEGEND

WL	EXISTING WETLANDS LINE
FP	EXISTING FLOODPLAIN LINE
SILT	SILT FENCE
	PROPOSED ASPHALT
	PROPOSED ASPHALT ALTERNATIVE



NOTES:
1. SEE PLANS FOR LAYOUT AND QUANTITY
2. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
3. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.
4. THE FTP-22-06 PANAL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.

ACCESSIBLE PARKING PAVEMENT MARKING DETAIL

NOT TO SCALE

PRICING :
CONSTRUCTION :
BUDGETING

PERMITTING / DESIGN REVISIONS :
2019-09-27 INITIAL COUNTY, SRWMD, & FDOT SUBMITTAL
2019-12-19 COUNTY, SRWMD, & FDOT RESUBMITTAL

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2019-12-17

GMUER ENGINEERING, LLC SEAL 2016 FLORIDA LIMITED LIABILITY COMPANY

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QUALITY CONTROL : C.A. GMUER, PE

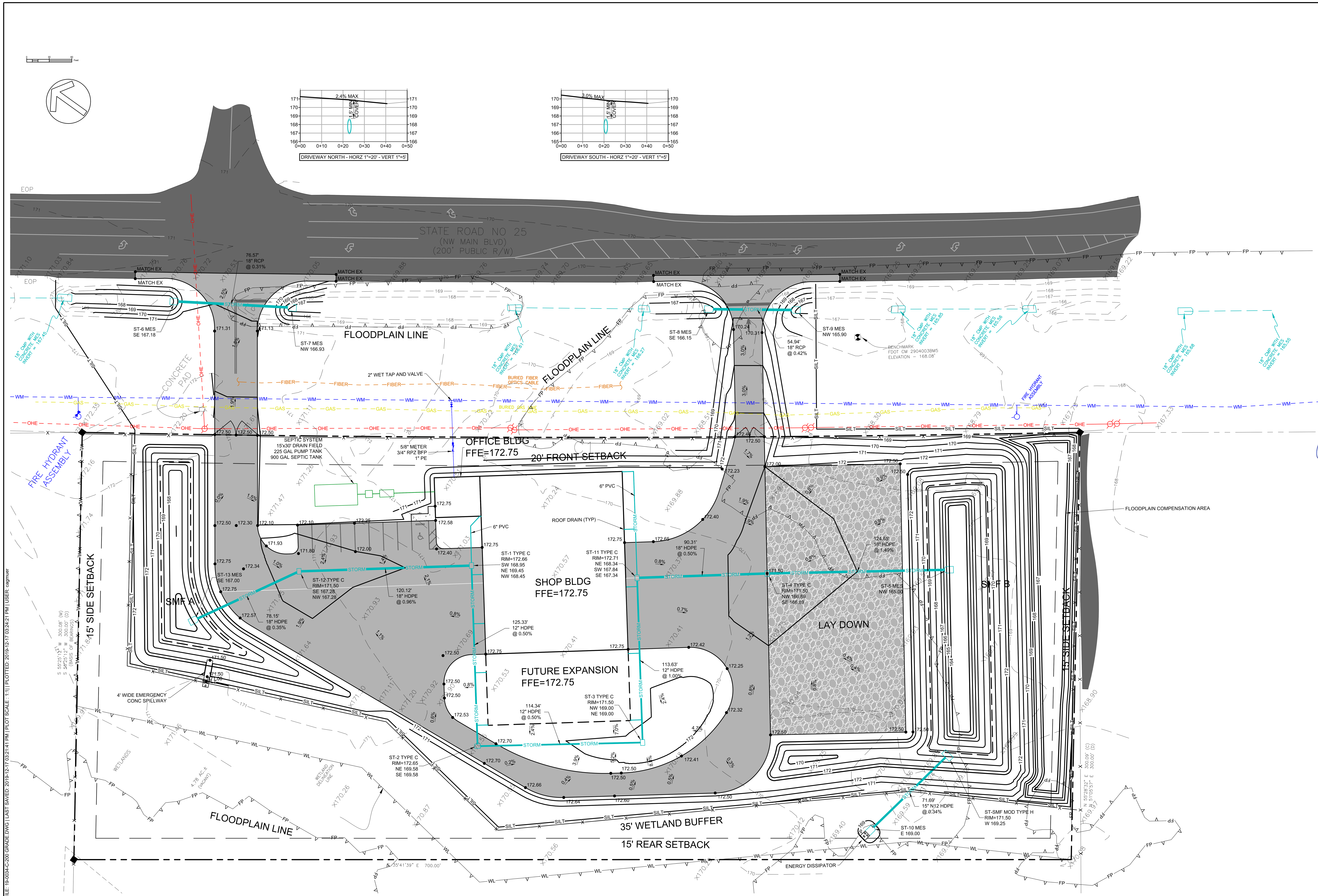
COLUMBIA COUNTY SITE PLAN # SDP 19 14
SRWMD APP # 235518-1
GEng PROJECT # 19-0034

PRECISION ALIGNMENT AND REPAIR

SITE & HORIZONTAL CONTROL PLAN

C-100

FILE: 19-0034-C-100 SITE.DWG | LAST SAVED: 2019-12-17 02:00:27 PM | PLOTTED: 2019-12-17 03:24:05 PM | PLOT SCALE: 1:1 | USER: cagmuer



PERMITTING / DESIGN REVISIONS :
2019-09-27 INITIAL COUNTY, SRWMD, & FDOT SUBMITTAL
2019-12-19 COUNTY, SRWMD, & FDOT RESUBMITTAL

PRICING :
CONSTRUCTION :
BUDGETING

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2019-12-17

GMUER ENGINEERING, LLC
SEAL
2016
FLORIDA
LIMITED LIABILITY COMPANY

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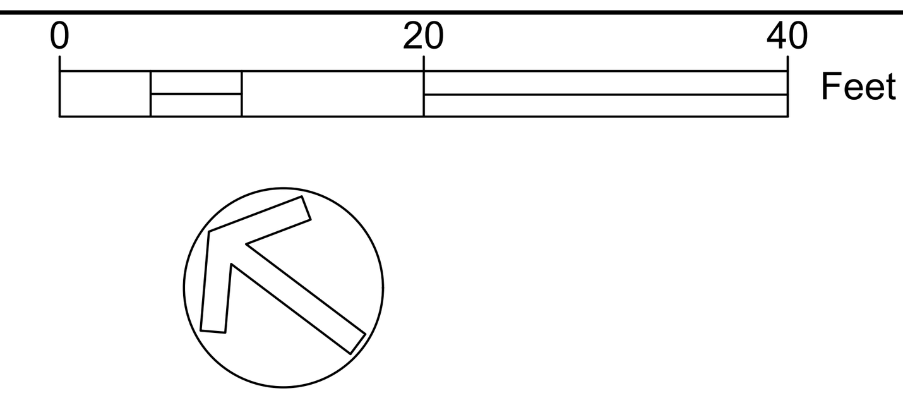
COLUMBIA COUNTY SITE PLAN # SDP 19 14
SRWMD APP # 235518-1
GEng PROJECT # 19-0034

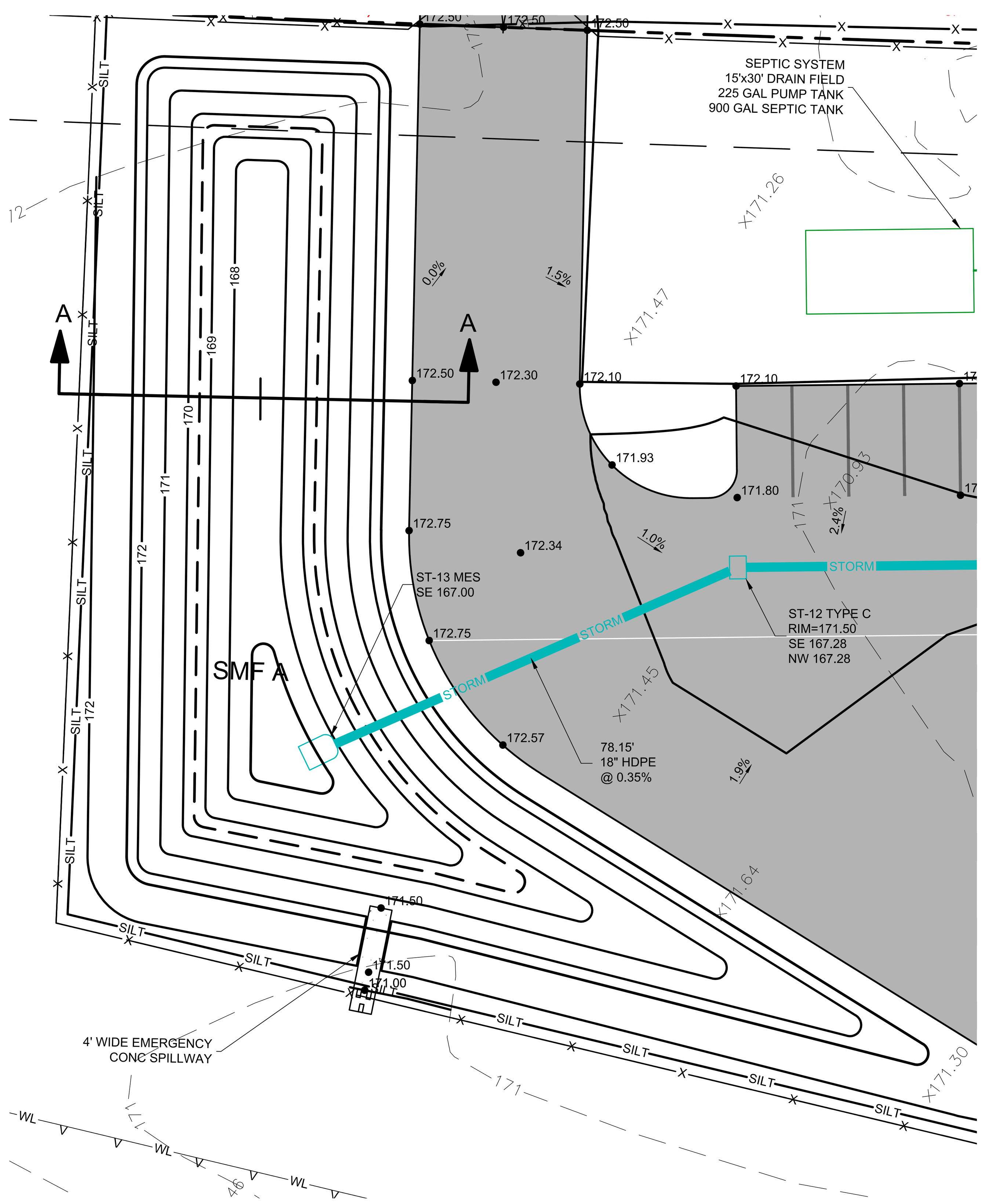
PRECISION ALIGNMENT AND REPAIR

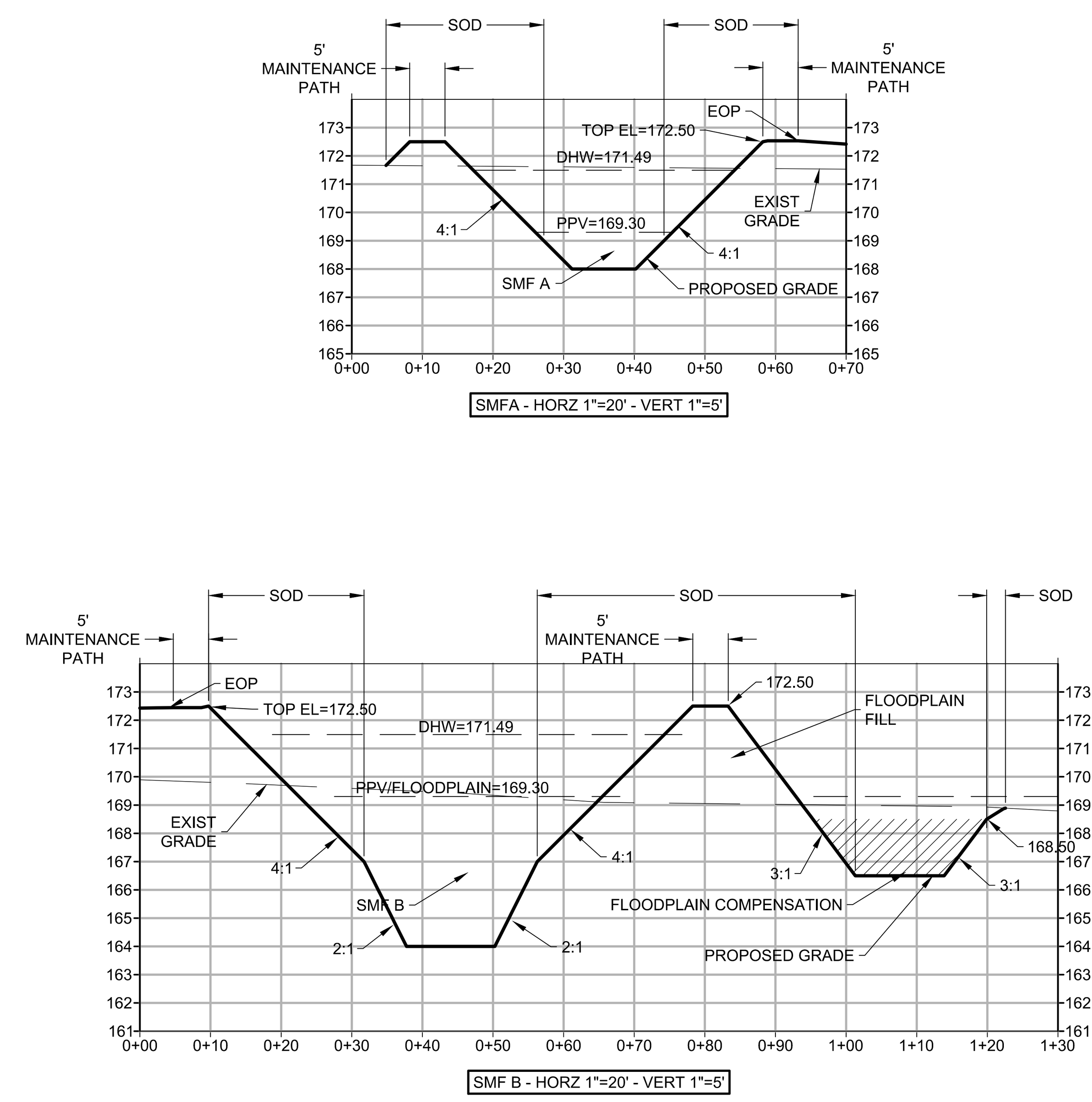
PAVING, GRADING, DRAINAGE, & UTILITY PLAN

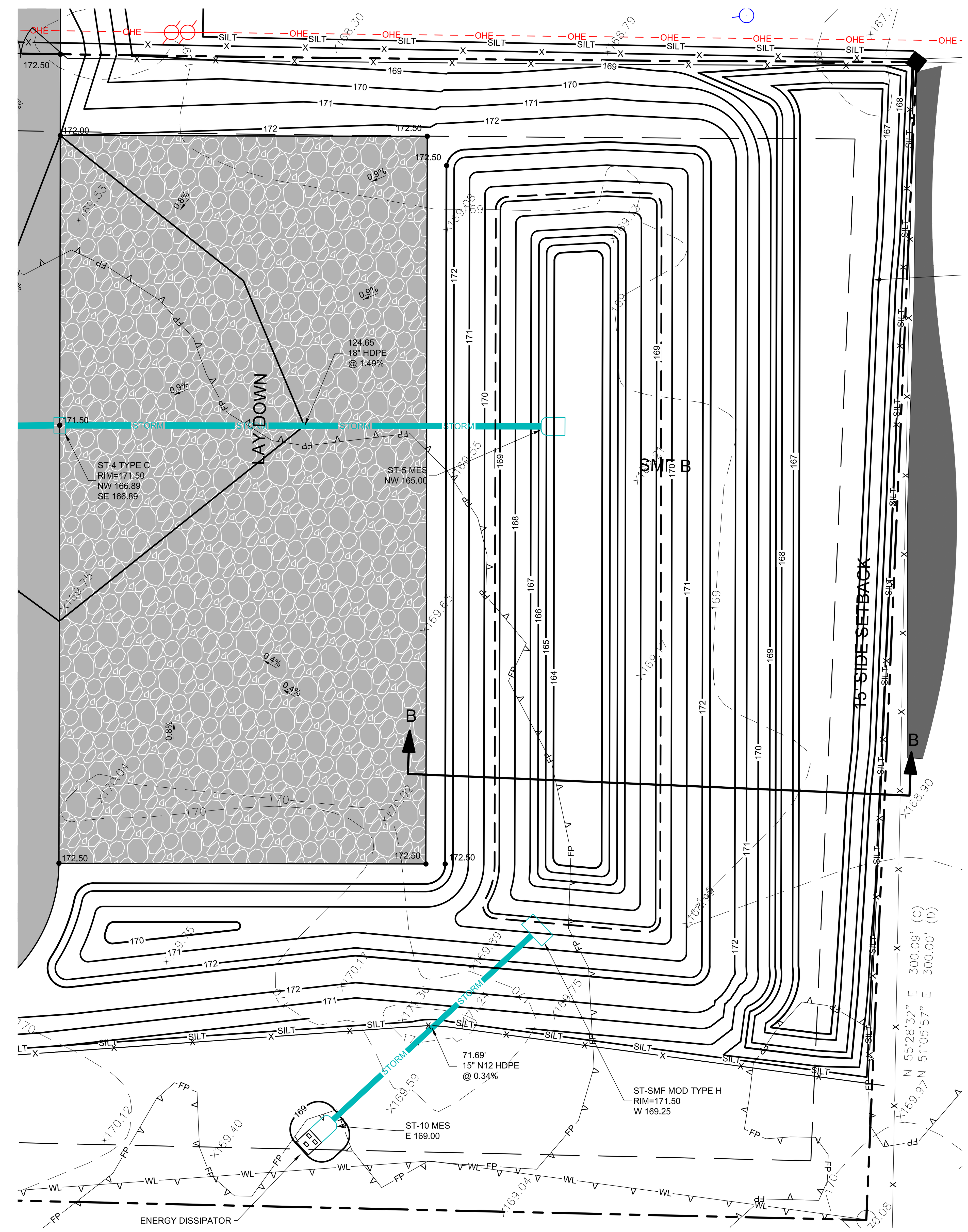
C-200

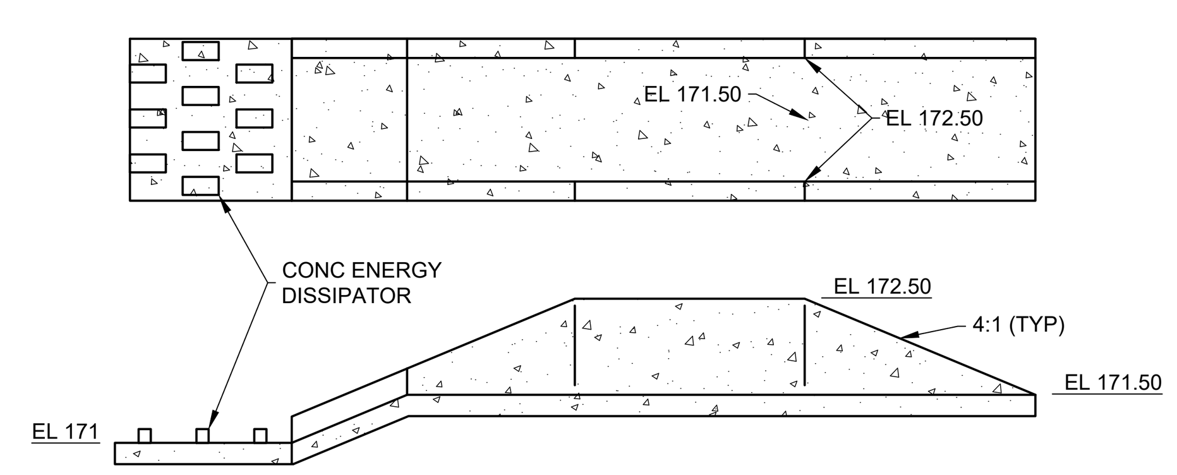
FILE: 19-0034-C-200 GRADE.DWG | LAST SAVED: 2019-12-17 03:21:41 PM | PLOTTED: 2019-12-17 03:24:21 PM | PLOT SCALE: 1:1 | USER: cagmuer





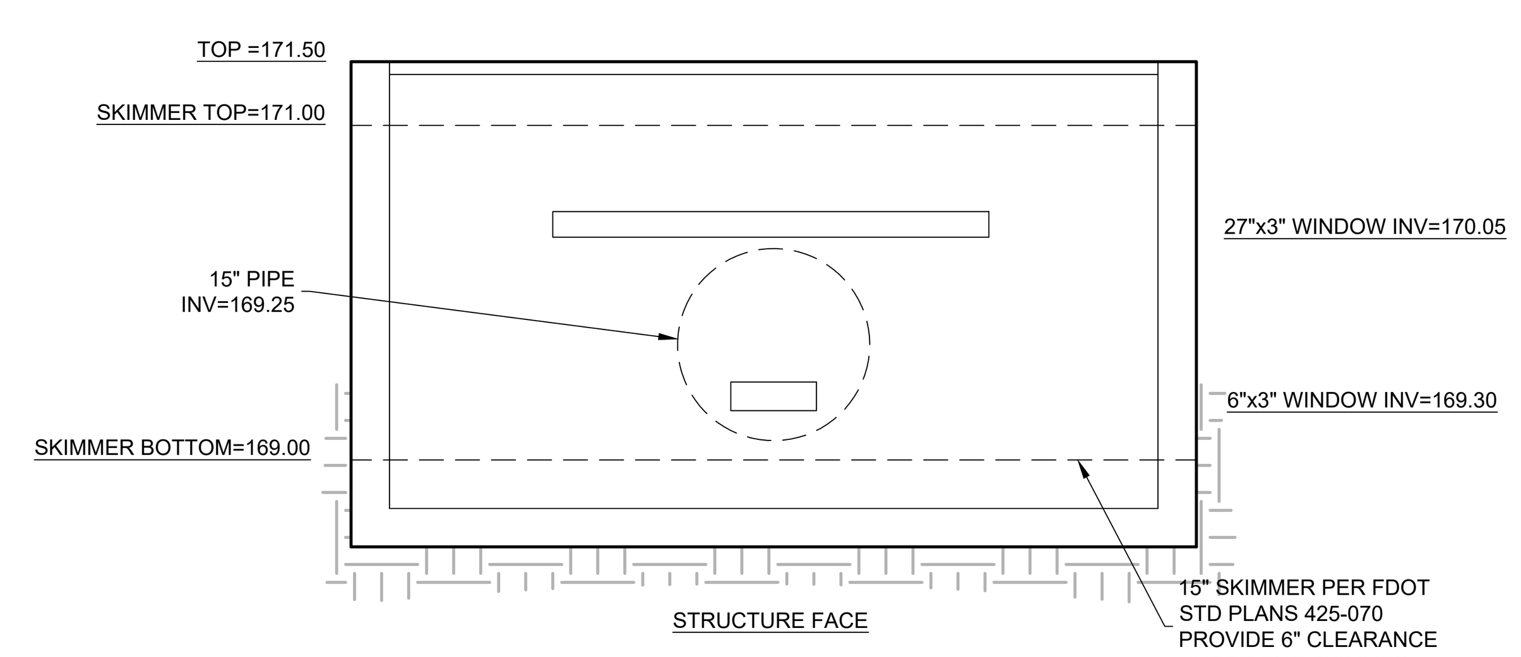






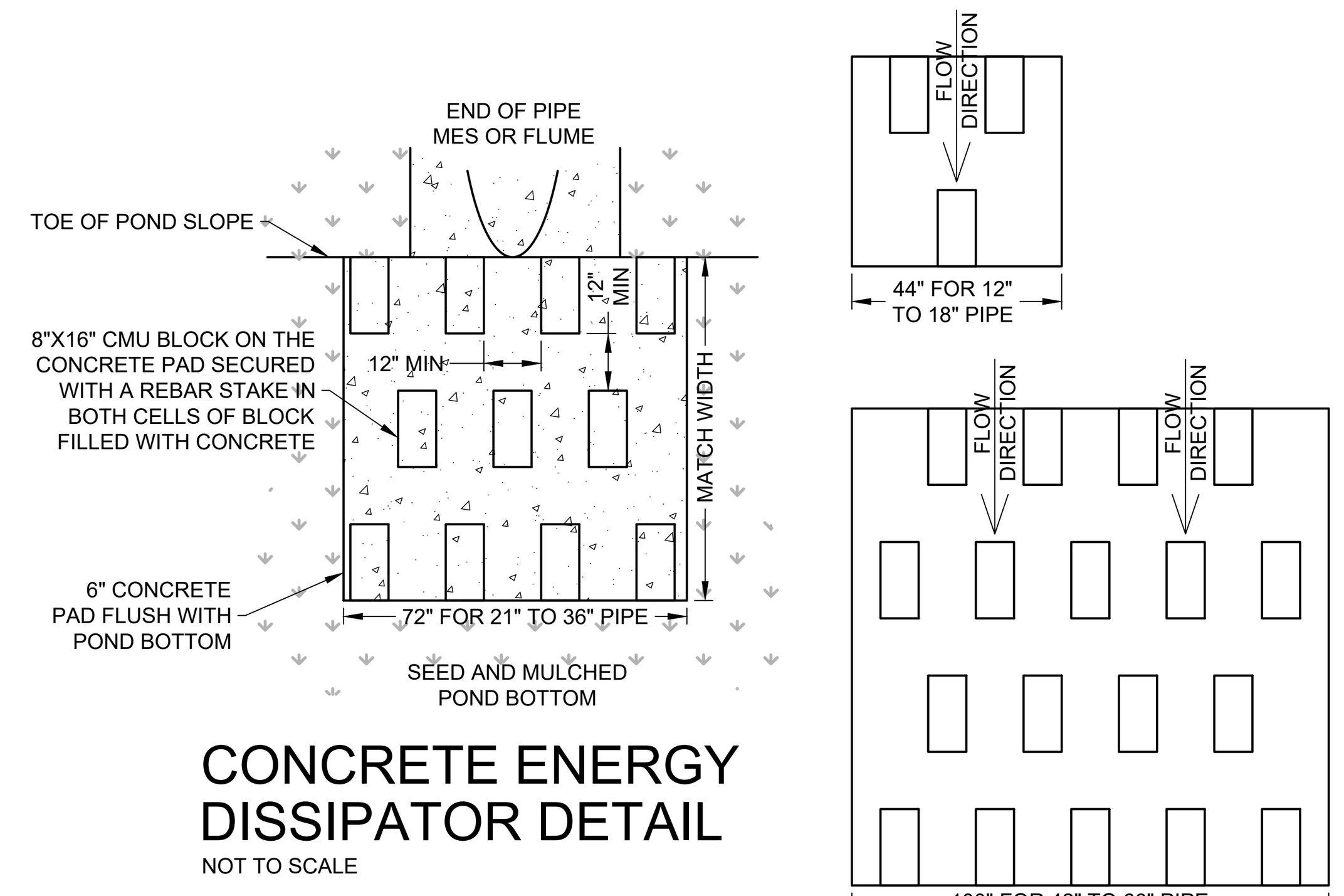
EMERGENCY CONC SPILLWAY DETAIL

NOT TO SCALE



ST-SMF1 MODIFIED TYPE H DISCHARGE STRUCTURE DETAIL

NOT TO SCALE

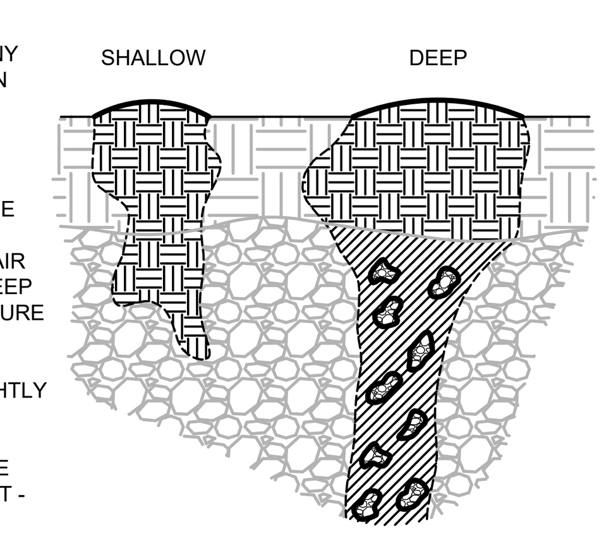


CONCRETE ENERGY DISSIPATOR DETAIL

NOT TO SCALE

NOTES: THE FOLLOWING SHALL BE PERFORMED IN THE EVENT ANY KARST FEATURES FORM DURING CONSTRUCTION - E.G. SOLUTION CAVITIES, CHIMNEYS, SINKHOLES

1. NOTIFY THE WATER MANAGEMENT DISTRICT AND THE APPLICABLE MUNICIPAL OR COUNTY PUBLIC WORKS IMMEDIATELY WHEN THE FEATURES ARE ENCOUNTERED - THE METHOD OF REPAIR SHALL BE SUBMITTED FOR REVIEW, COMMENT, AND APPROVAL PRIOR TO ATTEMPTING ANY REPAIR
2. SHALLOW KARST FEATURES ARE TYPICALLY LESS THAN 5' DEEP AND ONLY HAVE SMALL VOIDS IN THE LIMESTONE - THE FEATURE CAN BE REPAIRED BY BACKFILLING WITH A LOWER PERMIEABILITY MATERIAL SUCH AS CLAYEY-SAND OR CLAY - COMPACT THE BACKFILL AND CREATE A SMALL MOUND SLIGHTLY ABOVE GRADE TO ACCOUNT FOR SETTLING
3. DEEP KARST FEATURES SHALL BE REPAIRED MORE PERMANENTLY - EXCAVATE THE FEATURE TO THE LIMESTONE BEDROCK - PLUG VOIDS IN THE BEDROCK WITH CLEAN GROUT - BACKFILL OVER THE PLUG WITH A LOWER-PERMIEABILITY MATERIAL SUCH AS CLAYEY-SAND OR CLAY - COMPACT THE BACKFILL TO GRADE

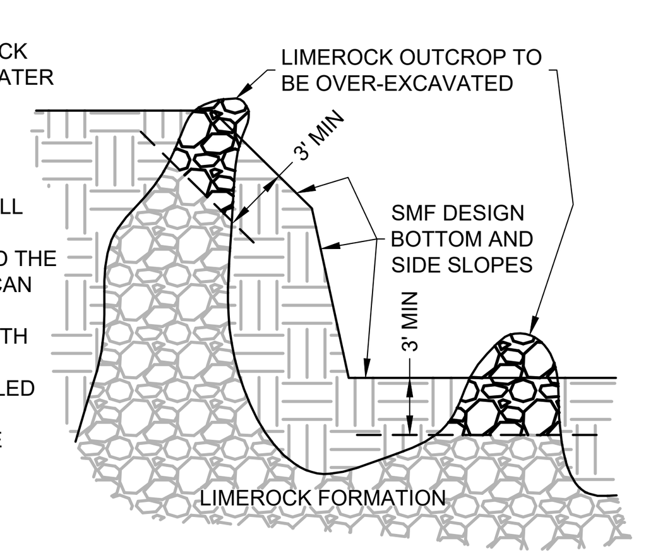


KARST FEATURE REPAIR DETAIL

NOT TO SCALE

NOTES: THE FOLLOWING SHALL BE PERFORMED IN THE EVENT ANY LIMEROCK OUTCROP FEATURE IS ENCOUNTERED WITHIN THE LIMITS OF THE STORMWATER MANAGEMENT FACILITY (SMF) DURING ITS CONSTRUCTION / EXCAVATION

1. NOTIFY THE WATER MANAGEMENT DISTRICT AND THE APPLICABLE MUNICIPAL OR COUNTY PUBLIC WORKS WHEN THE FEATURES ARE ENCOUNTERED AND PRIOR TO COMMENCING EXCAVATION AND BACKFILL OPERATIONS
2. OVER-EXCAVATE THE OUTCROP A MINIMUM OF THREE (3) FEET BEYOND THE SMF DESIGN BOTTOM AND / OR SIDE SLOPES - INDIVIDUAL BOULDERS CAN BE REMOVED ENTIRELY AT THE OPTION OF THE CONTRACTOR
3. BACKFILL THE THE EXCAVATED VOLUME TO THE SMF DESIGN LIMITS WITH CLAYEY-SAND/SANDY-CLAY (AASHTO SOIL GROUP-A2) SOILS
4. THE BACKFILL MATERIAL SHALL BE PLACED IN SIX INCH LIFTS AND ROLLED WITH HEAVY LOADED RUBBER TIRED EQUIPMENT
5. SEE THE KARST FEATURE REPAIR DETAIL IF ANY KARST FEATURES ARE ENCOUNTERED - E.G. SOLUTION CAVITIES, CHIMNEYS, SINKHOLES



STORMWATER MANAGEMENT FACILITY LIMEROCK OUTCROP OVER-EXCAVATION AND BACKFILL DETAIL

NOT TO SCALE

BUDGETING

PRICING :

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :
2019-09-27 INITIAL COUNTY, SRWMD, & FDOT SUBMITTAL
2019-12-19 COUNTY, SRWMD, & FDOT RESUBMITTAL

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
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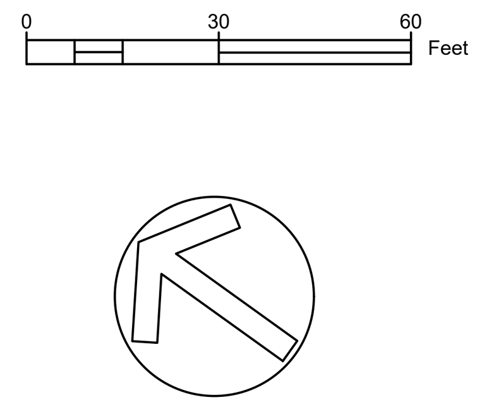
COLUMBIA COUNTY SITE PLAN # SDP 19 14
SRWMD APP # 235518-1
GEng PROJECT # 19-0034

PRECISION ALIGNMENT AND REPAIR

SMF PLAN, SECTION, & CONSTRUCTION DETAILS

C-250



LANDSCAPE DATA:

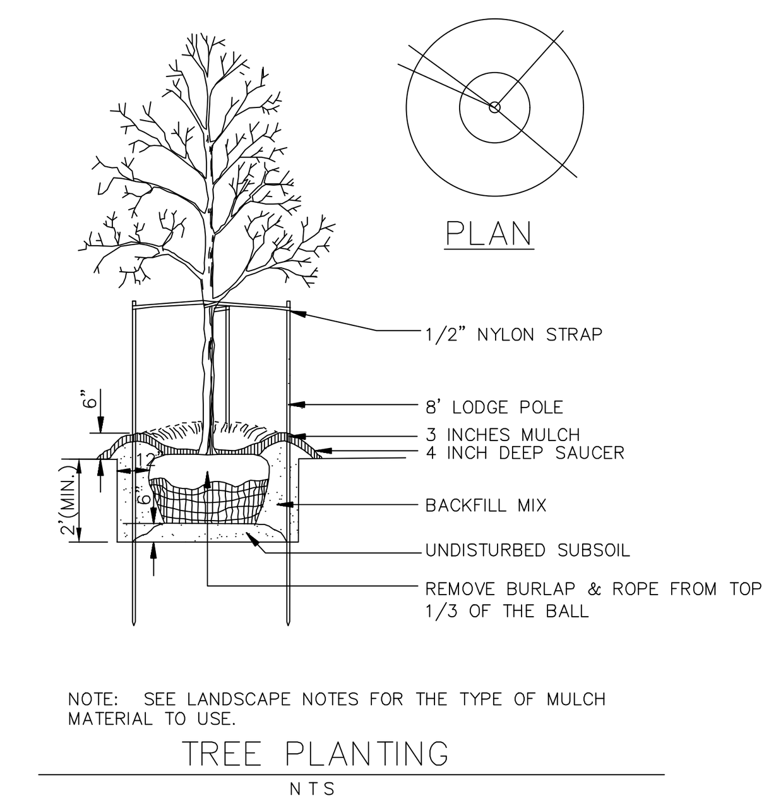
OFF-STREET PARKING AREA: 37,476 SF
LANDSCAPE AREA REQUIRED: 3,748 SF
TOTAL TREES REQUIRED: 1 PER 200 SF 19 TREES
TOTAL TREES PROVIDED: 19 TREES

NOTES:

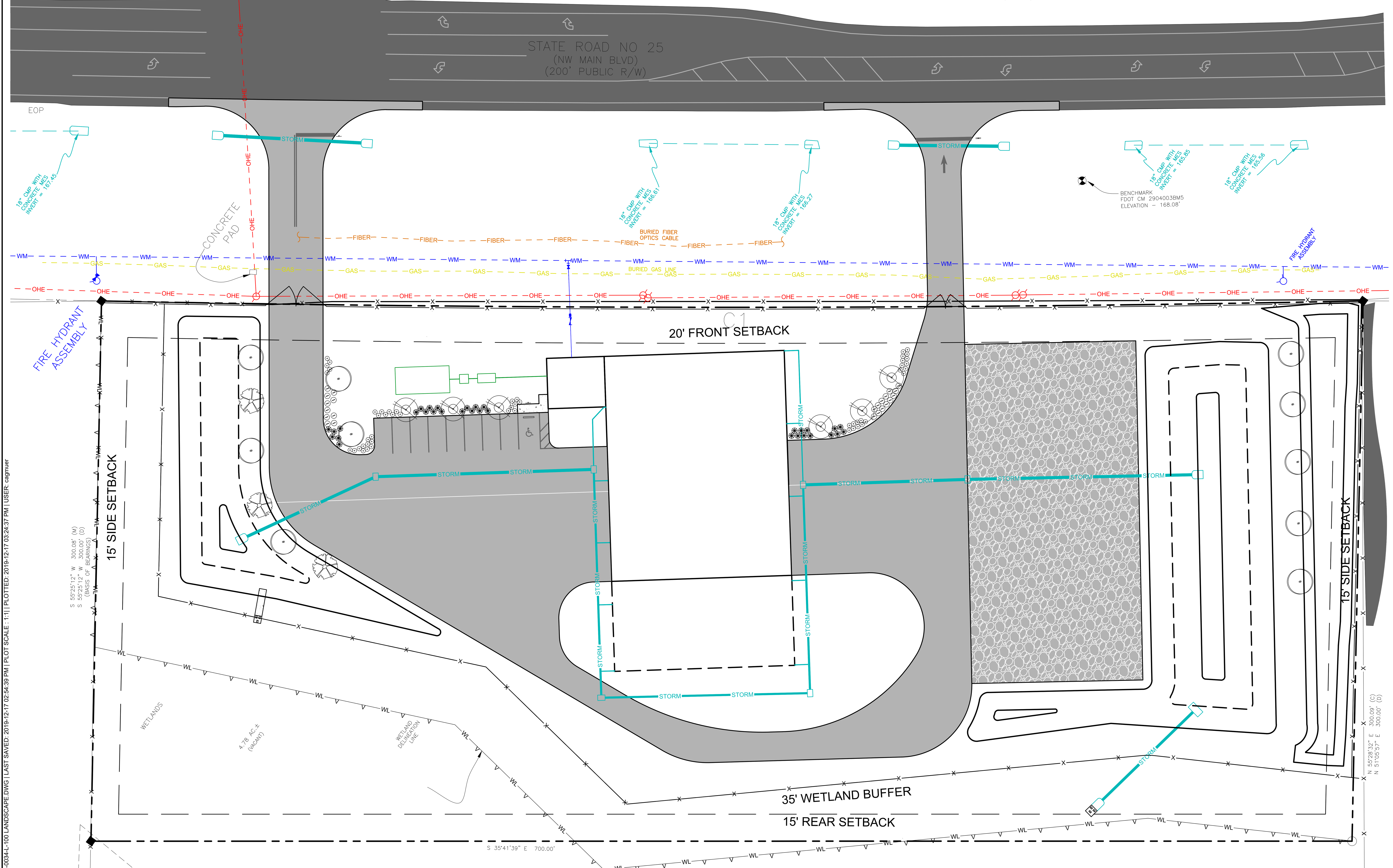
1. ALL EXOTIC VEGETATION TO BE REMOVED FROM SITE.
2. ALL LANDSCAPE MATERIAL TO BE FLORIDA NO.1
3. ALL LANDSCAPE MATERIAL IN SHOCK MUST BE REPLACED PRIOR TO THE ISSUANCE OF A C.O.
4. ROOT BARRIERS ARE REQUIRED FOR CANOPY TREES WITHIN 6' OF A SIDEWALK, PAVED AREA, WALL, OR BUILDING. SEE INSTALLATION DETAILS. ROOT BARRIER TO EXTEND 10' IN EACH DIRECTION FROM THE CENTER OF THE TREE.
5. ALL SOD TO BE ARGENTINE BAHIA, PASPALUM NOTATUM 'ARGENTINE', WEED FREE AND LAID TIGHT.
6. ALL LANDSCAPE AREAS THAT ARE NOT IDENTIFIED AS SOD AND DON'T SHOW ADDITIONAL LANDSCAPE MATERIAL SHALL BE MULCHED.
7. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.

LANDSCAPE LEGEND:

QTY	SYMB	NAME
TREES: 10		LIVE OAK QUERCUS VIRGINIANA, FG, 10' HT, 3' SPR.
3		WINGED ELM ULMUS ELATA, FG, 10' HT, 3' SPR.
6		FLORIDA MAPLE ACER RUBRUM 'FORIDA FLAME', FG, 10' HT, 3' SPR.
Shrubs: 42		MUHLY GRASS MUHLENBERGIA CAPILLARIS, 3 GAL, 18" HT, 24" O.C
32		ZAM COONTIE (NATIVE) ZAMIA PUMILA,3 GAL, 18"X18", 36" O.C.
23		WALTERS VIBURNUM VIBURNUM OBOVATUM 'WHITLACOOCHEE', 3 GAL, 18"X18". 48" O.C.



TREE PLANTING
NTS



1. Substitutions of plant material will not be permitted unless authorized in writing by the Landscape Architect or designee. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for the use of the nearest equivalent size or variety with corresponding adjustment of contract price.

2. Sod shall be nursery grown sod as classified by the American Sod Producers Association.

3. Sod shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry, have been cut regularly at a height of 1 1/2 inches and hold together firmly when a 16 inch x 24 inch piece is picked up with only one hand. The sod shall have its roots embedded in a layer of clean soil 3/4 inch to 1 inch thick.

4.Sod shall be harvested, delivered and transplanted within a period of 48 hours unless a suitable preservation method is approved prior to delivery.

5. Provide all plant materials as indicated on the drawing. The sizes that are indicated are the minimum acceptable sizes.

6. All plant material not otherwise specified as specimen shall be FLORIDA GRADE No. 1 or better quality graded in accordance with Grades and Standards for Nursery Plants published by the State of Florida, Department of Agriculture. Plants judged to be not in accordance with said standards will be rejected.

7. The number of plants specified shall take precedence over the graphic plant symbols. The Contractor shall verify all quantities required for the completion of the work and shall be responsible for the supply and installation of all plants and materials indicated on the drawings and specifications.

8. The Contractor shall notify the Landscape Architect or designee immediately of any discrepancies in the plans or specifications.

9. Protect the work, the public, and property owner from injury or loss arising in connection with this contract. Provide adequate barricades, night lights, etc. to protect the public. The Contractor shall be responsible for any damage or in jury due to his act or neglect.

10. Plants and planting areas shall be mulched within two days after planting with a three inch deep layer at the prescribed mulch material, entirely covering the pit or bed around each point, but not within 6" of tree trunks.

11. As planting operations proceed, all rope, wire, burlap, empty containers, rocks, clods and all other debris shall be removed daily, and the site kept neat at all times.

12. Any excess excavated topsoil or rich loam shall be placed as directed by the Owner or his Representative.

13. After planting operations are finished, all paved areas which may have become strewn with soil or other material shall be thoroughly cleaned by sweeping, and, if necessary, washing.

14. The Landscape Architect or designee reserve the right to inspect the work during the execution of the contract. The Contractor shall review the entire project with the Landscape Architect and the Owner for final inspection to obtain approval for final payment.

15. For a period of one year from and after the date of the Final Acceptance of his work, Contractor shall promptly and properly repair or replace all detective materials, equipment, plants, or workmanship which becomes evident during that period, and shall do so at no additional cost to the owner.

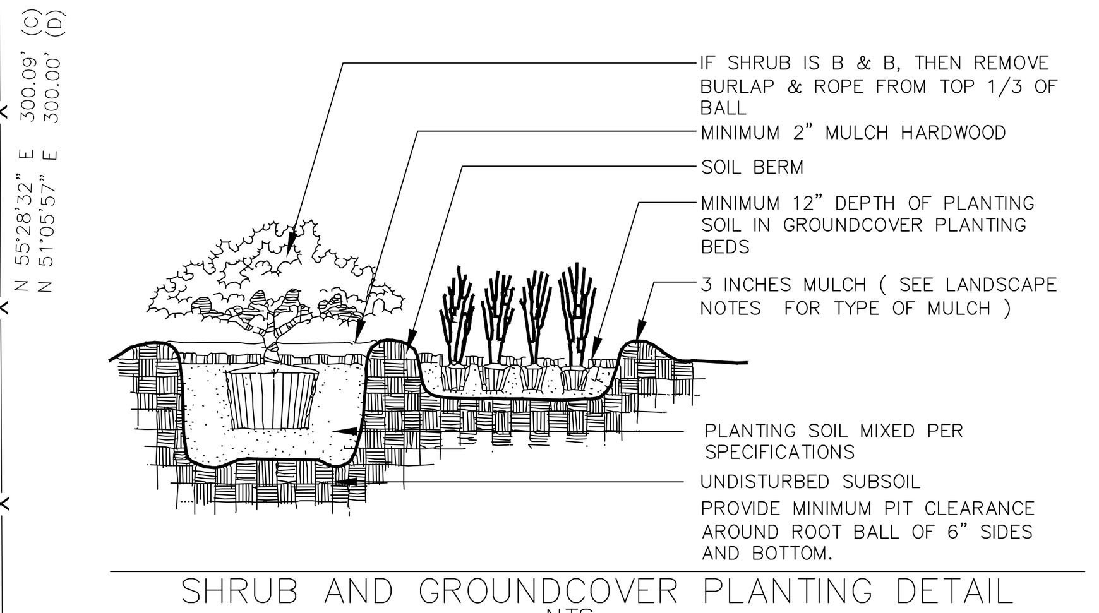
16. MAINTENANCE: the holder of the certificate of occupancy shall be the responsible party for the maintenance of all landscape areas which shall be maintained so as to present healthy, neat and orderly appearance at all times and shall be kept free from refuse and debris. All planted areas shall be provided with a readily available water supply to ensure vigorous healthy growth and development. Maintenance shall include the replacement of all dead plant material.

17. Trees not within planting beds shall be sleeved with 10" of plastic tubing to protect trunks from mower/trimmer damage.

18. Trees will be staked as needed and will be removed after one year. (owner shall remove any tree staking)

19. No asphalt, concrete, limerock, or construction debris is allowed in landscape beds. If area must be excavated, soil in planting beds shall be replaced with high quality deep fill of pH. 5.5-6.5.

20. New trees to be installed shall have planting pit twice the diameter of the container. The first root arising from the trunk shall be no deeper than 2" below the soil surface when planted. The surface of the rootball shall be 1"- 2" above grade when planting is completed.



SHRUB AND GROUNDCOVER PLANTING DETAIL
NTS

BUDGETING
PRICING :
CONSTRUCTION :
PERMITTING / DESIGN REVISIONS :
2019-09-27 INITIAL COUNTY, SRWMD, & FDOT SUBMITTAL
2019-12-19 COUNTY, SRWMD, & FDOT RESUBMITTAL

ENGINEER OF RECORD :
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2019-12-17

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COLUMBIA COUNTY SITE PLAN # SDP 19 14
SRWMD APP # 235518-1
GEng PROJECT # 19-0034

PRECISION ALIGNMENT AND REPAIR

LANDSCAPE PLAN

L-100

FILE: 19-0034-L-100 LANDSCAPE.DWG | LAST SAVED: 2019-12-17 02:54:39 PM | PLOT SCALE : 1:1 | PLOTTED: 2019-12-17 03:24:37 PM | USER: cagmuer

DANIEL & GORE, LLC
Professional Surveying and Mapping

P.O. BOX 1501
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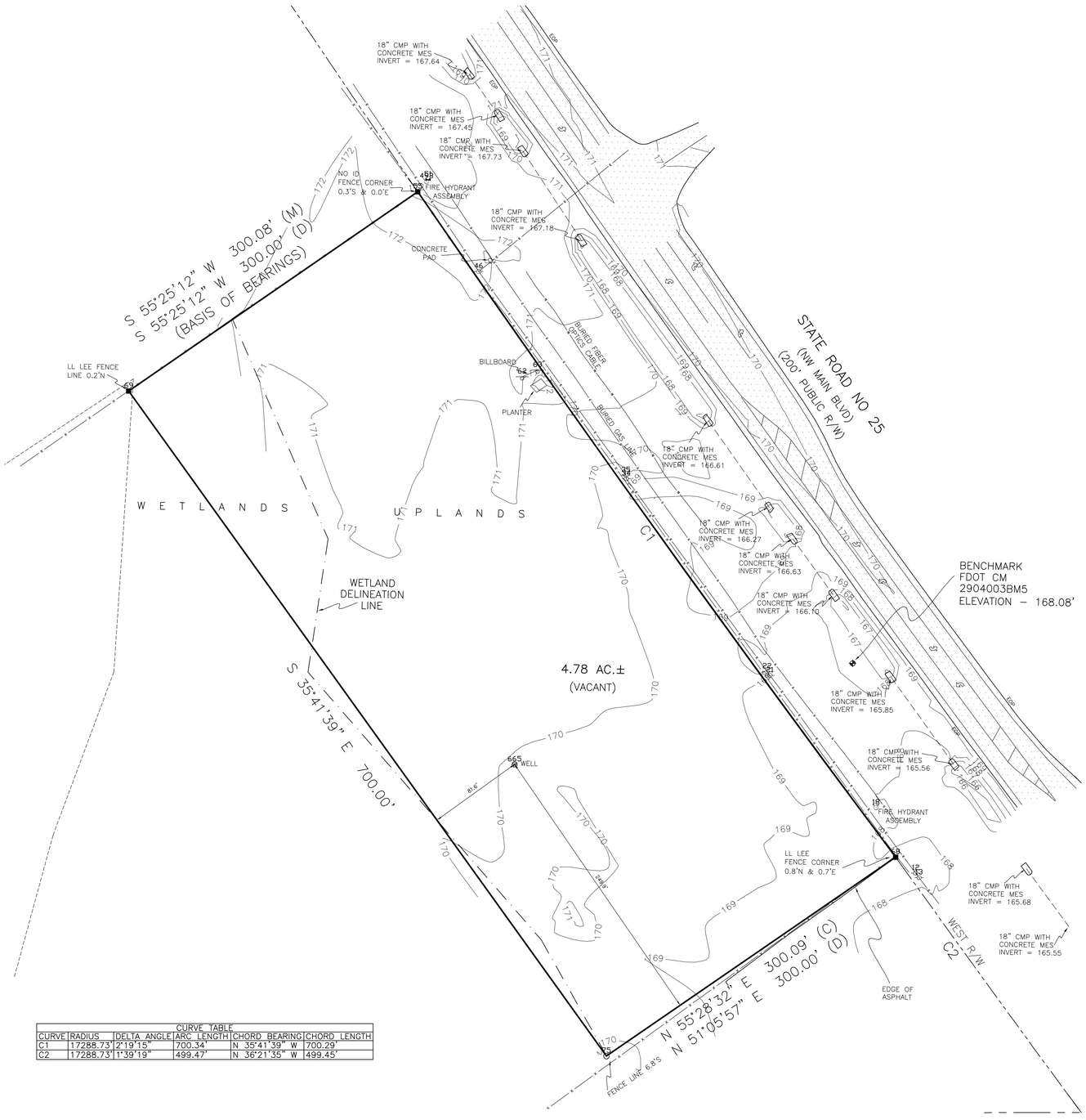
Fax: (904) 339-9229

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



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	17288.73'	2°19'15"	700.34'	N 35°41'39" W	700.29'
C2	17288.73'	1°39'19"	499.47'	N 36°21'35" W	499.45'

(ORB 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 #25; RUN IN A NORTHWESTERLY DIRECTION ALONG THE WEST BOUNDARY OF SAID STATE ROAD #25, 500 FEET FOR A POINT OF BEGINNING; RUN IN A NORTHWESTERLY DIRECTION ALONG THE WEST BOUNDARY OF SAID STATE ROAD #25, 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 #25, 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 HEREIN 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 (LB7683)
- ● DENOTES IRON PIPE OR REBAR FOUND (5/8")
- □ DENOTES 4"x4" CONCRETE MONUMENT SET (LB7683)
- ■ DENOTES 4"x4" CONCRETE MONUMENT FOUND
- ⊙ DENOTES NAIL & DISC FOUND
- NO ID - NO IDENTIFICATION
- FND - FOUND
- CM - CONCRETE MONUMENT
- ± - MORE OR LESS
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE (S)
- (P) - PLAT
- (D) - DEED
- (C) - CALCULATED
- (M) - MEASURED
- AC. - ACRE(S)
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- EOP - EDGE OF PAVEMENT
- EOG - 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
- IPC - IRON PIPE and CAP
- IR - IRON ROD
- IRC - IRON ROD and CAP
- R - RADIUS
- T - TANGENT
- L - ARC LENGTH
- Δ - CENTRAL ANGLE
- CH - CHORD BEARING & DISTANCE
- R/W - RIGHT OF WAY
- TWP - TOWNSHIP
- RNG - RANGE
- X——X DENOTES FENCE
- E — E DENOTES OVERHEAD ELECTRIC
- -○- POWER POLE
- CONCRETE

SCALE: 1" = 50'

0 50 100 150

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 : EFB
SHEET NO. 1 OF 1

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy

November 21, 2019

VIA ELECTRONIC MAIL

Chris Gmuer, P.E.
Gmuer Engineering, LLC.
2601 NW 13th St., Box 314
Gainesville, Fl 32609

Re: SDP 19 14 – Review Comments

Dear Mr. Gmuer,

The above referenced application was review for sufficiency in accordance with Columbia County's Comprehensive Plan and Land Development Regulations ("LDRs"). Please address all insufficiencies detailed below in writing and provide detail as to how each insufficiency has been addressed by 3:00 PM on Tuesday, November 26, 2019. Please make sure the revised submittal contains the complete submittal with the appropriate revisions. Submittals must be made via the County's Webportal @ https://www.columbiacountyfla.com/PermitSearch/UploadLogin.aspx

1) The applicant must address below comments by Chad Williams, P.E., County Engineer:
    a. The applicant must provide a signed and sealed summary for each storm event (100 year – 1 hour, 2 hour, 4 hour, 8 hour, 24 hour, 72 hour, 168 hour, and 240 hour) in a tabular format that contains the following information:
        i. Storm Event
        ii. Max Stage
        iii. Pre-Max Discharge Rate
        iv. Post-Max Discharge Rate
        v. Pre-Volume
        vi. Post-Volume

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Brandon M. Stubbs
Community Development Coordinator
Land Development Regulations Admin.

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy

November 13, 2019

VIA ELECTRONIC MAIL

Chris Gmuer, P.E.
Gmuer Engineering, LLC.
2601 NW 13th St., Box 314
Gainesville, Fl 32609

Re: SDP 18 12 "Precision Alignment and Repair"
Completeness Review

Dear Mr. Gmuer,

On October 1, 2019, the Columbia County Building and Zoning Department received an application for a Site & Development Plan Review for a ±18,400 square foot of building floor area and associates amenities to be located on Tax Parcel Number 19-3S-17-05080-000. On October 4, 2019, the Columbia County Building and Zoning Department sent over a Completeness Review Letter detailing items that were deficient on the application. On November 13, 2019, the Columbia County Building and Zoning Department received a revised submittal. The revised submittal still has outstanding deficiencies. Please see below for a list of outstanding deficiencies.
Please address the following:

1) The applicant has provided ISO fire flow calculations; however, has not provided the required existing hydrant flow data, distance from existing hydrant to furthest corner of all proposed buildings, 500-foot radius from existing hydrant, whether any new fire hydrants are required to meet fire flow. The applicant must provide existing hydrant flow data, distance from existing hydrant to the furthest corner of all proposed buildings, 500-foot radius from existing hydrant, whether any new fire hydrants are required to meet fire flow.

Please provide the required submittals. The application cannot be processed until all submittal requirements have been met. All submittals must be digital PDF and submitted via the County's Webportal at https://www.columbiacountyfla.com/PermitSearch/UploadLogin.aspx . If you have any questions, please do not hesitate to contact me.

Sincerely,

Brandon M. Stubbs
Community Development Coordinator
Land Development Regulation Admin.
Building & Zoning Department
Ph: (386) 754-7119
bstubbs@columbiacountyfla.com

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy

October 4, 2019

VIA ELECTRONIC MAIL

Chris Gmuer, P.E.
Gmuer Engineering, LLC.
2601 NW 13th St., Box 314
Gainesville, Fl 32609

Re: SDP 18 12 "Precision Alignment and Repair"
Completeness Review

Dear Mr. Gmuer,

On October 1, 2019, the Columbia County Building and Zoning Department received an application for a Site & Development Plan Review for a ±18,400 square foot of building floor area and associates amenities to be located on Tax Parcel Number 19-3S-17-05080-000.

Upon receipt of an application, a review for completeness is conducted. The Building and Zoning Department has conducted a review of the aforementioned application for completeness. The comments below are based solely on a preliminary review of the aforementioned application for completeness. A detailed review will be preformed once all requirements of completeness have been met.

Please address the following:

1) The applicant has provided a fire department access and water supply plan; however, has not provided the required hydrant flow data, location of existing fire hydrant(s), whether any new fire hydrants are required to meet fire flow. Further, applicant based fire flows upon 12,500 sq ft of building area; however, complete buildout is 18,400 sq ft. The applicant must demonstrate compliance with the NFPA/ISO requirements and base flows upon the total buildout of 18,400 sq ft.
2) The applicant has provided proof of ownership; however, the owner is a corporation. Therefore, the applicant must provide a copy of the list of registered managing members and/or officers eligible to sign on behalf of the corporation.
3) The site plan does not have a legend. The applicant must add a legend to the site plan.
4) The site plan contains no development data (i.e. area of subject property, floor area ratio, area of impervious, area of stormwater, landscape calc, area of landscaping, parking calcs, and etc). The applicant must provide development data.

5) The applicant depicts different hatches for laydown area and some of the driveway area. It is unclear what the applicant is proposing this area to be surfaced with; however, Section 4.2.17.2 of the Land Development Regulations does not allow surfacing other than type II asphaltic concrete or equivalent. The applicant must identify that the proposed surfacing and certify that it will meet the requirements of Section 4.2.17.2 of the LDRs. Note: drainage calc, retention area, and etc may have to be redesigned.

Please provide the required submittals. The application cannot be processed until all submittal requirements have been met. All submittals must be digital PDF and submitted via the County's Webportal at https://www.columbiacountyfla.com/PermitSearch/UploadLogin.aspx . If you have any questions, please do not hesitate to contact me.

Sincerely,

Brandon M. Stubbs
Community Development Coordinator
Land Development Regulation Admin.
Building & Zoning Department
Ph: (386) 754-7119
bstubbs@columbiacountyfla.com