

DATE: 08/01/2024 10:30:00 AM  
PROJECT: 78359 Approved Site Plan - KAS  
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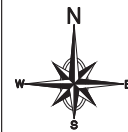
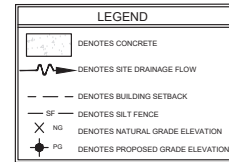
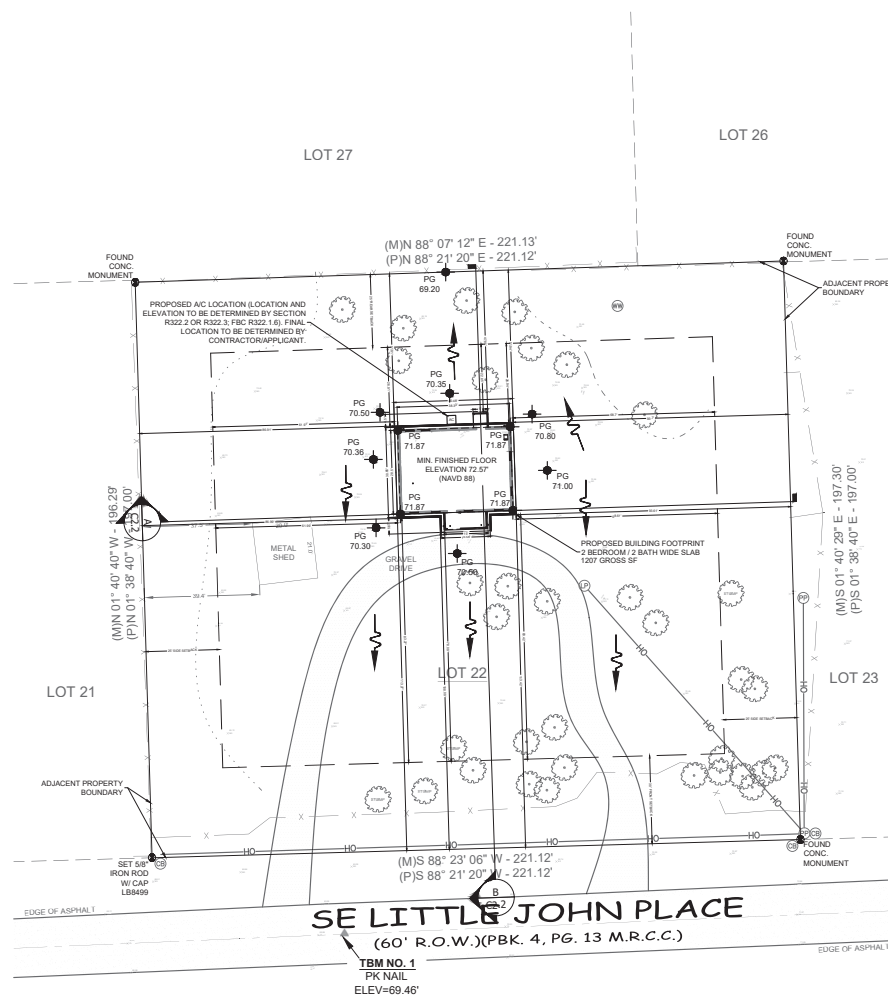
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#### GRADING NOTE:

LOT GRADING SHALL BE KEPT TO A MINIMUM AND MUST NOT INADVERTENTLY AFFECT ADJACENT PROPERTIES. THE PROTECTIVE REAR SLOPE OF THE PROPERTY SHALL NOT BE ALTERED IN ANY WAY SO AS TO NOT AFFECT THE NATURAL AND EXISTING RUNOFF OF STORMWATER. THE REMAINING SITE DRAINAGE SHALL REMAIN UNALTERED AND/OR CORRECTED TO ENSURE THAT RUNOFF WILL BE DIRECTED TOWARDS THE RIGHT OF WAY AND BE CONTAINED WITHIN THE PROPERTY LINES.

PARCEL ID 10-7S-17-09973-022

#### LEGAL DESCRIPTION (FROM SURVEYOR)

LOT 22, OF SHERWOOD FOREST UNIT NO. 1, IN COLUMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 13, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

| SITE DATA TABLE                                    |                                            |
|----------------------------------------------------|--------------------------------------------|
| 259 SE LITTLE JOHN PLACE<br>HIGH SPRINGS, FL 32643 |                                            |
| DESCRIPTION                                        | AREA                                       |
| FLOOD ZONE                                         | ZONE-X, TIER# 12023C0513C<br>eff: 2/4/2009 |
| PROJECT SITE                                       | 1.00 AC                                    |
| BUILDING FOOTPRINT AREA                            | 280/284 WIDE SLAB                          |
| ZONING / LAND USE                                  |                                            |
| DESCRIPTION                                        | ZONING                                     |
| PROJECT SITE                                       | A-3 (AGRICULTURAL)                         |
| NORTH OF PROJECT SITE                              | A-3 (AGRICULTURAL)                         |
| SOUTH OF PROJECT SITE                              | A-3 (AGRICULTURAL)                         |
| EAST OF PROJECT SITE                               | A-3 (AGRICULTURAL)                         |
| WEST OF PROJECT SITE                               | A-3 (AGRICULTURAL)                         |
| REQUIRED SETBACKS                                  |                                            |
| DESCRIPTION                                        | BUILDING                                   |
| FRONT                                              | 30 FT                                      |
| REAR                                               | 25 FT                                      |
| SIDE                                               | 25 FT                                      |
| SIDE                                               | 25 FT                                      |
| PROPOSED BUILDING DATA                             |                                            |
| BUILDING HEIGHT                                    | 16' - 10"                                  |
| CONDITIONED AREA                                   | 1,092 SF                                   |
| UNCONDITIONED AREA                                 | 115 SF                                     |
| GROSS AREA                                         | 1,207 SF                                   |

#### NOTES

- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE ROAD CENTERLINE OR 8 INCHES ABOVE THE HIGHEST ADJACENT GRADE. CONTRACTOR SHALL VERIFY MUNICIPALITY REQUIREMENTS.
- ALL PROPOSED SITE GRADES ARE THE RESPONSIBILITY OF THE CONTRACTOR BASED ON PROPOSED FFE AND SHALL MEET MUNICIPALITY REQUIREMENTS. AT A MINIMUM, CONTRACTOR SHALL INSTALL NECESSARY FILL TO PROVIDE 5:1 SLOPE AWAY FROM THE PROPOSED BUILDING FFE. CONTRACTOR SHALL NOT ALTER EXISTING DRAINAGE PATTERN IN A MANNER THAT COULD CAUSE ADVERSE IMPACTS TO ADJACENT PROPERTIES.
- CONTRACTOR TO GRADE SITE TO PROVIDE POSITIVE DRAINAGE TO RIGHT OF WAY OR EXISTING STORMWATER FACILITIES, AND PREVENT DETRIMENTAL IMPACTS TO ADJACENT PROPERTIES.
- BUILDING TO BE LOCATED IN THE SAME GENERAL FOOTPRINT OF THE DEMOLISHED BUILDING. ANY RELOCATION DUE TO CONFLICTS MUST BE APPROVED BY THE CONSTRUCTION MANAGER.
- ZONING AND SETBACK REQUIREMENTS REGULATED BY COLUMBIA COUNTY LAND DEVELOPMENT CODE (SEE SITE DATA TABLE).
- IF ON A SEPTIC SYSTEM THE CONTRACTOR IS TO EVALUATE SEPTIC TANK LOCATION AND CONDITIONS. IF MODIFICATIONS OR RELOCATION OF SEPTIC SYSTEMS ARE REQUIRED, CONTRACTOR TO PROVIDE MODIFICATIONS (LOCATION, SIZE, DEPTH, MATERIALS, ETC.) OR NEW LOCATION IF NEEDED.

| IMPERVIOUS SURFACE RATIO       |        |      |
|--------------------------------|--------|------|
| DESCRIPTION                    | SF     | AC   |
| EXISTING IMPERVIOUS AREA       | 420.0  | 0.01 |
| IMPERVIOUS PROPOSED HOUSE PLAN | 1388.0 | 0.03 |
| TOTAL IMPERVIOUS AREA          | 1808.0 | 0.04 |
| PARCEL AREA                    | 4356.0 | 1.00 |
| IMPERVIOUS SURFACE RATIO       | 0.04   | 0.04 |
| IMPERVIOUS SURFACE RATIO %     | 4.15   | 4.15 |

**Dewberry**  
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Santa Rosa Beach, FL 32459  
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2 BEDROOM / 2 BATH WIDE SLAB  
REBUILD FLORIDA - 2023 AND  
2024 STORMS HOUSING  
REPAIR AND REPLACEMENT  
PROGRAM  
259 SE LITTLE JOHN PLACE, HIGH SPRINGS  
COLUMBIA COUNTY, FLORIDA  
FL-2324-900001



SEAL

SCALE



Florida Code Compliance  
Notarizing and Recording  
Notary Public for the State of Florida  
Notary Public for the State of Florida  
Notary Public for the State of Florida

DRAWN BY JW  
APPROVED BY BB  
CHECKED BY TN  
DATE JULY 8, 2026

TITLE  
PROPOSED  
SITE &  
DRAINAGE  
PLAN

PROJECT NO. 50191227

C2.0

SHEET NO.

78359 Approved Site Plan - KAS  
MFF to be confirmed at slab by surveyor letter.