

ONE FOOT RISE REPORT

Prepared for:

TIMOTHY & LISA BIXLER

266 SW CHALLENGER LANE, LAKE CITY

LOT 13, COUNTRY LANDINGS SUBDIVISION

SECTION 07, TOWNSHIP 4 SOUTH, RANGE 17 EAST

COLUMBIA COUNTY, FL

OCTOBER 21, 2025

Prepared by:

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This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job FL25481

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PROJECT DESCRIPTION

Mr. & Mrs. Bixler would like to permit improvements to Lot 13, Country Landings Subdivision located in Section 07, Township 4 South, Range 17 East, Columbia County, Florida. Property address is 266 SW Challenger Lane, Lake City, FL. The parcel number for the property is 07-45-17-08106-113. The permit will be for the construction of a 3366 s.f. hanger and a 1505 s.f. residence. Approximately one third of the structures shall be constructed in Zone X.

ANALYSIS

The attached SRWMD Flood Report shows the base flood elevation is 110.0. The area of the Zone AE flood plain 100' upstream and 100' downstream is 140,042 s.f. or 3.21 acres. The area of the proposed structures is 4871 s.f. The proposed structure is 1.04 percent of the flood plain which will not cause a rise in the base flood elevation. The proposed residential structure is primarily on Zone X and will not affect the flood plain.

CONCLUSION

Calculations show no increase in the base flood elevation.

ONE FOOT RISE CERTIFICATION

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

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October 21, 2025

ONE FOOT RISE CERTIFICATION

Owner: Timothy & Lisa Bixler

Property Address: 266 SW Challenger Lane
Lake City, FL

Property Description: Lot 13, Country Landings Subdivision
Section 07, Township 4 South, Range 17 East
Columbia County, Florida

Structure in Floodway: 3366 s.f. Hanger
1505 +/- s.f. Residence

Elevation of 100-year flood: 110.0 feet (SRWMD Flood Report)

Community Panel: 12023C 0293D (effective date 11/02/2018)

I hereby certify that the construction of the proposed structure will not obstruct flow or cause more than a 1.00 foot rise in the 100-year flood elevation of the Cannon Creek.

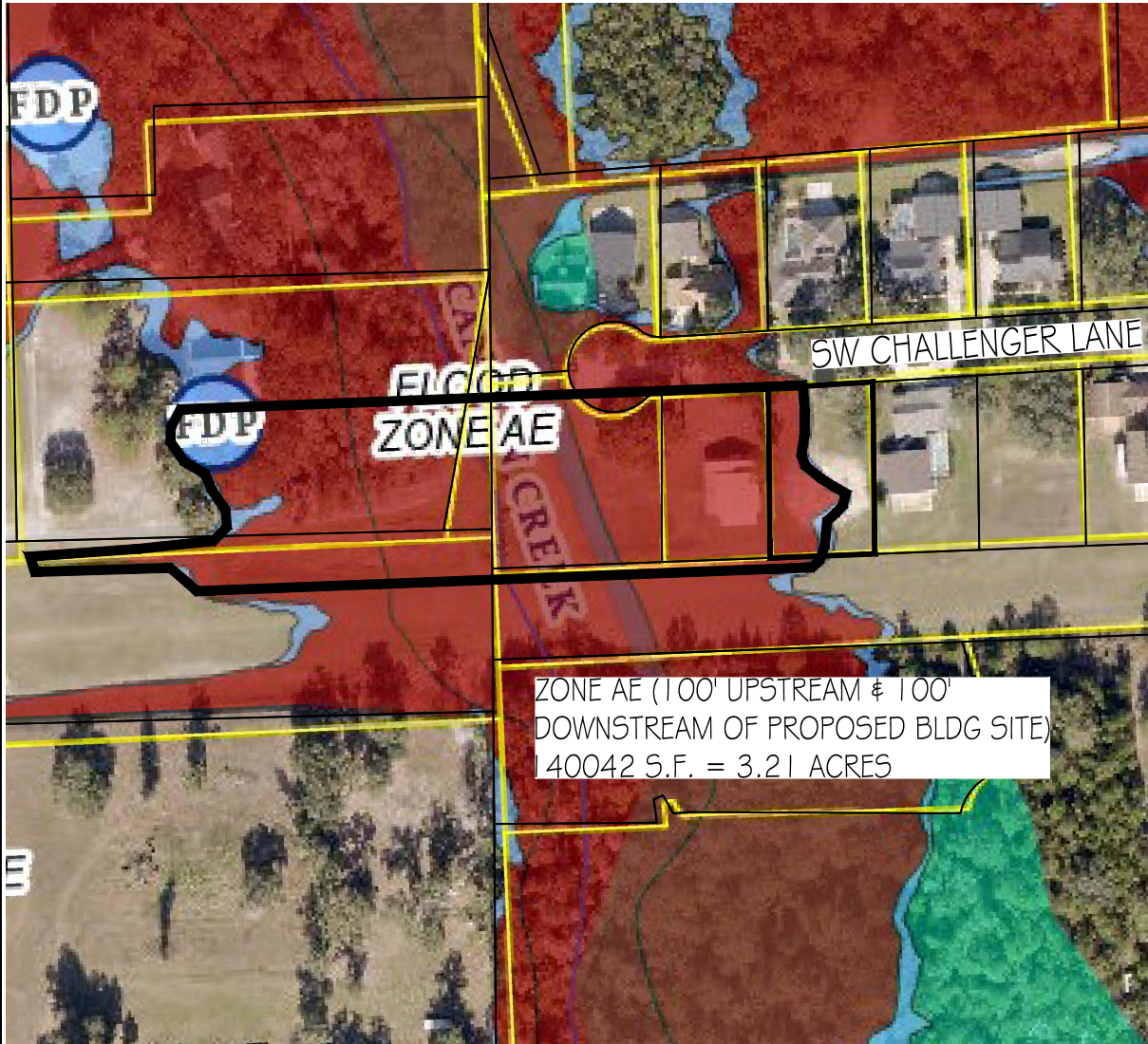
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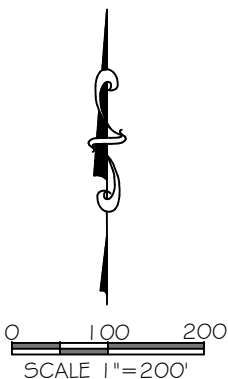
CC Job FL25481

LOCATION MAP

266 SW CHALLENGER LANE, LAKE CITY
LOT 13 COUNTRY LANDINGS SUBDIVISION
SECTION 07, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FL

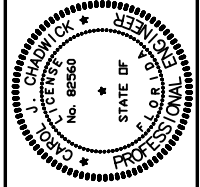


ZONE AE (100' UPSTREAM & 100'
DOWNSTREAM OF PROPOSED BLDG SITE)
140042 S.F. = 3.21 ACRES



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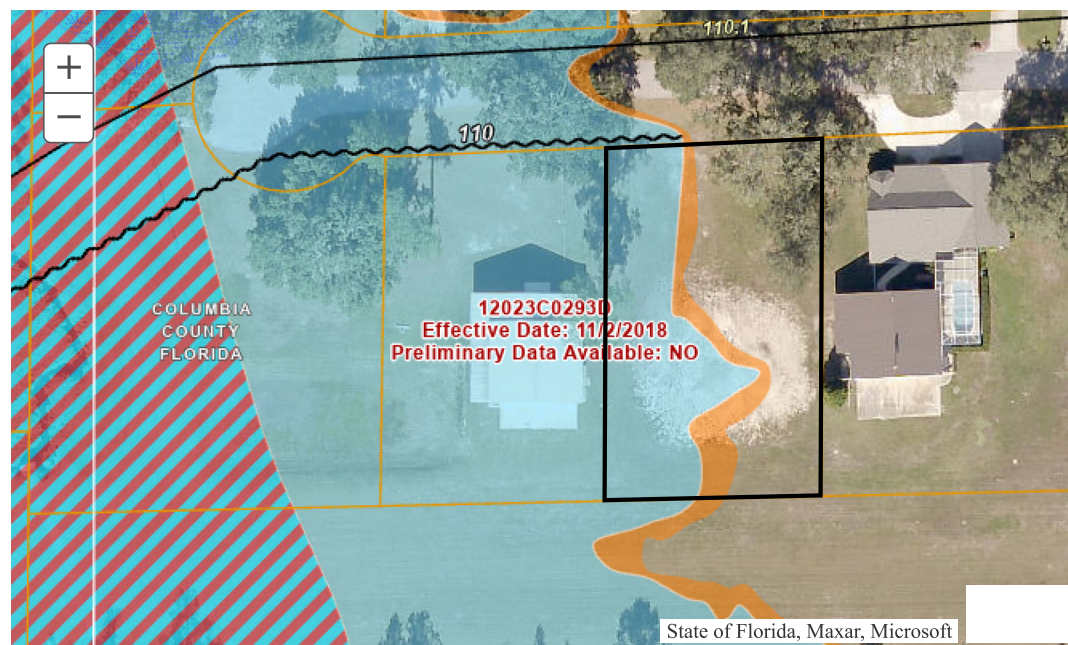
PREPARED FOR
TIMOTHY & LISA BIXLER

BIXLER LOCATION MAP
266 SW CHALLENGER LANE
LAKE CITY, FL

PROJECT NO.	FL25481
DATE	OCT. 21, 2025
REVISION DATE	
SHEET	OF
	SHEETS

SRWMD FLOOD REPORT

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **074S1708106113**
 Flood Zone: **AE, X-SHADED**
 Flood Risk: **HIGH**

1% Annual Chance Base Flood Elev* **110 (feet)**

10% Annual Chance Flood Elev* **Not Available**

50% Annual Chance Flood Elev* **Not Available**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

	1% Flood -Floodway (High Risk)		Area Not Included		CrossSections		Wetlands
	1% Flood - Zone AE (High Risk)		SFHA Decrease		County Boundaries		
	1% Flood - Zone A (HighRisk)		SFHA Increase		FIRM Panel Index		
	1% Flood - Zone VE (HighRisk)		Depressions		Parcels		
	0.2% Flood-Shaded Zone X (Moderate Risk)		BaseFlood Elevations (BFE)		River Marks		

Supplemental Information

Watershed	Santa Fe	Map Effective Date	11/2/2018	Special Flood Hazard Area	Yes
FIRM Panel(s)	12023C0293D				

Anywhere it can rain, it can flood
 Know your risk.



www.srwmdfloodreport.com

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA [Change Your Flood Zone Designation | FEMA.gov](https://www.floodsmart.com). Information about flood insurance may be obtained at (<https://www.floodsmart.com>)

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed flooding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood Information section of this report.

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS

FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060

(386) 362-1001

Toll Free:
(800) 226-1066

SITE PLAN BY OTHERS

