

District No. 1 – Kevin Parnell  
District No. 2 – Rocky Ford  
District No. 3 – Robby Hollingsworth  
District No. 4 – Everette Phillips  
District No. 5 – Tim Murphy



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

November 24th, 2025

VIA ELECTRONIC MAIL

Carol Chadwick, PE, agent for Mark Touchstone

Re: Parcel(s) 17-4S-17-08423-107 & 17-4S-17-08423-108  
1208 SW Fairfax Glen  
Lake City, FL 32025

Your Minor Site Plan application SDP251101 has been administratively approved by Seth Lane, County Planner for Columbia County Florida. Please be advised that there is a 30-day appeal window so it is advised that construction not begin until December 24<sup>th</sup>, 2025.

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

Sincerely,

Seth Lane  
Columbia County Planner

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100



# Columbia County Gateway to Florida

FOR PLANNING USE ONLY

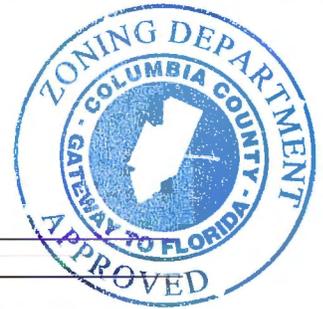
Application # SDP251101

Application Fee \$300.00

Receipt No. 772035

Filing Date 11-3-2025

Completeness Date 11-24-2025



## Minor Site Plan Application

### A. PROJECT INFORMATION

- Project Name: TOUCHSTONE APARTMENTS
- Address of Subject Property: TBD SW TIGERVIEW GLEN, LAKE CITY, FL
- Parcel ID Number(s): 17-4S-17-08423-107 & 17-4S-17-08423-108
- Future Land Use Map Designation: RESIDENTIAL - HIGH
- Zoning Designation: RMF-2
- Acreage: 1.00
- Existing Use of Property: VACANT
- Proposed use of Property: MULTI-FAMILY HOUSING
- 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 6053 s.f.
  - Relocation of an existing structure: Total square footage \_\_\_\_\_
  - Increase in Impervious Area: Total Square Footages 13496 s.f.

### B. APPLICANT INFORMATION

- Applicant Status  Owner (title holder)  Agent
- Name of Applicant(s): Carol Chadwick, PE Title: Civil Engineer  
 Company name (if applicable): \_\_\_\_\_  
 Mailing Address: 1208 SW Fairfax Glen  
 City: Lake City State: FL Zip: 32025  
 Telephone: ( ) 307.680.1772 Fax: ( ) Email: ccpewyo@gmail.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.**

- If the applicant is agent for the property owner\*.
  - Property Owner Name (title holder): Mark Touchstone
  - Mailing Address: PO Box 327
  - City: Lake Butler State: FL Zip: 32054
  - Telephone: ( ) 386.867.0625 Fax: ( ) Email: fallingcreekllc@gmail.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.**

**\*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 0234  
Site Specific Amendment to the Official Zoning Atlas (Rezoning):  Yes \_\_\_\_\_     No \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z 0592  
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 Minor Site and Development Plan Application is \$300. 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.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE 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.

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)

\_\_\_\_\_  
Applicant/Agent Signature

\_\_\_\_\_  
Date



Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A01410  
D0000018D463B4E  
7500032FEE,  
cn=Carol Chadwick  
Date: 2025.10.31  
11:57:06 -04'00'

# TOUCHSTONE APARTMENTS PHASE 2

## SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

DEVELOPMENT INFORMATION			
A NEW MULTI-FLEX APARTMENT BUILDING WITH 6 2 BEDROOM UNITS WITH PAVED PARKING AND ASSOCIATED UTILITIES. PHASE 2			
PARCEL NUMBER	17-45-17-09423-107 & 17-45-17-09423-108		
LEGAL DESCRIPTION	LOT 7 AND 8 OF 1/4 1 SOUTH BUSINESS PARK		
ZONING	RMF-2		
LAND USE	RESIDENTIAL - HIGH DENSITY		
ADDRESSES	TBD SW TIGERVIEW GLEN, LAKE CITY, FL		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
PARCEL AREA	4,4009	1.01	100
ON-SITE DISTURBANCE AREA	26784	0.61	60.86
OFF-SITE DISTURBANCE AREA	2395	0.05	-
TOTAL DISTURBANCE AREA	29179	0.67	60.86
PROPOSED IMPERVIOUS AREA			
BUILDING	6053	0.14	13.75
PAVEMENT & CONCRETE	8526	0.20	19.37
TOTAL IMPERVIOUS AREA	14579	0.33	33.13
BUFFER			
REQUIRED	NOT REQUIRED		
PROPOSED AREA	NOT REQUIRED		
DENSITY			
RMF-2 MAXIMUM DENSITY	20 UNITS PER ACRE		
PROPOSED DENSITY	6 UNITS PER ACRE		
LANDSCAPING			
REQUIRED	PER SECTION 4.2.17.7, COLUMBIA COUNTY L.D.R. LANDSCAPING: 10% OF OFF-STREET PARKING (7544 SF) 1 TREE PER 200 SF OF LANDSCAPING 754 S.F. LANDSCAPING & 4 TREES		
PROPOSED AREA	10105 S.F. & 4 TREES		
PARKING			
REQUIRED SPACES	PER SECTION 4.1.1.1, COLUMBIA COUNTY L.D.R. 2 PARKING SPACES PER DWELLING UNIT 6 DWELLING UNITS * 2 = 12 PARKING SPACES		
PROPOSED SPACES	12 PARKING SPACES + 1 ADA PARKING SPACE		



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 copy.



**LOCATION MAP**  
NOT TO SCALE

- NOTES**
1. SITE PARCELS: 17-45-17-09423-107  
17-45-17-09423-108
  2. FUTURE LAND USE: RESIDENTIAL - HIGH
  3. ZONING: RMF-2
  4. LOT 7 AND 8 OF 1/4 1 SOUTH BUSINESS PARK
- SHEET INDEX**
- 1 COVER SHEET
  - 2 NOTES, LEGEND & DETAILS
  - 3 SITE & DIMENSION PLAN
  - 4 UTILITY PLAN
  - 5 GRADING PLAN
  - 6 LANDSCAPE PLAN

ENGINEER OF RECORD: CAROL CHADWICK, P.E.  
P.E. NO.: 82560



**OWNER:**  
FALLING CREEK INVESTMENTS, LLC  
PO BOX 327  
LAKE BUTLER, FL 32054  
CONTACT: MARK TOUCHSTONE  
386.567.0625  
mrtouchstone@hotmail.com

**CIVIL ENGINEER:**  
CAROL CHADWICK, P.E.  
1208 S.W. FAIRFAY GLEN  
LAKE CITY, FL 32025  
307.680.1772  
cchewyo@gmail.com

**SURVEYOR:**  
BRITT SURVEY & MAPPING, INC.  
2086 S.W. MAIN BLVD, STE 112  
LAKE CITY, FL 32025  
386.732.7163

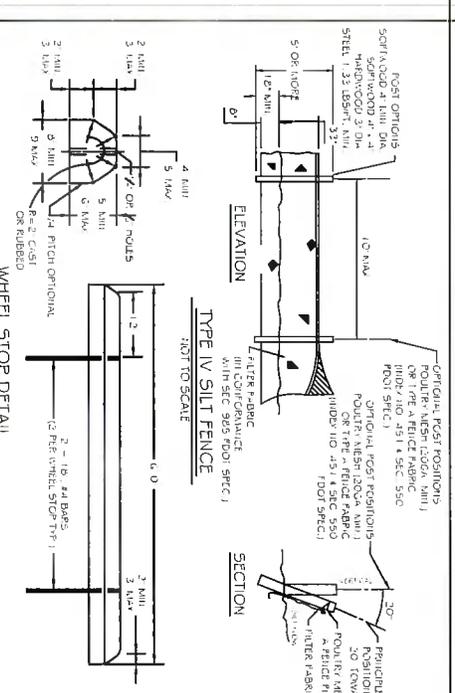
**CONTRACTOR:**  
REED MCDANIEL CONSTRUCTION  
2230 SE BAY DRIVE  
LAKE CITY, FL 32025  
CONTACT: LESLIE MCDANIEL  
356.385.4254  
lesliemc@gmail.com

PROJECT NO.	FL25374
DATE	OCT. 23, 2025
SHEET NO.	1 OF 6

**TOUCHSTONE APARTMENTS PHASE 2**  
**COVER SHEET**

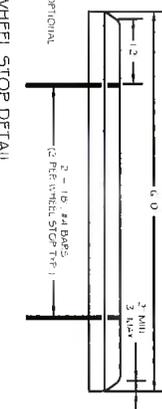
PREPARED FOR:  
FALLING CREEK INVESTMENTS, LLC  
PO BOX 327  
LAKE BUTLER, FL 32054  
CONTACT: MARK TOUCHSTONE  
386.567.0625  
mrtouchstone@hotmail.com





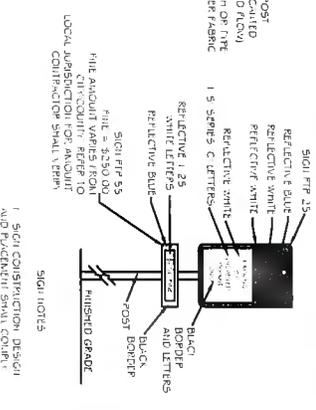
**ENGINEER'S NOTES**

**WHEEL STOP DETAIL**

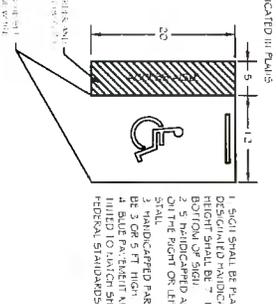


**EROSION CONTROL NOTES**

**HANDICAP PARKING SIGN DETAIL**



**HANDICAP PARKING STALL DETAIL**



1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO ENSURE THAT ALL WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.

2. ALL DISTURBED AREAS SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND SHORT-TERM VEGETATION. THE LONG-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 70 POUNDS PER ACRE. THE SHORT-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 20 POUNDS PER ACRE AND SHALL CONSIST OF WINTER PLY PEGUM SEPTUMBER THROUGH MARCH OR MALT FROM AGRU THROUGH AUGUST.

3. THE PERMITS CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO MINIMIZE EROSION, TURBIDITY, NUTRIENT LOADINGS, AND SEDIMENTATION TO ADJACENT LANDS AND IN THE RECEIVING WATERS.

4. ALL GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF SIX (6) INCHES AS LONG AS THE FLOW OF WATER IS NOT CHANGED.

5. WHERE DITCH MUST BE DEEPER THAN NORMAL TO ACCOMMODATE A PIPE, THE TRANSITION FROM NORMAL DITCH GRADE TO PIPE FLOW LINE SHALL BE A MINIMUM LENGTH OF 100 FEET.

6. THE CONTRACTOR SHALL ADHERE TO THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION UNTIL THE AS-BUILTS ARE COMPLETED.

7. QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO BID AND CONSTRUCTION.

8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DEleterious MATERIAL.

**UNAUTHORIZED CHANGES AND USES CAUTION:**

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS TO THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:**

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE RESPONSIBLE TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".

2. THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, SUWANNEE RIVER WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.

3. THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.

4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

5. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.

6. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.

7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT FROM LEAVING PROJECT LIMITS.

8. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.

9. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.

10. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY PASTURE COVER AND/OR MULCH.

11. A ROW OF RIPRAP RIPRAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION TRENCHES AND COLLECTION PIPE CUTS IS GRANITE OR LIMESTONE RIPRAP IS REQUIRED, AND BROKEN CONCRETE WILL BE ACCEPTED.

12. ALL SLOPE STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF PLY BALS OR SODDING.

13. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.

14. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.

15. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARP.

16. EXCESS DIRT SHALL BE REMOVED DAILY.

17. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.

18. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF VEHICLES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER.

19. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOGD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

**LEGEND**

	# 5 - FINISHED SURFACE
	# 5 - EXISTING SURFACE
	PROPOSED CONTOUR (2' INTERVALS)
	EXISTING CONTOUR (2' INTERVALS)
	DAYLIGHT LINE
	EXISTING FENCE
	PROPERTY LINE
	CENTER LINE
	SILT FENCE
	EXISTING OVERHEAD UTILITIES
	EXISTING OVERHEAD ELECTRIC
	PROPOSED DUMPSTER LOCATION

NOTE: ALL UTILITY PROVIDERS MUST BE CONTACTED PRIOR TO DIGGING IN ACCORDANCE TO CHAPTER 356, SUWANNEE RIVER WATER MANAGEMENT DISTRICT STATE ONE CALL.

CALL 811 48 HOURS PRIOR TO DIGGING

Originally signed by  
DN: CAUS  
0100000010463  
1100000010463  
04/25/2025 11:18  
16.3045 03.007

PROJECT NO. **FL23574** **TOUCHSTONE APARTMENTS PHASE 2**

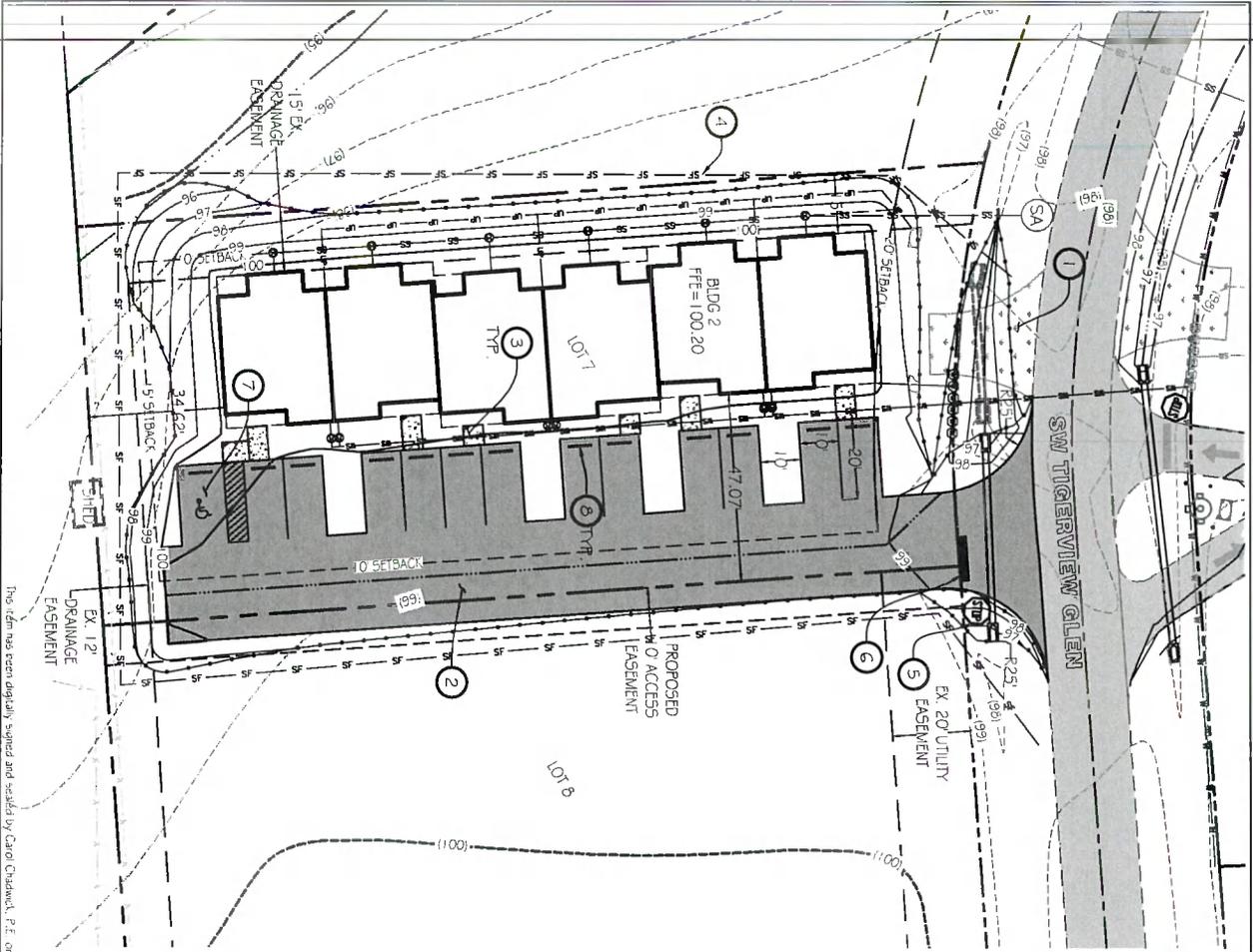
DATE **OCT 23, 2025** **NOTES, LEGEND & DETAILS**

PREPARED FOR: **FALLING CREEK INVESTMENTS**  
 PC BOX 327  
 5815 US HWY 19 S  
 CONTACT: MARI TOUCHSTONE  
 386 667 0625  
 mtouchstone@hotmail.com

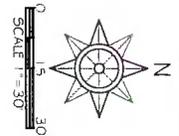
DATE: **OCT 23, 2025**

SCALE: **2" = 6'**

Professional Engineer Seal: **CAROL CHADWICK**, License No. **12345**



The form was originally 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.

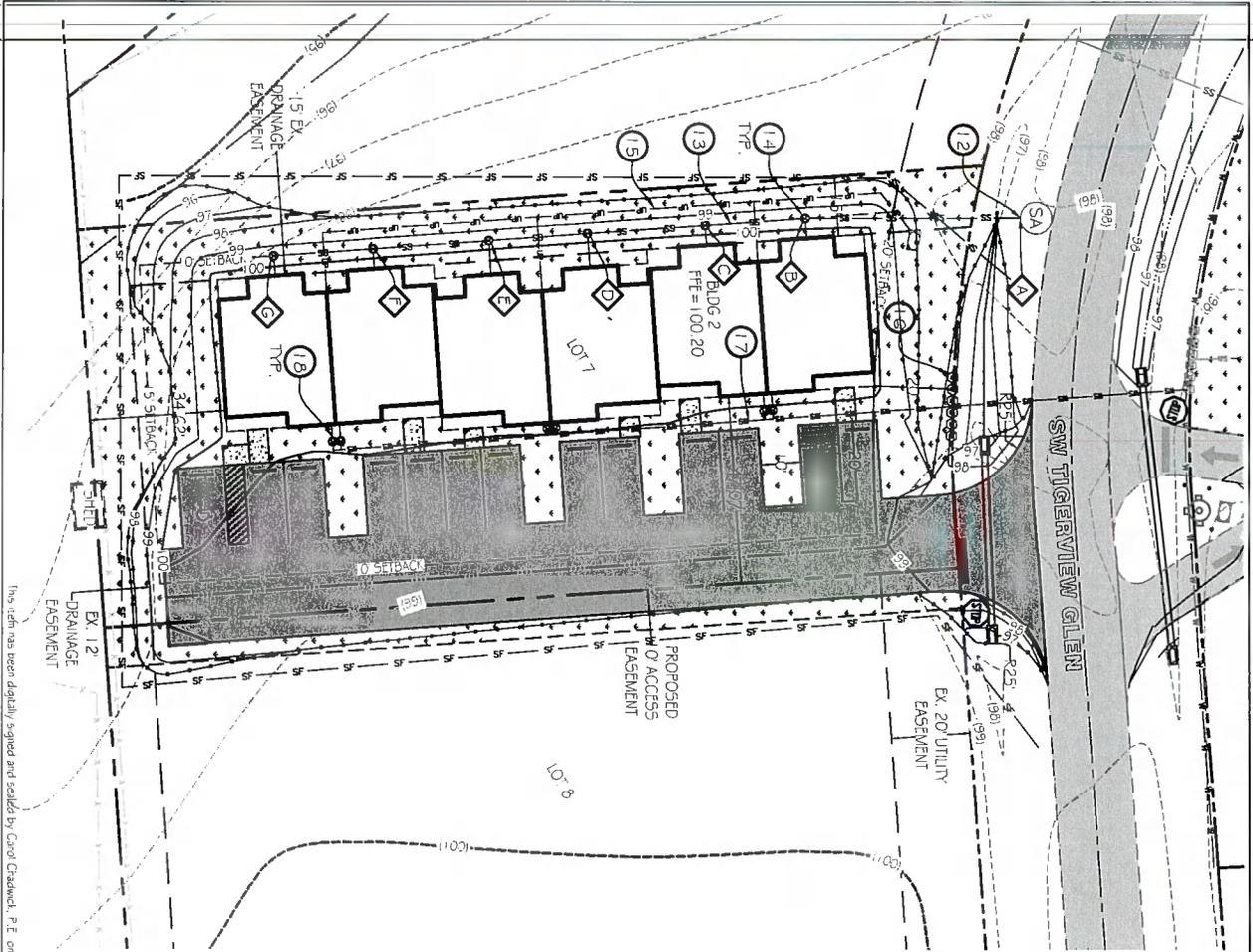


- ### CONSTRUCTION NOTES & ESTIMATED QUANTITIES
- | Item | Description  | Quantity  | Unit |
|------|--|-----------|------|
| 1    | REMOVE EXISTING DWN. CULVERT, M.E. 5' x 4' SEED DISTURBED AREA | 1 EA.     |      |
| 2    | INSTALL 1-1/2" AC PAVEMENT OVER 6" LIMEROCK BASE               | 8273 S.F. |      |
| 3    | INSTALL 5' WIDE 4" CONCRETE SIDEWALK                           | 254 S.F.  |      |
| 4    | INSTALL SILT FENCE PER DETAIL ON SHEET 2                       | 611 L.F.  |      |
| 5    | INSTALL "STOP" SIGN PER M.U.T. R-1-1                           | 1 EA.     |      |
| 6    | INSTALL 24" WHITE STOP BARS PER FOOT INDEX 711-001             | 11 L.F.   |      |
| 7    | INSTALL ADA PARKING SPACE WITH SIGN PER DETAIL ON SHEET 2      | 1 EA.     |      |
| 8    | INSTALL WHEEL STOP PER DETAIL ON SHEET 2                       | 13 EA.    |      |

- ### NOTES
- SIGN PER SEPARATE PERMIT
  - SOLID WASTE TO BE HANDLED WITH ROLLOUT BINS

Digitally signed by  
 Carol Chadwick  
 e-Hand  
 dn:Qualifier=#40141  
 o=0000001824518  
 cn=Carol J. P.E.  
 Date: 2025.11.18  
 163159 9530

PROJECT NO. FL25374	TOUCHSTONE APARTMENTS PHASE 2	PREPARED FOR: FALLING CREEK INVESTMENTS LLC PO BOX 527 LAKE BUTLER, FL 32054 CONTACT: MARY TOUCHSTONE 306.667.0625 rmtouchstone@hotmail.com	DATE OCT. 23, 2025	SHEET NO. 3 OF 6	
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This plan 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.

- NOTES**
1. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING SEWER LATERAL PRIOR TO CONSTRUCTION
  2. EXISTING LIFT STATION WILL BE USED FOR SEWER SERVICES
  3. WATER LINE TO EACH UNIT TO BE INDIVIDUAL LINE IN TRENCH

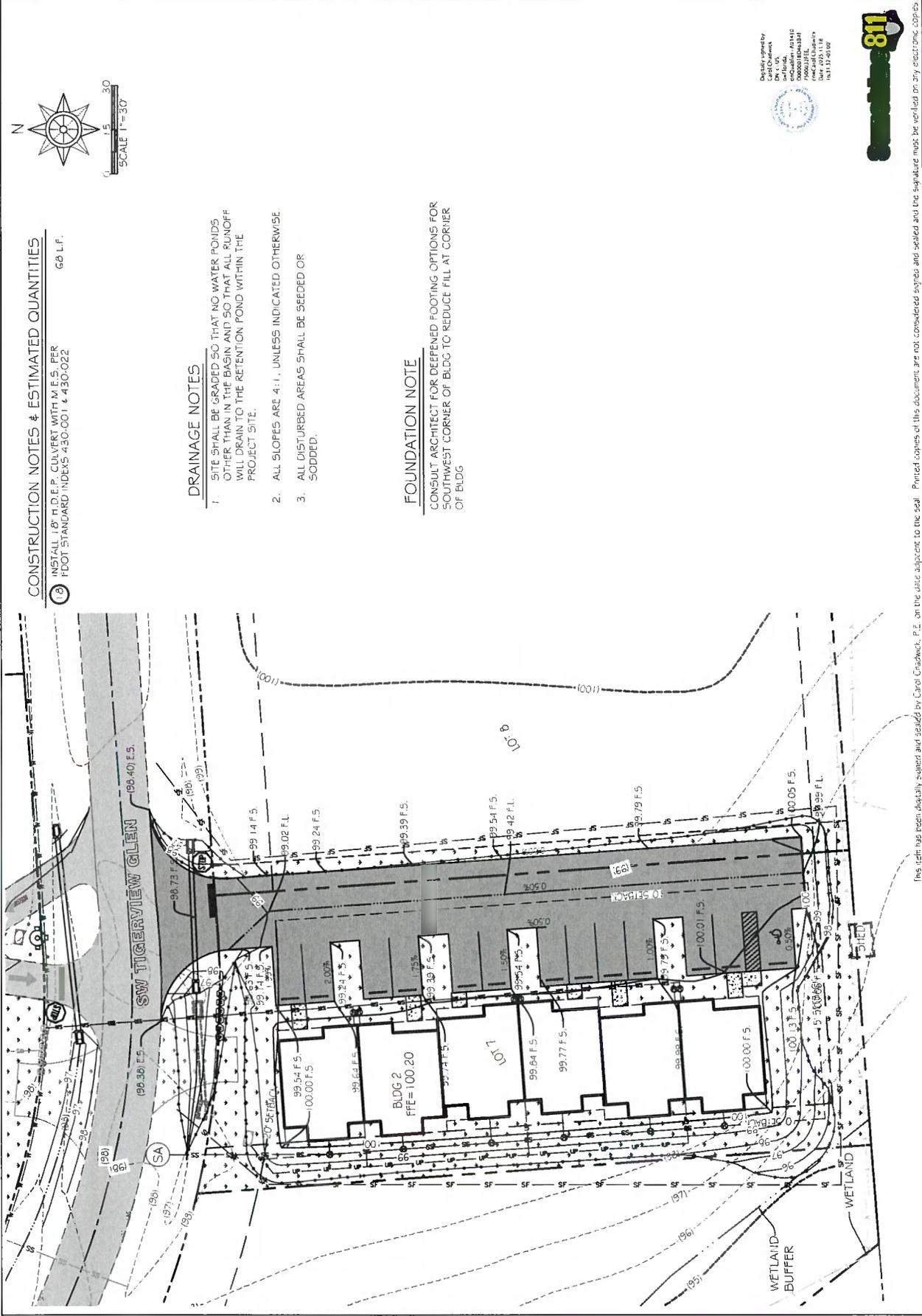
SEWER SERVICE INVERT TABLE				NOTE
C.O.	INVERT	LENGTH, L.F.	SLOPE, %	CONNECT TO EXISTING SEWER LATERAL
A	95.61	58.69	1.50	
B	96.19	25.08	1.50	
C	96.56	29.50	1.50	
D	97.01	25.08	1.50	
E	97.38	29.50	1.50	
F	97.82	25.08	1.50	
G	98.20			

- CONSTRUCTION NOTES & ESTIMATED QUANTITIES**
- 12 CONNECT TO EXISTING SEWER MANHOLE
  - 13 INSTALL 6" SEWER LATERAL
  - 14 INSTALL 6" SEWER CLEANOUT
  - 15 ELECTRIC SERVICES BY OTHERS
  - 16 WATER METER BY CITY
  - 17 INSTALL 1" WATER SERVICE
  - 18 INSTALL CURB STOP
- 1 EA. 192 L.F.  
6 EA.  
6 EA.  
6 EA.  
21 G.L.P.  
6 EA.



PROJECT NO: <b>FL25374</b>	<b>TOUCHSTONE APARTMENTS PHASE 2</b>  <b>UTILITY PLAN</b>	PREPARED BY: FALLING GREEN INVESTMENTS PO BOX 327 LAKE BUTLER, FL 32054 CONTACT: MARI TOUCHSTONE 386.867.0625 rmtouchstone@hotmail.com	STATE OF FLORIDA PROFESSIONAL ENGINEER No. 62900 Carol Chadwick	STATE OF FLORIDA PROFESSIONAL ENGINEER No. 62900 Carol Chadwick
REVISION DATE: <b>OCT. 23, 2025</b>	SHEET NO.: <b>4</b> OF <b>6</b>	DATE: <b>10/23/2025</b>	SCALE: 1" = 30'	

PROJECT: TOUCHSTONE APARTMENTS PHASE 2 DRAWING NO.: GRADING PLAN DATE: OCT. 23, 2023 SHEET NO.: 5 OF 6		PREPARED BY: FALLING CENTER INVESTMENTS, LLC 70 BOX 327 LAKE BUTLER, FL 32054 CONTACT: MARY TOUCHSTONE 305.661.0525 m.touchstone@hcfml.com	



**CONSTRUCTION NOTES & ESTIMATED QUANTITIES**

13 INSTALL 18" R.I.D.F.P. CULVERT WITH M.F.S. PER 68 L.F.  
 FOOT STANDARD INDEXES 430-001 & 430-022

**DRAINAGE NOTES**

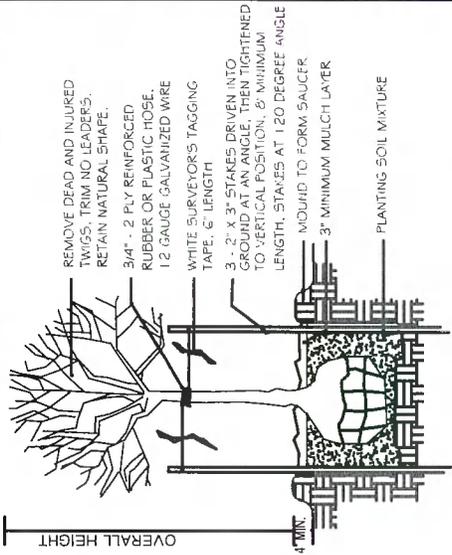
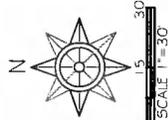
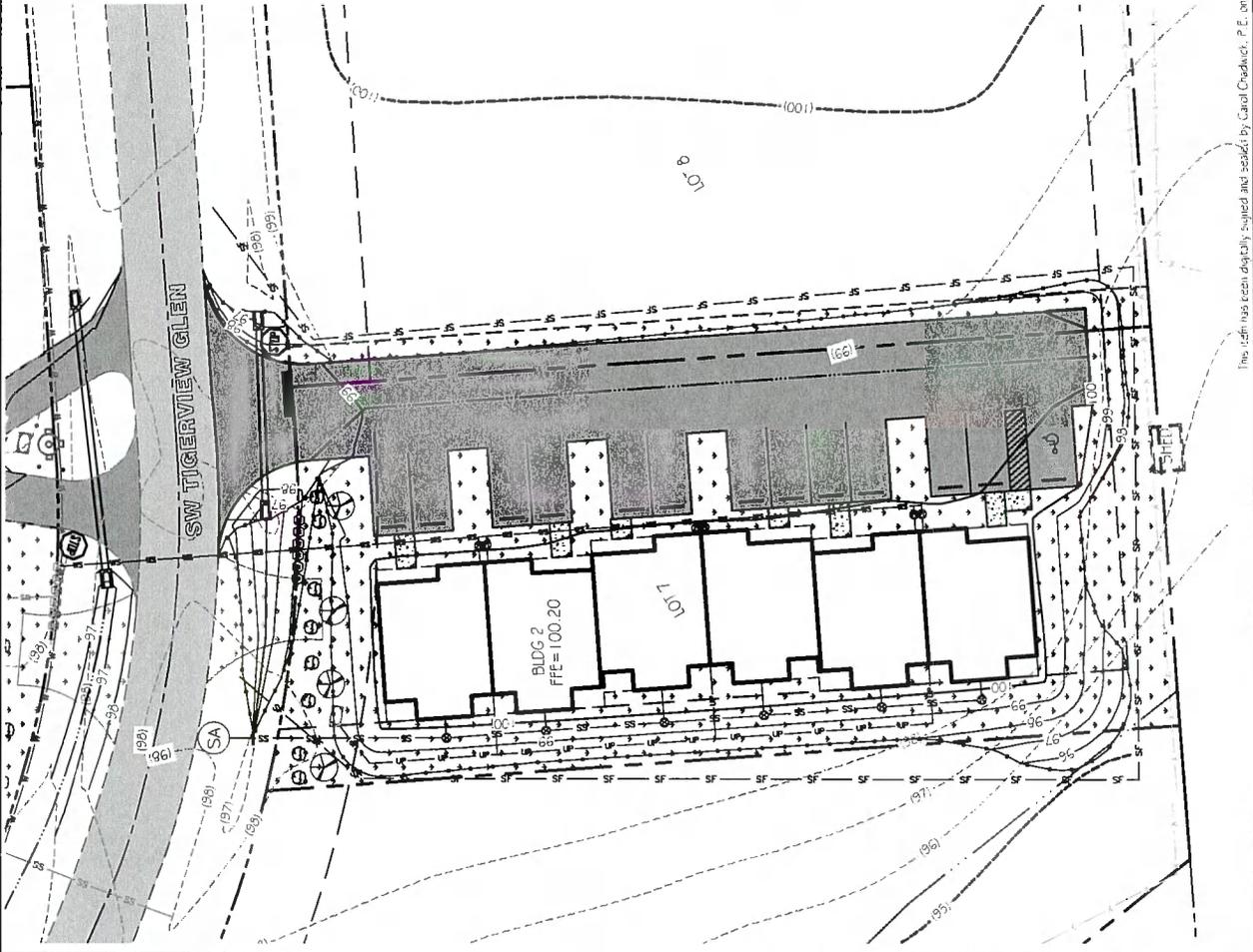
1. SITE SHALL BE GRADED SO THAT NO WATER PONDS OTHER THAN IN THE BASIN AND SO THAT ALL RUNOFF WILL DRAIN TO THE RETENTION POND WITHIN THE PROJECT SITE.
2. ALL SLOPES ARE 4:1, UNLESS INDICATED OTHERWISE.
3. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.

**FOUNDATION NOTE**

CONSULT ARCHITECT FOR DEEPENED FOOTING OPTIONS FOR SOUTHWEST CORNER OF BLDG TO REDUCE FILL AT CORNER OF BLDG

Digitally signed by Carol Chadwick, DN: c, ou, email=carol@fallingcenter.com, o=Fallen Center Investments, cn=Carol Chadwick, serial=125374, c=US

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.



**TREE STAKING AND PLANTING DETAIL**  
NOT TO SCALE

**PLANT SCHEDULE**

SYMBOL	PLANT TYPE	QTY	CALIPER SIZE - IN	HEIGHT	SIZE, GALLON
(Symbol: Circle with diagonal line)	INDIA TREE MAGNOLIA TREE LOUSTRUM TREE	4		8' - 10'	45
(Symbol: Circle with dot)	VIBURNUM SHRUB AZALEAS SHRUB PODOPHYLLUM SHRUB LAURA PENDULUM SHRUB	8		1' 6" - 20"	3
(Symbol: Square with dots)	GRASSED LANDSCAPE AREA - 4073 S.F.				

**LANDSCAPE NOTES**

- (a) ALL PLANT MATERIAL TO BE FLORIDA No. 1 QUALITY.
- (b) A MINIMUM OF 3" OF MULCH IN ALL PLANT BEDS.
- (c) 100% IRRIGATION COVERAGE REQUIRED.
- (d) STAKING REQUIRED FOR ALL SINGLE-TRUNK TREES.
- (e) A 3" RING OF MULCH TO BE MAINTAINED AROUND ALL TREES NOT INCORPORATED IN PLANT BEDS.
- (f) LANDSCAPING REQUIRED AROUND ALL BACKFLOW DEVICES (INDICATE WITH DIAGRAM, FIGURE 33.01).
- (g) PROTECTION REQUIRED FOR EXISTING TREES TO BE SAVED DURING CONSTRUCTION. DIAGRAM OF TREE PROTECTION PLAN REQUIRED.
- (h) ALL PLANT BEDS TO BE FREE OF LIME ROCK. CONSTRUCTION DEBRIS, AND ANY IMPERVIOUS MATERIAL. EXCAVATION AND BACKFILLING MAY BE REQUIRED.
- (i) THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. LANDSCAPE AREAS MUST BE MAINTAINED TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF TRASH AND DEBRIS.

**LANDSCAPING PLAN**

TOUCHSTONE APARTMENTS PHASE 2

DATE: 08/23/2023

PROJECT: TOUCHSTONE APARTMENTS PHASE 2

CONTACT: NARRI TOUCHSTONE

LAUREN BUTLER, P.L. 32064

PO BOX 3207

FALLING CREEK INVESTMENTS

fallingcreek@hccrill.com

12/25/23

6



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



CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

November 13, 2025

re: DRAINAGE MEMO: TOUCHSTONE APARTMENTS PHASE 2 (LOTS 7 AND 8 OF "41 SOUTH BUSINESS PARK", ERP 06-203357-1)

This project is the second phase of the above referenced project. The activity is covered by a master plan ERP-023-203357-1 which allows for a total of 5.82 acres impervious surfaces over a total project area of 9.75 acres.

The runoff from this parking lot and this building will drain to the existing roadside swale on the north side of the construction site. That swale drains to a previously permitted pond located west of the cul-de-sac. All runoff from this from impervious surfacing will site drain to the basin.

The following table shows the existing and proposed impervious surfaces for previous projects and this project. Excerpts from the three pervious permits are included in this letter.

PROJECT PHASES	IMPERVIOUS AREA, S.F.	IMPERVIOUS AREA, ACRE
DOLLAR GENERAL*	29620	0.68
APARTMENTS PHASE 1	13496	0.31
APARTMENTS PHASE 2	14579	0.33
ROAD	18600	0.43
TOTAL	76230	1.75

\*The total amount of impervious surfacing at the Dollar General site is 0.76 acres. An additional pond was permitted for 0.08 acres of impervious surfacing. Runoff from 0.68 acres will drain to the master storm water basin.

After the construction of this project, 4.07 acres of impervious surfacing is permitted to drain to the master storm water basin.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick  
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick  
Date: 2025.11.18 16:32:07 -05'00'

Carol Chadwick, P.E.

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 FL25374

ORIGINAL PERMIT

**PERMITTEE:**  
ROBERT F. JORDAN  
934 NORTHEAST LAKE DESOTO CIRCLE  
LAKE CITY, FL 32055

**PERMIT NUMBER:** ERP06-0253  
**DATE ISSUED:** 10/17/2006  
**DATE EXPIRES:** 10/17/2009  
**COUNTY:** COLUMBIA  
**TRS:** S17/T4S/R17E

**PROJECT:** 41 SOUTH BUSINESS PARK

Approved entity to whom operation and maintenance may be transferred pursuant to rule 40B-4.1130, Florida Administrative Code (F.A.C.):

ROBERT F. JORDAN  
934 NORTHEAST LAKE DESOTO CIRCLE  
LAKE CITY, FL 32055

Based on information provided, the Suwannee River Water Management District's (District) rules have been adhered to and an environmental resource general permit is in effect for the permitted activity description below:

**Construction and operation of a surfacewater management system serving 5.82 acres of impervious surface on a total project area of 9.75 acres in a manner consistent with the application package submitted by Huey Hawkins, P. E., certified on September 11, 2006 and September 26, 2006.**

DOLLAR GENERAL PERMIT

JOINT APPLICATION FOR ENVIRONMENTAL RESOURCE PERMIT/AUTHORIZATION TO USE  
STATE OWNED SUBMERGED LANDS/FEDERAL DREDGE AND FILL PERMIT

Describe in general terms, the proposed project, surface water management system or activity for which a permit is sought:

The proposed project is a 9.75 acre parcel developed for small business and commercial sites to be constructed on 10 - 1/2+ acre lots. The impervious area is based on 60% of the total area. The parcel lies approximately 1/2 miles south of Lake City on the west side of South Main Blvd

The SRWMD Permit is sought for the construction of a surface water management system to handle the runoff after the development. Retention basins will be constructed to handle the post development runoff. The impervious area is calculated to be 5.82 acres.

**PERMITTEE:**  
MUGGRIDGE, WIMBERLY LIMITED, LLC  
POST OFFICE BOX 111  
CAMILLA, GA 31768

**PERMIT NUMBER:** ERP06-0534  
**DATE ISSUED:** 10/20/2006  
**DATE EXPIRES:** 10/20/2009  
**COUNTY:** COLUMBIA  
**TRS:** S17/T4S/R17E

**PROJECT:** DOLLAR GENERAL-LAKE CITY (-04/17/17)

Approved entity to whom operation and maintenance may be transferred pursuant to rule 40B-4.1130, Florida Administrative Code (F.A.C.):

RAY MUGGRIDGE  
MUGGRIDGE, WIMBERLY LIMITED, LLC  
POST OFFICE BOX 111  
CAMILLA, GA 31768

Based on information provided, the Suwannee River Water Management District's (District) rules have been adhered to and an environmental resource general permit is in effect for the permitted activity description below:

**Construction and operation of a surfacewater management system serving 0.08 acres of impervious surface on a total project area of 0.98 acres in a manner consistent with the application package submitted by Greg Bailey, P.E. of Bailey Bishop and Lanc, Inc., certified on September 29, 2006.**

TOUCHSTONE APARTMENTS PHASE I PERMIT

June 18, 2021

Mark Touchstone  
Falling Creek Investments  
PO Box 327  
Lake Butler, FL, 32054

Subject: Environmental Resource Permit (ERP) Exemption, ERP-001-237175-1,  
TOUCHSTONE APARTMENTS PHASE 1, Columbia County

Dear Mark Touchstone,

This above referenced proposed project does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on or before June 10, 2021. The development consists of the construction of 13,496 square feet of impervious over a project area of 1 acre. The activity is covered under the master plan ERP-023-203357-1 which allows for a total of 5.82 acres of impervious surfaces over a total project area of 9.75 acres. The project shall be performed as specified in the exemption request submitted to the District by Mark Touchstone, or his agent, Carol Chadwick, P.E., and in accordance with ERP Applicant's Handbook Volume I, Section 3 1.2(c).

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

October 30, 2025

re: Touchstone Apartments Phase 2 Fire Flow Report

ISO:  $NFF = (C) (O) [1 + (X + P)] = 1000 * 0.85 [1 + (0 + 0)] = 850 \rightarrow 1000 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area:  $C = 1000$

(O) = Occupancy factor:  $C-2 = 0.85$

(X + P) = Exposures and communication (openings) factor: 0

$C = 18F\sqrt{A} = 18 * 1.5\sqrt{1008} = 857 \rightarrow 1000$

Where:

F = the coefficient related to the construction type = 1.5

A = the effective building area = 1008 sf (6053 total area/6 units)

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 12/15/20, the water flow is 1987 gpm at 104 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed  
by Carol  
Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2025.10.31  
11:54:47 -04'00'

Carol Chadwick, P.E.

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.

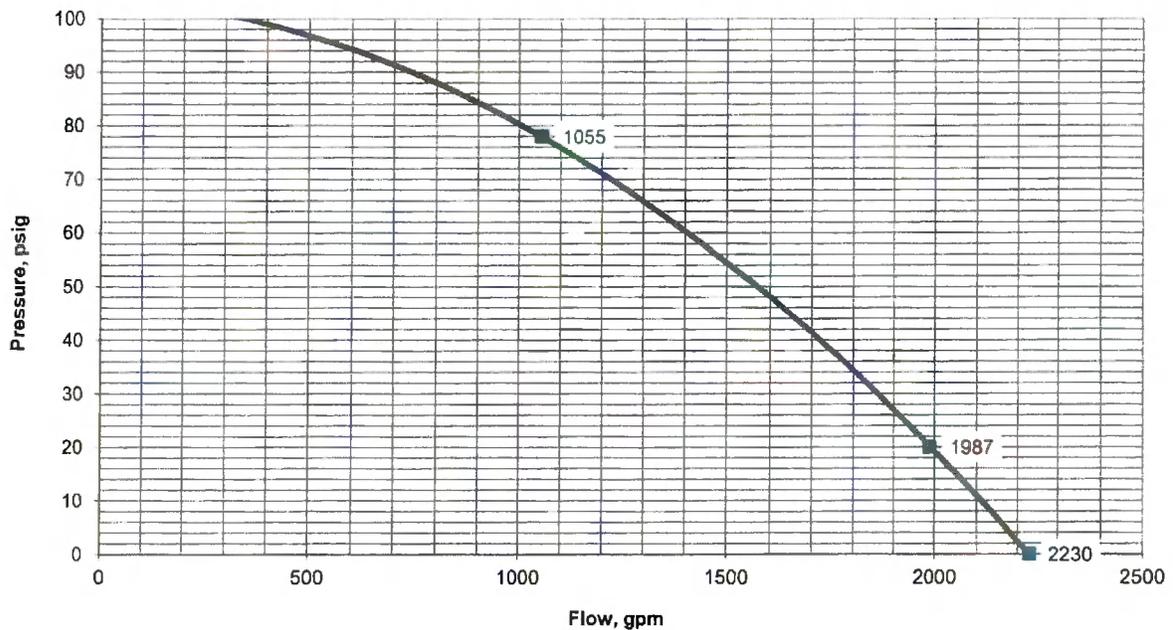
CC Job #FL25374

# City of Lake City Water flow report

HYDRANT # & LOCATION: **SW Tigerview Glen**      DATE: **12/15/2020**  
 TEST BY: **Al/Kendell**      Day: **Tuesday**      Time: **9 15**      Minutes: **2**  
 WATER SUPPLIED BY: **Municipal**  
 PURPOSE OF TEST: **request**

### DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<b>2.5</b>	<b>2.5</b>	<b>2.5</b>
COEFFICIENT:	<b>0.8</b>		
PITOT READING:	<b>50</b>		
GPM:	<b>1055</b>	<b>0</b>	<b>0</b>
TOTAL FLOW DURING TEST:	<b>1055</b> GPM		
STATIC READING:	<b>104</b> PSI	RESIDUAL:	<b>78</b> PSI
RESULTS: AT 20 PSI RESIDUAL	<b>1987</b> GPM		AT 0 PSI <b>2230</b> GPM
ESTIMATED CONSUMPTION:	<b>2109</b> GAL.		
REMARKS:			



## CONCURRENCE WORKSHEET

### Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Dwelling Units*	Total ADT	Total PM Peak
220	APARTMENT (6 - 2 bedroom units)	6.65	0.62	6.00	39.90	3.72

### Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
2 BEDROOM RES.	200.00	3.00	600.00

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

### Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
2 BEDROOM RES.	200.00	3.00	600.00

\* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

### Solid Waste Analysis

Use	Pounds Per Bedroom per Day	Total Bedrooms*	Total (Lbs Per Day)
2 BEDROOM RES.	4.00	12.00	48.00

\*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

October 30, 2025

re: Touchstone Apartments Phase 2 Concurrency Impact Analysis

The proposed development will utilize the Lake City sewer and water systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> edition, ITE code 220
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: City of Tampa Typical Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 39.90 ADT & 3.72 Peak PM trips
- Potable Water: 600 gallons per day
- Potable Water: 600 gallons per day
- Solid Waste: 48 pounds per day

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick  
DN: c=US, o=Florida,  
dnQualifier=A01410D0000018D463B4  
E7500032FEE, cn=Carol Chadwick  
Date: 2025.10.31 11:54:15 -04'00'

Carol Chadwick, P.E.

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 #FL25374

**CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Dwelling Units*	Total ADT	Total PM Peak
220	APARTMENT (6 - 2 bedroom units)	6.65	0.62	6.00	39.90	3.72

**Potable Water Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
2 BEDROOM RES.	200.00	3.00	600.00

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

**Sanitary Sewer Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
2 BEDROOM RES.	200.00	3.00	600.00

\* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

**Solid Waste Analysis**

Use	Pounds Per Bedroom per Day	Total Bedrooms*	Total (Lbs Per Day)
2 BEDROOM RES.	4.00	12.00	48.00

\*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)



# SUWANNEE RIVER

## WATER MANAGEMENT DISTRICT

---

November 21, 2025

Mark Touchstone  
Falling Creek Investments  
Lake Butler, FL 32054

Re: TOUCHSTONE APARTMENTS PHASE 2: Letter of Conformance  
Permit No. ERP-023-252992-1

Dear Mark Touchstone:

The subject proposed activity does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on or before November 13, 2025, by Carol Chadwick. The project proposes the construction of 0.33 acres of impervious surfaces on a total project area of 1.01 acres. The stormwater runoff from this activity was authorized under the master permit ERP-023-203357-1 issued on May 12, 2006, which allowed a maximum impervious area of 4.5. The design engineer has certified that the proposed activity does not exceed the allowable conditions of the master system. The project shall be constructed in a manner consistent with the application package, plans, and calculations submitted and certified by Carol Chadwick, P.E. on or before November 13, 2025, and in accordance with ERP Applicant's Handbook Volume I (AHVI), Section 3.1.2(c), Florida Administrative Code (F.A.C.).

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operation shall not:

- Exceed any of the thresholds as found in 62-330.020(2), F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.

**Water for Nature. Water for People.**

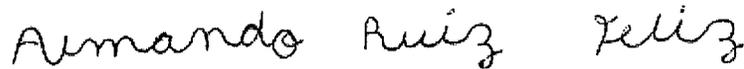
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

Please remember that this letter of conformance applies only to the requirements of the District and does not apply to the permit requirements of other agencies.

If you have any questions, or require additional information, please contact me at 386 647-3131 or [Armando.Ruiz@srwmd.org](mailto:Armando.Ruiz@srwmd.org).

Sincerely,

A handwritten signature in black ink that reads "Armando Ruiz Feliz". The signature is written in a cursive style.

Armando Ruiz, E.I.  
Engineering Specialist  
Office of Environmental Permitting

# COLUMBIA COUNTY Property Appraiser

Parcel 17-4S-17-08423-107

## Owners

FALLING CREEK INVESTMENTS LLC  
P O BOX 327  
LAKE BUTLER, FL 32054

## Parcel Summary

Location: 1000- VACANT COMMERCIAL  
Use Code: 2: COUNTY  
Tax District: 5100  
Acreage: 17  
Section: 4S  
Township: 17  
Range: 41 SOUTH BUSINESS PK  
Subdivision:

## Legal Description

LOT 7 41 SOUTH BUSINESS PARK S/D  
WD 1420-1182



30° 08' 48" N 82° 38' 20" W

## Working Values

2026	2025	2024	2023	2022	2021
Total Building	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$33,046	\$33,046	\$33,046	\$33,046	\$33,046
Total Aq Land	\$0	\$0	\$0	\$0	\$0
Total Market	\$33,046	\$33,046	\$33,046	\$33,046	\$33,046
Total Assessment	\$33,046	\$33,046	\$33,046	\$33,046	\$33,046
Total Exempt	\$0	\$0	\$0	\$0	\$0

2026	2025	2024	2023	2022	2021
Total Taxable SChs Dnt	\$0	\$0	\$0	\$0	\$0
Total Taxable SChs Dnt	\$33,046	\$33,046	\$33,046	\$33,046	\$33,046
Total Taxable SChs Dnt	\$0	\$0	\$0	\$0	\$0

## Document/Transfer/Sales History

Instrument Official Record	Date	QU Reason	Type	Value	Price	Ownership
WD 1420-1182	2020-09-28	05	WARRANTY DEED	Vacant	\$262,500	Grantor: ROBERT F JORDAN Grantee: FALLING CREEK INVESTMENTS LLC

## Buildings

None

## Land Lines

Code	Description	Zone	Front	Depth	Units	Ratio/Unit	Acreage	Total Adj	Value
1000	VACANT COMMERCIAL	00	00	00	22,215.60	\$1.75/SF	0.51	0.85	\$33,046

## Personal Property

None

## Permits

None

## TRIM Notices

2025  
2024  
2023

## Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of parcel food units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 13, 2025.

Copyright © 2022 Columbia County. All rights reserved.

This instrument prepared by  
Robert F. Jordan  
Jordan Law Firm, PLLC  
934 N.E. Lake DeSoto Circle  
Lake City, Florida 32055

Property Appraiser's Parcel Identification Number:

### Warranty Deed

This Warranty Deed to be effective the 26<sup>th</sup> day of September, 2020, by **ROBERT F. JORDAN**, of 934 N.E. Lake DeSoto Circle, Lake City, Florida 32055, hereinafter called the Grantor, to **FALLING CREEK INVESTMENTS, LLC**, a Florida limited liability company, whose post office address is P.O. Box 327, Lake Butler, FL 32054, hereinafter called the Grantee:

**WITNESSETH:** That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars 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:

**LOTS 3 through 9, in 41 South Business Park,  
A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN  
PLAT BOOK 9, PAGE 154, PUBLIC RECORDS OF COLUMBIA  
COUNTY, FLORIDA.**

**SUBJECT TO:**

- 1) **Restrictions and easements of record and as contained in the above-referenced plat and enacting ordinances, including any amendments thereto; and**
- 2) **Restrictions, easements, covenants and related matters of record and as contained in the instruments creating the property owner's association as recorded in O.R. Book 1094, Page 31 et seq.**
- 1) **Right to use and share in operating and maintenance costs of common Storm water and retention pond and sanitary sewer systems**

**TOGETHER** With all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

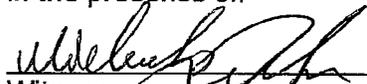
**TO HAVE AND TO HOLD**, the same in fee simple forever.

**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 claiming by through or under Grantor; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

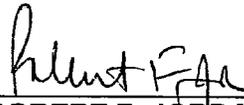
Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Witness

Michael Jordan  
\_\_\_\_\_  
Print/Type Name of Witness

  
\_\_\_\_\_  
Witness

Robert Stewart  
\_\_\_\_\_  
Print/Type Name of Witness

By:  (SEAL)  
\_\_\_\_\_  
**ROBERT F. JORDAN**

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

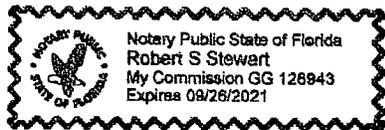
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **ROBERT F. JORDAN**, well known to me, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

28 WITNESS my hand and official seal in the County and State last aforesaid this day of September, 2020.

(NOTARIAL  
(SEAL)

  
\_\_\_\_\_  
Notary Public, State of Florida

Robert Stewart  
\_\_\_\_\_  
Print/Type Name of Notary





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## Detail by Entity Name

Florida Limited Liability Company  
FALLING CREEK INVESTMENTS, LLC

### Filing Information

**Document Number** L18000263211  
**FEI/EIN Number** 83-2479166  
**Date Filed** 11/09/2018  
**State** FL  
**Status** ACTIVE

### Principal Address

236 SW DAYTIME DRIVE  
LAKE CITY, FL 32024

### Mailing Address

POST OFFICE BOX 327  
LAKE BUTLER, FL 32054

### Registered Agent Name & Address

TOUCHSTONE, MARK  
236 SW DAYTIME DRIVE  
LAKE CITY, FL 32024

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

RICHARD MARK TOUCHSTONE LVG TR DTD 7/30/15  
POST OFFICE BOX 327  
LAKE BUTLER, FL 32054

Title MGR

AMY L. ABBOTT LIVING TR, DTD 2/25/2015  
236 SW DAYTIME DRIVE  
LAKE CITY, FL 32024

### Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	06/02/2020

### Document Images

[06/02/2020 -- ANNUAL REPORT](#) [View image in PDF format](#)

[04/02/2019 -- ANNUAL REPORT](#) [View image in PDF format](#)

[11/09/2018 -- Florida Limited Liability](#) [View image in PDF format](#)

**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 Carol Chadwick, PE  
(Name of Person to Act as my Agent)

for Falling Creek Investments LLC  
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for Site Plan  
(Type of 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/Owner.

Applicant/Owner's Name: Mark Touchstone

Applicant/Owner's Title: Amy Abbott Touchstone

On Behalf of: Falling Creek Investments LLC  
(Company Name, if applicable)

Telephone: 386-867-0625 Date: 10/28/20

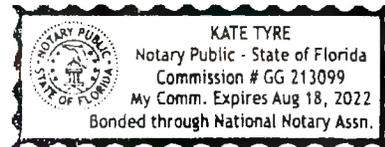
Applicant/Owner's Signature: Mark Touchstone

Print Name: Mark Touchstone

STATE OF FLORIDA  
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 28 day of October, 2020, by Mark Touchstone, whom is personally known by me  OR produced identification .  
Type of Identification Produced FL DL

Kate Tyre  
(Notary Signature) (SEAL)



# COLUMBIA COUNTY Property Appraiser

**Parcel 17-4S-17-08423-107** <https://search.ccpafl.com/parcel/08423107174S17>

## Owners

FALLING CREEK INVESTMENTS LLC  
P O BOX 327  
LAKE BUTLER, FL 32054

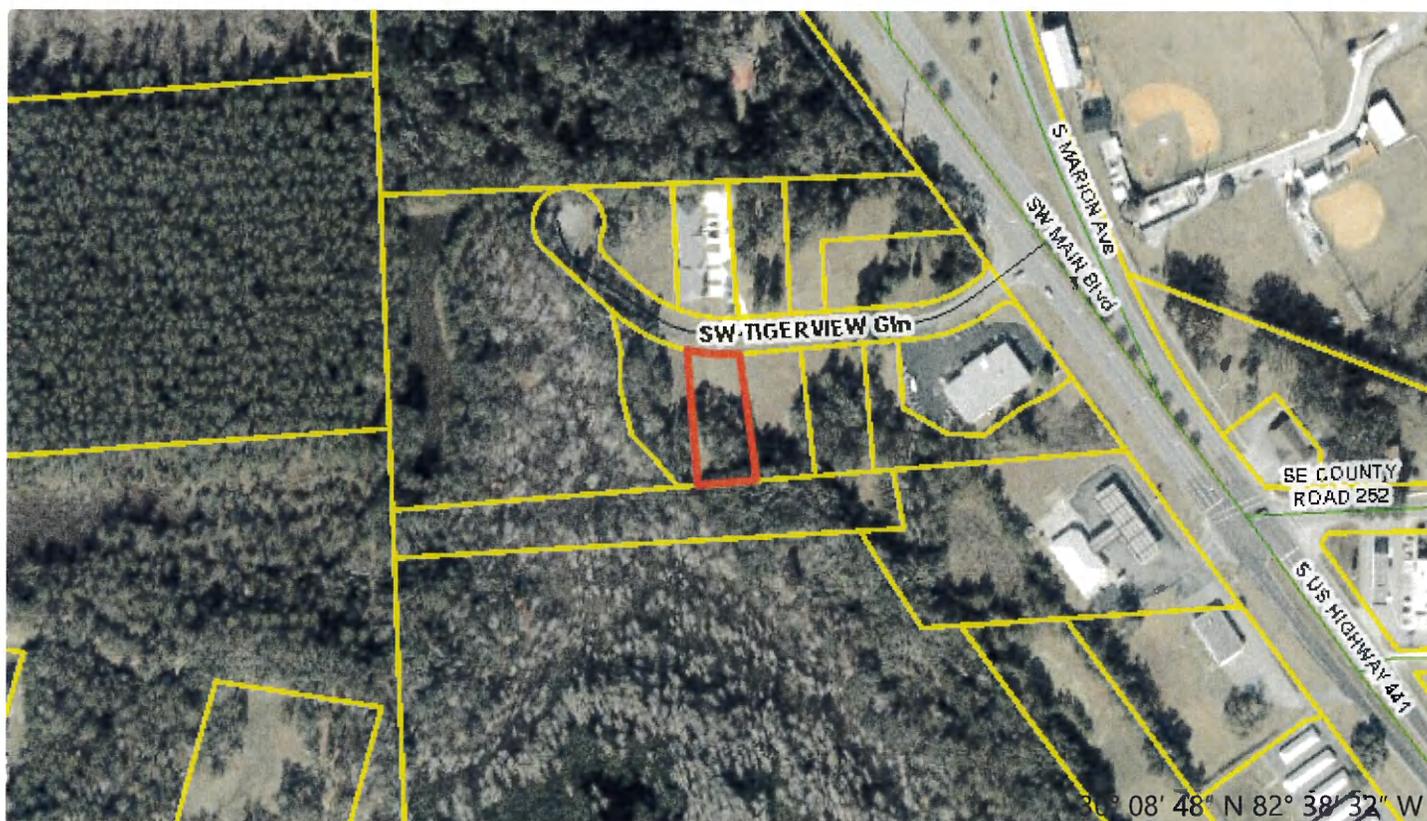
## Legal Description

LOT 7 41 SOUTH BUSINESS PARK S/D.

WD 1420-1182

**Use:** 1000: VACANT COMMERCIAL

**Subdivision:** 41 SOUTH BUSINESS PK



## **Karen Aiken-Smoot**

---

**From:** Chad Williams  
**Sent:** Monday, November 3, 2025 1:52 PM  
**To:** Karen Aiken-Smoot; Christian Lane; Troy Crews  
**Subject:** Re: Touchstone Apartments Phase 2 Site Plan Application

Karen

There is no connection to county infrastructure at this location.

1. Water/Wastewater is provided by City of Lake City
2. SW Tigerview Gln is a private roadway.
3. Existing stormwater system is private. There is a memo in the package stating the site plan's impervious area is within parameters set by the initial ERP.

If you need me to review any other aspects, please let me know.

Thanks

Chad

---

**From:** Karen Aiken-Smoot <[ksmoot@columbiacountyfla.com](mailto:ksmoot@columbiacountyfla.com)>  
**Sent:** Monday, November 3, 2025 1:03 PM  
**To:** 'ccpewyo@gmail.com' <[ccpewyo@gmail.com](mailto:ccpewyo@gmail.com)>; Christian Lane <[clane@columbiacountyfla.com](mailto:clane@columbiacountyfla.com)>; Troy Crews <[tcrews@columbiacountyfla.com](mailto:tcrews@columbiacountyfla.com)>  
**Cc:** Chad Williams <[cwilliams@columbiacountyfla.com](mailto:cwilliams@columbiacountyfla.com)>; Lance Hill <[lhill@columbiacountyfla.com](mailto:lhill@columbiacountyfla.com)>  
**Subject:** RE: Touchstone Apartments Phase 2 Site Plan Application

Carol, Please consider making the following corrections:

- Correct the parcel numbers on the application section A.
- If you are using the area of parcel 08423-106, lot 6, to calculate the stormwater /impervious surface, it should be included as part of this application.
- Zoning designation is RMF-2 not RSF-2
- Provide a letter from Lake City Utilities regarding capacity.
- Provide a letter from the Columbia County School regarding capacity. Keith Hatcher. His email is [hatcherk@columbiak12.com](mailto:hatcherk@columbiak12.com).

Staff, please review the attached application for any compliance issues and respond by 11-14-2025

Thank you!

*Karen Aiken-Smoot*



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## Detail by Entity Name

Florida Limited Liability Company  
FALLING CREEK INVESTMENTS, LLC

### Filing Information

Document Number	L18000263211
FEI/EIN Number	83-2479166
Date Filed	11/09/2018
State	FL
Status	ACTIVE

### Principal Address

236 SW DAYTIME DRIVE  
LAKE CITY, FL 32024

### Mailing Address

POST OFFICE BOX 327  
LAKE BUTLER, FL 32054

### Registered Agent Name & Address

TOUCHSTONE, MARK  
236 SW DAYTIME DRIVE  
LAKE CITY, FL 32024

[Authorized Person\(s\) Detail](#)

**Name & Address**

Title MGR

RICHARD MARK TOUCHSTONE LVG TR DTD 7/30/15  
POST OFFICE BOX 327  
LAKE BUTLER, FL 32054

Title MGR

AMY L. ABBOTT LIVING TR, DTD 2/25/2015  
236 SW DAYTIME DRIVE  
LAKE CITY, FL 32024

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	02/08/2023
2024	01/16/2024
2025	02/07/2025

**Document Images**

[02/07/2025 -- ANNUAL REPORT](#)

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[01/16/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

<a href="#">02/08/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/25/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/02/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/09/2018 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



# Building and Zoning Department

# Invoice

## Site Development Plan Application

74120

### Applicant Information

Carol Chadwick  
TBD SW Tigerview Gl

### Invoice Date

11/04/2025

### Permit #

SDP251101

### Amount Due

**\$300.00**

### Job Location

Parcel: 17-4S-17-08423-107  
Owner: FALLING CREEK INVESTMENTS LLC,  
Address: TBD SW Tigerview Gl

### Contractor Information

### Invoice History

Date	Description	Amount
11/04/2025	Fee: Minor Site & Development Plan Approval	\$300.00
<b>Amount Due:</b>		<b>\$300.00</b>

### Contact Us

Phone:  
(386) 758-1008

Customer Service Hours:  
Monday-Friday  
From 8:00 A.M. to 4:30 P.M.

Email:  
bldginfo@columbiacountyfla.com

Website:  
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:  
Building and Zoning Ste. B-21  
135 NE Hernando Ave.  
Lake City, FL 32055

[Credit card payments can be made online here \(fees apply\)](#)

***Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.***

### Inspection Office Hours

Monday - Friday  
From 8:00 AM to 10:00 AM  
and  
From 1:30 PM to 3:00 PM

### Regular Inspection Schedules

All areas North of County Road 242  
From 10:00 AM to Noon

All areas South of County Road 242  
From 3:00 PM to 5:00 PM

### Inspection Requests

Online: (Preferred Method)  
[www.columbiacountyfla.com/InspectionRequest.asp](http://www.columbiacountyfla.com/InspectionRequest.asp)

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

### IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

**All inspections require 24 hours notice.**  
Emergencies will be inspected as soon as possible.



# Zoning Department

## Receipt Of Payment

### Applicant Information

Carol Chadwick  
TBD SW Tigerview Gl

### Method

Credit Card  
15235785

### Date of Payment

11/06/2025

### Payment #

772035

### Amount of Payment

**\$300.00**

AppID: 74120 Development #: SDP251101  
Site Development Plan  
Parcel: 17-4S-17-08423-107  
Address: TBD SW Tigerview Gl

### Contact Us

Phone:  
(386) 719-1474  
Customer Service Hours:  
Monday-Friday  
From 8:00 A.M. to 5:00 P.M.

Email:  
zoneinfo@columbiacountyfla.com

Website:  
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:  
Building and Zoning  
135 NE Hernando Ave.  
Lake City, FL 32055

### Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
11/04/2025	Fee: Minor Site &Development Plan Approval	\$300.00
11/06/2025	Payment: Credit Card 15235785	(\$300.00)
		<b>\$0.00</b>