



June 12, 2025

Chris Mills Homes
354 Enterprise Drive
Valdosta, GA 31601
229-212-1100 (office)
www.cmhflorida.com

SUBJECT: Engineer Letter_283 SW Rolling Meadows Glenn, Fort White, FL-Parcel 03-6S-16-03767-301

Background: The subject site has a recently constructed residential structure. The finished floor elevation of the residence was determined to be 80.94' NAVD 88. The plat of record shows a Minimum Floor Elevation of 82.00' NGVD 29, which converts to 81.22' NAVD 88. This results in the finished floor elevation being 0.28' lower than the platted Minimum Floor Elevation. As such, an Engineer Letter is required to be filed with the Columbia County Building Department.

Analysis: Photos were taken to document the finished grade around the building structure and whether water would slope away from the building. The photos show acceptable grading away from the exterior of the building envelope.

LiDAR data was utilized to determine the overland sheet flow of stormwater runoff for the preexisting conditions. The existing topography of the site naturally slopes away from an elevation of 82' at the western boundary line to 75' at the eastern boundary line. The adjoining roadway has a high elevation of 83' at the western boundary line and 80.5' at the eastern property line. The topography indicates that stormwater runoff would flow to the eastern property boundary across the site. The residential structure is located at an existing elevation of approximately 79.75' and 78' on the western and eastern sides of the structure, respectively. This puts the finished floor elevation of the structure 1.19' higher than adjacent grades on the western side prior to any earthwork being performed.

There are no recorded flood areas or wetlands within the property boundaries. Per the FEMA Flood Hazard Maps, the property is in FEMA FIRM panel 12023C0390C. Per the SRWMD Flood Report, the property is located entirely within Flood Zone X, indicating minimal risk of flooding of less than 1%.

Determination: The building footprint is in the south center of the property per the provided septic system permit and site plan. The finished floor elevations are higher than the preexisting grades around the structure with additional grading performed to direct stormwater runoff away from the exterior walls of the residence. The property is not located in a flood zone or area determined to have wetlands.

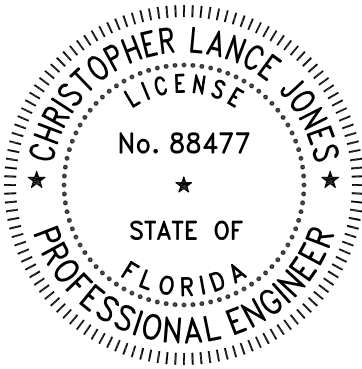
I hereby certify that the minimum finished floor elevation listed above will protect the structure against water damage from a base flood event to the best of my knowledge as based on the currently available regulatory data, current development conditions in the subject area drainage basin, and the information provided by the client, as defined in Article 8 of the Land Development Regulations.

Please contact me if you have any questions.

Sincerely,



Lance Jones, PE
Owner



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:
Christopher L Jones
Digitally signed by Christopher L Jones
Date: 2025.06.12 11:10:50 -04'00'
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THE DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED IN THE ELECTRONIC DOCUMENTS.

JONES ENGINEERING & CONSULTING, LLC
855 SW BAYA DRIVE
LAKE CITY, FL 32025
CHRISTOPHER LANCE JONES, P.E. NO. 88477

Site Photos

Figure 1. Southwest Corner of Residence



Figure 2. Front Elevation of Home



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Figure 3. Southeast Corner of Residence



Figure 4. Northeast Corner of Residence



Figure 5. Northwest Corner of Residence



Appendix A. Columbia County Property Appraiser Aerial

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Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 03-6S-16-03767-301 (19171) | VACANT (0000) | 5 AC

LOT 1 SEDGEFIELD S/D PHASE 3. WD 1333-2293, WD 1413-2796, WD 1414-1686,

HELMICK DANIEL DAY

Owner: 317 SW TARKIN TER
LAKE CITY, FL 32024

Site: 283 SW ROLLING MEADOWS GLN,
FORT WHITE

Sales	6/30/2020	\$28,000	V (Q)
Info	5/27/2020	\$21,000	V (Q)
	3/29/2017	\$25,000	V (Q)

2025 Working Values

Mkt Lnd	\$49,500	Appraised	\$49,500
Ag Lnd	\$0	Assessed	\$49,500
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$49,500	Total	county:\$39,531
		Taxable	city:\$0
			other:\$0
			school:\$49,500

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the **Columbia County Property Appraiser** solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 6/5/2025 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

Appendix B. Site Plan-Existing Site Topography

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HELMICK ENGINEER LETTER-CMH
EXISTING CONDITIONS
COLUMBIA COUNTY, FL

JONES
ENGINEERING & CONSULTING, LLC
855 SW BAYA DRIVE LAKE CITY, FL 32025
386.965.9000 LJONES@JONESENGINEERING.NET

REVISION HISTORY			
START DATE	NO.	DATE	DESCRIPTION
06/12/2025			
DESIGNED BY:			
CLJ			
DRAFTED BY:			
CLJ			
CHECKED BY:			
CLJ			

CHRISTOPHER L. JONES
PER 88477
DATE

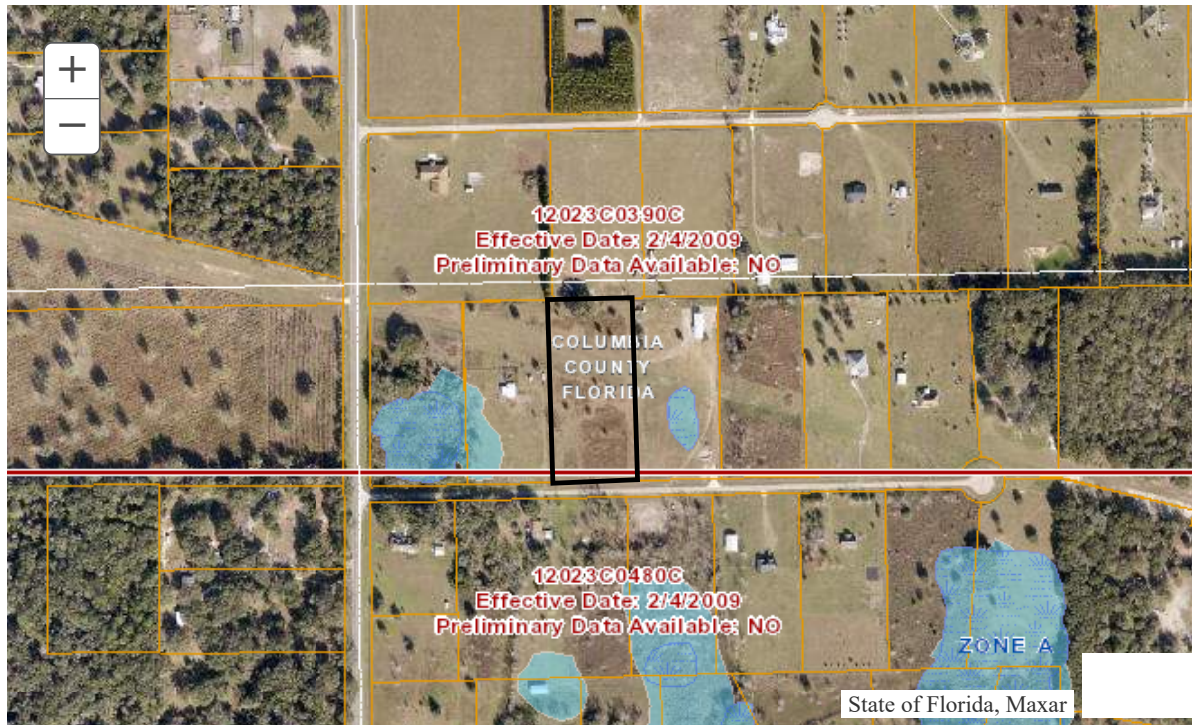
PROJECT NO.: J250611DUN
PLOT DATE: 6/12/2025
SHEET NO.: C100

Appendix C. SRWMD District Flood Report

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EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **036S1603767301**
 Flood Zone: **X**
 Flood Risk: **LOW**

1% Annual Chance Base Flood Elev* **Not Applicable**
 10% Annual Chance Flood Elev* **Not Applicable**
 50% Annual Chance Flood Elev* **Not Applicable**

* 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	2/4/2009	Special Flood Hazard Area	No
FIRM Panel(s)	12023C0480C, 12023C0390C				

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



www.srwmfloodreport.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>

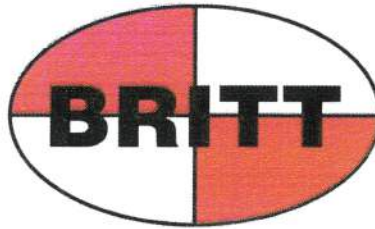
CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060

(386) 362-1001

Toll Free:
(800) 226-1066

Appendix D. Survey Letter



Britt Surveying and Mapping, LLC

1438 SW Main Blvd • Lake City, FL 32025

386-752-7163 P • 386-752-5573 F • www.brittsurvey.com

04/17/2025

L-31277

Re: Lot 1 Sedgefield

Chrismill Homes of Florida

To Whom It May Concern:

The finished floor elevation of the residence on Lot 1 is determined to be 80.94 feet NAVD 88. The plat of record shows a Minimum Floor Elevation of 82.0 feet however per the plat notes it is shown in NGVD 29 datum. The conversion to NAVD 88 datum is -0.78 feet or 81.22 feet NAVD 88.

Sincerely,

L. Scott Britt

LS 5757

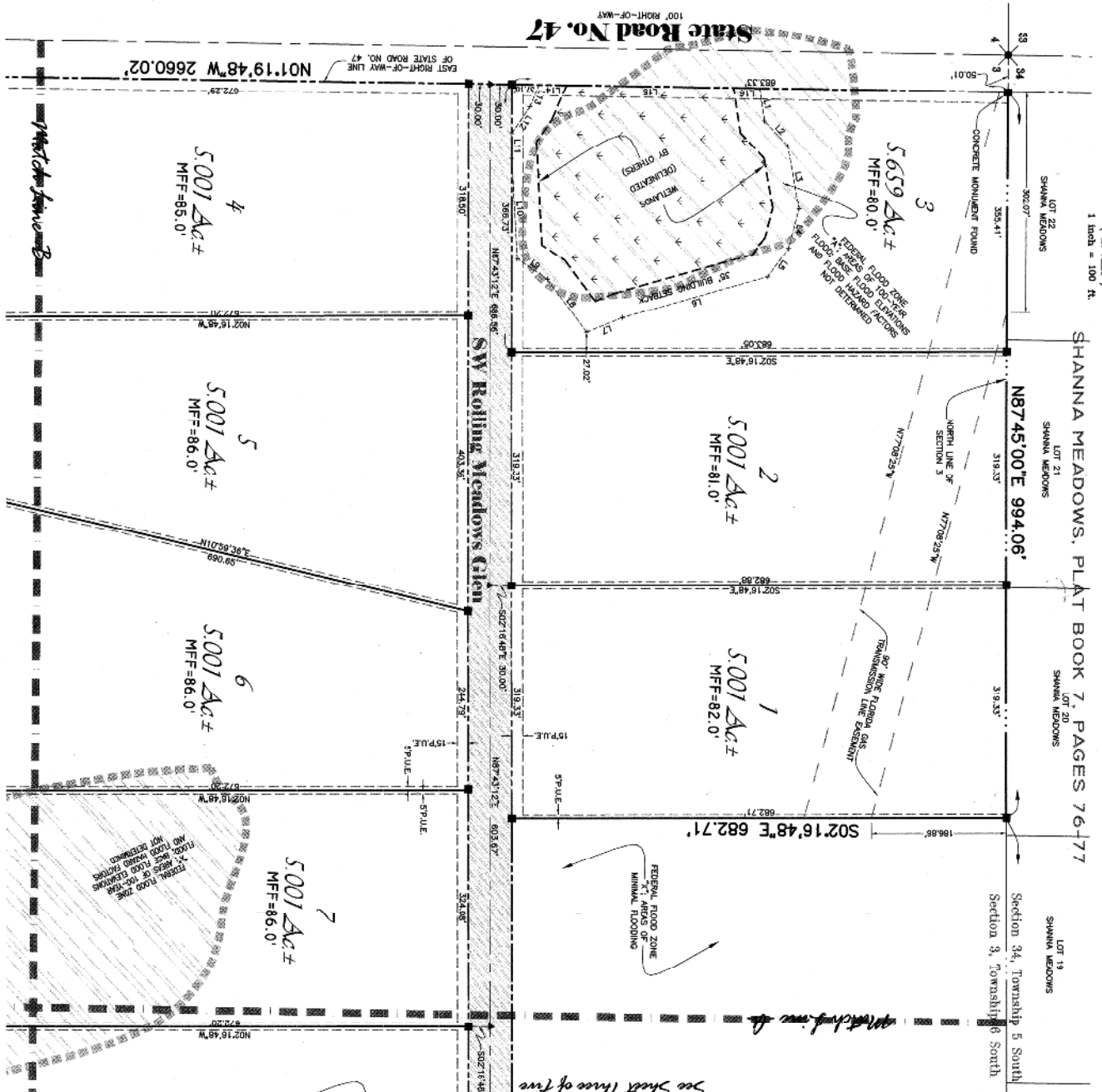
GRAPHIC SCALE
1 inch = 100 ft

Notes: Trained Floor Elevations which are shown between 0.0 and 100.0 feet are based on a 10-foot grid system. The 10-foot grid system is a north-south line of State Road No. 47 approximately 1/4 mile north of the center of Section 34, Township 6 South, Range 16 East, Columbia County, Florida. The 10-foot grid system is shown on the attached map and is based on a datum of 2002.007 feet above sea level.

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Sheet Two of Five

- Sedgefield Phase 3 -
lying in the West 1/2 of Section 3, Township 6 South, Range 16 East, Columbia County, Florida

Section 34, Township 6 South
Section 3, Township 6 South



CURVE TABLE		CURVE TABLE	
CURVE	RADIUS	ARC	CHORD
C1	25.00'	26.18'	14.43'
C2	25.00'	222.45'	37.22'
C3	25.00'	222.45'	37.22'
C4	25.00'	222.45'	37.22'
C5	25.00'	222.45'	37.22'
C6	25.00'	222.45'	37.22'
C7	25.00'	222.45'	37.22'
C8	25.00'	222.45'	37.22'
C9	25.00'	222.45'	37.22'
C10	25.00'	222.45'	37.22'
C11	25.00'	222.45'	37.22'
C12	25.00'	222.45'	37.22'
C13	25.00'	222.45'	37.22'
C14	25.00'	222.45'	37.22'
C15	25.00'	222.45'	37.22'
C16	25.00'	222.45'	37.22'
C17	25.00'	222.45'	37.22'
C18	25.00'	222.45'	37.22'
C19	25.00'	222.45'	37.22'
C20	25.00'	222.45'	37.22'
C21	25.00'	222.45'	37.22'
C22	25.00'	222.45'	37.22'
C23	25.00'	222.45'	37.22'
C24	25.00'	222.45'	37.22'
C25	25.00'	222.45'	37.22'
C26	25.00'	222.45'	37.22'
C27	25.00'	222.45'	37.22'