

f r s
20' 15' 5"

Columbia County New Building Permit Application

NO A/C or Heat

For Office Use Only Application # 1800-43 Date Received 10/17/18 By LH Permit # 37739/2744
Zoning Official 2111A Date 2-1-19 Flood Zone X Land Use Comm Zoning CI
FEMA Map # _____ Elevation _____ MFE 163.66' River _____ Plans Examiner 7.C Date 2-5-19
Comments SDP 1807 Approved
☒ NOC ☒ EH ☒ Deed or PA ☒ Site Plan ☐ State Road Info ☒ Well letter ☒ 911 Sheet ☐ Parent Parcel # _____
☐ Dev Permit # _____ ☐ In Floodway ☐ Letter of Auth. from Contractor ☐ F W Comp. letter
☐ Owner Builder Disclosure Statement ☐ Land Owner Affidavit ☐ Ellisville Water ☒ App Fee Paid ☒ Sub VF Form

Septic Permit No. 18-0235 OR City Water ☒ Fax _____

Applicant (Who will sign/pickup the permit) Mark Ganskop Phone 386-867-0267

Address 657 NW Savannah Circle Lake City, FL 32055

Owners Name Mark Ganskop Phone 386-867-0269

911 Address 175 NW Amenity Ct. Lake City FL 32055

Contractors Name Mark Ganskop Phone 386-867-0269

Address 657 NW Savannah Circle Lake City, FL 32055

Contractor Email explumbing@outlook.com ***Include to get updates on this job.

Fee Simple Owner Name & Address _____

Bonding Co. Name & Address _____

Architect/Engineer Name & Address Nick Gessler 1758 NW 13th Ave Lake City, FL 32055

Mortgage Lenders Name & Address _____

Circle the correct power company ☒ FL Power & Light ☐ Clay Elec. ☐ Suwannee Valley Elec. ☐ Duke Energy

Property ID Number 28-35-16-02372-026 Estimated Construction Cost 100,000.00

Subdivision Name West End Business Park Lot 6 Block _____ Unit _____ Phase _____

Driving Directions from a Major Road 90 West, @ Amenity Ct, at cul-de-sac on @

Construction of Plumbing Shop ☒ Commercial OR ☐ Residential

Proposed Use/Occupancy " Number of Existing Dwellings on Property 0

Is the Building Fire Sprinkled? No If Yes, blueprints included _____ Or Explain _____

Circle Proposed ☒ Culvert Permit ☐ Culvert Waiver ☐ D.O.T. Permit ☐ Have an Existing Drive

Actual Distance of Structure from Property Lines - Front 29ft Side 8ft Side 100ft Rear 15ft 6in

Number of Stories 1 Heated Floor Area NO HEAT Total Floor Area 2000sq ft Acreage .5

zoning Applications applied for (Site & Development Plan, Special Exception, etc.) Site & development plan

☒ PENDING 745.00 SDP 1807 - Approved 10/17/18

Tw spoke by mark 2.12.19 Page 1 of 2 (Both Pages must be submitted together.) Revised 7-1

Columbia County Building Permit Application

CODE: Florida Building Code 2014 and the 2011 National Electrical Code.

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

TIME LIMITATIONS OF APPLICATION : An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless pursued in good faith or a permit has been issued.

TIME LIMITATIONS OF PERMITS: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment: According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT: **YOU ARE HEREBY NOTIFIED** as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS CERTIFICATION: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

NOTICE TO OWNER: There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

Mark Ganskop
Print Owners Name

[Signature]
Owners Signature

****Property owners must sign here before any permit will be issued.**

****If this is an Owner Builder Permit Application then, ONLY the owner can sign the building permit when it is issued.**

CONTRACTORS AFFIDAVIT: By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

[Signature]
Contractor's Signature

Contractor's License Number CGC1522668
Columbia County
Competency Card Number 2053

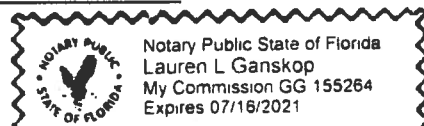
Affirmed under penalty of perjury to by the Contractor and subscribed before me this 24 day of April 2018

Personally known ✓ or Produced Identification _____

Lauren L. Ganskop

State of Florida Notary Signature (For the Contractor)

SEAL:





October 18, 2018

Mark Ganskop
PO BOX 1993
Lake City, FL 32056

RE: Service Availability Letter

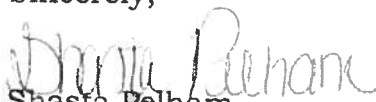
To Whom It May Concern,

Thank you for your inquiry regarding the availability of city utilities. The City of Lake City has potable water available to tap into on parcel 28-3S-16-02372-~~026~~.

This availability response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service and receipt of your payment of all applicable fees.

If you have any questions, please feel free to contact me at (386) 719-5786 during our normal business hours of 8:00 am to 4:30 pm, Monday through Friday. I will be happy to assist you.

Sincerely,


Shasta Pelham
Utility Service Coordinator

Brian Scott 
Director of Distribution and Collections

SUBCONTRACTOR VERIFICATION

APPLICATION/PERMIT # 1510-43 JOB NAME Ganslow

THIS FORM MUST BE SUBMITTED BEFORE A PERMIT WILL BE ISSUED

Columbia County issues combination permits. One permit will cover all trades doing work at the permitted site. It is **REQUIRED** that we have records of the subcontractors who actually did the trade specific work under the general contractors permit.

NOTE: It shall be the responsibility of the general contractor to make sure that all of the subcontractors are licensed with the Columbia County Building Department.

Use website to confirm licenses: <http://www.columbiacountyfla.com/PermitSearch/ContractorSearch.aspx>

NOTE: If this should change prior to completion of the project, it is your responsibility to have a corrected form submitted to our office, before that work has begun.

Violations will result in stop work orders and/or fines.

ELECTRICAL <input checked="" type="checkbox"/>	Print Name <u>LYNDON RAINBOLT</u> Signature <u>[Signature]</u> Company Name: <u>RAINBOLT TECH SERV.</u> License #: <u>EC13001835</u> Phone #: <u>386/755/5079</u>	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input checked="" type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
MECHANICAL/A/C <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: <u>NONE PER Contractor</u> License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
PLUMBING/GAS <input checked="" type="checkbox"/>	Print Name <u>Mark Ganslow</u> Signature <u>[Signature]</u> Company Name: <u>Express Plumbing</u> License #: <u>CFC1428040</u> Phone #: <u>867-0269</u>	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
ROOFING <input checked="" type="checkbox"/>	Print Name <u>Mark Ganslow</u> Signature <u>[Signature]</u> Company Name: <u>TRUE HOME Construction Group Inc</u> License #: <u>CGC 1522668</u> Phone #: <u>867-0269</u>	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
SHEET METAL <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
FIRE SYSTEM/SPRINKLER <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
SOLAR <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
STATE SPECIALTY <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE

Prepared by:
Michael Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 201812004637 Date: 03/07/2018 Time: 3:33PM
Page 1 of 1 B: 1354 P: 2645, P. DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy Clerk Doc Stamp-Deed: 350.00

ATT# 4-8108

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 7 day of March, 2018, Joseph C. Peurrung, Jr., and his wife, Victoria Y. Peurrung, hereinafter called the grantor, to Mark Ganskop whose post office address is: P O BOX 1993, LAKE CITY, FL 32056 hereinafter called the grantee:

(Wherever used herein the terms "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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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.

Lot 6, West End Business Park, a subdivision according to the plat thereof recorded in Plat Book 7, Page 149, of the public records of Columbia County, Florida.

TOGETHER with all 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 the prior year.

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:

Witness:

Printed Name:

Joseph C. Peurrung, Jr.

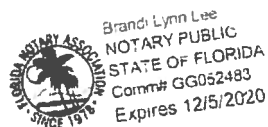
Victoria Y. Peurrung

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 7 day of March, 2018 by JOSEPH C. PEURRUNG, JR., AND HIS WIFE, VICTORIA Y. PEURRUNG personally known to me or, if not personally known to me, who produced Id for identification and who did not take an oath.

Notary Public

(Notary Seal)



NOTICE OF COMMENCEMENT

Tax Parcel Identification Number: _____

Clerk's Office Stamp

Inst: 201812021357 Date: 10/17/2018 Time: 9:41AM
Page 1 of 1 B: 1370 P: 2057, P. DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): 28-38-16-02372-026
a) Street (job) Address: 175 NW Amenity CT
2. General description of improvements: New Shop
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: Mark Ganskop 652 NW Savannah Cir Lake City FL 32085
b) Name and address of fee simple titleholder (if other than owner) _____
c) Interest in property _____
4. Contractor Information
a) Name and address: owner builder
b) Telephone No.: _____
5. Surety Information (if applicable, a copy of the payment bond is attached):
a) Name and address: NO
b) Amount of Bond: _____
c) Telephone No.: _____
6. Lender
a) Name and address: NO
b) Phone No.: _____
7. Person within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
a) Name and address: NO
b) Telephone No.: _____
8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
a) Name: Mark Ganskop OF _____
b) Telephone No.: 386 867-0269
9. Expiration date of Notice of Commencement (the expiration date will be 1 year from the date of recording unless a different date is specified): _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF COLUMBIA

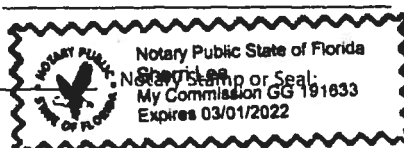
10. Mark Ganskop
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

Mark Ganskop
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 16th day of October, 2018, by:
Mark Ganskop as owner for Express Plumbing, Inc
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known ☒ OR Produced Identification ☐ Type _____

Notary Signature Sheree Lee



District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Everett Phillips
District No. 5 - Tim Murphy

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY



Address Assignment and Maintenance Document

To maintain the county wide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for addressing and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Services Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County

Date/Time Issued: **10/17/2018 10:11:06 AM**
Address: **175 NW AMENITY Ct**
City: **LAKE CITY**
State: **FL**
Zip Code **32055**

Parcel ID **02372-026**

REMARKS: Address Verification.

NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION AND ACCESS INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION AND/OR ACCESS INFORMATION BE FOUND TO BE IN ERROR OR CHANGED, THIS ADDRESS IS SUBJECT TO CHANGE.

Address Issued By: **Signed:/ Matt Crews**

Columbia County GIS/911 Addressing Coordinator

**COLUMBIA COUNTY
911 ADDRESSING / GIS DEPARTMENT**

263 NW Lake City Ave., Lake City, FL 32055 Telephone: (386) 758-1125
Email: gis@columbiacountyfla.com

*MARK
Grawford*



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ON-SITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM
APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO. 18-0235
DATE PAID: 3/16/18
FEE PAID: 310.00
RECEIPT #: 1334220

APPLICATION FOR:

☒ New System ☐ Existing System ☐ Holding Tank ☐ Innovative
☒ Repair ☐ Abandonment ☐ Temporary ☐

APPLICANT: Mark GanskopAGENT: ROCKY FORD, A & B CONSTRUCTIONTELEPHONE: 386-497-2311MAILING ADDRESS: 546 SW Dortch Street, FT. WHITE, FL, 32038

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3) (m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

LOT: 6 BLOCK: na SUB: West End Business Park PLATTED: 2/4/04

PROPERTY ID #: 28-3S-16-02372-026 ZONING: _____ I/M OR EQUIVALENT: ☐ Y ☒ N

PROPERTY SIZE: .52 ACRES WATER SUPPLY: ☐ PRIVATE PUBLIC ☒ <=2000GPD ☐ >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? ☐ Y ☒ N DISTANCE TO SEWER: _____ FT

PROPERTY ADDRESS: NW Amenity Court, LCDIRECTIONS TO PROPERTY: US 90 West, TR Amenity Court, To end on rightGlory, To end on right

BUILDING INFORMATION

☐ RESIDENTIAL ☒ COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	Commercial Bldg	0	5000	4 BAYS - 3 Temp 445 GPD
2				
3				

☒ Floor/Equipment Drains ☒ Other (Specify) _____

SIGNATURE: Rocky D Ford DATE: 3/16/2018

STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number 18-0235

Gansky ----- PART II - SITEPLAN -----

Scale: 1 inch = 40 feet.

SEE
ATTACHED

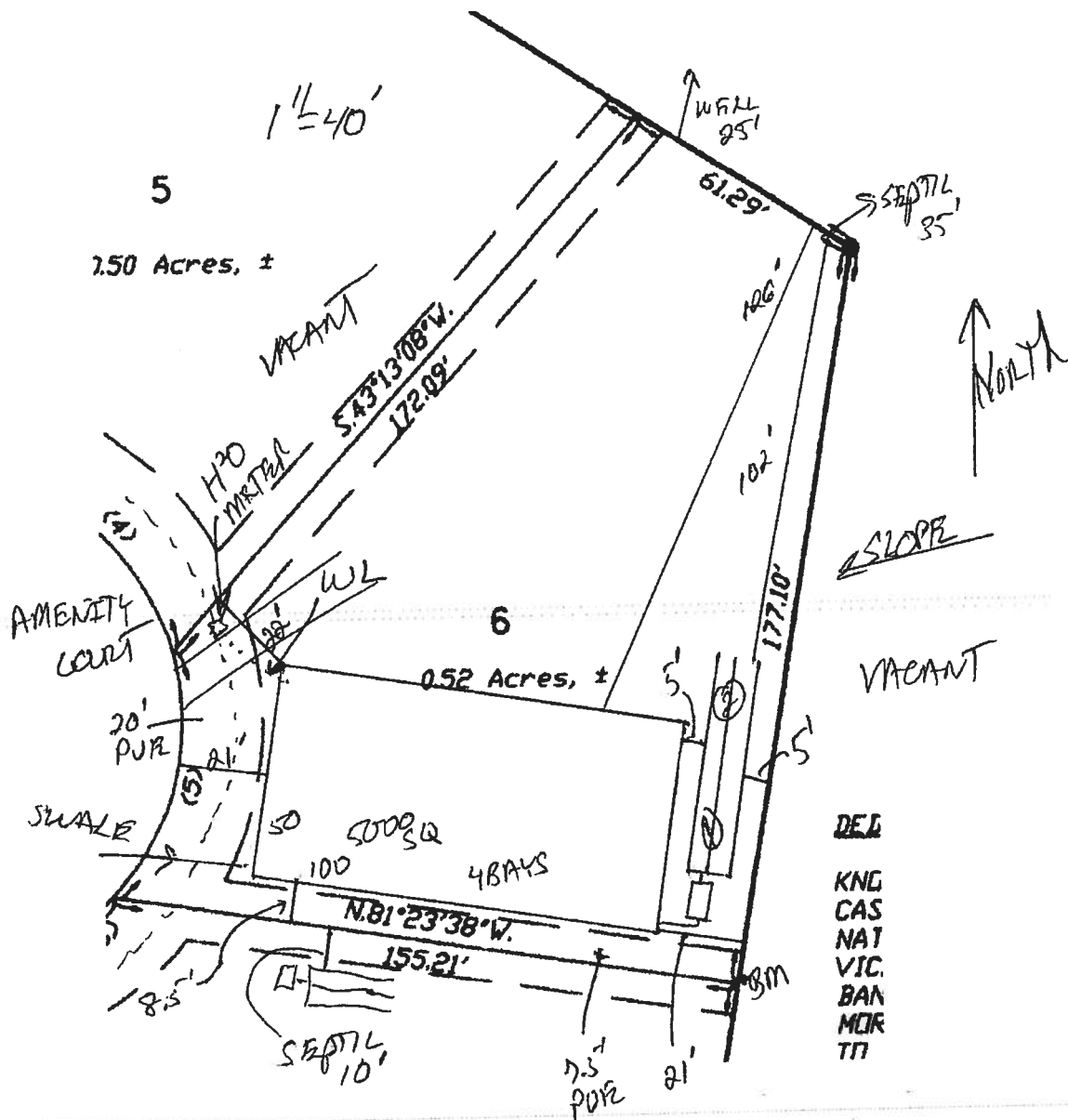
Notes: _____

Site Plan submitted by: Rocky D F

MASTER CONTRACTOR

Plan Approved [Signature] Not Approved _____Date 8/14/18By [Signature] Celina County Health Department**ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT**

18-0235



GANSKEP

Rocky D F-O

MAR 16 2018

Legend

- Parcels
- 2016Aerials
- Addresses
- 2018 Flood Zones
- 0.2 PCT ANNUAL CHANCE
 - A
 - AE
 - AH
- Roads
- Roads
 - others
 - Dirt
 - Interstate
 - Main
 - Other
 - Paved
 - Private
- SectionTownshipAndRange
- DevZones1
- others
 - A-1
 - A-2
 - A-3
 - CG
 - CHI
 - CI
 - CN
 - CSV
 - ESA-2
 - I
 - ILW
 - MUD-I
 - PRD
 - PRRD
 - RMF-1
 - RMF-2
 - RO
 - RR
 - RSF-1
 - RSF-2
 - RSF-3
 - RSF/MH-1
 - RSF/MH-2
 - RSF/MH-3
 - DEFAULT
- Addressing:2018 Base Flood Elevations Group
- 2018 Base Flood Elevations
- DEFAULT
 - Base Flood Elevations
- 2018 Base Flood Elevation Zones
- 0.2 PCT ANNUAL CHANCE
 - A
 - AE
 - AH

Columbia County, FLA - Building & Zoning Property Map

Printed: Mon Feb 11 2019 18:00:31 GMT-0500 (Eastern Standard Time)



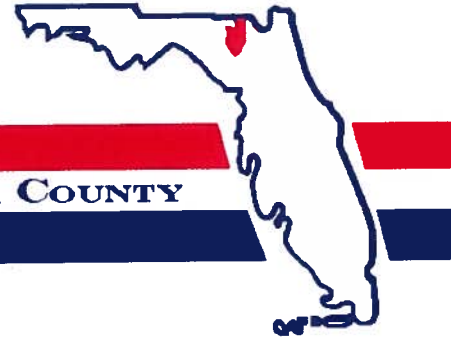
Parcel Information

Parcel No: 28-3S-16-02372-026
Owner: GANSKOP MARK
Subdivision: WEST END BUSINESS PARK
Lot: 6
Acres: 0.5007568
Deed Acres:
District: District 3 Bucky Nash
Future Land Uses: Commercial
Flood Zones:
Official Zoning Atlas: CI

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Everett Phillips
District No. 5 - Tim Murphy

Permit
File Copy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

October 17, 2018

VIA ELECTRONIC MAIL

Mark Ganskop
P.O. Box 1993
Lake City, FL 32056

Re: Site & Development Plan (SDP 18 07) "Ganskop"
Approval Letter

Dear Mr. Ganskop,

Columbia County has reviewed the Minor Site & Development Application you submitted in accordance with Section 14.13.6 "Minor Site and Development Plan Approval" of the Land Development Regulations ("LDRs"). The Minor Site and Development Plan Application, SDP 18 07, has been found in compliance with the County's Comprehensive Plan and Land Development Regulations and is hereby approved.

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

Sincerely,

Brandon M. Stubbs
County Planner/LDR Admin.

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

P.O. BOX 1529 ▼ LAKE CITY, FLORIDA 32056-1529 ▼ PHONE: (386) 755-4100



Affine Engineering and Surveying, Inc

Date: October 8, 2018

Mr. Stubbs,

Enclosed are the responses to comments provided by your office and dated September 5, 2018. Please let me know if you have any questions regarding the responses provided.

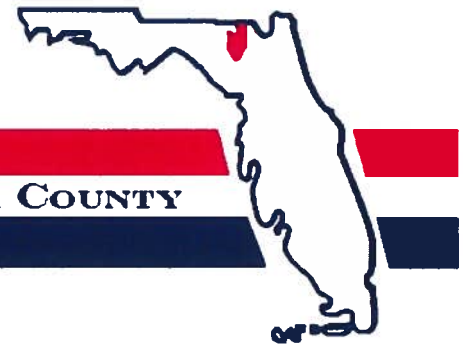
Re SDP 18 01 Ganskop Review comments responses

1. The parking calculations and the landscaping calculations will be provided as requested. Number of plantings will be shown on the plans. Areas for each use and parking for each use will be calculated accordingly.
2. Landscape plan will be provided as part of the set on sheet 8 of 8 per section 4.2.17.10 of the LDRs.
3. Handicap parking provided, the ramp was eliminated and replaced with a concrete landing flush with the asphalt at 1% slope as shown with spot grades. The detectable warning was provided is a 2' x 5' strip.
4. Area for turning provided at the end of the parking. However, there is a distance of 31' from the end of the parking to the face of the building. That area is to turn around if necessary.
5. Driveway and parking were revised to 1" of type II asphaltic pavement per LDRs.
6. The parking was revised and moved away from the building an there are obstructions or grade separation between the pavement and the bay doors.

Respectfully,

Victor O. Marrero, PE, PSM

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Everett Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

September 5, 2018

Mark Ganskop
P.O. Box 1993
Lake City, FL 32056

Re: SDP 18 07 "Ganskop"
Review Comments

Dear Mr. Ganskop,

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. A total of three (3) copies (signed & sealed) of the revised site plan must be submitted. Further, one (1) copy of the site plan must be submitted on a CD in PDF format.

Please address the following insufficiencies:

1. The applicant has provided some development data on the cover sheet of the site plan; however, the development data is insufficient. Development data must include the calculations for required parking and required calculations for landscaping. Landscaping data should also include the number of required plantings. Further, it appears that the proposed building is a split use between office and storage associated with office space. The development data must reflect the square footages of each use and parking must be based upon those uses.
2. The applicant has not provided a detailed landscape plan. The applicant must provide a detailed landscape plan depicting the location, size, and type of plantings in accordance with Section 4.2.17.10 of the LDRs.
3. The applicant has provided the required handicap parking space and references a handicap ramp; however, the applicant has not provided the required handicap ramp details with detectible warning strips. The applicant must provide a detail of the required handicap ramp with detectible warning strips.
4. The applicant depicts a parking space at the end of the driveway; however, there is area for the vehicle to back out of the parking space. The applicant must provide a paved area at the end of the driveway to allow for vehicles to exit the parking space at the end of the driveway.
5. The applicant indicated the driveway is to be a pervious pavement. The applicant must certify that the proposed pervious pavement meets the requirements of Section 4.2.17.2(2) of the Land Development Regulations ("LDRs").

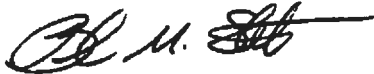
BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.
AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529 ▾ LAKE CITY, FLORIDA 32056-1529 ▾ PHONE: (386) 755-4100

6. The applicant indicates that the elevation of the sidewalk between the parking lot and building is 0.33 feet higher than the parking lot. It is my understanding that the proposed use is an office with associated indoor storage of materials. Given no floor plan has been provided, there are concerns as to how access is obtained to the storage portion of the building. Are bay doors proposed? Will loading and unloading interfere with required parking? Please provide more detail of how the storage portion of the proposed building will be accessed and address the above questions/concerns.

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

Sincerely,



Brandon M. Stubbs
County Planner/LDR Admin