District No. 1 - Ronald Williams

District No. 2 - Rocky Ford

District No. 3 - Robby Hollingsworth

District No. 4 - Everett Phillips

District No. 5 - Tim Murphy



June 4, 2024

via electronic mail

James F. Boone 970 SW Arlington Blvd. Lake City, FL 32056

Re: SDP240501

Mr. Boone,

Please use this letter as notification that your application SDP240501 as submitted on May 5, 2024 for a Minor Site Plan on that parcel identified as PIN #06-4S-17-08034-000 has been approved.

Louie Goodin County Planner Columbia County, Florida



FOR PLANNING	LISE ONLY
	SPD 240501
Application Fe	e \$300.00
Receipt No	767044
Filing Date	5-13-2024
Completeness	Date 6 . 1. 2024

Minor Site Plan Application

A.	PRO	PROJECT INFORMATION	1 Sollar Salos						
	1.	. Project Name: Boone Office Building	POLYED						
	2.	. Address of Subject Property: 970 SW Arlington Blvd.	PO FLORIDA						
	3.	. Parcel ID Number(s):06-4S-17-08034-000							
	4.	Future Land Use Map Designation: Commercial	Future Land Use Map Designation: Commercial						
	5.	. Zoning Designation: Commercial Intensive							
	6.								
	7.	. Existing Use of Property: Outside Construction Equipment Storage							
	8.	. Proposed use of Property: Office							
	9.	Type of Development (Check All That Apply):							
		() Increase of floor area to an existing structure: Total increase of square footage							
		7 500	======================================						
		() Relocation of an existing structure: Total square footage							
		() Increase in Impervious Area: Total Square Footages							
B.	APP	PPLICANT INFORMATION							
	1.								
	2.	2. Name of Applicant(s): James F. Boone Title:							
		2. Name of Applicant(s): James F. Boone Title: Company name (if applicable): C A Boone Construction, Inc.							
		Mailing Address: PO Box 3236							
		City: Lake City State: FL Zip: Telephone:	32056						
		Telephone:_()752-0270 Fax:_() Email:CABoone <ca< td=""><td>boone@isgroup.net></td></ca<>	boone@isgroup.net>						
		PLEASE NOTE: Florida has a very broad public records law. Most written communication							
		or from government officials regarding government business is subject							
		requests. Your e-mail address and communications may be subject to pu	blic disclosure.						
	3.								
		Property Owner Name (title holder):							
		Mailing Address:							
		City: State: Zip:							
		Telephone:_() Fax:_() Email:							
		PLEASE NOTE: Florida has a very broad public records law. Most written							
		or from government officials regarding government business is subject							
		requests. Your e-mail address and communications may be subject to pu *Must provide an executed Property Owner Affidavit Form authorizing							
		behalf of the property owner.	the agent to act on						
		or one broker?							

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: No
	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
	Site Specific Amendment to the Official Zoning Atlas (Rezoning): □Yes ■No
	Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z
	Variance: ☐Yes ■No
	Variance Application No. V
	Special Exception:
	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.
 - 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).
 - 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.
- 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.
- 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).
- 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 BEFORETHE 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.

James F. Boone

Applicant/Agent Name (Type or Print)

8/4/2023

Date

BOONE OFFICE CR 341 (SISTERS WELCOME ROAD)

Attachment/Submittal Requirements

- 1. Vicinity Map: See attachment and site plans.
- 2. Site Plan: See attached site plans
- 3. See attached site plans.
- 4. Fire Department Access and Water Supply Plan: Closest Fire Hydrant is 1,000' +/- north of site along CR 341. Water supply will need to be transported via Fire Tanker. Proposed Building will not be sprinkled.
- 5. Concurrency Impact Analysis: See attachment.
- 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). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.

Future Land Use Element

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

Objective I.1 The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The proposed commercial use is consistent with the types of uses allowed by the Commercial category. The property is located on CR 341 in an area surrounded by other commercial developments.

Policy I.1.1 The county shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The proposed commercial site is located on CR 341 and there are public facilities available.

Policy I.1.2 The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The subject property is located within a commercial area and public facilities are available.

Policy I.1.3 The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2040.

Consistency: This area has substantial mixed commercial development and can only be expected to continue to see growth in this area.

Policy I.1.4 The county shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: The subject property is located off CR 341 in an urban area and will have no adverse impacts on the existing land uses.

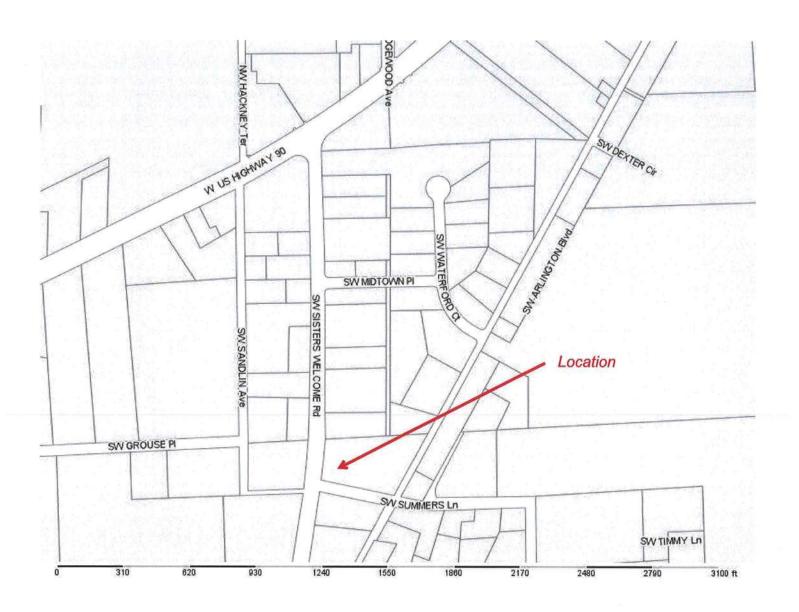
Policy I.1.5 The county shall continue to regulate govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Consistency: The commercial development on the subject property will be designed in accordance with the design standards of the County and other regulating agencies with jurisdiction.

Policy I.1.6 The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency: The proposed commercial development will meet the County LDR's for Commercial land use. Public facilities are available. No other uses should be negatively impacted.

- 7. Legal Description with Tax Parcel Number: See attachment.
- 8. Proof of Ownership: See attached deed
- 9. No Agent
- 10. See attachment
- 11. \$300.00 for application.



REVISED CONCURRENCY WORKSHEET

CA Boone Office Building May 10, 2024

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Employees*	Total ADT	Total PM Peak
715	Single Tenant Office Bldg	3.70	0.51	3.00	11.10	1.53
*Per employ	ree					

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons	Ch. 64E-6.008, F.A.C.	Total (Gallons Per Day)
USC	Per Day (GPD)	Multiplier*	
Office Building	15.00	3.00	45.00

^{*} Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can very 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

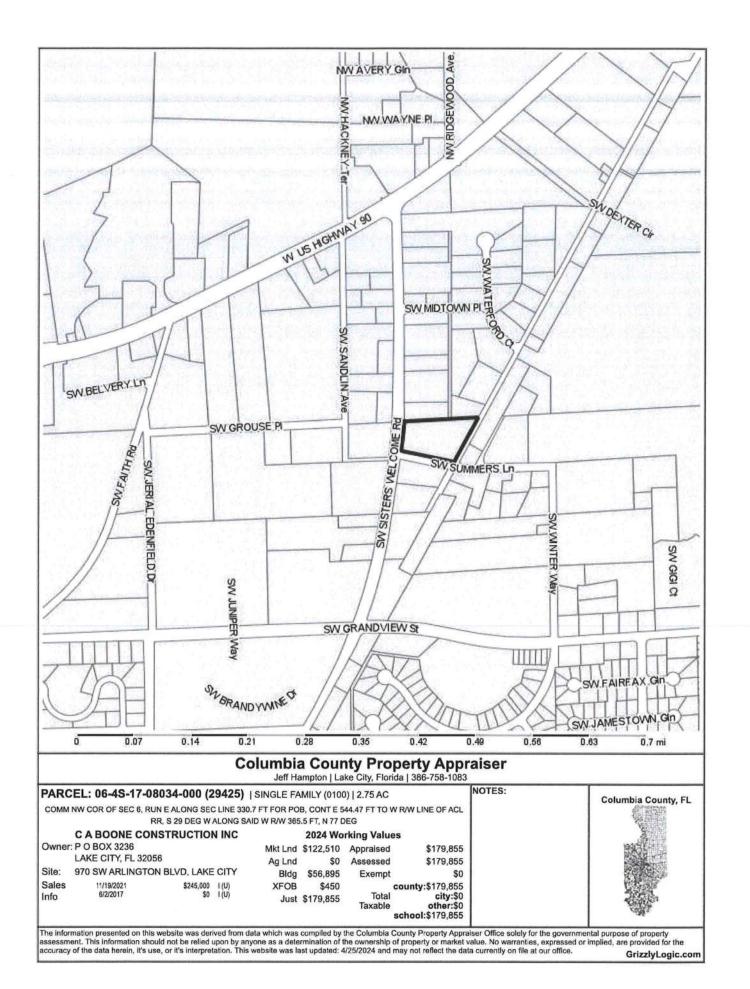
Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	3.00	45.00

^{*} Multiplier is based upon Ch. 64E.6008, F.A.C. and can very 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 Thousand Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Office Building	5.50	7.50	41.25
*Per thousand square f	eet (i.e. 3,560 sq ft / 1,0	000 = 3.56)	

Note: Concurrency provided however there will be no increased demand for services since this new building will replace an exisitng office building located across CR 341 with same number of employees.



Salus Price 18 245,000.00 Doc Stampol

PREPARED BY & RETURN TO:

Name:

Jenna Nettles, an employee of

Integrity Title Services, LLC

Address:

757 WEST DUVAL STREET

Lake City, FL 32055

File No. 21-10021

Parcel No.: R08034-000

Inst: 202112023868 Date: 11/23/2021 Time: 1:50PM

Page 1 of 2 B: 1453 P: 487, James M Swisher Jr, Clerk of Court

Columbia, County, By: BR

Deputy ClerkDoc Stamp-Deed: 1715.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This WARRANTY DEED, made the 19th day of November, 2021, by DALE B. MERRITT, and DEBBIE MERRITT HALL, EACH CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantors, to C.A. BOONE CONSTRUCTION, INC., A Florida Profit Corporation, having its principal place of business at PO BOX 3236, LAKE CITY, FL 32056 , hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

Commence at the N.W. corner of Section 6, Township 4 South, Range 17 East and run thence North 88 degrees 05 minutes East along North line of said Section 6, 330.7 feet for a point of beginning, thence continue North 88 degrees 05 minutes East along said North line 544.47 feet to the west right-of-way line of A. C. L. Railroad, thence run South 29 degrees 40 minutes West along said West right-of-way line, 365.5 feet, thence run North 77 degrees 44 minutes West, 371.70 feet to the centerline of Ridgewood Ave. extended, thence run North 0 degree 01 minute East along said centerline extended, 219.20 feet to the point of beginning. Said lands lying in and being part of the NW 1/4 of the NW 1/4, Section 6, Township 4 South, Range 17 East, Columbia County, Florida. LESS AND EXCEPT road right-of-way.

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

SUBJECT TO TAXES FOR THE YEAR <u>2021</u> AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signatur

Printed Name

Witness Signatur Printed Name:

STATE OF FLORIDA COUNTY OF COLUMBIA Name: DEBBIE MERRITT HALL Address: 1052 D. KELLY, CLOVER, SC 29170

2021, by DEBBIE MERRITT HALL, who are personally known to me or who have produced

> BRIDGETTE NICOLE LOLA Notary Public - State of Florida Commission # GG 275631

My Comm. Expires Nov 12, 2022 Sorcec through National Notary Assn.

Signature of Notary

Printed Name: My commission expires:

Witness Signature Printed Name: Chelges Timber Philippon	Name: DALE B. MERRITT Address: 1052 D. KELLY, CLOVER, SC 29170
Witness Signature Printed Name: Amenda Brown	
STATE OF North Cerolina COUNTY OF CHOWLE	actions me has means at \$100 had a
this 19th day of November, 2021, by DALE B. ME SC DL as identification.	perfore me by means of physical presence or online notarization, RRITT, who are personally known to me or who have produced
	Signature of Notary Printed Name: JASON M. Grown My commission expires:



Kyle Keen, Tax Collector Proudly Serving The People of Columbia County

Site Provided by... aumentumtech.com I.11

Tax Record

Escrow Code

Last Update: 5/1/2024 10:22:20 PM EDT

Account Number

R08034-000

Details

» Print View Legal Desc.

Tax Payment
Payment History
Print Tax Bill №
Change of Address

Searches

GEO Number Owner Name

Property Address Mailing Address

Site Functions

Tax Search

Local Business Tax Contact Us County Login Home

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Register for eBill

Tax Year

2023

Mailing Address	Property Address
C A BOONE CONSTRUCTION INC	970 ARLINGTON LAKE CITY

Тах Туре

REAL ESTATE

P O BOX 3236

LAKE CITY FL 32056

GRO Number

GEO Number 064S17-08034-000

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail Millage Code
NO EXEMPTIONS 002
Legal Description (click for full description)

06-4S-17 0100/01002.75 Acres COMM NW COR OF SEC 6, RUN E ALONG SEC LINE 330.7 FT FOR POB, CONT E 544.47 FT TO W R/W LINE OF ACL RR, S 29 DEG W ALONG SAID W R/W 365.5 FT, N 77 DEG W 371.70 FT, N 219.20 FT TO POB. WD 46-52, WD 122-73, DC 1335-2426, PB 1338-531,533, DC 1445-154, WD 1453-487,

Ad Valorem Taxes Assessed Exemption Taxable Taxes Taxing Authority Rate Value Amount Value Levied BOARD OF COUNTY COMMISSIONERS 7.8150 179,855 \$179,855 \$1,405.57 COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY 0.7480 179,855 \$179,855 0 \$134.53 LOCAL 179,855 3.2170 0 \$179,855 \$578.59 CAPITAL OUTLAY 1,5000 179,855 0 \$179,855 \$269.78 SUWANNEE RIVER WATER MGT DIST 0.3113 179,855 0 \$179,855 \$55.99 LAKE SHORE HOSPITAL AUTHORITY 0.0001 179,855 \$179,855 \$0.02

	Total Millage	13.5914	Total Taxes	\$2,444.48
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Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$285.98
GGAR	SOLID WASTE - ANNUAL	\$198.06

Total Assessments	\$484.04
Taxes & Assessments	\$2,928.52
If Paid By	Amount Due

If Paid By	Amount Due	
	\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2023	PAYMENT	3500710.0043	2023	\$2,811.38



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
C.A. BOONE CONSTRUCTION, INC.

Filing Information

Document Number

J32288

FEI/EIN Number

59-2719736

Date Filed

09/05/1986

State

FL

Status

ACTIVE

Last Event

AMENDMENT

Event Date Filed

03/21/2022

Event Effective Date

NONE

Principal Address

400 SW SISTERS WELCOME RD.

LAKE CITY, FL 32025

Changed: 01/21/2010

Mailing Address

P.O. BOX 3236

LAKE CITY, FL 32056-3236

Changed: 01/13/1999

Registered Agent Name & Address

BOONE, JAMES F

182 SW GROUSE PLACE

LAKE CITY, FL 32025

Name Changed: 04/18/1994

Address Changed: 07/05/2005

Officer/Director Detail

Name & Address

Title PD

BOONE, JAMES F 182 SW GROUSE PLACE LAKE CITY, FL 32025

Title S

FONT, SHERRY 182 SW GROUSE PLACE LAKE CITY, FL 32025

Title V

BOONE, JESSE JAMES 1031 NW NASH RD LAKE CITY, FL 32025

Annual Reports

Report Year	Filed Date	
2022	03/09/2022	
2023	01/24/2023	
2024	03/06/2024	

Document Images

03/06/2024 ANNUAL REPORT	View image in PDF format
01/24/2023 ANNUAL REPORT	View image in PDF format
03/21/2022 Amendment	View image in PDF format
03/09/2022 ANNUAL REPORT	View image in PDF format
01/27/2021 ANNUAL REPORT	View image in PDF format
01/20/2020 ANNUAL REPORT	View image in PDF format
02/11/2019 ANNUAL REPORT	View image in PDF format
01/17/2018 ANNUAL REPORT	View image in PDF format
01/12/2017 ANNUAL REPORT	View image in PDF format
02/03/2016 ANNUAL REPORT	View image in PDF format
01/13/2015 ANNUAL REPORT	View image in PDF format
02/18/2014 ANNUAL REPORT	View image in PDF format
02/04/2013 ANNUAL REPORT	View image in PDF format
02/07/2012 ANNUAL REPORT	View image in PDF format
02/21/2011 ANNUAL REPORT	View image in PDF format
01/21/2010 ANNUAL REPORT	View image in PDF format
01/22/2009 ANNUAL REPORT	View image in PDF format
02/18/2008 ANNUAL REPORT	View image in PDF format
03/06/2007 ANNUAL REPORT	View image in PDF format
01/25/2006 ANNUAL REPORT	View image in PDF format
07/05/2005 ANNUAL REPORT	View image in PDF format
03/02/2004 ANNUAL REPORT	View image in PDF format
04/04/2003 ANNUAL REPORT	View image in PDF format
04/10/2002 ANNUAL REPORT	View image in PDF format

02/12/2001 ANNUAL REPORT	View image in PDF format
05/19/2000 ANNUAL REPORT	View image in PDF format
01/13/1999 ANNUAL REPORT	View image in PDF format
04/29/1997 ANNUAL REPORT	View image in PDF format
05/01/1996 ANNUAL REPORT	View image in PDF format
05/01/1995 ANNUAL REPORT	View image in PDF format

Flurida Directment of State, Division of Corporations

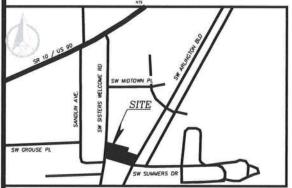
CIVIL ENGINEER

AFFINE ENGINEERING AND SURVEYING INC. 128 NW GREEN LANE, LAKE CITY FL. 32825 TELEPHONE: 407–421–5534

SURVEYOR

AFFINE ENGINEERING AND SURVEYING INC. 128 NW GREEN LANE, LAKE CITY FL, 32825 TELEPHONE: 407-421-5534

VICINITY MAP



LEGAL DESCRIPTION

COMMENCE AT THE N.W. CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST AND RUIN THEN NORTH 88 DEGREES 05 MINUTES EAST ALONG SAID NORTH LINE OF SECTION 6, 330.7 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE NORTH 88 DEGREES 05 MINUTES EAST ALONG SAID NORTH LINE 544.47 FEET TO THE WEST RICHT-OF-WAY LINE OF A.C.L. RAILROAD, THENCE RUIN 29 DEGREES 40 MINUTES WEST ALONG SAID WEST RICHT-OF-WAY, 55.5 FEET, THENCE RUIN NORTH 70 DEGREES 44 MINUTES WEST, 371.70 FEET TO THE CENTRUINE OF RIGGEWOOD AVE. EXTENDED, THENCE RUIN NORTH 0 DEGREE 01 MINUTE EAST ALONG SAID CENTERLINE EXTENDED 219.20 FEET TO THE POINT OF BEGINNING. SAID LANDS LYNG IN AND BEING PART OF THE NW 1/4 OF THE NW 1/4, SECTION 6 AT OWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY

LOT 26 OF RIDEGEWOOD MANOR, A SUBDIMSION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLATBOOK 2 PAGE 105 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Sunshine 811

COLUMBIA COUNTY SUBMITTAL NOT FOR CONSTRUCTION



ENGINEERING PLANS

Boone's Office

Lake City FLORIDA

PREPARED FOR C.A. Boone Construction 400 SW SISTERS WELCOME LAKE CITY FL 32025

PHONE: (386) 752-0270

SITE DATA

PARCEL ID: ZONNING: PROJECT AREA: BUILDING SETBACKS:

06-34-17-08034-000 CN

CN ±3.421 ACRES FRONT 25'; BACK 15'; SIDES 10'

PRE DEVELOPMENT SITE DATA

PRE DEV PERMOUS AREA: PRE DEV IMPERVIOUS AREA: PRE DEV IMPERVIOUS X PRE DEV PERMOUS X ± 149,018 SF ± 1530 SF 0.01%

POST DEVELOPMENT SITE DATA

POST DEV IMPERVIOUS AREA:
POST DEV POND AREA:
POST DEV PERVIOUS AREA:
POST DEV IMPERVIOUS X
POST DEV PERVIOUS X 23,522 SF ± 5,127 SF ± 120,369 SF 23% 77%

PARKING REQUIREMENTS

SPACES PROVIDED:

(OFFICE BUILDING) 1 SPACE FOR 200' OF FLOOR AREA 5
ACCESSIBLE SPACES 1 FOR EVERY 25

Victor

Marrero Date: Marrero 2024.05.12 22:02:17 -04'00'

by Victor O

CABLE

COMCAST 2288 SW MAIN BOULEVARD LAKE CITY, FL TEL: (407) 513-1351

FIRE

LAKE CITY FIRE DEPARTMENT 225 NW MAIN BLVD. LAKE CITY, FL TEL: (386) 752-4344

POWER

FLORIDA POWER & LIGHT 2618 NE BASCOM NORRIS DR LAKE CITY, FLORIDA 32055 TEL: (800) 226-3545

SHEET INDEX

COVER SHEET NOTES AND DETAILS PAVING AND GRADING UTILITY PLAN PAVING MARKINGS DETAILS

PREPARED FOR C.A. BOONE CONSTRUCTION, INC

AFFINE ENGINEERING AND SURVEYING, INC. CERTIFICATE OF AUTHORIZATION No. 29140



VICTOR O. MARRERO FLORIDA P.E. # 78630

SHEET 1

AFFINE ENGINEERING AND SURVEYING, INC

CIVIL ENGINEERS
SURVEYORS
TELEPHONE NUMBER 407-427-5534
10364 JEPSON STREET, ORLANDO, FLORIDA 32825
CERTIFICATE OF ANTICORPATION: No 22140

SENERAL CONSTRUCTION NOTES

- COLATIONS, ELEVATORIS, AND INMENDIONS OF ENGINE OF UTILITIES, STRUCTURES, AND OTHER PEATURES AND SHOOM ACCORDINANT OT THE URST PROPRIATION AVAILABLE AT THE TIME PREPARATION OF THESE PLANS, THE CONTRACTOR SHALL VERBITY ALL PERTINENT DATA FOR ACCURACY SECRATION DE ELEMAND CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK THE FLAME FOR COMPLICTS AND DISCRIBERANCES PROOF TO CONSTRUCTION. THE CONTRACTOR SHALL MOTIFY THE OWNER'S SACHLESS OF ANY CONFLICTS OR DISCRIPPANCIES BIFORE FERFORMING ANY WORK BY THE APPLICITED MELS.
- ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRICH TO BASE AND BUREAGE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ARY DAMAGE TO EXISTING FACILITIES, ABONE ON
- PECHICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISIONS AND/OF LATEST
- ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS CONTENAMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
- LEATT THEE DI INCHRINKIC LANS PROCH TO COLISTEACTION, THE CONTRIGHTED SHALL HATTRY THE MEET AND APPROPAILST HOUTHER, AND SHOP Y THEM WITH LINE GROBERS THEY DEMANDER, THE HAUCHDER SHAME, STAFFIELD HER PROJECTED DOBBLE, AND DIFFER PROBABILITY AN WIELL ANY WORK PERFORDED PROCH TO DISHOVAL THE SHARE LOW WITH OUT JACKEY YELCOM PRESENT, MAY BE SUBJECT TO REMOVAL AND REPACEMENT AT THE CONTRACTIONS NOW.
- 13. THE PIPE IN AREAS TO BE PAVED, EACHORILE SHALL BE COMPACTED TO BUS MAXIMUM DENGITY AS DETERMINED BY A.A.S.H.T.D., T-80. NK, PURIONNED UNDER THIS CONTINCT SHALL INTERFACE, BAIOTHLY WITH OTHER WORK BEING TORALD ON STEEN OTHER CONTINCTIONS AND UTLITY COMPANES, IT WILL BE RECESSARY FOR CONTINCTION TO COMPANIES.
 TRACTIONS AND UTLITY COMPANIES.
- SITE WORK CONDRETE SHALL HAVE A COMPRESSIVE STRENCTH OF AT LEAST 1,000 P.S.L IN 28 DAYS, UNLESS OTHERWISE NOTED. CONCRETE RENFORCING SHALL BE BLUET STEEL MARS CONFORMING TO A.S.T.M. ANYS GRADE OR SETTER.
- . ALL HENCH MAD PLAILC RECORDER AFFECTED BY THE NORS, SHALL BE INSTRUMED TO A COMMENTA-EQUAL TO OR BETTER HAVE NORSHIP AND AND THE MANS. AND THANK, COSTE AFE RECIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPTIGATION IS TO BE ALLOWED.
- A LLI CIETURIO DIAISA, WHICHANIE NOT TO BE SCORDI, MAE TO BE SERIETE AND MALDERT TO P.D.C.Y. STANDARDE, AND MAN TANDILLI WITLE A METHACI OF STAND OF BERLY RETINAND, MAY MANDAUTE, REGINARDER, RESILIDARE, AND GRAGISHEN WORK, AND OFFER TEXTIGNED WHORK REQUEST, MALL BE FERFERWARD IN THE CONTRACTION HAVE. THE STREAM BACKFIFTED TORK MANYESMAND, BY THE REGILAL TORY FASIENCY AND HANDERS OF BEGIND.
- THE CONTRACTOR SHALL LOCATE AND FLAD ALL PROPRIETY CORRESES PROGRESS. TO SHALL EXCEPTION AND CONTRACTOR SHALL LOCATE AND FLAD ALL PROPRIETY CORRESES PROGRESSITY TO SHALL EXCEPTIONS TO SHALL PROPRIETY CORRESPONDED BY A PROPESSIONAL AND SURVEYOR.
- -, """ CANTRACTOR SE RESPONSER FOR COCCUMATION AND ANY LOUIS FERRING WITH THE SIGKS FORWARD THE TWILL BE REQUIRED HEAVING WITH THE TESTING REQUIREMENTS AS SHOWN ON'T THE PRIMERIPHIA CONTRACTION FRANKING, UPON COMPLETION OF THE WORK, THE SIGKS SHAMER BS TO SHAMER CONTRACTIONS TO THE OWNERS ENGINERY, STATING THAT ALL REQUIREMENTS ANY BIES MICT.
- COMMENCING TO REVIEW THE SOIL REPORTS AND BURNOS PRIOR TO BIDDING THE PROJECT COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PUBLISTS AT THE CONSTRUCTION SITE. IRROATION STRITEM SHALL CONSIST OF SPROOT AND HOSES WITH HERICATION HEADS OR STANDARD TOWNERCIAL OUTDOOR SPRINACIES.
- 25. THE SE DRAWINGS OO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, THE CONTRACTION IS SOURLY RESPROYERS. E FOR NEARS AND METHODS FOR CONSTRUCTION SITE SAFETY ALL SOCIEMA, SEEDING, AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL HE RESPONDED IN MAINTAINED THESE AREAS LIVITL THE PROJECT BY COMPLETED AND ACCEPTED BY THE DANNIEL
- WORK WITHIN PUBLIC REIGHT OF WAY MAST BE IN ACCORDANCE TO FOOT STANDARD PLANS INDEX 02-00. WORK WITHIN THE SHOULDER AND WORK WITHIN THE TRAVEL LANE ACCORDANG TO 102-00.7 I 02-00.0 DESIRECTREXY.
- LREP MAN" TO BE A MINIMUM OF HET THICK PER FOOT SPECIFICATION 530-2-1-3,2 WITH 12" HEBOING STONE PER 530-2-1.4 AND TYPE DZ GEGTEXTILE FABRIC PER FOOT SPECIFICATION 614.

CLEARING AND EROSION CONTROL NOTES

- PRIEME TO ANY PETE CLEARING, ALL TREES SHOWN TO REMAN ON THE CONSTRUCTION IP-ANS SHALL RE PROTECTION IN-COORDANCE WITH THE LOCAL REQUATION ACSOCYS THE COORDANCE AND STEMAS COCHANNOS IN THESE PANKE IT SHALL BE THE COCHRACTIONS RESPONSIBLIFT OF MORAFIAM THESE TREES COCK CANDITION AND THESE SHOWN TO RESIANS SHALL BE HEMOVED WITHOUT WRITTEN APPROPAL FIGUR. THE ORNERS.
- THE COMPACTOR IS TO PREPARE THE STE PRICE TO BECHANIO, ACTUAL COMBINACTION IN ACCIDENANCE WITH THE STUT STEPPING REPORT, CORESS OF THE SOULS SEPORT, ASK ANALAGE, THEOLOGY THE COMES FOR THE SOULS TESTING COMPACT, CORESSON THE SOULS TESTING COMPACT, CORESSON THE SOULS TESTING COMPANY. CARESTONES REQUIRED HET PREPARANT TO RECORDED IN THE SOULS REPORT AND TO BE DIRECTED TO THE SOULS TESTING COMPANY.

PRIOR TO CONSTRUCTING CONCRETE PAYEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOWTHIS PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL IT MAY BE NECESSARY TO FIELD ADJUST PAVENIENT BLEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TRIES SHOWN TO B SAVED. THE CONTRACTOR IS TO COORDINATE WITH CHARSEYS ENGINEER PRICE TO ANY ELEVATION CHANGES.

- THE TOP 4" TO II" OF GROUND REMOVED DURING CLEARING AND DRUBBING SHALL BE STOCKTILED AT A SITE DESIDANTED BY THE OWNER TO BE USED FOR LANDSCAPING PUBCOSES, UNLESS OTHERWISE DRIECTED BY THE OWNER,
- IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEM PACILITIES PROOF TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE STIL.
- ANAMERS AND METAPORTISTIC TOPA ACCIDANCY PRIOR TO THE TERM OF ANY CONTINGUISMACTINETY BALL BY THE CONTINGUISMACTINETY BALL BY

13. ALL HIRLINGSTY POLYTINENS HOPE) PRI UIZD DOG CLIVET HAD STOW DINN MYKLATIZAG BALL CONCOM TO THE RECOMMENSTS OF AMAPIO AND CHRIST EDTOLAND ESCRETCH PRODUCT HE RECOMMENT HAD AND THE PRODUCT HE RECOMMENT HOTELS THEO DAY TY CERTIFICATION PROCRAM ALL HOPE PRE DELVEIED AND LIED SHALL BLATTHE THEO PARTY ADMINISTREES

12. HOPE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTN 02321 AND AS RECOMMENDED BY THE MANUFACTURER. IT. PITTING TON LODE PIRE MAY BE ETHER MAD DED OR FAIRICATED AND INCLUDE HALME JOHN FITTINGS SUCH AS COUNTRIES AND REDUCIÇUE, BINAVICH ASSEMBLY FITTINGS, SUCH AS TEES, WYES, AND IN CLAPS, ONLY FITTINGS SUPPLIED OR RECOMMENDED BY THE MANUFACTURER SHALL BE USED. A FUL STORM FIRE, 12" AND SMALLER SMALL COMPOSAN TO ANY M. A DOS CLASS TO STANDARDS, MALES OTHERWISE. ANY EACH COMPOSAN TO ANALLAR THRE. "S" (N.12 PRINTED AND CLASS THO SANALLAR THRE. "S" (N.12 PRINTED AND CLASS THO SANALLAR THRE. "S" (N.12 PRINTED AND CLASS THO SANALLAR THREE WALL THE PRESENTAL AND A SANDOTH REMER WALL THE PRESENTAL THREE PRESENTA 7. ELMOLOGIO MODIZIS REFER TO THE LATEST EXPTION OF FOOT "POLICHIAY MIC THAPPIC DESIGN STANDAUGS".

A. LA STOWN SOME PRET SHALL BE RESHIPPORTED CONCRETE CLASSIII (A.S.T.M. C-78) (SHOTE PRET - A.S.S. H-S. (ASTN DIXXI)
OF HAPPICPO L'OLAUL, DALZESS OFFERINSER, SOFTED OF PARE. 6. ALL PAYEMINT MARKINGS SHALL BE MADE WITH TRAFFIC PAINT IN ACCOMDANCE TO F.D.O.T. STANDARD SPECIFICATIONS 871-12 OR 871-13, PARKING STALL STREING TO BE 4 " WIDE PAINTED WRITE STREES. 5. THE CONTRACTOR IS TO PROVIDE A 12 " BITUMENOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTINENT OF CONCIDETE AND ANY STRUCTURE.

57 # OJ

INC

D, HERPE STORM PIRE JOHNS SHALL COMEST OF INTEGRAL, CONSTANT CHARETER HALME BELL AND SPRICE WITH HALTON HORSELD AND SPRICE CHARES CARREST RESIZES AND SECRET OF SECRET AND SECRET OF SECRET AND SECRET OF SECRET OF SECRET OF SECRET OF SECRET AND SECRET OF SECRET AND SECRET OF SE

IS. ALL DRUMADIL STRUCTURE DRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LONDINGS OF HIDHER.

8. THE CONTRACTOR IS TO 500 THE RETENTION DETENTION PSYLD AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POWD, IF APPLICABLE. A PRE LENGTHS SHOWN ARE APPROXIMATE AND TO THE CENTER OF DRAINAGE STRUCTURES. PIPE LENGTH FOR MITERED END AND FLARED END SECTIONS ARE TO END OF PIPE.

- O LORINO CONSTRUCTION, ALL STORM SENER RILET IN THE VICINITY OF THE PROLIECT SHALL HE PROTECTED BY SEDIMENT TRAPS SUDHIAS SECURED HAY BALES, SOO, STONE, ETC., WHICH SHALL HE WANTANED AND MICHED AS REQUIESD BY CONSTRUCTION PROCRESS.
- . ALL ERDSION AND SILTATION CONTROL MITHOOS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
- WHIN CONSTRUCTION IS COMPLETED, THE RETENTION DETENTION AREAS WILL BE RESHAPED, CLEANED OF SLT, MUD AND DEBRIS, AND RE-SODDED IN ACCORDANCE TO THE PLANS.
- IL CONTINUEDRE ET DIPROVEE ÉRIGIBIN CONTROJERMENTATION AMERIER RAY MALES OR DISTANTIAN COLTRANI TO PRINÇATE IN TATION CÓ ALADOST PROSPETA, TERRET SE TOMB MALES CONTRIBE MATERIAN, AL METIMA DE MACINETA MACINETA, THE CONTRIBETIS BOALE, PALES TRANS MALES CO CONTRIBE MATERIAN, AL METIMA DE PROSPETA DE PRESIDENTE ANORRO LOCAL ALIGIBIERES CORRESSES CAMPITTIES CO SENSO BETE EN PIÈS CONTROL TO THE REMORTHES ANORRO LOCAL ALIGIBIERES ADOSTANTIA CONTRIBE AND BETE DE PROSPETA DE PRESIDENTE DE PROSPETA CONTROJO C'HI EN CONTRIBE ANDOS ALIGIBIERES AND BETO LOCALINE ANDRE CONTRIBET DE PRESIDENTE OF THE CONTRIBE ANDRE ALIGIBIERE ANDRE ALIGIBIERE SENSO ALIGIBIERE SENSO ALIGIBIERE SENSO ALIGIBIERE DE PROSPETA DE PROSP
- If Which efforior recomes significant during construction, the contractor shall starlize the Affected area uting springing, irregation, or other acceptable methods.

SAFETY NOTES

- ULTINGTHE CONSTRUCTION AND CHANGEMANT BY THE REQUEST, ALL SAFETY REGLATIONS AND TO RE INFORMED BY THE CONTRACTOR, THE CONTRACTOR CHANGE RETRESSIVATION IS NOT, AN RESPONSIBLE FOR THE CONTRACTAND SAFETY OF THE TRACELOR AND THE SAFETY OF THE RESPONSIBLE FOR THE CONTRACT AND SAFETY OF THE TRACELOR AND THE PROVISIONS SET FORTH BY CALLAR RESPONSIBLE, LANCE ASSETT PROGRAFTIONS AND CONTRACTOR TO TRACELOR FOR THE PROVISIONS SET FORTH BY CALLAR IN THE FEDERAL RECISITER OF THE DEPARTMENT OF TRACELOR THAN
- ALL TRAFFIC CONTROL MARSHAGA AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON HISTORY TRAFFIC CONTROL PROVISES PREPAIRED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HICHMAY ADMINISTRATION.
- A LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY 0.5.HA, WITHE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.

- IN TEMAL IN THE DOLE RESPONSIBILITY OF THE CONTRACTOR TO COMEY AND ENGINEE ALL APPLICABLE SAFETY REQUALITIES. THE ABOVE RESONANTION HAS RESPONDED FOR THE CONTRACTORY APPLICABLE OF THE CO

AVING, GRADING, AND DRAINAGE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTIVE EXCHANGES JAJANST COLLAPSE AND WILL PROVIDE BRADNO, SHET INSO, OS STORMED, AN EXCESSION OF THESE SHALL BE MET DRY WHILE PRE AND APPLICITEMANDES ARE BEIND IT-ACED DEWN THROUGH SHALL BE STORMED. ALL DILETRIONIS SUBSTANCE MATERIAL, IVE. MUCK, PEAT, BURIND DIBRION, AND TO BE EXCHANTED IN ACCORDANCE WITH THESE PLANS, COALS DESCRIBED IN THE OWNERTS PROMERED FOR OWNERED SOME TISTED COMPONENT DESCRIPTIONS MATERIAL IS TO BE STOCKING ON REMOVED FROM THE SITE AS DIRECTED BY THE OWNER, COMPACTED AS SHOWN ON THESE PLANS.

17 <u>NR</u> 2/21/24 N/A 23010

DEO DATE SCALE

- THE CONTRACTOR SHALL CLAVE AND GRUB DON'T PHOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION, DISTURBED AREAS WALL BE SEEDED, MALCHED, OR PLANTED WITH OTHER APPROVED LANDSCLAVE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
- A. AL CONSTRUCTION DEBIES AND OTHER WASTE MATERAL SHALL SE DISYORED OF OPF-SITE IN ACCORDANCE
 WITH APPLICABLE REGULATIONS, ONLY "GRADING BY HAND" IS PERMITTED WITHER THE CHADRY LINE OF
 THEES THAT ARE TO REMAIN.
- THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
- I THE CONTRACTION WILL BE RESPONDENT FOR MANDA A YEARLA RESPECTIVE OF THE STEE AND WILL BE RESPONDENT ENTER THE WAY THAT THE WAY THAT THE THE PROPERTY AND THE WAY THAT THE PROPERTY WITH THE WAY THAT THE SHOULD ANY DESCRIPTIONS AND THE THE THAT THE CONTRACTION SHALL BE RESPONDED FOR ON THE THAT THAT THE CONTRACTION SHALL BE RESPONDED FOR ON THE THAT THAT THE CONTRACTION SHALL BE RESPONDED FOR THE THAT THE CONTRACTION OF THE MANS PROPE TO DEMONSTRAM.

- 15. THERE IS TO BE NO DISCHARGE (A. PUMPHO, SHIET FLOW) SWALE, OTTCH ETC...] NETO EXISTING LAW STATEM, WITCHAS, DRYNINGS, WITHOUT HE USE OF SETTLING PROBE, ST. HE CONTINCED RESIDES TO DISCHARGE INTO THE ESTIMENTAL AND STRENG HOR HEIGH, SETTLING PROBE PARK MUST SE SEARCH TITED AND APPROVED BY THE DISCHARGE OF RECORD AND LOCAL REGULATION ACENCY PRICK TO CONSTRUCTION.

BEDDING AND TRENCHING NOTES

DIRECT AL ROOF RUN-OFF TO DETENTION AREA

- **, '0. IL PRINCE ON ME "REPORT WITHIN TOPO OF PRE MACK ME NE "A MACK ME ANAL ON OF BUIL * IT QUIDERTITO
 TERROCIUM COM ME "A MEDICAL COM ME ANAL ON ME ANAL ON ME ANAL ON OF BUILL * IT QUIDERTITO
 TERROCIUM COM ME ANAL ON OF MEDICAL COM MEDICAL COM
- THE UTILITY.

 THE WITHITY

 THE WITHIN SECONDAL TO BE COMPACTED TO SEN DENSITY OF ANGHOLD THE MOTHED PROCEDE WARENES TO BE PAYED AND MY NOTHING.

 OTHERS.



AFFINE ENGINEERING
AND SURVEYING, INC.
CERTIFICATE OF
AUTHORIZATION No. 29140

AFFINE

AS PRESERVED ENHANCE NETTE SHALL NACIONE HE BRAN MAIN THE AN ANCIENTED ON HE CONTRACT DINNING AND REFERENCE OF THE SHALL SHALL

LAGE INTRODUNTE BELIVENENDE BELIVEN-GEDEL DE GEDERLE BELIVEN DE GEDERLE DE GEDERLE BELIVEN DE GEDERLE DE GEDERLE BELIVEN DE GEDERLE BELIVE DE GEDERLE BENDERLE BENDERLE

WINGS, SIGNID AND SEALED BY A PROFESSIONAL SHALL SHOW FINAL GRADES, INVERTS A NO DINAMAGE SYSTEM, IDAMANDE STRACTURES, THIT FEED RECORD DRAWNOS TO THE ENGINEER

18. UNDERCUTTING AND/OR OVER EXCAVATING THE RETENTION/DETENTION AREAS WILL NOT BE ALLOWED

AFFINE ENGINEERING AND SURVEYING,
CIVIL ENGINEERS SURVEYORS
TLUFFORE MARKET 407-427-3534

C.A BOONE CONSTRUCTION

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALY SIGNED AND SEALED UNDER RULE 61G15-23.004 F.A.C.

DRAWING 23010-0 SHEET 2

VICTOR O. MARRERO FLORIDA P.E. # 78630

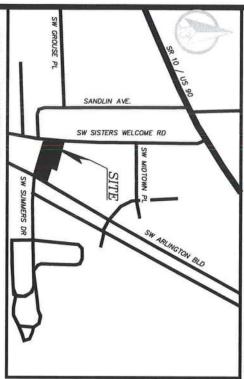
CIVIL ENGINEER

AFFINE ENGINEERING AND SURVEYING INC. 128 NW GREEN LANE, LAKE CITY FL, 32825 TELEPHONE: 407-421-5534

SURVEYOR

AFFINE ENGINEERING AND SURVEYING INC. 128 NW GREEN LANE, LAKE CITY FL, 32825 TELEPHONE: 407-421-5534

VICINITY MAP



LEGAL **DESCRIPTION**

COMMENCE AT THE N.W. CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST AND RUN THEN NORTH 8B DEGREES 05 MINUTES EAST ALONG SAID NORTH LINE OF SECTION 6, 330.7 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE NORTH 8B DEGREES 05 MINUTES EAST ALONG SAID NORTH LINE 544.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF A.C.L. RAILROAD, THENCE RUN 29 DEGREES 40 MINUTES WEST ALONG SAID WEST RIGHT-OF-WAY, 365.5 FEET, THENCE RUN NORTH 77 DEGREES 44 MINUTES ALONG SAID WEST, 371.70 FEET TO THE CENTERLINE OF RIDGEWOOD AVE. EXTENDED, THENCE RUN NORTH 0 DEGREE 01 MINUTE EAST ALONG SAID CENTERLINE EXTENDED 219.20 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING PART OF THE NW 1/4 OF THE NW 1/4, SECTION 6 TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY

AND

LOT 26 OF RIDEGEWOOD MANOR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLATBOOK 2 PAGE 105 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA

NOT FOR CONSTRUCTION

STORM WATER MANAGEMENT SYSTEM DESIGN HAS BEEN DONE IN REASONABLE CONFORMANCE METH SUMMANEE RIFER WATER MANAGEMENT DISTRICT DESIGN CRITERIA AND THE LAKE CITY LAND DEV. REGULATIONS.

Z

ENGINEERING PLANS

Boone's Office

COMCAST 2288 SW MAIN BOULEVARD

CABLE

TEL: (407) 513-1351

Lake City FLORIDA

400 SW SISTERS WELCOME LAKE CITY FL 32025 C.A. Boone Construction PREPARED FOR

PHONE: (386) 752-0270

SITE DATA

PARCEL ID: ZONNING: PROJECT AREA: BUILDING SETBACKS:

06-34-17-08034-000 CN

PRE DEVELOPMENT SITE DATA

PRE DEV PERNOUS AREA:
PRE DEV IMPERVIOUS AREA:
PRE DEV IMPERVIOUS %
PRE DEV PERNOUS % ± 149,018 SF ± 1530 SF 0.01% 99.9%

POST DEVELOPMENT SITE DATA

POST DEV IMPERVIOUS AREA:
POST DEV POND AREA:
POST DEV PERVIOUS AREA:
POST DEV IMPERVIOUS X

SPACES PROVIDED:

(OFFICE BUILDING) 1 SPACE FOR 200' OF FLOOR AREA

PARKING REQUIREMENTS

ACCESSIBLE SPACES 1 FOR EVERY 25

POST DEV PERMOUS X

23,522 SF ± 5,127 SF ± 120,369 SF 23%

±3.421 ACRES FRONT 25'; BACK 15'; SIDES 10'

SHEET INDEX

FLORIDA POWER & LIGHT 2618 NE BASCOM NORRIS DR LAKE CITY, FLORIDA 32055 TEL: (800) 226—3545

TEL: (386) 752-4344

POWER

225 NW MAIN BLVD. LAKE CITY, FL

FIRE

00460-

COVER SHEET

NOTES AND DETAILS

PAVING AND GRADING

UTILITY PLAN

PAVING MARKINGS

DETAILS

C.A. BOONE CONSTRUCTION, PREPARED FOR NO.

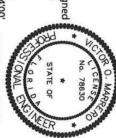
AUTHORIZATION No. 29140 AFFINE ENGINEERING AND SURVEYING, INC. CERTIFICATE OF

Digitally signed by Victor O

Marrero 2024.05.12 Marrero 22:02:17 -04'00'

Victor Date: Marrero

0



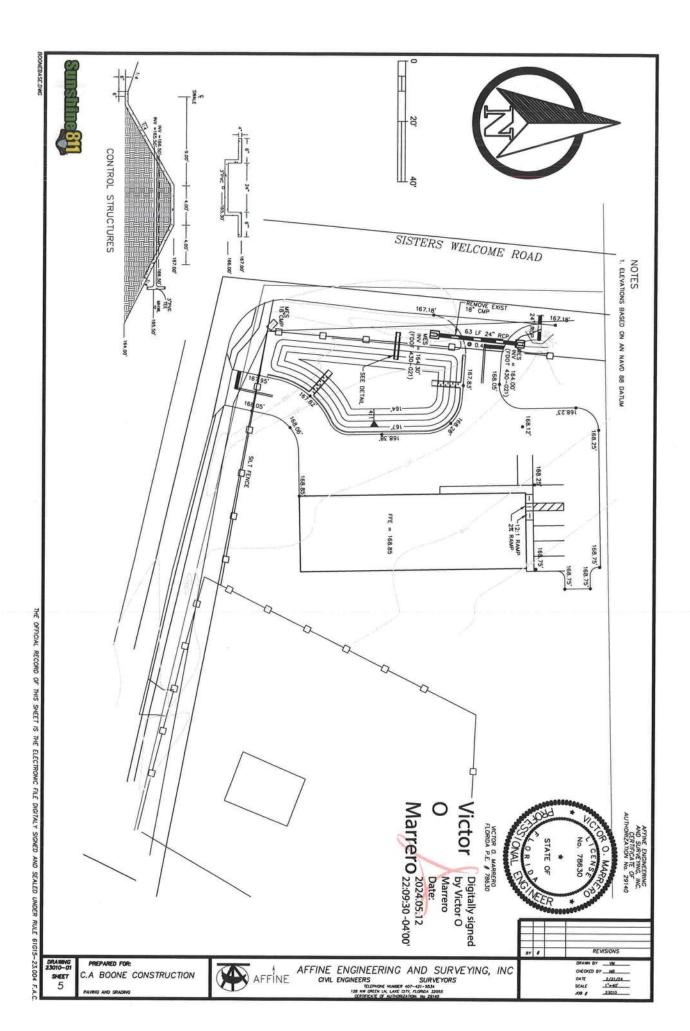
FLORIDA P.E. # 78630

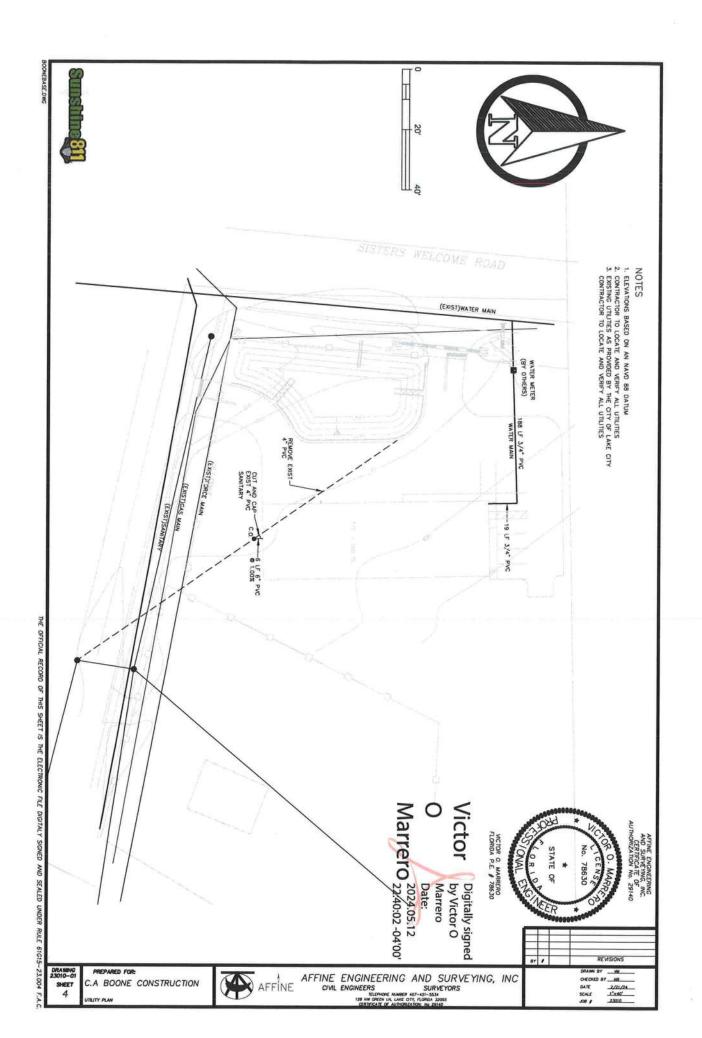
AFFINE ENGINEERING AND SURVEYING, SURVEYORS NC

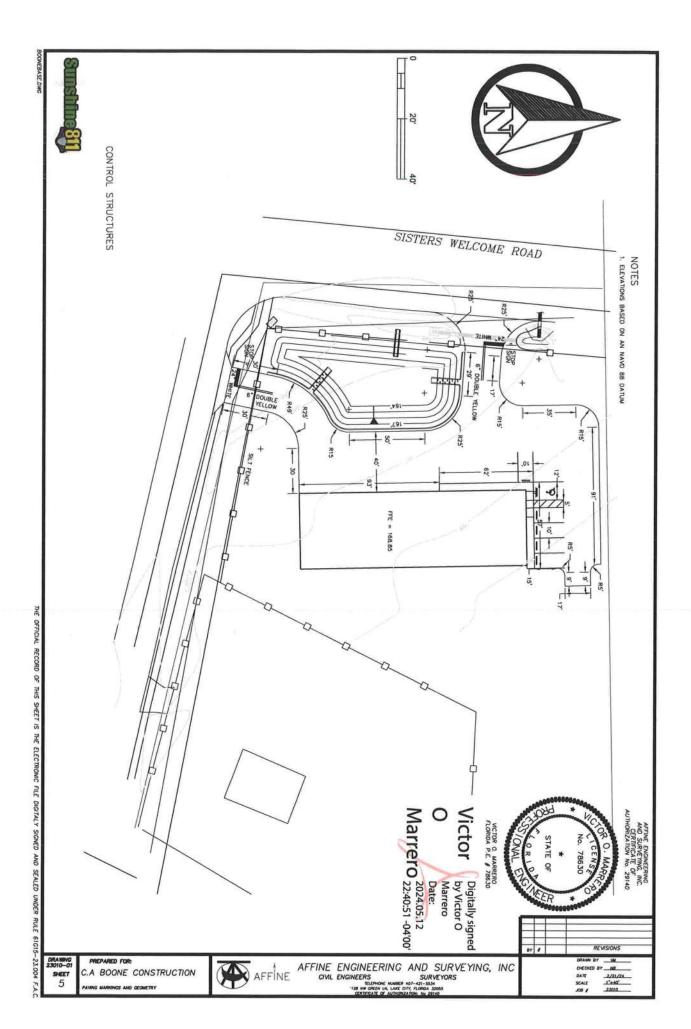
CIVIL ENGINEERS

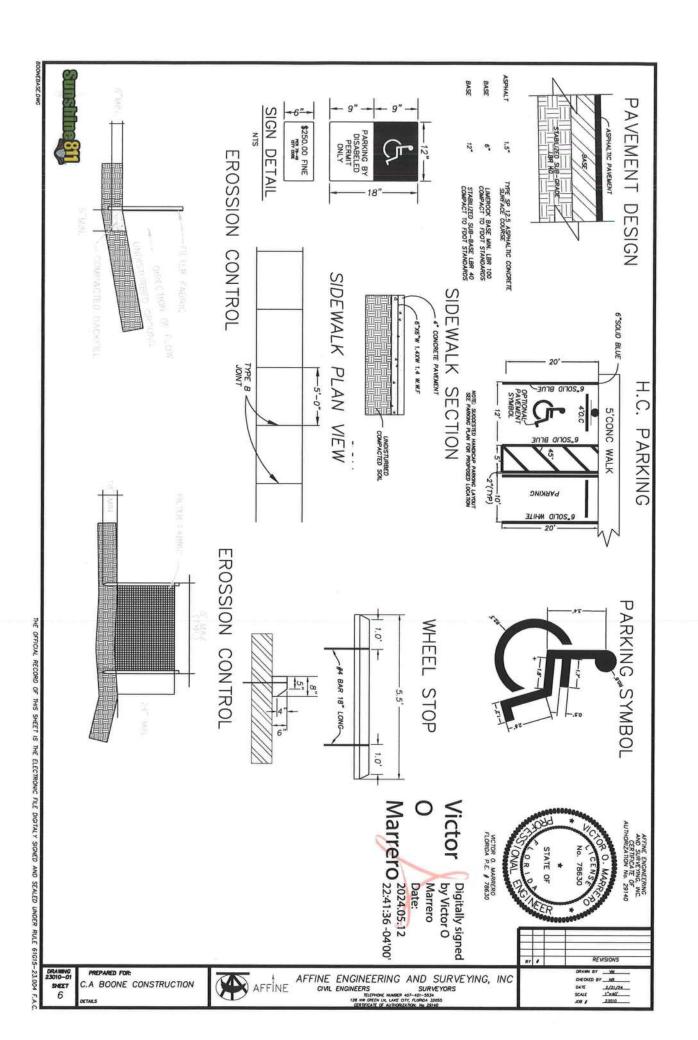
TELEPHONE NUMBER 407-421-5534
10354 JEPSON STREET, ORLANDO, FLORIDA 32825
CERTIFICATE OF AUTHORIZATION: No 29140

SHEET 1











Building Department

Receipt Of Payment

Applicant Information

James Boone 970 SW Arlington Rd

Method

Check 41307

Date of Payment 05/15/2024 Payment # 767044

Amount of Payment

AppID: 65311 Permit #: SDP240501

Site Development Plan Parcel: 06-4S-17-08034-000

Owner: C A BOONE CONSTRUCTION INC,,

Address: 970 SW Arlington Rd

\$300.00

Contractor Information

Contact Us

Phone: (386) 758-1008

After Hours: (386) 758-1124

Customer Service Hours: Monday-Friday From 8:00 A.M. to 5:00 P.M.

Email:

laurie_hodson@columbiacountyfla.com

Website:

http://www.columbiacountyfla.com/BuildingandZoning.asp

Address

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

Payment History

Date	<u>Description</u>	Amount
05/14/2024	Fee: Minor Site &Development Plan Approval	\$300.00
05/15/2024	Payment: Check 41307	(\$300.00)
		\$0.00

Building Inspector 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

To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

Online: (Preferred Method)

www.columbiacountyfla.com/InspectionRequest.asp

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE

Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

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

Karen Aiken-Smoot

From:

Karen Aiken-Smoot

Sent:

Tuesday, June 4, 2024 8:09 AM

To:

Chad Williams; Troy Crews; Lance Hill; Jeff Crawford

Cc: Subject: William Goodin FW: Plans Boone

Attachments:

SHEET 1 SandS.pdf; SHEET 2 SandS.pdf; SHEET 3 Sand S.pdf; SHEET 4 Sand S.pdf; SHEET

5 Sand S.pdf; SHEET 6 SandS.pdf; Zoning Application 20240513 212156 (1).pdf; Site Plan

20240516 095329.pdf

All,

We have received no comments back on this Site Development Plan request and will be moving the project forward for final review and approval.

Thank you!

Karen Aiken-Smoot

Planning Technician Columbia County 135 N.E. Hernando Ave. Lake City, FL 32055 386.719-1474

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From: Karen Aiken-Smoot

Sent: Tuesday, May 14, 2024 1:02 PM

To: Jeff Crawford <jeff_crawford@columbiacountyfla.com>; Lance Hill <lhill@columbiacountyfla.com>

Subject: FW: Plans Boone

From: Karen Aiken-Smoot

Sent: Tuesday, May 14, 2024 12:09 PM

To: Troy Crews < troy crews@columbiacountyfla.com >; Chad Williams < chad williams@columbiacountyfla.com >;

'ljones@jonesengineering.net' <ljones@jonesengineering.net>

Cc: William Goodin < wgoodin@columbiacountyfla.com>

Subject: FW: Plans Boone

Please review the attached application and plans for code and regulation requirements. Please respond with comments by May 31st, 2024.

Karen Aiken-Smoot

From:

Troy Crews

Sent:

Tuesday, June 4, 2024 8:39 AM

To:

Karen Aiken-Smoot

Subject:

RE: Plans Boone

I'm good.

From: Karen Aiken-Smoot <ksmoot@columbiacountyfla.com>

Sent: Tuesday, June 4, 2024 8:09 AM

To: Chad Williams <chad_williams@columbiacountyfla.com>; Troy Crews <troy_crews@columbiacountyfla.com>; Lance

Hill < I hill @columbiacountyfla.com >; Jeff Crawford < jeff crawford @columbiacountyfla.com >

Cc: William Goodin < wgoodin@columbiacountyfla.com>

Subject: FW: Plans Boone

All,

We have received no comments back on this Site Development Plan request and will be moving the project forward for final review and approval.

Thank you!

Karen Aiken-Smoot

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From: Karen Aiken-Smoot

Sent: Tuesday, May 14, 2024 1:02 PM

To: Jeff Crawford <jeff crawford@columbiacountyfla.com>; Lance Hill <lhill@columbiacountyfla.com>

Subject: FW: Plans Boone

From: Karen Aiken-Smoot

Sent: Tuesday, May 14, 2024 12:09 PM

To: Troy Crews com; Chad Williams crews@columbiacountyfla.com; Chad Williams <a href="mailto:crews@columbiac

'ljones@jonesengineering.net' <ljones@jonesengineering.net>