

CAROL CHADWICK, P.E.

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January 23, 2026

Mitchell Brown

re: ELEVATION LETTER – 102 SW CANTERBURY COURT, LAKE CITY, FL

As requested, I inspected the building site for the proposed construction at the above referenced site. Per the flood report by SRWMD, there are no wetlands or floodplains on the site. Refer to the attached site plan by others. The topography of the site drains to the southwest.

The finished floor elevation of the home shall be 12" above the adjacent ground for the entire perimeter of the foundation, except driveways and sidewalks which must be flush with the finished floor elevation. The finished floor of the home will be below required elevation of one foot above the adjacent road.

I certify that the minimum finished floor elevation listed above will protect the structure against water damage from a base flood event, as defined in Article 8 of the Land Development Regulations.

Should you have any questions, please don't hesitate to contact me.

Respectfully,

Carol Chadwick, P.E.

attachments: SRWMD Flood Report & site plan by others

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 #FL26056

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **354S1603292002**
 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	Cross Sections	Wetlands
1% Flood - Zone AE (High Risk)	SFHA Decrease	County Boundaries	
1% Flood - Zone A (High Risk)	SFHA Increase	FIRM Panel Index	
1% Flood - Zone VE (High Risk)	Depressions	Parcels	
0.2% Flood-Shaded Zone X (Woeener Risk)	Base Flood Elevations (BFE)	River Marks	

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



www.srwmdfloodreport.com

Watershed: _____ Map Effective Date: 2/4/2009 Special Flood Hazard Area: No

FIRM Panel(s): 12023C0380C

The information herein represents the best available data as of the effective date shown. Reliance on the information is done solely at your own risk. The District makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of the information. Users of the data should refer to the [District's full Disclaimer](#).

The Federal Emergency Management Agency (FEMA) Flood Map Service Center 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 community review periods, or through the appropriate process with FEMA Change Your Flood Zone Designation | FEMA.gov. Information about flood insurance may be obtained at www.floodsmart.com

<p>Base Flood Elevation (BFE)</p> <p>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 equalling or exceeding that level in any given year.</p> <p>A</p> <p>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.</p> <p>AE, A1-A30</p> <p>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.</p> <p>AH</p> <p>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.</p> <p>AO</p> <p>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.</p>	<p>AE FW (FLOODWAYS)</p> <p>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.</p> <p>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.</p> <p>VE</p> <p>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.</p> <p>X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)</p> <p>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.</p> <p>X</p> <p>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</p>	<p>LINKS</p> <p>FEMA: http://www.fema.gov</p> <p>SRWMD: http://www.srwmd.state.fl.us</p> <p>CONTACT</p> <p>SRWMD 9225 County Road 49 Live Oak, FL 32060 (386) 362-1001 Toll Free: (800) 226-1066</p>
<p>Supplemental Information:</p> <p>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.</p>	<p>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.</p>	

Site Plan for 102 SW Canterbury Ct Lake City, FL

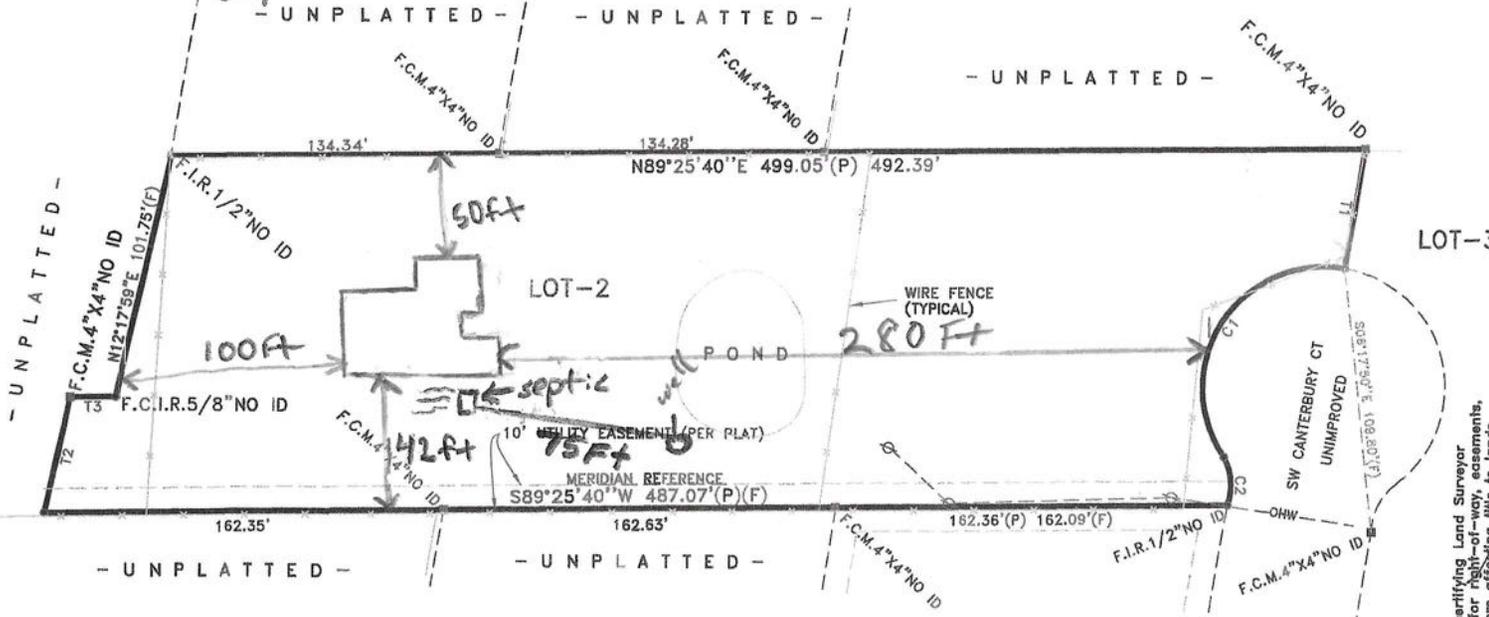
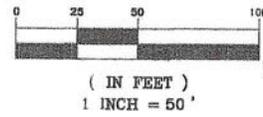
MERIDIAN PER RECORD PLAT

MAP OF SURVEY

Distance

Septic Tank to South Property Line: 30 FT
 Septic Tank to West Property Line: 140 FT
 Septic Tank to Well: 75 FT

GRAPHIC SCALE



PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY NO. 12023C PANEL NO. 0380C DATED 2-4-09 THE PROPERTY SHOWN AND DESCRIBED HEREON APPEARS TO BE IN ZONE N/A WITH A BASE ELEVATION OF N/A MEAN SEA LEVEL N.A.V.D. 1988.

NOTES:
 1) Darrell Copeland as the certifying Land Surveyor accepts no responsibility for right-of-way, easements, restrictions or other matters affecting title to lands surveyed, other than those recited in current deed and/or other instruments of record furnished by client.
 2) Underground encroachments if any not located.
 3) This survey was prepared expressly for the persons and/or entities named and only for the original purpose. No other person or entity is entitled to use this survey for any purpose whatsoever without the express written consent of Darrell Copeland.

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	134°47'08"	117.62'	92.32'	S32°10'00"W
C2	25.00'	47°28'21"	20.71'	20.13'	S04°31'38"E

TANGENT TABLE		
	BEARING	DISTANCE
T1	S09°33'34"W	50.00'(P)(F)
T2	N12°17'59"E	48.99'(F) 48.25'(P)
T3	N89°25'40"E	18.43'(P)(F)

NOTE: CORNERS NOT LABELED ARE S.C.I.R. 1/2" #4529

- LEGEND
- F. = Found
 - S. = Set
 - L.P. = Iron Pipe
 - C.M. = Concrete
 - M. = Monument
 - C. = Capped
 - P.N. = Pylon Nail
 - R.S. = Railroad Spike
 - (P) = Plat
 - (F) = Field
 - (C) = Calculated
 - (O) = Power Pole
 - (W) = Overhead Wires
 - W/C = Witness Corner

BOOK SJW14 PAGE 114 JOB NO 25-315
 CERTIFIED
 DREAMBUILT LUXURY HOMES, INC
 TITLE COMPANY
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

DARRELL COPELAND SURVEYING, INC.
 7910 180TH STREET
 McALPIN, FLORIDA 32062
 (386) 209-4343 dsurvey@aol.com

DATE 11-26-25 FILE B-
 C. OF P. DWG. DC SC
 DWG. DWG. DWG. DWG.

BOUNDARY SURVEY 11-26-25

I CERTIFY THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARD REQUIREMENTS OF CHAPTER SJ-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 DARRELL COPELAND

FLA. REG. SURVEYOR #4529 DATE 11-26-25

DESCRIPTION: AS FURNISHED Lot 2 KINGS' WOOD SUBDIVISION

as Recorded in Plat Book 4 Page 50 of the Public Records of Columbia County, Florida NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.