

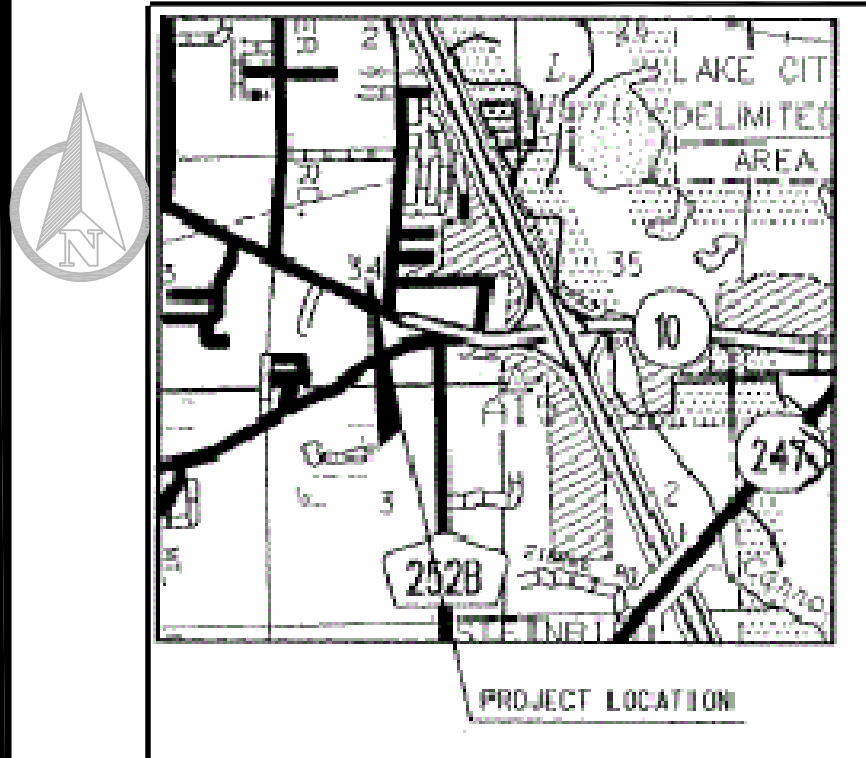
CIVIL ENGINEER

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
NTS



ENGINEERING PLANS

LAKE CITY AVENUE DUPLEXES

PREPARED FOR
GANSKOP PROPERTIES, LLC
657 NW SAVANNAH CIR. LAKE CITY FL 32055
CONTACT: MARK GASKOP
PHONE: (386) 867-0269

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 32085
TEL: (800) 226-3545

SITE DATA

PARCEL ID: 34-3S-16-02461-607 & 34-3S-16-02461-608
ZONING: RO
PROJECT AREA: ± 46,365.20 SF = ±1.064 ACRES
BUILDING SETBACKS: FRONT 25'; BACK 15'; SIDES 10'
LOT TOTAL AREA: 46,365 SQFT
IMPERVIOUS AREA: 18,760 SQFT
OPEN AREA: 23,281 SQFT
POND AREA: 4,324 SQFT
IMPERVIOUS PERCENTAGE: 40%
OPEN AREA PERCENTAGE: 51%
POND AREA PERCENTAGE: 9%

SHEET INDEX

- 1 COVER SHEET
- 2 TOPOGRAPHIC SURVEY
- 3 PROPOSED SITE PLAN
- 4 DETAILS

PREPARED FOR
GANSKOP PROPERTIES LLC

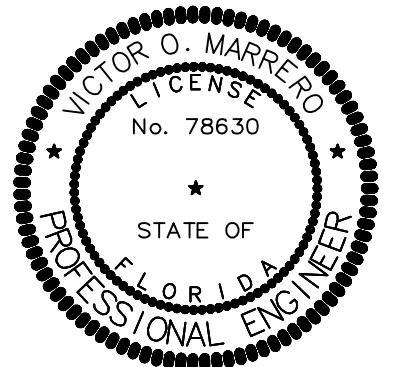
AFFINE ENGINEERING
AND SURVEYING, INC.
CERTIFICATE OF
AUTHORIZATION No. 29140

LEGAL DESCRIPTION

LOT 7C AND 8C, FOREST PLANTATION COMMERCIAL SUBDIVISION, ACCORDING
TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 50,
PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

△ REVISION # 1 - 2/24/24 - ADDED LOT COVERAGE

Digitally signed
by Victor O
Marrero
Date:
2025.02.24
21:48:19 -05'00'



VICTOR O. MARRERO
FLORIDA P.E. # 78630



**COLUMBIA COUNTY SUBMITTAL
NOT FOR CONSTRUCTION**

STORM WATER MANAGEMENT SYSTEM DESIGN HAS
BEEN DONE IN REASONABLE CONFORMANCE WITH THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT
DESIGN CRITERIA AND THE LAKE CITY LAND DEV.
REGULATIONS.



AFFINE ENGINEERING AND SURVEYING, INC
CIVIL ENGINEERS SURVEYORS

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

SHEET 1