

CAROL CHADWICK, P.E.

*Civil Engineer*

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Lake City, FL 32025

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www.carolchadwickpe.com

February 21, 2023

Dale Burd

386.365.7674

daleburd@gmail.com

re: ELEVATION LETTER – TBD NW TIMUCUA DRIVE, LAKE CITY, FL

Adam Reeves & Ellen Van Hoy

As requested, I inspected the building site for the proposed construction at the above referenced site. The photo was taken from SE Mayhall Terrace looking north. The topography of the property slopes to the west. Per the SRWMD Flood Report, there is a floodplain located on the site. The Flood Report shows a the entire parcel is a wetland; however, the attached letter by SE Environmental Geology dated October 9, 2020 delineates the wetland boundary and states that the house will be located in the uplands. Please refer to the attached survey by Britt Surveying and Mapping dated November 5, 2020. The attached site plan by others shows the proposed home location.



The minimum finished floor elevation shall be 32" above adjacent ground for the entire perimeter of the home. The finished floor elevation will be below the required 1' above the adjacent road; however, it is sufficient to protect the home from water damage in a base flood event.

I certify that the minimum finished floor elevation 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,



Digitally signed by Carol Chadwick

DN: c=US, o=Florida,

dnQualifier=A01410D0000017EB6

D924CE0005954C, cn=Carol

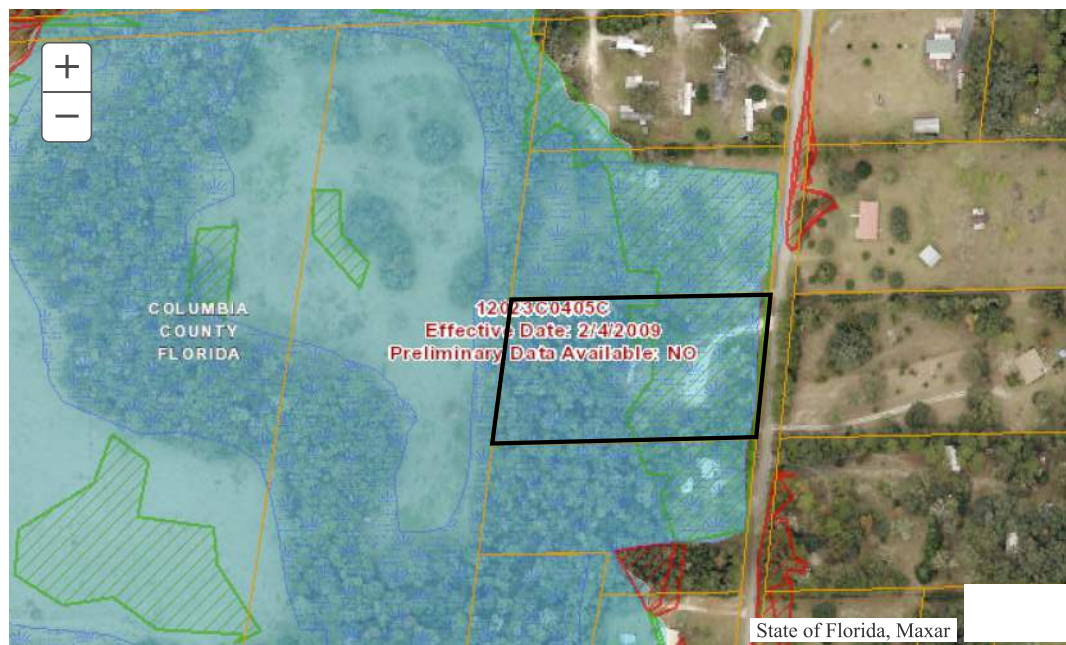
Chadwick

Date: 2023.02.21 09:18:21 -05'00'

Carol Chadwick, P.E.

attachments: SRWMD Flood Report, Site Plan by others, letter by SE Environmental Geology & survey by Britt Surveying and Mapping

# EFFECTIVE FLOOD INFORMATION REPORT



## Location Information

County: **COLUMBIA**  
 Parcel: **35-4S-17-09030-003**  
 Flood Zone: **A, X**  
 Flood Risk: **HIGH**

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	Yes
FIRM Panel(s)	12023C0405C				

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



[www.srwmdfloodreport.com](http://www.srwmdfloodreport.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](https://www.fema.gov) | [FEMA.gov](https://www.fema.gov). 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



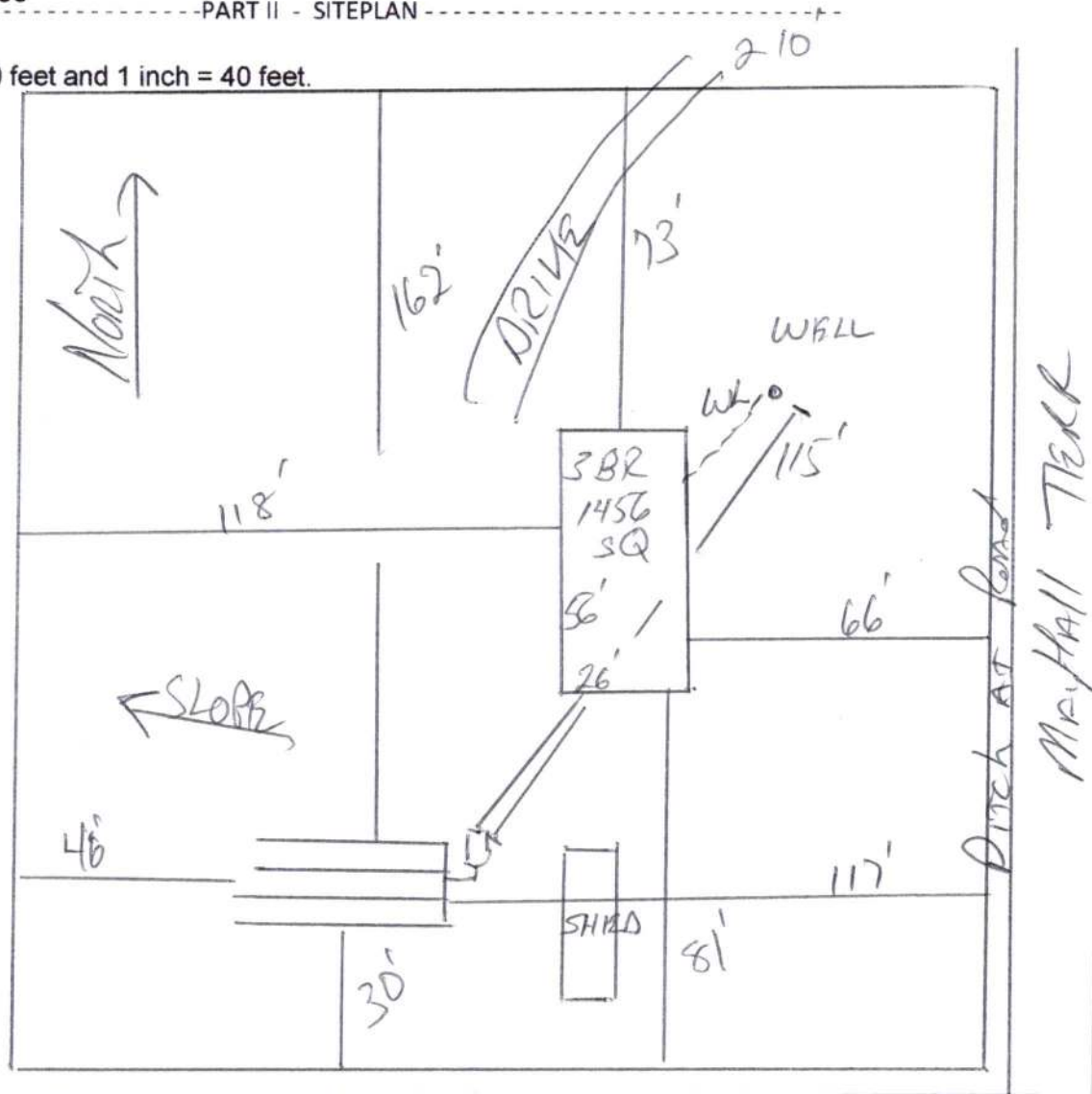
STATE OF FLORIDA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number \_\_\_\_\_

Adam Reeves

PART II - SITEPLAN

Scale: Each block represents 10 feet and 1 inch = 40 feet.



Notes: \_\_\_\_\_

1 of 4.17 ACRES

SEE ATTACHED

Site Plan submitted by: \_\_\_\_\_

Contractor \_\_\_\_\_

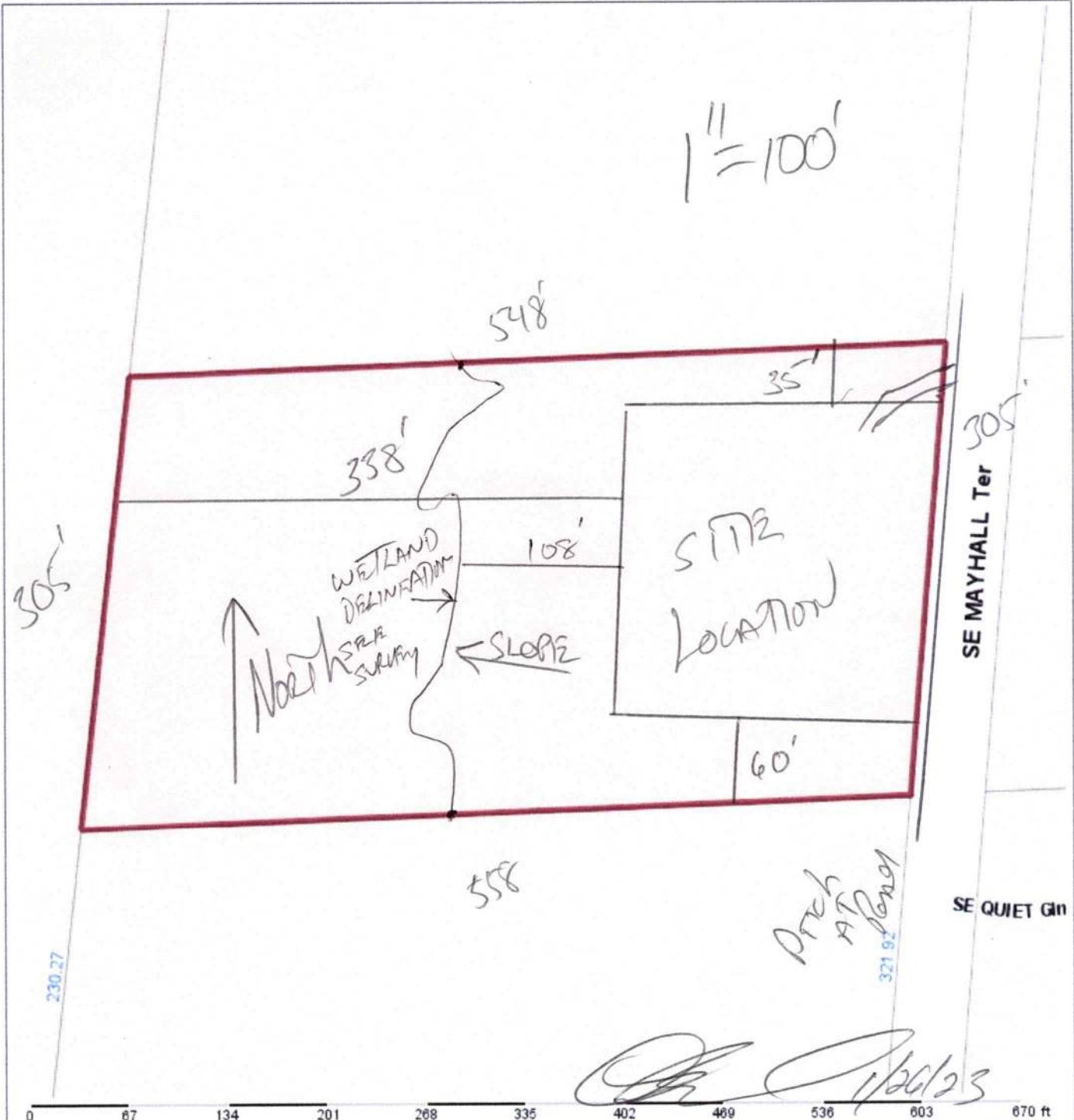
Plan Approved \_\_\_\_\_

Not Approved \_\_\_\_\_

Date \_\_\_\_\_

By \_\_\_\_\_ County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT



Columbia County Property Appraiser

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

PARCEL: 35-4S-17-09030-003 (33101) | MISC IMPROVED (0700) | 4.17 AC

N1/2 OF S1/2 OF SE1/4 OF NW1/4 AS LIES W OF RD. PB 1034-1189, WD 1034-1223, WD 1141-1163, WD 1340-643, WD 1366-292, WD 1371-1472, DC 1449-734, WD 145

Owner: VAN HOY ELLEN M REEVES ADAM

266 SE MAYHALL TER

LAKE CITY, FL 32025

Site: 226 SE MAYHALL TER, LAKE CITY

Sales Info: 11/8/2021 \$100 V (U), 10/29/2018 \$17,000 V (Q), 8/9/2018 \$0 V (U)

2023 Working Values

Mkt Lnd	\$18,765	Appraised	\$21,465
Ag Lnd	\$0	Assessed	\$21,465
Bldg	\$0	Exempt	\$0
XFOB	\$2,700	county:	\$21,465
Just	\$21,465	city:	\$0
		other:	\$0
		school:	\$21,465

NOTES:

Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

SE ENVIRONMENTAL GEOLOGY  
DENNIS J. PRICE, P.G.  
P.O. BOX 45  
WHITE SPRINGS, FL 32096  
386-884-0039, MOB 386-362-8189, [den1@windstream.net](mailto:den1@windstream.net)

10/9/2020

Herb Reeves  
P.O. Box 2362  
Lake City, FL

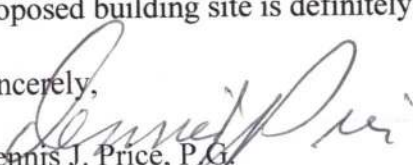
Re: Wetland line on referenced property, Columbia County Parcel ID 09030-00

Dear Mr. Reeves, thanks for meeting me on site today. Based on mapping data I have available to me, the National Wetlands Inventory maps do not show wetlands on your property. Often the county and state use a data base that combines flood areas and wetland areas. In your case the maps they reviewed only showed the area was in a flood zone. In order to differentiate, between the two types of occurrences you have to both databases.

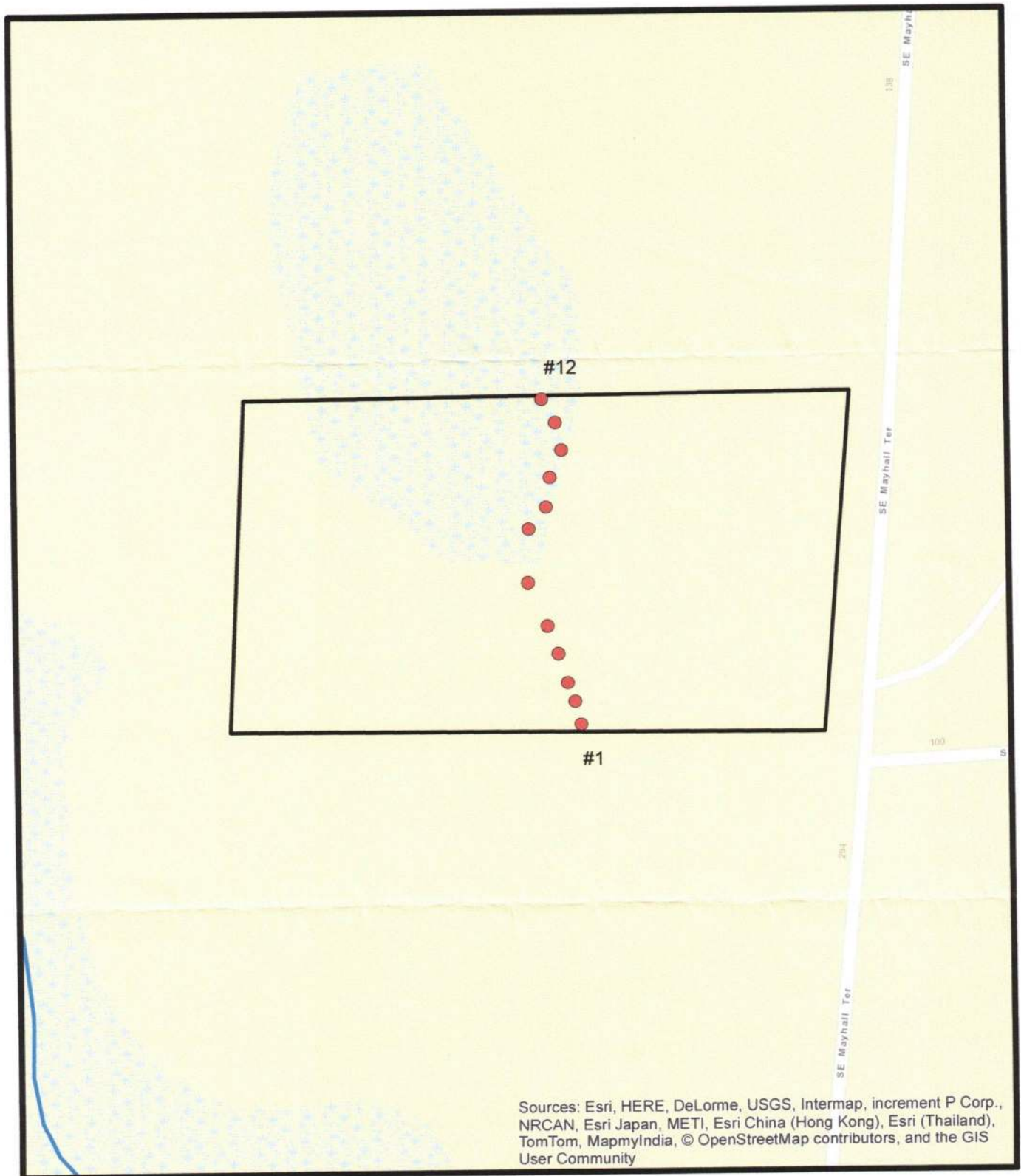
Regardless of this, there was the possibility of wetlands on the back half of the property but there were upland species intermixed with the few wetland species. The dominate over story trees were Live Oak and Laurel Oaks with the live Oaks dominate. To really determine the occurrences of wetlands on the property would take a complex look see.

In your case it was a lot more economical to flag an upland safe line. Based on the map and my flags, all land, east of the flags, are definitely uplands and not wetlands. Your proposed building site is definitely in Uplands.

Sincerely,

  
Dennis J. Price, P.G.  
SE Environmental Geology

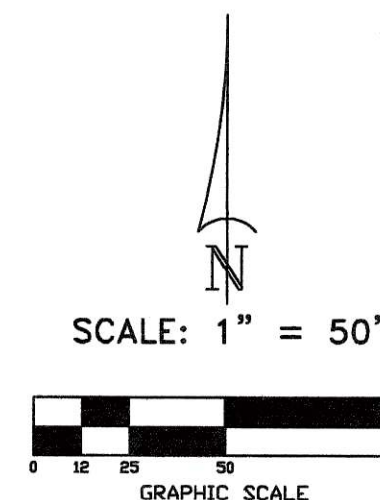
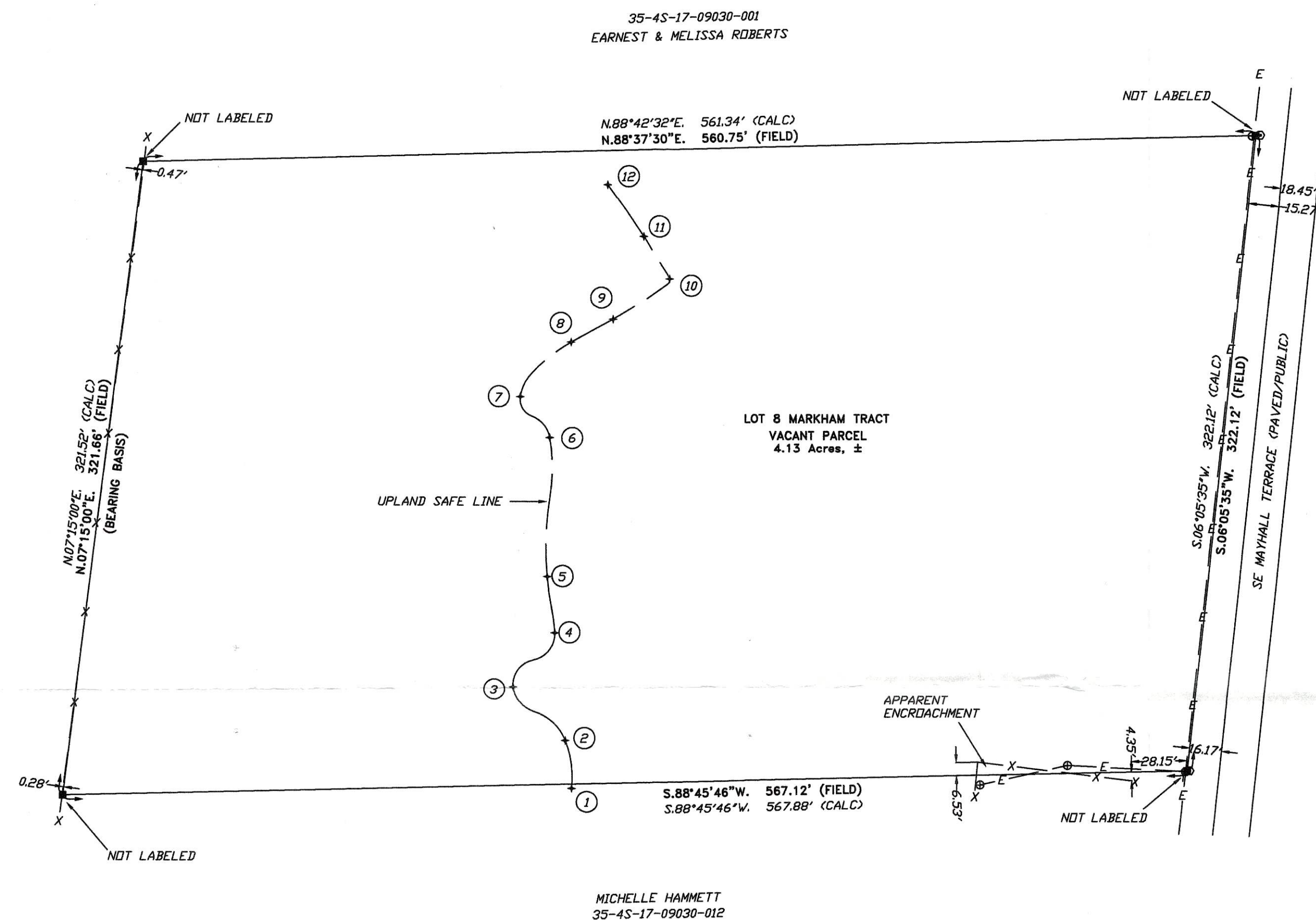




Herb Reeves home site, columbia county parcel ID 35-4S-17-09030-003.  
Location of Upland Safe Line. East of this line to entrance  
to property is upland. West of this line is potential wetlands.  
Flags are numbered 1 through 12



A SPECIAL PURPOSE SURVEY IN SECTION 35, TOWNSHIP 4  
SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.



SYMBOL LEGEND:	
■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON PIN AND CAP SET
*	1/2" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊕	NAIL & DISK
⊙	POWER POLE
+	UPLAND SAFE FLAG
▲	WATER METER
⊙	UTILITY BOX
⊙	WELL
⊙	SANITARY MANHOLE
—	CENTERLINE
—	SECTION LINE
—	ELECTRIC LINES
—	WIRE FENCE
—	CHAIN LINK FENCE
—	WOODEN FENCE
(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT

DESCRIPTION:  
THAT CERTAIN LAND SITUATED IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 17 EAST  
IN COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:  
THAT PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE  
NORTHWEST 1/4 SECTION 35, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY,  
FLORIDA, AS LIES WEST OF A 50 FOOT COUNTY ROAD, ALSO KNOWN AS LOT 8 MARKHAM  
TRACT, AN UNRECORDED SUBDIVISION.

- SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE  
RETRACEMENT OF THE ORIGINAL SURVEY DONE BY L. SCOTT BRITT (L-25176)  
DATED 11/05/2020.
  2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.07°15'00"E. FOR THE  
WEST LINE OF NE 1/4 OF SW 1/4 OF SAID SECTION 35.
  3. IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND  
MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN  
DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X"  
AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER  
FLOOD INSURANCE RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NO.  
12023C0405C. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO  
CHANGE.
  4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS  
LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREIN.
  5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE  
LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREIN.
  6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT  
OR A TITLE POLICY.
  7. DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMAL PARTS THEREOF.
  8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
  9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREIN IS BASED ON THE  
COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

CERTIFIED TO:

HERBERT REEVES & HELEN VANHOY

FIELD BOOK: 359 PAGE(S): 26

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM  
TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS  
IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

10/26/2020 11/05/2020  
FIELD SURVEY DATE DRAWING DATE

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR  
AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



BRITT SURVEYING  
& MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016  
2086 SW MAIN BLVD, SUITE. 112  
LAKE CITY, FLORIDA 32025

www.brittsurvey.com  
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

WORK ORDER # L- 27053