

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

May 29, 2020

VIA ELECTRONIC MAIL

Carol Chadwick, P.E.
427 SW Fairfax Glen
Lake City, FL 32025

Re: Site and Development Plan 19 11 – Capital Metal
Planning and Zoning Board Determination Letter

Dear Ms. Chadwick,

At the May 28, 2020 Planning and Zoning Board (“Board”) hearing, the Board approved your application for a Site and Development Plan for a ±26,500 sq ft building, parking, and associated amenities for a “Light Manufacturing in an enclosed building” use as permitted in Section 4.15.2 of the County’s Land Development Regulations (“LDRs”) in accordance with Section 14.13 of the County’s LDRs.

Attached is a copy of the Board’s Resolution approving SDP 19 11.

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

Sincerely,

Brandon M. Stubbs
Community Development Coordinator
Land Development Regulation Admin.

Brand
on M.
Stubbs

Digitally
signed by
Brandon M.
Stubbs
Date:
2020.06.29
08:42:40
-04'00'

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

RESOLUTION NO. PZ SDP 19-11

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, APPROVING A SITE AND DEVELOPMENT PLAN WITH APPROPRIATE CONDITIONS AND SAFEGUARDS FOR A LIGHT MANUFACTURING USE LOCATED IN THE INDUSTRIAL, LIGHT & WAREHOUSING ("ILW") ZONING DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 98-1, as amended, entitled Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, to approve, to approve with conditions, or to deny site and development plans in accordance with the Land Development Regulations;

WHEREAS, an application for a site development plan, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board, has determined and found that approval of said site and development plan, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Planning and Zoning Board, has studied and considered the items enumerated in Section 14.13 of the Land Development Regulations and based upon said study and consideration has determined and found that:

1. A site and development plan was prepared and submitted to the County in accordance with the provisions of Section 14.13.1 of the Land Development Regulations;
2. Statements on ownership and control of the development and of conditions of ownership or control, use, and permanent maintenance of common open space, common facilities, or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the Board of County Commissioners are sufficient;
3. Density and/or the intended use of the proposed development with particular attention to its relationship to adjacent and nearby properties and effect on those properties and relationship to the Comprehensive Plan are in accordance with the Comprehensive Plan and Land Development Regulations;
4. Ingress and egress to the development and proposed structures on the development provide for automotive and pedestrian safety, minimization of marginal friction with free movement of traffic on adjacent streets, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe, or emergency;
5. Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscape are adequate;

6. Proposed screens and buffers sufficiently provide for the preservation of internal and external harmony and compatibility with uses inside and outside the proposed development;
7. Manner of stormwater management will not adversely affect the provisions for stormwater management on adjacent and nearby properties and overall public stormwater management capacities;
8. Provision for sanitary sewers is adequate in relationship to overall sanitary sewer availability and capacities;
9. Utilities, with reference to hook-in locations and availability and capacity for the uses projected are adequate;
10. Recreation facilities and open spaces, with attention to the size, location, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community open spaces and recreational facilities are adequate;
11. General amenities and convenience, with particular reference to appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be in conflict with other development in the area as to cause substantial depreciation of property values; and
12. Said site and development plan conforms to all other standards imposed by the Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to an application, SDP 19 11, an application by Carol Chadwick, P.E., agent for Forty Seven Properties, Inc., owner, for site and development plan approval for a proposed Light Manufacturing use located in the Industrial, Light & Warehousing ("ILW") Zone District in accordance with a site plan dated April 15, 2020, and submitted as part of an application dated April 15, 2020 to be located on property described, as follows:

THAT PORTION OF CERTAIN LANDS DESCRIBED IN ORB 1321, PAGE 1010 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, LYING IN THE NORTH 1/2 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND EAST OF U.S. HIGHWAY 441, COLUMBIA COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE AFOREMENTIONED SECTION 17; THENCE RUN SOUTH 00° 47' 07" EAST ALONG THE WEST LINE OF AFOREMENTIONED NORTH 1/2 OF THE SE 1/4 OF SAID SECTION 17, A DISTANCE OF 121.24 FEET TO A POINT THE EASTERLY LINE OF THE AFOREMENTIONED US HIGHWAY 441 AND THE WESTERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN ORB 1321, PG 1010, THENCE SOUTH 35° 44' 01" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE AND WESTERLY LINE OF SAID LANDS, A DISTANCE OF 1000.10 FEET; THENCE CONTINUE SOUTH 35° 37' 16" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE AND WESTERLY LINE OF SAID LANDS, A DISTANCE OF 35.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 54° 22' 44" EAST DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY LINE OF SAID LANDS, A DISTANCE 432.16 FEET; THENCE

SOUTH 35° 37' 16" EAST, A DISTANCE OF 324.83 FEET; THENCE SOUTH 62° 41' 09" WEST, A DISTANCE OF 436.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE AFORESAID U.S. HIGHWAY 441 AND THE WESTERLY LINE OF THE AFORESAID LANDS; THENCE NORTH 35° 37' 16" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY LINE OF SAID LANDS , A DISTANCE OF 261.90 FEET TO THE POINT OF BEGINNING; ALSO:

THAT PORTION OF CERTAIN LANDS DESCRIBED IN ORB 1321, PAGE 1010 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, LYING IN THE NORTH 1/2 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND EAST OF U.S. HIGHWAY 441, COLUMBIA COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE AFOREMENTIONED SECTION 17; THENCE RUN SOUTH 00° 47' 07" EAST ALONG THE WEST LINE OF AFOREMENTIONED NORTH 1/2 OF THE SE 1/4 OF SAID SECTION 17, A DISTANCE OF 121.24 FEET TO A POINT THE EASTERLY LINE OF THE AFOREMENTIONED US HIGHWAY 441 AND THE WESTERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN ORB 1321, PG 1010, AND THE POINT OF BEGINNING, THENCE NORTH 35° 47' 37" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE AND WESTERLY LINE OF SAID LANDS, A DISTANCE OF 12.70 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN ORB 1321, PG 1010; THENCE NORTH 30° 32' 58" EAST DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY LINE OF SAID LANDS, A DISTANCE 55.07 FEET ALONG SAID NORTHERLY LINE; THENCE CONTINUE NORTH 89° 06' 36" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 576.36 FEET; THENCE CONTINUE SOUTH 00° 53' 00" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 266.67 FEET; THENCE SOUTH 87° 51' 44" WEST DEPARTING SAID NORTHERLY LINE OF SAID LANDS DESCRIBED IN ORB 1321, PG 1010, A DISTANCE OF 409.44 FEET; THENCE SOUTH 35° 44' 01" EAST, A DISTANCE OF 713.40 FEET; THENCE SOUTH 35° 37' 16" EAST A DISTANCE OF 35.88 FEET; THENCE SOUTH 54° 22' 44" WEST, A DISTANCE OF 30.00 FEET; TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE AFORESAID U.S. HIGHWAY 441 AND THE WESTERLY LINE OF THE AFORESAID LANDS; THENCE NORTH 35° 37' 16" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY LINE OF SAID LANDS , A DISTANCE OF 35.86 FEET; THENCE CONTINUE NORTH 35° 44' 01" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE AND WESTERLY LINE OF SAID LANDS, A DISTANCE OF 1000.10 FEET TO THE POINT OF BEGINNING;

Containing 6.8-acres, more or less.

Tax Parcel Number 07-4s-17-08410-003

Section 2. The Planning and Zoning Board, hereby approves the above referenced site and development plan subject to any conditions and safeguards, if any, hereinafter attached in Exhibit "A".

Section 3. A site and development plan made a part of this resolution by reference, shall govern the development of the above described property. Any deviation determined to be a major variation from the site and development plan submitted as part of this application shall be deemed a violation of the Land Development Regulations.

Section 4. The Land Development Regulation Administrator is hereby authorized to issue building permits pursuant to this resolution approving with conditions said site and development plan.

Section 5. The use of land approved by this site plan approval shall be in place, or a valid building permit shall be in force for the commencement of such land use within twelve (12) months of the granting of the site plan approval. If such land use is not in place or if a valid permit for the construction of such land use is not in effect, within twelve (12) months of the approval of the site plan, this resolution granting such site plan approval is thereby revoked and of no force and effect.

Section 6. All resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.


DULY ADOPTED in regular session with a quorum present and voting, by the Planning and Zoning Board, this 28th day of May 2020.

PLANNING AND ZONING BOARD OF
COLUMBIA COUNTY, FLORIDA,

Attest:



Brandon M. Stubbs, Secretary to the
Planning and Zoning Board



Robert F. Jordan, Chairman



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Planning & Zoning Board Hearing Date:

May 28, 2020

SUBJECT:

SDP 19 11 - A request for Site Plan approval for a proposed $\pm 26,500$ sq ft building, parking, and associated amenities for a Light Manufacturing, in an enclosed building, use as permitted in accordance with Section 4.17.2 of the Land Development Regulations ("LDRs"). The subject property contains ± 6.8 acres.

APPLICANT/AGENT:

Carol Chadwick, P.E.

**PROPERTY
OWNER(S):**

Forty Seven Properties, Inc.

LOCATION:

North of S U.S. Highway 441, SW Tustenuggee Ave, CDT Trucking, and Vacant Residential and Commercial Lands; South of Single Family Residential and Vacant Residential Lands; East of S. U.S. Highway 441, Lake Apartments, Club Rodeo, and Gateway-Forest Lawn Funeral Home; West of Vacant Residential Lands; Columbia County, Florida.

**PARCEL ID
NUMBER(S):**

17-4s-17-08410-003

ACREAGE:

± 6.8 acres

EXISTING FLUM

Industrial

EXISTING ZONING

Industrial, Light & Warehousing ("ILW")

PROJECT PLANNER:

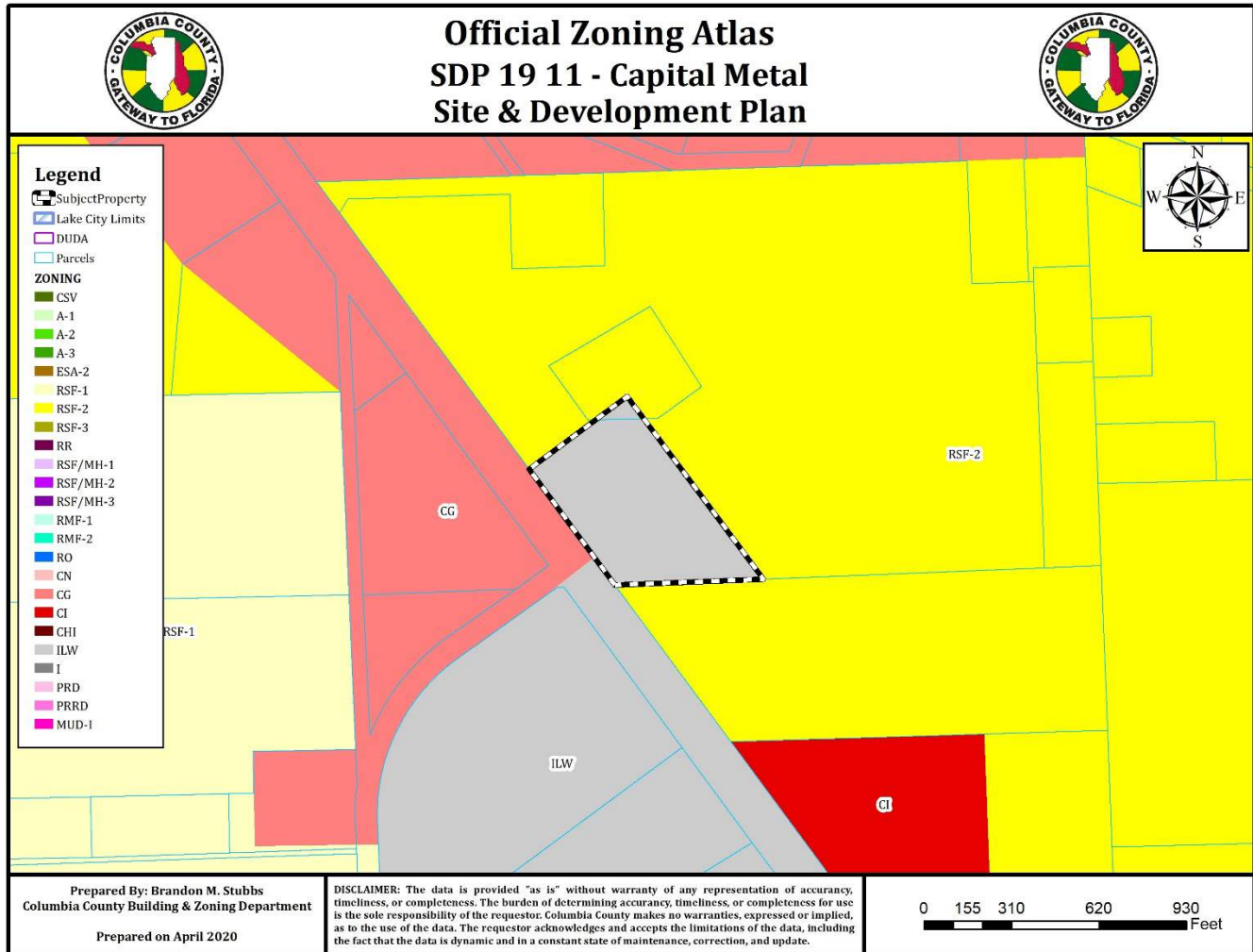
Brandon M. Stubbs

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

SUMMARY

The subject property is currently vacant. The applicant desires to construct a proposed ±26,500 sq ft building, parking, and associated amenities for a Light Manufacturing, in an enclosed building, use.

Map 1. Existing Official Zoning Atlas with Subject Property



The Industrial, Light & Warehousing ("ILW") Zone District is described as follows in Section 4.16 of the Land Development Regulations ("LDRs"):

"he "ILW" Industrial, Light and Warehousing category includes one zone district: ILW. This district is intended for light manufacturing, processing, storage and warehousing, wholesaling, and distribution within the designated urban development areas defined within the county's comprehensive plan. Service and commercial activities relating to the character of the district and supporting its activities are permitted. Certain commercial uses relating to automotive and heavy equipment sales and repair are permitted, but this district shall not be deemed commercial in character. Regulations for this district are intended to prevent or reduce adverse impacts between the uses in this district, and also to protect nearby residential and commercial districts. Performance standards are applied at lot lines. (See [article 14](#))."

ZONING DISTRICT COMPARISON

Zoning District:	Industrial, Light & Warehousing ("ILW")
Max. Gross Density:	N/A
Minimum Lot Area	N/A
Floor Area Ratio:	0.25
Typical Uses*:	Wholesaling, Warehousing, & Storage; Distribution Establishments; Research Laboratories; Light Manufacturing, Assembly, & Processing; Printing, Lithographing, Publishing, Photographic Processing, & Blue Printing; Outdoor Storage Yard; Retail Commercial Establishments for the Sale, Repair, and Service of New & Used Automobiles, Motorcycles, Trucks and Tractors, Mobile Homes, Boats, Heavy Machinery and Equipment; Service Establishments catering to Commerce and Industry; Crematory; Vocational, Technical, Trade, or Industrial Schools; Medical Clinics in connection only with Industrial Activity; Express or Post Office; Radio or Television Station; Building Trades Contractors.
* The typical uses identified above is not intended to be a complete list of permitted uses, may be subject to use-specific standards which may not be met by the subject property, and may not reflect the actual requirements to which potential development may be subject.	

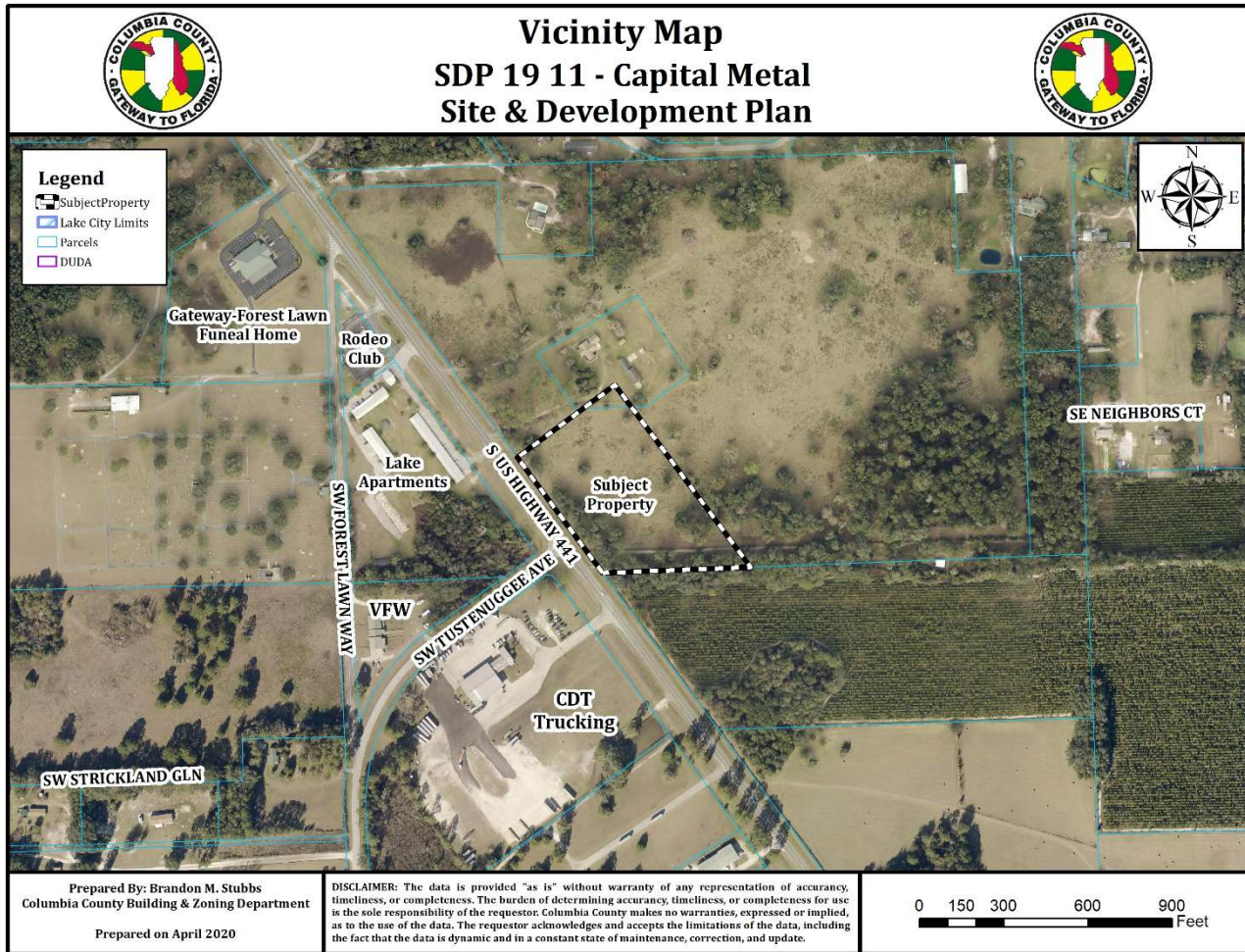
SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residences/Vacant Residential Lands	Residential, Low Density/Commercial	Residential, Single Family -2 ("RSF-2")/Commercial, General ("CG")
South	S. U.S. Highway 441/SW Tustenuggee Ave/CDT Trucking/Vacant Residential Lands/Vacant Commercial Lands	Residential, Low Density/Industrial/Commercial	Residential, Single Family -2 ("RSF-2")/Industrial, Light & Warehousing ("ILW")/Commercial, Intensive ("CI")
East	Single Family Residences/Vacant Residential Lands	Residential, Low Density	Residential, Single Family -2 ("RSF-2")
West	S. U.S. Highway 441/Lake Apartments/Club Rodeo/Gateway-Forest Lawn Funeral Home	Residential, Low Density/Commercial/Industrial	Residential, Single Family -2 ("RSF-2")/Commercial, General ("CG")/Industrial, Light & Warehousing ("ILW")/

Map 2. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The zoning designation is consistent with the underlying Future Land Use Map ("FLUM") Designation. Below is a chart of the existing FLUM Designation and the existing zoning designation.

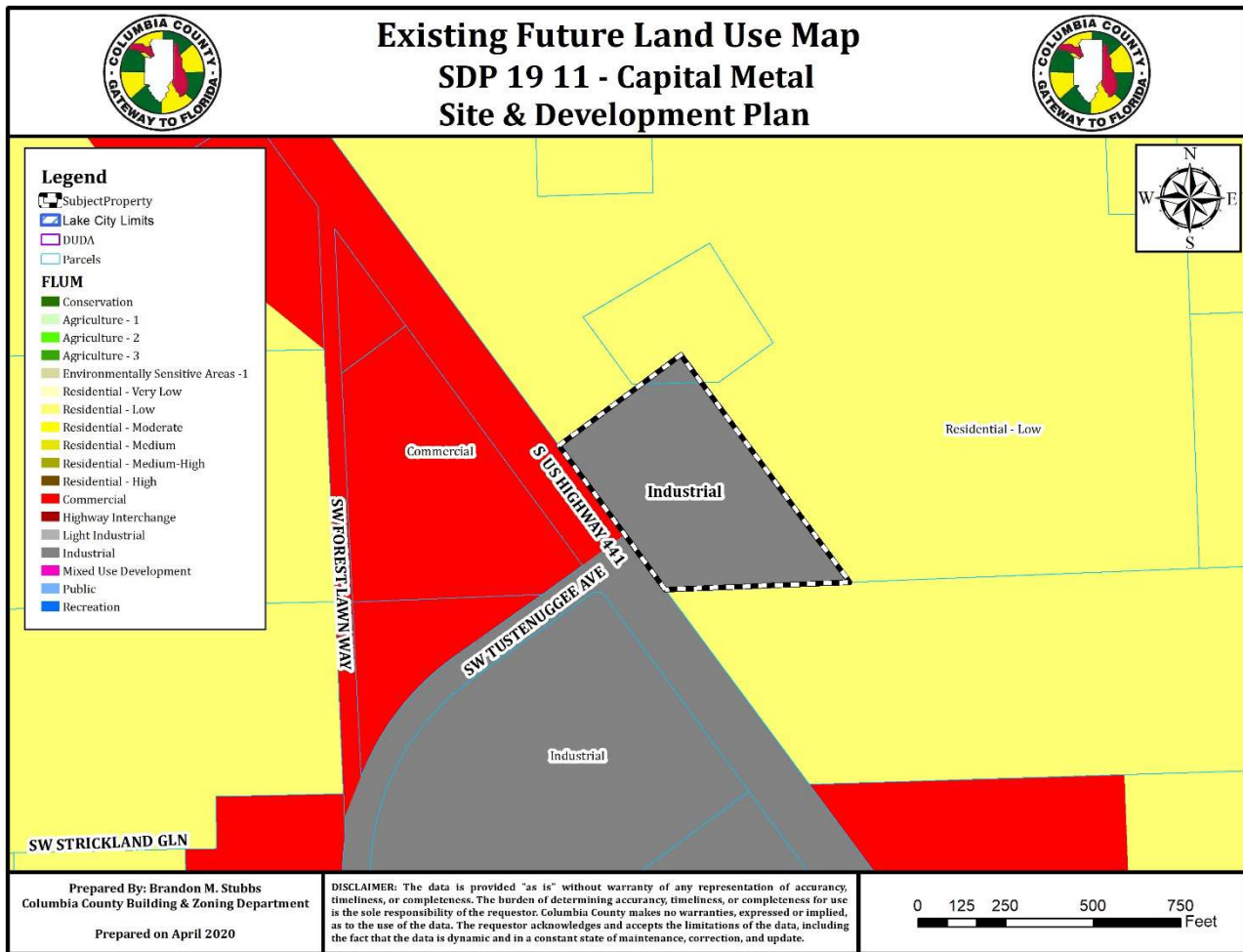
Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

Existing FLUM Designation	Existing Zoning Designation	Consistent
Industrial	Industrial, Light & Warehousing ("ILW")	✓

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Site Specific Amendment to the Official Zoning Atlas:

- Future Land Use Element
- Transportation Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element
- Capital Improvements Element

Map 3. Future Land Use Map Designation



Staff has reviewed the application for Site Plan Approval for consistency with the Comprehensive Plan and finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

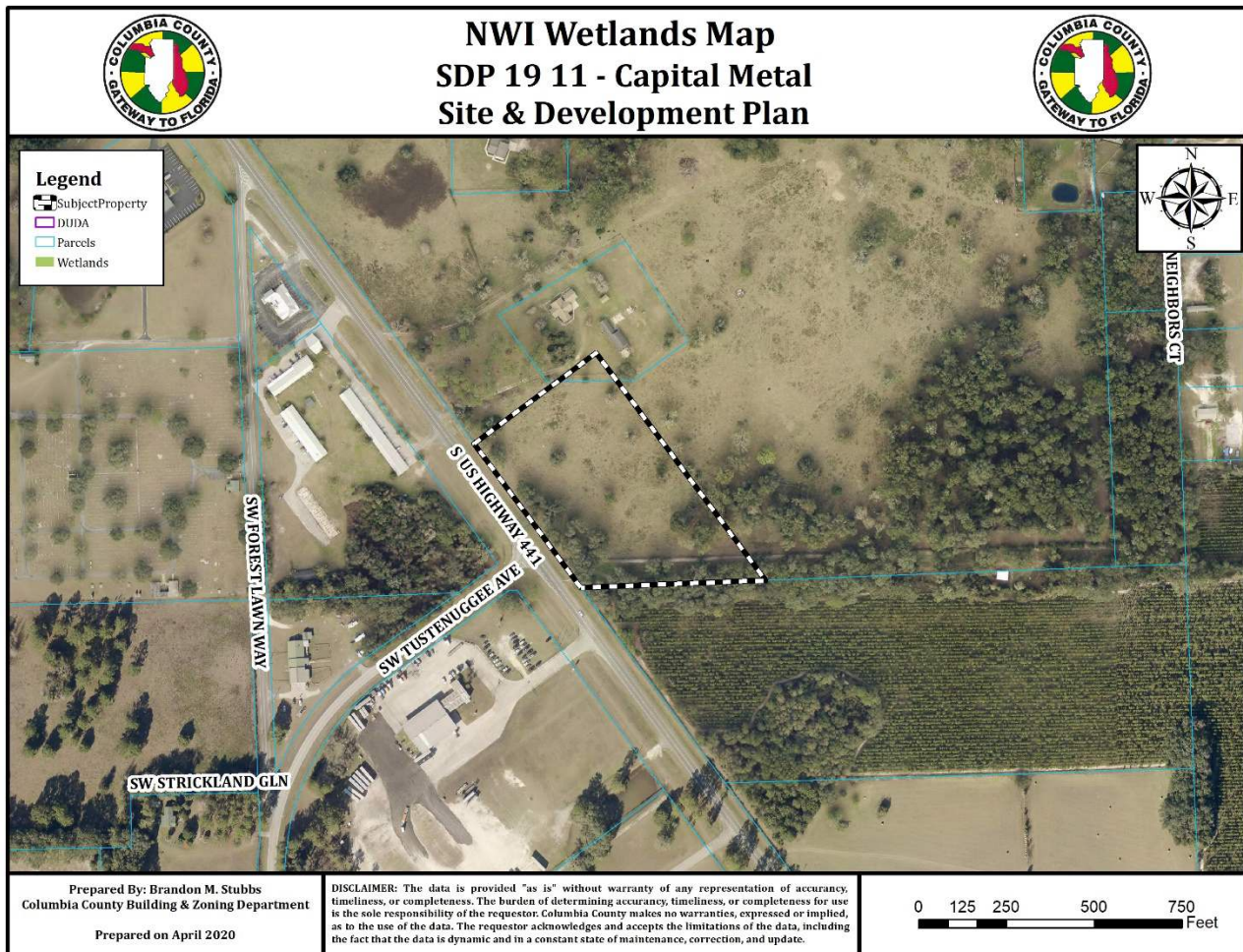
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands Areas, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are no wetlands located on the subject property.

Evaluation: Given no portion of the subject property that is subject to development is located with a wetland or wetland setback, there are no issues related to wetland protection.

Map 4. Wetlands Map



Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated October 1984. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are three (3) soil types found on the subject property:

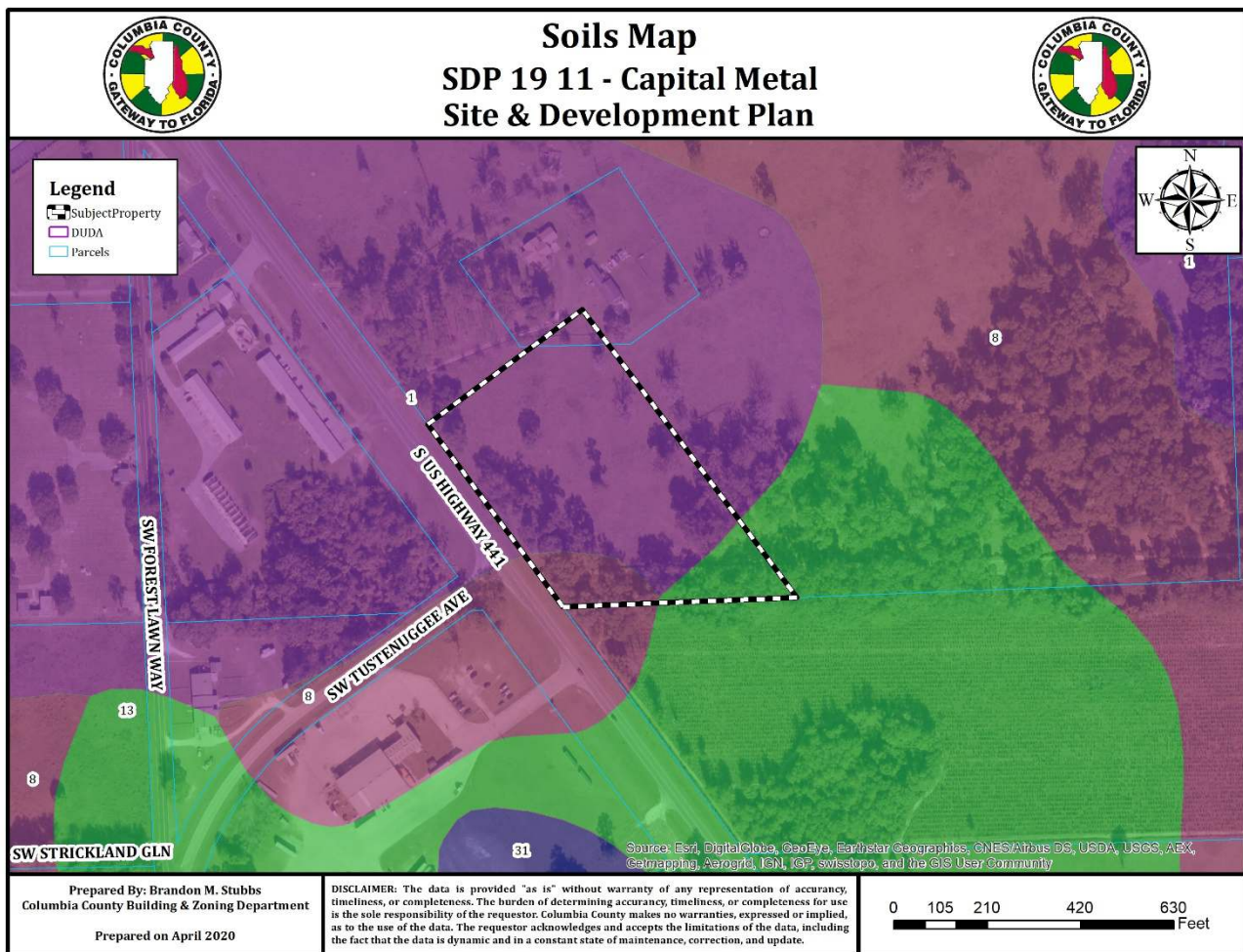
- 1) Albany fine sand soils (0 to 5 percent slope) are somewhat poorly drained, nearly level to gently sloping soils on broad flats bordering poorly defined drainageways and in undulating areas. The surface and subsurface layers are comprised of fine sand to a depth of 55 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Albany fine sand soils (0 to 5 percent slope) have severe limitations for building site development and for septic tank absorption fields.
- 2) Blanton fine sand soils (0 to 5 percent slopes) are moderately well drained, nearly level to gently sloping soils on broad ridges and undulating side slopes. The surface and subsurface layers are

comprised of fine sand to a depth of 52 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches. Blanton fine sand soils (0 to 5 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.

- 3) Bonneau fine sand soils (2 to 5 percent slopes) are moderately well drained, gently sloping soils on uplands and on knolls in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 27 inches. The subsoil layer is comprised of fine sandy loam and sandy clay loam to a depth of 80 inches. Bonneau fine sand soils (2 to 5 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.

Evaluation: The predominant soil type found on the subject property is Albany Fine Sand. Albany Fine Sand soil types pose severe limitations for building development and severe limitations for septic tank absorption field. During the site and development plan process, the applicant will have to accommodate for soils types and stormwater. At this time, there are no issues related to soil suitability.

Map 5. Soils Map

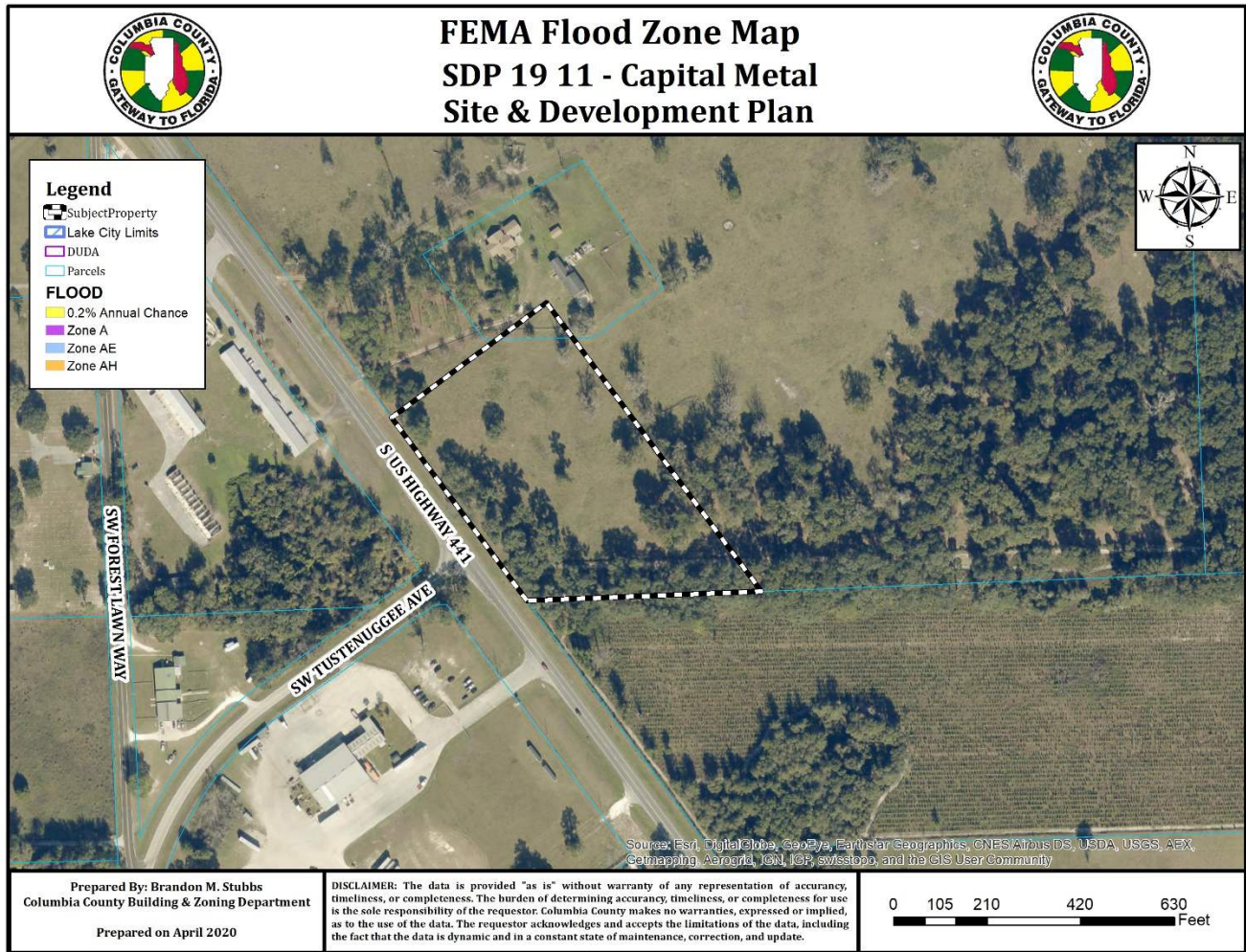


Flood Potential

Panel 0294D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property is in Flood Zone "X" (areas determined to be outside of the 500-year floodplain).

Evaluation: Being the subject property is located in Flood Zone "X", there is no concern of flood on the subject property.

Map 6. FEMA FIRM Map (Flood Map)

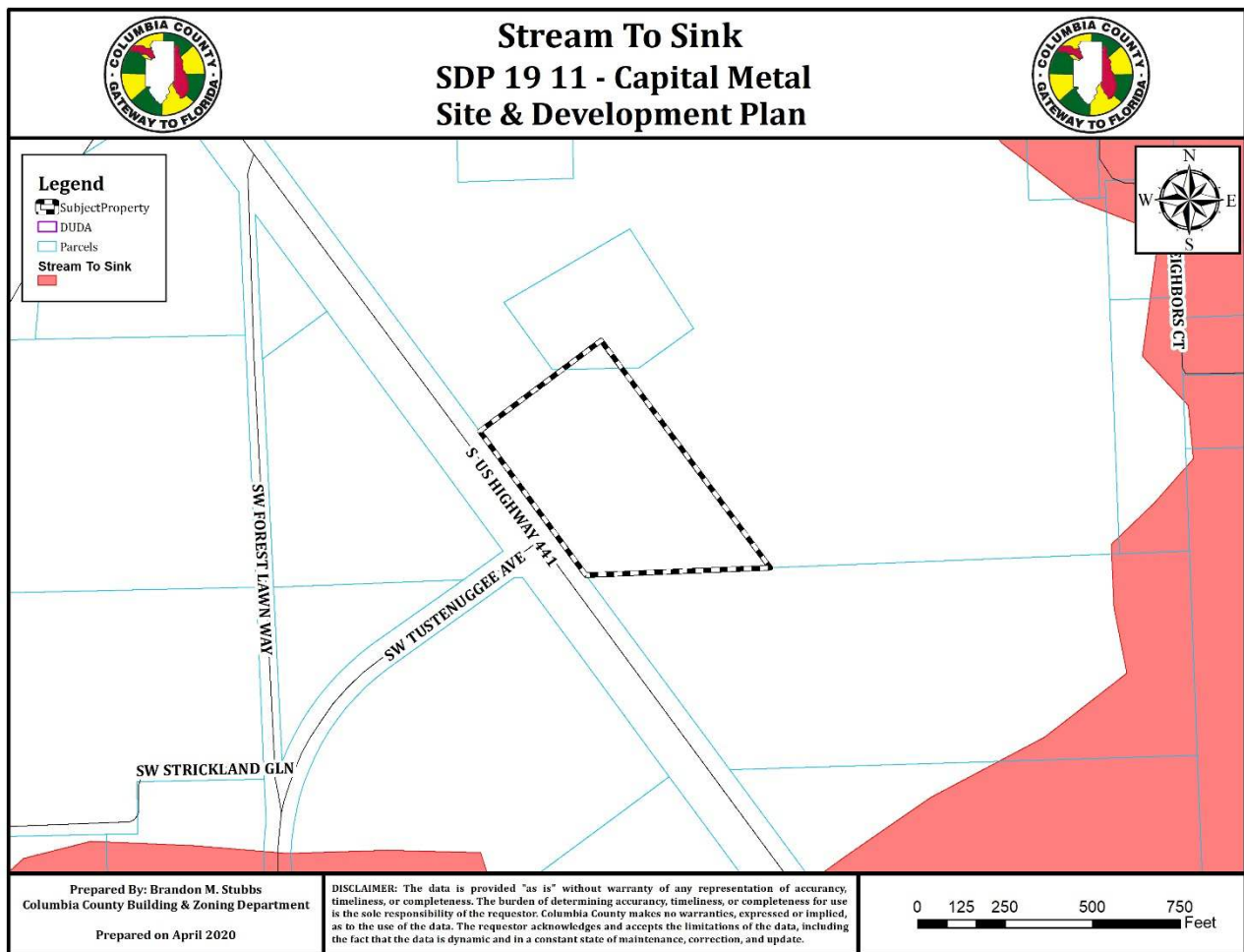


Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the subject property is not located within a stream to sink area.

Evaluation: Given the subject property is not located in a Stream to Sink Area, there is no concern related to Stream to Sink Watersheds.

Map 7. Stream To Sink



Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain Clayey Sand.

Evaluation: There are no issues related to minerals.

Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 2013, there are no known historic resources located on the subject property.

Evaluation: There are no issues related to historic Resources.

Aquifer Vulnerability

According to the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpatial Inc., dated September 29, 2009, the subject property is located in a vulnerable area.

Evaluation: While the subject property is located in a vulnerable area, there is no issue related to aquifer vulnerability.

Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the subject property is located within a non-vegetative community.

Evaluation: There is no known wildlife habitats associated with a non-vegetative community; therefore, there is no issue related to vegetative communities or wildlife.

COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS

Section 14.13 of the Land Development Regulations (“LDRs”) regulates Site and Development Plans. County Staff has reviewed the proposed Site Plan and has found the Site Plan to be in compliance with Section 14.13.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
8 (40)	U.S. 441 (From U.S. 41 Split to C.R. 242)	2U	Principal Arterial	Highway Transition	D

1 Source: Columbia County Comprehensive Plan, Capital Improvements Element.
2 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Trip Generation¹

Land Use	AADT	PM Peak Hour
General Light Industrial ² (ITE Code 110)	131	22
Total	131	22

1 Source: ITE Trip Generation, 8th Edition.
2 Formulas: AADT – ITE, 10th Edition: ADT – 4.96 trips per thousand (1,000) sq ft x 26,500 sq ft; PM Peak Hour – 0.83 trips per thousand (1,000) sq ft x 26,500 sq ft

Table 5. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	U.S. 441, Segment 8(40) ¹
Maximum Service Volume ²	14,910
Existing Traffic ³	8,500
Reserved Trips ⁴	0
Available Capacity ⁴	6,410
Projected Daily Trips ⁵	131
Residual Capacity⁶	6,279
PM Peak Hour Traffic Analysis	U.S. 441, Segment 8(40) ¹
Maximum Service Volume ²	2,190
Existing Traffic ³	765
Reserved Trips ⁴	0
Available Capacity ⁴	1,425
Projected PM Peak Hour Trips ⁵	22
Residual Capacity⁶	1,403

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

Potable Water Impacts

The subject property is not located within a community potable water system. The site will be served via private well. The private well is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan. ***Note: Calculations are based upon Chapter 64E-6.008,F.S.***

The proposed use of general light industrial generates 5.5 gallons per day per hundred square foot of floor area. The proposed square footage is 26,500: $5.5\text{GPD} \times 265 \text{ square foot} = 1,458 \text{ Gallons Per Day}$.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

Sanitary Sewer Impacts

The site is not located within a community centralized sanitary sewer system. The site will be served sanitary sewer via private septic tank. The private septic tank is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan. ***Note: Calculations are based upon Chapter 64E-6.008,F.S.***

The proposed use of general light industrial generates 5.5 gallons per day per hundred square foot of floor area. The proposed square footage is 26,500: $5.5\text{GPD} \times 265 \text{ square foot} = 1,458 \text{ Gallons Per Day}$.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

Solid Waste Impacts

Solid waste facilities for uses to be located on the site are provided at the sanitary landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed development will result in an increase of approximately 18,396 square feet gross floor area of office.

Based upon 5.5 pounds of solid waste per 1,000 square foot gross floor area per day:

$26.5 (26,500 \text{ square foot gross floor area}) \times 5.5 (\text{pounds of solid waste } 1,000 \text{ square foot gross floor area per day}) = 146 \text{ pounds of solid waste generated per day}$.

Total County average solid waste disposal per day (including municipalities) = 471,300 pounds per day.

Based upon the annual projections of solid waste disposal at the landfill for 2015, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by a charter public school.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

Recreation Facilities

The proposed development is nonresidential in nature; therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is nonresidential in nature; therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.



Columbia County Gateway to Florida

FOR PLANNING USE ONLYApplication # SPD 19 11

Application Fee \$500.00

Receipt No. 746748Filing Date 9-13-20Completeness Date 4-15-20

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Capital Metal Supply
2. Address of Subject Property: 3795 US Highway 441 S, Lake City, FL
3. Parcel ID Number(s): 07-4S-17-08410-003
4. Future Land Use Map Designation: Light Industrial
5. Zoning Designation: Light Industrial
6. Acreage: 6.8
7. Existing Use of Property: Agricultural/Residential
8. Proposed use of Property: Light Industrial
9. Type of Development (Check All That Apply):
 - ☐ Increase of floor area to an existing structure: Total increase of square footage _____
 - ☒ New construction: Total square footage _____
 - ☐ Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Carol Chadwick, PE Title: Civil Engineer
Company name (if applicable): _____
Mailing Address: 1208 SW Fairfax Glen
City: Lake City State: FL Zip: 32025
Telephone: (307) 680-1772 Fax: () Email: ccpewyo@gmail.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Forty Seven Properties, Inc.
Mailing Address: 796 SE CR 252
City: Lake City State: FL Zip: 32025
Telephone: (386) 397-6621 Fax: () Email: larry@capitalmetalsupply.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

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: _____
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 0230
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☒ Yes _____ ☐ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z 0584
Variance: ☐ Yes _____ ☒ No _____
Variance Application No. V _____
Special Exception: ☐ Yes _____ ☒ No _____
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.
 - c. 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).
 - f. 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.
 5. 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.
 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).
 7. Legal Description with Tax Parcel Number (In Word Format).
 8. Proof of Ownership (i.e. deed).
 9. Agent Authorization Form (signed and notarized).
 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 11. Fee. The application fee for a Site and Development Plan Application is \$500. 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. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

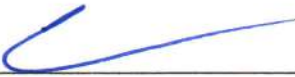
A total of ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See Columbia County submittal guidelines for additional submittal requirements.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE 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.

Carol Chadwick, PE

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

6/14/19

Date

SECTION 17, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA



NOTES

- OWNER:

FORTY SEVEN PROPERTIES, INC.
796 SE CR 252
LAKE CITY, FL 32025
386.397.6621
larry@capitalmetalsupply.com

CIVIL ENGINEER:

CAROL CHADWICK, P.E.
1208 S.W. FARIFAX GLEN
LAKE CITY, FL 32025
307.680.1772
ccpewyo@gmail.com

SURVEYOR:

BRITT SURVEYING & ASSOCIATES, INC.
830 WEST DUVAL STREET
LAKE CITY, FL 32055
386.752.7163

SHEET INDEX

- | | |
|---|-------------------------|
| 1 | COVER SHEET |
| 2 | NOTES, LEGEND & DETAILS |
| 3 | OVERALL SITE PLAN |
| 4 | SITE & DIMENSION PLAN |
| 5 | GRADING & DRAINAGE PLAN |
| 6 | BASIN PLAN |
| 7 | LANDSCAPE PLAN |

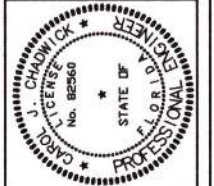


ENGINEER OF RECORD: CAROL CHADWICK, P.E.
P.E. NO.: 82560



C:\CONSULTING\JOB FILES\CAPITAL METAL SUPPLY\FL18025\DWG5\PLANS\FL18025-01-COVER.dwg, 3/11/2020 2:23:03 PM

CAROL CHADWICK, P.E.
Chief Engineer
1206 SW Fairfax Glen
Lake City, FL 32023
307.680.1772
ccpewgo@gmail.com
www.carolchadwickpe.com
FLORIDA • WYOMING
OREGON • CALIFORNIA • N.C. P.E.S.

[illegible]

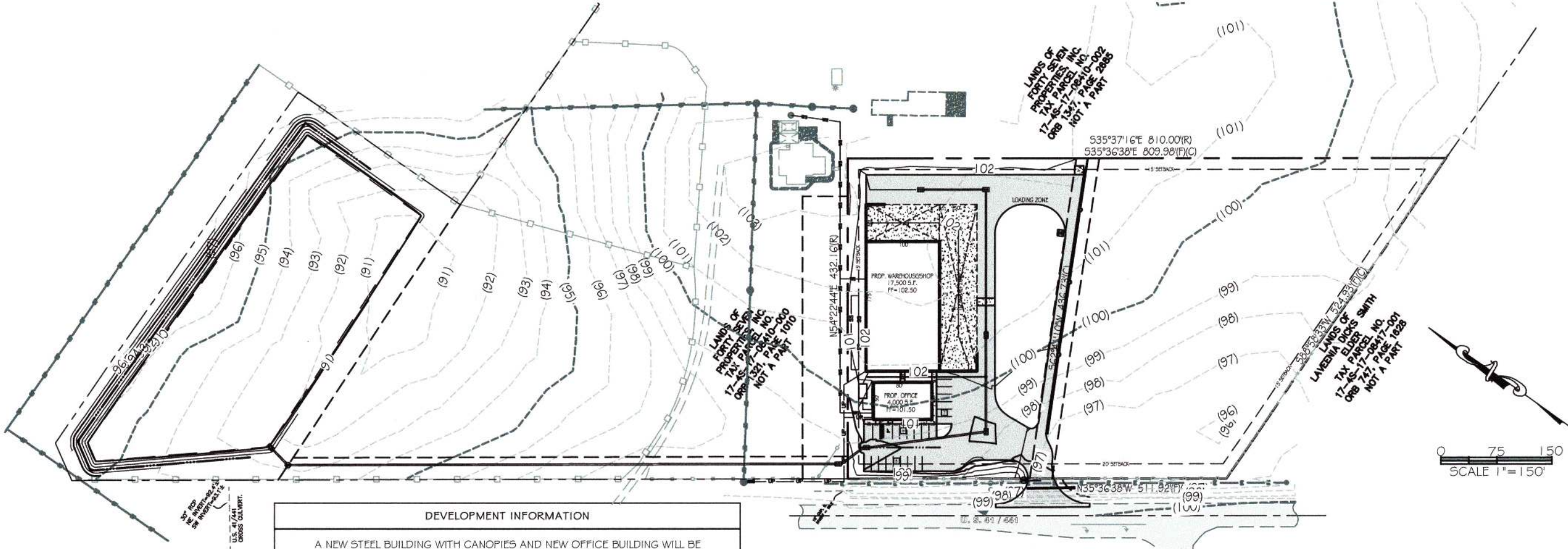
PREPARED FOR
FORTY SEVEN PROPERTIES,
INC.
796 SE CR 252
LAKE CITY, FL 32025
386.397.6621
larry@capitalmetalsupply.com

CAPITAL METAL SUPPLY COVER SHEET

PROJECT NO.	FL18025
DATE	FEB. 22, 2020
REVISION DATE	
SHEET	OF 7
SHEETS	

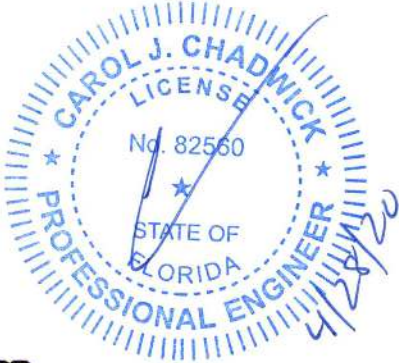
NOTES

DRAINAGE REPORT CALCULATIONS WERE COMPLETED FOR A TOTAL OF 1.99 ACRES IMPERVIOUS SURFACE FOR 0.12 ACRES POSSIBLE FUTURE BUILDINGS AND/OR CONCRETE



DEVELOPMENT INFORMATION			
A NEW STEEL BUILDING WITH CANOPIES AND NEW OFFICE BUILDING WILL BE CONSTRUCTED FOR LIGHT MANUFACTURING. ALL DRIVES AND PARKING AREAS SHALL BE PAVED.			
PARCEL NUMBER	17-45-08410-003		
ZONING	LI - LIGHT INDUSTRIAL		
LAND USE	INDUSTRIAL		
ADDRESS	US 441 SOUTH, LAKE CITY, FL		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
PARCEL AREA	126760	2.91	100.00
ON-SITE DISTURBANCE AREA	126760	2.91	100.00
DRAINAGE # BASIN EASEMENT DISTURBANCE AREA	176769	4.06	-
TOTAL DISTURBANCE AREA	303529	6.97	100.00
EXISTING IMPERVIOUS AREA			
TOTAL EXISTING IMPERVIOUS	0	0.00	0.00
PROPOSED IMPERVIOUS AREA			
NEW BUILDINGS # CANOPIES	37752	0.87	29.78
ASPHALT PAVEMENT	42208	0.97	33.30
CONCRETE	1368	0.03	1.08
TOTAL PROPOSED IMPERVIOUS	81328	1.87	64.16
LANDSCAPING			
REQUIRED	PER SECTION 4.2.17.10, COLUMBIA COUNTY L.D.R. 20658 S.F. * 10% = 2066 S.F. 2066 S.F. / 200 = 11 TREES		
PROPOSED AREA	5367 S.F. & 11 TREES		
PARKING			
REQUIRED SPACES	PER SECTION 4.14.11, COLUMBIA COUNTY L.D.R. 24 REQUIRED PARKING SPACES WITH 1 HANDICAP SPACE		
EXISTING SPACES	24 INCLUDING 1 HANDICAP SPACE		

PARKING REQUIREMENTS				
TOTAL AREA, S.F.	OCCUPANCY TYPE (BUILDING USE)	OCCUPANCY TYPE AREA, S.F.	MINIMUM REQUIRED PARKING, SPACES PER S.F.	MINIMUM REQUIRED PARKING SPACES
26,500	OFFICE	4000	1 PER 200	20
	WAREHOUSE/STORAGE	22500	1 PER 6000	4
TOTAL				24
TOTAL REQUIRED HANDICAP*				1
TOTAL PROVIDED INCLUDING 1 HANDICAP				24



CAPITAL METAL SUPPLY
OVERALL SITE PLAN

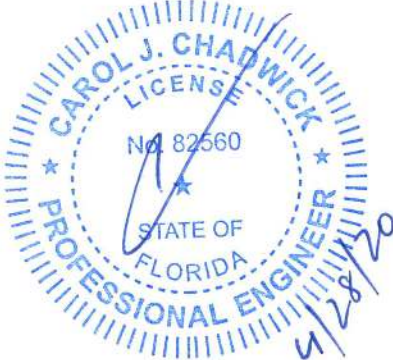
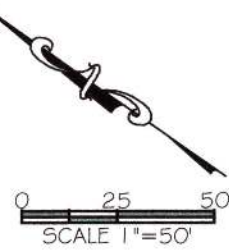
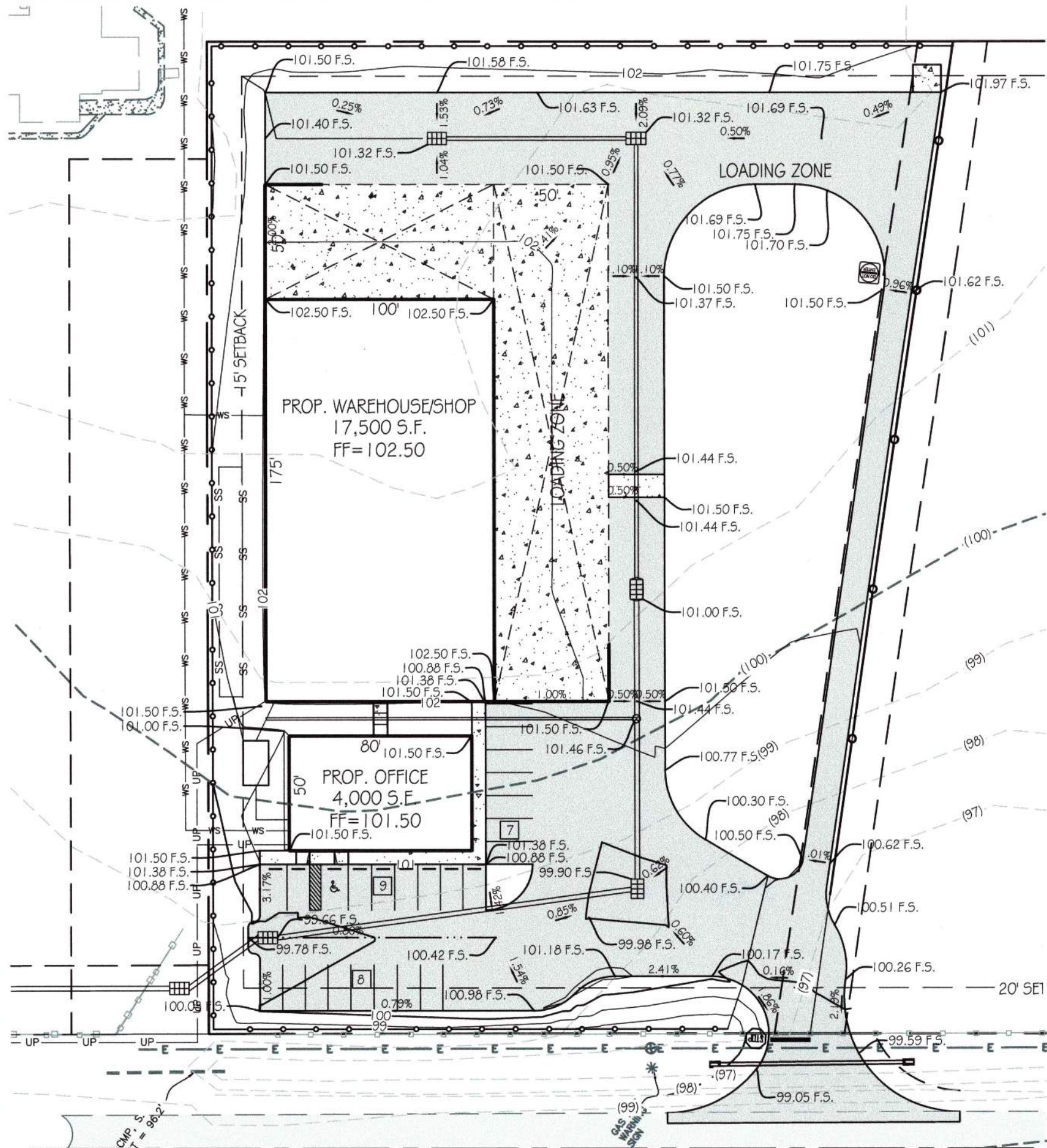
PROJECT NO.	FL18025
DATE	FEB. 22, 2020
REVISION DATE	APRIL 28, 2020
SHEET	3 of 7

PREPARED FOR:
FORTY SEVEN PROPERTIES, INC.
796 SE CR 252
LAKE CITY, FL 32025
386.397.6621
larry@capitalmetalsupply.com



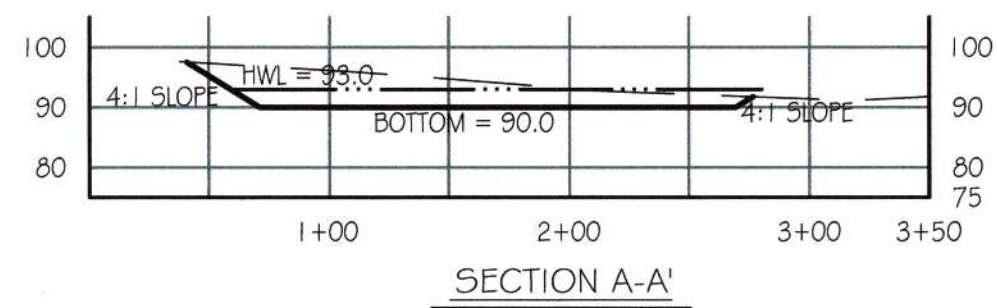
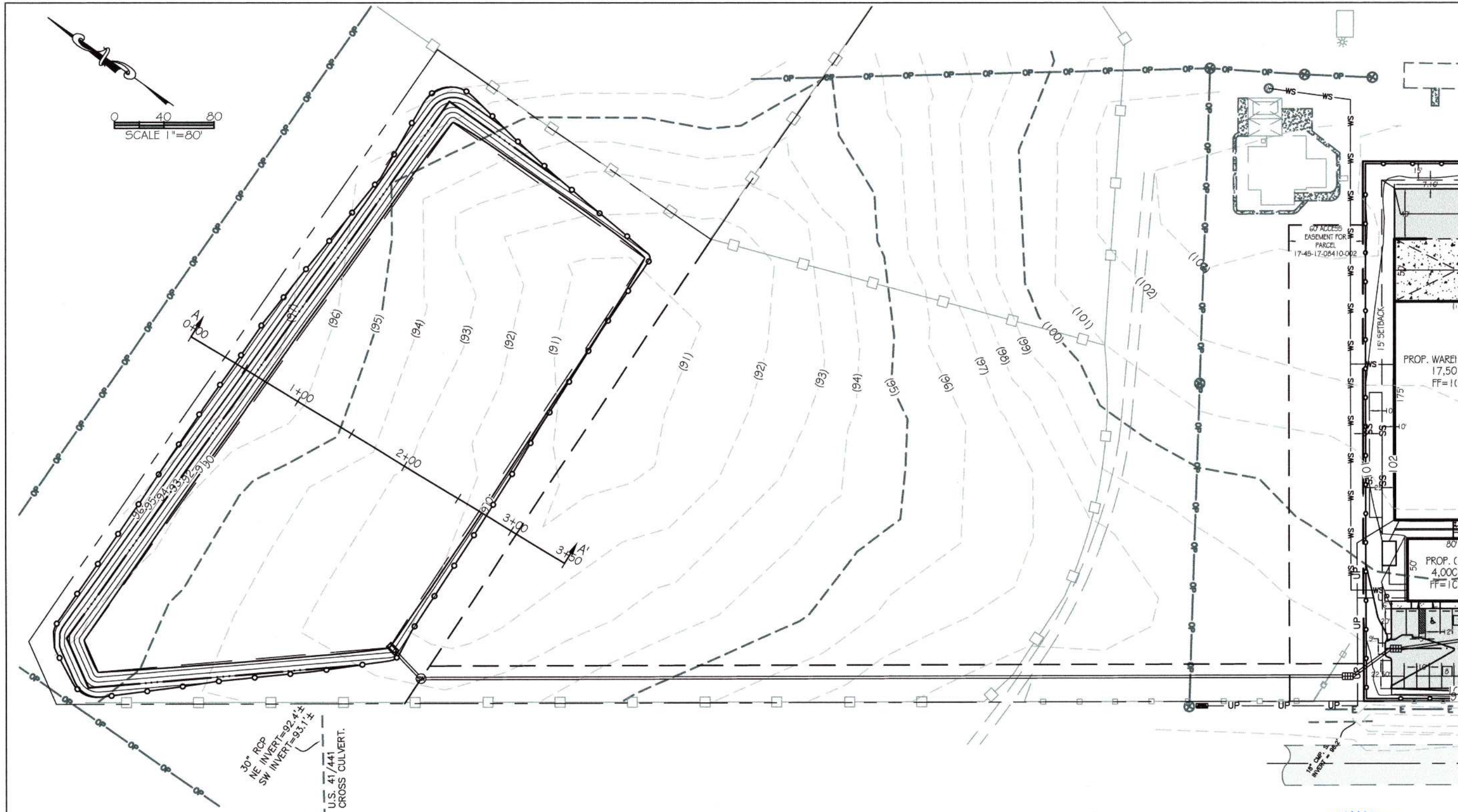
CAROL CHADWICK, P.E.
Civil Engineer
1204 S.W. Fairfax Glen
Lake City, FL 32025
307.680.1772
ccpew90@gmail.com
www.carolchadwickpe.com
FLORIDA • WYOMING
OREGON • CALIFORNIA • N.C.E.E.S.

C:\CONSULTING\JOB FILES\CAPITAL METAL SUPPLY\PL 18025\DWG\PLANS\FL18025-05-GRADING.dwg, 4/30/2020 9:18:41 AM



PROJECT NO. FL18025		DATE FEB. 22, 2020		REVISION DATE APRIL 28, 2020		SHEET 5 OF 7	
CAPITAL METAL SUPPLY				GRADING PLAN			
PREPARED FOR FORTY SEVEN PROPERTIES, INC.				796 SE CR 252 LAKE CITY, FL 32025 366.397.6621 larry@capitalmetalsupply.com			
CAROL CHADWICK, P.E.				1208 S.W. Fairfax Glen Lake City, FL 32025 307.680.1772 www.carolchadwick.com FLORIDA • WYOMING OREGON • CALIFORNIA • N.C.E.S.			
Professional Engineer Seal				REVISION DESCRIPTION			

C:\CONSULTING\JOB FILES\CAPITAL METAL SUPPLY\FL 8025\DWG\3\PLANS\FL 8025-DC-BASIN.dwg, 4/30/2020 9:18:52 AM



NOTES

THE STORMWATER MANAGEMENT FACILITY AND ANY CONVEYANCES CHANNELING STORMWATER OFF-SITE SHALL BE PART OF PERPETUAL STORMWATER EASEMENT WITH THE SUBJECT PROPERTY TO BE DEVELOPED. DURING PLATTING PHASE, THE STORMWATER MANAGEMENT SYSTEM SHALL BE PART OF THE PLAT AND DEDICATED TO THE DEVELOPER IN PERPETUITY.



CAROL CHADWICK, P.E.
Carol Chadwick
1208 SW Fairfax Glen
Lake City, FL 32025
ccp@cwjg.com
www.carolchadwick.com
FLORIDA • WYOMING
OREGON • CALIFORNIA • N.C.E.E.S.

C. CHADWICK
LICENSE
No. 82560
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

REVISION DESCRIPTION
DATE

PREPARED FOR
FORTY SEVEN PROPERTIES,
INC.
796 SE CR 252
LAKE CITY, FL 32025
386.397.6621
larry@capitalmetalsupply.com

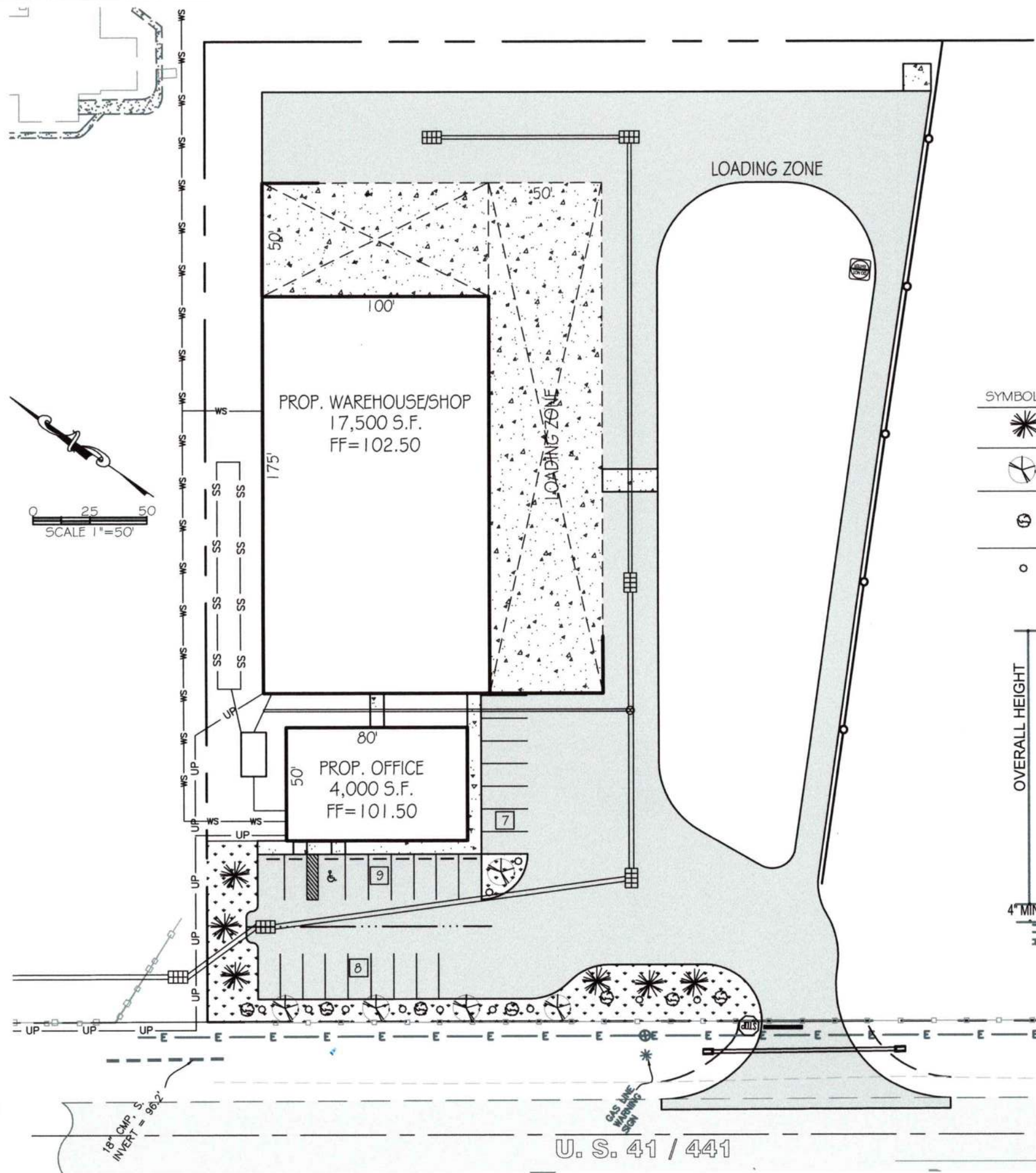
CAPITAL METAL SUPPLY
GRADING PLAN

PROJECT NO.
FL 8025

DATE
FEB. 22, 2020

REVISION DATE
APRIL 28, 2020

SHEET
6 OF 7



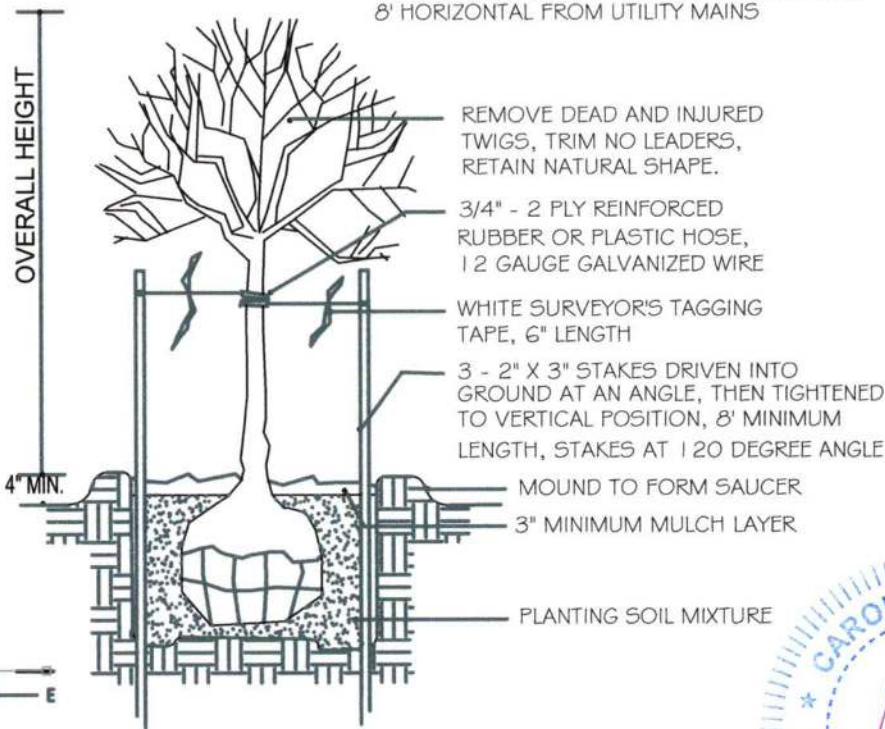
LANDSCAPE NOTES

- (a) ALL PLANT MATERIAL TO BE FLORIDA No. 1 QUALITY
- (b) A MINIMUM OF 3" OF MULCH IN ALL PLANT BEDS
- (c) 100% IRRIGATION COVERAGE REQUIRED
- (d) STAKING REQUIRED FOR ALL SINGLE-TRUNK TREES
- (e) A 3' "RING" OF MULCH TO BE MAINTAINED AROUND ALL TREES NOT INCORPORATED IN PLANT BEDS.
- (f) LANDSCAPING REQUIRED AROUND ALL BACKFLOW DEVICES
- (g) UNOBSTRUCTED VISIBILITY REQUIRED WITHIN SITE VISIBILITY TRIANGLE (INDICATE WITH DIAGRAM, FIGURE 33.01)
- (h) PROTECTION REQUIRED FOR EXISTING TREES TO BE SAVED DURING CONSTRUCTION. DIAGRAM OF TREE PROTECTION PLAN REQUIRED
- (i) ALL PLANT BEDS TO BE FREE OF LIME ROCK, CONSTRUCTION DEBRIS, AND ANY IMPERVIOUS MATERIAL. EXCAVATION AND BACKFILLING MAY BE REQUIRED
- (j) THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. LANDSCAPE AREAS MUST BE MAINTAINED TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF TRASH AND DEBRIS

PLANT SCHEDULE

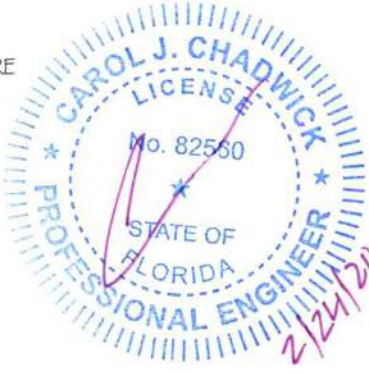
SYMBOL	PLANT TYPE	QTY	CALIPER SIZE, IN	HEIGHT	SIZE, GALLON
	YELLOW PINE	6	2 - 4	12' - 16'	
	HOLLY TREE	5		8' - 10'	45
	MAGNOLIA TREE				
	LIGUSTRUM TREE				
	VIBURNUM SHRUB	7		18" - 20"	3
	AZALEAS SHRUB				
	PODOCARPUS SHRUB				
	LAURA PENDULUM SHRUB				
	ASIAN JASMINE	11		12"	1
	WEDELIA				
	BOX WOOD				
	IVY				

-SMALL GROWTH TREES (TYP A#B) MUST BE A MINIMUM 5' HORIZONTAL FROM UTILITY MAINS
-LARGE TREES (CLASS C) MUST BE A MINIMUM 8' HORIZONTAL FROM UTILITY MAINS



TREE STAKING AND PLANTING DETAIL

NOT TO SCALE



CAPITAL METAL SUPPLY
DIMENSION PLAN

PROJECT NO. FL18025
DATE FEB. 22, 2020
REVISION DATE
SHEET 7 OF 7

PREPARED FOR
FORTY SEVEN PROPERTIES, INC.
796 SE CR 252
LAKE CITY, FL 32025
386.397.6621
larry@capitalmetalsupply.com

CAROL CHADWICK, P.E.
Professional Engineer
1204 S.W. Fairfax Glen
Lake City, FL 32025
307.660.1772
ccpewy@gmail.com
www.carolchadwickpe.com
FLORIDA • WYOMING
OREGON • CALIFORNIA • N.C.E.E.S.

CAPITAL BUSINESS PARK

IN SECTION 17, 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
✕	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊕	NAIL & DISK
⊙	POWER POLE
+	SIGN POST
▲	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

PLAT BOOK _____

PAGES _____

SHEET 1 OF 1

POINT OF COMMENCEMENT

NW CORNER OF SE 1/4
SECTION 17, TOWNSHIP
4 SOUTH, RANGE 17 EAST
NOT LABELED

POINT OF BEGINNING DRAINAGE EASEMENT STATE ROAD DEPARTMENT

EAST RIGHT-OF-WAY
LINE U.S. HIGHWAY #441

POINT OF BEGINNING P.R.M.

P.L.S. 4708
FENCE CORNER
IS 12.84' SOUTH
& 10.15' EAST

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS
DAY OF _____, 2020, A.D.

CHAIRMAN

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER
AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT A MAINTENANCE AND REPAIR SURETY
OR CASH BOND IN THE AMOUNT OF \$_____ OR THAT A PERFORMANCE BOND OR INSTRUMENT
IN THE AMOUNT OF \$_____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED
IMPROVEMENTS IN CASE OF DEFAULT.

DIRECTOR OF PUBLIC WORKS

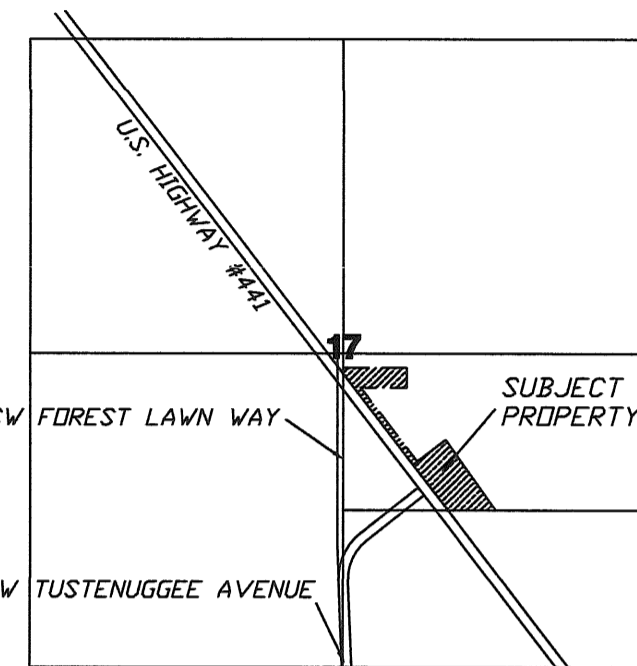
DATE

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON BEARINGS SHOWN ON THE SOUTH LINE OF THE N 1/2 OF THE SE 1/4.
- IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE
THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2018 FIRM
PANEL NUMBER 12023C0294D HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT
TO CHANGE.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR
THIS SURVEY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE
POLICY.
- EASEMENTS ARE AS SHOWN HEREON.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY
BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
- SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE
FOR SURVEYING IN THE STATE OF FLORIDA.
- NO PRELIMINARY PLAN WAS REQUIRED.

NOTICE:

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO
BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE
TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION,
MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH
THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC
UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES
OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.



LOCATION SKETCH
NOT TO SCALE

P.R.M.
P.L.S. 4708

FORTY SEVEN PROPERTIES INC.
17-4S-17-08410-000

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND THAT IT
COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND
CHAPTER 177 OF THE FLORIDA STATUTES.

DATE:

COUNTY ATTORNEY

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY
COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS
DAY OF _____, 2020, A.D., IN PLAT BOOK _____, PAGE _____

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH,
RANGE 17 EAST COLUMBIA COUNTY, FLORIDA; RUN THENCE S.01°29'42"E, 121.62 FEET
TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441; THENCE
CONTINUE ALONG SAID RIGHT-OF-WAY S.36°24'03"E, 1035.82 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S.36°27'56"E, 511.49 FEET;
THENCE N.88°19'25"E, 524.63 FEET; THENCE N.36°22'00"W, 809.94 FEET; THENCE
S.53°39'05"W, 432.26 FEET TO THE POINT OF BEGINNING. CONTAINING 6.55 ACRES
MORE OR LESS.

ALSO:

A DRAINAGE EASEMENT OVER AND ACROSS THE FOLLOWING,
COMMENCE AT THE NW CORNER OF THE SE 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH,
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; RUN THENCE S.01°29'42"E, 121.62 FEET
TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441 AND THE
POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S.36°24'03"E,
1035.82 FEET; THENCE N.53°39'05"E, 30.00 FEET; THENCE N.36°24'03"W, 760.01 FEET;
THENCE N.88°24'07"E, 415.42 FEET; THENCE S.29°50'29"W, 55.07 FEET TO SAID EAST
RIGHT-OF-WAY LINE; THENCE S.36°24'03"E, ALONG SAID EAST RIGHT-OF-WAY LINE,
12.70 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF COUNTY SURVEYOR:
KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND
REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES
AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY
CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW, I HAVE
REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES; AND SAID
PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: _____ DATE: _____ REGISTRATION #: _____

PRINT:

SURVEYOR'S CERTIFICATE:

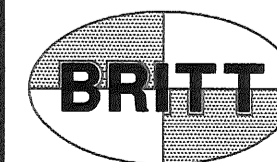
I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND
TO SURVEYED AND SHOWN HEREON. THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE
SUPERVISION, DIRECTION AND CONTROL. THAT PERMANENT REFERENCE MONUMENTS HAVE
BEEN SET AS SHOWN AND THAT SURVEY DATA COMPLIES WITH THE COLUMBIA COUNTY,
SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: 5-5-20

L. SCOTT BRITT, PSN #5757

DEVELOPER:

FORTY SEVEN PROPERTIES, INC.
796 SE. CR 252
LAKE CITY, FL 32025
386-752-0121



www.brittsurvey.com

TELEPHONE: (386) 752-7163

FAX: (386) 752-5573

BRITT SURVEYING & MAPPING, LLC

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

WORK ORDER # L-25973

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

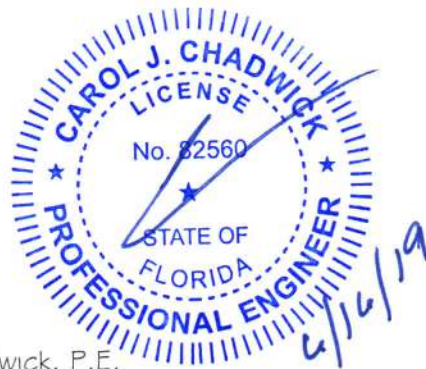
June 16, 2019

re: Capital Metal Supply Fire Flow Report

The fire protection for the proposed construction of the Capital Metal Supply site located at 3765 US Highway 441 S will be supplied rural water supply. The building will not be sprinkled.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 16, 2019

re: Capital Metal Supply Concurrency Impact Analysis

The proposed development will be on a septic system and private on-site water well.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 110
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: A Design Approach, Cincero and Cincero, 1996

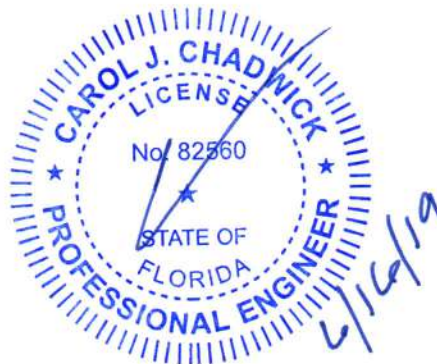
Summary of analyses:

- Trip generation: 30.2 ADT & 4.2 Peak PM trips
- Potable Water: 300 gallons per day
- Potable Water: 300 gallons per day
- Solid Waste: 110 pounds per day (58.4 tons)

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

**REVISED CONCURRENCY
WORKSHEET**

Capital Metal Supply
June 16, 2019

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Employees*	Total ADT	Total PM Peak
110	Gen. Light Industrial	3.02	0.42	10.00	30.20	4.20

*Per employee

Potable Water 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)
------------------------------	---	---	-------------------------

Light Industrial	15.00	20.00	300.00
------------------	-------	-------	--------

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary 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)
------------------------------	---	---	-------------------------

Light Industrial	15.00	20.00	300.00
------------------	-------	-------	--------

* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary 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)
Light Industrial	5.50	20.00	110.00

*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 16, 2019

re: Capital Metal Supply Comprehensive Plan Consistency Analysis

The Capital Metal Supply site plan is consistent with Columbia County's Comprehensive Plan.

Future Land Use Element

GOAL 1 - 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 1.1 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 industrial site is located on US 441 South frontage and is within the urban development area.

- Policy 1.1.1 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 subject property is located on US 441 South.

- Policy 1.1.2 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 in an area adjacent to commercial and industrial activities.

- Policy 1.1.3 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 2023.

Consistency: The site construction will be completed prior to 2023.

- 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 proposed site is located on US 441 South and will not have any adverse environmental impacts on the existing land uses.

- Policy I.1.5 The county shall continue to regulate and 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.

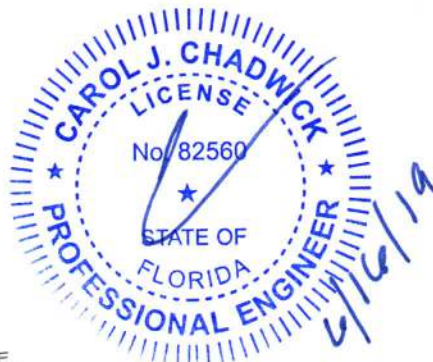
Consistency: No impacts to adjacent land topography or soil conditions will result due to construction of the subject property. The industrial development will be designed in accordance with the design standards of the County and other regulating agencies with jurisdiction.

- 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 is compatible with other similar uses along US 441 South and can co-exist without negative impacts to other uses in relative proximity to the development over time.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

DRAINAGE REPORT

Prepared for:

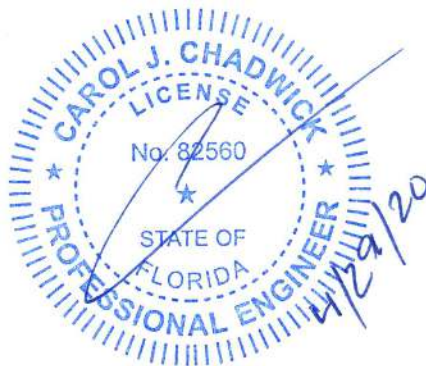
Forty Seven Properties, Inc.

Capital Metal Supply
3795 S Highway 441
Lake City, FL

COLUMBIA COUNTY

April 29, 2020

Prepared by:



Carol Chadwick, P.E.
307.680.1772
ccpewyo@gmail.com

**Forty Seven Properties, Inc.
Capital Metal
Columbia County, Florida**

Project Description

The project is located off US 441 South in Section 17 – T4S – R17E, Columbia County, Florida. The project involves constructing an office and a metal building with associated parking and drives on a 2.9-acre lot. The remaining land will be proposed for development at a later date.

Existing Site Conditions

The area is mostly grass with a few trees. The existing stormwater runoff flows in all directions.

Proposed Stormwater Management Plan

The plan calls for taking the impervious areas of the developed lot and draining it to a northern low by way of inlets, pipes, and ditch. The volume of the existing north low will be increased to handle the runoff from the impervious area of the developed lot. Runoff currently draining north from the project site will be ignored in increasing the volume of this low. The existing contours are being used for calculation purposes. No fill is being placed in the low and adjustments may be made at a later date based on percolation and storm modeling. And no berms will be used to potentially block offsite water from entering the low. All of the added storage will be below the pipe elevation under US 441 South.

Calculations

Pre-Developed Conditions

Contributing Area = 0 sq. ft. (CN=68)

Post-Developed Conditions

Building & Canopies	=	37,752 sq. ft. (CN= 98)
Concrete	=	1,368 sq. ft. (CN=98)
Asphalt Pavement	=	42,208 sq. ft. (CN= 98)
 TOTAL	=	 81, 328 sq. ft. (CN=98)

Water QuantitySummary

Existing Low			
Elevation	Area	Volume	Cummulative
90.50	-	-	
91.00	15,614.00	3,903.50	3,903.50
92.00	57,378.00	36,496.00	40,399.50
93.00	104,188.00	80,783.00	121,182.50

Proposed Low			
Elevation	Area	Volume	Cummulative
90.00	89,918.00	-	
93.00	106,461.00	294,568.50	294,568.50

Difference at 93	173,386.00
------------------	------------

100 Yr Event (hr)	Rainfall (in)	CN	Area (ac)	Volume Needed (cu ft)
1	4.2	98	1.87	26,925.10
2	5.1	98	1.87	33,026.20
4	6.08	98	1.87	39,673.20
8	7.36	98	1.87	48,358.30
24	9.84	98	1.87	65,191.40
72	12.4	98	1.87	82,571.30
168	14	98	1.87	93,434.90
240	16.1	98	1.87	107,694.00

The volume difference at elevation 93.0 is substantially more than the needed 10-day total storm event.

PONDS Version 3.3.0278
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Project Data

Project Name: Forty Seven Properties, Capital Metal

Simulation Description:
Project Number:

Engineer : Chadwick

Supervising Engineer:

Date: 01-23-2020

PONDS Version 3.3.0278
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Scenario Input Data

Scenario 1 :: FDOT 240 Hour (x1)

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 1.870
Time Of Concentration (minutes) 15.0
DCIA (%) 0.0
Curve Number 98
Design Rainfall Depth (inches) 16.1
Design Rainfall Duration (hours) 240.0
Shape Factor UHG 484
Rainfall Distribution FDOT 240 Hour

Initial ground water level (ft datum) 89.00 (default)

Time After
Storm Event
(days)

1.000
3.000
7.000

Scenario 2 :: FDOT 1 Hour (x1)

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 1.870
Time Of Concentration (minutes) 15.0
DCIA (%) 0.0
Curve Number 98
Design Rainfall Depth (inches) 4.2
Design Rainfall Duration (hours) 1.0
Shape Factor UHG 484
Rainfall Distribution FDOT 1 Hour

Initial ground water level (ft datum) 89.00 (default)

Time After
Storm Event
(days)

1.000
3.000
7.000

PONDS Version 3.3.0278
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Scenario Input Data (cont'd.)

Scenario 3 :: FDOT 2 Hour (x1)

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 1.870
Time Of Concentration (minutes) 15.0
DCIA (%) 0.0
Curve Number 98
Design Rainfall Depth (inches) 5.1
Design Rainfall Duration (hours) 2.0
Shape Factor UHG 484
Rainfall Distribution FDOT 2 Hour

Initial ground water level (ft datum) 89.00 (default)

Time After
Storm Event
(days)

1.000
3.000
7.000

Scenario 4 :: FDOT 4 Hour (x1)

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 1.870
Time Of Concentration (minutes) 15.0
DCIA (%) 0.0
Curve Number 98
Design Rainfall Depth (inches) 6.1
Design Rainfall Duration (hours) 4.0
Shape Factor UHG 484
Rainfall Distribution FDOT 4 Hour

Initial ground water level (ft datum) 89.00 (default)

Time After
Storm Event
(days)

1.000
3.000
7.000

PONDS Version 3.3.0278
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Scenario Input Data (cont'd.)

Scenario 5 :: FDOT 8 Hour (x1)

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 1.870
Time Of Concentration (minutes) 15.0
DCIA (%) 0.0
Curve Number 98
Design Rainfall Depth (inches) 7.4
Design Rainfall Duration (hours) 8.0
Shape Factor UHG 484
Rainfall Distribution FDOT 8 Hour

Initial ground water level (ft datum) 89.00 (default)

Time After
Storm Event
(days)

1.000
3.000
7.000

Scenario 6 :: FDOT 24 Hour (x1)

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 1.870
Time Of Concentration (minutes) 15.0
DCIA (%) 0.0
Curve Number 98
Design Rainfall Depth (inches) 9.8
Design Rainfall Duration (hours) 24.0
Shape Factor UHG 484
Rainfall Distribution FDOT 24 Hour

Initial ground water level (ft datum) 89.00 (default)

Time After
Storm Event
(days)

1.000
3.000
7.000

PONDS Version 3.3.0278
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Scenario Input Data (cont'd.)

Scenario 7 :: FDOT 72 Hour (x1)

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 1.870
Time Of Concentration (minutes) 15.0
DCIA (%) 0.0
Curve Number 98
Design Rainfall Depth (inches) 12.4
Design Rainfall Duration (hours) 72.0
Shape Factor UHG 484
Rainfall Distribution FDOT 72 Hour

Initial ground water level (ft datum) 89.00 (default)

Time After
Storm Event
(days)

1.000
3.000
7.000

Scenario 8 :: FDOT 168 Hour (x1)

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 1.870
Time Of Concentration (minutes) 15.0
DCIA (%) 0.0
Curve Number 98
Design Rainfall Depth (inches) 14.0
Design Rainfall Duration (hours) 168.0
Shape Factor UHG 484
Rainfall Distribution FDOT 168 Hour

Initial ground water level (ft datum) 89.00 (default)

Time After
Storm Event
(days)

1.000
3.000
7.000

PONDS Version 3.3.0278
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Sort-By-Category Report

Scenarios Considered: 1 to 8

Inflow - Cumulative Volume - Maximum Positive

Rank	Scenario Number	Maximum Positive Cumulative Inflow Volume (ft³)	Time (hours)	Description
1	1	107694.0	240.800	FDOT 240 Hour (x1)
2	8	93434.9	168.800	FDOT 168 Hour (x1)
3	7	82571.3	72.800	FDOT 72 Hour (x1)
4	6	65191.4	24.800	FDOT 24 Hour (x1)
5	5	48358.3	8.800	FDOT 8 Hour (x1)
6	4	39673.2	4.800	FDOT 4 Hour (x1)
7	3	33026.2	2.800	FDOT 2 Hour (x1)
8	2	26925.1	1.800	FDOT 1 Hour (x1)



Cal -Tech Testing, Inc.

- Engineering
- Geotechnical
- Environmental

LABORATORIES

P.O. Box 1625 • Lake City, FL 32056
Tel (386) 755-3633 • Fax (386) 752-5456

450 SR 13N, Suite 106-308, Jacksonville, FL 32259
Tel (904) 381-8901 • Fax (904) 381-8902

August 29, 2019

Mr. Nelson Bedenbaugh
Bedenbaugh Enterprises
637 SW Hillcrest Street
Lake City, Florida 32025

**RE: Geotechnical Exploration & Field Soil Permeability Testing Report
Capital Metals Development-Retention Ponds
Lake City, Florida
Cal-Tech Testing, Inc. Project No. 19-00578-01**

Dear Mr. Nelson Bedenbaugh:

This report presents the results of our geotechnical exploration and field soil permeability testing performed for the proposed Capital Metals Retention Ponds in Lake City, Florida. Our services were performed in accordance with our proposal and your subsequent authorization.

The purposes of our geotechnical exploration and soil testing were to obtain subsurface soil profile and soil permeability information by the proposed retention pond areas.

FIELD EXPLORATION

Our field exploration was done on August 28, 2019 and consisted of two (2) soil field permeability tests performed using a 5 ft. long, 2.81-in I.D. casing driven 0.5 ft. from the bottom of 1.5 ft. and 3.0 ft. deep hand-augered boreholes. During the tests and after soil saturation for 30 minutes, we recorded the volume required to keep water at the top of the casing at 5-minute intervals for 30 minutes.

Prior to the soil field permeability testing, we performed two (2) Standard Penetration Test (SPT) borings (B1 and B2) to depths of 15 ft. in order to determine the soil profile in proximity to each of the soil field permeability test locations laid out by our field crew at the locations indicated by you using a Global Positioning System (GPS) hand-held device. At completion, the boreholes were backfilled with soil cuttings.

The sampling and penetration procedures of the SPT borings were in general accordance with ASTM D-1586 Penetration Test and Split-Barrel Sampling of Soil, using a power rotary drill rig and a 3-in diameter continuous flight auger. The standard penetration test was performed by driving a standard 1³/₈ inch I.D. and 2 inches O.D. split-spoon sampler with a manual 140-lb hammer falling 30 inches. The number of hammer blows required to drive the sampler a total of 24 inches (i.e. boring upper 10 ft.) or 18 inches in 6-inch increments were recorded in the boring logs. The penetration resistance, N-values, is the summation of the second and third 6-inch increments. The blow counts and N-values are recorded in the enclosed Boring Log.

The soil samples obtained from the borings were delivered to our laboratory and visually classified by our geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D-2487). Refer to the enclosed boring log for the subsurface soil classification at the test locations.

SUBSURFACE SOIL CONDITIONS

GENERALIZED SUBSURFACE SOIL PROFILE

A generalized subsurface soil profile inferred from the soil borings consists of a SAND stratum to a depth of 3 ft. (B1) to 4 ft. (B2) underlain by the CLAYEY, SILTY SAND stratum to the termination depth of the borings at 15 ft.

Groundwater

No groundwater was encountered while drilling at the boring locations though a wet soil sample was encountered on top of the CLAYEY, SILTY SAND stratum (i.e. 3 ft) at boring location B1.

The United States Department of Agriculture (USDA), National Resources Conservation Service (NRCS) indicates the groundwater at depths of 12 inches to 30 inches for the area around boring location B1 and 42 inches to 72 inches for the corner of the site by B2.

The Federal Emergency Management Administration (FEMA) Flood Map No. 12023CO294D effective November 2, 2018, indicates the explored area is of Minimal Flood Hazard.

Based on the subtle increase of boring B2 SPT blow counts at a depth of 30 inches and subsequent decrease at 48 inches in addition to the typical iron-oxide yellowish-red-colored soil particles observed beginning at a depth of approximately 48 inches appear to indicate a Seasonal High Groundwater (SHGWT) at that location.

Similarly for boring location B1, the iron-oxide yellowish-red-colored soil particles observed beginning at a depth of approximately 18 inches appear to indicate the SHGWT at that location.

A confining stratum (CLAYEY, SILTY SAND) was encountered at depths of 3 ft. and 4 ft. at boring locations B1 and B2, respectively.

SOIL PERMEABILITY & HYDROLOGIC GROUP

Analyses of data obtained during the soil field permeability tests indicate soil hydraulic conductivities as shown in the following table:

Test Location	Depth (ft)	Vertical Unsaturated Soil Hydraulic Conductivity (K_{vu}) (ft/day)	Horizontal Soil Hydraulic Conductivity (K_h) (ft/day)	Fillable Porosity (%)
B1	1.5	4.69	10.55	25
B2	3.0	1.60	3.62	20

In addition, based on the USDA NRCS criteria, the estimated depth to the SHGWT, the depth to the confining stratum and the soil Hydraulic Conductivity, the soil by boring locations B1 and B2 could be assigned the Hydraulic Soil Group D and B/C, respectively.

LIMITATIONS

Information on subsurface strata and groundwater levels shown on the boring logs represent conditions encountered only at the locations indicated and at the time of the investigation.

CLOSURE

It has been a pleasure working with you and we look forward to continuing our work on this and future projects.

Sincerely,

Cal-Tech Testing, Inc.

Ivan E. Marciano, M.S., P.E.
Sr. Geotechnical Engineer

Enclosures:
Boring Location Plan
Boring Logs

Mike Stalvey, Jr.
Vice President



CAL-TECH TESTING, INC.

P.O. BOX 1625

Lake City, Florida 32056-1625

Phone: (386) 755-3633

Fax: (386) 752-5456

BORING LOCATION PLAN

Capital Metal Development-Retention Ponds

Lake City, Florida



Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B1

PAGE 1 OF 1

CLIENT Bedenbaugh Enterprises PROJECT NAME Capital Metals Development-Retention Ponds
PROJECT NUMBER 19-00578-01 PROJECT LOCATION Lake City Florida
DATE STARTED 8/28/19 COMPLETED 8/28/19 GROUND ELEVATION 0 ft HOLE SIZE 3-in dia. x 15 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc. GROUND WATER LEVELS:
DRILLING METHOD SPT AT TIME OF DRILLING --- Not encountered
LOGGED BY I.M. CHECKED BY I.M. AT END OF DRILLING ---
NOTES Elev. referred to ground surface AFTER DRILLING ---

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA				REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	
	(SP) Gray SAND		1	1	SS	75	3-2-2-2 (4)	Boring Location Coordinates N30°08'26.1" W82°37'59.7" SS=Split Spoon sampler Yellowish red colored soil particles begin at 18 inches depth Sample wet at 3 ft.
			2	2	SS	79	2-1-2-7 (3)	
	(SM) Gray CLAYEY, SILTY SAND		4	3	SS	83	12-16-17- 18 (33)	
-5			6	4	SS	67	8-10-13-22 (23)	
			8	5	SS	79	16-15-16- 22 (31)	
-10			10					
			12					
			14	6	SS	72	9-11-13 (24)	
-15								
	Bottom of borehole at 15.0 feet.							



Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B2

PAGE 1 OF 1

CLIENT Bedenbaugh Enterprises PROJECT NAME Capital Metals Development-Retention Ponds
PROJECT NUMBER 19-00578-01 PROJECT LOCATION Lake City Florida
DATE STARTED 8/28/19 COMPLETED 8/28/19 GROUND ELEVATION 0 ft HOLE SIZE 3-in dia. x 15 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc. GROUND WATER LEVELS:
DRILLING METHOD SPT AT TIME OF DRILLING --- Not encountered
LOGGED BY I.M. CHECKED BY I.M. AT END OF DRILLING ---
NOTES Elev. referred to ground surface AFTER DRILLING ---

GEOTECH BH COLUMNS - DATA ENTRY LATEST UPDATE: GDT - 8/29/19 10:31 - C:\PROGRAM FILES (X86)\GINT\PROJECTS\CAPITAL METALS DEVELOPMENT GPJ

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA				REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	
	(SP) Gray SAND		1	1	SS	54	2-2-2-2 (4)	Boring Location Coordinates N30°08'16.3" W82°37'53.9" SS=Split Spoon sampler
			2	2	SS	75	1-2-2-3 (4)	
	Gray CLAYEY, SILTY SAND		4					Yellowish red colored soil particles begin at 5 ft. depth
-5			3	3	SS	92	2-6-8-10 (14)	
			6	4	SS	92	8-13-16-18 (29)	
			8	5	SS	92	12-20-18- 18 (38)	
-10			10					
			12					
			14	6	SS	72	10-8-8 (16)	
-15	Bottom of borehole at 15.0 feet.							

PARCEL NUMBER: 17-45-17-08410-003

DESCRIPTION:

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 17 EAST COLUMBIA COUNTY, FLORIDA; RUN THENCE S.01°29'42"E., 121.62 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF US HIGHWAY NO. 441; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S.36°24'03"E., 1035.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S.36°27'56"E., 511.49 FEET; THENCE N.88.19'25"E., 524.63 FEET; THENCE N.36°22'00"W., 809.94 FEET; THENCE S.53°39'05"W., 432.26 FEET TO THE POINT OF BEGINNING. CONTAINING 6.55 ACRES MORE OR LESS.

ALSO:

A DRAINAGE EASEMENT OVER AND ACROSS THE FOLLOWING,
COMMENCE AT THE NW CORNER OF THE SE 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; RUN THENCE S.01°29'42"E., 121.62 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S.36°24'03"E., 1035.82 FEET; THENCE N.53°39'05"E., 30.00 FEET; THENCE N.36°24'03"W., 760.01 FEET; THENCE N.88°24'07"E., 415.42 FEET; THENCE N.01°33'32"W., 266.67 FEET; THENCE S.88°24'07"W., 576.36 FEET; THENCE S.29°50'29"W., 55.07 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE S.36°24'03"E., ALONG SAID EAST RIGHT-OF-WAY LINE, 12.70 FEET TO THE POINT OF BEGINNING.

Prepared by:
Elaine R. Davis
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025
File Number: 16-426

Inst: 201612014370 Date: 09/01/2016 Time: 1:28PM
Page 1 of 2 B: 1321 P: 1010, P.DeWitt Cason, Clerk of Court
Columbia, County, By: KV
Deputy ClerkDoc Stamp-Deed: 2800.00

General Warranty Deed

Made this September 1st, 2016 A.D.

By **N & G PROPERTIES OF NORTH FLORIDA, LLC**, a Florida Limited Liability Company, 4180 South U. S. Highway 411, Suite 101, Lake City, Florida 32025, hereinafter called the grantor,

to **FORTY SEVEN PROPERTIES, INC.**, a Florida Corporation whose post office address is: 796 SE CR 252, Lake City, Florida 32025, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, viz:

See Attached Schedule "A"

Parcel ID Number: 08410-000

Together with all the 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 December 31, 2015.

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:

Elaine R. Davis
Witness Printed Name Elaine R. Davis

Nicole A. Moore
Witness Printed Name Nicole A. Moore

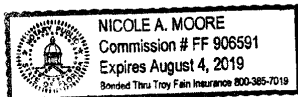
State of Florida
County of Columbia

N & G PROPERTIES OF NORTH FLORIDA, LLC.
Jack J. Norton (Seal)

Jack J. Norton, Managing Member
Address: 4180 South U. S. Highway 411, Suite 101, Lake City,
Florida 32025

N & G PROPERTIES OF NORTH FLORIDA, LLC.
Peter W. Giebeig (Seal)
Peter W. Giebeig, Managing Member

The foregoing instrument was acknowledged before me this 1st day of September, 2016, by JACK J. NORTON, MANAGING MEMBER OF N & G PROPERTIES OF NORTH FLORIDA, LLC, a Florida Limited Liability Company and PETER W. GIEBEIG, AS MANAGING MEMBER OF N & G PROPERTIES OF NORTH FLORIDA, LLC, a Florida Limited Liability Company, who is/are personally known to me or who has produced DRIVER LICENSE as identification.



Nicole A. Moore
Notary Public
Print Name: _____
My Commission
Expires: _____

Prepared by:
Elaine R. Davis
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025
File Number: 16-426

"Schedule A"
TOWNSHIP 4 SOUTH, RANGE 17 EAST

PARCEL 1

SECTION 17: The N 1/2 of the SE 1/4 of Section 17, Township 4 South, Range 17 East, lying and being East of U.S. Highway 41, EXCEPT the East 200 feet of said parcel. IN COLUMBIA COUNTY, FLORIDA.

AND ALSO EXCEPT the parcel described by Commencing at the Northwest corner of the SE 1/4 of said Section and running thence North 89°07' East, along the North line of said SE 1/4, 598.00 feet to the POINT OF BEGINNING, thence continue North 89°07' East along said North line, 330.00 feet, thence South 00°53' East, 330.00 feet, thence South 89°07' West, 330.00 feet, thence North 00°53' West, 330.00 feet to the POINT OF BEGINNING. IN COLUMBIA COUNTY, FLORIDA.

AND

PARCEL 2

SECTION 17: NE 1/4 of SW 1/4 as lies Northeast of State Road 25 (US 441) in Section 17, Township 4 South, Range 17 East. IN COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT that part of Parcel 1 and Parcel 2 described as follows:

SECTION 17: BEGIN at the Northwest corner of the SE 1/4 of Section 17, Township 4 South, Range 17 East, Columbia County, Florida and run North 89°07'00" East, 598.02 feet; thence South 00°48'25" East, 64.00 feet; thence South 89°07'00" West, 576.47 feet; thence South 30°40'37" West, 55.09 feet to a point on the Easterly Right-of-Way line of U.S. Highway No. 41; thence North 35°46'55" West, along said Easterly Right-of-Way line, 135.04 feet; thence North 83°59'33" East, 84.63 feet to the POINT OF BEGINNING. IN COLUMBIA COUNTY, FLORIDA.

AND LESS AND EXCEPT the following:

SECTION 17: Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 17, Township 4 South, Range 17 East, Columbia County, Florida, as shown on the survey prepared by Bailey, Bishop & Lane, Dated February 22, 2000, and run South 88°43'14" West, along the North line of said NE 1/4 of SE 1/4, 200.22 feet to the POINT OF BEGINNING; thence continue South 88°43'14" West, along said North line, 18.00 feet; thence South 02°39'06" East, 435.65 feet; thence North 88°43'14" East, 18.00 feet; thence North 02°39'06" East, 435.65 feet to the POINT OF BEGINNING. IN COLUMBIA COUNTY, FLORIDA.

AND LESS AND EXCEPT THE FOLLOWING:

Commence at the Northwest corner of the SE 1/4 of Section 17, Township 4 South, Range 17 East, Columbia County, Florida and run South 88°59'33" West, 84.69 feet to the Easterly Right-of-Way line of U.S. Highway No. 441; thence South 35°47'38" East along said Right-of-Way line, 134.92 feet to a rebar and cap labeled as L.S. Britt, P.L.S. 5757; thence continue along said Right-of-Way line, South 35°44'19" East, 1006.71 feet; thence North 54°23'20" East, 107.52 feet; thence North 68°39'29" East, 170.73 feet; thence South 35°57'00" East, 62.00 feet to the POINT OF BEGINNING; thence North 88°41'08" East, 247.88 feet; thence North 54°04'11" East, 191.28 feet; thence North 32°32'29" West, 337.63 feet; thence South 59°40'35" West, 417.31 feet; thence South 35°57'00" East, 237.00 feet to the POINT OF BEGINNING. IN COLUMBIA COUNTY, FLORIDA.

AND LESS AND EXCEPT THE FOLLOWING:

Commence at the Southeast corner of the NE 1/4 of said Section 17, and run North 01°59'59" West along the East line thereof, 118.32 feet to the Intersection with the Southerly Right-of-Way line of County Road 252; thence North 68°32'39" West, along said Southerly Right-of-Way line, 229.01 feet; thence South 01°59'25" West, 206.28 feet; thence South 89°46'00" West, 8.34 feet to the POINT OF BEGINNING; thence South 02°33'05" East, 435.64 feet; thence South 88°36'38" West, 202.10 feet; thence North 02°29'40" West, 436.18 feet; thence North 88°46'00" East, 201.68 feet to the POINT OF BEGINNING. IN COLUMBIA COUNTY, FLORIDA.

Inst: 202012003615 Date: 02/13/2020 Time: 3:05PM
Page 1 of 3 B: 1405 P: 1520, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy ClerkDoc Stamp-Deed: 0.70

This Instrument Prepared By:
RALPH R. DEAS, ESQUIRE
227 SE Hernando Avenue
Lake City, Florida 32025
Telephone: (386) 754-0771

The Preparer of this Instrument has prepared NO Title Examination nor has the Preparer issued any Title Insurance or furnished any opinion regarding title, existence of liens, quantity of lands included, or the location of boundaries. The names, addresses, tax identification numbers and legal description are furnished by a party to this Instrument.

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and executed this 30 day of January, 2020, by and between FORTY SEVEN PROPERTIES, INC., 796 SE CR 252, Lake City, Florida 32025 First Party and FORTY SEVEN PROPERTIES, INC., 796 SE CR 252, Lake City, Florida 32025, Second Party,

WITNESSETH:

That, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations in hand paid by the said Second Party to the said First Party, the receipt and sufficiency whereof are hereby acknowledged, the said First Party does remise, release, and quitclaim to the said Second Party forever, all the right, interest, title, claim and demand which the said First Party has in and to the below-described lot, piece, or parcel of real property, situate, lying and being in Columbia County, Florida, to-wit:

As in Exhibit A, attached

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use and benefit of said Second Party forever.

IN WITNESS WHEREOF, the said First Party has signed and sealed these presents the day and year first above written.

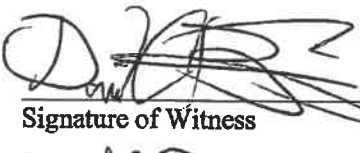
Signed, sealed and delivered
In Presence of:

FORTY SEVEN PROPERTIES, INC., a
Florida corporation

Amanda Meads
Signature of Witness

Amanda Meads
Printed/Typed Name of Witness

By: [Signature] (SEAL)
LARRY B. PERRY, JR., President

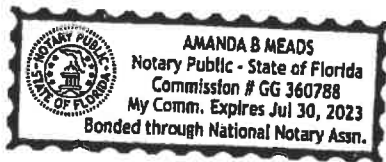

Signature of Witness

David C. Brown
Printed/Typed Name of Witness

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing Quitclaim Deed was acknowledged before me by LARRY E. PERRY, JR., President of said corporation, to me personally known OR ✓ known after production of FL driver license as identification, and who DID NOT take an oath, this 30 day of January, 2020.

(Seal if any)



Amanda Meads
Signature of Notary

Amanda Meads
Printed/Typed Name of Notary

Notary Public, State of Florida at Large

Serial No. if any:

Commission Expires: July 30, 2023

THAT PORTION OF CERTAIN LANDS DESCRIBED IN ORB 1321, PAGE 1010 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, LYING IN THE NORTH 1/2 OF THE SE 1/4 OF SECTION 17 TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND EAST OF U.S. HIGHWAY 441, COLUMBIA COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE AFOREMENTIONED SECTION 17; THENCE RUN SOUTH 00° 47' 07" EAST ALONG THE WEST LINE OF AFOREMENTIONED NORTH 1/2 OF THE SE 1/4 OF SAID SECTION 17, A DISTANCE OF 121.24 FEET TO A POINT THE EASTERLY LINE OF THE AFOREMENTIONED US HIGHWAY 441 AND THE WESTERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN ORB 1321, PG 1010, THENCE SOUTH 35° 44' 01" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE AND WESTERLY LINE OF SAID LANDS, A DISTANCE OF 1000.10 FEET; THENCE CONTINUE SOUTH 35° 37' 16" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE AND WESTERLY LINE OF SAID LANDS, A DISTANCE OF 35.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 54° 22' 44" EAST DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY LINE OF SAID LANDS, A DISTANCE 432.16 FEET; THENCE SOUTH 35° 37' 16" EAST, A DISTANCE OF 324.83 FEET; THENCE SOUTH 62° 41' 09" WEST, A DISTANCE OF 436.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE AFORESAID U.S. HIGHWAY 441 AND THE WESTERLY LINE OF THE AFORESAID LANDS; THENCE NORTH 35° 37' 16" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 261.90 FEET TO THE POINT OF BEGINNING;
CONTAINING 2.911 ACRES MORE OR LESS.

A handwritten signature in dark ink, appearing to be 'J. C. Cason', is written over a horizontal line. The signature is stylized and cursive.

Exhibit A

This Instrument Prepared By:
RALPH R. DEAS, ESQUIRE
227 SE Hernando Avenue
Lake City, Florida 32025
Telephone: (386) 754-0771

Inst: 202012007853 Date: 04/13/2020 Time: 4:21PM
Page 1 of 3 B: 1409 P: 2267, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy Clerk Doc Stamp-Deed: 0.70

DRAINAGE EASEMENT

THIS drainage easement executed this 2 day of April, 2020, by and between **FORTY SEVEN PROPERTIES INC.**, a Florida Corporation, (Grantors) whose address 796 SE County Road 252, Lake City, Florida 32025 in which Grantors swear that Grantors are the legal owners of the referenced property and convey to **FORTY SEVEN PROPERTIES INC.**, (Grantee) a drainage easement.

WITNESSETH:

Grantors warrant that Grantors are the fee owners of certain real estate situated in the City of Lake City, County of Columbia, State of Florida, which is legally described in **Exhibit A** attached hereto and incorporated herein by reference, referred to hereafter as the "easement premises"; and

Grantors hereto have determined that it is in Grantors best interests for the Grantors to grant the **FORTY SEVEN PROPERTIES INC** an easement in and along the easement premises for drainage purposes:

Therefore, in consideration of the foregoing:

1. The Grantors hereby grant and convey to **FORTY SEVEN PROPERTIES INC** a perpetual drainage easement (which can be over, under and across the easement premises), including the right to ingress and egress to the easement, for construction, reconstruction, alteration, maintenance and repair (to the extent **FORTY SEVEN PROPERTIES INC** considers desirable) of pipes, manholes, catch basins, and other necessary or desirable appurtenances to and/or for a drainage system and/or drainage facilities, the easement premises being described as follows which are located in Columbia County, Florida:

Exhibit A- easement premises legal description

2. All rights, title and privileges to the easement herein granted shall run with the land and shall be binding upon grantors and all persons claiming by, through or under Grantors and inure to the benefit of **FORTY SEVEN PROPERTIES INC**, its successors and assigns. Grantor will defend the title to said easement against all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantors have set their hands and seals to this drainage easement this 2 day of April, 2020.

Signed, sealed and delivered
In Presence of:

FORTY SEVEN PROPERTIES INC

Amanda Meads
Signature of Witness

[Signature] (SEAL)
LARRY E. PERRY
President/Grantor

Amanda Meads
Printed/Typed Name of Witness

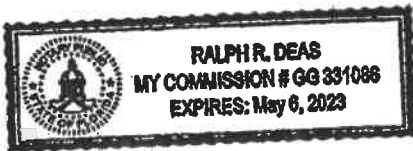
[Signature]
Signature of Witness

[Signature] (SEAL)
GREGORY A. BEDENBAUGH, Grantor
Vice President/Grantor

Sarah M. Deas
Printed/Typed Name of Witness

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing Drainage Easement was acknowledged before me by LARRY E. PERRY, President of Forty Seven Properties Inc, to me ☒ personally known OR ☐ known after production of _____ as identification and who DID NOT take an oath, by GREGORY A. BEDENBAUGH, Vice President of Forty Seven Properties Inc, to me ☒ personally known OR ☐ known after production of _____ as identification and who DID NOT take an oath, this 2 day of April, 2020.



(Seal if any)

Ralph R. Deas
Signature of Notary
Ralph R. Deas
Printed/Typed Name of Notary
Notary Public, State of Florida At Large
Serial No. if any: _____
Commission Expires: _____

Exhibit "A"

THAT PORTION OF CERTAIN LANDS DESCRIBED IN ORB 1321, PAGE 1010 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, LYING IN THE NORTH 1/2 OF THE SE 1/4 OF SECTION 17 TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND EAST OF U.S. HIGHWAY 441, COLUMBIA COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Drainage Easement:

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE AFOREMENTIONED SECTION 17; THENCE RUN SOUTH 00° 47' 07" EAST ALONG THE WEST LINE OF AFOREMENTIONED NORTH 1/2 OF THE SE 1/4 OF SAID SECTION 17, A DISTANCE OF 121.24 FEET TO A POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED US HIGHWAY 441 AND THE WESTERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN ORB 1321, PG 1010, AND THE POINT OF BEGINNING, THENCE NORTH 35° 47' 37" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE AND WESTERLY LINE OF SAID LANDS, A DISTANCE OF 12.70 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN ORB 1321, PG 1010; THENCE NORTH 30° 32' 58" EAST DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 55.07 FEET ALONG SAID NORTHERLY LINE; THENCE CONTINUE NORTH 89° 06' 36" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 576.36 FEET; THENCE CONTINUE SOUTH 00° 53' 00" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 266.67 FEET; THENCE SOUTH 87° 51' 44" WEST DEPARTING SAID NORTHERLY LINE OF SAID LANDS DESCRIBED IN ORB 1321, PG 1010, A DISTANCE OF 409.44 FEET; THENCE SOUTH 35° 44' 01" EAST, A DISTANCE OF 713.40 FEET; THENCE SOUTH 35° 37' 16" EAST A DISTANCE OF 35.88 FEET; THENCE SOUTH 54° 22' 44" WEST, A DISTANCE OF 30.00 FEET; TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE AFORESAID U.S. HIGHWAY 441 AND THE WESTERLY LINE OF THE AFORESAID LANDS; THENCE NORTH 35° 37' 16" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 35.86 FEET; THENCE CONTINUE NORTH 35° 44' 01" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE AND WESTERLY LINE OF SAID LANDS, A DISTANCE OF 1000.10 FEET TO THE POINT OF BEGINNING; CONTAINING 3.876 ACRES MORE OR LESS

**Electronic Articles of Incorporation
For**

P16000069898
FILED
August 23, 2016
Sec. Of State
sgilbert

FORTY SEVEN PROPERTIES INC

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

FORTY SEVEN PROPERTIES INC

Article II

The principal place of business address:

796 SE COUNTY ROAD 252
LAKE CITY, FL. 32025

The mailing address of the corporation is:

796 SE COUNTY ROAD 252
LAKE CITY, FL. 32025

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

100

Article V

The name and Florida street address of the registered agent is:

LARRY E PERRY JR
796 SE COUNTY ROAD 252
LAKE CITY, FL. 32025

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: LARRY E PERRY JR

P16000069898
FILED
August 23, 2016
Sec. Of State
sgilbert

Article VI

The name and address of the incorporator is:

GUY N WILLIAMS
397 S MARION AVE

LAKE CITY FL 32025

Electronic Signature of Incorporator: GUY N WILLIAMS

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
LARRY E PERRY JR
796 SE COUNTY ROAD 252
LAKE CITY, FL. 32025

Title: VP
GREGORY A BEDENBAUGH
390 SW BEDENBAUGH LANE
LAKE CITY, FL. 32025

Article VIII

The effective date for this corporation shall be:

08/23/2016

Parcel: << **17-4S-17-08410-000** >>

Owner & Property Info

Owner	FORTY SEVEN PROPERTIES INC 796 SE CR 252 LAKE CITY, FL 32025		
Site	3795 US HIGHWAY 441 , LAKE CITY		
Description*	N1/2 OF SE1/4 AS LIES E OF US-41, EX 6 AC OFF E SIDE, (200 FT WIDE). ALSO NE1/4 OF SW1/4 AS LIES NE OF US-441, (BEING A TRIANGULAR-SHAPED PRCL). EX 2.5 AC DESC IN ORB 774-1561 & EX 0.18 AC DESC IN ORB 986-1414 & EX 1 AC DESC IN ORB 1076-2741 & EX 3 AC DESC ...more>>>		
Area	56.3 AC	S/T/R	17-4S-17
Use Code**	PASTURELAN (006200)	Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2018 Certified Values		2019 Working Values	
Mkt Land (0)	\$0	Mkt Land (0)	\$0
Ag Land (1)	\$13,512	Ag Land (1)	\$13,512
Building (0)	\$0	Building (0)	\$0
XFOB (1)	\$1,837	XFOB (1)	\$1,837
Just	\$373,417	Just	\$373,417
Class	\$15,349	Class	\$15,349
Appraised	\$15,349	Appraised	\$15,349
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$15,349	Assessed	\$15,349
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$15,349 city:\$15,349 other:\$15,349 school:\$15,349	Total Taxable	county:\$15,349 city:\$15,349 other:\$15,349 school:\$15,349

Aerial Viewer Pictometry Google Maps



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
9/1/2016	\$400,000	1321/1010	WD	I	Q	01
4/25/2013	\$100	1253/1707	WD	I	U	11
11/23/2009	\$161,700	1184/1939	WD	I	U	16
11/23/2009	\$161,700	1184/1936	WD	I	U	16
11/23/2009	\$161,700	1184/1933	WD	I	U	16
6/24/2008	\$100	1153/0958	WD	I	U	01
6/24/2008	\$100	1153/0956	WD	I	U	01
6/24/2008	\$100	1153/0954	WD	I	U	01
5/15/1993	\$0	774/1561	WD	I	U	03

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E						

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0031	BARN,MT AE	0	\$1,837.00	1.000	30 x 50 x 0	(000.00)

▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
006200	PASTURE 3 (AG)	56.300 AC	1.00/1.00 1.00/1.00	\$240	\$13,512
009910	MKT.VAL.AG (MKT)	56.300 AC	1.00/1.00 1.00/1.00	\$0	\$371,580

DESIGNATION OF AUTHORIZED AGENT:

I hereby designate and authorize Carol Chadwick, P.E. to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the Forty Seven Properties, Inc.; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

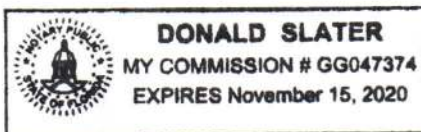
<u>Gregory A Bedenbaugh</u>	<u>Gregory A. Bedenbaugh</u>	<u>5/23/19</u>
Typed/Printed Name of Applicant	Signature of Applicant	Date

(Corporate Title if applicable)

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23rd day of May, 2019, by _____ (Name of Person) as _____ (Type of Authority, e.g., Officer, Trustee, Attorney In Fact) for _____ (Name of Party on Behalf of Whom Instrument Was Executed).

(Seal)



[Signature]

Signature of Notary Public

Donald Slater

Print, Type or Stamp Name of Notary

Personally Known: X
OR Produced Identification: _____
Type of Identification Produced: _____

**Electronic Articles of Incorporation
For**

P16000069898
FILED
August 23, 2016
Sec. Of State
sgilbert

FORTY SEVEN PROPERTIES INC

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

FORTY SEVEN PROPERTIES INC

Article II

The principal place of business address:

796 SE COUNTY ROAD 252
LAKE CITY, FL. 32025

The mailing address of the corporation is:

796 SE COUNTY ROAD 252
LAKE CITY, FL. 32025

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

100

Article V

The name and Florida street address of the registered agent is:

LARRY E PERRY JR
796 SE COUNTY ROAD 252
LAKE CITY, FL. 32025

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: LARRY E PERRY JR

P16000069898
FILED
August 23, 2016
Sec. Of State
sgilbert

Article VI

The name and address of the incorporator is:

GUY N WILLIAMS
397 S MARION AVE

LAKE CITY FL 32025

Electronic Signature of Incorporator: GUY N WILLIAMS

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
LARRY E PERRY JR
796 SE COUNTY ROAD 252
LAKE CITY, FL. 32025

Title: VP
GREGORY A BEDENBAUGH
390 SW BEDENBAUGH LANE
LAKE CITY, FL. 32025

Article VIII

The effective date for this corporation shall be:

08/23/2016

