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April 21, 2006

✱ 24250

Building and Zoning, Columbia County, Florida

Re: Site Evaluation, WoodmanPark, Coulombe, Rick Residence, 08-4S-16-03051-008, Columbia County, FL

Dear Building Inspector:

The elevation of the top of the stem wall foundation as prepped for slab by builder is clearly less than one foot above the elevation of the county road, Birley Rd at a point immediately in front of the house.

Based on topo maps, FEMA Flood Insurance Rate Map, and visual inspection the proposed finished floor elevation, the top of the stem wall foundation as prepped for slab by builder, is at an adequate elevation to avoid flooding.

Flood Zone of Home Site: Zone X; Based on the FEMA rate map, attached.

Home Site Natural Grade, Elevation: about 105 - 110 ft; Based on topo map, attached.

Zone A flood zone 600' to south of home site, Elevation: about 100 ft; Based on topo map, attached..

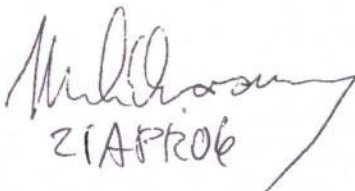
Proposed Finished Floor Elevation: 0 - 32" above natural grade in the perimeter of the house.

Observations: This house is slightly higher (about 5 - 10 ft) than nearby isolated flood Zone A established by FEMA based on estimation of the flood zone elevations from the topo map. There is clearly continuous slope drainage to this isolated flood zone. This area seems to rely on infiltration of water into the ground more than runoff to a river. The finished floor is about 4 - 6 feet higher than two neighboring houses on parcels 17-4S-16-03051-108 and 17-4S-16-03051-107 which were built in 2002 and 2004.

The finished floor elevation must be minimum 6" above finished grade per FBC2004. The finished grade should slope down from that elevation for another 6" within 12 feet away from the house in all directions so that all runoff drains away from the house. The owner must maintain the swales, slopes, and ditch to provide free drainage to the ditch and prevent any possibility of storm water backing up into the house.

The owner should be aware that if free drainage is not maintained thru fields and across roads and thru culverts to the sink holes, or if future development in the area causes increased storm water run off, or if rainfall occurs with greater flooding effect than the design storm, the level of the nearby Zone A could rise higher than anticipated and his house would be more susceptible to flooding.

Sincerely,

  
21 APR 2006

Mark Disosway, PE

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