



**GROWTH MANAGEMENT**

205 North Marion Ave.  
Lake City, FL 32055  
Telephone: (386)719-5750  
E-Mail:  
growthmanagement@lcfla.com

**FOR PLANNING USE ONLY**

Application # SPR24-11  
Application Fee **\$200.00**  
Receipt No. 2025-000 6663  
Filing Date 8/28/24  
Completeness Date \_\_\_\_\_

# Site Plan Application

## A. PROJECT INFORMATION

- Project Name: SCHLIMMER MULTI-FAMILY DEVELOPMENT
- Address of Subject Property: TBD NW EARLY STREET, LAKE CITY, FL
- Parcel ID Number(s): 00-00-00-11695-080
- Future Land Use Map Designation: RESIDENTIAL-MEDIUM
- Zoning Designation: RMF-1
- Acreage: 0.25
- Existing Use of Property: VACANT
- Proposed use of Property: MULTI-FAMILY APARTMENT WITH 6 UNITS
- 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 7200
  - Relocation of an existing structure: Total square footage \_\_\_\_\_

## B. APPLICANT INFORMATION

- Applicant Status       Owner (title holder)       Agent
- 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.**

- If the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): ISAAC SCHLIMMER  
 Mailing Address: 187 SW OLD CYPRESS WAY  
 City: LAKE CITY      State: FL      Zip: 32024  
 Telephone: (386) 965.9411      Fax: (    )      Email: ischlimmer92@gmail.com

- Mortgage or Lender Information:  Yes     No  
 Name of Mortgage or Lender: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

*If property has a mortgage or lender, the mortgage or lender shall be required to provide a release for this application to proceed.*

**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: na  
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?  Yes     No
3. Future Land Use Map Amendment:         Yes         No  
Future Land Use Map Amendment Application No. \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning):  Yes         No  
Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. \_\_\_\_\_  
Variance:  Yes         No  
Variance Application No. \_\_\_\_\_  
Special Exception:         Yes         No  
Special Exception Application No. \_\_\_\_\_

**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. ✓ **Mobility Plan:** Mobility plan shall include accessibility plan for ADA compliance, safe and convenient onsite traffic flow, and accessibility plan for bicycle and pedestrian safety. The City shall require additional right of way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities per Policy II.1.4 of the Comprehensive Plan.

6. ✓ **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.

7. ✓ **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).

8. ✓ **Legal Description with Tax Parcel Number** (In Word Format).

9. ✓ **Proof of Ownership** (i.e. deed).

10. ✓ **Agent Authorization Form** (signed and notarized).

11. **Proof of Payment of Taxes** (can be obtained online via the Columbia County Tax Collector’s

Office).

12. **Fee:** The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid

13. **Notices:** All property owners within three hundred (300) feet must be notified by certified mail by the proponent and proof of the receipt of these notices must be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property owners, The notification letters, and the envelopes to the proponent.

**ACKNOWLEDGEMENT, SIGNATURES, AND NOTORY ON FOLLOWING PAGE**

**NOTICE TO APPLICANT**

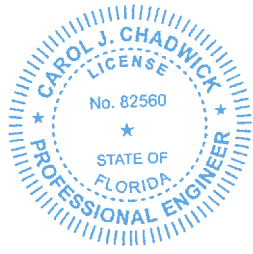
All eleven (13) attachments listed above are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in 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 eight (2) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City 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.

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)



\_\_\_\_\_  
Applicant/Agent Signature

Digitally signed by Carol Chadwick

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)

DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant/Agent Signature

Date: 2024.08.26 19:10:11 -04'00'

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Printed Name of Notary

Personally, Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_ OR verified on-line virtually \_\_\_\_\_  
Type of Identification Produced

# SITE PLAN

## SCHLIMMER MULTI-FAMILY DEVELOPMENT

TBD NW EARLY ST, LAKE CITY, FL  
SECTION 30, TOWNSHIP 03 SOUTH, RANGE 17 EAST  
COLUMBIA COUNTY, FLORIDA



LOCATION MAP  
NORTH

**OWNER:**  
 ESAC SCHLIMMER  
 187 SW OLD CYPRESS WAY  
 LAKE CITY, FL 32024  
 386-561-5411  
 eschlimer2@gmail.com

**CIVIL ENGINEER:**  
 CAROL CHADWICK, P.E.  
 1200 S.W. 7th PARK CEN  
 LAKE CITY, FL 32025  
 307-660-1772  
 cchadwick@gmail.com

**SUBSCRIBER:**  
 BRETT SURVEYING & MAPPING, LLC  
 1000 S.W. 7th PARK CEN  
 LAKE CITY, FL 32025  
 386-752-5573

- NOTES**
1. SITE PARCEL 00-00-00-11695-090
  2. ZONING RMP-1
  3. TBD NW EARLY ST, LAKE CITY, FL
  4. SITE SHALL COMPLY WITH THE FLORIDA TREE PRESENTATION CODE, SEVENTH EDITION.
  5. SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE (BFC) EDITION (2023).
  6. SEPARATE PERMITS ARE REQUIRED FOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: ELECTRICAL, MECHANICAL, LIGHTING, GENERATORS, FENCED, AWNINGS, CRACKS, TRANS, ETC.

- SHEET INDEX**
1. COVER SHEET
  2. NOTES & LEGEND
  3. SITE, DIMENSION, UTILITY & LANDSCAPE PLAN
  4. GRADING & DRAINAGE PLAN

Drawn by: Carol Chadwick  
 Checked by: Carol Chadwick  
 Date: 11/15/2024  
 Scale: 1"=20'-0"

Number: 24-000000  
 Carol Chadwick, P.E.  
 P.E. NO.: 82560



COVER SHEET SCHLIMMER MULTI-FAMILY DATE: 11/15/2024 SCALE: 1"=20'-0"					

EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

SA	SANITARY SEWER MAIN	ROOF DRAIN	STORM SEWER MANHOLE
WS	WATER MAIN	REFERENCE MONUMENT	GRATED STORM INLET
SW	STORM SEWER	CABLE TV RISER	SANITARY SEWER MANHOLE
OP	OVERHEAD POWER	TELEPHONE RISER	CLEAN OUT
UP	UNDERGROUND POWER	FIRE HYDRANT	GAS VALVE
GA	GAS LINE	CURB STOP	GAS METER
PH	PHONE LINE	CONCRETE TREE	STREET LIGHT
FO	FIBER OPTIC	DECIDUOUS TREE	GUY WIRE ANCHOR
CA	CABLE TV	BUSH	POWER POLE
MA	MARSH	1" POLE SIGN	GAS WALKER
ST	STEPPING	BURIED	ELECTRIC MARKER
BS	BUILDING SETBACK LINE	MONITORING WELL	TRANSFORMER SINGLE PHASE
ES	EASEMENT LINE	TRAFFIC SIGNAL	TRANSFORMER 3 PHASE
ST	STRUCTURE		ELECTRICAL VAULT
CC	EXISTING CONCRETE		ELECTRICAL METER
AS	EXISTING ASPHALT		FIBER OPTIC PEDestal
GR	GRAVEL		FIBER OPTIC VAULT
			SPRINKLER HEAD
			IRRIGATION CONTROL

PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

SA	SANITARY SEWER MAIN	CABLE TV RISER	STORM SEWER MANHOLE
WS	WATER MAIN	TELEPHONE RISER	GRATED STORM INLET
SW	STORM SEWER	WATER METER PIT	SANITARY SEWER MANHOLE
OP	OVERHEAD POWER	FIRE HYDRANT	CLEAN OUT
UP	UNDERGROUND POWER	GATE VALVE	GAS VALVE
GA	GAS LINE	CURB STOP	GAS METER
PH	PHONE LINE	1 1/2" BEND	STREET LIGHT
FO	FIBER OPTIC	45° BEND	GUY WIRE ANCHOR
CA	CABLE TV	CAP (END OF LINE FLAG)	POWER POLE
MA	MARSH	CROSS	TRANSFORMER SINGLE PHASE
ST	STEPPING	DEFLECTION COUPLER	TRANSFORMER 3 PHASE
BS	BUILDING SETBACK LINE	TIE	ELECTRICAL VAULT
ES	EASEMENT LINE	REDUCER	ELECTRICAL METER
ST	STRUCTURE	WATER HOOK-UP	FIBER OPTIC PEDestal
CC	EXISTING CONCRETE	WATER HOOK-UP	FIBER OPTIC VAULT
AS	EXISTING ASPHALT	ELECTRIC HOOK-UP	SPRINKLER HEAD
GR	GRAVEL	SEWER FORCE MAIN	IRRIGATION CONTROL
		TOP OF BANK	
		LIFT STATION	

EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA DEVELOPMENT MANUAL AND THE FLORIDA EROSION AND SEDIMENT CONTROL PRACTICES MANUAL.
2. THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY AND OTHER GOVERNING AGENCIES.
3. THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES. MEASURES SHALL BE ADDED BEFORE ANY OTHER CONSTRUCTION.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
5. SLOTTED SAND FILTERS SHALL BE PROVIDED TO CONTROL EROSION.
6. SLOTTED SAND FILTERS SHALL BE LOCATED ON SITES TO PREVENT SEDIMENT FROM RAINING PROJECT SITES.
7. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
8. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL SEDIMENT SHALL BE CLEANED OF ALL DEBRIS AND DEBRIS SEDIMENT.
9. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
10. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARP.
11. EXCESS DIRT SHALL BE REMOVED DAILY.
12. QUANTIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT THAT HAVE BEEN FINALLY STABILIZED WITH 90% OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

ENGINEERS' NOTES

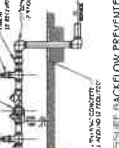
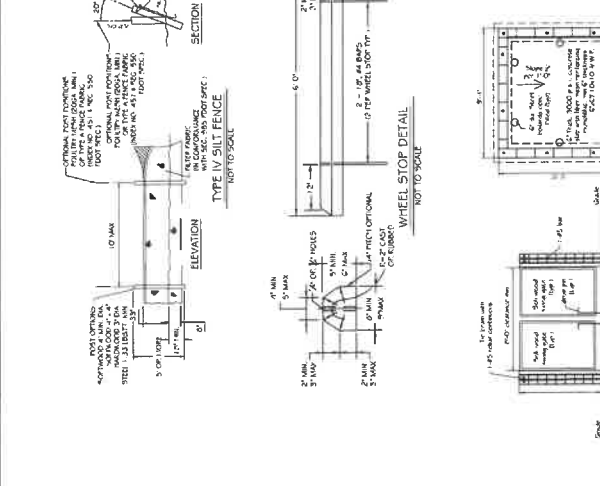
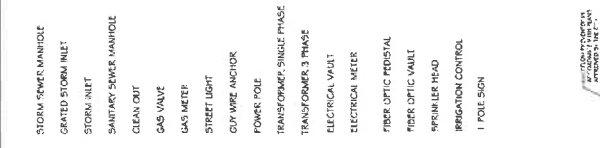
1. THE ENGINEER'S RESPONSIBILITY IS TO INSURE THAT ALL WORK SHALL BE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND ACCEPTABILITY OF THE DESIGN PERSONNEL IN THE EVENT OF DISCREPANCIES ARISING FROM THE CONTRACTOR'S INTERPRETATION OF THE PLANS.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND ACCEPTABILITY OF THE DESIGN PERSONNEL IN THE EVENT OF DISCREPANCIES ARISING FROM THE CONTRACTOR'S INTERPRETATION OF THE PLANS.
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UNAUTHORIZED CHANGES AND USES CAUTION:

THE ENGINEER'S RESPONSIBILITY IS TO INSURE THAT ALL WORK SHALL BE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND ACCEPTABILITY OF THE DESIGN PERSONNEL IN THE EVENT OF DISCREPANCIES ARISING FROM THE CONTRACTOR'S INTERPRETATION OF THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND ACCEPTABILITY OF THE DESIGN PERSONNEL IN THE EVENT OF DISCREPANCIES ARISING FROM THE CONTRACTOR'S INTERPRETATION OF THE PLANS.

PRIVATE ENGINEERS' NOTICE TO CONTRACTOR:

THE CONTRACTOR'S RESPONSIBILITY IS TO INSURE THAT ALL WORK SHALL BE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND ACCEPTABILITY OF THE DESIGN PERSONNEL IN THE EVENT OF DISCREPANCIES ARISING FROM THE CONTRACTOR'S INTERPRETATION OF THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND ACCEPTABILITY OF THE DESIGN PERSONNEL IN THE EVENT OF DISCREPANCIES ARISING FROM THE CONTRACTOR'S INTERPRETATION OF THE PLANS.



NOTES, DETAILS & LEGEND

SCHLIMMER MULTI-FAMILY

DATE: 08/20/2024

PROJECT: 2500 S. W. 10th Ave, Ft. Lauderdale, FL 33304

SCALE: 1/8" = 1'-0"

DATE: 08/20/2024

PROJECT: 2500 S. W. 10th Ave, Ft. Lauderdale, FL 33304

Drawn by: [Name]

Checked by: [Name]

Scale: 1/8" = 1'-0"

DATE: 08/20/2024

PROJECT: 2500 S. W. 10th Ave, Ft. Lauderdale, FL 33304

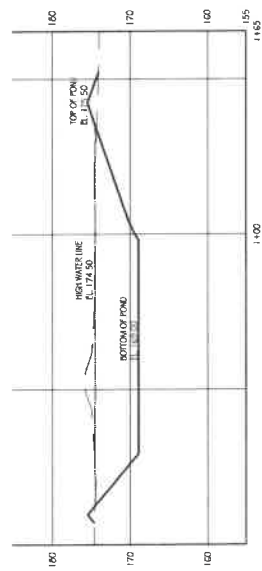
NOTE: ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND ACCEPTABILITY OF THE DESIGN PERSONNEL IN THE EVENT OF DISCREPANCIES ARISING FROM THE CONTRACTOR'S INTERPRETATION OF THE PLANS.



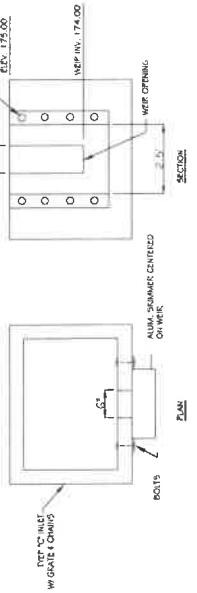


CONSTRUCTION NOTES & ESTIMATED QUANTITIES

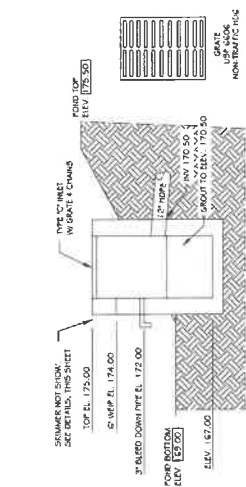
①	OUTFALL STRUCTURE PER DETAIL THIS SHEET	1 EA.	20 L.F.
②	12" HDPE		20 L.F.
③	3" BICED DOWN PIPE		20 L.F.



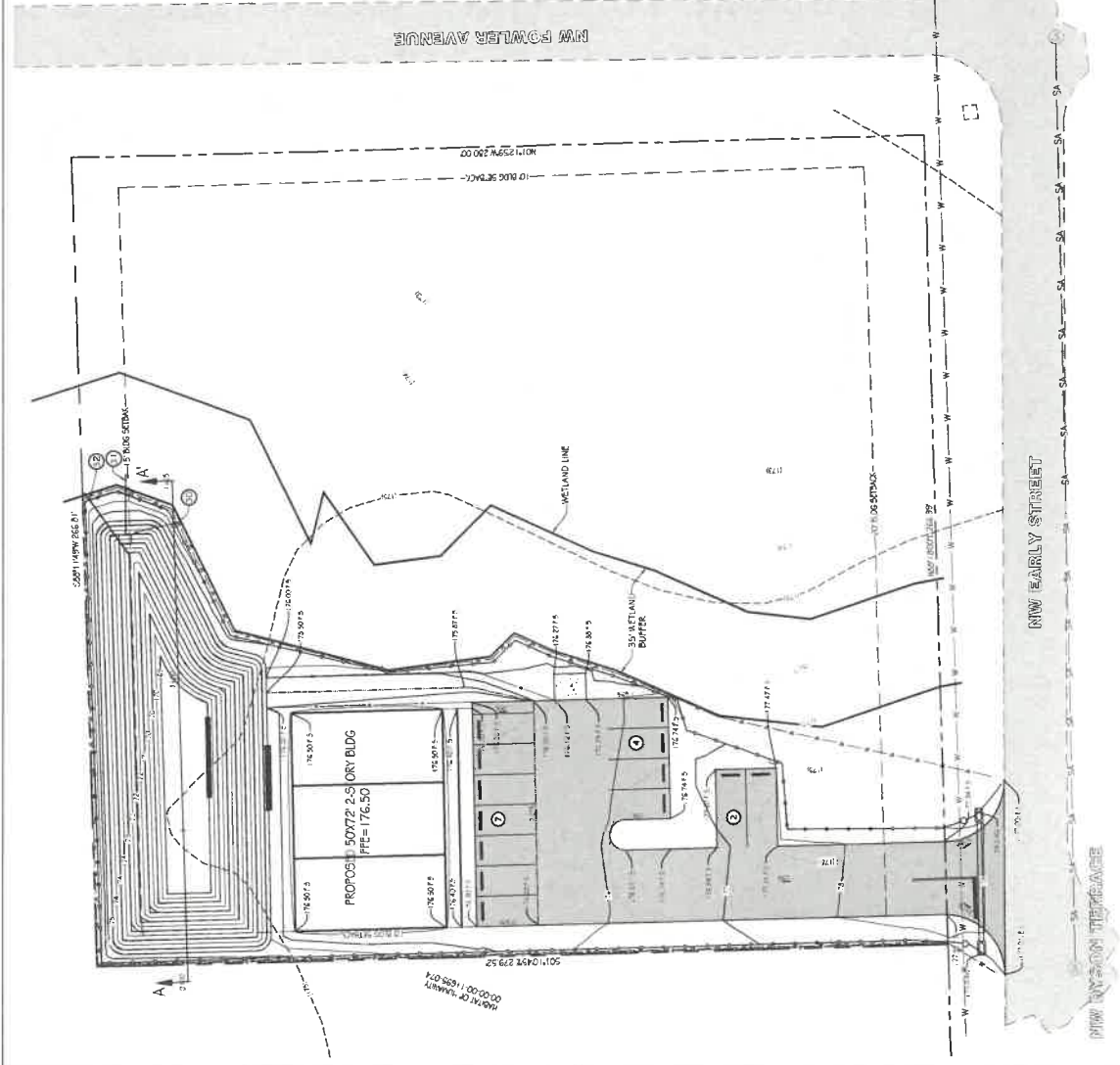
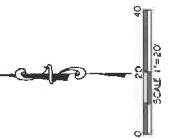
TYPICAL SECTION A-A'



OUTFALL STRUCTURE SKIMMER DETAIL N15



OUTFALL STRUCTURE DETAIL N15



DATE: 08/25/2017  
 PROJECT: 17-00001-01  
 DRAWING: 17-00001-01-01  
 SHEET: 17-00001-01-01-01  
 TITLE: GRADING & DRAINAGE PLAN  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

Drawn by: [Name]  
 Card Checked by: [Name]  
 Date: 08/25/2017  
 Project: 17-00001-01  
 Drawing: 17-00001-01-01-01  
 Title: GRADING & DRAINAGE PLAN  
 Scale: 1/8" = 1'-0"  
 Date: 08/25/2017  
 Project: 17-00001-01  
 Drawing: 17-00001-01-01-01  
 Title: GRADING & DRAINAGE PLAN





FLORIDA DEPARTMENT OF  
Environmental Protection

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, Florida 32399-2400

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

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**SELF-CERTIFICATION FOR  
A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING  
LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND  
LESS THAN 2 ACRES OF IMPERVIOUS SURFACES**

**Owner(s)/Permittee(s):** Issac Schlimmer  
**File No:** 0452464001EG  
**File Name:** SCHLIMMER MULTI-FAMILY REV 1  
**Site Address:** TBD NW Early St  
Lake City FL - 32055  
**County:** Columbia  
**Latitude:** 30° 12' 9.4758"  
**Longitude:** -82° 38' 59.3598"  
**Total Project Area:** 1.71  
**Total Impervious Surface Area:** .2552  
**Approximate Date of Commencement  
of Construction:** 12/01/2024  
  
**Registered Florida Professional:** Travis Covington  
**License No.:** 89637  
**Company:** Covington Engineering Services

**Date:** August 26, 2024

**Travis Covington** certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

- (a) The total project area involves less than 10 acres and less than 2 acres of impervious surface;
- (b) Activities will not impact wetlands or other surface waters;
- (c) Activities are not conducted in, on, or over wetlands or other surface waters;
- (d) Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
- (e) The project is not part of a larger common plan, development, or sale; and
- (f) The project does not:
  - 1. Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

- 2. Cause adverse impacts to existing surface water storage and conveyance capabilities;
- 3. Cause a violation of state water quality standards; or
- 4. Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards. Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer. This notice can be submitted to:

FDEP Northeast District  
 8800 Baymeadows Way West  
 Jacksonville, FL32256

This certification was submitted along with the following electronic documents:

File Description
Construction Plans

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, Travis Covington, License No. 89637, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at [DEP\\_NED@dep.state.fl.us](mailto:DEP_NED@dep.state.fl.us), or as a hardcopy, at the postal address below:

FDEP Northeast District  
 8800 Baymeadows Way West  
 Jacksonville, FL32256

# **STORMWATER MANAGEMENT REPORT**

## **SCHLIMMER MULTI-FAMILY DEVELOPMENT**

PREPARED FOR:

**ISSAC SCHLIMMER**

8/1/2024

**COVINGTON ENGINEERING SERVICES**

272 NW Country Lake Dr  
Lake City, FL  
813.770.9470  
travis@covingtoneng.com

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Travis Covington, P.E.  
License No. 89637

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## EXHIBITS

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Exhibit 2	Wetland and Flood Zone Maps
Exhibit 3	Geotech Report
Exhibit 4	Pre-Development Curve Number Calculations
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Exhibit 7	Wet Pond Calculations
Exhibit 8	Stormwise Stormwater Model & Analysis

## PROJECT OVERVIEW

This project is located in Columbia County, off of NW Early St in Lake City. The total project area is 0.9084 acres, and the site consists of thick underbrush, woods, and an area of wetlands on the east side of the site. The subject parcel ID # is 24-02S-13E-07201-00000000. See **Exhibit 1 – Project Location Map**.

The proposed development consists of a residential development with associated drive aisles & parking spaces. The parking surface will consist of asphalt paving.

The project area will be analyzed as one basin in the pre-condition and post-condition. The site receives no storm water runoff from adjacent properties. A wet retention pond will be utilized to treat and attenuate the critical design storm event.

## EXISTING SITE CONDITIONS

The site is relatively flat, sloping gently from the southwest corner to the northeast corner. Elevations on the property range from approximately 178.0 ft to 173.0 ft (NAVD-88).

There are wetlands on site, but there will be no impact to wetlands as part of this project. The site does not lie within a flood zone. See **Exhibit 2 - Wetland & Flood Zone Maps**.

The soil composition of the site is made up of mostly sands. The soil type is classified as hydrological group C soil. Further soil data can be found in **Exhibit 3 – Geotechnical Report**.

## DESIGN CRITERIA

### Retention Design Criteria:

SRWMD requires that the post-development peak discharge rates & volumes must not exceed the pre-development peak discharge rates & volumes for the 100-yr frequency critical design storm. The 1, 2, 4, 8, and 24-hour duration storms were analyzed.

### Stormwater Quality Volume:

The SRWMD water quality volume shall be accomplished by providing treatment of the first 1.0" of runoff over the entire basin which drains to the stormwater pond.

### Recovery Time:

Storage volumes designed into retention or detention systems must be available as follows:

1. One-half of the total volume within seven days following the end of the design storm event, and
2. The total volume within 30 days following the end of the design storm event.

## METHODOLOGY

### Hydrology:

For the purposes of this report, pre-development and post-development peak flow rates will be examined using SCS TR-55 hydrograph methodology with a Florida Modified rainfall distribution. Stormwise, has been used to synthetically model the hydrographs and pond routings. An SCS 323 Hydrograph Peaking Factor was used for the pre-developed and post-developed conditions.

### Rainfall Data:

SRWMD Rainfall Distribution Data for Columbia County was used in the model simulation. The design storms can be seen in the Stormwise modeling reports.

## RUNOFF CALCULATIONS

The existing and proposed conditions of the site were analyzed using Stormwise. Drainage characteristics for individual drainage basins were determined using the following methods and assumptions:

### Curve Numbers:

Curve numbers were generated according to procedures set forth in TR-55. The composite curve number for each drainage basin was calculated using soils information from the Geotech Report and is based on the amount of each land cover type within the basin. Existing and Proposed Condition curve number calculations are included in **Exhibit 4 – Pre-Development Curve Numbers Calculations**, and **Exhibit 5 – Post-Development Curve Number Calculations**, respectively.

### Time of Concentration:

Times of concentration were generated according to procedures set forth in TR-55. The pre-development time of concentration calculations are included in **Exhibit 6 – Time of Concentration Calculations**. The post-development time of concentration is assumed to be 10 minutes.

## DEVELOPMENT BASIN MODELING DISCUSSION

### Pre-Development Basin:

In the existing condition, the project site is treated as one distinct drainage basin.

The pre-development basin consists of approximately 0.9084 acres. A Curve Number of 70 and time of concentration of 78 minutes were used to represent the existing conditions of the basin.

Post-Development Basin:

In the proposed condition, the project site is treated as one distinct drainage basin.

The post-development basin consists of approximately 0.9084 acres. Curve Numbers of 70, 74, 98, and 100 and time of concentration of 10 minutes were used to represent the proposed condition of the basin.

Stormwater management will be provided in a wet detention pond system that will provide adequate treatment and attenuation of the design storm event. Top of pond will be set at elevation 175.50 and pond bottom will be set at 169.00. The pond will feature a bleed down orifice, overflow weir, and emergency overflow. The bleed down orifice will consist of a 3" bleed down pipe set at the permanent pool elevation of 172.00. The overflow weir will be set at the control elevation of 174.00.

## RESULTS & CONCLUSION

Retention & Stormwater Quality:

Pre- and post-discharge rates & volumes are summarized in the table below.

*Table 1: Discharge Rates & Volumes*

Storm Event	Pre (CFS)	Post (CFS)	Pre (CF)	Post (CF)
100YR-1HR	0.39	0.30	277	461
100YR-2HR	0.84	0.37	2512	1535
100YR-4HR	0.97	0.64	5519	3816
100YR-8HR	1.02	0.75	11166	8683
100YR-24HR	0.53	0.36	19465	18553

Peak stage and recovery results are summarized in the table below.

*Table 2: Peak Stages & Recovery*

Storm Event	Peak Stage (FT)	Freeboard (FT)	Time to ½ Volume Available (Days)	Stage After 7 Days (FT)	Time to Full Recovery (Days)	Stage After 30 Days (FT)
100YR-1HR	173.65	1.85	<2	-	<2	-
100YR-2HR	174.07	1.43	<2	-	<2	-
100YR-4HR	174.31	1.19	<2	-	<2	-
100YR-8HR	174.39	1.11	<2	-	<2	-
100YR-24HR	174.05	1.45	<3	-	<3	-



As illustrated in the table above, the storm events successfully recovered ½ storage volumes within 7 days and total volumes within 30 days after each event.

The treatment volume is achieved at elevation 174.00. This provides for 8,138 CF of treatment, more than 4,841 CF above the required treatment value. See **Exhibit 7 – Wet Pond Calculations**.

Detailed input and results data from the Stormwise model can be found in **Exhibit 8 – Stormwise Stormwater Model & Analysis**.

Per the results and findings of the stormwater model, the post-development peak runoff rates and volumes are less than or equal to pre-development rates and volumes for the required design storms, due to quality volume capture and slow release. Based on these findings, it is our professional opinion that the design meets the intended requirements of the SRWMD and the City of Lake City.

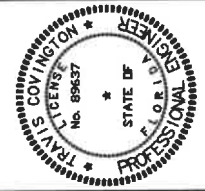
# Exhibit 1

## Project Location Map

**LOCATION MAP**  
**SCHLIMMER MULTI-FAMILY DEVELOPMENT**  
**COLUMBIA COUNTY, FL**



**COVINGTON ENGINEERING SERVICES**  
 272 NW COUNTRY LAKE DR  
 LAKE CITY, FL 32055  
 813-770-9470  
 travis@covingtoneng.com



**PREPARED FOR:**  
 ISSAC SCHLIMMER  
 187 SW OLD CYPRESS WAY  
 LAKE CITY, FL 32024

**SCHLIMMER MULTI-FAMILY DEVELOPMENT**  
**LOCATION MAP**  
**TBD NW EARLY ST, LAKE CITY, FL 32055**

PROJECT NO.	FL0002
DATE	4/8/24
SHEET NO.	1 OF 1

## Exhibit 2

# Wetland and Flood Zone Maps



Schlimmer Project  
Lake City, FL

Wetland delineation, Columbia County Parcel ID 11695-080

# National Flood Hazard Layer FIRMette



82°39'17"W 30°12'26"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% Annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone 2
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone C

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/8/2024 at 2:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

**Exhibit 3**

**Geotechnical Report**



## Cal -Tech Testing, Inc.

- Engineering
- Geotechnical
- Environmental

LABORATORIES

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

7540 103<sup>rd</sup> Street, Suite 215, Jacksonville, FL 32210  
Tel. (904) 381-8901 • Fax (904) 381-8902

January 11, 2024

Mr. Issac Schlimmer  
187 SW Old Cypress Way  
Lake City, Florida 32024

**RE: Geotechnical Eng. Exploration & Field Soil Permeability Testing Report  
Residential Duplexes Development by Early Street--Stormwater Retention Pond  
Lake City, Florida  
Cal-Tech Testing Inc. Project No. 23-00563-01**

Dear Mr. Issac Schlimmer:

This report presents the results of our geotechnical engineering exploration and field soil permeability testing for the proposed Residential Duplex Development Stormwater Retention Pond by Early Street in Lake City, Florida.

### PROJECT INFORMATION

Based on information provided to us, the project consists of six (6) residential duplex units including the associated stormwater retention pond.

### SUBSURFACE SOIL EXPLORATION

Per your authorization, the subsurface soil exploration was performed on 30 December 28, 2023, and consisted of drilling two (2) Standard Penetration Test (SPT) borings (B1 and B2) to a depth of 15 ft. at locations laid out by our field crew from Global Positioning System (GPS) coordinates provided by you and using a hand-held device. In addition, we performed two (2) field soil permeability tests next to the SPT boring locations. Refer to the enclosed Boring Location Plan.

We contacted Sunshine State One Call of Florida to mark out existing, known underground utilities prior to the beginning of our field exploration.

The SPT borings were advanced using rotary drilling techniques with a continuous-flight auger and manual hammer. The split-spoon sampling was performed continuously in the upper 10 ft. and at 5 ft. intervals thereafter to the termination depth of the borings at 15 ft. The penetration tests were performed by driving a 2-inch O.D. split spoon sampler with a manual hammer falling 30 inches. The number of hammer blows required to drive the sampler a total of 24 inches (upper 10 ft.) and 18 inches in 6-inch increments were recorded in boring logs. The penetration resistance, N-value, is the summation of the second and third 6-inch increments and is used to derive soil engineering parameter indexes from empirical correlations. The boreholes were backfilled with soil cuttings at completion.

The field soil permeability tests were performed by driving a casing 0.5 ft. from the bottom of 0.5 ft. deep hand-augered boreholes next to the boring locations B1 and B2. During the tests and after soil saturation we recorded the volume required to keep water at the top of the casing at 5 minutes intervals for 30 minutes.



All soil samples were delivered to our geotechnical laboratory for visual classification by our geotechnical engineer in accordance with the Unified Soil Classification System (USCS).

**SUBSURFACE SOIL CONDITIONS**

**SUBSURFACE SOIL PROFILE**

Inferred from the results of the field exploration, the subsurface soil profile consists of a SAND stratum with slight percentages of silt at depths of 2 to 13 ft. (B1) and 3 to 6 ft. (B2). Details of the subsurface soil strata classification are presented in the log of borings enclosed in this report.

**Groundwater**

Groundwater was measured at a depth of 1.5 ft. at completion of the borings. The US Department of Agriculture (USDA) – Natural Resources Conservation Service (NRCS) indicates groundwater depths varying from depths of 6 inches to 18 inches for the map unit covering the explored area.

Observation of soil particles coated with typical yellowish and reddish iron oxide at the SPT boring locations allowed to estimate the Seasonal High Groundwater Table (SHGWT) depth at 1 ft.

**SOIL PERMEABILITY**

Analyses and evaluations of the data obtained during the field work indicate the following results:

Test No.	Estimated SHGWT (ft.)	Test Depth (ft.)	(K <sub>vu</sub> ) <sup>1</sup> (ft/day)	(K <sub>h</sub> ) <sup>2</sup> (ft/day)	Fillable Porosity (%)	Hydrologic Soil Group (HSG)
B1	1.0	0.5	0.2	0.4	10	C/D
B2	1.0	0.5	0.3	0.6	10	C/D

Note 1: K<sub>vu</sub>= Soil Unsaturated Hydraulic Conductivity.

Note 2: K<sub>h</sub>= Soil Estimated Horizontal Hydraulic Conductivity.

A confining layer SAND with silt was encountered at a depth of 3 ft. at the boring locations.

The estimated SHGWT and USDA NRCS Hydrology National Engineering Handbook criteria were used to assign the Hydrologic Soil Group (HSG) shown.

**LIMITATIONS**

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

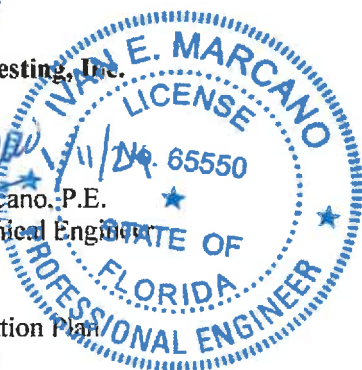
**CLOSURE**

It has been a pleasure working with you and we look forward to continuing providing our geotechnical engineering and construction materials testing expertise on this and future projects.

Sincerely,  
 Cal-Tech Testing, Inc.

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

Enclosures:  
 Boring Location Plan  
 Boring Logs



Mike Stalvey, Jr.  
 Vice-President



Boring Location Coordinates provided in Boring Logs

**BORING LOCATION PLAN**  
**Residential Duplexes Development by Early Street**  
**Lake City, Florida**

**CAL-TECH TESTING, INC.**  
**P.O. BOX 1625**  
**Lake City, Florida 32056-1625**  
**Phone: (386) 755-3633**  
**Fax: (386) 752-5456**

Project: **Residencial Duplexes Dev. by Early Street-Stormwater Ret. Pond**  
 Project Location: **Lake City, Florida**  
 Project Number: **23-00563-01**

**Cal-Tech Testing, Inc.**  
 3309 SR 247  
 Lake City, Florida 32024

**Log of Boring B1**  
 Page 1 of 1

Date(s) Drilled: <b>12/28/23</b>	Logged By: <b>BS</b>	Checked By: <b>IM</b>
Drilling Method: <b>Continuous Flight Auger</b>	Drill Bit Size/Type: <b>Drag Bit</b>	Total Depth of Borehole: <b>15 feet bgs</b>
Drill Rig Type: <b>Mud Bug</b>	Drilling Contractor: <b>Cal-Tech Testing, Inc.</b>	Approximate Surface Elevation: <b>Referred to ground surface</b>
Groundwater Level and Date Measured: <b>1.5 ft.</b>	Sampling Method(s): <b>Split Spoon</b>	Hammer Data: <b>140 lb. Safety Hammer</b>
Borehole Backfill: <b>Soil cuttings</b>	Location: <b>N30°12'11.11" W82°38'57.31"</b>	

MATERIAL DESCRIPTION	Symbol Log	Depth (ft)	Sample No.	Sample Type	Blow Counts/0.5 ft	N Value (blows/ft)	REMARKS (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, Etc.)
Dark reddish brown <b>SAND (SP)</b>		0	1	X	1-3-3-2	6	Sample Type: 2-in Split Spoon
Yellowish red to reddish brown <b>SAND with silt (SP-SM)</b>		1.5	2	X	2-1-2-2	3	
		5	3	X	2-2-4-5	16	
		4	4	X	2-2-6-12	8	
		5	5	X	14-17-24-33	41	
		15	6	X	4-7-11	18	
Bottom of Boring at 15 ft.		15					
		20					
		25					

G:\PROJECTS\2023\23-00563-01\Boring\_Logs\Boring\_Logs\_bgs\4\Latest Boring Log.tbl

Project: **Residencial Duplexes Dev. by Early Street-Stormwater Ret. Pond**  
 Project Location: **Lake City, Florida**  
 Project Number: **23-00563-01**

**Cal-Tech Testing, Inc.**  
 3309 SR 247  
 Lake City, Florida 32024

**Log of Boring B2**  
 Page 1 of 1

Date(s) Drilled: <b>12/28/23</b>	Logged By: <b>BS</b>	Checked By: <b>IM</b>
Drilling Method: <b>Continuous Flight Auger</b>	Drill Bit Size/Type: <b>Drag Bit</b>	Total Depth of Borehole: <b>15 feet bgs</b>
Drill Rig Type: <b>Mud Bug</b>	Drilling Contractor: <b>Cal-Tech Testing, Inc.</b>	Approximate Surface Elevation: <b>Referred to ground surface</b>
Groundwater Level and Date Measured: <b>1.5 ft.</b>	Sampling Method(s): <b>Split Spoon</b>	Hammer Data: <b>140 lb. Safety Hammer</b>
Borehole Backfill: <b>Soil cuttings</b>	Location: <b>N30°12'11.20" W82°39'00.12"</b>	

MATERIAL DESCRIPTION	Symbol Log	Depth (ft)	Sample No.	Sample Type	Blow Counts/0.5 ft	N Value (blows/ft)	REMARKS (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, Etc.)
Dark reddish brown <b>SAND (SP)</b>		0	1	X	1-1-1-1	2	Sample Type: 2-in Split Spoon
Yellowish red <b>SAND with silt (SP-SM)</b>		2	2	X	1-1-1-1	2	
Reddish brown <b>SILTY SAND (SM)</b>		5	3	X	1-1-1-1	2	
Reddish brown <b>SAND (SP)</b>		4	4	X	1-2-2-5	4	
		5	5	X	18-24-33-39	57	
		10					
		15	6	X	2-3-4	7	
Bottom of Boring at 15 ft.		15					
		20					
		25					

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## Exhibit 4

# Pre-Development Curve Number Calculations

## PRE DEVELOPMENT CURVE NUMBER CALCULATIONS

<b>Project</b>	Schlimmer Multi-Family				
<b>Location</b>	Columbia County				
<b>Pre Development</b>	<b>X</b>				
<b>Post Development</b>					
Soil Name*	Hydrologic Group	Description	CN	Area (Ac.)	Product CNxArea
	C	Woods (Good Condition)	70	0.9084	63.5880
<b>Total</b>				0.9084	63.5880

$$\text{Curve Number} = \frac{\text{Total Product}}{\text{Total Area}} = \boxed{70.00}$$

Use CN 70.00

## Exhibit 5

# Post-Development Curve Number Calculations

## POST DEVELOPMENT CURVE NUMBER CALCULATIONS

<b>Project</b>	Schlimmer Multi-Family				
<b>Location</b>	Columbia County				
<b>Pre Development</b>					
<b>Post Development</b>	<b>X</b>				
Soil Name*	Hydrologic Group	Decription	CN	Area (Ac.)	Product CNxArea
	C	Open Space (grass cover > 75%)	74	0.3166	23.428
	C	Woods (good condition)	70	0.2644	18.508
	C	Impervious	98	0.2552	25.010
	C	Pond	100	0.0722	7.220
<b>Total</b>				0.9084	74.166

$$\text{Curve Number} = \frac{\text{Total Product}}{\text{Total Area}} = \boxed{81.64}$$

Use CN 82.00



## Exhibit 6

# Time of Concentration Calculations

## Time of Concentration

Project: Schlimmer Multi-Family Design by: TLC Date: 8/1/2024  
 Location: Lake City, FL

Existing:  X  
 Developed:

Total Flow Length	230
Is there flow in with a pipe (Y/N)	N
Length of Pipe	0
Pipe Size	0
Sheet Flow	Yes

Surface Description		
Manning Roughness Coeff., n (Table 3-1)		0.8
Flow Length	ft	230
Two year 24-hour Rainfall P	in	4.8
Landslope	ft/ft	0.01
$T_t = \frac{0.007 (nL)^{0.8}}{P^{0.5} s^{0.4}}$	hr	1.307168819

Shallow Flow Conditions		
Surface Description		
Flow Length	ft/ft	0
Watercourse Slope	ft/ft	0.01
Average Velocity	ft/s	1.6
$T_t = \frac{L}{3600 V}$	hr	0

Channel Flow		
Cross Section Area	sf	
Wetted Perimeter	ft	
Hydraulic Radius	ft	
Channel Slope	ft/ft	
Mannings Roughness Coeff., $V = \frac{1.49 r^{2/3} s^{1/2}}{n}$	ft/s	
Flow Length	ft	0
$T_t = \frac{L}{3600 V}$	hr	

**Total Time (min)      78.43**

## Exhibit 7

# Wet Pond Calculations

**SCHLIMMER MULTI-FAMILY  
WET POND CALCULATIONS**

**WET DETENTION POND**

<b>Post Development Basin Data:</b>		
Roads, Buildings, Sidewalks =	0.2552	Acres
Exist. Roads, Buildings, Sidewalks =	0.0000	Acres
Gravel =	0.0000	Acres
Grass/Natural Area =	0.5810	Acres
Pond Area (Wet Area) =	0.0722	Acres
Offsite Area =	0.0000	Acres
<b>Total Project Area=</b>	<b>0.9084</b>	Acres

Runoff Coefficient	Curve Number
0.95	98
0.95	98
0.70	89
0.15	74
1.00	100
0.90	90
0.44	82.81

**STORMWATER POND DATA**

elevation (FT.)	TOTAL (SF.)	area (ac.)	avg. area (SF.)	delta H (FT.)	volume (CF)	sum vol. (CF)	sum vol. CY	NOTATIONS
169.00	991	0.0228	0	0.00	0	0	0	
170.00	1588	0.0364	1289	1.00	1289	1289	48	
171.00	2309	0.0530	1948	1.00	1948	3238	120	
172.00	3143	0.0722	2726	1.00	2726	5964	221	Permanent Pool
173.00	4051	0.0930	3597	1.00	3597	9561	354	
174.00	5030	0.1155	4541	1.00	4541	14101	522	Treatment Top
175.00	6071	0.1394	5551	1.00	5551	19652	728	
175.50	6613	0.1518	6342	0.50	3171	22823	845	Top of Pond
<i>Treatment Volume Required (1.0' Depth) =</i>						3,297	<i>cf</i>	
<i>Treatment Volume Provided =</i>						8,138	<i>cf</i>	

**PERMANENT POOL VOLUME**

<b>Calculation</b>	
28.5 inches/122 days - 14 day residence time during rainy period of year (122 days)	
Coef. of Runoff= 0.44 Drainage Area(sf)=	39,570 sf
Volume=(c)(Area in sf)(avg. rainfall in feet)(14 dys/122 dys)=	
<i>Permanent Pool Required =</i>	<i>4,770 cf</i>
<i>Permanent Pool Provided =</i>	<i>5,964 cf</i>
<i>Mean Permanent Pool Depth =</i>	<i>1.90 ft</i>

## **Exhibit 8**

# **Stormwise Stormwater Model & Analysis**

**Simple Basin: POST**

Scenario: Scenario1  
Node: POND  
Hydrograph Method: NRCS Unit Hydrograph  
Infiltration Method: Curve Number  
Time of Concentration: 10.0000 min  
Max Allowable Q: 0.00 cfs  
Time Shift: 0.0000 hr  
Unit Hydrograph: UH323  
Peaking Factor: 323.0  
Area: 0.9084 ac  
Curve Number: 82.0  
Ia/S: 0.00  
% Impervious: 0.00  
% DCIA: 0.00  
% Direct: 0.00  
Rainfall Name:

Comment:

**Simple Basin: PRE**

Scenario: Scenario1  
Node: PRE  
Hydrograph Method: NRCS Unit Hydrograph  
Infiltration Method: Curve Number  
Time of Concentration: 78.0000 min  
Max Allowable Q: 0.00 cfs  
Time Shift: 0.0000 hr  
Unit Hydrograph: UH323  
Peaking Factor: 323.0  
Area: 0.9084 ac  
Curve Number: 70.0  
Ia/S: 0.00  
% Impervious: 0.00  
% DCIA: 0.00  
% Direct: 0.00  
Rainfall Name:

Comment:

**Node: GROUND**

Scenario: Scenario1  
Type: Time/Stage  
Base Flow: 0.00 cfs  
Initial Stage: 172.00 ft

Warning Stage: 0.00 ft  
 Alert Stage: 0.00 ft  
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	172.00
0	0	0	999.0000	172.00

Comment:

#### Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
GROUND	100yr 001hr	0.00	0.00	172.00	0.0000	0.02	0.00	0
GROUND	100yr 002hr	0.00	0.00	172.00	0.0000	0.02	0.00	0
GROUND	100yr 004hr	0.00	0.00	172.00	0.0000	0.02	0.00	0
GROUND	100yr 008hr	0.00	0.00	172.00	0.0000	0.02	0.00	0
GROUND	100yr 024hr	0.00	0.00	172.00	0.0000	0.02	0.00	0

#### Node Mass Balance Condensed [Scenario1]

Node Name	Sim Name	Total Inflow [ft3]	Total Outflow [ft3]	Stored Volume (Flow Based) [ft3]
GROUND	100yr 001hr	31	0	31
GROUND	100yr 002hr	89	0	89
GROUND	100yr 004hr	166	0	166
GROUND	100yr 008hr	354	0	354
GROUND	100yr 024hr	1050	0	1050

#### Node: POND

Scenario: Scenario1  
 Type: Stage/Area  
 Base Flow: 0.00 cfs  
 Initial Stage: 172.00 ft  
 Warning Stage: 173.50 ft  
 Alert Stage: 173.50 ft

Stage [ft]	Area [ac]	Area [ft2]
172.00	0.0722	3145
173.00	0.0930	4051
174.00	0.1155	5031
175.00	0.1394	6072

Stage [ft]	Area [ac]	Area [ft2]
175.50	0.1518	6612

Comment:

#### Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
POND	100yr 001hr	173.50	173.50	173.65	0.0010	4.30	0.32	4693
POND	100yr 002hr	173.50	173.50	174.07	0.0010	3.65	0.38	5100
POND	100yr 004hr	173.50	173.50	174.31	0.0010	2.22	0.66	5359
POND	100yr 008hr	173.50	173.50	174.39	0.0010	2.48	0.77	5434
POND	100yr 024hr	173.50	173.50	174.05	-0.0010	0.81	0.37	5082

#### Node Mass Balance Condensed [Scenario1]

Node Name	Sim Name	Total Inflow [ft3]	Total Outflow [ft3]	Stored Volume (Flow Based) [ft3]
POND	100yr 001hr	6951	492	6459
POND	100yr 002hr	10097	1624	8472
POND	100yr 004hr	13257	3982	9275
POND	100yr 008hr	17223	9038	8186
POND	100yr 024hr	25121	19603	5518

Node: POST

Scenario: Scenario1  
Type: Time/Stage  
Base Flow: 0.00 cfs  
Initial Stage: 170.00 ft  
Warning Stage: 0.00 ft  
Alert Stage: 0.00 ft  
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	170.00
0	0	0	999.0000	170.00

Comment:

#### Node Max Conditions [Scenario1]



Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
POST	100yr 001hr	0.00	0.00	170.00	0.0000	0.30	0.00	0
POST	100yr 002hr	0.00	0.00	170.00	0.0000	0.37	0.00	0
POST	100yr 004hr	0.00	0.00	170.00	0.0000	0.64	0.00	0
POST	100yr 008hr	0.00	0.00	170.00	0.0000	0.75	0.00	0
POST	100yr 024hr	0.00	0.00	170.00	0.0000	0.36	0.00	0

## Node Mass Balance Condensed [Scenario1]

Node Name	Sim Name	Total Inflow [ft3]	Total Outflow [ft3]	Stored Volume (Flow Based) [ft3]
POST	100yr 001hr	461	0	461
POST	100yr 002hr	1535	0	1535
POST	100yr 004hr	3816	0	3816
POST	100yr 008hr	8683	0	8683
POST	100yr 024hr	18553	0	18553

## Node: PRE

Scenario: Scenario1  
Type: Time/Stage  
Base Flow: 0.00 cfs  
Initial Stage: 170.00 ft  
Warning Stage: 0.00 ft  
Alert Stage: 0.00 ft  
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	170.00
0	0	0	999.0000	170.00

Comment:

## Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
PRE	100yr 001hr	0.00	0.00	170.00	0.0000	0.39	0.00	0
PRE	100yr 002hr	0.00	0.00	170.00	0.0000	0.84	0.00	0
PRE	100yr 004hr	0.00	0.00	170.00	0.0000	0.97	0.00	0
PRE	100yr 008hr	0.00	0.00	170.00	0.0000	1.02	0.00	0
PRE	100yr 024hr	0.00	0.00	170.00	0.0000	0.53	0.00	0

Node Mass Balance Condensed [Scenario1]

Node Name	Sim Name	Total Inflow [ft3]	Total Outflow [ft3]	Stored Volume (Flow Based) [ft3]
PRE	100yr 001hr	277	0	277
PRE	100yr 002hr	2512	0	2512
PRE	100yr 004hr	5519	0	5519
PRE	100yr 008hr	11166	0	11166
PRE	100yr 024hr	19465	0	19465

Drop Structure Link: <b>OUTFALL</b>		Upstream Pipe	Downstream Pipe
Scenario:	Scenario1	Invert: 170.50 ft	Invert: 170.00 ft
From Node:	POND	Manning's N: 0.0130	Manning's N: 0.0130
To Node:	POST	Geometry: Circular	Geometry: Circular
Link Count:	1	Max Depth: 1.00 ft	Max Depth: 1.00 ft
Pipe Flow Direction:	Both	Bottom Clip	
Solution:	Combine	Default: 0.00 ft	Default: 0.00 ft
Increments:	0	Op Table:	Op Table:
Pipe Count:	1	Ref Node:	Ref Node:
Damping:	0.0000 ft	Manning's N: 0.0000	Manning's N: 0.0000
Length:	20.00 ft	Top Clip	
FHWA Code:	1	Default: 0.00 ft	Default: 0.00 ft
Entr Loss Coef:	1	Op Table:	Op Table:
Exit Loss Coef:	1	Ref Node:	Ref Node:
Bend Loss Coef:	0	Manning's N: 0.0000	Manning's N: 0.0000
Bend Location:	0.00 dec		
Energy Switch:	Energy		

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default: 0.00 ft	
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Horizontal	Default: 0.00 ft	
Geometry Type:	Circular	Op Table:	
Invert:	172.00 ft	Ref Node:	
Control Elevation:	172.00 ft	Discharge Coefficients	
Max Depth:	0.25 ft	Weir Default: 3.200	
		Weir Table:	
		Orifice Default: 0.600	
		Orifice Table:	

Weir Comment: Bleed Down Orifice

Weir Component		Bottom Clip
Weir:	2	Default: 0.00 ft
Weir Count:	1	

Weir Flow Direction: Both  
 Damping: 0.0000 ft  
 Weir Type: Sharp Crested Vertical  
 Geometry Type: Rectangular  
 Invert: 174.00 ft  
 Control Elevation: 174.00 ft  
 Max Depth: 1.00 ft  
 Max Width: 0.50 ft  
 Fillet: 0.00 ft

Op Table:  
 Ref Node:  
 Top Clip  
 Default: 0.00 ft  
 Op Table:  
 Ref Node:  
 Discharge Coefficients  
 Weir Default: 3.200  
 Weir Table:  
 Orifice Default: 0.600  
 Orifice Table:

Weir Comment: Weir Slot

**Weir Component**

Weir: 3  
 Weir Count: 1  
 Weir Flow Direction: Both  
 Damping: 0.0000 ft  
 Weir Type: Horizontal  
 Geometry Type: Rectangular  
 Invert: 175.00 ft  
 Control Elevation: 175.00 ft  
 Max Depth: 2.00 ft  
 Max Width: 3.00 ft  
 Fillet: 0.00 ft

Bottom Clip  
 Default: 0.00 ft  
 Op Table:  
 Ref Node:  
 Top Clip  
 Default: 0.00 ft  
 Op Table:  
 Ref Node:  
 Discharge Coefficients  
 Weir Default: 3.200  
 Weir Table:  
 Orifice Default: 0.600  
 Orifice Table:

Weir Comment:

Drop Structure Comment:

**Percolation Link: PERC**

Scenario: Scenario1	Surface Area Option: Vary Based on Stage/Area Table
From Node: POND	Vertical Flow Termination: Horizontal Flow Algorithm
To Node: GROUND	Perimeter 1: 302.72 ft
Link Count: 1	Perimeter 2: 696.68 ft
Flow Direction: Both	Perimeter 3: 1089.85 ft
Aquifer Base Elevation: 0.00 ft	Distance P1 to P2: 50.00 ft
Water Table Elevation: 172.00 ft	Distance P2 to P3: 50.00 ft
Annual Recharge Rate: 0 ipy	# of Cells P1 to P2: 10
Horizontal Conductivity: 0.600 fpd	# of Cells P2 to P3: 10
Vertical Conductivity: 0.300 fpd	
Fillable Porosity: 0.100	
Layer Thickness: 0.00 ft	

Comment:

## Simulation: 100yr 001hr

Scenario: Scenario1  
 Run Date/Time: 8/1/2024 12:24:06 PM  
 Program Version: StormWise 4.08.01

## General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	1.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

## Output Time Increments

## Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

## Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

## Restart File

Save Restart: False

## Resources &amp; Lookup Tables

## Resources

Rainfall Folder:

Unit Hydrograph  
Folder:

## Lookup Tables

Boundary Stage Set:  
 Extern Hydrograph Set:  
 Curve Number Set:

Green-Ampt Set:  
 Vertical Layers Set:  
 Impervious Set:

## Tolerances &amp; Options

Time Marching: SAOR  
 Max Iterations: 6  
 Over-Relax Weight: 0.5 dec  
 Fact:  
 dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr  
 Ia/S: 0.20 dec

Max dZ: 1.0000 ft  
 Link Optimizer Tol: 0.0001 ft

Smp/Man Basin Rain Global  
 Opt:

Rainfall Name: ~FDOT-1  
 Rainfall Amount: 4.20 in  
 Storm Duration: 1.0000 hr  
 Dflt Damping (1D): 0.0050 ft  
 Min Node Srf Area 100 ft2  
 (1D):  
 Energy Switch (1D): Energy

Comment:

Simulation: 100yr 002hr

Scenario: Scenario1  
 Run Date/Time: 8/1/2024 12:24:07 PM  
 Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

**Resources**

Rainfall Folder:

Unit Hydrograph Folder:

**Lookup Tables**

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set:

Green-Ampt Set:

Vertical Layers Set:

Impervious Set:

**Tolerances & Options**

Time Marching: SAOR  
 Max Iterations: 6  
 Over-Relax Weight: 0.5 dec  
 Fact:  
 dZ Tolerance: 0.0010 ft  
 Max dZ: 1.0000 ft  
 Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr

Ia/S: 0.20 dec

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~FDOT-2  
 Rainfall Amount: 5.10 in  
 Storm Duration: 2.0000 hr  
 Dflt Damping (1D): 0.0050 ft  
 Min Node Srf Area (1D): 100 ft2  
 Energy Switch (1D): Energy

Comment:

**Simulation: 100yr 004hr**

Scenario: Scenario1  
 Run Date/Time: 8/1/2024 12:24:07 PM  
 Program Version: StormWise 4.08.01

**General**

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

**Output Time Increments**

## Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

## Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

## Restart File

Save Restart: False

## Resources &amp; Lookup Tables

## Resources

Rainfall Folder:

Unit Hydrograph  
Folder:

## Lookup Tables

Boundary Stage Set:  
Extern Hydrograph Set:  
Curve Number Set:Green-Ampt Set:  
Vertical Layers Set:  
Impervious Set:

## Tolerances &amp; Options

Time Marching: SAOR  
 Max Iterations: 6  
 Over-Relax Weight: 0.5 dec  
 Fact:  
 dZ Tolerance: 0.0010 ft  
 Max dZ: 1.0000 ft  
 Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr

Ia/S: 0.20 dec

Smp/Man Basin Rain: Global  
Opt:

Rainfall Name: ~FDOT-4  
 Rainfall Amount: 6.08 in  
 Storm Duration: 4.0000 hr  
 Dft Damping (1D): 0.0050 ft  
 Min Node Srf Area: 100 ft2  
 (1D):  
 Energy Switch (1D): Energy

Comment:

Simulation: 100yr 008hr

Scenario: Scenario1

Run Date/Time: 8/1/2024 12:24:07 PM  
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set:

Green-Ampt Set:

Vertical Layers Set:

Impervious Set:

Tolerances & Options

Time Marching: SAOR  
 Max Iterations: 6  
 Over-Relax Weight: 0.5 dec  
 Fact:  
 dZ Tolerance: 0.0010 ft  
 Max dZ: 1.0000 ft

IA Recovery Time: 24.0000 hr

Ia/S: 0.20 dec

Smp/Man Basin Rain Opt: Global



Link Optimizer Tol: 0.0001 ft

Rainfall Name: ~FDOT-8  
Rainfall Amount: 7.36 in  
Storm Duration: 8.0000 hr  
Dfit Damping (1D): 0.0050 ft  
Min Node Srf Area 100 ft2  
(1D):  
Energy Switch (1D): Energy

Comment:

Simulation: 100yr 024hr

Scenario: Scenario1  
Run Date/Time: 8/1/2024 12:24:08 PM  
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Lookup Tables

Boundary Stage Set:

Unit Hydrograph  
Folder:

Extern Hydrograph Set:  
Curve Number Set:  
  
Green-Ampt Set:  
Vertical Layers Set:  
Impervious Set:

Tolerances & Options

Time Marching: SAOR  
Max Iterations: 6  
Over-Relax Weight: 0.5 dec  
Fact:  
dZ Tolerance: 0.0010 ft  
Max dZ: 1.0000 ft  
  
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr  
  
Ia/S: 0.20 dec  
  
Smp/Man Basin Rain Opt: Global  
  
Rainfall Name: ~FDOT-24  
Rainfall Amount: 9.84 in  
Storm Duration: 24.0000 hr  
Dflt Damping (1D): 0.0050 ft  
Min Node Srf Area (1D): 100 ft2  
Energy Switch (1D): Energy

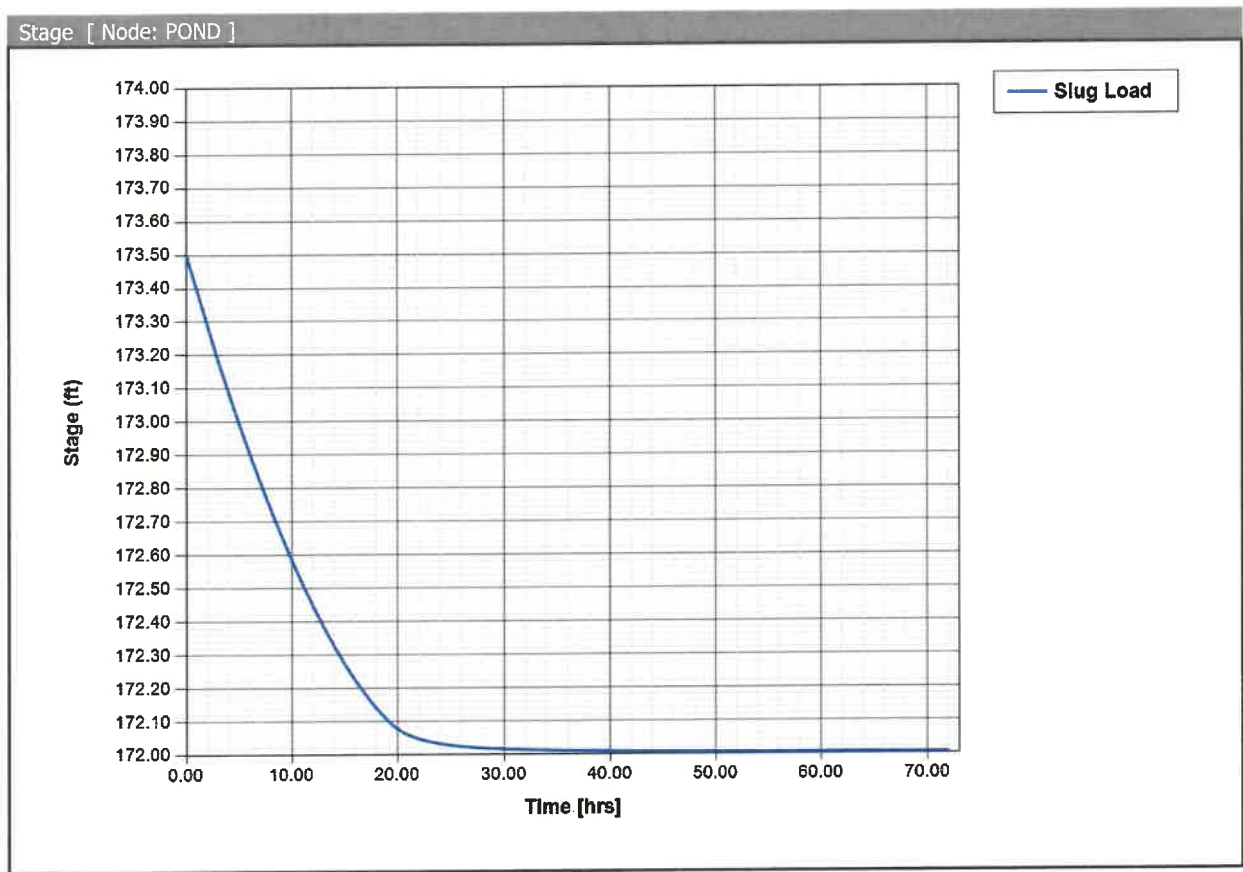
Comment:

Node: POND

Scenario: Treatment  
Type: Stage/Area  
Base Flow: 0.00 cfs  
Initial Stage: 173.50 ft  
Warning Stage: 174.00 ft  
Alert Stage: 175.00 ft

Stage [ft]	Area [ac]	Area [ft2]
172.00	0.1801	7845
173.00	0.2273	9901
174.00	0.2774	12084
174.50	0.3036	13225

Comment:



**Simulation: Slug Load**  
 Scenario: Treatment  
 Run Date/Time: 8/1/2024 12:43:08 PM  
 Program Version: StormWise 4.08.01

**General**

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

**Output Time Increments**

## Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

## Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

## Restart File

Save Restart: False

## Resources &amp; Lookup Tables

## Resources

Rainfall Folder:

Unit Hydrograph  
Folder:

## Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set:

Green-Ampt Set:

Vertical Layers Set:

Impervious Set:

## Tolerances &amp; Options

Time Marching: SAOR  
 Max Iterations: 6  
 Over-Relax Weight: 0.5 dec  
 Fact:  
 dZ Tolerance: 0.0010 ft  
 Max dZ: 1.0000 ft  
 Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr

Ia/S: 0.20 dec

Smp/Man Basin Rain: No Rainfall  
Opt:

Dfft Damping (1D): 0.0050 ft

Min Node Srf Area: 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

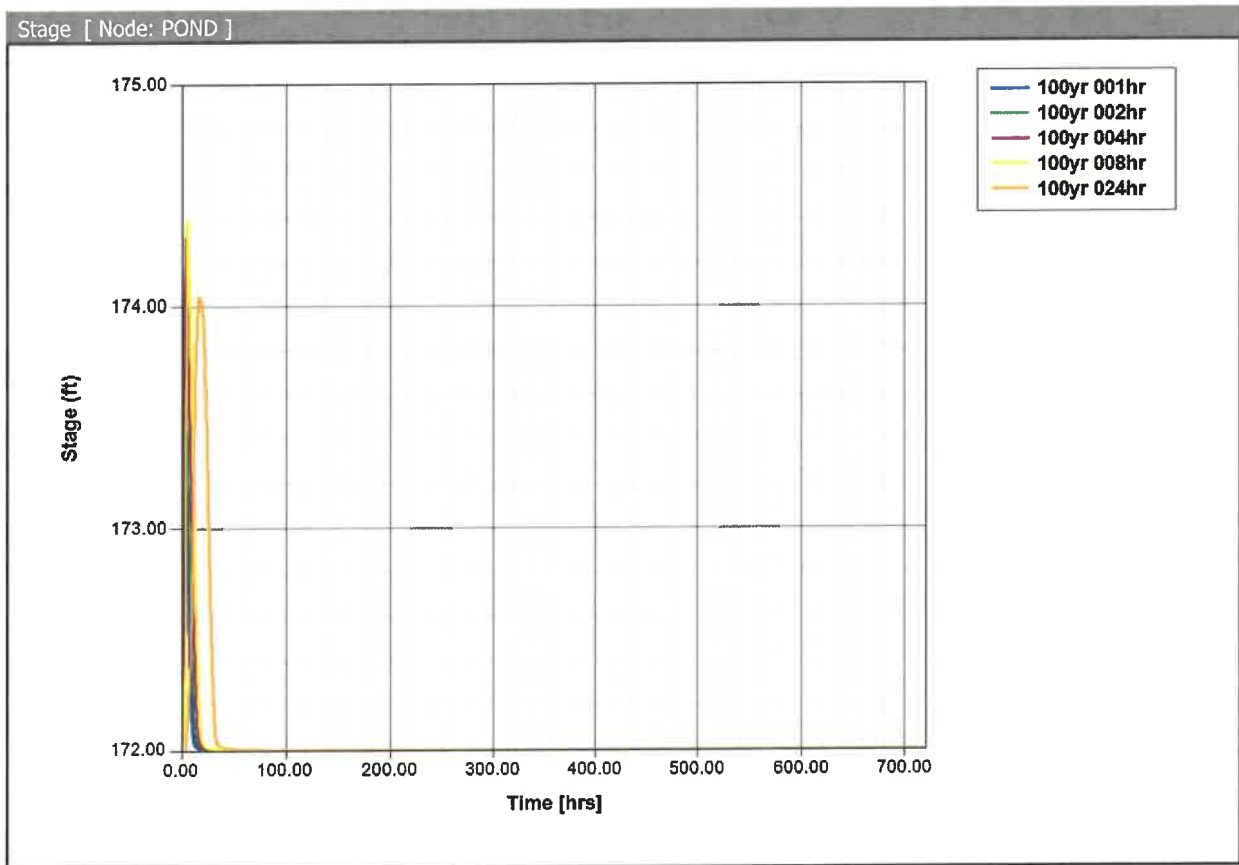
Node: POND

Scenario: Recovery  
 Type: Stage/Area

Base Flow: 0.00 cfs  
 Initial Stage: 172.00 ft  
 Warning Stage: 173.50 ft  
 Alert Stage: 173.50 ft

Stage [ft]	Area [ac]	Area [ft2]
172.00	0.0722	3145
173.00	0.0930	4051
174.00	0.1155	5031
175.00	0.1394	6072
175.50	0.1518	6612

Comment:



Simulation: 100yr 001hr

Scenario: Recovery  
 Run Date/Time: 8/1/2024 12:40:09 PM

Program Version: StormWise 4.08.01

**General**

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	720.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

**Output Time Increments**

**Hydrology**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

**Surface Hydraulics**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

**Restart File**

Save Restart: False

**Resources & Lookup Tables**

**Resources**

Rainfall Folder:

Unit Hydrograph Folder:

**Lookup Tables**

- Boundary Stage Set:
- Extern Hydrograph Set:
- Curve Number Set:
- Green-Ampt Set:
- Vertical Layers Set:
- Impervious Set:

**Tolerances & Options**

Time Marching: SAOR  
 Max Iterations: 6  
 Over-Relax Weight: 0.5 dec  
 Fact:  
 dZ Tolerance: 0.0010 ft  
 Max dZ: 1.0000 ft  
 Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr  
 Ia/S: 0.20 dec  
 Smp/Man Basin Rain Opt: Global

Rainfall Name: ~FDOT-1  
 Rainfall Amount: 4.20 in  
 Storm Duration: 1.0000 hr  
 Dflt Damping (1D): 0.0050 ft  
 Min Node Srf Area 100 ft2  
 (1D):  
 Energy Switch (1D): Energy

Comment:

Simulation: 100yr 002hr

Scenario: Recovery  
 Run Date/Time: 8/1/2024 12:40:45 PM  
 Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	720.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Lookup Tables

Boundary Stage Set:  
 Extern Hydrograph Set:

Unit Hydrograph  
Folder:

Curve Number Set:

Green-Ampt Set:  
Vertical Layers Set:  
Impervious Set:

Tolerances & Options

Time Marching: SAOR  
Max Iterations: 6  
Over-Relax Weight: 0.5 dec  
Fact:  
dZ Tolerance: 0.0010 ft  
Max dZ: 1.0000 ft  
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr  
Ia/S: 0.20 dec  
Smp/Man Basin Rain Opt: Global  
Rainfall Name: ~FDOT-2  
Rainfall Amount: 5.10 in  
Storm Duration: 2.0000 hr  
Dflt Damping (1D): 0.0050 ft  
Min Node Srf Area (1D): 100 ft2  
Energy Switch (1D): Energy

Comment:

Simulation: 100yr 004hr

Scenario: Recovery  
Run Date/Time: 8/1/2024 12:41:23 PM  
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	720.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology



Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:  
  
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:  
Extern Hydrograph Set:  
Curve Number Set:  
  
Green-Ampt Set:  
Vertical Layers Set:  
Impervious Set:

Tolerances & Options

Time Marching: SAOR  
Max Iterations: 6  
Over-Relax Weight: 0.5 dec  
Fact:  
dZ Tolerance: 0.0010 ft  
Max dZ: 1.0000 ft  
  
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr  
  
Ia/S: 0.20 dec  
  
Smp/Man Basin Rain Opt: Global  
  
Rainfall Name: ~FDOT-4  
Rainfall Amount: 6.08 in  
Storm Duration: 4.0000 hr  
Dflt Damping (1D): 0.0050 ft  
Min Node Srf Area 100 ft2  
(1D):  
Energy Switch (1D): Energy

Comment:

Simulation: 100yr 008hr

Scenario: Recovery  
Run Date/Time: 8/1/2024 12:42:10 PM  
Program Version: StormWise 4.08.01

**General**

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	720.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

**Output Time Increments**

**Hydrology**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

**Surface Hydraulics**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

**Restart File**

Save Restart: False

**Resources & Lookup Tables**

**Resources**

Rainfall Folder:

Unit Hydrograph Folder:

**Lookup Tables**

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set:

Green-Ampt Set:

Vertical Layers Set:

Impervious Set:

**Tolerances & Options**

Time Marching: SAOR  
 Max Iterations: 6  
 Over-Relax Weight: 0.5 dec  
 Fact:  
 dZ Tolerance: 0.0010 ft  
 Max dZ: 1.0000 ft  
 Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr

Ia/S: 0.20 dec

Smp/Man Basin Rain Global  
 Opt:

Rainfall Name: ~FDOT-8  
 Rainfall Amount: 7.36 in

Storm Duration: 8.0000 hr  
 Dfitt Damping (1D): 0.0050 ft  
 Min Node Srf Area 100 ft2  
 (1D):  
 Energy Switch (1D): Energy

Comment:

**Simulation: 100yr 024hr**

Scenario: Recovery  
 Run Date/Time: 8/1/2024 12:42:39 PM  
 Program Version: StormWise 4.08.01

**General**

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	720.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

**Output Time Increments**

**Hydrology**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

**Surface Hydraulics**

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

**Restart File**

Save Restart: False

**Resources & Lookup Tables**

**Resources**

Rainfall Folder:  
  
 Unit Hydrograph Folder:

**Lookup Tables**

Boundary Stage Set:  
 Extern Hydrograph Set:  
 Curve Number Set:

Green-Ampt Set:  
Vertical Layers Set:  
Impervious Set:

#### Tolerances & Options

Time Marching: SAOR  
Max Iterations: 6  
Over-Relax Weight 0.5 dec  
Fact:  
dZ Tolerance: 0.0010 ft  
Max dZ: 1.0000 ft  
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr

Ia/S: 0.20 dec

Smp/Man Basin Rain Global  
Opt:

Rainfall Name: ~FDOT-24  
Rainfall Amount: 9.84 in  
Storm Duration: 24.0000 hr  
Dflt Damping (1D): 0.0050 ft  
Min Node Srf Area 100 ft2  
(1D):  
Energy Switch (1D): Energy

Comment:

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

August 24, 2024

re: Schlimmer Multi-Family Development Fire Flow Report

1-hour fire walls shall be constructed between all units.

ISO:  $NFF = (C) (O) [1 + (X + P)] = 2000 * 0.85 [1 + (0 + 0)] = 1700 \rightarrow 2000 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area: C=2000

(O) = Occupancy factor: C-2=0.85

(X + P) = Exposures and communication (openings) factor: 0

$C = 18F\sqrt{A} = 18 * 1.5 * \sqrt{5400} = 1984 \rightarrow 2000$

Where:

F = the coefficient related to the construction type = 1.5

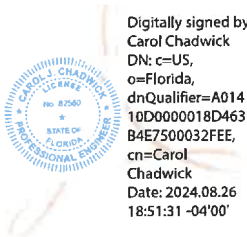
A = the effective building area (5400 s.f.)

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 01/30/24, the water flow is 2538 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

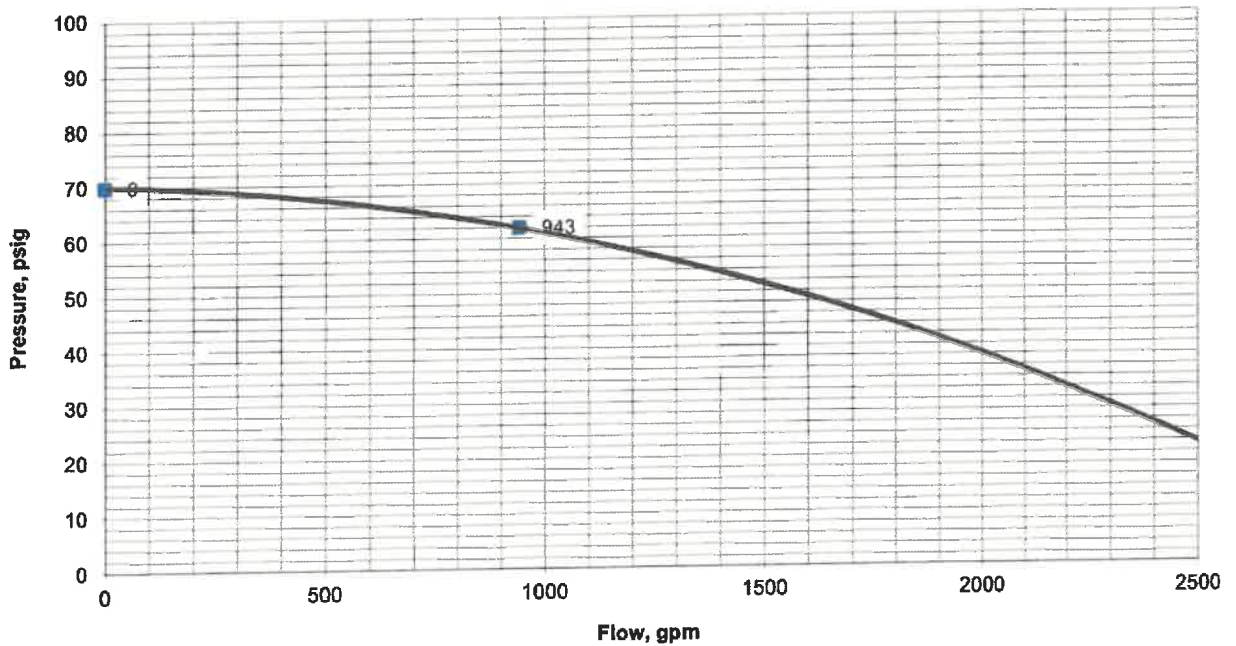
CC Job #FL22197

# City of Lake City Water flow report

HYDRANT # & LOCATION: C/O NW Early St. & NW Fowler Ave. DATE: 1/30/2024  
 TEST BY: Al/Brandon Day Tuesday Time 13:10 Minutes 2  
 WATER SUPPLIED BY: Municipal  
 PURPOSE OF TEST: request

## DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<u>2.5</u>	<u>2.5</u>	<u>2.5</u>
COEFFICIENT:	<u>0.8</u>	<u>          </u>	<u>          </u>
PITOT READING:	<u>40</u>	<u>          </u>	<u>          </u>
GPM:	<u>943</u>	<u>0</u>	<u>0</u>
TOTAL FLOW DURING TEST:	<u>943</u> GPM		
STATIC READING:	<u>70</u> PSI	RESIDUAL:	<u>62</u> PSI
RESULTS: AT 20 PSI RESIDUAL	<u>2538</u> GPM	AT 0 PSI	<u>3043</u> GPM
ESTIMATED CONSUMPTION:	<u>1887</u> GAL.		
REMARKS:			



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*Civil Engineer*

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ccpewyo@gmail.com

www.carolchadwickpe.com

August 24, 2024

re: Schlimmer Multi-Family Development Mobility Plan

The site is not connected to any sidewalks as there are none in the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed  
by Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.08.26  
18:51:15 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL22197

CAROL CHADWICK, P.E.

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ccpewyo@gmail.com

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August 24, 2024

re: Schlimmer Multi-Family Development Concurrency Impact Analysis

The site is currently vacant. Six apartment with three bedrooms each will be constructed. The site will use public water and sewer systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> edition, ITE code 220
- 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
- Tampa Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 39.9 ADT & 3.72 Peak PM trips
- Potable Water: 1800 gallons per day
- Potable Water: 1800 gallons per day
- Solid Waste: 19.80 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed  
by Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.08.26  
18:51:02 -04'00'

Carol Chadwick, P.E.

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CC Job #FL22197



**REVISED CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

<b>ITE Code</b>	<b>ITE Use</b>	<b>ADT Multiplier</b>	<b>PM Peak Multiplier</b>	<b>Dwelling Units</b>	<b>Total ADT</b>	<b>Total PM Peak</b>
220	Apartment	6.65	0.62	6.00	39.90	3.72

**Potable Water Analysis**

<b>Ch. 64E-6.008, F.A.C. Use</b>	<b>Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)</b>	<b>Ch. 64E-6.008, F.A.C. Multiplier*</b>	<b>Total (Gallons Per Day)</b>
SingleFamily Homes	300.00	6.00	1800.00

\* 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**

<b>Ch. 64E-6.008, F.A.C. Use</b>	<b>Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)</b>	<b>Ch. 64E-6.008, F.A.C. Multiplier*</b>	<b>Total (Gallons Per Day)</b>
SingleFamily Homes	300.00	6.00	1800.00

\* 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**

<b>Use</b>	<b>Tons Per Bedroom*</b>	<b>Households</b>	<b>Total (Tons Per Year)</b>
SingleFamily Homes	0.55	36.00	19.80

\*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

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*Civil Engineer*

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Lake City, FL 32025

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www.carolchadwickpe.com

August 24, 2024

re: Schlimmer Multi-Family Development Comprehensive Plan Consistency Analysis

The Schlimmer Multi-Family Development site is consistent with Lake City's Comprehensive Plan.

### **Future Land Use Element**

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY 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 city shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

*Consistency: The site is currently located in an residential area.*

- Policy 1.1.1 The city 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 city 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 the northwest corner of Fowler Avenue and Early Street. Fowler Avenue has direct access to NW Bascom Norris Drive. Early Street has direct access to Hwy. 41.*

- Policy 1.1.2 The city'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: There is a need for multi-family housing in the area.*

- Policy 1.1.3 The city'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 2025.

*Consistency: The site is will be residential in an area with many other residences.*

- Policy I.1.4 The city 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 use of the subject property is consistent with other residential uses in the area and will not have any adverse environmental impacts on the existing land uses.*

- Policy I.1.5 The city 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: The site is will be used as residential in an area with many other residences.*

- Policy I.1.6 The city'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 city. 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 site plan is compatible with other residential uses in the immediate area.*

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick  
DN: c=US, o=Florida,  
dnQualifier=A01410D0000018D46  
3B4E7500032FEE, cn=Carol  
Chadwick  
Date: 2024.08.26 18:50:08 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.  
CC Job #FL22197

PARCEL: 00-00-00-11695-080

DESCRIPTION:

ALL OF BLOCK 8, ALLINE THOMPSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 14, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ALSO THE EAST 1/2 OF DYSON AVENUE AS LIES ADJACENT TO BLOCK 8, ALLINE THOMPSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 14, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

# Columbia County Property Appraiser

Jeff Hampton

**2024 Working Values**  
updated: 8/22/2024

Parcel: << 00-00-00-11695-080 (40236) >>

Aerial Viewer Pictometry Google Maps

## Owner & Property Info

Result: 3 of 5

Owner	<b>SCHLIMMER ISAAC</b> 187 SW OLD CYPRESS WAY LAKE CITY, FL 32024		
Site			
Description*	NW DIV: ALL OF BLOCK 8, ALLINE THOMPSON S/D & E1/2 OF DYSON TERR VACATED BY CITY ORD 2012- 2021 LYING W OF LOTS 5 THRU 8 BLOCK 8. 982-1354,1357, WD 1067-1877, WD 1151-376, QC 1251-2708, WD 1311-1996, WD 1348-1842,		
Area	0.25 AC	S/T/R	30-3S-17
Use Code**	VACANT (0000)	Tax District	1

\*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

2023 Certified Values		2024 Working Values	
Mkt Land	\$722	Mkt Land	\$722
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$722	Just	\$722
Class	\$0	Class	\$0
Appraised	\$722	Appraised	\$722
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$722	Assessed	\$722
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$722 city:\$722 other:\$0 school:\$722	Total Taxable	county:\$722 city:\$722 other:\$0 school:\$722

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/28/2017	\$100	1348 / 1842	WD	V	U	11
3/10/2016	\$100	1311 / 1996	WD	V	U	11
3/14/2013	\$100	1251 / 2708	QC	V	U	11
5/21/2008	\$1,000	1151 / 376	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

## Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	8.000 LT (0.000 AC)	1.0000/1.0000 1.0000/.1000000 /	\$90 /LT	\$720
0000	VAC RES (MKT)	0.250 AC	1.0000/1.0000 1.0000/ /	\$10 /AC	\$2

Search Result: 3 of 5

*DeWitt Cason*  
Doc 704

PREPARED BY & RETURN TO:

Name: Marla Landin, an employee of Integrity Title Services, LLC  
Address: 343 NW Cole Terrace, #101 Lake City, FL 32055  
File No. 17-09012

Parcel No.: R11695-080

Inst: 201712821585 Date: 11/27/2017 Time: 11:38AM  
Page 1 of 1 B: 1348 P: 1842, P.DeWitt Cason, Clerk of Court  
Columbia County, By: BD  
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **CORRECTIVE WARRANTY DEED**, made the 28<sup>th</sup> day of September, 2017, by **DAVID SCHLIMMER, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **ISAAC SCHIMMER**, whose post office address is **229 SW Erin Glen, Lake City, FL 32024**, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of COLUMBIA, State of Florida, viz:

All Of Block 8, ALLINE THOMPSON SUBDIVISION ADDITION NO. 1, According To The Plat Thereof, As Recorded In Plat Book 3, Page 25, Of The Public Records Of Columbia County, Florida.

Also:

The East 1/2 Of That Portion Of NW Dyson Terrace (Formerly Dyson Street) Vacated By City Ordinance No. 2012-2021 Lying West Of Lots 5, 6, 7, And 8 Of Block 8 Of ALLINE THOMPSON SUBDIVISION ADDITION NO. 1, A Subdivision According To Plat Thereof Recorded In Plat Book 3, Page 25, Public Records Of Columbia County, Florida.

**THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN WARRANTY DEED RECORDED March 22, 2016, IN O.R. BOOK 1311, PAGE 1996, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.**

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 the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2017.

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

Signed, sealed and delivered in the presence of:

*Tyler Rogers*  
Witness Signature  
Printed Name: Tyler Rogers

*David Schlimmer* L.S.  
DAVID SCHLIMMER  
Address: 372 SW ERIN GLEN, LAKE CITY, FLORIDA 32024

*Marla M. Landin*  
Witness Signature  
Printed Name: Marla M. Landin

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 2017, by **DAVID SCHLIMMER**, who is personally known to me or who has produced Driver's License as identification.



*Marie M. Landin*  
Signature of Notary  
Printed Name: Marie M. Landin  
My commission expires:



GROWTH MANAGEMENT DEPARTMENT  
 205 North Marion Ave, Lake City, FL 32055  
 Phone: 386-719-5750  
 E-mail: growthmanagement@lcfcla.com

AGENT AUTHORIZATION FORM

I, ISAAC SCHLIMMER (owner name), owner of property parcel

number 00-00-00-11695-080 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. CAROL CHADWICK, PE	1.
2. TRAVIS CONVINGTON, PE	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

8-26-24  
 Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: FL COUNTY OF: Columbia

The above person, whose name is Issac Schlimmer, personally appeared before me and is known by me or has produced identification (type of I.D.) \_\_\_\_\_ on this 26 day of August, 2024.

NOTARY'S SIGNATURE

(Seal/Stamp)



# Columbia County Tax Collector

generated on 8/23/2024 3:20:13 PM EDT

## Tax Record

Last Update: 8/23/2024 3:18:39 PM EDT

[Register for eBill](#)

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
R11695-080	REAL ESTATE	2023			
<b>Mailing Address</b> SCHLIMMER ISAAC 187 SW OLD CYPRESS WAY LAKE CITY FL 32024		<b>Property Address</b>  <b>GEO Number</b> 000000-11695-080			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	001				
<b>Legal Description (click for full description)</b>					
00-00-00 0000/0000.25 Acres NW DIV: ALL OF BLOCK 8, ALLINE THOMPSON S/D & E1/2 OF DYSON TERR VACATED BY CITY ORD 2012- 2021 LYING W OF LOTS 5 THRU 8 BLOCK 8. 982-1354,1357, WD 1067-1877, WD 1151-376, QC 1251-2708, WD 1311-1996, WD 1348-1842,					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
CITY OF LAKE CITY	4.9000	722	0	\$722	\$3.54
BOARD OF COUNTY COMMISSIONERS	7.8150	722	0	\$722	\$5.64
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	722	0	\$722	\$0.54
LOCAL	3.2170	722	0	\$722	\$2.32
CAPITAL OUTLAY	1.5000	722	0	\$722	\$1.08
SUWANNEE RIVER WATER MGT DIST	0.3113	722	0	\$722	\$0.22
LAKE SHORE HOSPITAL AUTHORITY	0.0001	722	0	\$722	\$0.00
<b>Total Millage</b>	18.4914	<b>Total Taxes</b>			\$13.34
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
XLCF	CITY FIRE ASSESSMENT				\$61.26
<b>Total Assessments</b>					\$61.26
Taxes & Assessments					\$74.60
<b>If Paid By</b>				<b>Amount Due</b>	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
2/25/2024	PAYMENT	9923708.0002	2023	\$73.85

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES