

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

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www.carolchadwickpe.com

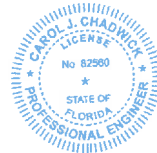
October 5, 2023

re: Muffin's Cove Stormwater Management Memo

Per the Preliminary Plat, 19 residential lots will be created using existing street. The lots will be for sale to individual homeowners.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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dnQualifier=A01410D0000017EB6
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Chadwick
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re: Muffin's Cove Fire Flow Report

ISO: $NFF = (C) (O) [1 + (X + P)] = 1200 * 0.85 [1 + (0 + 0)] = 1020 \rightarrow 1000 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area: $C = 1000$

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

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

$C = 18F\sqrt{A} = 18 * 1.5 * \sqrt{1800} = 1145 \rightarrow 1200$

Where:

F = the coefficient related to the construction type = 1.5

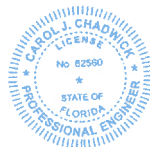
A = the effective building area (assumed) = 1800 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 05/17/22, the water flow is **843 gpm** at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23318

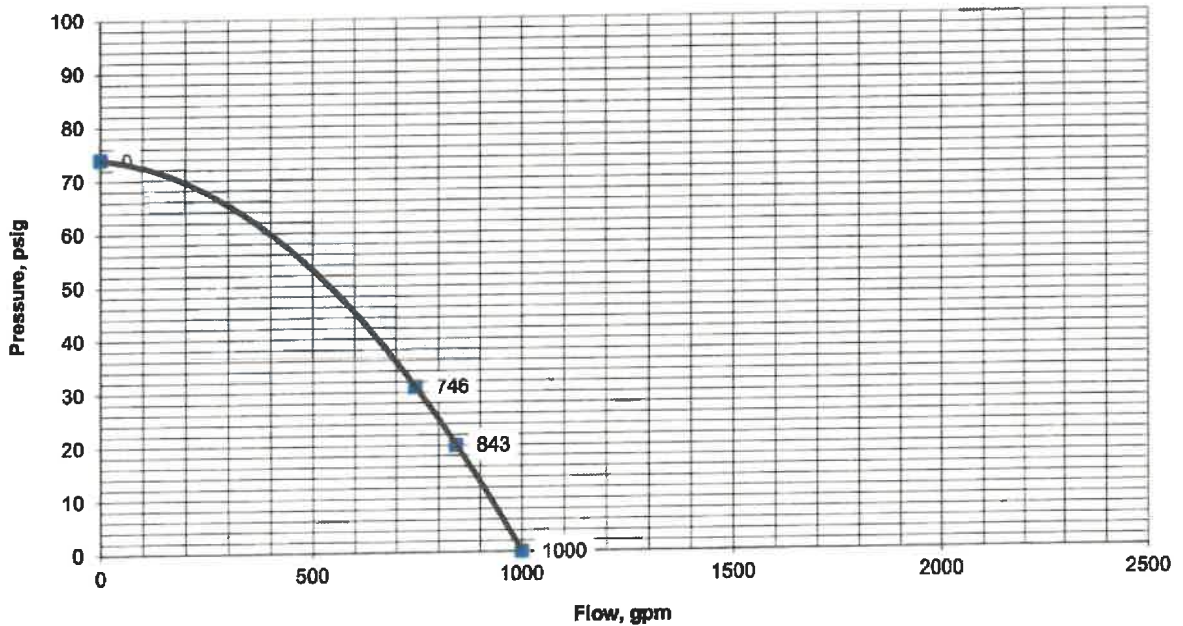
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City of Lake City Water flow report

HYDRANT # & LOCATION: C/O Bascom Norris & NE Goodvine Way DATE: 10/5/2023
 TEST BY: Al/Daniel Day: Thursday Time: 9:35 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>25</u>	<u> </u>	<u> </u>
GPM:	<u>746</u>	<u>0</u>	<u>0</u>
TOTAL FLOW DURING TEST:	<u>746</u> GPM		
STATIC READING:	<u>74</u> PSI	RESIDUAL:	<u>31</u> PSI
RESULTS: AT 20 PSI RESIDUAL	<u>843</u> GPM	AT 0 PSI	<u>1000</u> GPM
ESTIMATED CONSUMPTION:	<u>1492</u> GAL		
REMARKS:			



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October 5, 2023

re: Muffin's Cove Comprehensive Plan Consistency Analysis

Muffin's Cove is consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE 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 located in an existing 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 19 proposed lots meet the requirements per the LDR's. The lots will utilize the City's sewer and water systems.

- 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: The site is located in an existing residential 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 2023.

Consistency: The subdivision of the land will be complete in 2024.

- Policy 1.1.4 The City shall continue to maintain standards for the coordination and siting of

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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 located in an existing residential area.

- 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 proposed lots are compatible with the adjacent residential lots.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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October 5, 2023

re: Muffin's Cove Concurrency Impact Analysis

The site is located in an area currently use for single family homes. Calculations were based on 19 three bedroom homes.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 210
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: A Design Approach, Sincero and Sincero, 1996

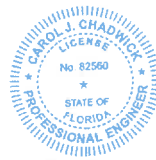
Summary of analyses:

- Trip generation: 182 ADT & 19 Peak PM trips
- Potable Water: 22800 gallons per day
- Potable Water: 22800 gallons per day
- Solid Waste: 34.68 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
210	Single Family Homes	9.57	1.01	19.00	181.83	19.19

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Single Family Homes	400.00	57.00	22800.00

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Single Family Homes	400.00	57.00	22800.00

* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

Use	Tons Per Dwelling Unit**	Households	Total (Tons Per Year)
Single Family Homes	1.83	19.00	34.68

**0.73 tons per person per year x 2.5 person per household = 1.825 tons per dwelling unit

PREPARED BY & RETURN TO:

Name: TWENTYEIGHT FOURTEEN

Address: 930 NE JOE CONEY AVE
LAKE CITY, FL 32055

Parcel ID No.: R11209-000 AND R06085-000

Inst: 202312086948 Date: 04/20/2023 Time: 4:05PM
Page 1 of 3 B: 1488 P: 2078, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 20th day of APRIL, 2023, by **SYLVESTER WARREN, III**, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to **TWENTYEIGHT FOURTEEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, having its principal place of business at 930 NE JOE CONEY AVE, LAKE CITY, FLORIDA 32055, 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 COLUMBIA COUNTY, State of FLORIDA, viz:

See Attached Exhibit A
THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST THE SAME. LEGAL PROVIDED BY GRANTOR.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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, 2022.

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:

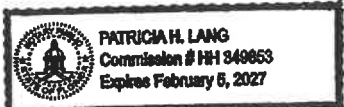
Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Sylvester Warren III L.S.
Name: SYLVESTER WARREN, III
Address: 930 NE JOE CONEY AVE, LAKE CITY, FL 32055

Jessica Netto
Witness Signature
Printed Name: Jessical Netto

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of APRIL, 2023, by SYLVESTER WARREN, III, who is personally known to me or who has produced as identification.



Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-27

EXHIBIT "A"

R11209-000

LOTS 3 AND 4 SOUTH OF ROAD AND LOTS 9 AND 10, CATHEY'S SUBDIVISION IN THE NORTHWESTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, AS RECORDED IN DEED BOOK H, PAGE 576, AND THE EAST 100 FEET OF LOT 5 OF CATHEY'S SUBDIVISION, SOUTH OF LOT 1 OF THE FRANK C. CUMMINGS SUBDIVISION UNIT-1, AS DESCRIBED IN THE REPLAT, DATED SEPTEMBER 17, 1997 AND RECORDED IN PLAT BOOK 6, PAGES 182-183, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND THE EAST 100 FEET OF LOT 8 OF CATHEY'S SUBDIVISION, NORTH OF LOT 2 OF THE FRANK C. CUMMINGS SUBDIVISION, UNIT-1 AS DESCRIBED IN THE REPLAT, DATED SEPTEMBER 17, 1997 AND RECORDED IN PLAT BOOK 6, PAGES 182-183, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. LYING AND BEING IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, ALSO BEING PART OF THE NORTH EASTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, AND ALL LYING IN AND BEING PART OF LOTS 4, 5, 8, 9, AND 10 OF CATHEY' SURVEY AS RECORDED IN DEED BOOK "H", PAGE 576, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, START AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF DAVIS STREET (A 33 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FRONIE STREET (A 33 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED); THEN RUN SOUTH 87°46'54" WEST ALONG AND WITH SAID NORTHERLY RIGHT-OF-WAY LINE 633.76 FEET; THENCE NORTH 01°28'46" WEST, 104.02 FEET; THENCE NORTH 87°46'54" EAST, 108.48 FEET; THENCE NORTH 01°28'46" WEST, 63.98 FEET; THENCE NORTH 87°46'54" EAST, 100.00 FEET TO A POINT LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF BOWDEN WAY (FORMERLY KNOW AS CATAWBA STREET), A 33 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED, THENCE RUN NORTH 01°28'46" WEST, ALONG AND WITH SAID WESTERLY RIGHT-OF-WAY LINE 165.91 FEET TO A POINT LYING IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 87°46'54" WEST 100.00 FEET; THENCE NORTH 01°28'46" WEST, 102.71 FEET TO A POINT LYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 100-A, (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 88°39'00" EAST ALONG AND WITH SAID SOUTHERLY RIGHT-OF-WAY LINE 206.16 FEET TO A POINT LYING IN SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 01°28'46" EAST, 89.97 FEET; THENCE SOUTH 14°53'38" EAST, 52.09 FEET; THENCE SOUTH 01°28'46" EAST, 193.01 FEET; THENCE NORTH 87°46'54" EAST, 86.14 FEET; THENCE SOUTH 76°52'20" EAST, 51.67 FEET; THENCE NORTH 87°46'54" EAST, 80.52 FEET; THENCE SOUTH 01°56'47" EAST, 9.32 FEET; THENCE NORTH 87°46'54" EAST, 90.00 FEET TO A POINT LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF DAVIS STREET;

THENCE RUN SOUTH 01°56'45" EAST, 67.00 FEET ALONG WITH SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

R06085-000

LOT 17, BLOCK 1 OF IDLEAWILE "REPLAT", A SUBDIVISION AS PER PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 2, PAGE 117-A, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.