

SUWANNEE VALLEY ESTATES



DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 16 EAST, AND RUN THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 22, 85.0 FEET TO THE NORTHWEST CORNER OF "SUWANNEE ACRES," ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3, PAGE 39, FOR A POINT OF BEGINNING, THENCE N1°07'45"E, ALONG THE WEST LINE OF SECTION 22, 1234.15 FEET, TO THE SOUTHWEST CORNER OF NW1/4 OF SW1/4, SECTION 22, THENCE N70°46'E, 398.51 FEET, THENCE N19°14'W, PARALLEL TO U.S. HIGHWAY NO. 41, 15.29 FEET, THENCE N70°46'E, 50.0 FEET, THENCE S19°14'E, PARALLEL TO U.S. HIGHWAY NO. 41, 330.0 FEET, THENCE N70°46'E, 277.0 FEET, THENCE S19°14'E, ALONG THE WEST LINE OF U.S. HIGHWAY NO. 41, 1223.65 FEET, THENCE S89°01'W, ALONG THE NORTH LINE OF SAID "SUWANNEE ACRES, 1214.25 FEET TO THE POINT OF BEGINNING.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT ORIN D. LEE, AND HELEN J. LEE, HIS WIFE, HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, LAYOUT, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "SUWANNEE VALLEY ESTATES", AND DEDICATE THE STREETS AS HEREON SHOWN TO THE USE OF THE PUBLIC.

WITNESS Sam H. Williams SIGNED Orin D. Lee

WITNESS Helen J. Lee SIGNED Helen J. Lee

ACKNOWLEDGEMENT:

STATE OF FLORIDA:
COUNTY OF COLUMBIA:

ON THIS 9th DAY OF JANUARY, 1969, PERSONALLY APPEARED BEFORE ME, ORIN D. LEE, AND HELEN J. LEE, HIS WIFE, TO ME, WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT White Springs, STATE OF FLORIDA THIS 9th DAY OF JANUARY, 1969. SIGNED Niana J. Barnett

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I AM A DULY QUALIFIED LAND SURVEYOR AND THAT THE LAND HEREON DESCRIBED HAS BEEN SURVEYED, LAYOUT, SUBDIVIDED, AND PLATTED AS SHOWN ON THIS PLAT UNDER MY DIRECTION AND THAT P.R.M.'S HAVE BEEN SET.

SIGNED B.G. Moore
B.G. MOORE, LAND SURVEYOR, FLA. CERT. NO. 439

File No. 69-558
STATE OF FLORIDA, COUNTY OF COLUMBIA
Filed for record on this 5th day of February, 1969, and recorded in pl
Book No. 3 At page No. 87
Witness my hand and official seal the date last aforesaid.
W. E. CREWS, Clerk Circuit Court
By: Debra D. Nathan D.C.

APPROVED BY BOARD OF COUNTY COMMISSIONERS, COLUMBIA COUNTY, FLORIDA

SIGNED J. B. Hunter, CHAIRMAN

ATTEST W. E. Crews, CLERK

DATE Feb. 4, 1969

NORTH FLORIDA PROFESSIONAL SERVICES, INC.

Experience. *Quality.* Commitment.



**COLUMBIA COUNTY - NW SPARR LANE
BASE FLOOD ELEVATION STUDY
ENGINEERING REPORT
COLUMBIA COUNTY, FLORIDA**

Lake City: P.O. Box 3823, Lake City, FL 32056 • **Tallahassee:** P.O. Box 180998, Tallahassee, FL 32318

Phone: 386.752.4675 • **Toll Free:** 877.335.1525 • **Fax:** 386.752.4674 • **Online:** NFPS.net

Project Description (Figure 1)

NW Sparr Lane is located just south of NW Suwannee Valley Road adjacent to US Highway 41 in Columbia County approximately 2.85 miles south of the Suwannee River across the roadway from Barbara Lake. A concern with regards to the Base Flood Elevation (BFE) in this area has arisen. The area immediately northwest of the area (approximately 900 feet) lies within a Zone AE with a 100 Year Flood Elevation of 87' NAVD (Figure 2). The Sparr Lane area is bounded on the north by NW Tad Place and NW Austin Way and on the south by NW Austin Way and NW Bonita Way. This area is completely in a Zone X and is not legally subject to the 87' NAVD BFE. The area that Sparr Lane is in is a closed basin to the elevation of approximately 93' NAVD at which point it discharges to the north over a broad area approximately 450-500 feet in length.

Modeling

To address the concern relative to the Sparr Lane area and future residential construction Columbia County authorized North Florida Professional Services, Inc. (NFPS) to gather relevant data and model the drainage basin that Sparr Lane is in. As previously mentioned this basin is closed to approximately elevation 93' NAVD. Input from the model to be used (PONDS 3.2) was developed as follows:

1. USGS Quad Maps and LiDAR (Light Detection and Ranging) Elevations were utilized to determine the outline and size of the drainage basin which is 85.36 acres in size (Figure 3).
2. Soils data, depth to groundwater, and hydraulic conductivity were determined using data gathered from the USDA Natural Resources Conservation Service Web Soil Survey website (Attachment 1).
3. Google Earth Aerials (March 6, 2018) were used to determine current land use over the 85.36 acre drainage basin (Figure 4).
4. The data gathered from Items No. 1, 2, and 3 were used to determine Runoff Curve Numbers (Attachment 2).
5. The Google Earth Aerial and the Design Spreadsheet in Attachment 2 were used to calculate a Time of Concentration.
6. Drainage Basin storage was determined using LiDAR and CADD to develop Stage-Storage (Attachment 3)
7. This data was input into the Ponds 3.2 Stormwater Model and run for the 100 Year, 24 Hour Storm Event. Input and output files can be found in Attachment 4.

Model Results and Conclusions

The modeling for the 85.36 Acre drainage basin yielded a maximum stage of 89.65' NAVD. While the Sparr Lane area is not legally within the Zone AE that has a 87' NAVD BFE, based upon the modeling a 100 Year, 24 Hour rainfall will under current conditions flood any residences with a BFE under 89.65' NAVD.

If the County were to decide to follow current Land Development Regulations within the Sparr Lane area with homes being constructed one (1) foot above the BFE, required Finished Floor Elevations should be required to be constructed at 90.65' NAVD (Figure 5). Any fill placed below the 89.65' NAVD elevation will cause flood elevations to increase.