FRANKLIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING

COURTHOUSE ANNEX, COMMISSION MEETING ROOM

FEBRUARY 09, 2021

6:30 PM

AGENDA

PLEASE NOTE: PLANNING AND ZONING COMMISSION MAKES RECOMMENDATIONS TO THE FRANKLIN COUNTY BOARD OF COMMISSIONERS REGARDING YOUR APPLICATION. ALL APPLICANT'S ARE NOTIFIED THAT IF YOUR APPLICATION IS DENIED, IT MAY NOT BE RESUBMITTED FOR ONE YEAR. ALSO, ANY PERSON WISHING TO APPEAL THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION OR THE DECISION OF THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER BOARD ARE RESPONSIBLE TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PRCEEDINGS IS MADE.

PUBLIC NOTICE

This meeting is being held via Zoom and all attendees are muted by default. To join via computer, use the following link on the meeting date and time: https://zoom.us/j/92593957607

If you do not have speakers or a microphone on your computer or prefer to call, you can dial in for audio. Call (301) 715-8592 or (312) 626- 6799 or (929) 205-6099 and enter Webinar ID: 925 9395 7607#

If you would like to speak during the public comment portion of the meeting, you have the following options:

Online - select the "raise your hand" icon.

Phone - press *9 to raise your hand, *6 to unmute to submit verbal comments. Public engagement is important to us, and meeting remotely is still a new process. We appreciate everyone's understanding

Building Report:

December 2020 Building Report

R-1 Dwellings: 7 Total

St. George Island - 5

Eastpoint - 1

Lanark Village - 1

Mobile Homes: 2 Total

Eastpoint - 1

Apalachicola - 1

January 2020 Building Report

R-1 Dwellings: 11 Total

St. George Island - 2

Eastpoint - 6

Carrabelle - 2

St. Theresa - 1

Mobile Homes: 3 Total

Eastpoint - 3

Critical Shoreline Applications:

A- Consideration of a request to construct a Covered Boat Lift to an existing dock located at 1155 Russell Way, St. George Island, Franklin County, Florida. Applicant will be contingent upon State and Federal Permits. Request submitted by Larry Joe Colson, agent for CLE Properties, LLC, applicant. (Proposed House)

B- Consideration of a request to construct a Single Family Private Dock located at 261 River Road, Carrabelle, Franklin County, Florida. Applicant will be contingent upon Federal Permits. The Dock walkway will be 27x8 Foot with a 8x40 Hinged Floating Terminus. Request submitted by Garlick Environmental Associates, agent for William Phelan, applicant. (Proposed House)

C- Consideration of a request to construct a Single Family Dock and Boat Ramp located at 315 Gander Street, Lot 4 Block 51 Unit 5, St. George Island, Franklin County, Florida. Applicant will be contingent upon State and Federal Permits. The Dock walkway will be 34x4 with a 8x20 Terminus and a 12x38 Boat Ramp. Request submitted by Garlick Environmental Associates, agent for Terry Mick, applicant. (Proposed House)

D- Consideration of a request to construct a Single Family Residential Pier located at 1721 East Gulf Beach Drive, Lot 11 Shell Harbour, St. George Island, Franklin County, Florida. State and Federal Permits attached. The Pier will be 168x4 over Marsh & 30x4 Over open waters with a 6x20 Terminus with a 6x20 step down. Request submitted by Garlick Environmental Associates, agent for Bruce Schneider, applicant. (Proposed House)

Final Plat Applications:

E- Consideration of a request for Final Plat Approval of a 5.66 acre parcel of land lying in Section 36, Township 8 South, Range 7 West, Eastpoint, Franklin County, Florida. The subdivision will be named "The Bluffs of North Bayshore" and will consist of 5 lots over 1 acre each. Request submitted by Andy Durham, agent for LMKS, LLC.

Commercial Site Plan Applications:

F- Consideration of a request for Commercial Site Plan Review of a 7,636 square feet Retail Commercial Building over 6 Lots described as Lots 3, Lot 5, Lot 6, Lot 7, Lot 28, and Lot 25 Block 6E Unit 1, St. George Island, Franklin County Florida. Request submitted by Lance Watson, Southeastern Consulting Engineers, Agent for Yaish Alon.

Lot Re-Configuration Application:

G- Consideration of a request for amendment of the St. James Bay PUD to allow for the construction of 16 more golf villas and a 72 room Inn in St. James Bay, Franklin County Florida. Request submitted by Robert A. Williams, Agent for St. James Bay PUD

Zoning Administrator's Report:

Monthly Building Report

Franklin County
Franklin County Planning & Building Department
34 Forbes Street, Suite 1, Apalachicola, FL 32320
Phone (850) 653-9783 Fax (850) 653-9799

Date range:	**11/25/2020 to 12/21/2020**
Total Number of Permits:	**62**
Total Fees Collected:	**$34152.43**

Date	Permit	Property Owner	Development	Location	Street Address	Cost	Fee
11/25/2020	30027	Vacation Rental Services, LLC	Electrical Upgrade	UNIT 1 BL 4W LOTS 5	235 F West Gulf Beach Drive	$0.00	$100.00
11/25/2020	30028	Thomas Lawhon	Re-Roof	A PARCEL 115.00 FT M/L ALONG POSTUM BAYOU	1514 Highway 98 West	$4,977.92	$117.00
11/25/2020	30029	Donna Knutson	Pole Barn	A PARCEL KNOWN AS LOT 5 856/51 867/54 542/121 604/465 634/346 1046/669 LESS AND 1129/565 1146/83	321 Smith Road	$6,195.00	$181.25
11/25/2020	30030	Gary Mahoney	Creating Bay Window	UNIT 1 BL 20 E LOT 8	557 East Gorrie Drive	$500.00	$97.75
11/30/2020	30031	Cathy Caddell	Window Replacement	LOTS 8 & 9 PLANTATION VILLAGE ST GEORGE ISLAND	1844 Sea Oat Drive	$26,000.00	$406.70

11/30/2020	30032	JUANITA PULLEN	RENOVATION-CEILINGS, PARTITION WALL, TILING, BATHROOMS, PLUMBING & ELECTRICAL, CEILING FANS & LIGHT FIXTURES	NA	39 BULL STREET	$0.00	$201.00
11/30/2020	30033	CHARLES AND JOY STUBBS	SEAWALL REPLACEMENT (WITHIN 18 INCHES OF ORIGINAL SEAWALL)	NA	265 RIVER ROAD	$0.00	$799.38
11/30/2020	30034	Paal Thorsen	Reroof	NW COR OF LOT 23 EAST END OF ISLAND 1.01 AC PARCEL BEING 228.53 X 190.61' 182/609 633/792 840/393 1036/99 1105/388 5' BEACH EASEMENT	1640 East Gulf Beach Drive	$28,800.00	$435.80
11/30/2020	30035	BJ's Pizza and More, INC	Reroof	UNIT 1 BL 5W LOTS 14, 15, & 16 ST GEORGE ISLAND	105 West Gulf Beach Drive	$10,000.00	$187.00
12/02/2020	30036	Michael Goda	Window Replacement	THREE HUNDRED OCEAN MILE PHASE II BLDG K-9	1804 K-9 East Gulf Beach Drive	$8,000.00	$159.00
12/02/2020	30037	Gary Smith	Sliding Glass Door Replacement	THREE HUNDRED OCEAN MILE PHASE II BLDG K-9	1804 I-1 East Gulf Beach Drive	$3,000.00	$100.00
12/03/2020	30038	Shin J Oh	Siding Replacement	LOT 9 TURTLE BEACH 100X355X100X355	1732 Jasmine Way	$8,500.00	$173.00
12/03/2020	30039	Garry O'meara	Re-roof	A PARCEL IN SEC 21-08S-08W A 1 ACRE PARCEL ALG BLUFF RD	2649 Bluff Road	$11,000.00	$201.00

12/03/2020	30040	Paal Thorsen	Electrical Upgrade	NW COR OF LOT 23 EAST END OF ISLAND 1.01 AC PARCEL BEING 228.53 X 190.61' 182/609 633/792 840/393 1036/99 1105/388 5' BEACH EASEMENT	1640 East Gulf Beach Drive	$0.00	$100.00
12/04/2020	30041	T-MOBILE SOUTH, LLC	MICROWAVE DISH ADDITION ON AN EXISTING WATER TOWER	LOT 21 BLK 5W UNIT 1	116 WEST PINE AVENUE	$0.00	$922.75
12/04/2020	30042	Island Adventures, LLC	Demolition	1.37 AC BEING 193 X 300 X 205 X 300 FT DOG ISLAND	428 Gulf Shore Drive	$0.00	$100.00
12/07/2020	30043	Cheryl Craig	New Construction	UNIT 5 BL 78 LOT 16	965 West Bayshore Drive	$380,000.00	$1,483.51
12/07/2020	30044	SUSAN LANGFORD & JACQUELYN LANGFORD	R-1 DWELLING	LOT 41 LAKES ON THE BLUFF	179 LAKES ON THE BLUFF DRIVE	$0.00	$3,673.32
12/07/2020	30045	LINDA MCINTYRE	HARDIE SIDING, DECK BOARDS, DRYWALL PATCHES (SEE ATTACHED LIST)	LOT 51 SEA PALM VILLAGE	1412 ELM COURT	$0.00	$2,179.13
12/07/2020	30046	Rick and Jean Reynolds	Re-Roof	UNIT 7 LOT 38 PENN POINT	1043 Gulf Shore Blvd	$6,650.00	$145.00
12/08/2020	30047	Howell Ferguson	Remove and replace molded drywall and insulation	LOT 53 1.04 AC 100.04X 121.94X332.67X100X332.67X 118.94 SEA PALM VILLAGE	1420 Elm Court	$23,000.00	$738.00
12/08/2020	30048	Sweet P by the Sea LLC	Breakwater Repair	LOT 2 OF TRACT 42 CONTAINING 1.13 AC	1333 East Gulf Beach Drive	$18,150.00	$313.00

12/08/2020	30049	Stephen & Cecelia Bahan	Metal Re-Roof	UNIT 3 BL 1 LOT 20 DOG ISLAND	258 Gulf Shore Drive	$22,000.00	$355.00
12/08/2020	30050	Edward & Sarawanee Parrish	Replacing Deck Boards and Handrails	LOT 14 1.00 AC 102.23X . 100.09X106.58X332.67X100.00 X332.67 SEA PALM VILLAGE	1452 Bayberry Lane	$4,600.00	$117.00
12/08/2020	30051	Edward Maywald	595 square foot deck	THREE HUNDRED OCEAN MILE PHASE II BLDG J-13	1804 East Gulf Beach Drive, Apt J-13	$1,700.00	$100.00
12/08/2020	30052	Howell Ferguson	Plumbing re-plumb	LOT 53 1.04 AC 100.04X 121.94X332.67X100X332.67X 118.94 SEA PALM VILLAGE	1420 Elm Court	$32,000.00	$464.90
12/08/2020	30053	Deborah & Corey Johnsen	R-1 Dwelling	LOT 1 DEBBEE'S DREAM PB	1164 East Gulf Beach Drive	$1,800,000.00	$4,146.18
12/08/2020	30054	Jim & Janie Williams	R-1 Dwelling	LOT 29 TREASURE BCH VIL	1960 Coral Reef Road	$850,000.00	$2,150.70
12/08/2020	30055	Llptca Properties LLC	Reroof	THE WEST HALF OF LOT 10 BAY NORTH	192 Bay North Road N	$17,500.00	$299.00
12/08/2020	30056	Bill Mattice	Re-Roof	THE EAST HALF OF LOT 10 BAY NORTH	194 Bay North Drive	$17,500.00	$299.00
12/09/2020	30058	Lucinda Vickers	Siding	LOT 39 BRE INC	1463 Cypress Street	$21,600.00	$355.00
12/09/2020	30059	Sara Mims	Roof Over	UNIT 5 BL 90 LOT 3	1164 Pine Ave	$8,500.00	$173.00
12/09/2020	30060	Nan Stowell	Siding	LOT 5 BRE INC	1450 Bay Front Drive	$19,000.00	$313.00

12/09/2020	30061	Alice White	Metal Re-Roof	UNIT 1 BL 21 E LOT 3	517 East Gulf Beach Drive	$2,300.00	$89.00
12/09/2020	30063	Penelope Evanoff	Metal Re-Roof	TRACT 5 HICKORY DIP CONTAINING 1.00 AC M/L	141 Hickory Dip Road	$3,000.00	$89.00
12/09/2020	30064	JAMIE SHIVER AND VIRGINIA ALLINGTON	MOBILE	LOT 40 TARPON SHORES UNIT 2	690 RIDGE ROAD	$0.00	$0.00
12/10/2020	30065	Selina and Preston Underwood	Pool Cabana	UNIT 2 BL I LOT 7	948 East Gulf Beach Drive	$4,848.06	$146.25
12/10/2020	30066	James Stewart	Car port	UNIT 3 BL K LOT 11 587/348 664/392 1104/787 1113/500 1248/298	781 West Gulf Beach Drive	$8,000.00	$397.50
12/10/2020	30067	VACATION RENTAL SERVICES LLC	ELECTRICAL UPGRADE	LOT 5 BLK 4W UNIT 1	235 A WEST GULF BEACH DRIVE	$0.00	$100.00
12/10/2020	30068	235 B WEST GULF BEACH DRIVE	ELECTRICAL UPGRADE	LOT 5 BLK 4W UNIT 1	235 B WEST GULF BEACH DRIVE	$0.00	$100.00
12/10/2020	30069	VACATION RENTAL SERVICES LLC	ELECTRIC UPGRADE	LOT 5 BLK 4W UNIT 1	235 C WEST GULF BEACH DRIVE	$0.00	$100.00

12/10/2020	30070	VACATION RENTAL SERVICES LLC	ELECTRICAL UPGRADE	LOT 5 BLK 4W UNIT 1	235 D WEST GULF BEACH DRIVE	$0.00	$100.00
12/10/2020	30071	VACATION RENTAL SERVICES LLC	ELECTRICAL UPGRADE	LOT 5 BLK 4W UNIT 1	235 E WEST GULF BEACH DRIVE	$0.00	$100.00
12/10/2020	30072	Lyda Shults	Metal Garage	UNIT 1 BL 6 LOT 1 LANARK VILLA	2390 Oak Street	$12,900.00	$286.25
12/11/2020	30073	Jason Stallings	Shed 24 x 36	LOT 9 GULF VIEW ACRES	2573 Highway 98 East	$10,143.49	$251.25
12/14/2020	30074	Keith Chase McNeill	14 x 30 Addition	LOT 41 S OF HWY ALLIGATOR PT 213/304 302/191 691/9 831/41 831/42 1019/719 1019/721 1063/44 1071/189 1273/584	1631 Alligator Point Drive	$100,000.00	$707.50
12/15/2020	30075	Keith Mask	HVAC Change out	LOT 34 RESORT VILLAGE PB 9/9 1087/732 ESMNT BEING .03 A M/L 1087/730	1478 Park Ave	$5,860.00	$131.00
12/15/2020	30076	Judy Berquist	HVAC Change Out	UNIT 3 BL I LOT 13 OR 162/300 183/616 207/224	1073 West Gorrie Drive	$11,800.00	$215.00
12/15/2020	30077	John Munn and Nicole Greer	Remodel	LOT 24 UNRCRD DOG ISLAND	850 Gulf Shore Drive	$65,400.00	$744.78
12/15/2020	30078	Martha Swaggerty	New Construction	UNIT 1 BL J LOT 13 LANARK BCH	114 Connecticut Street	$116,196.00	$1,355.46
12/15/2020	30079	Ronald Schlitt	Metal Re-roof	LOT 4 GULF SIDE SUBDIVISION ORIGINAL LOT 24 EAST END	1672 East Gulf Beach Drivr	$30,000.00	$445.50

12/15/2020	30080	KERRY CREAMER	MOBILE HOME	NA	1044 ROSEMONT STREET	$0.00	$0.00
12/15/2020	30081	Sabra A Thornton	Window and door replacement permit	LOT 19 PELICAN BCH VILL 211/150 361/248 1086/1 1146/463-EASEMENT 1272/477	2152 Sea Fern Way	$60,000.00	$705.30
12/16/2020	30082	JOHN AND DIANE HADLEY	(5) IMPACT DOORS	NA	1444 EAST GULF BEACH DRIVE	$0.00	$705.30
12/17/2020	30083	Andrew Metcalfe	Reroof	LOT 21 PLANTATION BCH VILL	1860 Plantation Path	$26,250.00	$416.40
12/18/2020	30084	William Thomas	New Construction	UNIT 2 BL E LOT 10 530/85 705/312 759/633 782/799 875/590 981/503 983/184 1153/446 1156/599 1276/714	1072 East Gorrie Drive	$0.00	$2,036.14
12/18/2020	30085	Russell Kelly	HVAC Changeout	LOT 25 OYSTER BAY VILL ST GEORGE ISLAND	2201 Coquina Drive	$11,000.00	$201.00
12/18/2020	30086	Turtle Ventures, LLC	Electrical Meter	LOT 40 PEBBLE BEACH	1636 Guava Trail	$0.00	$100.00
12/18/2020	30087	Charles and Brenda Galloway	Electrical Meter	BLK H LOT 3	215 North Bayshore Drive	$0.00	$100.00
12/18/2020	30088	Elisabeth Noel	Stair Replacement	UNIT 3 BL E LOT 7	1148 West Gorrie Drive	$5,000.00	$234.00
12/21/2020	30089	JOHN OLEANDER	ADD SCREEN PORCH, REPLACE SIDING AND WINDOWS AND DOORS	LOT 2 BLK 16 UNIT 1	409 EAST GULF BEACH DRIVE	$0.00	$996.78

12/21/2020	30090	Leo and Julie Korpanty	New Construction	LOT 5 1.00 AC 399.01 X 108.31 X 346.28 X 120.88 SEA PALM VILLAGE	1416 Bayberry Lane	$485,000.00	$1,712.65

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Monthly Building Report

Franklin County
Franklin County Planning & Building Department
34 Forbes Street, Suite 1, Apalachicola, FL 32320
Phone (850) 653-9783 Fax (850) 653-9799

PowerLine Building Permit Software

Date range:	**12/22/2020 to 1/29/2021**
Total Number of Permits:	**97**
Total Fees Collected:	**$47787.19**

Date	Permit	Property Owner	Development	Location	Street Address	Cost	Fee
12/22/2020	30091	Robert Caviness	Swimming Pool	A PARCEL IN SEC 02 09S 08W BEING 208.71 X 208.71 1 AC M/L AND ALSO A 50' ROW ALONG W EARL KING STREET 970/689 984/491 1150/754 1228/781	410 Earl King Street	$44,000.00	$726.63
12/22/2020	30092	WILLIAM CAWLEY	SCREENED POOL ENCLOSURE	LOT 12 HERON BAY VILLAGE	2147 BLUE HERON TRAIL	$0.00	$496.25
12/22/2020	30093	Coastline Rentals LLC	New Bath House Facility	4 ACRES IN NE 1/4 OF 28-8S-6W AKA AS TRACT 9 ALSO TWO PARCELS BEING .48 AC M/L EACH OF A FLORIDA POWER EASEMENT	909 US Highway 98	$132,477.12	$1,755.95
12/23/2020	30094	DEREK HENRY	MOBILE HOME	LOT 50 TARPON SHORES UNIT 3	683 RIDGE ROAD	$0.00	$0.00

12/23/2020	30095	FRANCES AND EDWARD ESTES	MOBILE HOME	LOT 60 TARPON SHORES UNIT 3	725 RIDGE ROAD	$0.00	$0.00
12/23/2020	30096	JOHN LANGLEY	MOBILE HOME	LOT 35 TARPON SHORES UNIT 3	649 RIDGE ROAD	$0.00	$0.00
12/23/2020	30097	DONNA KNUTSON AND TAMARA POWELL	18' x 24' PORCH ADDITION	N/A	321 SMITH ROAD	$0.00	$678.13
12/23/2020	30099	CHRISTOPHER JAMES LOVELAND	R-1 DWELLING	LOTS 16-18, BLK D MAGNOLIA RIDGE ESTATES	335 GARDENIA TRAIL	$0.00	$343.40
12/23/2020	30100	ELAINE BOONE AND PATRICIA SIMMONS	R-1 DWELLING	NA	140 SHELL BAY COURT	$0.00	$1,591.35
12/28/2020	30101	BJ's Pizza and More	Sign	n/a	105 Gulf Beach Dr West	$2,100.00	$100.00
12/28/2020	30102	Hufstetler Properties LLp	Sign	n/a	176 Highway 98 West	$1,200.00	$100.00
12/29/2020	30103	Dan Weeks	New Single Family	SOUND BREEZE PB 8/44 FKA LOT 11 EMERALD POINT BEACH LOT 5 & 5A	1427 Highway 98	$121,424.82	$1,389.16
12/29/2020	30105	Paul and Janet Hillmer		UNIT 4 BL 49 LOT 10	1072 East Pine Avenue	$10,000.00	$100.00
12/30/2020	30104	McGee Family Properties LLC	Replace Decking	5-17w	433 West Gorrie	$0.00	$100.00
12/30/2020	30107	Joan West	Re-roof	BL F COCHRANS BEACH LOT 1&E1/3 LOT 2 OR 35/353 711/712 713/420 811/630	4106 St Teresa Ave	$23,215.00	$478.75
12/30/2020	30108	Michael and Josephine Krehl	roof repair	1-88-5	500 W Sawyer St	$1,000.00	$100.00

12/31/2020	30106	Tom & Becky Hollensbe	Re-Roof	n/a	2361 HWY 98 E	$12,750.00	$229.00
12/31/2020	30109	Marci Hodges	Re-Roof	lot 21 Block 10 Unit 1	156 East Gorrie	$25,500.00	$406.70
12/31/2020	30110	Ray Dee & Carolyn Jean Conley	Received/Being Processed - Repair railing on deck	UNIT 3 BL J LOT 20 OR/159/212 595/116 608/329 1260/11	1117 West Gorrie	$3,000.00	$100.00
12/31/2020	30111	Kevin Filloon	Received/Being Processed	LOT 4 SCHOOL HOUSE RD SUB. CONTAINING 1.08 AC M/L	13 Garrett Ln	$0.00	$250.00
01/04/2021	30112	Aaron Lee	Remodel	0.57 AC BEING 100 X 250 FT	241 Highway 98	$80,000.00	$1,673.80
01/04/2021	30113	Jon & Janet Thompson	New Single Family Home	SUMMER CAMP EAST LOT 351 PB 9/26	126 Treehouse Circle	$300,000.00	$1,510.27
01/05/2021	30114	Monroe Klaus	Move Mobile Home from 2069 Lighthouse Road	UNIT 3 LOT 49 LIGHTHOUSE RIDGE ESTATES CONTAINING 2.32 AC	2069 Lighthouse Road	$0.00	$125.00
01/05/2021	30115	Kristine S Powell	Site Prep	UNIT 2 BL L LOT 3 ST GEORGE IS	717 East Gulf Beach Drive	$0.00	$100.00
01/05/2021	30116	CHRISTOPHER AND LISA HUGHES	R-1 DWELLING	LOT 7 BLK 4 MAGNOLIA BLUFF	158 NORTH BAYSHORE DRIVE	$0.00	$1,389.16
01/05/2021	30117	DAVID FUNK	SHINGLE RE-ROOF	LOT 18 BLK 8 UNIT 1 LANARK VILLAGE	33-2 HOLLAND AVENUE	$6,000.00	$131.00
01/05/2021	30118	DOUGLAS FERLIN	SHINGLE RE-ROOF	LOT 15 BLK 11 LANARK VILLAGE UNIT 1	49-3 EAST PINE AVENUE	$3,396.00	$103.00
01/05/2021	30119	WILIAM AND KAREN LIGHTFOOT	SHINGLE RE-ROOF	LOT 20 BLK 11 LANARK VILLAGE UNIT 1	50-4 EAST PINTE AVENUE	$4,550.00	$117.00

01/05/2021	30120	ERNEST KORST CHARLES KORST AND LEEANN KORST	DOCK & BOATLIFT REPAIR	LOT 5 BLK L PENN POINT UNIT 2	1488 ALLIGATOR DRIVE	$0.00	$408.75
01/05/2021	30121	WILLIAMD AND MELIANIE OLIVER	DEMOLITION	NA	564 RIVER ROAD	$0.00	$100.00
01/05/2021	30122	ENRIQUE FERNANDEZ	METAL RE-ROOF	LOT 16 SHELL HARBOUR	1743 EAST GULF BEACH DRIVE	$0.00	$299.00
01/06/2021	30123	JEFFREY L BETSILL	R-1 DWELLING	LOT 4 BLK 61 UNIT UNIT 5	348 PATTON STREET	$0.00	$1,878.48
01/06/2021	30124	ABAJEM LLC	ELECTRICAL UPGRADE	LOT 26 SEA PINE VILLAGE	1328 ACACIA DRIVE	$0.00	$100.00
01/06/2021	30125	SHULER LIMITED PARTNERSHIP	POWER POLE TO EXISTING MOBILE HOME	NA	664 BRICKYARD ROAD	$0.00	$100.00
01/06/2021	30126	LUCKY GOLDFISH LLC	ELECTRICAL UPGRADE	LOT 17 TALLY HO	2303 TALLY HO	$0.00	$100.00
01/08/2021	30128	Owen Golden	Electrical Upgrade	PARCEL 2 BL 169 LOTS 2-3-4 DAVID BROWN EST	182 Old Ferry Dock Road	$0.00	$100.00
01/08/2021	30129	Windsor Furniture Limited	Swimming Pool	UNIT 5 BLOCK 90 LOT 2	1172 West Pine Ave	$40,000.00	$678.13
01/11/2021	30130	CHARLES AND LINDA RAWLINS	10 X 10 OPEN DECK	LOT 13 BLK H UNIT 2	873 EAST GORRIE DRIVE	$0.00	$233.75
01/11/2021	30131	TIM AND ROBYN PADGETT	SINGLE FAMILY PRIVATE DOCK	LOT 28 INDIAN BAY VILLAGE	2023 SEMINOLE LANE	$0.00	$641.75

01/11/2021	30132	CHARLES YOUNGERS	RE-ROOF	NA	13 BIG OAKS	$0.00	$397.00
01/12/2021	30133	Stefan and Nicole Mannsbart	Remodel with 8x50 deck addition	UNIT 2 BL J LOT	1057 East Gorrie Drive	$40,000.00	$678.13
01/12/2021	30134	Stacy Sutton	Remodel	Tax Description* 2.75 ACRES M/L OR 98/62	951 Highway 98 East	$50,000.00	$639.00
01/12/2021	30135	Stacy Sutton	Shed permit	2.75 ACRES M/L	951 Highway 98 East	$12,000.00	$268.75
01/12/2021	30136	Mark Taul	HVAC Changeout	LOT 53 TURTLE BEACH 100X355X100X355	1732 Magnolia Road	$33,446.00	$484.30
01/12/2021	30137	Nancy Walters	HVAC Changeout	ST JAMES BAY SUB PB 7/39 BLOCK J LOT 6 PHASE 1-A	125 Skimmer Lane	$4,370.00	$117.00
01/12/2021	30138	Sharon Adams	HVAC Changeout	UNIT 5 BL R LOT 2 PENN POINT	1547 Alligator Drive	$6,280.00	$145.00
01/12/2021	30139	David Lolley	Power Pole	.97 AC M/L IN SW 1/4	496 AVE A	$0.00	$100.00
01/12/2021	30142	Jamie Polous, John Rex	N/A	150X200 FT IN NW1/4	249 HWY 98	$4,000.00	$103.00
01/12/2021	30144	Taul Development LLC	N/A	LOT 53 TURTLE BEACH 100X355X100X355	1732 Magnolia Rd	$277,136.00	$327.00
01/13/2021	30145	John Edwards	Electrical Upgrade	UNIT 1 BL 17 E LOT 7	449 East Gorrie Drive	$0.00	$100.00
01/14/2021	30146	La Floridita LLC	Site Prep	SUMMER CAMP WEST PHASE 1B LOT 102 PB 9/26-47 1197/175 1236/483 1276/392	300 Pine Grove Way	$0.00	$100.00
01/14/2021	30147	La Floridita LLC	Site Prep	SUMMER CAMP WEST PHASE 1B LOT 91 PB 9/26-47 1197/175 1236/483 1276/394	304 Pine Grove Way	$0.00	$100.00

01/14/2021	30148	PWH, LLC	Site Prep	SUMMER CAMP WEST PHASE 1A LOT 111 PB 9/26-47 1139/488 1222/314	301 Sunny Spot Lane	$0.00	$100.00
01/14/2021	30149	Leonard Skinner	Remodel	LOT 21 UNREC PLAT TUCKER	441 Boatwright Road	$10,000.00	$187.00
01/14/2021	30150	David and Hensley Lupoli	Re-roof	UNIT 1 LOT 21 HOLIDAY BEACH	28 Mardi Gras Way	$8,060.00	$173.00
01/14/2021	30151	MEDIACOM	Electrical Meter replacement - meter 4042393	A PARCEL IN SEC 35-07S-05W CONTAINING 1.076 AC M/L	2064 Highway 98 West	$0.00	$100.00
01/14/2021	30152	Forgotten Shores Property Management, LLC	Electrical Upgrade	150X200 FT IN NW1/4	249 Highway 98	$0.00	$100.00
01/15/2021	30156	Turtle Ventures LLC	N/A	LOT 40 PEBBLE BEACH	1636 Guava Trail	$0.00	$751.36
01/15/2021	30160	Paula R McClain	Carport	LOT 4 PALMETTO COURT	170 Palmetto Dr	$0.00	$338.75
01/15/2021	30162	Taul Development LLC	N/A	53	1732 Magnolia Rd	$32,665.00	$474.60
01/19/2021	30163	STEVEN AND STEPHANIE COOK	R-1 DWELLING	NA	284 RIVER ROAD	$0.00	$2,447.24
01/19/2021	30164	ROBIN HYMAN	SOLAR PANELS	LOT 5-6 BLK B MCKISSACK BEACH	1705 CARRABELLE BEACH DRIVE	$0.00	$939.20

01/19/2021	30165	LANARK VILLAGE BOAT CLUB	DREDGE AND SPOIL SITE (OUTSIDE OF THE CRITICA HABITAT ZONE)	NA	2364 HIGHWAY 98 EAST	$0.00	$100.00
01/19/2021	30166	WILMAS ACM PROPERTIES LLC	SWIMMING POOL	LOT 9 BLK 19W UNIT 1	564 WEST GORRIE DRIVE	$0.00	$714.50
01/19/2021	30167	ANDERSON INVESTMENT PROPERTIES LLC	SWIMMING POOL	LOT 15 EAST END GULF BEACHES	1440 EAST GULF BEACH DRIVE	$0.00	$690.25
01/19/2021	30168	ROBERT L HOWELL	ADDITION OF PORCH, CARPORT AND ELECTRICAL UPGRADE	NA	328 BAY CITY ROAD	$7,500.00	$203.73
01/19/2021	30169	AFZAL ZAHID TRUSTEE LIFE ESTATE	DOOR REPLACEMENT	LOT 18 PEGGY BEACH	2341 HIGHWAY 98 WEST	$1,500.00	$100.00
01/19/2021	30170	SHANE MCGOODEN	HVAC REPLACEMENT & ELECTRICAL UPGRADE	LOT 10 BLK O UNIT 1	127 IDAHO STREET	$5,000.00	$0.00
01/19/2021	30171	Mike and Paige Richards	Electrical inspection for power hookup	A PARCEL IN SECTION 29 8S 6W AKA 10 ACRES M/L 705/443	620 Houston Road	$0.00	$100.00
01/19/2021	30172	JEREMY AND KAYLE MEARS	ADDITION	NA	142 SQUIRE ROAD	$0.00	$1,021.70
01/19/2021	30173	Zack and Jackie Thompson	New Construction	Lot 10 River Bend Plantation Being 4.85 AC	2011 River Bend Plantation	$120,000.00	$1,901.35
01/20/2021	30174	ANTHONY C MILLENDER	ELECTRICAL UPGRADE	NA	1429 HIGHWAY 67	$0.00	$100.00

01/20/2021	30175	PATRICIA KILGORE AND HENRY PEPIN III	METAL ROOF OVER FL#7207.2 R4	LOT 37 ALLIGATOR POINT SUB	1623 ALLIGATOR DRIVE	$0.00	$369.00
01/20/2021	30176	RONNIE ROBBINS	SOLAR PANELS-FUSED AC DISCONNECT WITHIN WATER RESISTANT CHANNELS	NA	1081 ALLIGATOR DRIVE	$0.00	$303.75
01/21/2021	30177	KRISTINE SCHOEN POLLARD	ELECTRICAL UPGRADE	LOT 1 BLK B UNIT 2	700 EAST GORRIE DRIVE	$0.00	$100.00
01/21/2021	30178	DON AND LISA ROBINSON	R-1 DWELLING (AMY KELLY'S LAST PERMIT ISSUED)	LOT 9 BLK 85 UNIT 5	304 EAST SAWYER STREET	$0.00	$1,215.60
01/21/2021	30179	Mayda Williams	New Construction	BLOCK A LOT 14 PERKINS BCH UNIT 1	4366 St Teresa Ave	$0.00	$1,962.00
01/22/2021	30181	Donna Crum	N/A	1.58 AC M/L IN TRACT 62	1 Wildflower Lane	$0.00	$0.00
01/22/2021	30184	Terri Brown	N/A	LOT 5 LIGHTHOUSE RIDGE ESTATES UNIT 1	1856 Lighthouse Rd	$30,000.00	$556.88
01/22/2021	30187	Donald Ratliff	N/A	LOT 7 NICKS HOLE PHASE I	1536 Seaside Dr	$0.00	$600.70
01/22/2021	30192	Anita O'Hear	N/A	LOT 15 SHELL HARBOUR 517.69X100X640.55X103.69X65.96	1739 East Gulf Beach Dr	$0.00	$257.00
01/22/2021	30195	Tom Shaw	Siding and new Impact windows	UNIT 1 BL 10E LOT 18 OR 316/167	168 East Gorrie Dr	$0.00	$561.90
01/22/2021	30198	Michael Mcload	N/A	UNIT 1 BL U LOT 4	2312 Hwy 98 E	$0.00	$257.00

01/22/2021	30201	Gregory Stein	N/A	UNIT 3 BL N LOT 11 454/12 1135/303	1081 West Gulf Beach	$0.00	$963.88
01/25/2021	30204	Franklin County	Public Restrooms SGI	PB 2/7 COMMON AREA	2C East Gulf Beach Dr	$0.00	$0.00
01/25/2021	30206	The Jones Foundation, LLC	Louvered Panels, HVAC Stand, Dune Walk-Over Repair	LOT 13 PLANTATION BCH VILL	1828 Plantation Pass	$18,000.00	$373.75
01/25/2021	30207	Joyce Estes	New Construction	BLUE HERON VILLAGE LOT 3 PB 7/51 787/616 984/723 1189/206 1233/411 1268/429 1283/16	258 Sago Drive	$0.00	$1,564.38
01/25/2021	30208	3LB LLC	New House Construction	LOT 36 LAS BRISAS SUB. 562/62	122 Las Brisas Way	$0.00	$1,476.77
01/26/2021	30209	John William Klekamp	Beam Replacement	LOT 14 SEA PINE VILLAGE 144/565 160/298 173/507 611/556 1078/364 1085/194 1146/463-EASMENT	1352 Azalea Drive	$2,100.00	$100.00
01/26/2021	30210	Todd Tinkler	Swimming Pool	NW COR OF LOT 23 EAST END OF ISLAND 1.01 AC PARCEL BEING 228.53 X 190.61' 182/609 633/792 840/393 1036/99 1105/388 5' BEACH EASEMENT 1285/260	1640 East Gulf Beach Drive	$48,400.00	$787.25
01/26/2021	30211	Marty and Gina Adkins	Swimming Pool	LOT 2 HAMMOCK SHORES SUB PB 6/30	8 Hammock Grove Road	$49,250.00	$799.38
01/27/2021	30212	John and Nikki Edwards	Poolside Cabaña	UNIT 1 BL 17 E LOT 7	449 East Gorrie Drive	$9,000.00	$173.00
01/27/2021	30213	Windsalior 5, LLC	Re-Roof	LOT 4 TREASURE BCH VILL 211/28 228/239 342/309 361/265 1080/628 1082/199 1082/202 1082/205 1082/208 1082/211 1146/463-EASMENT	1928 Coral Reef Road	$39,500.00	$542.50
01/27/2021	30216	Jason Tatta	N/A	UNIT 1 OR/153 54	32 Mardi Gras Way	$0.00	$0.00

01/27/2021	30218	Dog Island Conservation District	Power pole at Dog Island Ferry Dock	na	Dog Island Ferry Dock	$0.00	$100.00
01/28/2021	30222	Don and Sonya Herr	N/A	UNIT 2 BLOCK 1 LOT 3 SUN-N-SANDS	599 Alligator Dr	$0.00	$187.00
01/29/2021	30223	Luther & Maureen Hatfield	New Single Family Dwelling	NOW BEING 2.39 AC M/L WILDERNESS RD	708 Wilderness Road	$167,322.24	$1,699.18

CodeSolve™ your coding problems solved

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qPublic.net™ Franklin County, FL



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	29-09S-06W-7317-0000-0351	**Alternate ID**	06W09S29731700000351	**Owner Address**	CLE PROPERTIES,LLC
Sec/Twp/Rng	--	**Class**	MISCELLANE		4249 WHISPERWOOD CIRCLE
Property Address	1155 RUSSELL WAY CARA BAY ESTATES	**Acreage**	n/a		VALDOSTA, GA 31602
District	1				
Brief Tax Description	LOT 1 CARA BAY OR/137/303 (Note: Not to be used on legal documents)				

Date created: 11/23/2020
Last Data Uploaded: 11/23/2020 7:49:21 AM

Developed by Schneider GEOSPATIAL

A-

DOCK PERMIT APPLICATION

FRANKLIN COUNTY BUILDING DEPARTMENT
34 Forbes Street, Suite 1, Apalachicola, Florida 32320
Phone: 850-653-9783 Fax: 850-653-9799
http://www.franklincountyflorida.com/planning_building.aspx

PERMIT #_____
FEE: $_____
C.S.I : $_____
TOTAL: $_____

NOTE TO APPLICANTS AND PERMIT HOLDERS:
VIOLATIONS OF THE TERMS AND CONDITIONS OF THIS PERMIT MAY WARRANT A STOP WORK ORDER OR REVOCATION OF THIS PERMIT. THIS PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS OF THIS DATE:
ISSUANCE DATE: _____ **EXPIRES:** _____

EXISTING HOUSE: ○Yes ○ No
DEP PERMIT: ○Yes ○ No
ARMY COE PERMIT: ○Yes ○ No
APPROVED: ○Yes ○ No

RECEIVED
OCT 27 2020
BY: NCC

APPLICATION MUST BE COMPLETE:

Property Owner/s: CLE Properties, LLC
Contact Information: Home #: _____ Cell #: _____
Mailing Address: 4249 Whisper Wood Cr City/State/Zip: Valdosta, GA 31602
EMAIL Address: _____ @ _____

Contractor Name: Larry Joe Colson Business Name: Larry JoColson, Inc/dba Quality Docks
Contact Information: Office #: 247-9682 Cell #: 850 653-7633
State License #: _____ County Registration #: 104
Mailing Address: 387 US Hwy 98 City/State/Zip: Eastpoint, FL 32328
EMAIL Address: larryjdecolsoninc @ yahoo.com

PROPERTY DESCRIPTION: 911 Address: 1155 Russell Way, SGI FL 32328
Lot/s: 1 Block: _____ Subdivision: Cara Bay Estates Unit: _____
Parcel Identification #: 29-09S-06W-7317-0000-0351
JURISDICTION: ☑Franklin County ☐ City of Carrabelle
☐ Apalachicola ☐ Eastpoint ☑St. George Island ☐ Carrabelle ☐ Dog Island ☐ Lanark/ St. James ☐ St. Teresa ☐ Alligator Point

☑ **SINGLE FAMILY DOCK/PIER** ☐ **MULTI-FAMILY DOCK/PIER** ☐ **COMMERCIAL**

DESCRIPTION: 6 Piling Covered Boat Lift 16x38' to existing Dock

ZONING DISTRICT: _____ CONTRACT COST: _____
TOTAL SQUARE FOOT: _____ FOUNDATION TYPE: _____
ROOF MATERIAL: _____

APPROVED BY: ☐ **Planning & Zoning Date:** _____ ☐ **County Commissioners Date:** _____

WATER BODY: _____
CRITICAL SHORELINE DISTRICT ○YES OR NO○ CRITICAL HABITAT ZONE ○YES OR NO○

BUILDING OFFICIAL **Date** **OWNER** (Required) **Date** **CONTRACTOR** (Required) **Date**

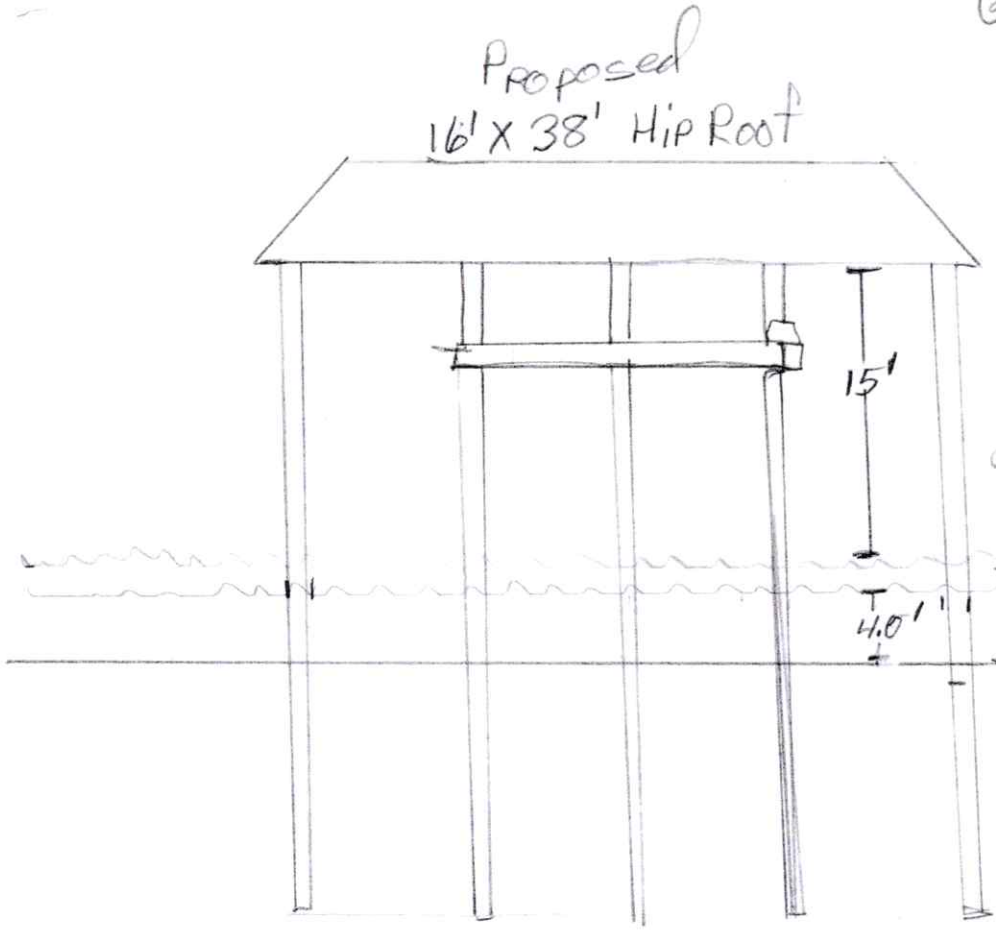
A-

Applicant: CLE properties LLC

10/20/20

1155 Russell Was S.G.I.

Side View Drawing



① 5/8 CDX plywood Fastened with SS screws

② Roof Band 2 EA 2" X 10" Treated, Bolted with

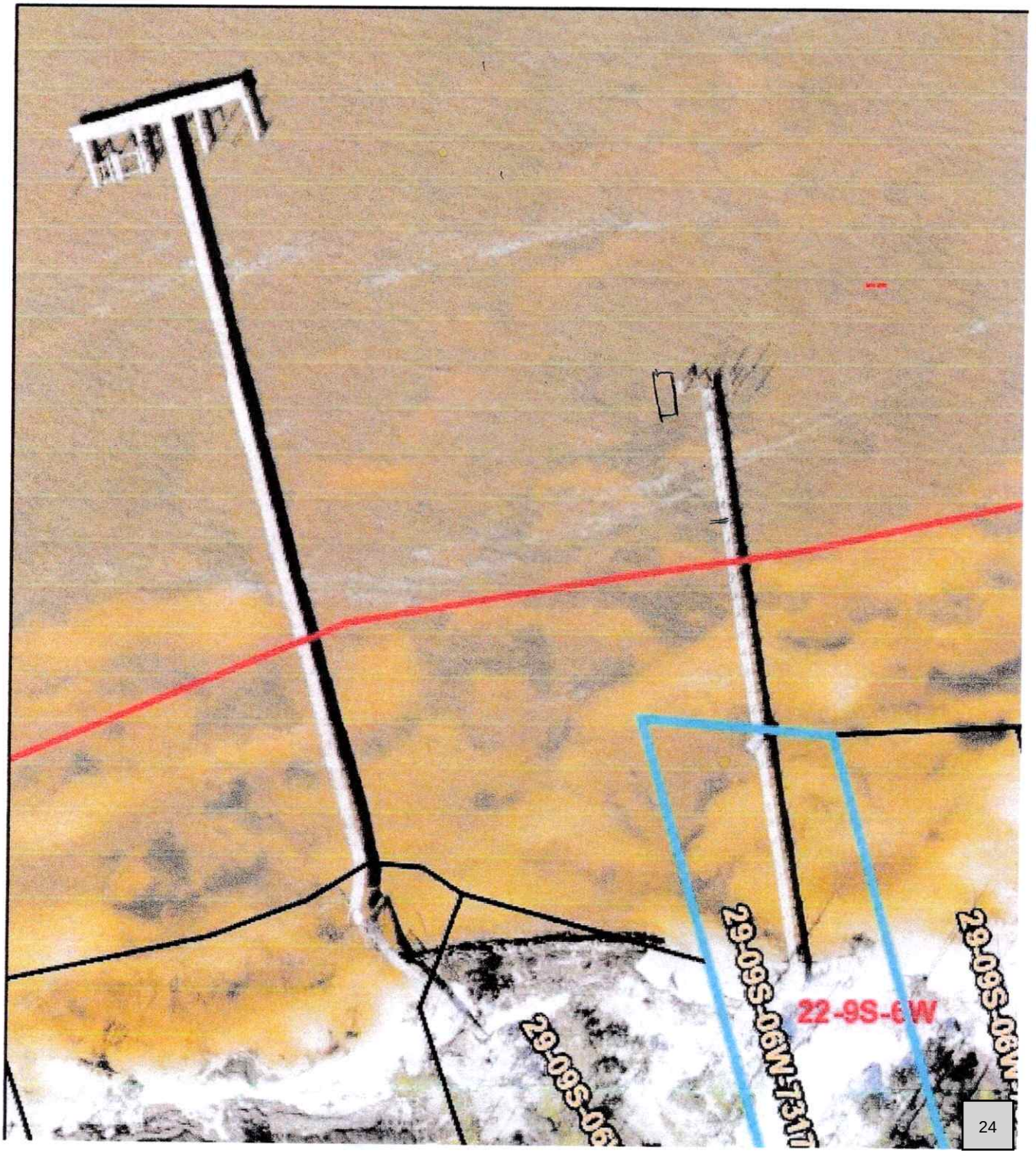
③ 5/8 SS Bolts, Nuts & Washers

④ 10 EA 30' & 35' 25 CCA Marine Treated piling

A-

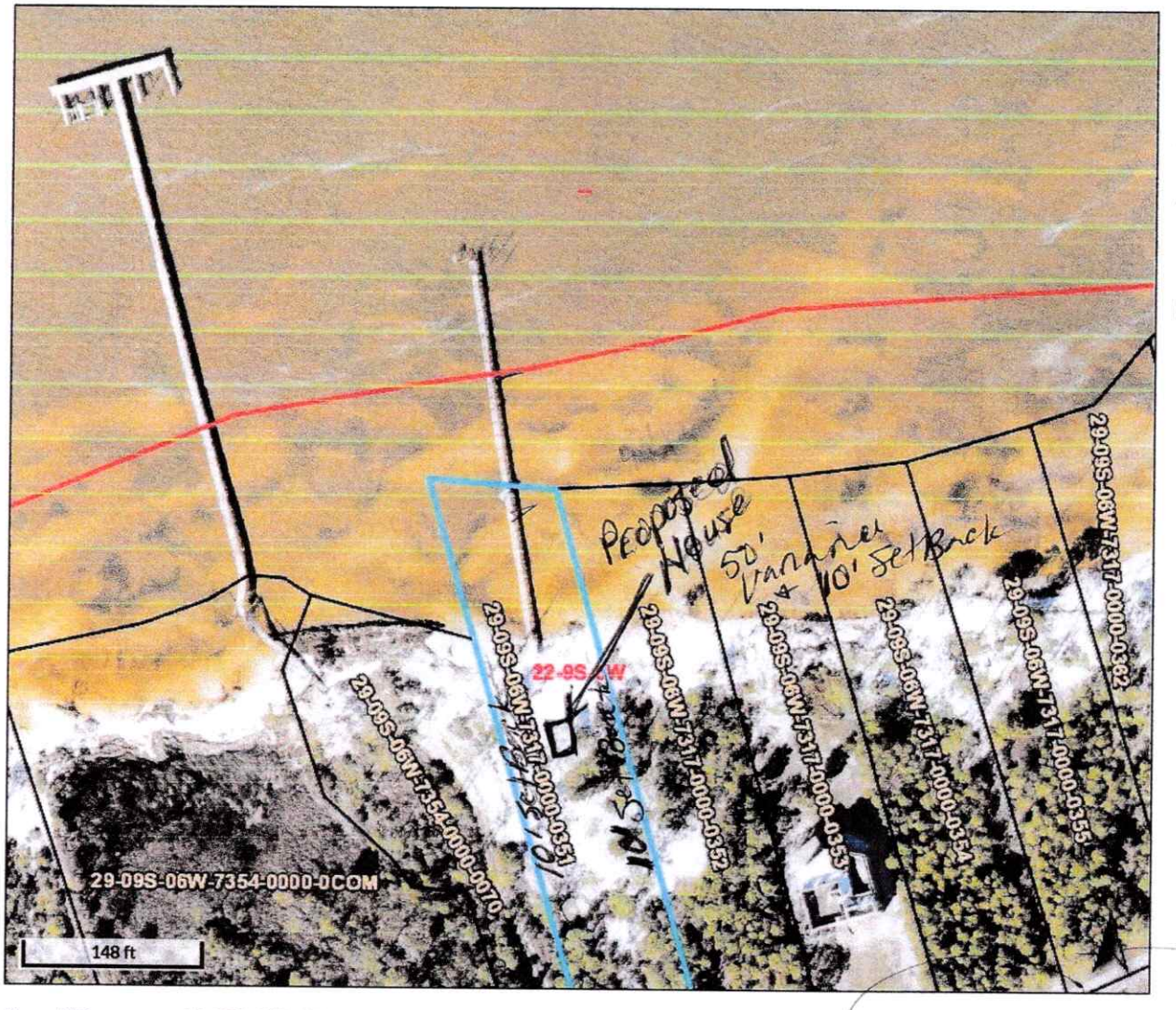
Applicant: CLE Properties LLC
10/20/2020
1155 Russell Way SGI. FL

qPublic.net™ Franklin Cou



Site Plan

qPublic.net™ Franklin County, FL



Overview

Legend
- Parcels
- Roads
- City Label
- Sec-Twn-

Parcel ID	29-09S-06W-7317-0000-0351	**Alternate ID**	06W09S297317000000351	**Owner Address**	CLE PROPERTIES,LLC
Sec/Twp/Rng	--	**Class**	MISCELLANE		4249 WHISPERWOOD CIR
Property Address	1155 RUSSELL WAY CARA BAY ESTATES	**Acreage**	n/a		VALDOSTA, GA 31602
District	1				
Brief Tax Description	LOT 1 CARA BAY OR/137/303 (Note: Not to be used on legal documents)				

Date created: 10/24/2020
Last Data Uploaded: 10/24/2020 7:11:42 AM

Developed by Schneider GEOSPATIAL

A-

permits@franklincountyflorida.com

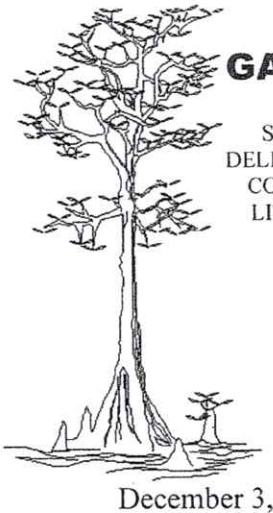
From: Larry joe Colson,inc <larryjoecolsoninc@yahoo.com>
Sent: Tuesday, October 27, 2020 11:01 AM
To: permits@franklincountyflorida.com; permits@franklincountyflorida.com
Subject: Permit for The P&Z Agenda Meeting, CLE Properties
Attachments: CLE Properties, LLC Dock Permit Application.pdf; CLE Properties LLC Overhead Drawing.pdf; CLE Properties, LLC Side View Drawing.pdf; CLE Properties LLC Existing Dock & Boat lift.pdf; CLE Properties LLC Site Plan.pdf

Please find the Permit Package for our client CLE Properties. We are still in the process for the DEP & Corp and will need to beat the agenda deadline , will have these permits issued later before we receive the county permit and also the commencement and proposal cost. Also the Dock Site Plan, Construction & Lighting Affadavit will be turned in before the meeting, please get this client on the agenda for the meeting in November?

Thank you have a bless day.

Your Friends Here @
Larry Joe Colson, Inc.
A-1 Quality Docks & Boatlifts
Larry Joe & Georgette Colson
Apalachicola Office: 850-653-2098
The Dock Store 850-670-DOCKS(3625)
www.A1QualityDocksBoatliftsandSeawalls.com
www.A1QualityDocks.com

B-



GARLICK ENVIRONMENTAL ASSOCIATES, INC.

SPECIALIZING IN: REGULATORY PERMITS • WETLANDS/UPLAND JURISDICTIONAL DELINEATIONS • SUBMERGED LAND LEASES • ECOLOGICAL INVENTORY ASSESSMENTS • CONSERVATION AND OTHER EASEMENTS • EXPERT WITNESS AND ENVIRONMENTAL LITIGATION SERVICES • MITIGATION • CULTURAL RESOURCE ANALYSIS • CREATIVE MARINA, DOCK, AND SUBDIVISION DESIGN

December 3, 2020

Ms Amy Kelly
Franklin County Planning & Zoning
33 Commerce Street
Apalachicola, FL 32320

Re: Dock Approval
GEA File No. 20-093
William Phelan

Dear Ms. Kelly:

By this letter, we are requesting you place the referenced project on the next Franklin County Planning and Zoning meeting to be held on January 12, 2021, as well as, the Franklin County Board of County Commissioners meeting to be held on January 19, 2021 for the construction of a Single Family Residential Dock. Attached are drawings for the proposed dock. We have submitted the application to FDEP and COE for permitting. We have received the FDEP permit, please find attached. Upon receipt of the COE permit, we will send a copy the COE permit as well.

If you have any questions, please let us know.

RECEIVED
DEC 03 2020
BY:

Sincerely,

Kevin Burdette, PhD
Garlick Environmental Associates, Inc.

Attachments

P.O. BOX 385
APALACHICOLA, FL 32329-0385
(850) 653-8899 FAX (850) 653-9656
garlick@garlickenv.com

B-

DOCK PERMIT APPLICATION

FRANKLIN COUNTY BUILDING DEPARTMENT
34 Forbes Street, Suite 1, Apalachicola, Florida 32320
Phone: 850-653-9783 Fax: 850-653-9799
http://www.franklincountyflorida.com/planning_building.aspx

PERMIT #_____
FEE: $_____
C.S.I : $_____
TOTAL: $_____

NOTE TO APPLICANTS AND PERMIT HOLDERS:
VIOLATIONS OF THE TERMS AND CONDITIONS OF THIS PERMIT MAY WARRANT A STOP WORK ORDER OR REVOCATION OF THIS PERMIT. THIS PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS OF THIS DATE:
ISSUANCE DATE: _____ **EXPIRES:** _____

EXISTING HOUSE: ☐Yes ☐ No
DEP PERMIT: ☐Yes ☐ No
ARMY COE PERMIT: ☐Yes ☐ No
APPROVED: ☐Yes ☐ No

APPLICATION MUST BE COMPLETE:

Property Owner/s: William Phelan
Contact Information: Home #: Post Office Box 649 Cell #: 719-641-3151
Mailing Address: P.O. Box 649 City/State/Zip: Victor, CO 80860
EMAIL Address: bikerbill719@gmail.com @

Contractor Name: _____ Business Name: _____
Contact Information: Office #: _____ Cell #: _____
State License #: _____ County Registration #: _____
Mailing Address: _____ City/State/Zip: _____
EMAIL Address: _____ @ _____

PROPERTY DESCRIPTION: 911 Address: 261 River Road - Carrabelle
Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____
Parcel Identification #: 24-07S-05W-0000-0120-0020
JURISDICTION: ☑ Franklin County ☐ City of Carrabelle
☐ Apalachicola ☐ Eastpoint ☐ St. George Island ☑ Carrabelle ☐ Dog Island ☐ Lanark/ St. James ☐ St. Teresa ☐ Alligator Point

☐ **SINGLE FAMILY DOCK/PIER** ☐ **MULTI-FAMILY DOCK/PIER** ☐ **COMMERCIAL**

DESCRIPTION: _____

ZONING DISTRICT: _____ CONTRACT COST: _____

TOTAL SQUARE FOOT: _____ FOUNDATION TYPE: _____
ROOF MATERIAL: _____

APPROVED BY: ☐ **Planning & Zoning Date:** _____ ☐ **County Commissioners Date:** _____

WATER BODY: _____
CRITICAL SHORELINE DISTRICT: YES OR NO CRITICAL HABITAT ZONE: YES OR NO

FLOOD ZONE INFORMATION: EFFECTIVE DATE: February 5, 2014

PANEL NUMBER: _____ **FIRM ZONE/S:** _____
ELEVATION REQUIREMENTS AS PER SURVEY: _____
☐ Requires V-Zone Certification ☐ Requires Elevation Certificates ☐ Requires Smart Vents ☐ Requires Breakaway Walls

BUILDING OFFICIAL **Date** **OWNER** (Required) **Date** **CONTRACTOR** (Required) **Date**

FRANKLIN COUNTY DOCK CHECKLIST & FEE SCHEDULE

CHECKLIST:

- ☑ **Application**
- ☐ **DEP**
- ☐ **Army CORPS**
- ☑ **Site Plan**
- ☐ **Lighting Plan**
- ☐ **Drawings (Approved by all entities)**
- ☐ **Approvals from local jurisdictions**
- ☐ **Dock Site Plan, Construction & Lighting Affidavit**
- ☐ **Copy of Signed Contract Cost**

Franklin County Florida	**DOCK SITE PLAN, CONSTRUCTION AND LIGHTING AFFIDAVIT** **FRANKLIN COUNTY BUILDING DEPARTMENT** 34 Forbes Street, Suite 1, Apalachicola, Florida 32320 Phone: 850-653-9783 Fax: 850-653-9799 http://www.franklincountyflorida.com/planning_building.aspx	**PERMIT** #_____ **ORDINANCE** **No. 2004-17** **Dock Ordinance**

DOCK CONSTRUCTION STANDARDS & LIGHTING AFFIDAVIT

APPLICATION MUST BE COMPLETE: (We will no longer accept incomplete applications)

Property Owner/s: William Phelan
Contact Information: Home #: _____ Cell #: _____
Mailing Address: Post Office Box 649 City/State/Zip: Victor, CO 80860
EMAIL Address: bikerbill719@gmail.com

PROPERTY DESCRIPTION: 911 Address: 261 River Road
Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____
Parcel Identification #: 24-07S-06W-0000-0120-0020
JURISDICTION: □ Franklin County □ City of Carrabelle
□ Apalachicola □ Eastpoint □ St. George Island □ Carrabelle □ Dog Island □ Lanark/ St. James □ St. Teresa □ Alligator Point

SITE PLAN & CONSTRUTION STANDARDS:

- I understand that applications for dock or piers must contain a survey prepared by a professional surveyor which indicates riparian rights, unless the dock is built at least 25 feet from existing property lines. INITIAL: _____
- I understand that Docks built on canals are permitted to be no larger that 25% of the width of the canal including the boat mooring site. INTIAL: ✓
- I understand that the lot must be large enough to accommodate a single-family dwelling; or be a lot separated from the single family dwelling by a right-of-way and owned by the same owner; or the lot may be eligible for a hardship variance from the Board of Adjustment. INITIAL: ✓
- I understand that no dry dock facilities, gasoline or fuel pumps are allowed on a residential lot other than boat lifts connected to a dock. INITIAL: ✓
- I understand that boat ramps may be allowed so long as the property contains adequate size for the parking of trailers on the property. No commercial boat docking or launching allowed. INITIAL: _____
- I understand that no parking of vehicles is allowed within the Critical Habitat Zone, which is the first 50 feet from mean high water. INITIAL: ✓
- I understand that the lot must be kept in natural vegetation within the Critical Habitat Zone. INITIAL: ✓
- I understand that I must comply with the permitting requirements for all other governmental agencies having jurisdiction over the project. (Evidence of an exemption from such compliance must be furnished by the homeowner before approval can be granted. INITIAL: ✓
- I understand that the dock must be elevated a minimum of five (5) feet above mean high water, except that the terminal platform may be lower at the owner's discretion. This requirement shall not apply to docks running parallel to the shoreline provided they extend no further than 25 feet from the edge of the water. (*This will allow pedestrians to cross under the dock at the water's edge) INITIAL: ✓

- I understand that the dock must be constructed on pilings set a minimum of eight (8) feet apart center to center. INITIAL: ✓
- I understand that no dusk to dawn lights. Must be able to switch off or on by motion detector, or be activated by a 3-way switch. INITIAL: ✓
- I understand that lights limited to one on the terminal platform and one on the landward end of the dock or pier, and one every 100 feet between the terminal platform and the landward end of the dock, except where a hardship exists. INITIAL: ✓
- I understand that all lights must be downward directed and have adequate shielding to prevent light trespass and minimize light pollution from light scatter. INITIAL: ✓
- I understand the type and location of fixtures must be included on a diagram of dock or pier and submitted with permit application. INITIAL: ✓
- I understand that the dock must have amber colored night time reflectors set at a minimum of one at each side in the middle and one at each side of the terminal. INITIAL: ✓

I have read and understood that construction and lighting standards of the Franklin County Dock Ordinance No. 2004-17 and will practice these standards.

_____ _____

Contractor/Owner Signature: Date Contractor/Owner Printed Name:

State of Florida
County of Franklin

I, _____, who is personally known or provided the following identification _____, on this day_____ of _____, 20___ understand that I have read and understood the above statement and will comply or the Final Certificate of Occupancy will be held up until the above has been documented.

NOTARY: _____ **SEAL:**

_____

Printed Name

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.
P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com
LB No. 7415

APPLICANT/CLIENT: William Phelan
WATERBODY/CLASS: Carrabelle River
PURPOSE: EP – Dock
PROJECT LOCATION / USGS: Franklin County / Carrabelle
LATITUDE: 29.85072
LONGITUDE: 84.688033
SECTION: 24 TWNSHP: 7 South RNG: 5 West

JOB: 20-093
DEP:
COE:
OTHER:
DATE: August 21, 2020
SHEET: 1/4



B-

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: William Phelan

WATERBODY/CLASS: Carrabelle River

PURPOSE: EP-DOCK

PROJECT LOCATION / USGS: Franklin County / Carrabelle

LATITUDE: 29.85072

LONGITUDE: 84.688033

SECTION: 24 TWNSHP: 7 South RNG: 5 West

JOB: 20-093

DEP:

COE:

OTHER:

DATE: August 21, 2020

SHEET: 2/4

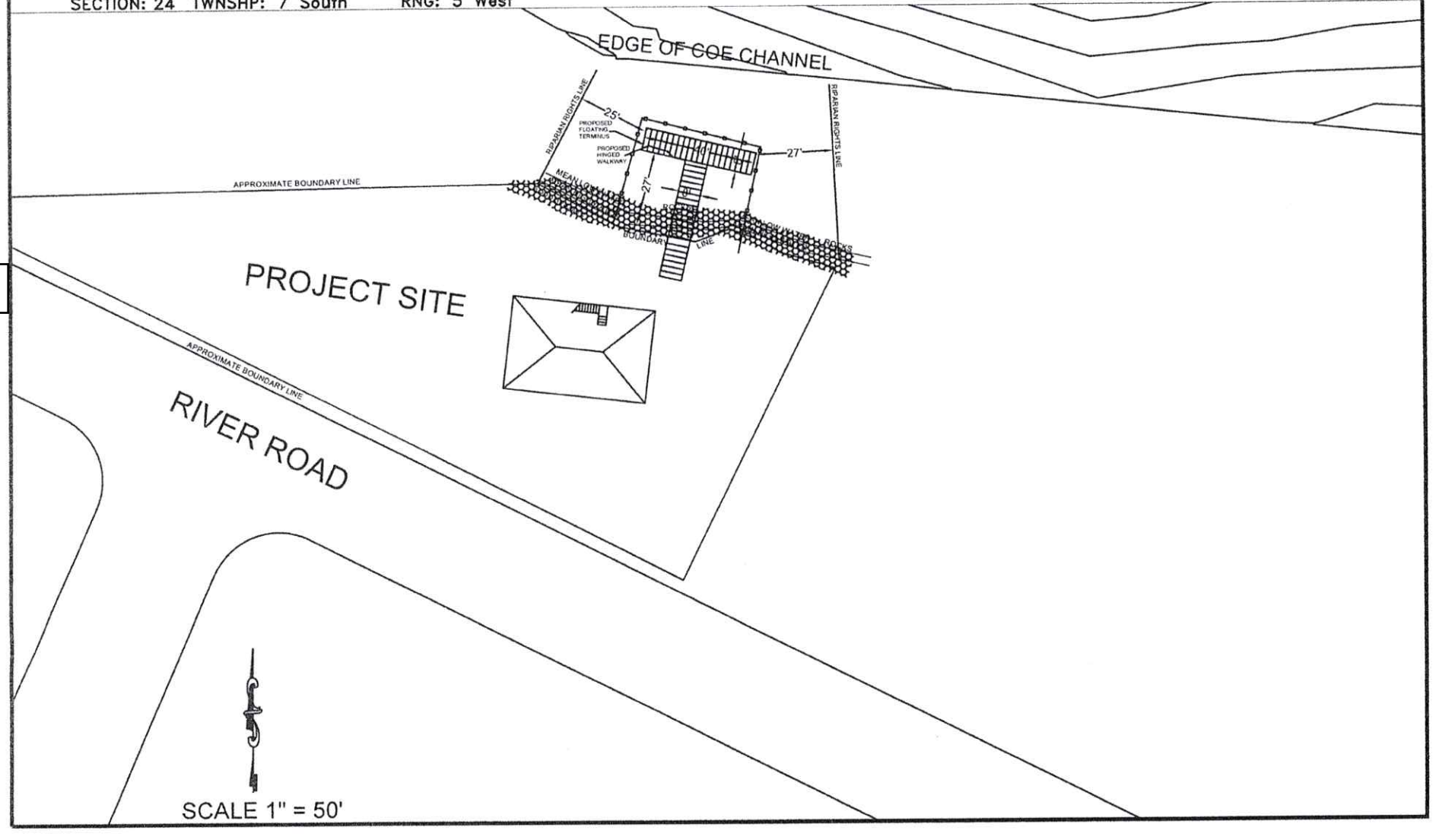


B-

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.
P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com
LB No. 7415

APPLICANT/CLIENT: William Phelan
WATERBODY/CLASS: Carrabelle River
PURPOSE: EP-DOCK
PROJECT LOCATION / USGS: Franklin County / Carrabelle
LATITUDE: 29.850725
LONGITUDE: 84.688033
SECTION: 24 TWNSHP: 7 South RNG: 5 West

JOB: 20-093
DEP:
COE:
OTHER:
DATE: August 21, 2020
SHEET: 3/4



B-

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.
P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com
LB No. 7415

APPLICANT/CLIENT: William Phelan
WATERBODY/CLASS: Carrabelle River
PURPOSE: EP-DOCK
PROJECT LOCATION / USGS: Franklin County / Carrabelle
LATITUDE: 29.850725
LONGITUDE: 84.688033
SECTION: 24 TWNSHP: 7 South RNG: 5 West

JOB: 20-093
DEP:
COE:
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DATE: August 21, 2020
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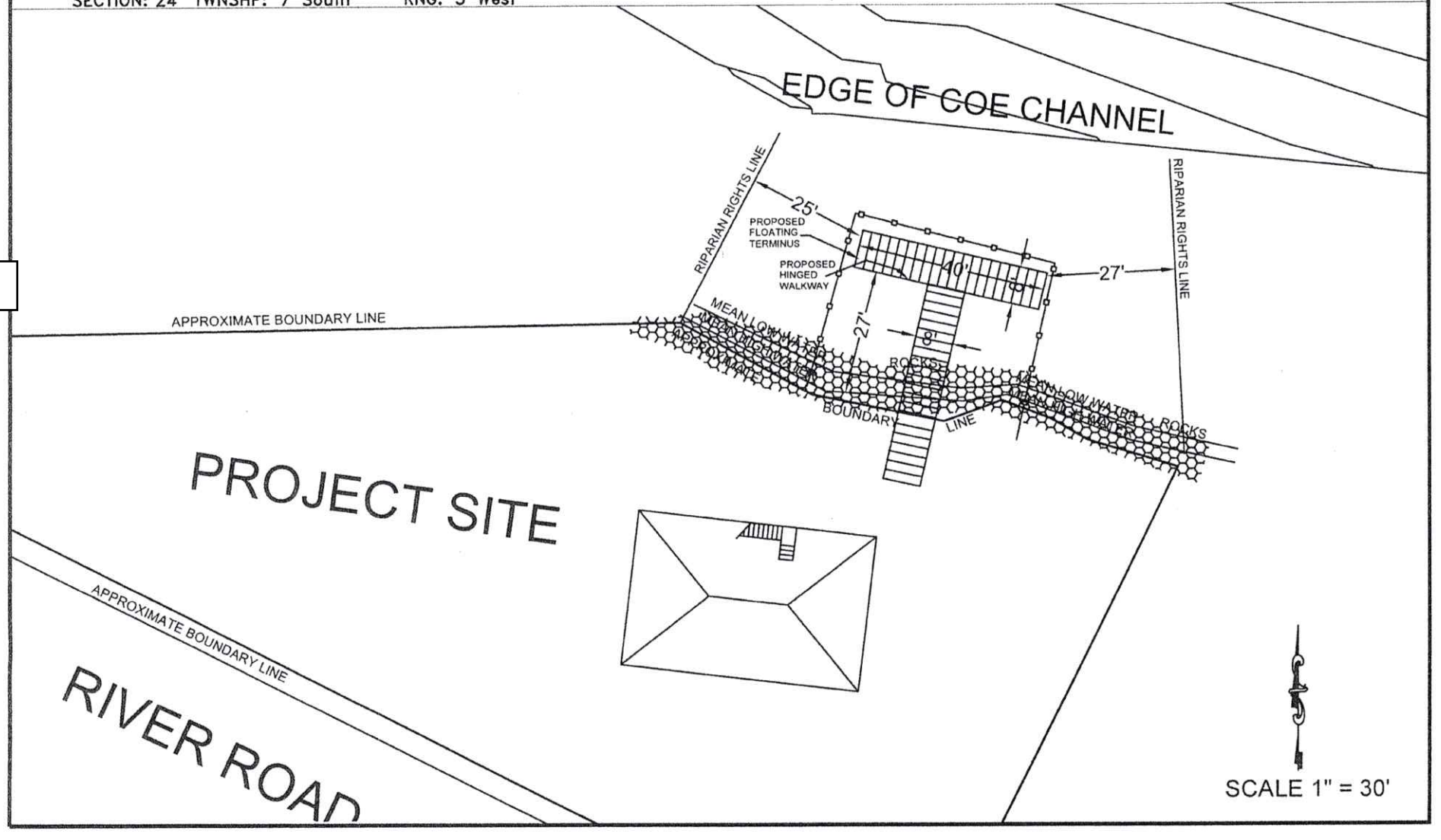

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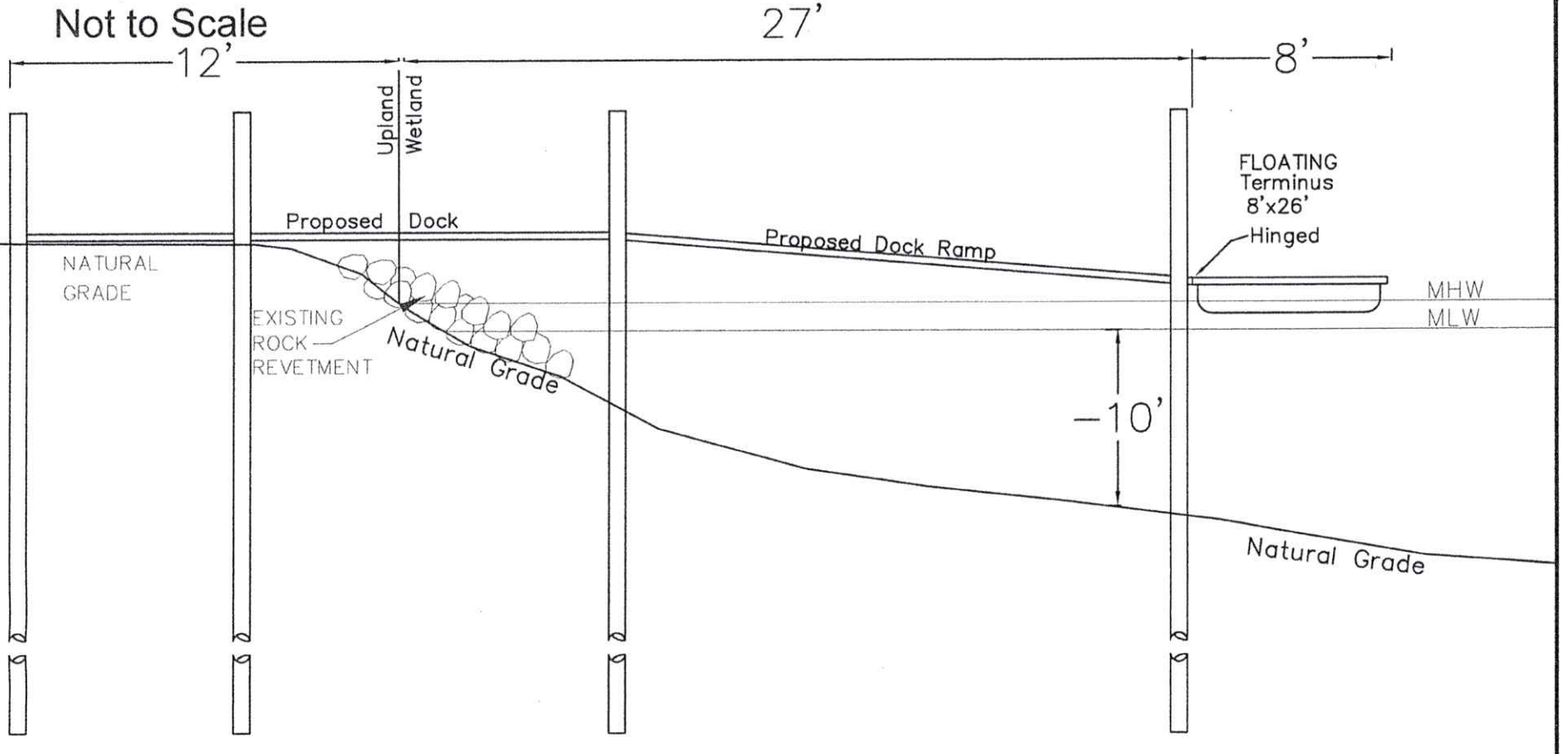
B-

Cross Section
Proposed Dock
Not to Scale



qPublic.net™ Franklin County, FL





Legend

- Parcels
- Roads
- City Labels

Parcel ID	24-07S-05W-0000-0120-0020	**Alternate ID**	05W07S240000001200020	**Owner Address**	PHELAN WILLIAM J
Sec/Twp/Rng	24-7S-5W	**Class**	VACANT		P.O. BOX 649
Property Address	261 RIVER RD CARRABELLE	**Acreage**	0.464		VICTOR, CO 80860
District	2				
Brief Tax Description	A PARCEL CONTAINING .51 AC M/L (Note: Not to be used on legal documents)				

Date created: 8/19/2020
Last Data Uploaded: 8/19/2020 7:51:00 AM

Developed by Schneider GEOSPATIAL

FLORIDA DEPARTMENT OF
Environmental Protection

Northwest District
160 W. Government Street, Suite 308
Pensacola, FL 32502

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

November 24, 2020

William Phelan
PO Box 649
Victor, Colorado 80860
bikerbill719@gmail.com

File No.: 0394834-001-EE/19, Franklin County

Dear Mr. Phelan:

On November 18, 2020, we received your request for verification of exemption to perform the following activities:

To construct a single-family dock with an access walkway and floating terminus totaling less than 1,000 square feet of over-water surface area within Carrabelle River, Class III Florida Waters, Unclassified Shellfish Harvesting Area. The project is located at 261 River Road, Carrabelle, Florida 32322, Parcel No. 24-07S-05W-0000-0120-0020, in Section 24, Township 07 South, Range 05 West in Franklin County; 29°51′2.61″ North Latitude, 84°41′16.92″ West Longitude.

Your request has been reviewed to determine whether it qualifies for (1) regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

Your project did not qualify for the federal review portion(s) of this verification request. **Additional authorization must be obtained prior to commencement of the proposed activity.** This letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity. Please refer to the specific section(s) dealing with that portion of the review below for advice on how to proceed.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

1. Regulatory Review – Verified

Based on the information submitted, the Department has verified that the activity as proposed is exempt, under Rule 62-330.051(5(b), Florida Administrative Code (F.A.C.) from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification may not be valid if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. In the event you need to re-verify the exempt status for the activity, a new request and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required.

2. Proprietary Review – Granted

The Department acts as staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) and issues certain authorizations for the use of sovereign submerged lands. The Department has the authority to review activities on sovereign submerged lands under Chapters 253 and 258, F.S. and Chapters 18-20 and 18-21, F.A.C.

The activity appears to be located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above, and has determined that the activity qualifies for an automatic consent by rule under Rule 18-21.005(1)(b), F.A.C. and Section 253.77, F.S. to construct and use the activity on the specified sovereign submerged lands, as long as the work performed is located within the boundaries as described herein and is consistent with the terms and conditions herein. No further application is required for this consent by rule.

Special Consent Conditions for Sovereign Submerged Lands Authorization

1. The applicant agrees to indemnify, defend and hold harmless the Board of Trustees and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty submerged lands or the applicant's use and construction of structures on sovereignty submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.

2. Failure by the Board of Trustees to enforce any violation of a provision of the authorization or waiver by the Board of Trustees of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure to enforce or a waiver prevent the Board of Trustees from enforcing the unenforced or waived provision in the event of a violation of that provision.

3. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board of Trustees after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty

(30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.

4. All costs incurred by the Board of Trustees in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board of Trustees in writing of any change of address at least ten days before the change becomes effective.

5. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant that prohibits the activity.

General Conditions for Authorizations for Activities on State-Owned Submerged Land
All authorizations granted by rule or in writing under rule 18-21.005, F.A.C., except those for geophysical testing, shall be subject to the general conditions as set forth in paragraphs (a) through (j) below. The general conditions shall be part of all authorizations under this chapter, shall be binding upon the grantee, and shall be enforceable under chapter 253 or 258, part II, F.S.

(a) Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.

(b) Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.

(c) Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in sections 253.04 and 258.46, F.S., or chapter 18-14, F.A.C.

(d) Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.

(e) Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in rules 68A-27.003, 68A-27.004 and 68A-27.005, F.A.C.

(f) Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.

(g) Structures or activities shall not create a navigational hazard.

(h) Activities shall not interfere with the public easement for traditional uses of the sandy beaches provided in section 161.141, F.S.

(i) Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.

(j) Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under paragraph 18-21.004(1)(g), F.A.C., or any other applicable law.

3. Federal Review – SPGP Not Approved

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **shall be required** from the Corps. You must apply separately to the Corps using their APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT, ENG FORM 4345, or alternative as allowed by their regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Source Book at: https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book.

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Please retain this letter. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S. and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you

do not publish notice of this action, this waiver may not apply to persons who have not received a clear point of entry.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S. by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

If you have any questions regarding this matter, please contact Howard Ard at the letterhead address, at (850)595-0622, or at Howard.Ard@FloridaDEP.gov.

EXECUTION AND CLERKING
Executed in Orlando, Florida.
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Howard Ard

Howard Ard
Engineering Specialist IV
Submerged Lands and Environmental Resources Program

Attachments:
1. Rule 62-330.051(5)(b), F.A.C. and Section 403.813(1)(b), F.S., 2 pages
2. Project Drawings, 3 pages

CERTIFICATE OF SERVICE
The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

William Phelan, bikerbill719@gmail.com
Kevin Burdette, Consultant, Garlick Environmental, kevin@garlickenv.com
Franklin County, michael@franklincountyflorida.com
City of Carrabelle, administrator@mycarrabelle.com , cityclerk@mycarrabelle.com

FILING AND ACKNOWLEDGMENT
FILED, on this date, pursuant to Section 120.52, F.S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Clerk

November 24, 2020
Date

62-330.051 Exempt Activities.

The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under chapters 253 and 258, F.S., as applicable.

(5) Dock, Pier, Boat Ramp and Other Boating-related Work –

(b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:

1. The cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed the limitations in section 403.813(1)(b), F.S.;
2. No structure is enclosed on more than three sides with walls and doors;
3. Structures are not used for residential habitation or commercial purposes, or storage of materials other than those associated with water dependent recreational use; and
4. Any dock and associated structure shall be the sole dock as measured along the shoreline for a minimum distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case there may be one exempt dock allowed per parcel or lot.

Rulemaking Authority 373.026(7), 373.043, 373.4131, 373.4145, 403.805(1) FS. Law Implemented 373.406, 373.4131, 373.4145, 373.415, 403.813(1) FS. History–New 10-1-13, Amended 6-1-18.

403.813 Permits issued at district centers; exceptions.

(1) A permit is not required under this chapter, chapter 373, chapter 61-691, Laws of Florida, or chapter 25214 or chapter 25270, 1949, Laws of Florida, for activities associated with the following types of projects; however, except as otherwise provided in this subsection, this subsection does not relieve an applicant from any requirement to obtain permission to use or occupy lands owned by the Board of Trustees of the Internal Improvement Trust Fund or a water management district in its governmental or proprietary capacity or from complying with applicable local pollution control programs authorized under this chapter or other requirements of county and municipal governments:

(b) The installation and repair of mooring pilings and dolphins associated with private docking facilities or piers and the installation of private docks, piers and recreational docking facilities, or piers and recreational docking facilities of local governmental entities when the local governmental entity's activities will not take place in any manatee habitat, any of which docks:

1. Has 500 square feet or less of over-water surface area for a dock which is located in an area designated as Outstanding Florida Waters or 1,000 square feet or less of over-water surface area for a dock which is located in an area which is not designated as Outstanding Florida Waters;

2. Is constructed on or held in place by pilings or is a floating dock which is constructed so as not to involve filling or dredging other than that necessary to install the pilings;

3. Shall not substantially impede the flow of water or create a navigational hazard;
4. Is used for recreational, noncommercial activities associated with the mooring or storage of boats and boat paraphernalia; and
5. Is the sole dock constructed pursuant to this exemption as measured along the shoreline for a distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case there may be one exempt dock allowed per parcel or lot.

Nothing in this paragraph shall prohibit the department from taking appropriate enforcement action pursuant to this chapter to abate or prohibit any activity otherwise exempt from permitting pursuant to this paragraph if the department can demonstrate that the exempted activity has caused water pollution in violation of this chapter.

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.
P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com
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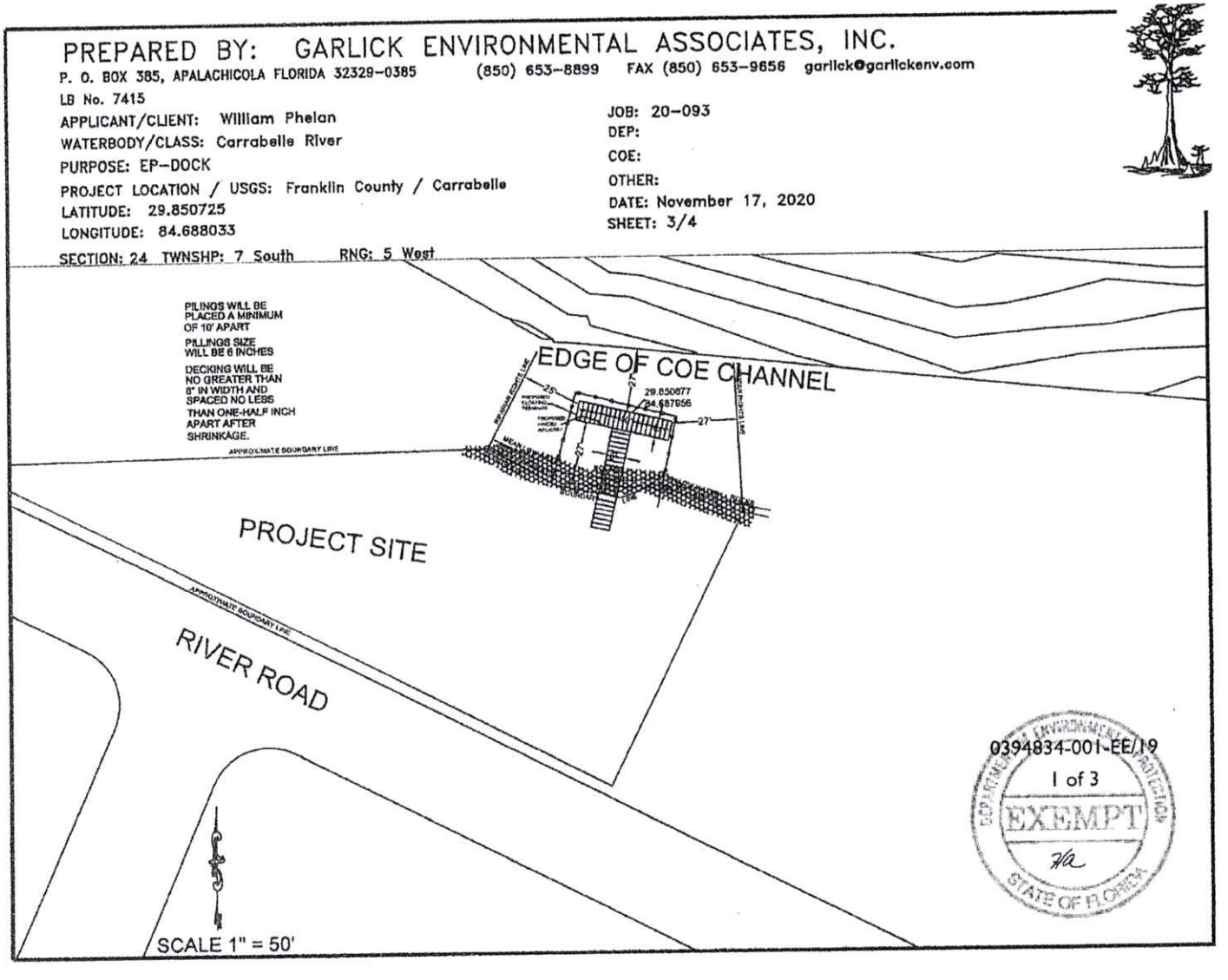

0394834-001-EE/19
1 of 3
EXEMPT
STATE OF FLORIDA

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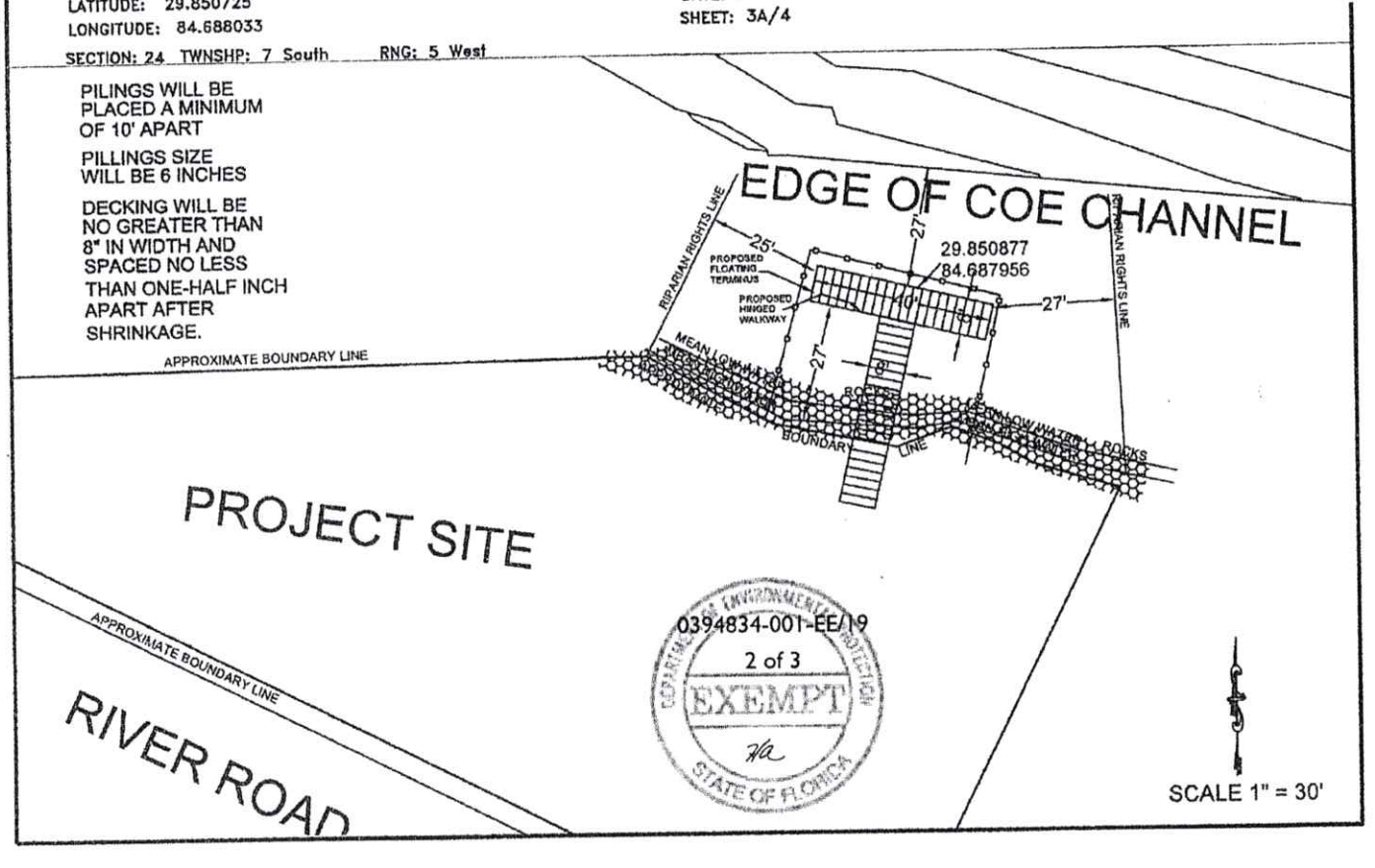
PILINGS WILL BE PLACED A MINIMUM OF 10' APART

PILLINGS SIZE WILL BE 6 INCHES

DECKING WILL BE NO GREATER THAN 8" IN WIDTH AND SPACED NO LESS THAN ONE-HALF INCH APART AFTER SHRINKAGE.



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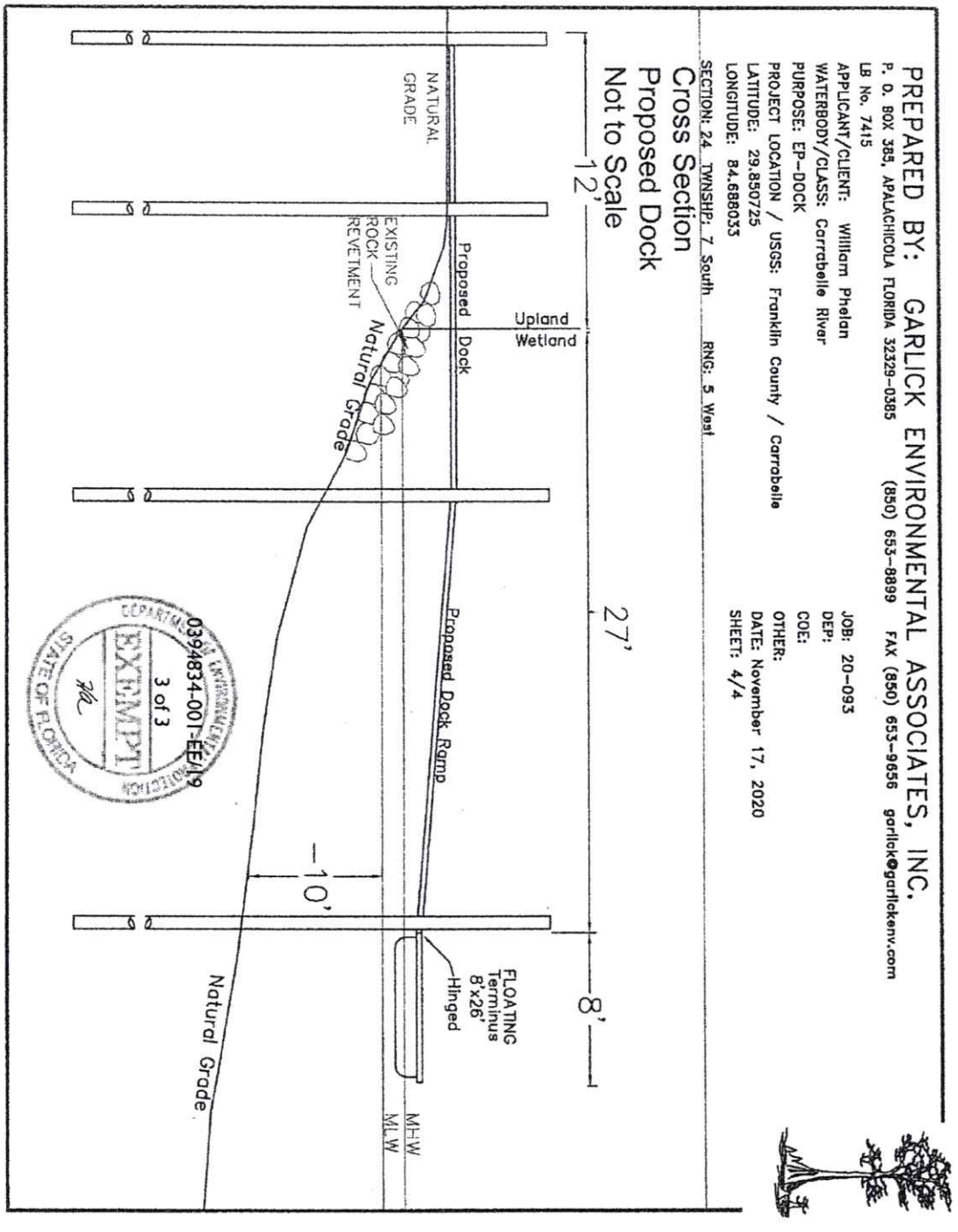
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Cross Section
Proposed Dock
Not to Scale
12'
27'
8'
10'
NATURAL GRADE
EXISTING ROCK REVETMENT
Proposed Dock
Upland
Wetland
Natural Grade
Proposed Dock Ramp
FLOATING Terminus 8'x26' Hinged
MHW
MLW
Natural Grade
0394834-001-EE/19
3 of 3
EXEMPT
STATE OF FLORIDA

C-

GARLICK ENVIRONMENTAL ASSOCIATES, INC.

SPECIALIZING IN: REGULATORY PERMITS • WETLANDS/UPLAND JURISDICTIONAL DELINEATIONS • SUBMERGED LAND LEASES • ECOLOGICAL INVENTORY ASSESSMENTS • CONSERVATION AND OTHER EASEMENTS • EXPERT WITNESS AND ENVIRONMENTAL LITIGATION SERVICES • MITIGATION • CULTURAL RESOURCE ANALYSIS • CREATIVE MARINA, DOCK, AND SUBDIVISION DESIGN

RECEIVED
DEC 03 2020
BY: AK

December 3, 2020

Ms Amy Kelly
Franklin County Planning & Zoning
33 Commerce Street
Apalachicola, FL 32320

Re: Dock Approval / Boat Ramp
GEA File No. 20-165
Terry Mick

Dear Ms. Kelly:

By this letter, we are requesting you place the referenced project on the next Franklin County Planning and Zoning meeting to be held on January 12, 2021, as well as, the Franklin County Board of County Commissioners meeting to be held on January 19, 2021 for the construction of a Single Family Residential Dock, as well as for a Boat Ramp. Attached are drawings for the proposed Dock and Boat Ramp. We have submitted the application to FDEP and COE for permitting. Upon receipt of the FDEP and COE permits, we will send a copy of them to you.

If you have any questions, please let us know.

Sincerely,

Kevin Burdette, PhD
Garlick Environmental Associates, Inc.

Attachments

P.O. BOX 385
APALACHICOLA, FL 32329-0385
(850) 653-8899 FAX (850) 653-9656
garlick@garlickenv.com

C-

APPLICATION FOR DEVELOPMENT

FRANKLIN COUNTY BUILDING DEPARTMENT
34 Forbes Street, Suite 1, Apalachicola, Florida 32320
Phone: 850-653-9783 Fax: 850-653-9799
http://www.franklincountyflorida.com/planning_building.aspx

PERMIT #_____
FEE: $_____
RADON: $_____
TOTAL: $_____

NOTE TO APPLICANTS AND PERMIT HOLDERS:
VIOLATIONS OF THE TERMS AND CONDITIONS OF THIS PERMIT MAY WARRANT A STOP WORK ORDER OR REVOCATION OF THIS PERMIT. THIS PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS OF THIS DATE:
ISSUANCE DATE: _____ **EXPIRES:** _____

- □ New Constuction
  - □ Commercial
  - □ Residential
- □ Substantial Improvement
- □ Less than Substantial

APPLICATION MUST BE COMPLETE: (Incomplete applications will be review once it has)

Property Owner/s: Terry Mick
Contact Information: Home #: 850-545-2225 Cell #: _____
Mailing Address: 150 Edgewood Drive City/State/Zip: Crawfordville, FL 32327
EMAIL Address: carolynmick.79@gmail.com

Contractor Name: _____ Business Name: _____
Contact Information: Office #: _____ Cell #: _____
State License #: _____ County Registration #: _____
Mailing Address: _____ City/State/Zip: _____
EMAIL Address: _____

PROPERTY DESCRIPTION: 911 Address: 315 Gander Street St George Island, FL 32328
Lot/s: 4 Block: 51 Subdivision: _____ Unit: 5
Parcel Identification #: 29-09S-06W-7315-0051-0040
JURISDICTION: ■ Franklin County
□ Apalachicola □ Eastpoint ■ St. George Island □ Carrabelle □ Dog Island □ Lanark/ St. James □ St. Teresa □ Alligator Point

DESCRIPTION OF DEVELOPMENT: Construction of a Single Family Dock and Boat Ramp
ZONING DISTRICT: _____ CONTRACT COST: _____

HEATED SQ FT: _____ UN-HEATED SQ FT: _____ TOTAL SQUARE FOOT: _____
ROOF MATERIAL: _____ FOUNDATION TYPE: _____ LOT DEMENSION: _____
NO. OF STORIES: _____ STORAGE SQ FOOTAGE: _____ GAS UTILITIES: _____
(Requires Building or General Contractor if over 3 habitable stories including mezzanines.) **(VE Zones: 299 Sq. Foot or Less and MUST be certified breakaway construction by Engineer)**

SEPTIC TANK PERMIT # _____ OR SEWER DISTRICT: _____
WATER DISTRICT: _____ OR PRIVATE WELL: _____

WATER BODY: _____
CRITICAL SHORELINE DISTRICT: YES OR NO CRITICAL HABITAT ZONE: YES OR NO

FLOOD ZONE INFORMATION: EFFECTIVE DATE: February 5, 2014

PANEL NUMBER: _____ **FIRM ZONE/S**: _____
ELEVATION REQUIREMENTS AS PER SURVEY: _____
□ Requires V-Zone Certification □ Requires Elevation Certificates □ Requires Smart Vents □ Requires Breakaway Walls

BUILDING OFFICIAL	**DATE**	**FLOODPLAIN ADMIN.**	**DATE**	**OWNER/CONTRACTOR**	**DATE**

C-

SUPPLEMENTAL APPLICATION

1- **Proposed Alteration of the Land:**
- **Determination of COE & DEP Wetlands:** N/A
- **Amount and location of Fill to be placed on property:** N/A
- **Percentage of land to be placed in impervious surface:** N/A

2- **Critical Shoreline Inspection:**
- **Construction to be a minimum of 50 feet from the mean high water or wetland: _____ (Must be indicated on submitted site plan)**
- **Construction within 50 feet of the mean high water or wetlands: _____**
- **Attach the Board of Adjustment Approval: Date of Approval: _____ (Expires One Year From Approval Date)**

3- **Elevation Requirements:**
- **FLOOD ZONE: _____ BASE FLOOD ELEVATION: _____**
- **LOWEST BASE FLOOD ELEVATION AT BUILDING SITE: _____**
- **A/AE/AH/AO ZONES: Elevation of bottom of the first floor: _____**
- **VE Zones: Elevation of the first floor horizontal support structure: _____**

DEVELOPMENT APPLICATION CHECKLIST

RESIDENTIAL:

x **Application**
x **Supplemental Application**
_____ **Boundary Survey** (Non-Flood Zones)
x **Site Plan**
_____ **Septic Tank Permit**
_____ **Water & Sewer Letter**
_____ **Energy Code Form**
_____ **2 Complete Sets of Building Plans**
□ **Wind Load Analysis** □ **Engineered**
_____ **State Permits**
□ **DEP Permits** □ **COE Permits** □ **FDOT Permits**
_____ **Structure Height & Number of Stories Affidavit**
_____ **Portable Toilet Agreement**
_____ **Owner/Builder Affidavit**
_____ **Dumpster Affidavit**
_____ **Termite Affidavit**
_____ **Turtle Light Affidavit** (If Applicable)
_____ **Recorded Notice of Commencement**

FORMS REQUIRED IN FLOOD ZONES: (Additional)

_____ **Topographical Survey**
_____ **Flood Plain Management Review**
_____ **V Zone Certification** (If Applicable)
_____ **Smart Vent Certification** (If Applicable)
_____ **Elevation Affidavit**
_____ **Non Conversion Agreement**

COMMERCIAL: (Additional to Residential)

_____ **P&Z Approval Notice**
_____ **BOA Approval Notice**
_____ **BCC Approval Notice**
_____ **DEP Storm Water Permit/Exemption**
_____ **DBPR Approval**
_____ **Parking Plan**
_____ **Flood Proofing Certification** (If Applicable)

SUB-CONTRACTOR LIST

PLEASE BE ADVISED THAT ALL CONTRACTORS DOING WORK IN FRANKLIN COUNTY MUST BE REGISTERED IN FRANKLIN COUNTY PRIOR TO PERFORMING ANY WORK IN THIS COUNTY. ALL GENERAL, RESIDENTIAL & BUILDING, ELECTRICAL, PLUMBING, HVAC & ROOFING CONTRACTOR'S ARE REQUIRED TO PULL PERMITS ON ALL NEW, RENOVATIONS, REMODEL PROJECTS.

CONTRACTOR OR OWNER HAS CONTRACTED WITH THE FOLLOWING (OWNER/BUILDERS ARE NOT ALLOWED TO HIRE SPECIALTY FRAMING CONTRACTORS) ALL CONTRACTOR'S & SUBCONTRACTOR'S MUST BE REGISTERED WITH FRANKLIN COUNTY AND ALL APPLICABLE PERMITS MUST BE OBTAINED BEFORE COMMENCING WORK.

Contractor: _____ □**Registered**
Electrical: _____ □**Registered**
Plumbing: _____ □**Registered**
HVAC: _____ □**Registered**
Roofing: _____ □**Registered**
Propane: _____ □**Registered**
Concrete: _____ □**Registered**
Piling: _____ □**Registered**

Insulation: _____ □**Registered**
Painting: _____ □**Registered**
Framing: _____ □**Registered**
Masonry: _____ □**Registered**
Tile: _____ □**Registered**
Siding: _____ □**Registered**
Other: _____ □**Registered**
Other: _____ □**Registered**

C-

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Terry Mick
WATERBODY/CLASS: Manmade Canal
PURPOSE: Environmental Permiting
PROJECT LOCATION / USGS: St George Island / Franklin County
LATITUDE: 29° 39' 49.28"
LONGITUDE: 84° 52' 14.76"
SECTION: 29 TWNSHP: 9 South RNG: 6 West

JOB: 20-165
DEP:
COE:
OTHER:
DATE: November 11, 2020
SHEET: 1/4



P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

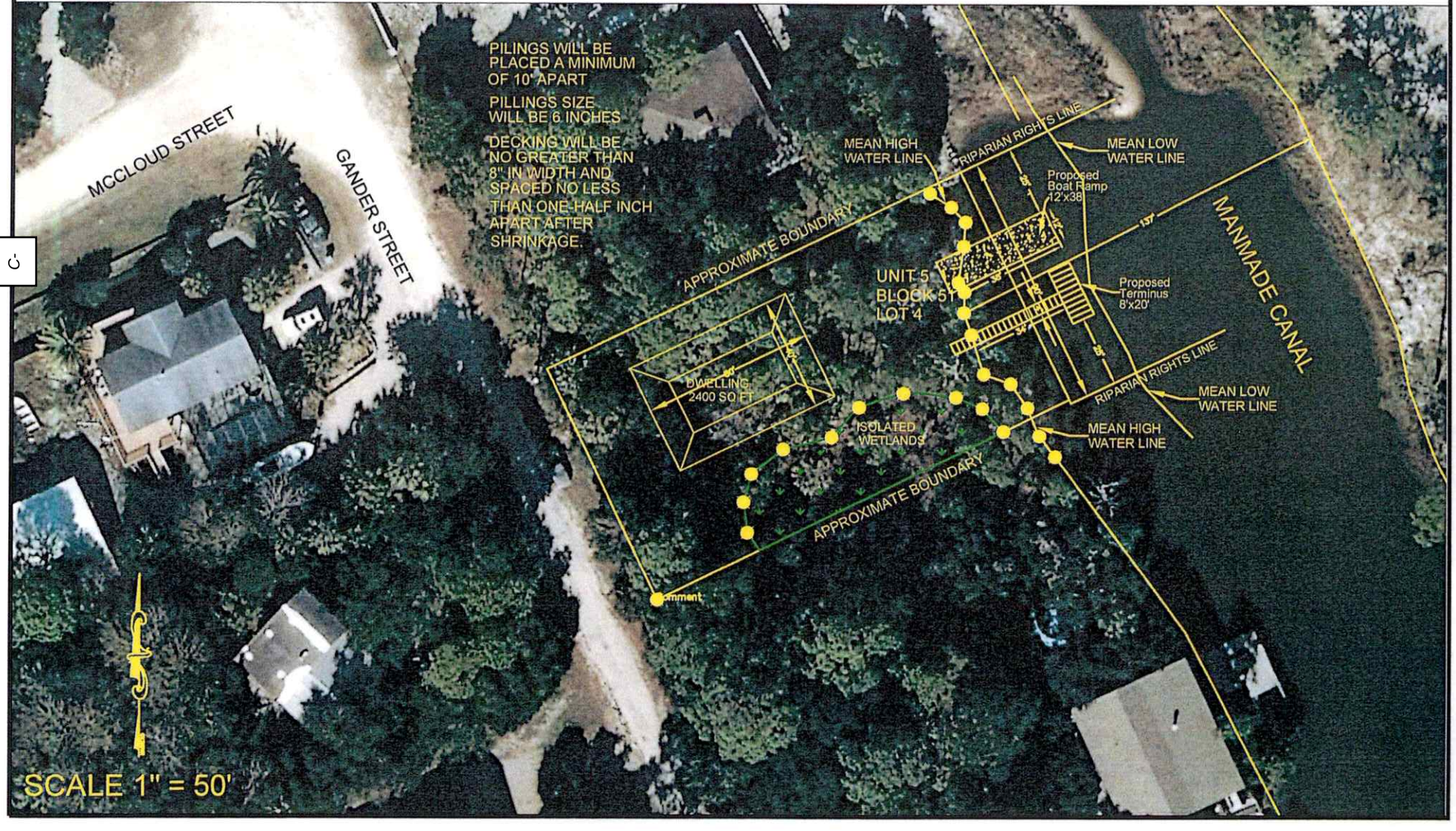
PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com
LB No. 7415

APPLICANT/CLIENT: Terry Mick
WATERBODY/CLASS: Manmade Canal
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: St George Island – Franklin County
LATITUDE: 29° 39' 49.28"
LONGITUDE: 84° 52' 14.76"
SECTION: 29 TWNSHP: 9 South RNG: 6 West

JOB: 20-165
DEP:
COE:
OTHER:
DATE: November 11, 2020
SHEET: 2/4

C-



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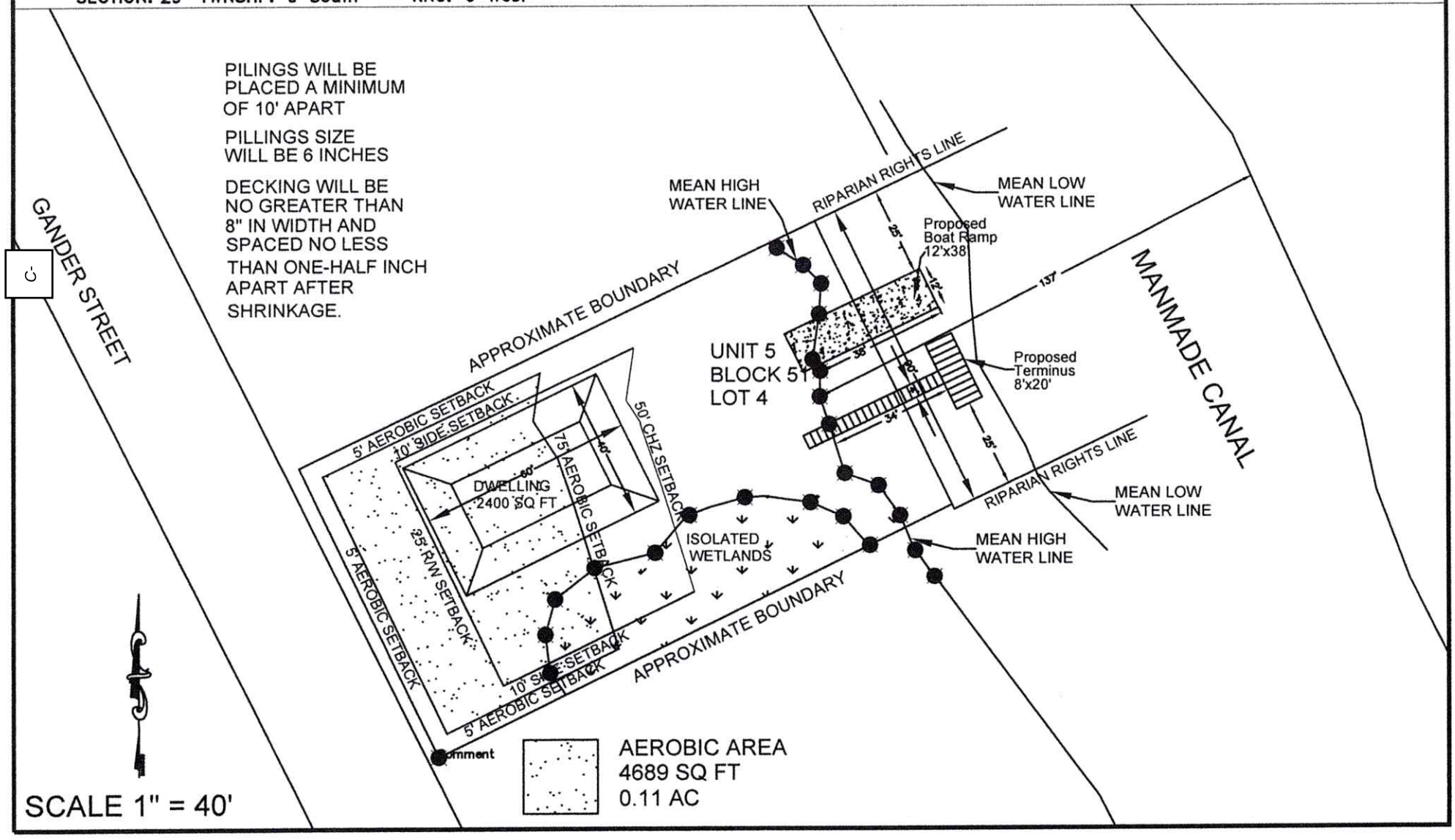
JOB: 20-165
DEP:
COE:
OTHER:
DATE: November 11, 2020
SHEET: 3/4

C-

PILINGS WILL BE PLACED A MINIMUM OF 10' APART

PILLINGS SIZE WILL BE 6 INCHES

DECKING WILL BE NO GREATER THAN 8" IN WIDTH AND SPACED NO LESS THAN ONE-HALF INCH APART AFTER SHRINKAGE.



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.
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APPLICANT/CLIENT: Terry Mick
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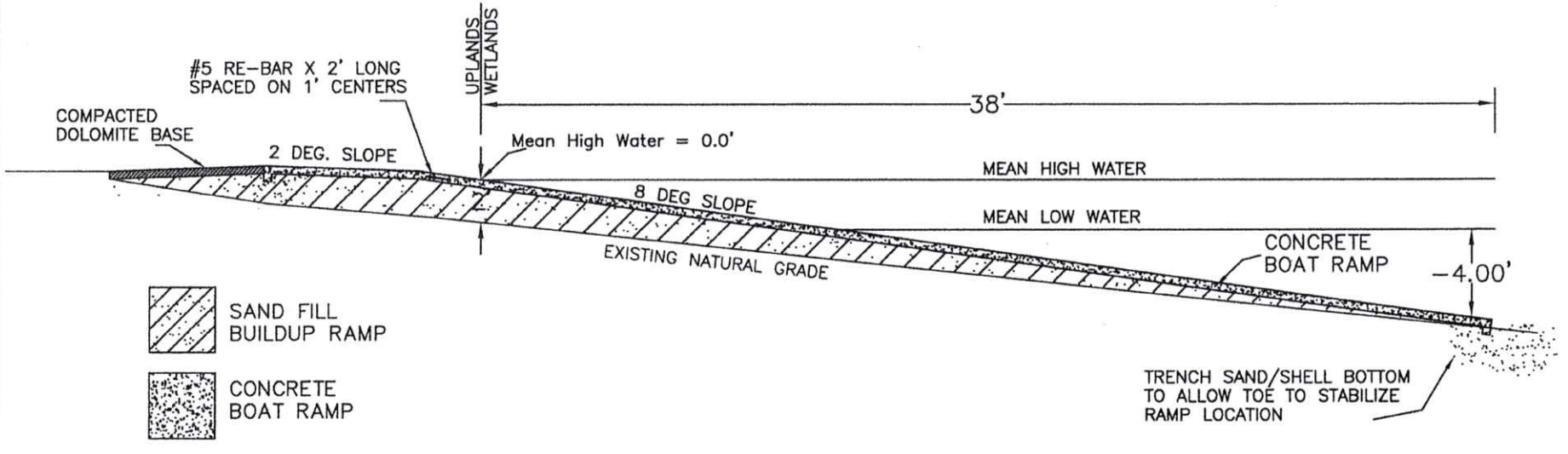
SECTION: 29 TWNSHP: 9 South RNG: 6 West

JOB: 20-165
DEP:
COE:
OTHER:
DATE: November 11, 2020
SHEET: 4/4

C-

CROSS SECTION
PROPOSED
BOAT RAMP
NOT TO SCALE



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Terry Mick

WATERBODY/CLASS: Manmade Canal

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: St George Island – Franklin County

LATITUDE: 29° 39' 49.28"

LONGITUDE: 84° 52' 14.76"

SECTION: 29 TWNSHP: 9 South RNG: 6 West

JOB: 20-165

DEP:

COE:

OTHER:

DATE: November 11, 2020

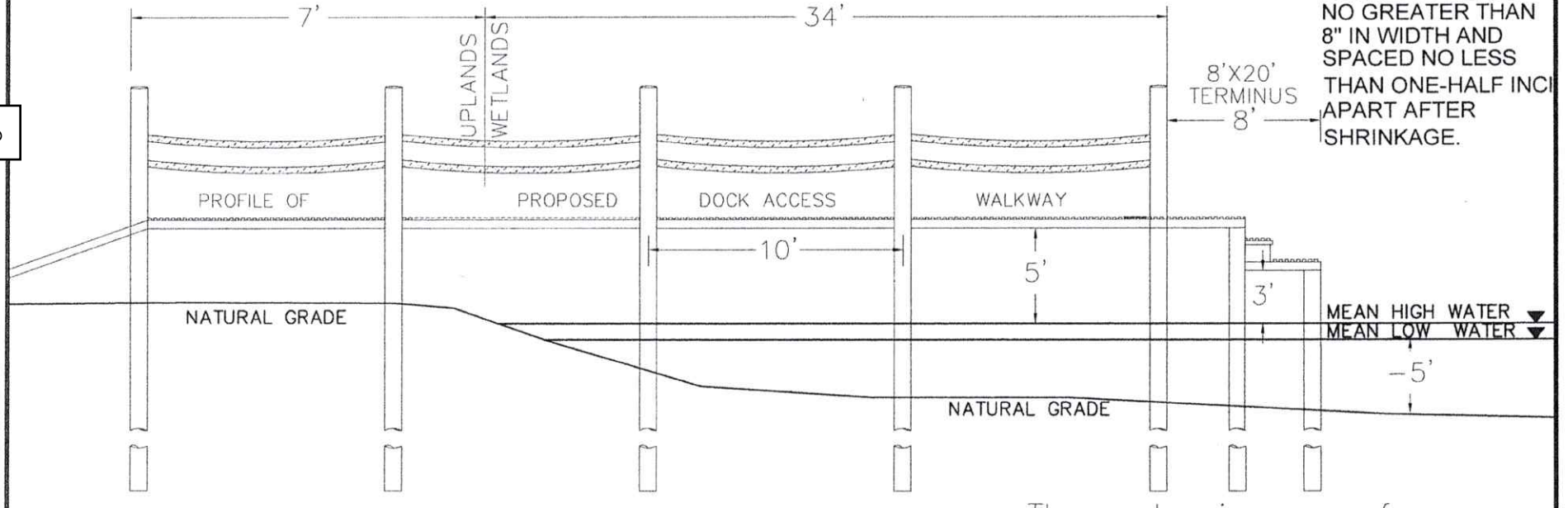
SHEET: 4/4A

CROSS SECTION PROPOSED DOCK NOT TO SCALE

PILINGS WILL BE PLACED A MINIMUM OF 10' APART

PILLINGS SIZE WILL BE 6 INCHES

DECKING WILL BE NO GREATER THAN 8" IN WIDTH AND SPACED NO LESS THAN ONE-HALF INCH APART AFTER SHRINKAGE.



These drawings are for permitting purposes only. Not intended for construction purposes

C-

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Owner





Legend

- Parcels
- Roads
- City Labels

Parcel ID	29-09S-06W-7315-0051-0040	**Alternate ID**	06W09S29731500510040	**Owner Address**	MICK TERRY & CAROLYN
Sec/Twp/Rng	29-9S-6W	**Class**	VACANT		150 EDGEWOOD DR
Property Address	315 GANDER ST	**Acreage**	n/a		CRAWFORDVILLE, FL 32327
District	1				
Brief Tax Description	UNIT 5 BLOCK 51 LOT 4				
	(Note: Not to be used on legal documents)				

Date created: 11/6/2020
Last Data Uploaded: 11/6/2020 7:45:58 AM

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C-

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Parcel Summary

Parcel ID	29-09S-06W-7315-0051-0040
Location Address	315 GANDER ST 32328
Brief Tax Description*	UNIT 5 BLOCK 51 LOT 4 ST GEO IS OR 283/262 OR 166/102 122/277 OR 198/344 OR/500/240 643/216 713/384 862/239 909/127 1260/82 *The Description above is not to be used on legal documents.
Property Use Code	VACANT (000000)
Sec/Twp/Rng	29-9S-6W
Tax District	County (District 1)
Millage Rate	11.5391
Acreage	0.000
Homestead	N

View Map

Owner Information

Primary Owner
Mick Terry & Carolyn
150 Edgewood Dr
Crawfordville, FL 32327

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000199	CANAL SGI	1.00	UT	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	02/27/2020	$135,000	WD	1260	82	Qualified (Q)	Vacant	SHERMAN	MICK
N	08/14/2006	$100	WD	909	127	Unqualified (U)	Vacant	SHERMAN	SHERMAN
N	07/15/2005	$100	WD	862	239	Unqualified (U)	Vacant	SHERMAN	SHERMAN
N	10/02/2002	$627,300	WD	713	384	Unqualified (U)	Vacant	PDB SHERMAN PROPERTIES, LTD	SHERMAN DOUGLAS
N	07/06/2000	$896,000	WD	643	216	Unqualified (U)	Vacant	SHERMAN	PDB SHERMAN PROPERTIES,LTD
N	05/26/1995	$60,000	WD	500	240	Unqualified (U)	Vacant	EDGAR	SHERMAN

Valuation

	2020 Preliminary	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	$0	$0	$0	$0	$0
Extra Features Value	$0	$0	$0	$0	$0
Land Value	$185,000	$185,000	$165,000	$165,000	$155,000
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$185,000**	**$185,000**	**$165,000**	**$165,000**	**$155,000**
Assessed Value	$148,491	$148,491	$134,992	$122,720	$111,564
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$148,491	$148,491	$134,992	$122,720	$111,564
Maximum Save Our Homes Portability	$36,509	$0	$30,008	$42,280	$43,436

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice 2020

2020 TRIM Notice(PDF)

TRIM Notice 2019

2019 TRIM Notice(PDF)

C-

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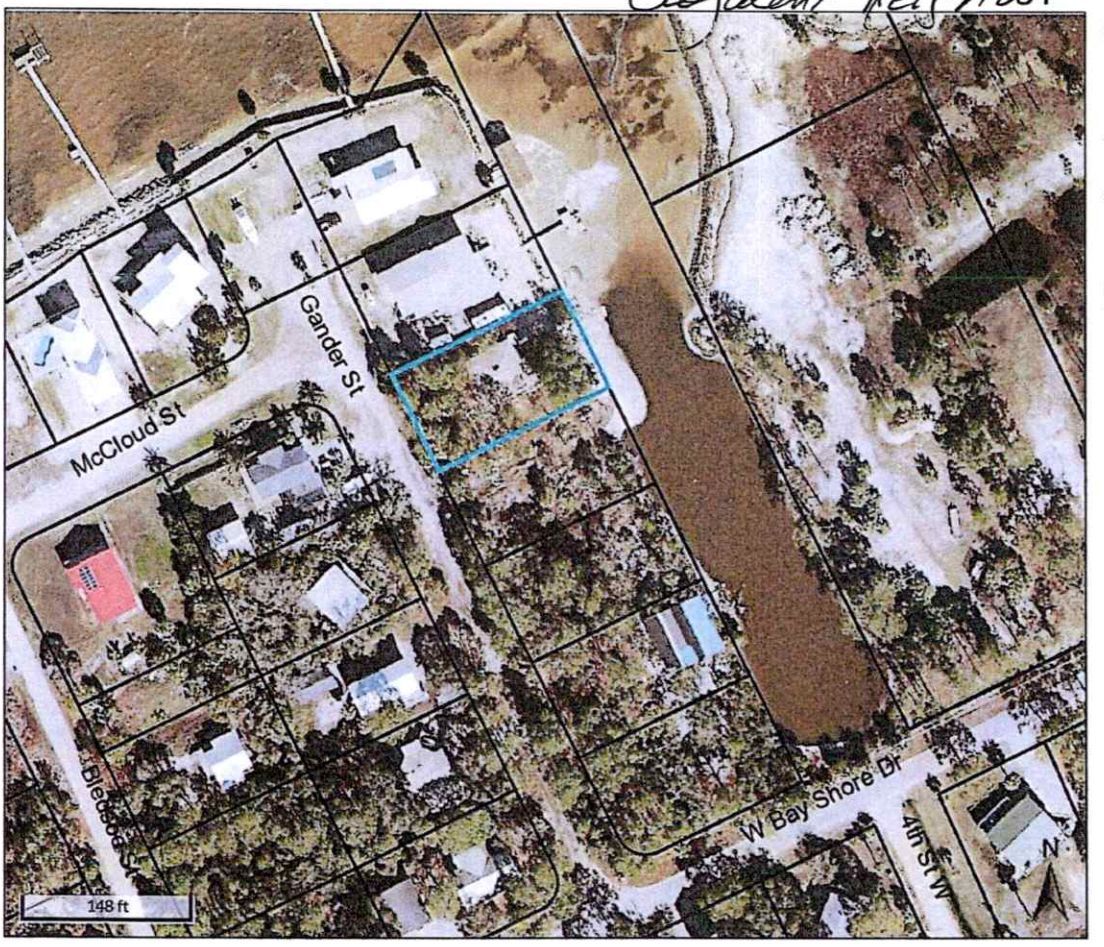
Adjacent Neighbor





Legend
- Parcels
- Roads
- City Labels

Parcel ID	29-09S-06W-7315-0051-0030	**Alternate ID**	06W09S29731500510030	**Owner Address**	MEYER LINDA L
Sec/Twp/Rng	29-9S-6W	**Class**	SINGLE FAM		195 PARKWOOD AVE
Property Address	319 GANDER ST	**Acreage**	n/a		RODCHESTER, NY 14620
District	1				
Brief Tax Description	UNIT 5 BL 51				
	(Note: Not to be used on legal documents)				

Date created: 11/13/2020
Last Data Uploaded: 11/13/2020 7:42:29 AM

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Parcel Summary

Parcel ID	29-09S-06W-7315-0051-0030
Location Address	319 GANDER ST 32328
Brief Tax Description*	UNIT 5 BL 51 LOT 3 ST GEORGE ISLAND OR 122/277-78 OR 198/344 OR 206/125 OR 272/231 OR 345/291 1041/127 *The Description above is not to be used on legal documents.
Property Use Code	SINGLE FAM (000100)
Sec/Twp/Rng	29-9S-6W
Tax District	County (District 1)
Millage Rate	11.5391
Acreage	0.000
Homestead	N

View Map

Owner Information

Primary Owner
Meyer Linda L
195 Parkwood Ave
Rodchester, NY 14620

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000199	CANAL SGI	1.00	UT	0	0

Residential Buildings

Building 1

Type	SGI PILING
Total Area	2,112
Heated Area	1,296
Exterior Walls	VINYL SIDE
Roof Cover	COMP SHNGL
Interior Walls	DRYWALL
Frame Type	N/A
Floor Cover	SHT VINYL; CARPET
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	1.5
Bedrooms	2
Stories	1
Effective Year Built	1996

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0300	STEPS	1	15 x 4 x 0	60	UT	1996
0320	CONCRETE	1	36 x 36 x 0	1,296	UT	1996
0730	UN HSE STRGE	1	19 x 13 x 0	247	UT	1996

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	07/19/2011	$117,500	WD	1041	127	Unqualified (U)	Improved	BARBOUR/MEYER	MEYER
N	10/14/2010	$100	WD	1023	410	Unqualified (U)	Improved	CHALECKE	BARBOUR/MEYER
N	05/01/1991	$40,375	WD	345	291	Unqualified (U)	Vacant	RANDOLPH	CHALECKE
N	04/15/1988	$25,500	WD	272	231	Unqualified (U)	Vacant	PAULK	RANDOLPH

C-

Valuation

	2020 Preliminary	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	$151,173	$151,173	$153,317	$113,306	$90,645
Extra Features Value	$3,627	$3,627	$3,627	$3,627	$3,627
Land Value	$185,000	$185,000	$165,000	$165,000	$155,000
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$339,800**	**$339,800**	**$321,944**	**$281,933**	**$249,272**
Assessed Value	$325,192	$325,192	$295,629	$268,754	$244,322
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$325,192	$325,192	$295,629	$268,754	$244,322
Maximum Save Our Homes Portability	$14,608	$0	$26,315	$13,179	$4,950

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

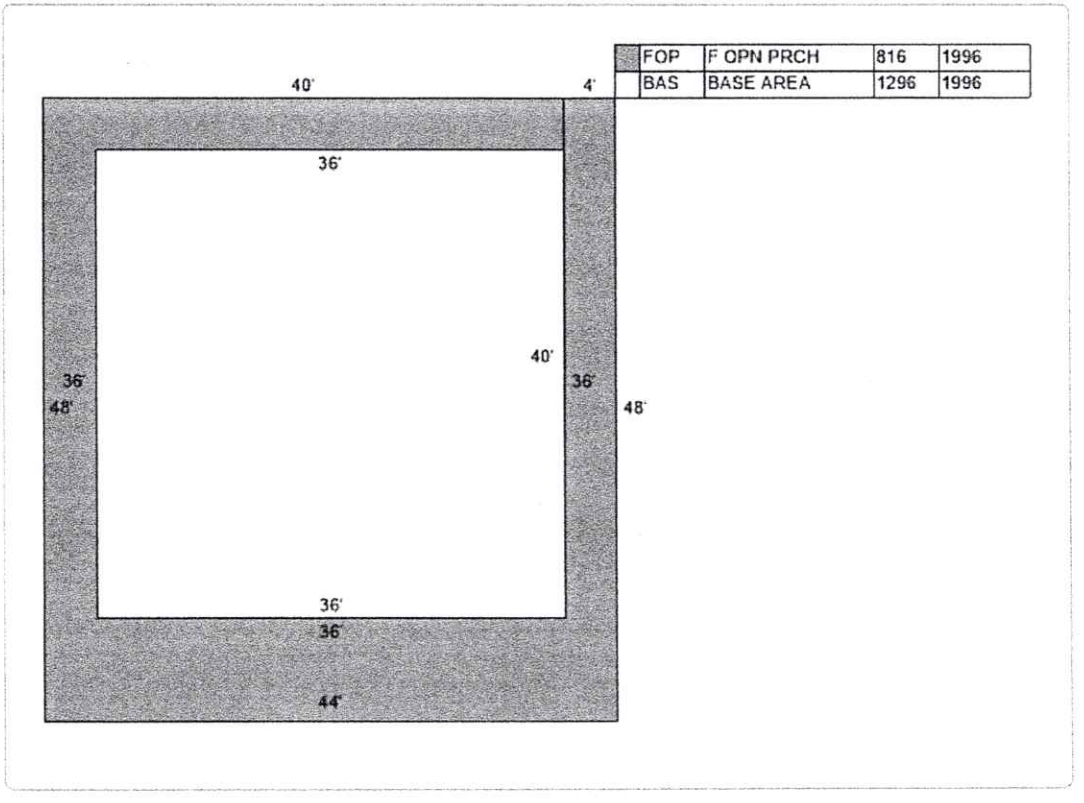
TRIM Notice 2020

2020 TRIM Notice(PDF)

TRIM Notice 2019

2019 TRIM Notice(PDF)

Sketches



No data available for the following modules: Commercial Buildings.

Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
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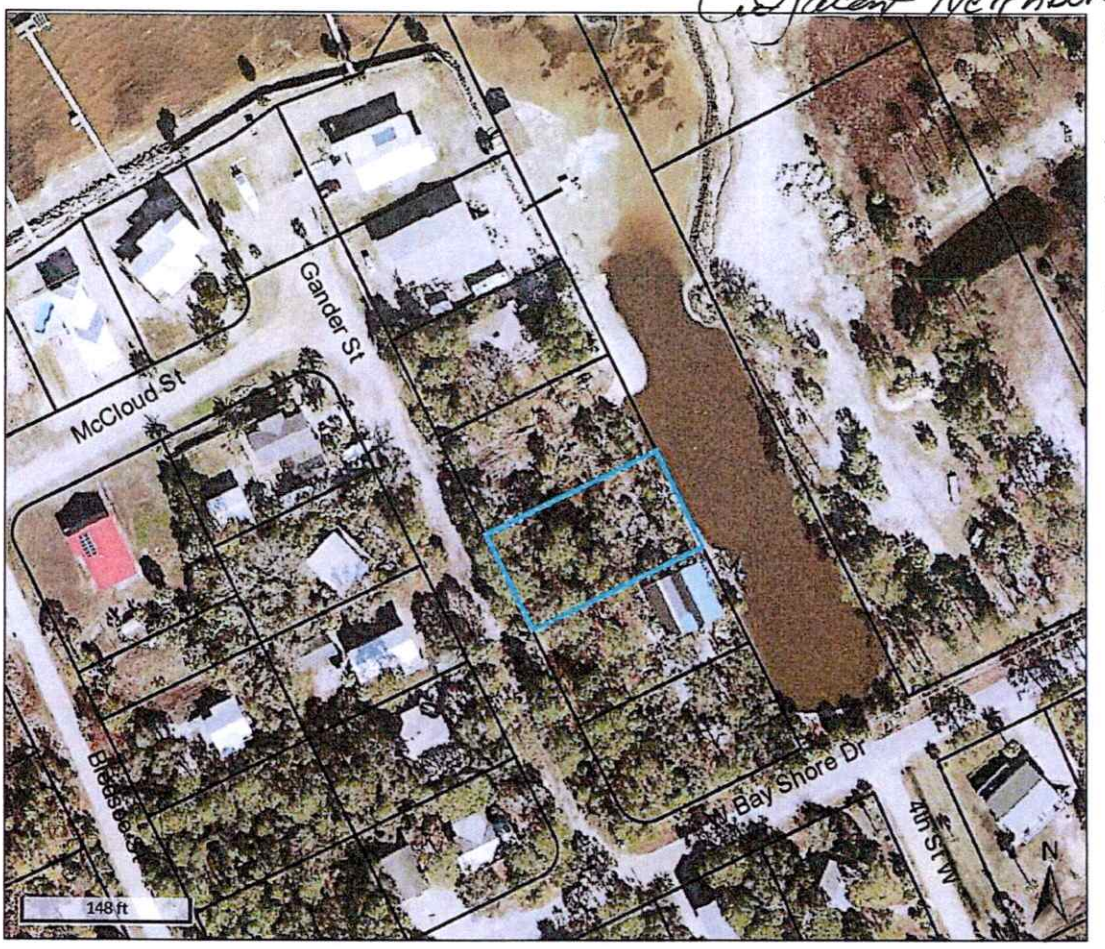
Adjacent Neighbor





Legend
- Parcels
- Roads
- City Labels

Parcel ID	29-09S-06W-7315-0051-0050	**Alternate ID**	06W09S29731500510050	**Owner Address**	WEST HAVEN MORTGAGE, LLC
Sec/Twp/Rng	29-9S-6W	**Class**	VACANT		1701 HERMITAGE BLVD, STE 100
Property Address	309 GANDER ST	**Acreage**	n/a		TALLAHASSEE, FL 32308
District	1				
Brief Tax Description	UNIT 5 BL 51				
	(Note: Not to be used on legal documents)				

Date created: 11/13/2020
Last Data Uploaded: 11/13/2020 7:42:29 AM

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qPublic.net™ Franklin County, FL

Parcel Summary

Parcel ID	29-09S-06W-7315-0051-0050
Location Address	309 GANDER ST
Brief Tax Description*	UNIT 5 BL 51 LOT 5 OR 119/495 ST GEO ISL ORB 200 PAGE 597 *The Description above is not to be used on legal documents.
Property Use Code	VACANT (000000)
Sec/Twp/Rng	29-9S-6W
Tax District	County (District 1)
Millage Rate	11.5391
Acreage	0.000
Homestead	N

View Map

Owner Information

Primary Owner
West Haven Mortgage, LLC
1701 Hermitage Blvd, Ste 100
Tallahassee, FL 32308

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000199	CANAL SGI	1.00	UT	0	0

Valuation

	2020 Preliminary	2020 Certified	2019 Certified
Building Value	$0	$0	$0
Extra Features Value	$0	$0	$0
Land Value	$185,000	$185,000	$165,000
Land Agricultural Value	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0
Just (Market) Value	**$185,000**	**$185,000**	**$165,000**
Assessed Value	$185,000	$185,000	$165,000
Exempt Value	$0	$0	$0
Taxable Value	$185,000	$185,000	$165,000
Maximum Save Our Homes Portability	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice 2020

2020 TRIM Notice(PDF)

TRIM Notice 2019

2019 TRIM Notice(PDF)

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sales, Sketches.

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Version 2.3.93

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Photographs Taken by K Burdette on 11/9/2020

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GARLICK ENVIRONMENTAL ASSOCIATES, INC.

SPECIALIZING IN: REGULATORY PERMITS • WETLANDS/UPLAND JURISDICTIONAL DELINEATIONS • SUBMERGED LAND LEASES • ECOLOGICAL INVENTORY ASSESSMENTS • CONSERVATION AND OTHER EASEMENTS • EXPERT WITNESS AND ENVIRONMENTAL LITIGATION SERVICES • MITIGATION • CULTURAL RESOURCE ANALYSIS • CREATIVE MARINA, DOCK, AND SUBDIVISION DESIGN

PHOTOS OF PROJECT SITE
TAKEN 11-13-20





GARLICK ENVIRONMENTAL ASSOCIATES, INC. POST OFFICE. BOX 385 APALACHICOLA, FL 32329-0385
PHONE: (850) 653-8899 FAX: (850) 653-9656

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D-

GARLICK ENVIRONMENTAL ASSOCIATES, INC.

SPECIALIZING IN: REGULATORY PERMITS • WETLANDS/UPLAND JURISDICTIONAL DELINEATIONS • SUBMERGED LAND LEASES • ECOLOGICAL INVENTORY ASSESSMENTS • CONSERVATION AND OTHER EASEMENTS • EXPERT WITNESS AND ENVIRONMENTAL LITIGATION SERVICES • MITIGATION • CULTURAL RESOURCE ANALYSIS • CREATIVE MARINA, DOCK, AND SUBDIVISION DESIGN

RECEIVED
DEC 15 2020
BY: CB

December 15, 2020

Ms Amy Kelly
Franklin County Planning & Zoning
33 Commerce Street
Apalachicola, FL 32320

Re: Planning and Zoning Agenda
GEA File No. 20-175
Bruce Schneider

Dear Ms. Kelly:

The proposed project is located in Section 29, Township 9 South, Range 6, on St George Island, Franklin County. The water body at the project site is St George Sound (Shell Harbor) Class II / conditionally approved / OFW. The parcel is located adjacent to East Gulf Beach Drive and is an undeveloped at this time.

Please find attached an Application for Development for the referenced project. The proposed project consists of construction of a Single Family Residential Pier, 198 ft. in length and 4 ft. in width. The terminus of the dock will be constructed 20 ft. in length and 6 ft. in width, which also includes a step down. The total area of the proposed pier is 912 Sq. Ft. (See Attached Drawings)

If you have any questions, please let us know.

Sincerely,

Kevin Burdette
Garlick Environmental Associates, Inc.

Attachments

DOCK PERMIT APPLICATION

FRANKLIN COUNTY BUILDING DEPARTMENT
34 Forbes Street, Suite 1, Apalachicola, Florida 32320
Phone: 850-653-9783 Fax: 850-653-9799
http://www.franklincountyflorida.com/planning_building.aspx

PERMIT #_____

FEE: $_____
C.S.I : $_____

TOTAL: $_____

NOTE TO APPLICANTS AND PERMIT HOLDERS:
VIOLATIONS OF THE TERMS AND CONDITIONS OF THIS PERMIT MAY WARRANT A STOP WORK ORDER OR REVOCATION OF THIS PERMIT. THIS PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS OF THIS DATE:
ISSUANCE DATE: _____ **EXPIRES:** _____

EXISTING HOUSE: ☐Yes ☐ No

DEP PERMIT: ☐Yes ☐ No
ARMY COE PERMIT: ☐Yes ☐ No

APPROVED: ☐Yes ☐ No

APPLICATION MUST BE COMPLETE:

Property Owner/s: _Bruce Schneider
Contact Information: Home #: _____ Cell #: _770-596-1557
Mailing Address: 1721 East Gulf **Beach Drive** City/State/Zip: _St George Island, FL 32328
EMAILAddress:_david@hullsenvironmental.com

Contractor Name:_____ Business Name:_____
Contact Information: Office #: _____ Cell #: _____
State License #:_____ County Registration #: _____
Mailing Address:_____ City/State/Zip: _____
EMAIL Address: _____@_____

PROPERTY DESCRIPTION:: _____
Lot/s: _ 11 Block: _Shell Harbour Unit: _____
Parcel Identification #: _29-09s-06w-7319-0000-0110___
JURISDICTION: X Franklin County ☐ City of Apalachicola ☐ City of Carrabelle
☐ Apalachicola ☐ Eastpoint X St. George Island ☐ Carrabelle ☐ Dog Island ☐ Lanark/ St. James ☐ St. Teresa ☐ Alligator Point

X SINGLE FAMILY DOCK/PIER ☐ **MULTI-FAMILY DOCK/PIER** ☐ **COMMERCIAL**

DESCRIPTION: Single Family Pier, walkway 198' x 4' & terminus 20'x6' with stepdown for a total of 912 Sq.Ft. A portion of the access walkway will traverse over emergent vegetation…ie…Spartina Alternaflora.

ZONING DISTRICT: _____ CONTRACT COST: _____

TOTAL SQUARE FOOT: _____ FOUNDATION TYPE: _____
ROOF MATERIAL: _____

APPROVED BY: ☐ **Planning & Zoning Date:** _____ ☐ **County Commissioners Date:**_____
☐ **City of Carrabelle Date:** _____ ☐ **City of Apalachicola Date:** _____

WATER BODY: St George Sound_____
CRITICAL SHORELINE DISTRICT: YES OR NO CRITICAL HABITAT ZONE: YES OR NO

BUILDING OFFICIAL Date OWNER (Re D- Date CONTRACTOR (Required) Date

FRANKLIN COUNTY DOCK CHECKLIST & FEE SCHEDULE

CHECKLIST:

X Application

☐ DEP

☐ Army CORPS

X Site Plan

X Drawings (Approved by all entities)

☐ Approvals from local jurisdictions

FEE SCHEDULE:

DOCKS	SQUARE FOOT		X	$5.00	=	$
BOAT LIFTS	SQUARE FOOT		X	$5.00	=	$
				TOTAL VALUATION:		$
				Critical Shoreline Fee:		$ 100.00
				PERMIT FEE:		$

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Bruce Schneider

WATERBODY/CLASS: St George Sound / ClassII / OFW

PURPOSE: Single Family Pier

PROJECT LOCATION / USGS: Shell Harbor/ClassII/Conditionally App/OFW

LATITUDE: 29.682053

LONGITUDE: 84.807108

SECTION: 29 TWNSHP: 9 South RNG: 6 West

JOB: 20-175

DEP:

COE:

OTHER:

DATE: December 11, 2020

SHEET: 1/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Bruce Schneider

WATERBODY/CLASS: St George Sound / ClassII / OFW

PURPOSE: Single Family Pier

PROJECT LOCATION / USGS: Shell Harbor/ClassII/Cond.Approv/OFW

LATITUDE: 29.282053

LONGITUDE: 84.807108

SECTION: 29 TWNSHP: 9 South RNG: 6 West

JOB: 20-175

DEP:

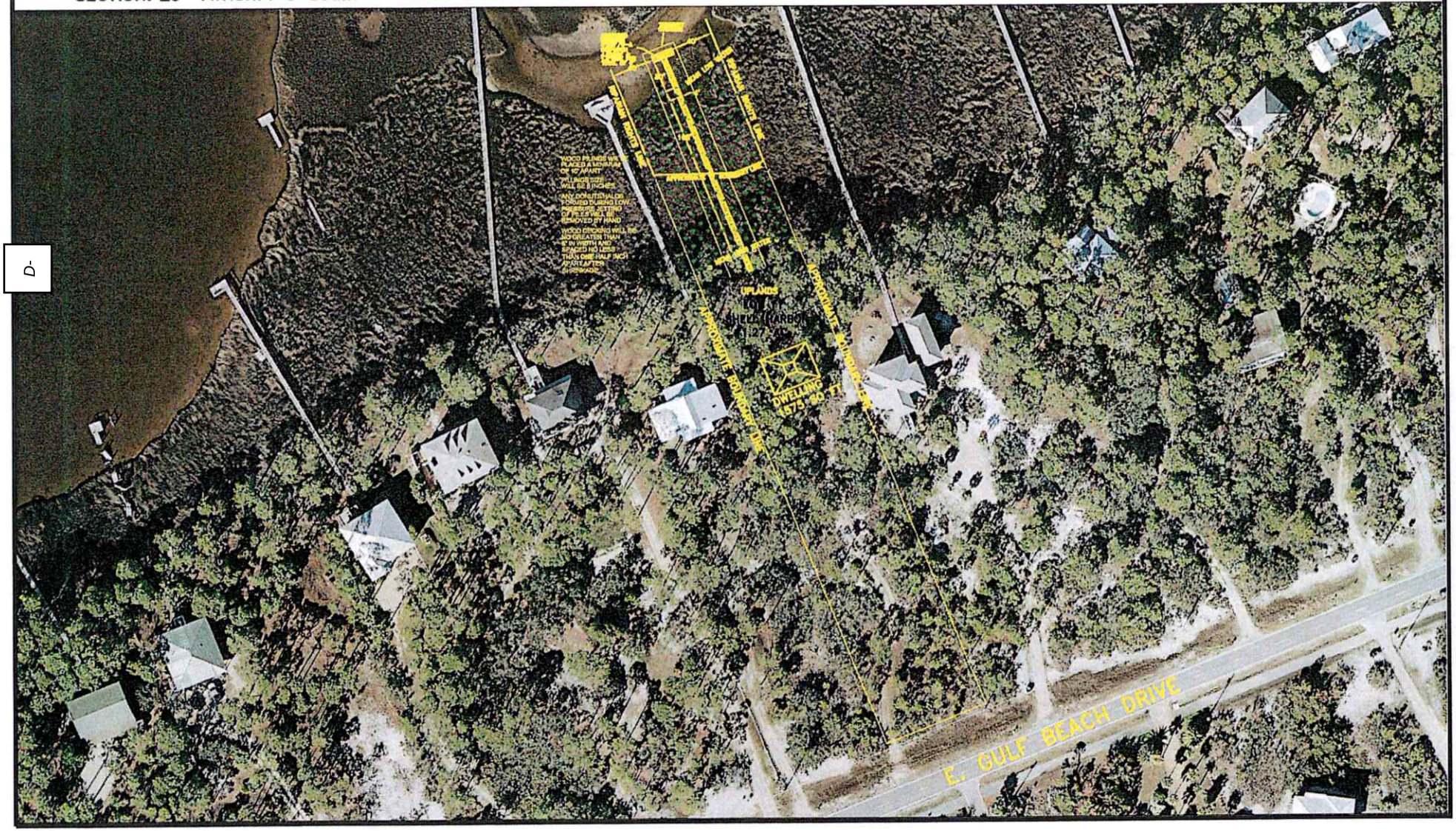
COE:

OTHER:

DATE: December 11, 2020

SHEET: 2/4

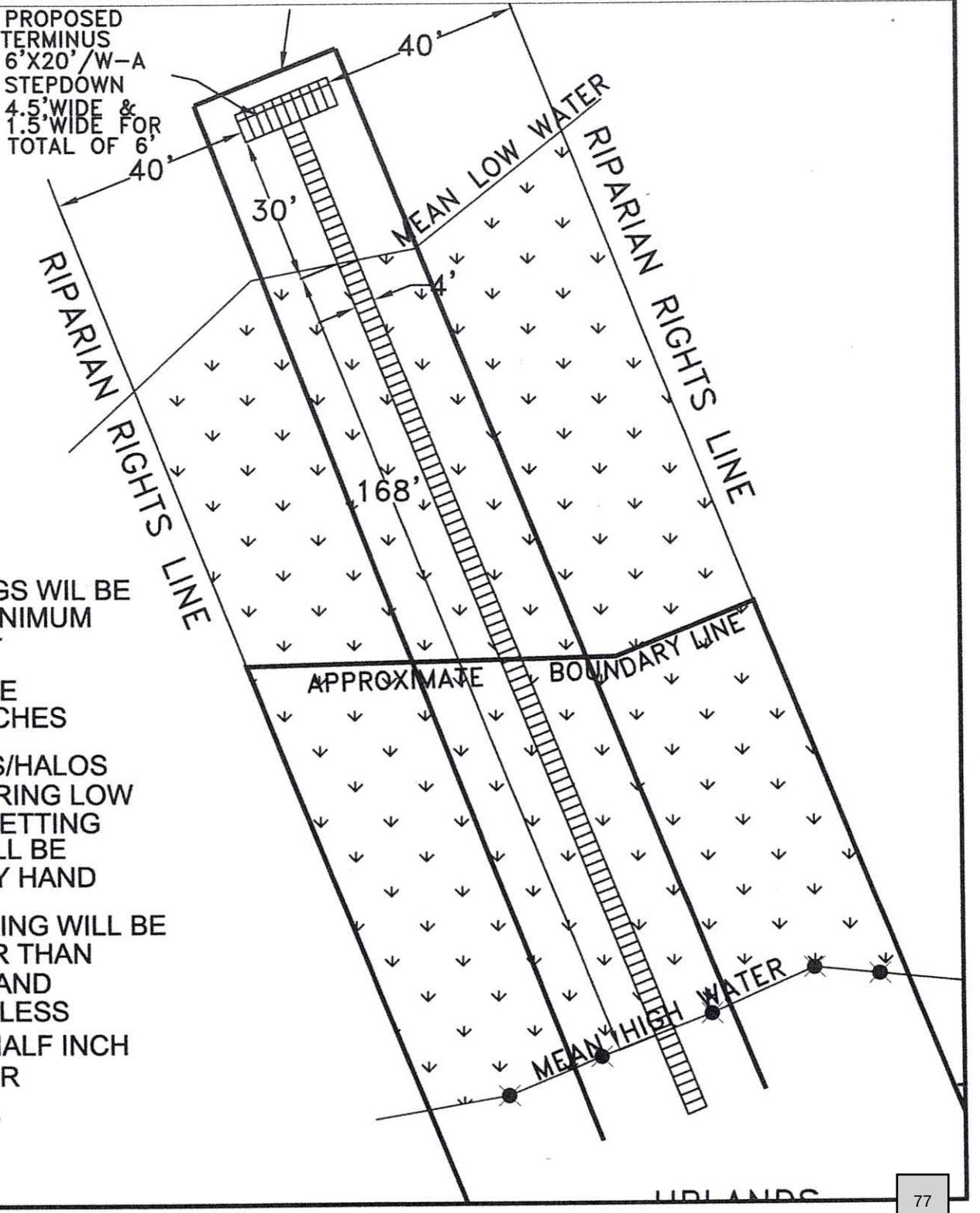
D-



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Bruce Schneider
WATERBODY/CLASS: St George Soound / ClassII / OFW
PURPOSE: EP
PROJECT LOCATION / USGS: Shell Harbor/ClassII/Cond.Approv/OFW
LATITUDE: 29.682053
LONGITUDE: 84.807108
SECTION: 29 TWNSHP: 9 South RNG: 6 West

JOB: 20-175
DEP:
COE:
OTHER:
DATE: December 11, 2020
SHEET: 3/4



WOOD PILINGS WIL BE PLACED A MINIMUM OF 10' APART

PILLINGS SIZE WILL BE 6 INCHES

ANY DONUTS/HALOS FORMED DURING LOW PRESSURE JETTING OF PILES WILL BE REMOVED BY HAND

WOOD DECKING WILL BE NO GREATER THAN 8" IN WIDTH AND SPACED NO LESS THAN ONE-HALF INCH APART AFTER SHRINKAGE.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Bruce Schneider

WATERBODY/CLASS: St George Sound / ClassII / OFW

PURPOSE: Single Family Pier

PROJECT LOCATION / USGS: Shell Harbor/ClassII/Cond.Approv/OFW

LATITUDE: 29.682053

LONGITUDE: 84.807108

SECTION: 29 TWNSHP: 9 South RNG: 6 West

JOB: 20-175

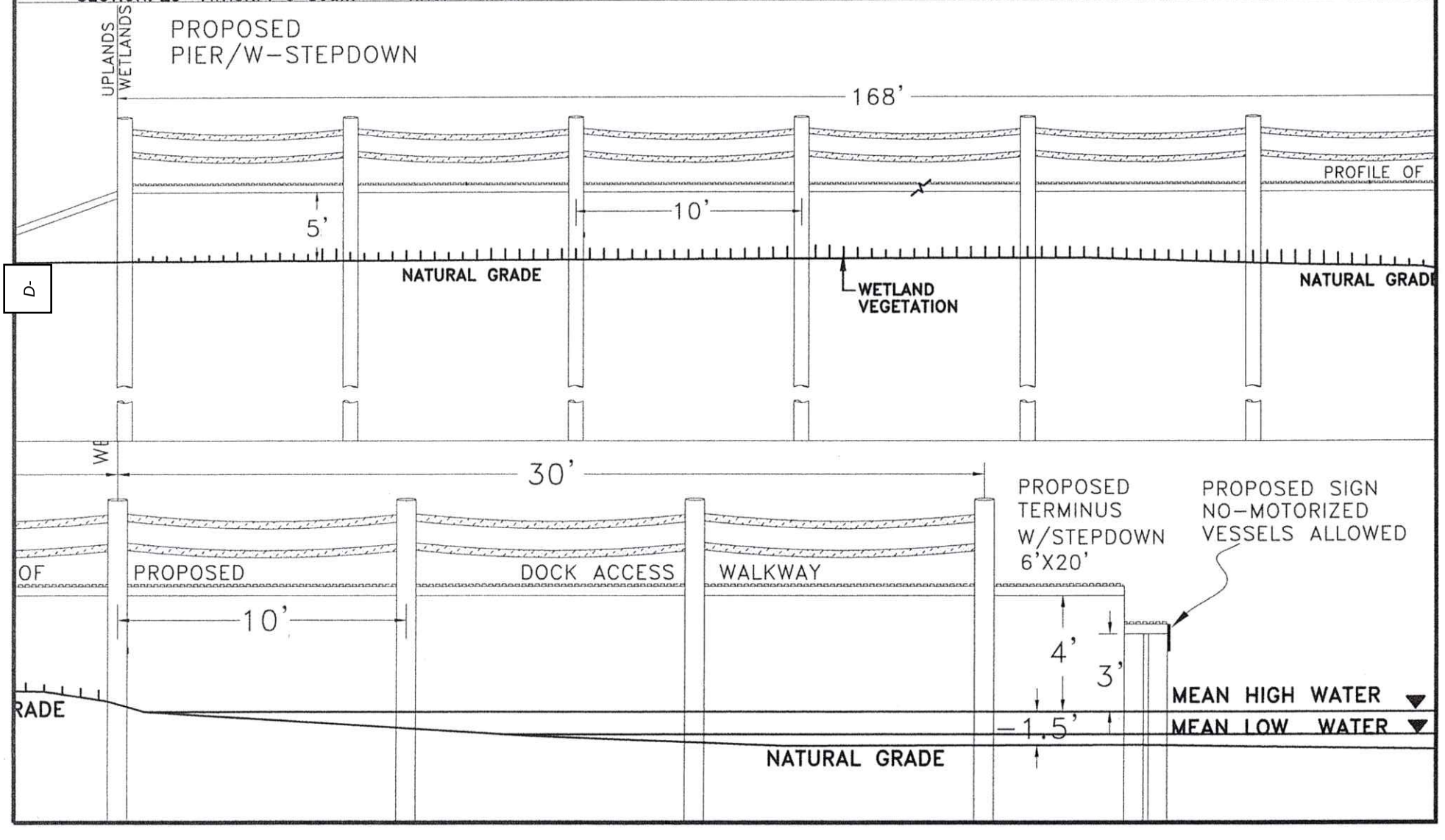
DEP:

COE:

OTHER:

DATE: December 11, 2020

SHEET: 4/4



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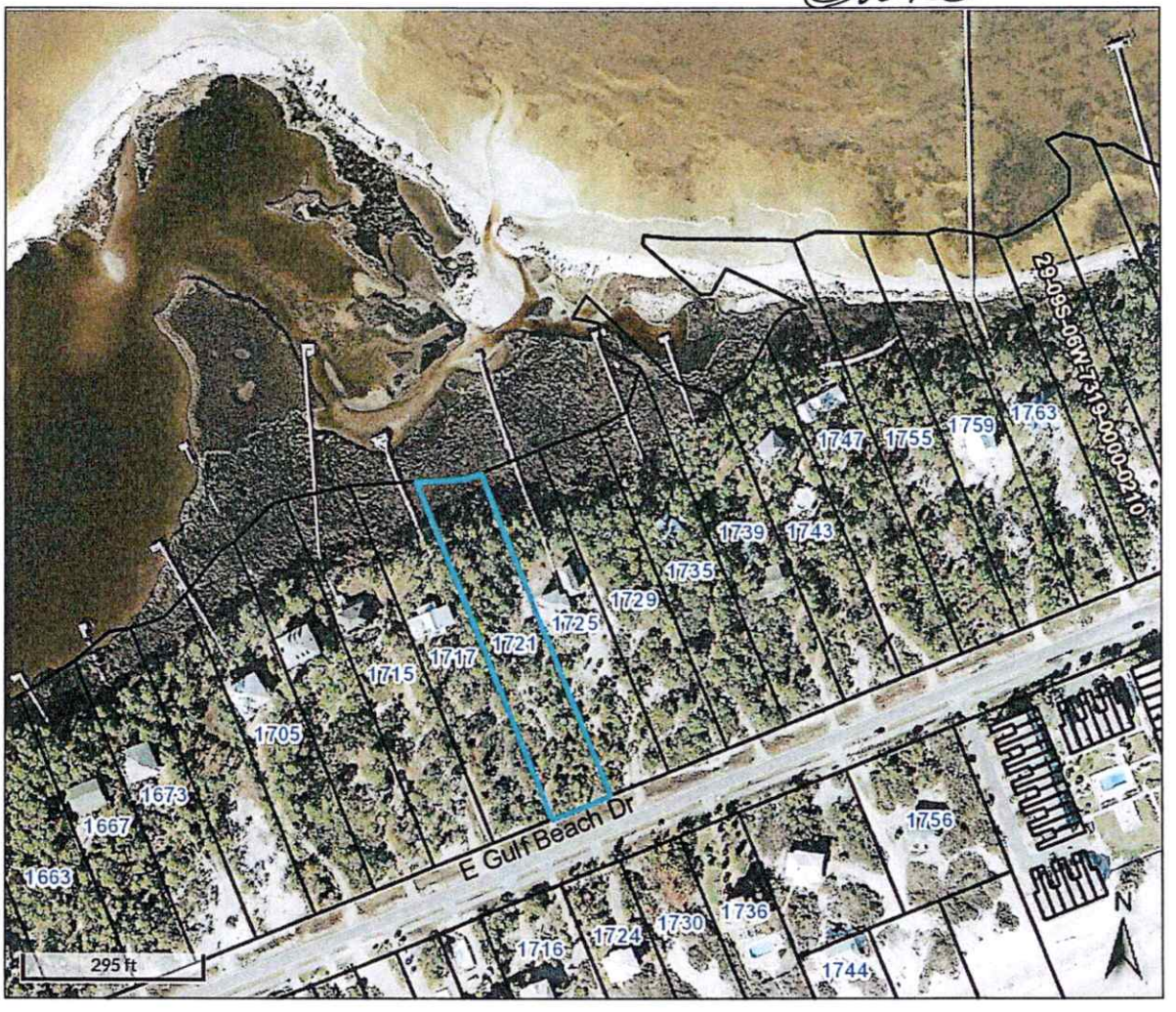
Owner



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	29-09S-06W-7319-0000-0110	**Alternate ID**	06W09S297319000000110	**Owner Address**	SCHNEIDER BRUCE & JAMIE SMITH
Sec/Twp/Rng	29-9S-6W	**Class**	VACANT		606 SELF MOUNTAIN RD
Property Address	1721 E GULF BEACH DR	**Acreage**	1.27		BLAIRSVILLE, GA 30512-6868
District	1				
Brief Tax Description	LOT 11 SHELL HARBOUR (Note: Not to be used on legal documents)				

Date created: 12/7/2020
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Parcel Summary

Parcel ID	29-09S-06W-7319-0000-0110
Location Address	1721 E GULF BEACH DR 32328
Brief Tax Description*	LOT 11 SHELL HARBOUR 547.50X100X573.44X22.25X 50.98X31.43 188/81 224/157 233/391 311/63 732/166 1060/149 1076/518 *The Description above is not to be used on legal documents.
Property Use Code	VACANT (000000)
Sec/Twp/Rng	29-9S-6W
Tax District	County (District 1)
Millage Rate	11.5391
Acreage	1.270
Homestead	N

View Map

Owner Information

Primary Owner
Schneider Bruce & Jamie Smith
606 Self Mountain Rd
Blairsville, GA 305126868

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000160	SFR RESORT	1.00	UT	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	10/15/2012	$95,000	WD	1076	518	Unqualified (U)	Vacant	FARMERS AND MERCHANTS BANK	SCHNEIDER
N	04/05/2012	$100	CT	1060	149	Unqualified (U)	Vacant	KNIGHT	FARMERS AND MERCHANTS BANK
N	04/01/2003	$100	WD	732	166	Unqualified (U)	Vacant	BAILEY	KNIGHT
N	06/01/1982	$17,000	WD	188	81	Unqualified (U)	Vacant		

D-

Valuation

	2020 Certified	2019 Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	$0	$0	$0	$0	$0
Extra Features Value	$0	$0	$0	$0	$0
Land Value	$93,500	$254,000	$254,000	$209,550	$209,550
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$93,500**	**$254,000**	**$254,000**	**$209,550**	**$209,550**
Assessed Value	$93,500	$253,556	$230,505	$209,550	$199,650
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$93,500	$253,556	$230,505	$209,550	$199,650
Maximum Save Our Homes Portability	$0	$444	$23,495	$0	$9,900

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice 2020

2020 TRIM Notice (PDF)

TRIM Notice 2019

2019 TRIM Notice (PDF)

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.

Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
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Version 2.3.97

D-

BARBARA SANDERS
Fla Bar. No. 442178
P.O. Box 157
Apalachicola, FL 32329
(850) 653-8976

Inst:201219008701 Date:10/15/2012 Time:1:22 PM
Doc Stamp-Deed:665.00
MMC,Marcia Johnson,Franklin County B:1076 P:518

Parcel ID Number: 29-09S-06W-7319-0000-0110

Special Warranty Deed

This **Indenture**, Made this 15th day of October, 2012 A.D. **Between**
Farmer's and Merchants Bank, a Florida Banking Corporation
of the County of Leon, State of Florida, **grantor**, and
Bruce A. Schneider and Jamie L. Smith, husband and wife
whose address is: 1881 Adagio Drive, Alpharetta, GA 30009
of the County of Fulton, State of Georgia, **grantees.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Franklin State of Florida to wit:

Lot 11, Shell Harbour, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 25 and 26, of the Public Records of Franklin County, Florida.

Subject to all reservations, covenants, restrictions and easements of record, as set forth in Chicago Title Insurance Company's Commitment for Title Insurance #4086111, without intent to reimpose the same, and subject to all applicable zoning ordinances and / or restrictions imposed by governmental authorities, if any, and subject to taxes for the current year.

Together with all 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 covenant with said grantees that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under grantor.
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Farmer's and Merchants Bank, a Florida Banking Corporation

Patti Evans
Printed Name: Patti Evans
Witness

By: Caroline Sutton, VP (Seal)
Caroline Sutton
Vice President
P.O. Address: 200 Apalachee Parkway, Tallahassee, FL 32301

Printed Name: [illegible]
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Leon

The foregoing instrument was acknowledged before me this day of October, 2012 by Caroline Sutton, Vice President of Farmer's and Merchants Bank, a Florida Banking Corporation on behalf of the corporation, who is personally known to me or who has produced her _____ as identification.

Patti S Evans
Printed Name: Patti S Evans
Notary Public
My Commission Expires: 2/13/18

PATTI S. EVANS
MY COMMISSION # EE 160555
EXPIRES: February 13, 2016
Bonded Thru Notary Public Underwriters

1142-12

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Adjacent Neighbor



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	29-09S-06W-7319-0000-0120	**Alternate ID**	06W09S29731900000120	**Owner Address**	BEDELL DEBORAH A
Sec/Twp/Rng	29-9S-6W	**Class**	SINGLE FAM		AS TRUSTEE
Property Address	1725 E GULF BCH DR	**Acreage**	1.25		5427 CROWN PECK CT
	ST GEORGE ISLAND				BROOKSVILLE, FL 34601
District	1				
Brief Tax Description	LOT 12 SHELL HARBOUR				
	(Note: Not to be used on legal documents)				

Date created: 12/11/2020
Last Data Uploaded: 12/11/2020 7:58:47 AM

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Parcel Summary

Parcel ID	29-09S-06W-7319-0000-0120
Location Address	1725 E GULF BCH DR ST GEORGE ISLAND 32328
Brief Tax Description*	LOT 12 SHELL HARBOUR 546.31X100X547.50X100.01 ORB 184 PAGE 160 OR/511/235 635/94 1199/317 *The Description above is not to be used on legal documents.
Property Use Code	SINGLE FAM (000100)
Sec/Twp/Rng	29-9S-6W
Tax District	County (District 1)
Millage Rate	11.5391
Acreage	1.250
Homestead	N

View Map

Owner Information

Primary Owner
Bedell Deborah A
As Trustee
5427 Crown Peck CT
Brooksville, FL 34601

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000160	SFR RESORT	1.00	UT	0	0

Residential Buildings

Building 1	
Type	SGI PILING
Total Area	2,850
Heated Area	2,540
Exterior Walls	BD/BATTEN
Roof Cover	MODULAR MT
Interior Walls	DRYWALL
Frame Type	N/A
Floor Cover	SHT VINYL
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	2
Bedrooms	3
Stories	0
Effective Year Built	2001

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0990	WOODWALK	1	0 x 0 x 0	216	UT	2002
0080	DECK	1	0 x 0 x 0	156	UT	2002
0300	STEPS	1	0 x 0 x 0	4	UT	2002
0430	DOCK	1	0 x 0 x 0	1,250	UT	2002

D-

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	08/04/2017	$735,000	WD	1199	317	Qualified (Q)	Improved	WRIGHT	BEDELL
N	03/10/2000	$145,000	WD	635	94	Unqualified (U)	Vacant	BITTLER & CUMMINGS	WRIGHT
N	08/14/1995	$105,000	WD	511	235	Unqualified (U)	Vacant	TURBEVILLE	BITTLER
N	02/01/1982	$16,150	WD	184	160	Unqualified (U)	Vacant		

Valuation

	2020 Certified	2019 Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	$550,089	$555,001	$416,673	$243,269	$248,910
Extra Features Value	$9,812	$9,812	$9,812	$9,812	$9,812
Land Value	$93,500	$250,000	$250,000	$206,250	$206,250
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$653,401**	**$814,813**	**$676,485**	**$459,331**	**$464,972**
Assessed Value	$653,401	$744,134	$676,485	$394,041	$385,936
Exempt Value	$0	$0	$0	$50,000	$50,000
Taxable Value	$653,401	$744,134	$676,485	$344,041	$335,936
Maximum Save Our Homes Portability	$0	$70,679	$0	$65,290	$79,036

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

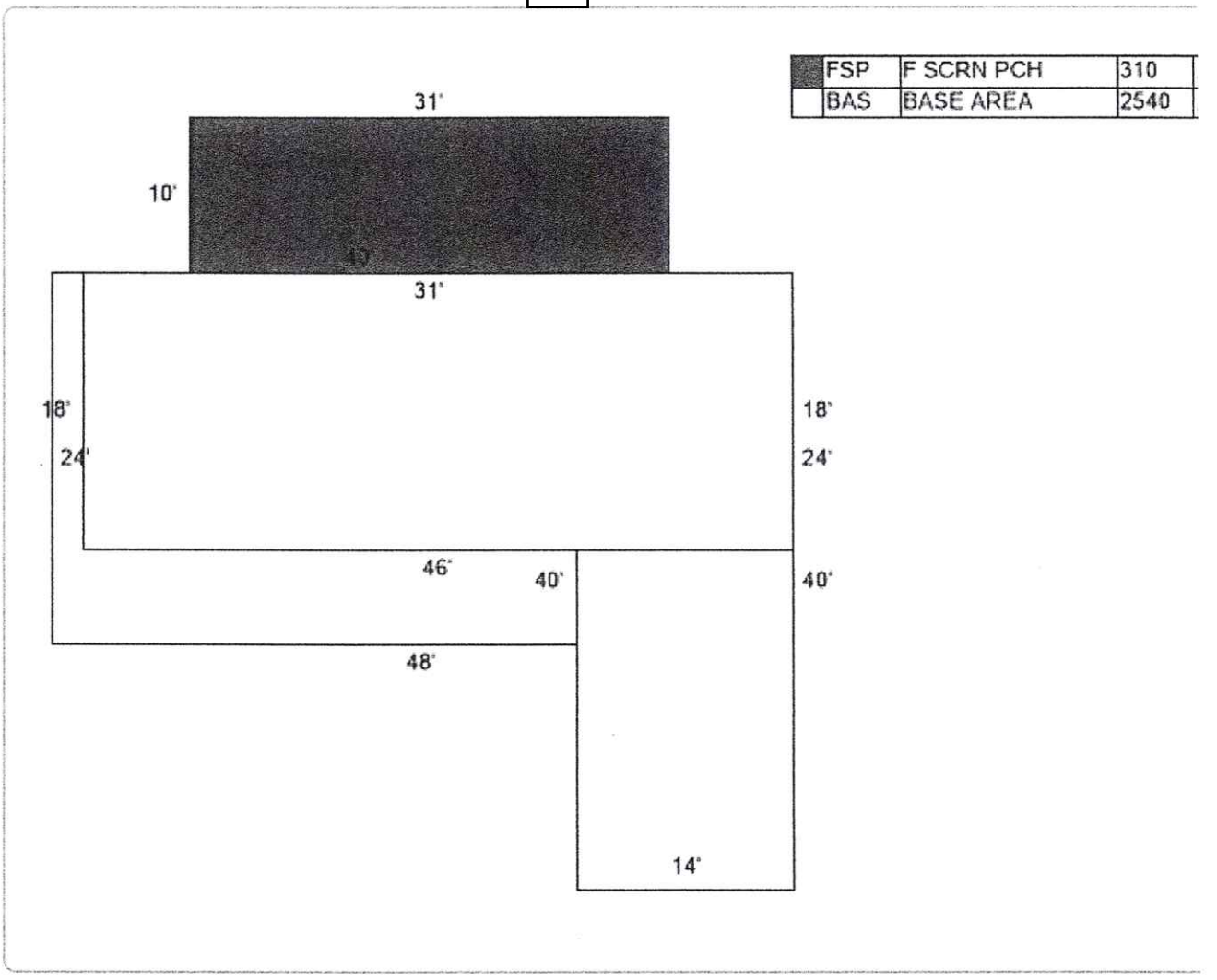
TRIM Notice 2020

2020 TRIM Notice (PDF)

TRIM Notice 2019

2019 TRIM Notice (PDF)

Sketches



No data available for the following modules: Commercial Buildings.

Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
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Adjacent Neighbor





Legend

- Parcels
- Roads
- City Labels

Parcel ID	29-09S-06W-7319-0000-0100	**Alternate ID**	06W09S29731900000100	**Owner Address**	KILL TODD A & PATRICIA A KILL
Sec/Twp/Rng	29-9S-6W	**Class**	SINGLE FAM		2581 MORGAN WOODS TRACE
Property Address	1717 EAST GULF BEACH DRIVE SGI SHELL HARBOR	**Acreage**	1.35		TALLAHASSEE, FL 32311
District	1				
Brief Tax Description	LOT 10 SHELL HARBOUR (Note: Not to be used on legal documents)				

Date created: 12/11/2020
Last Data Uploaded: 12/11/2020 7:58:47 AM

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Parcel Summary

Parcel ID	29-09S-06W-7319-0000-0100
Location	1717 EAST GULF BEACH DRIVE
Address	SGI SHELL HARBOR 32328
Brief	LOT 10 SHELL HARBOUR 573.44X100X606.26X10.28X 95.04 OR 190/138 454/260 587/282 606/796-97
Tax Description*	653/743 1000/558 1000/620-626 1017/775 *The Description above is not to be used on legal documents.
Property Use Code	SINGLE FAM (000100)
Sec/Twp/Rng	29-9S-6W
Tax District	County (District 1)
Millage Rate	11.5391
Acreage	1.350
Homestead	N

View Map

Owner Information

Primary Owner
Kill Todd A & Patricia A Kill
2581 Morgan Woods Trace
Tallahassee, FL 32311

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000160	SFR RESORT	1.00	UT	0	0

Residential Buildings

Building 1	
Type	SGI PILING
Total Area	3,412
Heated Area	2,101
Exterior Walls	AVERAGE
Roof Cover	MODULAR MT
Interior Walls	CUST PANEL
Frame Type	N/A
Floor Cover	SHT VINYL; CARPET
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	2
Bedrooms	3
Stories	1
Effective Year Built	1983

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0080	DECK	1	11 x 15 x 0	165	SF	2017
0310	WD WALK	1	0 x 0 x 0	112	SF	2017
0357	TERMINUS	1	18 x 12 x 0	216	SF	2003
0080	DECK	1	0 x 0 x 0	72	SF	1983
0320	CONCRETE	1	0 x 0 x 0	1,086	SF	1983
0170	FPLC BELOW AVERAGE	1	0 x 0 x 0	1	UT	0
0300	STEPS	1	0 x 0 x 0	144	SF	0
0430	DOCK	1	172 x 4 x 0	688	SF	2003

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	07/29/2010	$260,000	WD	1017	775	Unqualified (U)	Improved	THE BANK OF NEW YORK MELLON TRUST	KILL
N	11/17/2009	$100	CT	1000	558	Unqualified (U)	Improved	ASTON	THE BANK OF NEW YORK MELLON TRUST
N	12/11/2000	$312,500	WD	653	743	Qualified (Q)	Improved	KLINE & ST. CLAIR	ASTON
N	11/09/1998	$254,000	WD	606	79697	Qualified (Q)	Improved	LEMMOND E BAXTER	KLINE THOMAS & TERESA
N	05/31/1994	$220,000	WD	454	260	Qualified (Q)	Improved	POWELL	LEMMOND

Valuation

	2020 Certified	2019 Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	$280,144	$282,090	$194,987	$194,987	$193,390
Extra Features Value	$9,907	$9,907	$9,907	$7,997	$7,997
Land Value	$93,500	$270,000	$270,000	$222,750	$222,750
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$383,551**	**$561,997**	**$474,894**	**$425,734**	**$424,137**
Assessed Value	$383,551	$517,239	$470,217	$425,734	$424,137
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$383,551	$517,239	$470,217	$425,734	$424,137
Maximum Save Our Homes Portability	$0	$44,758	$4,677	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice 2020

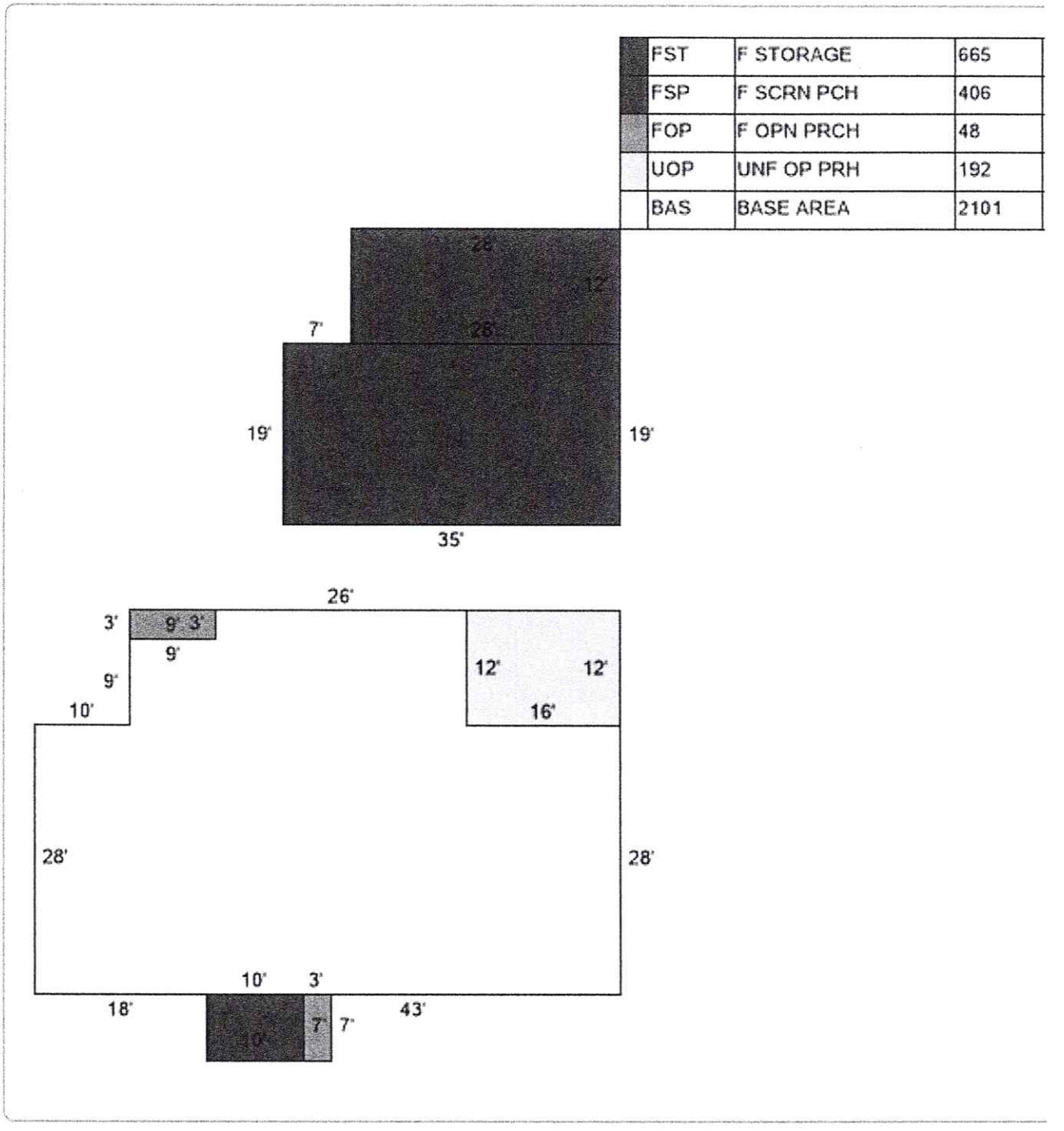
2020 TRIM Notice (PDF)

D-

TRIM Notice 2019

2019 TRIM Notice (PDF)

Sketches



No data available for the following modules: Commercial Buildings.

US Army Corps of Engineers.

Project Design Criteria Checklist for the U.S. Army Corps of Engi[neers] Jacksonville District's Programmatic Biological Opinion
Summary Checklist (Must be su[bmitted] with all projects)

D-

Permitting Agency's Internal Use Only:

	Date checklist sent to NMFS (MM/DD/YY)		Reviewer Last Name	Application # (for Corps: SAJ-XXXX-XXXXX)		Checklist Version[1]

Indicate the agency issuing the permit/authorization.

◯ Yes ◯ No Is this a re-verification, edit, or modification to a consultation previously submitted under JaxBO?

If yes to above, enter date of previous Tier II consultation

If another NMFS programmatic BO was used for the proposed project, please select name of programmatic BO used.

[ ] The Corps Project Manager or Delegated Authority has reviewed and confirmed that the proposed project meets all PDCs. It is the responsibility of the reviewer to ensure the proposed project complies with all the applicable PDCs. Please enter initials of reviewer.

E. Gulf Beach Drive	Project Street Address	29.682053	Latitude (decimal degrees, centroid of the project)
St George Island	City	84.807108	Longitude (decimal degrees, centroid of the project. Please include the negative symbol)
Franklin	County (Florida)	N/A	Municipality (Puerto Rico & USVI)

Select all activities used for the entire proposed project:

[ ] 1 [ ] 2 [ ] 3 [ ] 4 [ ] 5 [ ] 6 [ ] 7 [ ] 8 [ ] 9 [ ] 10 [ ] Superseding Process

Geographic Area	Is the project located in the geographic area?	Select DCH Unit	Are Essential Features Present?	If Essential Features are present, enter area of impact
Smalltooth Sawfish DCH Limited Exclusion Zones (AP.4)	◯ Yes ◉ No	N/A	N/A	N/A
Gulf Sturgeon DCH Migratory Restriction Zones (AP.4)	◯ Yes ◉ No	N/A	N/A	N/A
Atlantic Sturgeon DCH Exclusion Zone (AP.4)	◯ Yes ◉ No	N/A	N/A	No activities allowed here!
North Atlantic Right Whales Educational Sign Zones (AP.4)	◯ Yes ◉ No	N/A	N/A	N/A
U.S. Caribbean Sea Turtle Critical Habitat Restriction Zones (AP.4)	◯ Yes ◉ No	N/A	N/A	N/A
Bryde's Whale Exclusion Zone (AP.4)	◯ Yes ◉ No	N/A	N/A	No activities allowed here!
Smalltooth sawfish DCH	◉ Yes ◯ No		◯ Yes ◯ No	[ ] LF of Red Mangroves [ ] SF of shallow euryhaline water
Gulf sturgeon DCH	◉ Yes ◯ No		◯ Yes ◯ No	[ ] SF of essential features
Loggerhead sea turtle (NWA DPS) DCH[2]	◯ Yes ◉ No	[ ] [ ]	◯ Yes ◯ No	[ ] SF of essential features
Green sea turtle (NA DPS) DCH	◯ Yes ◉ No	N/A	◯ Yes ◯ No	[ ] SF of essential features
Hawksbill sea turtle DCH	◯ Yes ◉ No	N/A	◯ Yes ◯ No	[ ] SF of essential features
Leatherback sea turtle DCH	◯ Yes ◉ No	N/A	◯ Yes ◯ No	[ ] SF of essential features
Staghorn and elkhorn (Acropora) coral DCH	◯ Yes ◉ No		◯ Yes ◯ No	No impacts to essential features allowed.
Johnson's seagrass DCH	◯ Yes ◉ No		◯ Yes ◯ No	[ ] SF of essential features
North Atlantic right whale DCH	◯ Yes ◉ No		◯ Yes ◯ No	[ ] SF of essential features
Atlantic sturgeon DCH	◯ Yes ◉ No		N/A	No activities allowed here!

[ ] Is the Project in or near areas with mangroves, seagrasses, corals, or hard bottom habitat? Does it comply with PDCs for Mangroves, Seagrasses, Corals, and Hard Bottom for All Projects (AP.3)

Resource	Present in the project footprint?	Square Feet of Impact
Mangroves	◯ Yes ◉ No	
Nonlisted Seagrass	◯ Yes ◉ No	
Johnson's Seagrass	◯ Yes ◉ No	
Listed Corals	◯ Yes ◉ No	
Nonlisted Corals	◯ Yes ◉ No	
Hardbottom	◯ Yes ◉ No	

912.00	SF of Overwater Impacts (area of structure over/above the water surface, e.g., docks or canopies)
11.50	SF of Total In-water Impacts (area of substrate that is permanantly changed below MHW, e.g., by seawall, riprap, or cross-sectional area of piles)

[✓] Yes Applicant agrees to adhere to PDCs for *In-Water Activities* (AP.1) as described in AP.7 through AP.11

[✓] Yes Applicant agrees to perform all activities during daylight hours (AP.6).

◯ Yes ◉ No Is the project within the boundary of the Florida Keys National Marine Sanctuary (FKNMS)?

[ ] Yes If within the boundaries of FKNMS, received NOAA authorization?

To be completed by applicant or agent if permit is issued by a delegated authority (FDEP, Miami-Dade, etc.) Please enter full name of applicant or applicant's representative:

Kevin Burdette The applicant or applicant's representative ensures the project complies with the PDCs and all information in this form and individual checklist(s) is correct

Comments:

The proposed project consists of construction of a Single Family Pier. The access walkway will be constructed 4 ft. in width and 198 ft. in length, and the terminus will be constructed 6 ft. in width and 20 ft. in length, for a total of 912 sq. ft. The proposed Pier will cross over vegetation; however, the access walkway will be elevated 5 ft. above grade.

[1] Checklist Version: Select 1 if it is the first time you are submitting the consultation. Select 2 if you made an error or the project has changed and you need to resubmit the checklist.
[2] The project may be located in two different Loggerhead DCH Units. Select all that apply. If there are more than two, please add to the Comments section.

US Army Corps of Engineers.

Project Design Criteria Checklist for the U.S. Army Corps of Engineers Jacksonville District's Programmatic Biological Opinion (JAXBO)
Activity 2: Pile Supported

Agency internal use:

[ ] Date checklist sent to NMFS (MM/DD/YY) | [ ] PM Last Name | [ ] Application # | [ ] Checklist Version

Proposed Activity (Select all that apply):

- [✓] Dock New
- [ ] Dock Repair
- [ ] Dock Replacement
- [ ] Mooring/Dolphin piles
- [ ] Mooring buoys
- [ ] Mooring fields
- [ ] Chickees
- [ ] ATONS/PATONS
- [ ] Boatlift
- [ ] Temporary structures/buoys
- [ ] Other (Provide description in Comments box at bottom)

[ ] Select the type/use of the strucure

Enter information about the proposed activity:

[0] Total number of existing dry slips | [0] Total number of existing wet slips
[0] Total number of proposed dry slips | [0] Total number of proposed wet slips

Piling Installation Data: Enter data as appropriate for different pile types used. JAXBO does not cover installation of metal piles or sheet piles with impact hammer (AP 2; Section 2.2).

	Pile Type 1	Pile Type 2	Pile Type 3	Pile Type 4
[Pile]	Pile Type 1			
[46]	Number of Piles			
[0]	Size of each Pile (sq.ft.)			
[Wood]	Pile Material			
[Jetting]	Installation Method			

[Open-Water] Project in Open-Water or Confined-Space Environment (AP.2; Section 2.2)?
[NA] Select Noise PDC Category (AP.2.) as detailed in (Section 2.2).

For commercial/multi-family/public facilities and marine events which of the following signs will be posted (A2.2.) Select all that apply:

[ ] Save Sea Turtle/ Sawfish/ and Dolphin Sign [ ] Help Protect North American Right Whale [ ] Report Sturgeon [ ] U.S. Caribbean

[ ] For commercial/multi-family/public docking facilities/monofilament recycling bins will be installed. (A2.3)
[ ] North Atlantic Right Whale Educational Sign Zone: Is the North Atlantic right whales handout included as special condition of permit (A2.4.)?
[ ] Does the project include a municipal or commercial fishing pier?
[ ] Is dock within visible distance of an ocean beach? [ ] If yes; is turtle-friendly lighting installed as required by JAXBO (A2.8)?
[ ] Will project construction take place from uplands or from floating equipment (e.g. barge) as required (A2.9)?
[ ] Dock Construction Scenario included as a special condition (A2.17)?

For projects located in Designated Critical Habitat; please complete applicable section below:

[No] **Is the project located in the geographic area of Smalltooth Sawfish Critical Habitat?**
[ ] Is project located in smalltooth sawfish limited exclusion zone?

[No] **Is the project located in the geographic area of Gulf Sturgeon Critical Habitat?**
[ ] Enter width of the area (e.g. channel/ bay) if in a the Gulf sturgeon critical habitat migratory restriction zone (Section 2.1.1.2)
[ ] Select additional noise restrictions required as special condition in Gulf sturgeon critical habitat migratory restriction zones (A2.11).

[No] **Is the project located in the geographic area of Acropora Critical Habitat?**
[ ] Are essential features present?
[ ] Is hardbottom present in project footprint? (AP.14).

[No] **Is the project located in the geographic area of Johnson's Seagrass Critical Habitat?**
[ ] Water depths (insert range of water depths where project will occur as minus MLW)
[ ] Project includes a new marina or multifamily facility (A2.14)?
[ ] Does the project include repair/replacement and reconfiguration of existing marinas or multi-family facilities?
If project is repair/replacement and reconfiguration of existing marinas or multi-family facilities then select all that apply under JAXBO (A2.14):
[ ] Occurs within same overall footprint (out to the perimeter of the facility including the outer limits of the structure and permitted mooring locations).
[ ] Does not increase the total aerial extent (i.e. area of coverage from the dock structures) of the existing facility.
[ ] Does not affect Johnson's seagrass.

[No] **Is the project located in the geographic area of Nearshore Reproductive Habitat of NWA DPS of Loggerhead Sea Turtle Critical Habitat?**
[ ] Does the project include the installation of a structure other than ATONs (A2.15)?

[No] **Is the project located near sea turtle nesting beaches in the geographic area of U.S. Caribbean Sea Turtle Critical Habitat?**
[ ] Does the project include the installation of a structure other than ATONs near sea turtle nesting beaches (A2.16)?

Comments:

The proposed project consists of construction of a Single Family Pier. The access walkway will be constructed 4 ft. in width and 198 ft. in length, and the terminus will be constructed 6 ft. in width and 20 ft. in length, for a total of 912 sq. ft. The proposed Pier will cross over vegetation; however, the access walkway will be elevated 5 ft. above grade.

Please note this checklist does not contain all of the PDCs. Please refer to the Biological Opinion to confirm the project meets all PDCs prior to completing this checklist. Notes in parenthesis refer to corresponding section of JAXBO.

FLORIDA DEPARTMENT OF
Environmental Protection

Northwest District
160 W. Government Street, Suite 308
Pensacola, FL 32502

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

January 13, 2021

Bruce Schneider
606 Self Mountain Road
Blairsville, Georgia 30512
lawyajamie@gmail.com

File No.: 0395855-001-EG/19, Franklin County

Dear Mr. Schneider:

On December 14, 2020, we received your notice of intent to use a General Permit (GP) pursuant to Rule 62-330.427, Florida Administrative Code (F.A.C.) to construct a single-family pier totaling less than 2,000 square feet within St. George Sound, Class III Outstanding Florida Waters, Approved (1601) Shellfish Harvesting Area. The project is located at 1721 East Gulf Beach Drive, Eastpoint, Florida 32320, Parcel No. 29-09S-06W-7319-0000-0110, in Section 29, Township 9 South, Range 6 West of Franklin County; at approximately 29°40′56.67″ North Latitude, 84°48′25.82″ West Longitude.

Your intent to use a general permit has been reviewed by Department staff for three types of authorization: (1) regulatory authorization, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal authorization. The authority for review and the outcomes of the reviews are listed below. Please read each section carefully.

Your project qualifies for all three authorizations. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

1. Regulatory Review – Approved

Based on the forms, drawings, and documents submitted with your notice, it appears that the project meets the requirements for the General Permit under Rule 62-330.427, F.A.C. Any activities performed under a general permit are subject to general conditions required in Rule 62-330.405, F.A.C. (attached) and the specific conditions of Rule 62-330.427, F.A.C. (attached). Any deviations from these conditions may subject the permittee to enforcement action and possible penalties.

Please be advised that the construction phase of the GP must be completed within five years from the date the notice to use the GP was received by the Department. If you wish to continue

this GP beyond the expiration date, you must notify the Department at least 30 days before its expiration.

Authority for review – Part IV of Chapter 373, Florida Statutes (F.S.), Title 62, F.A.C., and in accordance with the operating agreements executed between the Department and the water management districts, as referenced in Chapter 62-113, F.A.C.

2. Proprietary Review – Granted

The Department acts as staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) and issues certain authorizations for the use of sovereign submerged lands. The Department has the authority to review activities on sovereign submerged lands under Chapters 253 and 258, F.S. and Chapters 18-20 and 18-21, F.A.C.

The activity appears to be located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above and has determined that the activity qualifies for a Letter of Consent under Section 253.77, F.S. to construct and use the activity on the specified sovereign submerged lands, as long as the work performed is located within the boundaries as described herein and is consistent with the terms and conditions herein.

During the term of this Letter of Consent you shall maintain satisfactory evidence of sufficient upland interest as required by paragraph 18-21.004(3)(b), F.A.C. If such interest is terminated or the Board of Trustees determines that such interest did not exist on the date of issuance of this Letter of Consent, this Letter of Consent may be terminated by the Board of Trustees at its sole option. If the Board of Trustees terminates this Letter of Consent, you agree not to assert a claim or defense against the Board of Trustees arising out of this Letter of Consent.

Please be advised that any use of sovereign submerged lands without specific prior authorization from the Board of Trustees will be considered a violation of Chapter 253, F.S. and may subject the affected upland riparian property owners to legal action as well as potential fines for the prior unauthorized use of sovereign land.

Authority for review – Chapter 253, F.S., Chapter 18-21, F.A.C., and Section 62-330.075, F.A.C., as required.

3. Federal Review – SPGP Approved

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit V-R1, and a **SEPARATE permit** or authorization **will not be required** from the Corps. Please note that the Federal authorization expires on July 26, 2021. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition 19 of the SPGP V-R1 permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project. Special conditions required for your project are attached. A copy of the SPGP V-R1 with all terms and conditions and the General Conditions may be found at https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book.

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information
Please retain this general permit. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S. and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS
This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

Petition for Administrative Hearing
A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-

3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver may not apply to persons who have not received a clear point of entry.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S. by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

If you have any questions regarding this matter, please contact Hali Troendle at the letterhead address, at (850)595-6010, or at Hali.Troendle@FloridaDEP.gov

EXECUTION AND CLERKING
Executed in Pensacola, Florida.
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Hali Troendle
Environmental Specialist
Submerged Lands and Environmental Resources Program

Attachments:
1. Rule 62-330.427, F.A.C., 2 pages
2. General Conditions for All General Permits, Rule 62-330.405, F.A.C., 3 pages
3. Special Consent Conditions for Use of Sovereignty Submerged Lands, 1 page
4. General Consent Conditions for Use of Sovereignty Submerged Lands, 2 pages
5. Special Conditions for Federal Authorization for SPGP V-R1, 7 pages
6. General Conditions for Federal Authorization for SPGP V-R1, 2 pages
7. Standard Manatee Conditions for In-Water Work, 2 pages
8. Project Drawings, 4 pages

CERTIFICATE OF SERVICE
The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Wade Dandridge, DEP, Wade.Dandridge@FloridaDEP.gov
Franklin County, michael@franklincountyflorida.com
Garlick Environmental Associates. Inc., Agent, kevin@garlickenv.com, maryann@garlickenv.com

FILING AND ACKNOWLEDGMENT
FILED, on this date, pursuant to Section 120.52, F.S., with the designated Department Clerk, receipt of which is hereby acknowledged.



Clerk January 13, 2021 **Date**

62-330.427 General Permit for Docks, Piers and Associated Structures.

(1) A general permit is granted to any person to construct, extend, or remove a dock or pier and associated structures as described below:

(a) A private, single-family pier or dock with up to two boat lifts that, together with all existing structures on the shoreline of the property, does not exceed a total area of 2,000 square feet over surface waters. Such a structure:

1. Shall not accommodate the mooring of more than two vessels, either in the water or on a boat lift. Solely for purposes of this general permit, up to two personal watercraft as defined in section 327.02(33), F.S., may be moored in lieu of either or both allowable vessels of another type. These limits shall not apply to the mooring, storage or other use of the dock or pier by:

a. Non-motor-powered vessels less than 16 feet in length that are stored on or under the dock or pier, or within an authorized mooring area; or

b. Personal watercraft, dinghies or similar small vessels that are stowed out of the water, upon a larger parent vessel that is moored at the dock in compliance with this general permit.

2. Shall be located such that all areas used for vessel mooring and navigational access already provide a minimum depth of two feet below the mean low water level for tidal waters, or two feet below the expected average low water depth for non-tidal waters as determined based on best available information for the water body at the project location; and

3. May include a roof over the vessel mooring areas, boat lifts, and terminal platform, or any portions thereof, subject to the applicable provisions of chapters 253 and 258, F.S., and the rules adopted thereunder. Portions of such roofs that overhang beyond the edge of decked portions of the pier or dock shall be included in the calculation of the total square footage of over-water structure allowed under paragraph (1)(a), above.

(b) A public fishing pier that does not exceed a total area of 2,000 square feet provided the structure is designed and built to discourage boat mooring by elevating the fishing pier to a minimum height of five feet above mean high water or ordinary high water, surrounding the pier with handrails, and installing and maintaining signs that state “No Boat Mooring Allowed.”

(2) This general permit shall be subject to the following specific conditions:

(a) Construction or extension of the boat lift, boat mooring locations, or terminal platform, shall not occur over submerged grassbeds, coral communities or wetlands. However, the access walkway portion of the pier may traverse these resources provided it is elevated a minimum of five feet above mean high water or ordinary high water, contains handrails that are maintained in such a manner as to prevent use of the access walkways for boat mooring or access, and does not exceed a width of six feet, or a width of four feet in Aquatic Preserves;

(b) There shall be no structures enclosed by walls, screens, or doors on any side;

(c) The dock or pier will not facilitate vessel rentals, charters, or serve any other commercial purpose;

(d) There shall be no fish cleaning facilities, boat repair facilities or equipment, or fueling facilities on the structures authorized by this general permit. In addition, no overboard discharges of trash, human or animal waste, or fuel shall occur from any structures authorized by this general permit;

(e) This general permit shall not authorize the construction or extension of more than one dock or pier per parcel of land or individual lot. For the purposes of this general permit, multi-family living complexes shall be treated as one parcel of property regardless of the legal division of ownership or control of the associated property; and

(f) Notwithstanding any other provisions of this general permit, the design, construction and operation of the dock or pier and associated vessels shall not conflict with any manatee protection plan approved and adopted under section 379.2431(2)(t), F.S.
Rulemaking Authority 373.026(7), 373.043, 373.118(1), 373.406(5), 373.4131, 373.414(9), 373.418, 403.805(1) FS. Law Implemented 373.118(1), 373.406(5), 373.413, 373.4131, 373.414(9), 373.416, 373.418, 373.426, 403.814(1) FS. History–New 10-3-95, Formerly 62-341.427, Amended 10-1-13, 6-1-18.

62-330.405 General Conditions for All General Permits.

The following general permit conditions are binding upon the permittee and are enforceable under chapter 373, F.S. These conditions do not apply to the general permit for stormwater management systems under section 403.814(12), F.S.

(1) The general permit is valid only for the specific activity indicated. Any deviation from the specified activity and the conditions for undertaking that activity shall constitute a violation of the permit and may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

(2) The general permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit; and it does not authorize any violation of any other applicable federal, state, local, or special district laws (including, but not limited to, those governing the "take" of listed species).

(3) The general permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the general permit.

(4) The general permit does not relieve the permittee from liability and penalties when the permitted activity causes harm or injury to: human health or welfare; animal, plant or aquatic life; or property. It does not allow the permittee to cause pollution that violates state water quality standards.

(5) Section 253.77, F.S., provides that a person may not commence any excavation, construction, or other activity involving the use of state-owned or other lands of the state, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required consent, lease, easement, or other form of authorization authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on state-owned lands.

(6) The authorization to conduct activities under a general permit may be modified, suspended or revoked in accordance with chapter 120, F.S., and section 373.429, F.S.

(7) The general permit is not transferable to a new third party. To be used by a different permittee, a new notice to use a general permit must be submitted in accordance with rule 62-330.402, F.A.C. Activities constructed in accordance with the terms and conditions of a general permit are automatically authorized to be operated and maintained by the permittee and subsequent owners in accordance with subsection 62-330.340(1), F.A.C. Any person holding the general permit, persons working under the general permit, and owners of land while work is conducted under the general permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to sale, conveyance, or other transfer of ownership or control of the permitted project, activity, or the real property at which the permitted project or activity is located.

(8) Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the permitted system to ensure conformity with the plans and specifications approved by the general permit.

(9) The permittee shall maintain any permitted project or activity in accordance with the plans submitted to the Agency and authorized in the general permit.

(10) A permittee's right to conduct a specific activity under the general permit is authorized for a duration of five years.

(11) Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be implemented and maintained immediately prior to, during, and after construction as needed to stabilize all disturbed areas, including other measures specified in the permit to prevent adverse impacts to the water resources and adjacent lands. Erosion and sediment control measures shall be installed and maintained in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007)*, available at https://www.flrules.org/Gateway/reference.asp?No=Ref-04227, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, available at http://publicfiles.dep.state.fl.us/DEAR/Stormwater_Training_Docs/erosion-inspectors-manual.pdf.

(12) Unless otherwise specified in the general permit, temporary vehicular access within wetlands during construction shall be performed using vehicles generating minimum ground pressure to minimize rutting and other environmental impacts. Within forested wetlands, the permittee shall choose alignments that minimize the destruction of mature wetland trees to the greatest extent practicable. When needed to prevent rutting or soil compaction, access vehicles shall be operated on wooden, composite, metal, or other non-earthen construction mats. In all cases, access in wetlands shall comply with the following:

(a) Access within forested wetlands shall not include the cutting or clearing of any native wetland tree having a diameter four inches or greater at breast height;

(b) The maximum width of the construction access area shall be limited to 15 feet;

(c) All mats shall be removed as soon as practicable after equipment has completed passage through, or work has been completed, at any location along the alignment of the project, but in no case longer than seven days after equipment has completed work or passage through that location; and

(d) Areas disturbed for access shall be restored to natural grades immediately after the maintenance or repair is completed.

(13) Barges or other work vessels used to conduct in-water activities shall be operated in a manner that prevents unauthorized dredging, water quality violations, and damage to submerged aquatic communities.

(14) The construction, alteration, or use of the authorized project shall not adversely impede navigation or create a navigational hazard in the water body.

(15) Except where specifically authorized in the general permit, activities must not:

(a) Impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands; or

(b) Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to section 373.042, F.S., or a Works of the District established pursuant to section 373.086, F.S.

(16) If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee

shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S.
(17) The activity must be capable, based on generally accepted engineering and scientific principles, of being performed and of functioning as proposed, and must comply with any applicable District special basin and geographic area criteria.
(18) The permittee shall comply with the following when performing work within waters accessible to federally- or state-listed aquatic species, such as manatees, marine turtles, smalltooth sawfish, and Gulf sturgeon:

(a) All vessels associated with the project shall operate at "Idle Speed/No Wake" at all times while in the work area and where the draft of the vessels provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
(b) All deployed siltation or turbidity barriers shall be properly secured, monitored, and maintained to prevent entanglement or entrapment of listed species.
(c) All in-water activities, including vessel operation, must be shut down if a listed species comes within 50 feet of the work area. Activities shall not resume until the animal(s) has moved beyond a 50-foot radius of the in-water work, or until 30 minutes elapses since the last sighting within 50 feet. Animals must not be herded away or harassed into leaving. All onsite project personnel are responsible for observing water-related activities for the presence of listed species.
(d) Any listed species that is killed or injured by work associated with activities performed shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1(888)404-3922 and ImperiledSpecies@myFWC.com.
(e) Whenever there is a spill or frac-out of drilling fluid into waters accessible to the above species during a directional drilling operation, the FWC shall be notified at ImperiledSpecies@myfwc.com with details of the event within 24 hours following detection of the spill or frac-out.

(19) The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any activity authorized by the general permit.
(20) The permittee shall immediately notify the Agency in writing of any submitted information that is discovered to be inaccurate.

Rulemaking Authority 373.026(7), 373.043, 373.118(1), 373.406(5), 373.4131, 373.414(9), 373.4145, 373.418, 403.805(1) FS. Law Implemented 373.044, 373.118(1), 373.129, 373.136, 373.406(5), 373.413, 373.4131, 373.414(9), 373.4145, 373.416, 373.422, 373.423, 373.429, 403.814(1) FS. History–New 10-3-95, Amended 10-1-07, Formerly 62-341.215, Amended 10-1-13, 6-1-18.

Special Consent Conditions

1. The applicant agrees to indemnify, defend and hold harmless the Board of Trustees and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty submerged lands or the applicant's use and construction of structures on sovereignty submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.

2. Failure by the Board of Trustees to enforce any violation of a provision of the authorization or waiver by the Board of Trustees of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure to enforce or a waiver prevent the Board of Trustees from enforcing the unenforced or waived provision in the event of a violation of that provision.

3. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board of Trustees after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.

4. All costs incurred by the Board of Trustees in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board of Trustees in writing of any change of address at least ten days before the change becomes effective.

5. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant that prohibits the activity.

General Conditions for Authorizations for Activities on State-Owned Submerged Lands: All authorizations granted by rule or in writing under rule 18-21.005, F.A.C., except those for geophysical testing, shall be subject to the general conditions as set forth in paragraphs (a) through (j) below. The general conditions shall be part of all authorizations under this chapter, shall be binding upon the grantee, and shall be enforceable under chapter 253 or 258, part II, F.S.

(a) Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.

(b) Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.

(c) Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in sections
253.04 and 258.46, F.S., or chapter 18-14, F.A.C.

(d) Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.

(e) Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in rules 68A-27.003, 68A-27.004 and 68A-27.005, F.A.C.

(f) Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.

(g) Structures or activities shall not create a navigational hazard.

(h) Activities shall not interfere with the public easement for traditional uses of the sandy beaches provided in section 161.141, F.S.

(i) Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.

(j) Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under paragraph 18-21.004(1)(g), F.A.C., or any other applicable law.

Rulemaking Authority 253.03(7), 253.73 FS. Law Implemented 253.001, 253.03, 253.141, 253.0347, 253.665, 253.71, 253.68, 253.72, 253.74, 253.75, 253.77 FS. History–New 3-27-82,

Amended 8-1-83, Formerly 16Q-21.04, 16Q-21.004, Amended 12-25-86, 1-25-87, 3-15-90, 8-18-92, 10-15-98, 12-11-01, 10-29-03, 12-16-03, 3-8-04, 10-27-05, 4-14-08, 9-1-09, 3-21-19.

Special Conditions for Federal Authorization for SPGP V-R1

Note: JAXBO (Jacksonville District's Programmatic Biological Opinion), referenced throughout, may be found online in the Jacksonville District Regulatory Division Sourcebook, or at http://cdm16021.contentdm.oclc.org/utils/getfile/collection/p16021coll3/id/577.
The SPGP V-R1 instrument and all attachments may be found online through the Sourcebook, or at https://www.saj.usace.army.mil/SPGP/

In addition to the conditions specified above, the following Special Conditions apply to all projects reviewed and/or authorized under the SPGP V-R1.

Special Conditions for All Projects

1. Authorization, design and construction must adhere to the terms of the SPGP V-R1 instrument including the Procedure and Work Authorized sections.

2. Design and construction must adhere to the PDCs for In-Water Activities (Attachment 6, from PDCs AP.7 through AP11, inclusive, of JAXBO) (Reference: JAXBO PDC AP.1.).

3. All activities performed during daylight hours (Reference: JAXBO PDC AP.6.).

4. For all projects involving the installation of piles or sheet piles, the maximum number of piles, sheet piles or concrete slab walls or boatlift I-beams installed by impact hammer per day is limited to no more than 5 per day. Any installation of metal pipe or metal sheet pile by impact hammer is not authorized (Reference: Categories D and E of JAXBO PDCs for In-Water Noise from Pile and Sheet Pile Installation, page 86.).

5. Projects within the boundary of the NOAA Florida Keys National Marine Sanctuary require prior approval from the Sanctuary (Reference: JAXBO PDCs AP.14 and A1.6).

6. Notifications to the Corps. For all authorizations under this SPGP V-R1, including Self-Certifications, the Permittee shall provide the following notifications to the Corps:
   a. Commencement Notification. Within 10 days before the date of initiating the work authorized by this permit or for each phase of the authorized project, the Permittee shall provide a written notification of the date of commencement of authorized work to the Corps.
   b. Corps Self-Certification Statement of Compliance form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (Attachment 32) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.
   c. Permit Transfer. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit

will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form (Attachment 2).

d. Reporting Address. The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to the following address.
   (1) For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL, 32232-0019.
   (2) For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 10 MB). The Permittee shall reference this permit number, SAJ- 2015-02575 on all submittals.

7. The District Engineer reserves the right to require that any request for authorization under this SPGP V-R1 be evaluated as an Individual Permit. Conformance with the terms and conditions of the SPGP V-R1 does not automatically guarantee Federal authorization.

8. On a case-by-case basis, the Corps may impose additional Special Conditions which are deemed necessary to minimize adverse environmental impacts.

9. Failure to comply with all conditions of the SPGP V-R1 constitutes a violation of the Federal authorization.

10. No structure or work shall adversely affect or disturb properties listed in the National Register of Historic Places or those eligible for inclusion in the National Register. Prior to the start of work, the Applicant/Permittee or other party on the Applicant's/Permittee's behalf, shall conduct a search of known historical properties by contracting a professional archaeologist, and contacting the Florida Master Site File at 850-245-6440 or SiteFile@dos.state.fl.us. The Applicant/Permittee can also research sites in the National Register Information System (NRIS). Information can be found at http://www.cr.nps.gov/nr/research.
    a. If, during the initial ground disturbing activities and construction work, there are archaeological/cultural materials unearthed (which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work in the vicinity and notify the Compliance and Review staff of the State Historic Preservation Office at 850-245-6333 and the Corps Regulatory Project Manager to assess the significance of the discovery and devise appropriate actions, including salvage operations. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 C.F.R. § 325.7.

b. In the unlikely event that human remains are identified, the remains will be treated in accordance with Section 872.05, Florida Statutes; all work in the vicinity shall immediately cease and the local law authority, and the State Archaeologist (850-245-6444) and the Corps Regulatory Project Manager shall immediately be notified. Such activity shall not resume unless specifically authorized by the State Archaeologist and the Corps.

11. The Permittee is responsible for obtaining any "take" permits required under the U.S. Fish and Wildlife Service's regulations governing compliance with these laws. The Permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such "take" permits are required for a particular activity.

12. For Projects authorized under this SPGP V-R1 in navigable waters of the U.S., the Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

13. The SPGP V-R1 will be valid through July 26, 2021 unless suspended or revoked by issuance of a public notice by the District Engineer. The Corps, in conjunction with the Federal resource agencies, will conduct periodic reviews to ensure that continuation of the permit during the period ending July 26, 2021, is not contrary to the public interest. The SPGP V-R1 will not be extended beyond July 26, 2021, but may be replaced by a new SPGP. If revocation occurs, all future applications for activities covered by the SPGP V-R1 will be evaluated by the Corps.

14. If the SPGP V-R1 expires, is revoked, or is terminated prior to completion of the authorized work, authorization of activities which have commenced or are under contract to commence in reliance upon the SPGP V-R1 will remain in effect provided the activity is completed within 12 months of the date the SPGP V-R1 expired or was revoked.

Special Conditions for Docks, Piers, Associated Facilities, and other Minor Piling-Supported Structures

1. For temporary structures associated with marine events. Upon completion of the event, these structures must be removed and, to the maximum extent practical, the site must be restored to pre-construction elevations. Water depths in the area of marine events must be deep enough to support at least 5 ft of water depth under the keel of a vessel and between the keel of a vessel and Endangered Species Act listed coral colonies, if present, when transiting to the mooring areas (Reference: JAXBO PDC A2.1.4.).

2. Educational Signs. For commercial, multi-family, or public facilities, and marine events, signs must be posted as described below (Reference: These replicate JAXBO PDCs A.2.2 and A.2.2.1 to A.2.2.3., inclusive, within the table PDCs Specific to Activity 2 - Pile Supported Structures and Anchored Buoys, starting on page 112.):
   a. (A2.2.) For commercial, multi-family, or public facilities, and marine events, signs must be posted in a visible location(s), alerting users of listed species in the area susceptible to vessel strikes and hook-and-line captures. The most current version of the signs that must be downloaded and sign installation guidance are available at: (http://sero.nmfs.noaa.gov/protected_resources/section_7/protected_species_educational_signs/index.html). The signs required to be posted by area are stated below:
      (1) (A2.2.1.) All projects in Florida shall use the Save Sea Turtle, Sawfish, and Dolphin sign. These signs shall include contact information to the sea turtle and marine mammal stranding networks and smalltooth sawfish encounter database.
      (2) (A2.2.2.) Projects within the North Atlantic right whale educational sign zone shall post the Help Protect North Atlantic Right Whales sign.
      (3) (A2.2.3.) On the east coast of Florida, projects located within the St. Johns River and those occurring north of the St. Johns River to the Florida-Georgia line shall post the Report Sturgeon sign. On the west coast of Florida, projects occurring from the Cedar Key, Florida north to the Florida-Alabama line.

3. Monofilament Recycling Bins. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided as described below (Reference: The below replicates PDC A.2.3 within the table PDCs Specific to Activity 2 - Pile Supported Structures and Anchored Buoys, the PDC itself on page 113 of the JAXBO.):
   a. (A2.3.) For commercial, multi-family, or public facilities, monofilament recycling bins must be provided at the docking facility to reduce the risk of turtle or sawfish entanglement in, or ingestion of, marine debris. Monofilament recycling bins must:
      (1) (A2.3.1.) Be constructed and labeled according to the instructions provided at http://mrrp.myfwc.com.
      (2) (A2.3.2.) Be maintained in working order and emptied frequently (according to http://mrrp.myfwc.com standards) so that they do not overflow.

4. North Atlantic Right Whale. The attached North Atlantic Right Whale Information Form (Attachment 27) describes the presence of North Atlantic right whales in the area and the Federal regulations governing the approach to North Atlantic right whales. (The FDEP or Designee will attach this document to their authorizations for a dock project (new construction, repair, or replacement) at a private residence located within 11 nautical miles of North Atlantic right whale critical habitat as measured in a radius from the center of the nearest inlet to open ocean described by Attachment 29, the North Atlantic Right Whale Educational Sign Zones (from Section 2.1.1.4 of JAXBO, pages 31 and 32, inclusive) (Reference: JAXBO PDC A2.4.).

5. Aids to Navigation. Aids to navigation must be approved by and installed in accordance with the requirements of the U.S. Coast Guard (i.e., 33 C.F.R., chapter I, subchapter C, part 66, Section 10 of the Rivers and Harbors Act, and any other pertinent requirements) (Reference: JAXBO PDC A2.5.).

6. Lighting for docks installed within visible distance of ocean beaches. If lighting is necessary, then turtle-friendly lighting shall be installed. Turtle-friendly lighting is explained and examples are provided on the Florida Fish and Wildlife Conservation Commission website: http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/ (Reference: JAXBO PDC A2.8.).

7. Construction Location. Project construction shall take place from uplands or from floating equipment (e.g., barge); prop or wheel-washing is prohibited (Reference: JAXBO PDC A2.9.).

8. Regarding submerged and emergent aquatic vegetation, the design and construction of a Project must comply with the following:
   a. A pile supported structure (i) that is located on a natural waterbody (i.e., outside an artificial waterway that was excavated for boating access and is bordered by residential properties) and (ii) that is within the range of seagrass (estuarine waters within all coastal counties except for Nassau, Duval, St Johns, Flagler and Volusia north of Ponce Inlet), will be constructed to the following standards:
      (1) Must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" updated November 2017 (Attachment 5).
      (2) In addition to (1), above, IF the project is within range of Johnson's seagrass (the range of Johnson's seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida), THEN the design and construction shall comply with, in some cases, the more restrictive requirements within paragraph 8.c., below (Reference: JAXBO PDC A2.17).
   b. For all other Projects,
      (1) Within the range of Johnson's seagrass (the range of Johnson's seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida), the presence of submerged aquatic vegetation will be determined utilizing the "Submerged Aquatic Vegetation Survey Guidelines" (Attachment 7). If no survey performed, aquatic vegetation, including Johnson's seagrass, will be presumed to be present for purposes of this Special Condition.
      (2) Outside the range of Johnson's seagrass but within the range of seagrass (estuarine waters within all coastal counties except for Nassau, Duval, St Johns, Flagler and Volusia County north of Ponce Inlet) and within tidal waters, the presence of seagrass and tidal freshwater submerged aquatic vegetation will be determined using the

"Submerged Aquatic Vegetation Survey Guidelines" (Attachment 7) unless a site visit or aerial photography observes absence during the growing season (if water depth and clarity allows) or aquatic vegetation has not been found in the vicinity in the past.

(3) Pile-supported structures, IF aquatic vegetation is present (including seagrass, tidal freshwater submerged aquatic vegetation and emergent vegetation), THEN must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" updated November 2017 (Attachment 5).

(4) In addition to (1) to (3) above, IF the proposed dock or proposed structure is within range of Johnson's seagrass (the range of Johnson's seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida), and IF the proposed dock or proposed structure falls within the following scenarios, THEN the design and construction shall comply with, in some cases, the more restrictive requirements within paragraph 8.c.,below. (Reference: The following replicates "Scenario B" as defined within A2.17., PDCs for Docks or Other Minor Structures of JAXBO.):

(i) Dock replacement in the exact footprint (i.e., same location/configuration/size) as the previous dock and:

(a) within Johnson's seagrass critical habitat with No current seagrass survey (completed no earlier than 1 year before submitting the application); or, Johnson's seagrass under the dock; or, Native seagrass, other than Johnson's seagrass, under the dock; or,

(b) within the Range of Johnson's seagrass (outside of critical habitat) with No current seagrass survey or, Johnson's seagrass under the dock,

(ii) New docks or dock expansions and:

(a) within Johnson's seagrass critical habitat; or,

(b) within the Range of Johnson's seagrass (outside of critical habitat) with: No current seagrass survey (completed no earlier than 1 year before submitting the application) or, Johnson's seagrass within property limit.

c. The following additional restrictions apply when required by paragraphs 8.a.(2) or 8.b.(4), above (Reference: The following replicates the "Dock PDCs for Scenario B" within A2.17. PDCs for Docks or Other Minor Structures of JAXBO.):

(1) To avoid and minimize impacts to Johnson's seagrass and native, non-listed seagrasses to the maximum extent practicable:

(i) The dock must be positioned to avoid and minimize effects to Johnson's seagrass.

(ii) Over any area that contains Johnson's seagrass or native, non- listed seagrasses, the dock shall be oriented in a north-south orientation to the maximum extent that is practicable to allow maximum sunlight under the structure.

(iii)If practicable, terminal platforms shall be placed in deep water, waterward of Johnson's seagrass beds or native, non-listed seagrasses beds or in an area devoid of Johnson's seagrass or native, non-listed seagrasses.

(iv) Piles must be spaced a minimum of 10 ft apart in any area that contains Johnson's seagrass to minimize direct impacts.

(v) Piles shall be installed in a manner that will not result in the formation of sedimentary deposits (e.g., donuts or halos) around the newly installed pilings.

(vi) No covered boat lifts are allowed over any Johnson's seagrass.

(2) Decking options: Deck surfaces (parallel with the water) that are located waterward of the MHWL must be constructed of grated materials or plank construction or a combination of the both methods (e.g. plank decking on the walkway and grated decking on the terminal platform). These decking options are described below:

(i) For grated decking:

(a) Height requirement: The surface of the structure, including the dock walkway (the over- water narrow portion connecting the terminal platform to the shore and any over-water ramp required for access) and the dock, must be a minimum of 3 ft above MHW when constructed with grated decking.

(b) Size limitations: The dock walkway is limited to a width of 4 ft. The terminal platform is limited to a total area of 160 ft². Marginal docks are limited to a width of 5 ft. The 5 ft width restriction is measured from wet side of the seawall. For example, if a seawall cap is 3 feet overwater then the dock would be limited to 2 feet.

(c) Material description: Decking materials shaped in the form of grids, grates, lattices, etc., to allow the passage of light through the open spaces. These materials must provide a minimum of 43% open space.

(ii) For plank decking:

(a) Height requirement: The surface of the structure, including the dock walkway (the over- water narrow portion connecting the terminal platform to the shore and any over-water ramp required for access) and the dock, must be a minimum of 5 ft above MHW when constructed of plank decking.

(b) Size limitations: The dock walkway is limited to a width of 4 ft. The terminal platform is limited to a total area of 120 ft². Marginal docks are limited to a width of 5 ft.

(c) Material description: Deck boards may be constructed of any material. Deck Boards must be installed to provide a minimum of a 0.5-in gap between individual deck boards.

d. Aids to Navigation in Acropora critical habitat. The distance from Aids to Navigation (ATONs) to ESA-listed corals and Acropora critical habitat shall ensure there are no impacts to the corals or the essential feature of Acropora critical habitat from the movement of buoys and tackle. The appropriate distance shall be based on the size of the anchor chain or other tackle to be installed to secure the buoy to its anchor, particularly when the design of the ATON does not prohibit the contact of tackle with the marine bottom. In all cases, buoy tackle will include flotation to ensure there is no contact between the anchor chain or line and the marine bottom (Reference: JAXBO PDC A2.10.).

General Conditions for Federal Authorization for SPGP V-R1

1. The time limit for completing the work authorized ends on July 26, 2021.

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization.
   a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
   b. This permit does not grant any property rights or exclusive privileges.
   c. This permit does not authorize any injury to the property or rights of others.
   d. This permit does not authorize interference with any existing or proposed Federal projects.

2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
   a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
   b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
   c. Damages to persons, property, or to other permitted or unpermitted activities or

structures caused by the activity authorized by this permit.
d. Design or Construction deficiencies associated with the permitted work.
e. Damage claims associated with any future modification, suspension, or revocation of this permit.

3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
   a. You fail to comply with the terms and conditions of this permit.
   b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
   c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.

7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal, relocation or alteration.

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:
1-888-404-FWCC(3922)
cell *FWC or #FWC

D-

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com
LB No. 7415

APPLICANT/CLIENT: Bruce Schneider
WATERBODY/CLASS: St George Sound / ClassII / OFW
PURPOSE: Single Family Pier
PROJECT LOCATION / USGS: Shell Harbor/ClassII/Conditionally App/OFW
LATITUDE: 29.682053
LONGITUDE: 84.807108
SECTION: 29 TWNSHP: 9 South RNG: 6 West

JOB: 20-175
DEP:
COE:
OTHER:
DATE: December 11, 2020
SHEET: 1/4

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT
STATE OF FLORIDA

1 of 4
0395855-001-EG/19



D-

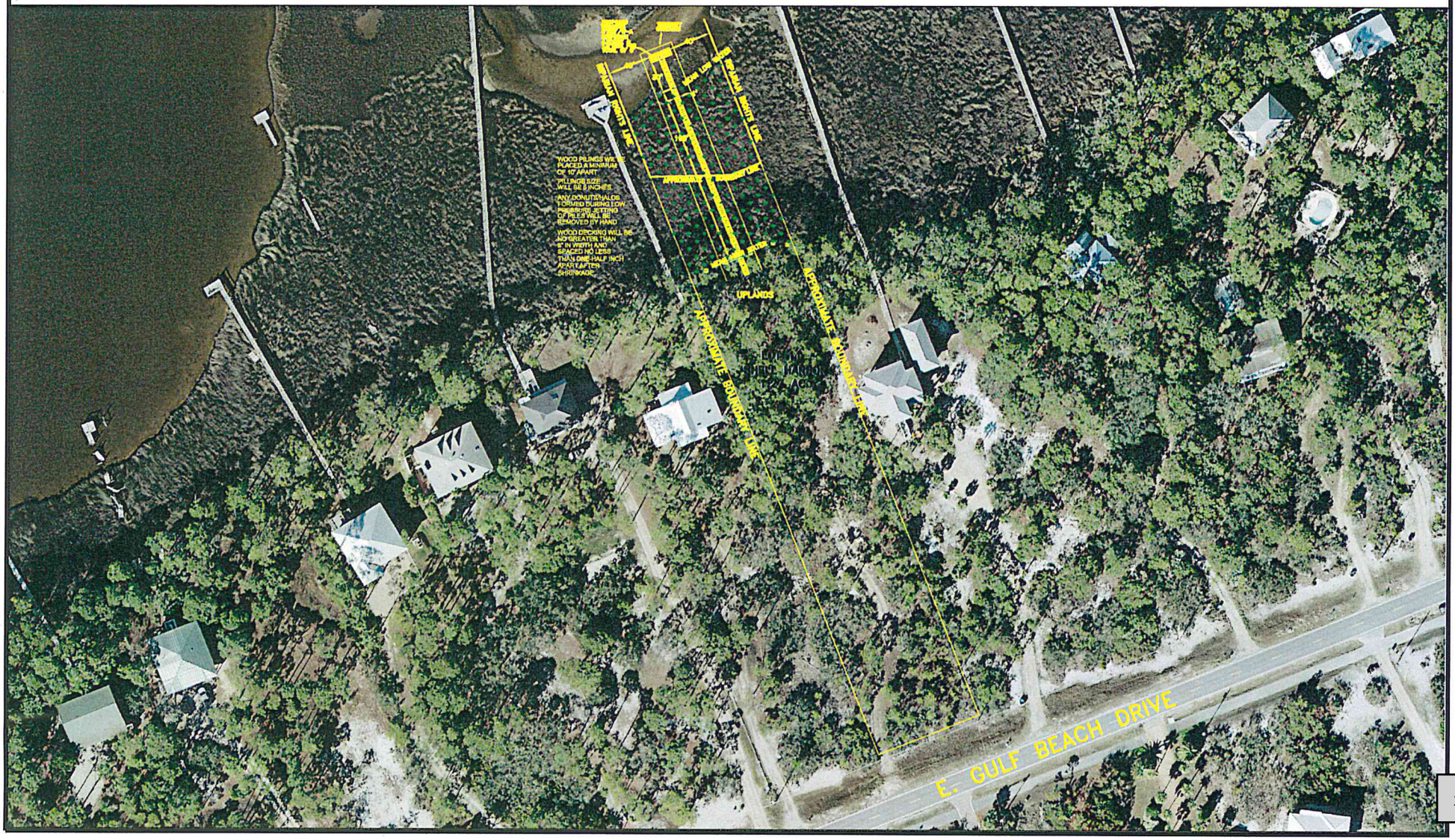
PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com
LB No. 7415

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT
STATE OF FLORIDA
2 of 4
0395855-001-EG/19

APPLICANT/CLIENT: Bruce Schneider
WATERBODY/CLASS: St George Sound / ClassII / OFW
PURPOSE: Single Family Pier
PROJECT LOCATION / USGS: Shell Harbor/ClassII/Cond.Approv/OFW
LATITUDE: 29.282053
LONGITUDE: 84.807108
SECTION: 29 TWNSHP: 9 South RNG: 6 West

JOB: 20-175
DEP:
COE:
OTHER:
DATE: December 11, 2020
SHEET: 2/4

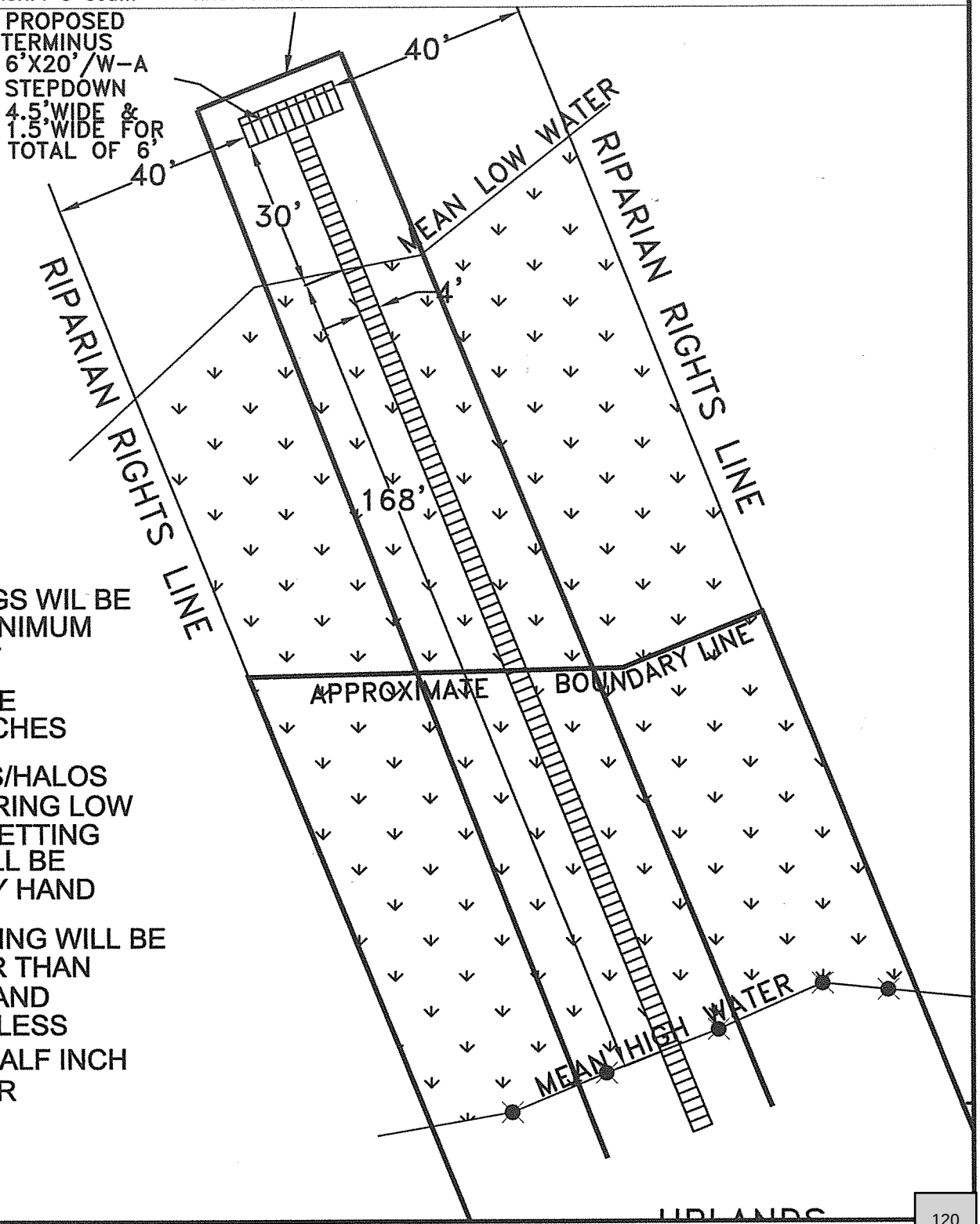


PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Bruce Schneider
WATERBODY/CLASS: St George Soound / ClassII / OFW
PURPOSE: EP
PROJECT LOCATION / USGS: Shell Harbor/ClassII/Cond.Approv/OFW
LATITUDE: 29.682053
LONGITUDE: 84.807108
SECTION: 29 TWNSHP: 9 South RNG: 6 West

JOB: 20-1[illegible]395855-001-EG/19
DEP:
COE:
OTHER:
DATE: December [illegible], 2020
SHEET: 3/4

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT
STATE OF FLORIDA



WOOD PILINGS WIL BE PLACED A MINIMUM OF 10' APART

PILLINGS SIZE WILL BE 6 INCHES

ANY DONUTS/HALOS FORMED DURING LOW PRESSURE JETTING OF PILES WILL BE REMOVED BY HAND

WOOD DECKING WILL BE NO GREATER THAN 8" IN WIDTH AND SPACED NO LESS THAN ONE-HALF INCH APART AFTER SHRINKAGE.

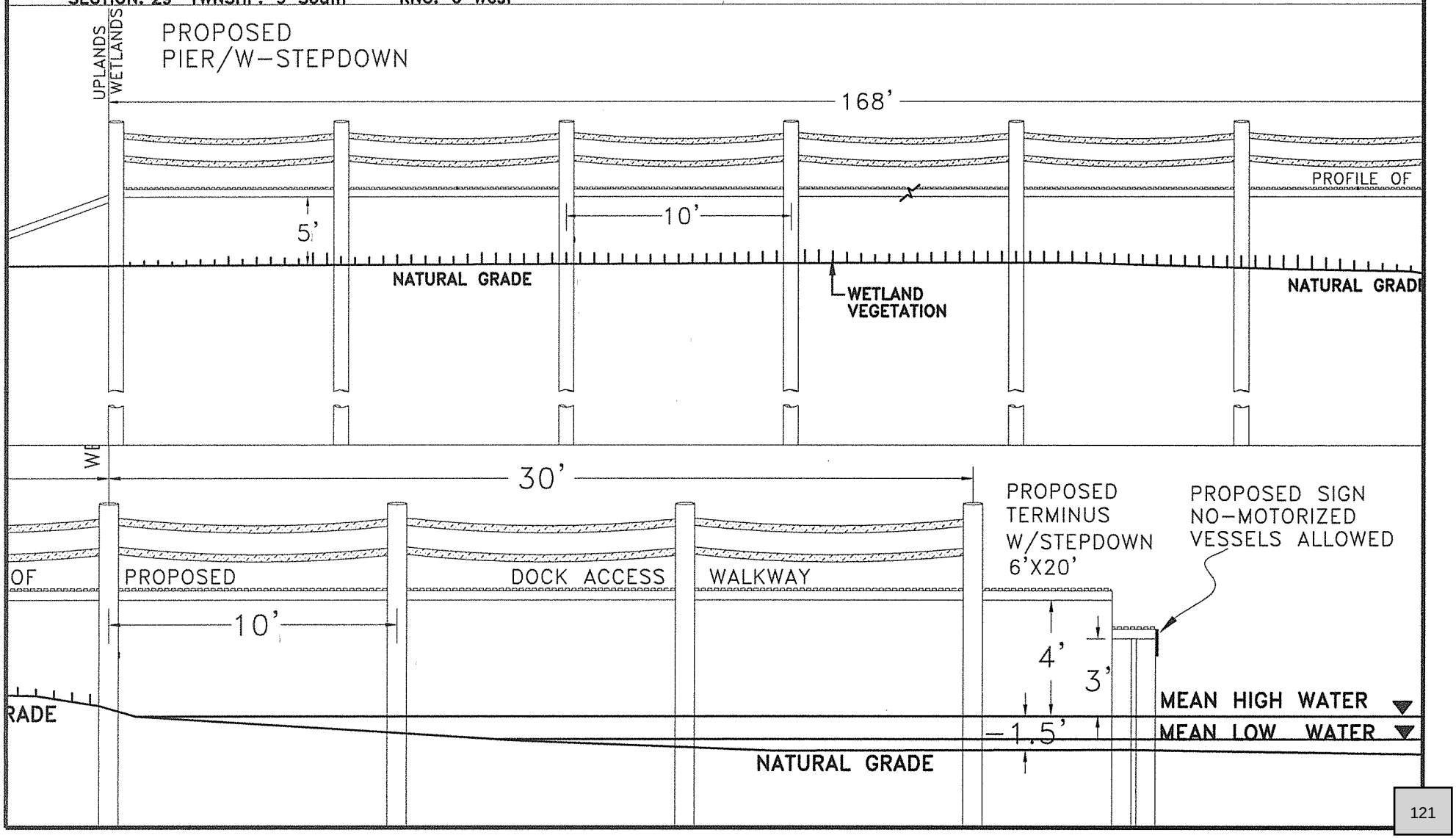
P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.
P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com
LB No. 7415

APPLICANT/CLIENT: Bruce Schneider
WATERBODY/CLASS: St George Sound / ClassII / OFW
PURPOSE: Single Family Pier
PROJECT LOCATION / USGS: Shell Harbor/ClassII/Cond.Approv/OFW
LATITUDE: 29.682053
LONGITUDE: 84.807108
SECTION: 29 TWNSHP: 9 South RNG: 6 West

JOB: 20-175
DEP:
COE:
OTHER:
DATE: December 11, 2020
SHEET: 4/4

DEPARTMENT OF ENVIRONMENTAL PROTECTION
4 of 4
0395855-001-EG/19
PERMIT
STATE OF FLORIDA



qPublic.net™ Franklin County, FL



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	36-08S-07W-0000-0090-0000	**Alternate ID**	07W08S36000000900000	**Owner Address**	LINDSAY DAVID & ROBERT
Sec/Twp/Rng	36-8S-7W	**Class**	VACANT		EACH 1/2 INTEREST
Property Address	94 OLD FERRY DOCK	**Acreage**	n/a		PO BOX 1746
					SARASOTA, FL 34230

District 1

Brief Tax Description 5.8 ACRES 2 PARCELS RECD
(Note: Not to be used on legal documents)

Date created: 11/23/2020
Last Data Uploaded: 11/23/2020 7:49:21 AM

Developed by Schneider GEOSPATIAL

E-

APPLICATION FOR SUBDIVISION FINAL PLAT APPROVAL

RECEIVED
DEC 14 2020
BY: AK

DATE: 12/10/20

PROPOSED SUBDIVISION NAME: The Bluffs North Bayshore
AGENT'S NAME: Andy Durham
ADDRESS:
850
TELEPHONE NUMBER: 653-5793

OWNER'S NAME: LMKS
ADDRESS: P.O. Box 183

TELEPHONE NUMBER: 850-653-7111

SKETCH PLAT WAS APPROVED: _____

PRELIMINARY PLAT WAS APPROVED: _____

NUMBER OF LOTS IN SUBDIVISION: 5

FEE: $_____

PLEASE NOTE: PLANNING AND ZONING COMMISSION MAKES RECOMMENDATIONS TO THE FRANKLIN COUNTY BOARD OF COMMISSIONERS REGARDING YOUR APPLICATION. ALL APPLICANT'S ARE NOTIFIED THAT IF YOUR APPLICATION IS DENIED, IT SHALL NOT BE RESUBMITTED FOR ONE YEAR. ALSO, ANY PERSON WISHING TO APPEAL THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION OR THE DECISION OF THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSION ARE RESPONSIBLE TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PRCEEDINGS IS MADE.

I hereby certify, as a representative for _____,
that the information given is true and accurate to the best of our knowledge.

Andy Durham
Agent's Signature

Owner's Signature

TO BE FILLED IN BY PLANNING OFFICIAL

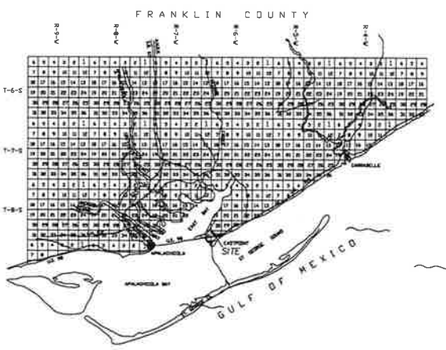
Planning & Zoning Commission Recommendation: _____ **Date:** _____
Board of County Commissioners Action: _____ **Date:** _____

Comments: _____

"THE BLUFFS ON NORTH BAYSHORE"

A FIVE UNIT SUBDIVISION
LYING IN FRACTIONAL SECTION 36, TOWNSHIP 8 SOUTH, RANGE 7 WEST,
FRANKLIN COUNTY, FLORIDA

PLAT BOOK____PAGE____



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

POINT OF COMMENCEMENT:
POINT OF INTERSECTION OF THE NORTHERLY R/W BOUNDARY OF OLD FERRY DOCK ROAD WITH THE WESTERLY R/W BOUNDARY OF STATE ROAD NUMBER S-65, (NORTH BAYSHORE DRIVE), SAID POINT LYING IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION, 36, TOWNSHIP 8 SOUTH, RANGE 7 WEST, FRANKLIN COUNTY, FLORIDA.

LEGEND

SN&C	SET NAIL & CAP
FND	FOUND
FCM	FOUND CONCRETE MONUMENT (3"x3")
SCM	SET CONCRETE MONUMENT #7160 (4"X4")
IRC	IRON ROD AND CAP
SIRC	SET 5/8" IRON ROD AND CAP #7160
FIRC	FOUND 5/8" IRON ROD AND CAP
IP	IRON PIPE
CIP	CRIMPED TOP IRON PIPE
IR	IRON ROD (NO I.D.)
■	= PCP = PERMANENT CONTROL POINT = SCM
(M)	MEASURED
(D)	DEED
(RP)	RECORD PLAT
(UP)	UNRECORDED PLAT
(FT)	FLAT TOP
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
R	RADIUS
Δ	CORNER NOT SET OR FOUND
L	LENGTH
CD	CHORD
N.T.S.	NOT TO SCALE

ALL INTERIOR LOT CORNERS ARE MARKED WITH 5/8" IRON ROD & CAP #7160 (UNLESS NOTED OTHERWISE)

OLD FERRY DOCK ROAD
(66' R/W ~ PAVED)

NORTH BAYSHORE DRIVE
(100' R/W ~ PAVED ~ STATE ROAD NO. S-65)

APALACHICOLA BAY

APPROXIMATE MEAN HIGH WATER LINE (11/6/20)

BEAWALL CONCRETE

S86°33'12"E 131.08'(M)

S86°34'25"E 254.38'(M)

POINT OF BEGINNING

FCM (4"x4") #1787 UNDER SEPTIC LINE

SIRC (5/8") #7160

SN&C #7160 IN CONCRETE FOOTER OF FENCE POST

S88°36'31"E 60.16'(M)

65,738 sq. ft.
1.51 acres
LOT 1

43,457 sq. ft.
1.00 acres
LOT 2

5.66 ACRES±
(VACANT)

43,744 sq. ft.
1.00 acres
LOT 3

48,644 sq. ft.
1.12 acres
LOT 4

44,913 sq. ft.
1.03 acres
LOT 5

ZONE "AE(EL 13)"
ZONE "X-0.2%"
ZONE "X"

R=1050.00'
L=675.14'
Δ 36°50'27"
CH=S14°39'04"W
663.57'(M)

40' WIDE COMMON EASEMENT FOR INGRESS/EGRESS

APPROXIMATE 100' WIDE TRANSMISSION LINE EASEMENT

OVERHEAD TRANSMISSION LINE

S89°52'11"W (BEARING BASE) 447.87'(M) 455.29'(PS) S89°01'24"W 44.23'(M)

FIRC (5/8") #7160

FIP (1") #9732

FIR (5/8")

APPROXIMATE MEAN HIGH WATER LINE (11/6/20)

PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES

ROBERT B. STRICKLAND
PROFESSIONAL SURVEYOR & MAPPER #____

PLAT NOTES:
1. SURVEY SOURCE: Previous survey performed by this firm (Job #02-469 Dated: 07-08-14, record deed, special instructions as per client and a field survey performed by the undersigned surveyor.
2. BEARING BASE: The Southerly boundary of subject parcel bveing South 89 degrees 52 minutes 11 seconds West as per record deed
3. "NOTICE" This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that maybe found in the public records of this county.
4. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
5. Subject property is located In Zone "X", Zone "X (0.2%), and Zone "AE" (EL 13) as per Flood Insurance Rate Map Community Panel No: 120088 532F Index date: February 5, 2014, Franklin County, Florida.

DEDICATION
STATE OF FLORIDA
COUNTY OF FRANKLIN

KNOWN BY ALL THESE PRESENT THAT LMKS, LLC., THE OWNER AND FEE SIMPLE OF THE LANDS SHOWN HEREON PLATTED AS THE BLUFFS ON NORTHBAYSHORE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at a concrete monument marking the point of intersection of the Northerly right-of-way boundary of Old Ferry Dock Road with the Westerly right-of-way boundary of State Road No. S-65 (North Bayshore Drive), said point lying in the Northwest quarter of Fractional Section 36, Township 8 South, Range 7 West, Franklin County, Florida thence departing said point of intersection run South 29 degrees 03 minutes 49 seconds West along said Westerly right of way boundary 66.50 feet to a concrete monument (marked 1787) marking a point of intersection with said Westerly right of way boundary with the Southerly right of way boundary of said Old Ferry Dock Road, said point also marking a point of curve concave to the Easterly, said point also marking the POINT OF BEGINNING. From said POINT OF BEGINNING run Southeasterly along said Westerly right of way boundary and said curve with a radius of 1050.00 feet, through a central angle of 36 degrees 50 minutes 27 seconds, for an arc distance of 675.14 feet, chord being South 14 degrees 39 minutes 04 seconds West 663.57 feet to an iron rod; thence leaving said Westerly right of way boundary and said curve run South 89 degrees 01 minute 24 seconds West 44.23 feet to an iron pipe; thence run South 89 degrees 52 minutes 11 seconds West 447.87 feet to the approximate mean high water line of Apalachicola Bay; thence run Northeasterly and Northwesterly along said mean high water line the following thirteen (13) courses: North 35 degrees 43 minutes 01 second East 8.19 feet; North 50 degrees 47 minutes 46 seconds East 30.40 feet; North 31 degrees 47 minutes 16 seconds East 55.83 feet; North 25 degrees 28 minutes 28 seconds East 131.07 feet; North 23 degrees 48 minutes 10 seconds East 127.53 feet; North 10 degrees 12 minutes 01 second West 44.42 feet; North 09 degrees 30 minutes 29 seconds East 31.47 feet; North 28 degrees 29 minutes 11 seconds East 45.59 feet; North 12 degrees 32 minutes 35 seconds East 61.46 feet; North 06 degrees 57 minutes 20 seconds East 74.80 feet; North 01 degree 03 minutes 00 seconds East 68.49 feet; North 41 degrees 22 minutes 53 seconds West 30.07 feet; North 00 degrees 37 minutes 48 seconds East 17.88 feet to a point lying on the Southerly right of way boundary of said Old Ferry Dock Road; thence leaving said mean high water line run South 86 degrees 33 minutes 12 seconds East along said Southerly right of way boundary 131.08 feet to a concrete monument (marked 1787); thence leaving said Southerly right of way boundary run South 03 degrees 30 minutes 48 seconds West 100.00 feet to a nail and cap (marked 7160); thence run South 86 degrees 36 minutes 31 seconds East 60.16 feet to a concrete monument (marked 1787); thence run North 03 degrees 30 minutes 48 seconds East 99.85 feet to a concrete monument (marked 1787) lying on said Southerly right of way boundary; thence run South 86 degrees 34 minutes 25 seconds East along said Southerly right of way boundary 254.38 feet to the POINT OF BEGINNING containing 5.66 acres, more or less.

SUBJECT TO: a 100 foot wide Powerline Easement lying over and across the Southerly portion thereof.

Having caused said lands to be divided and subdivided as shown hereon and do hereby dedicate to the following:

To the lot owners of The Bluffs on North Bayshore access of the 40 foot wide common area
Lot owners shall maintain said common area.

Reserving, in all cases however, the reversions thereof should the same be renounced, disclaimed, abandoned or the use thereon discontinued as prescribed by the law by appropriate official action of the proper officials having charge of jurisdiction thereof.

This _____ day of _____, A.D. 2020.
By: _____
Authorized Signature — Print Name
OWNER

WITNESS PRINT NAME — WITNESS PRINT NAME
WITNESS SIGNATURE — WITNESS SIGNATURE

"IMPORTANT NOTICE" The roads and other infrastructures - if any - contained within this subdivision are not owned or maintained by Franklin County, should the roads or other improvements ever be maintained by Franklin County, it will be done at the expense of the property owners within this subdivision.

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF FRANKLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020 BY LEE MACLEMORE, (OWNER)

HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.
WITNESS MY HAND AND SEAL AT _____, FLORIDA, THIS _____ DAY OF _____, 2020

NOTARY — MY COMMISSION EXPIRES:

NOTARY SEAL

NOTARY SEAL

U.S. HIGHWAY NO. 98
(R/W VARIES ~ PAVED)

ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.

ALL PERMANENT CONTROL POINTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.

ALL INTERIOR CORNERS ARE MARKED WITH A 5/8" REBAR WITH A PLASTIC CAP AS SHOWN, UNLESS NOTED OTHERWISE.

CONFIRMATION
STATE OF FLORIDA
COUNTY OF FRANKLIN

APPROVED BY THE FRANKLIN BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 2020.

RICKY D. JONES – CHAIRMAN

THOMAS M. SHULER – COUNTY ATTORNEY

ACCEPT FOR FILES AND RECORDED THIS _____ DAY OF _____, 2020 IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

MARCIA M. JOHNSON
CLERK OF THE CIRCUIT COURT

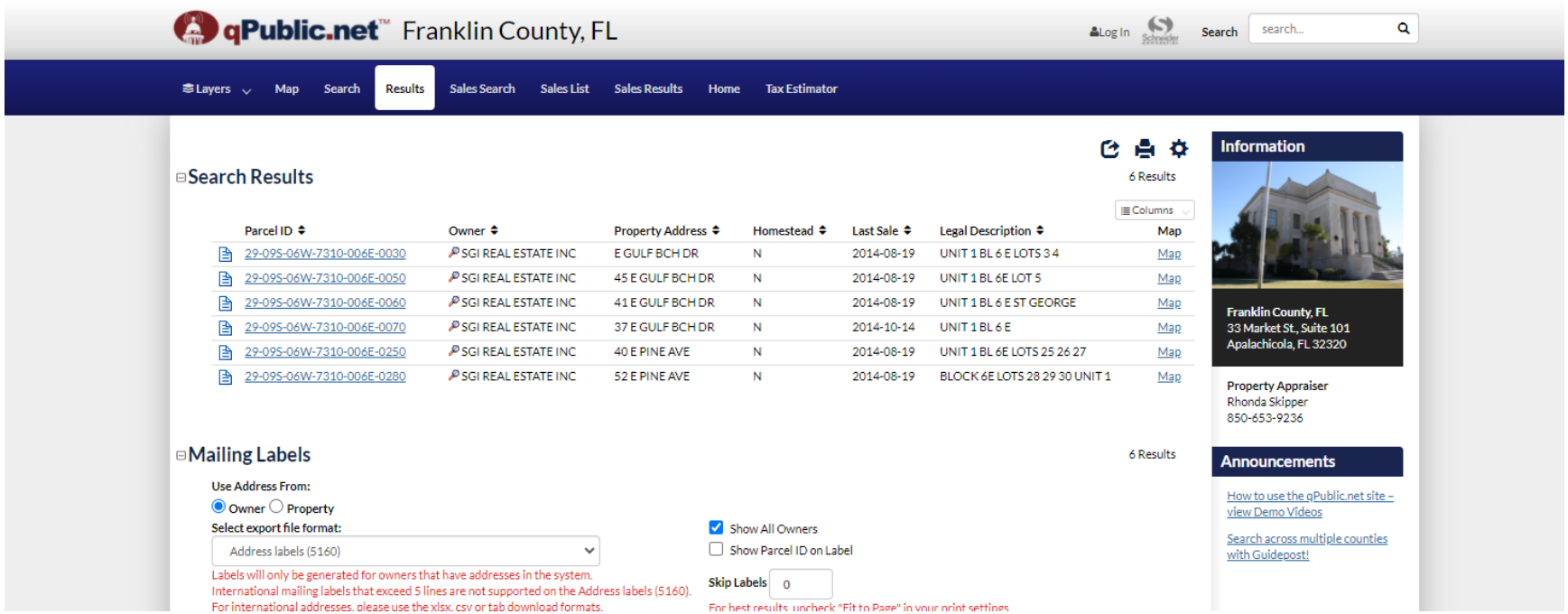
SURVEYOR'S CERTIFICATION:
I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation complies with both Chapter 177 of the Florida Statutes and standards for practice for Land Surveying (F.A.C. 5J-17.051).

JAMES T. RODDENBERRY — DATE
Surveyor & Mapper FL Certificate No. 4261

THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-2485
LB # 7160

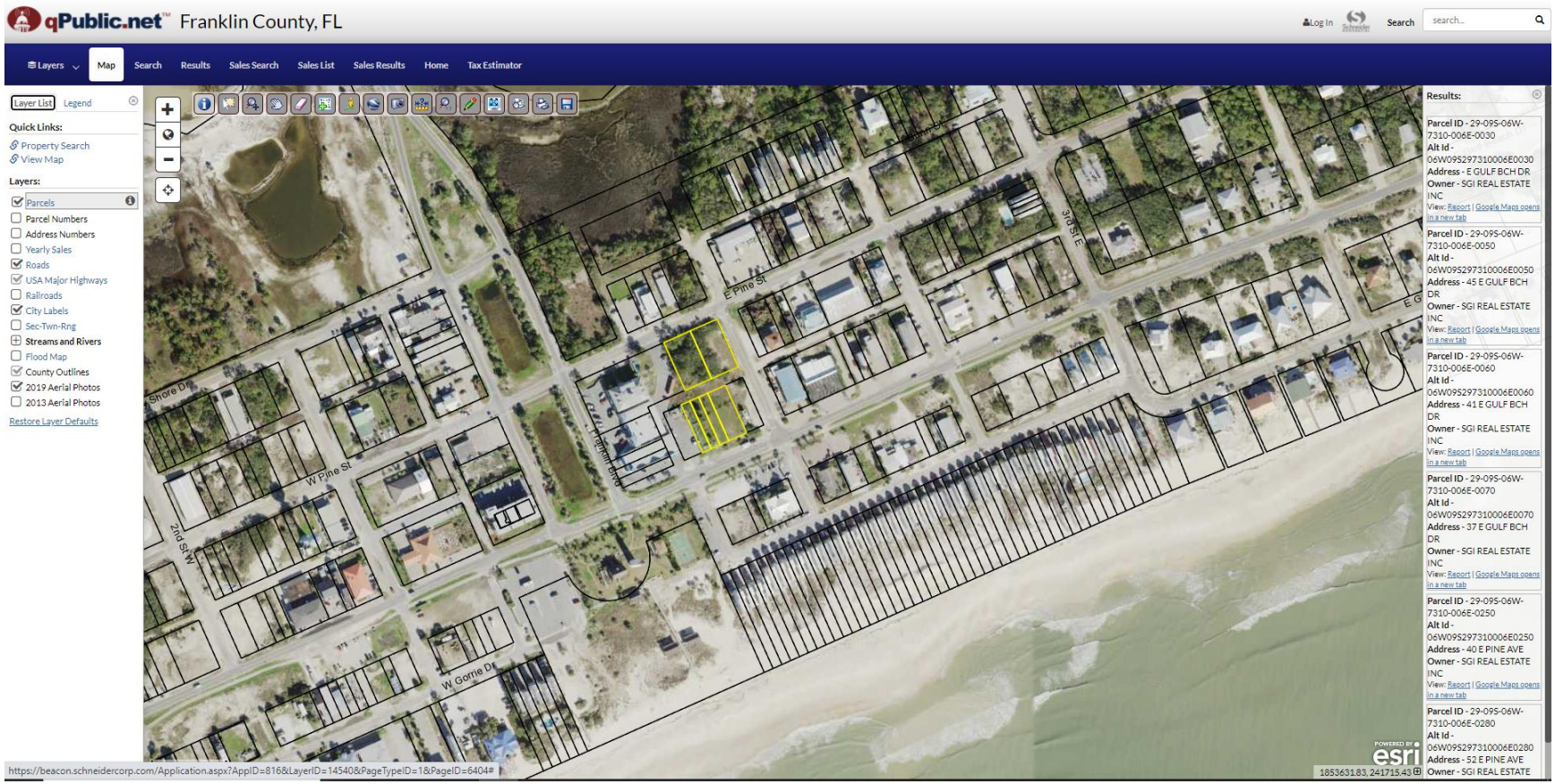
DATE: 11/09/20	DRAWN BY: BB	N.B.640 PG.13	COUNTY: FRANKLIN
FILE: 20908.DWG	DATE OF LAST FIELD WORK: 11/06/20	CHECKED BY:	JOB NUMBER: 20-908

E Gulf Beach Dr F- nklin County GIS
Parcel ID: 29-09S-06W-7310-006E-0030



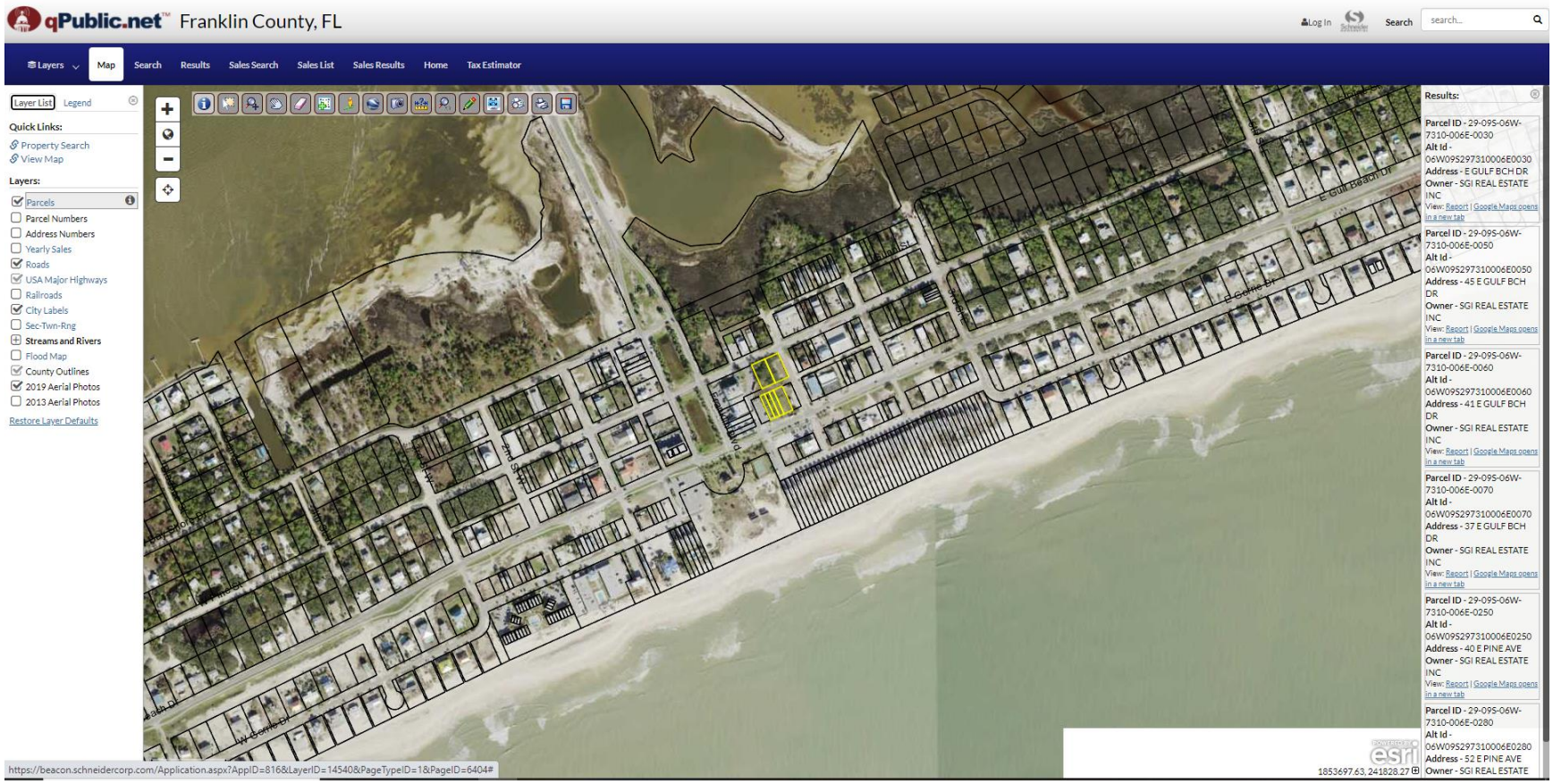
Municipality: Franklin County

E Gulf Beach Dr F- nklin County GIS
Parcel ID: 29-09S-06W-7310-006E-0030



Exposure: D/C

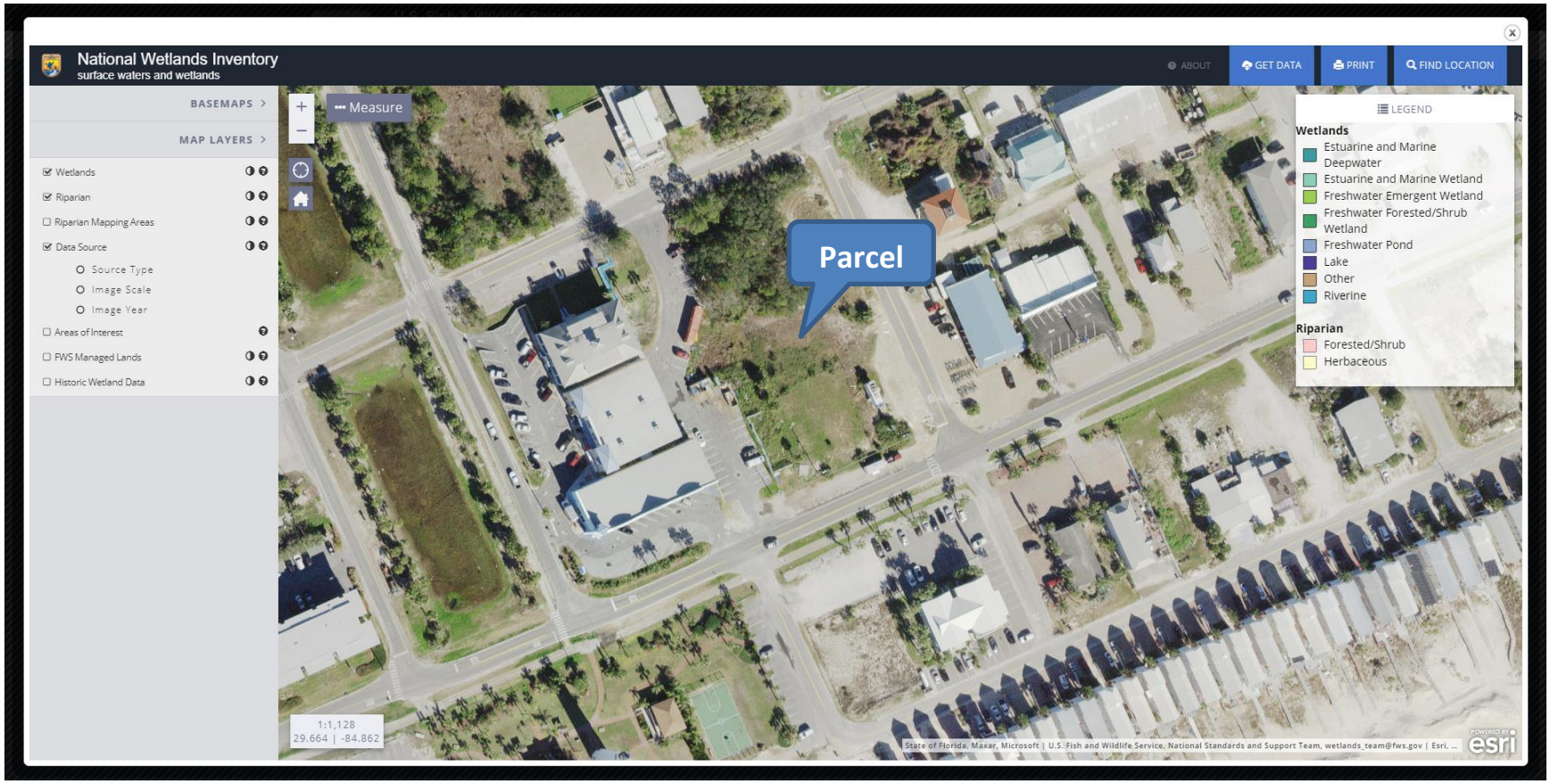
E Gulf Beach Dr F- nklin County GIS
Parcel ID: 29-09S-06W-7310-006E-0030



Map



Soils: Newhan-Corolla complex, 2 to 30 percent slopes



National Flood Map

NWFWMD Flood Report

Effective BFE:	11.0 ft - 13.0 ft	**Prelim BFE:**	11.0 ft - 13.0 ft
Effective Fld Zone:	AE:100%;	**Prelim Fld Zone:**	AE:100%;
Effective Fld Zone at Clicked Location :	AE	**Prelim Fld Zone at Clicked Location :**	N/A
Effective FIRM Panel :	12037C0565F	**Prelim FIRM Panel :**	12037C0565F
Clicked Location (approximate):	29.66403, -84.86215	**Parcel ID :**	29-09S-06W-7310-006E-0060
Address (approximate):	45 E Gulf Beach Dr, Eastpoint, FL, 32328, USA		

Print: Add custom title | Select a layout | Print

****This printed report opens in a new browser. You may need to enable popups on your browser.**

Effective Flood Map: 2/5/2014



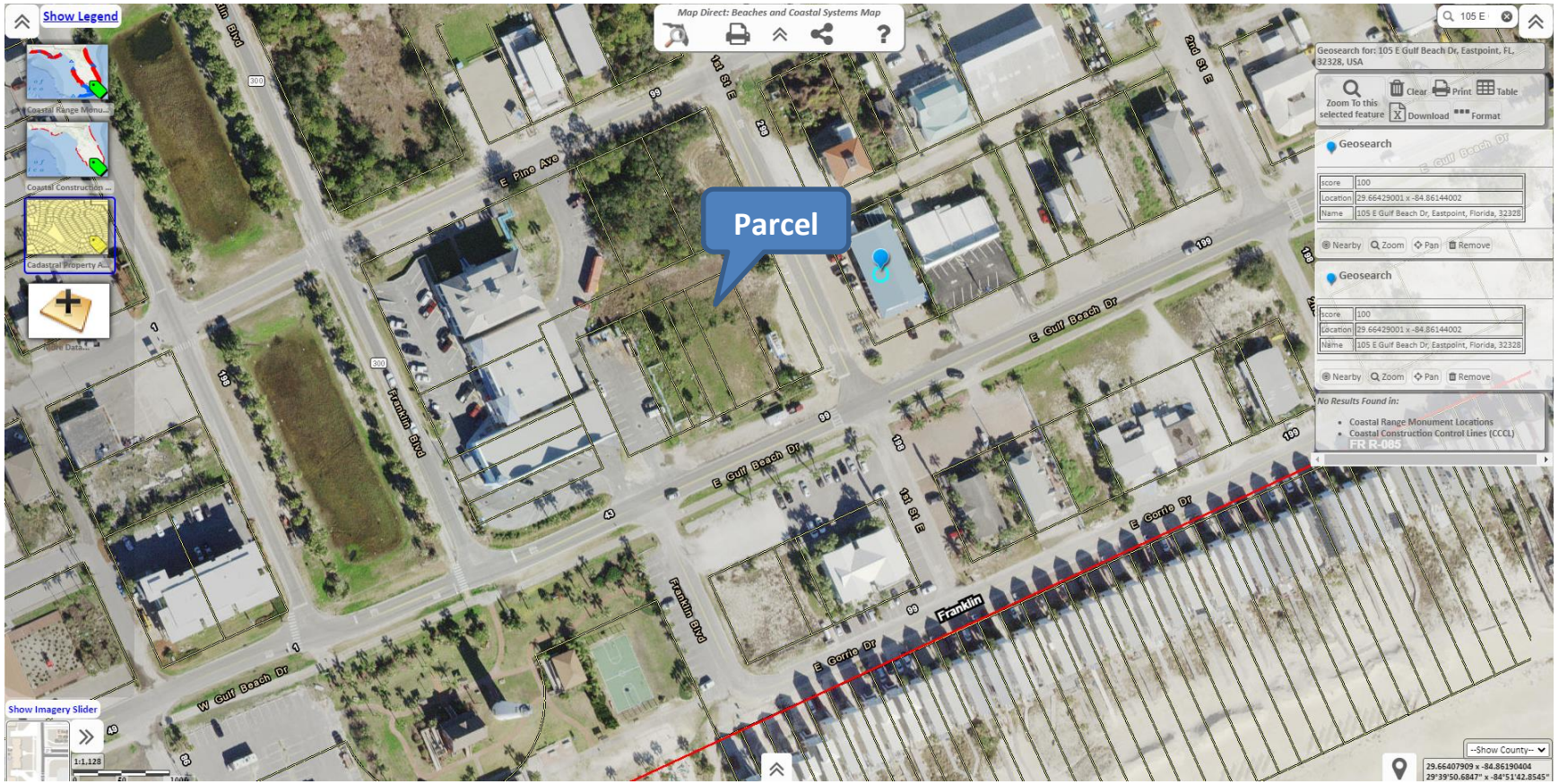
Preliminary Flood Map: Panel Not Revised



Effective Flood Zone: AE
Effective Base Flood Elevation: 11.0 ft – 13.0 ft

F-

E Gulf Beach Dr, Franklin County GIS
Parcel ID: 29-09S-06W-7310-006E-0030



CCCL and Coastal Monuments

F-

SOUTHEASTERN
CONSULTING ENGINEERS, INC.

PROJECT DESCRIPTION
SGI2 COMMERCIAL BUILDING
ST. GEORGE ISLAND, FRANKLIN COUNTY, FLORIDA

S. Lance Watson, P.E.
Florida Registration No. 83335
Date: December 7, 2020

120 N. Hwy 71 P.O. Box 141
Wewahitchka, Florida 32465
www.SoutheasternCE.com
850.639.3860

SOUTHEASTERN CONSULTING ENGINEERS, INC.

SGI2 COMMERCIAL BUILDING
ST. GEORGE ISLAND, FRANKLIN COUNTY, FLORIDA

PROJECT DESCRIPTION

SGI Real Estate, Inc. is proposing to construct a new development on six (6) parcels located in Section 29 Township 9S Range 6W, Franklin County, Florida. The proposed development is more specifically located on the southwest corner of the intersection of East Gulf Beach Drive and 1st Street East, Franklin County, Florida. The lots in which the development is proposed (Franklin County Property Appraiser: 29-09S-06W-7310-006E-0250; 29-09S-06W-7310-006E-0280; 29-09S-06W-7310-006E-0070; 29-09S-06W-7310-006E-0060; 29-09S-06W-7310-006E-0050; 29-09S-06W-7310-006E-0030) is approximately .96 acres.

The proposed development features a 7,636 SF retail commercial building. The parking area includes (37) perpendicular parking spaces (9' X 18'), (4) 45° angled parking spaces (9' x 20'), and 2 Handicapped parking spaces (12' X 20' with 5' access aisle) and will be constructed with asphalt. Please see the attached permit drawings.

The development has only one bathroom, which will be routed to a proposed septic tank & drain field as shown on the attached permit drawings. Adequate setbacks have been proposed between the proposed septic drain field and proposed storm chamber SWMF.

The development will also include one storm chamber stormwater management facility (SWMF). All stormwater runoff from the contributing project area will be routed to the SWMF via a series of drainage structures and pipes. All stormwater runoff generated by the proposed structure will be routed to the SWMF via gutter downspout piping. The SWMF includes one discharge structure exiting the storm chamber, which will be routed to the existing County drainage infrastructure. The SWMF is a storm chamber in compliance with the NWFWMD Applicant's Handbook Volume II and is designed to capture and treat the first 1" of runoff from the proposed drainage basin and attenuate for all of the 2, 3, 5, 10, 25, 50 and 100 year storm events. Please see the attached permit drawings and stormwater calculations.

DATE: 12/4/2020 1:06 PM, FILE LOCATION: S:\D - PROJECTS\D - DWG\2018 JOBS\18-17-01 SGI REAL ESTATE - SGI 2 TRADING COMPANY - EAST GULF BEACH DR, LOTS 3 AND 4- (YAIR ALON) - ARCH, MECH, STR\CIVIL PLANS\DWG\SHEET\01_SGI2_PLANSET.DWG

SOUTHEASTERN
CONSULTING ENGINEERS, INC.

SGI 2 COMMERCIAL BUILDING
PERMIT DRAWINGS

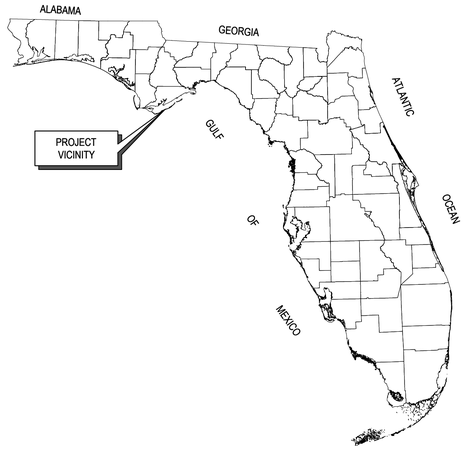
SECTION	29	TOWNSHIP	9S	RANGE	6W

EAST GULF BEACH DRIVE, ST. GEORGE ISLAND, FLORIDA

FRANKLIN COUNTY PARCEL ID: 29-09S-06W-7310-006E-0250
FRANKLIN COUNTY PARCEL ID: 29-09S-06W-7310-006E-0280
FRANKLIN COUNTY PARCEL ID: 29-09S-06W-7310-006E-0070
FRANKLIN COUNTY PARCEL ID: 29-09S-06W-7310-006E-0060
FRANKLIN COUNTY PARCEL ID: 29-09S-06W-7310-006E-0050
FRANKLIN COUNTY PARCEL ID: 29-09S-06W-7310-006E-0030

FOR
SGI REAL ESTATE INC.

PROJECT VICINITY



THESE PLANS ARE DESIGNED IN ACCORDANCE WITH:
- MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) CURRENT EDITION
- FDOT STANDARD PLANS FOR ROAD CONSTRUCTION CURRENT EDITION
- FDOT DESIGN MANUAL CURRENT EDITION
- FDEP FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL

LOCATION MAP



SHEET INDEX

SHEET	SHEET NAME
C-00	COVER SHEET
C-01	GENERAL NOTES
C-02	EXISTING CONDITIONS
C-03	PRE & POST DRAINAGE BASIN MAP
C-04	DEMOLITION PLAN
C-05	OVERALL SITE PLAN
C-06	SITE GEOMETRY PLAN
C-07	GRADING PLAN
C-08	SWMF PLAN
C-09	UTILITY PLAN
D-01 - D-08	DETAILS

S. LANCE WATSON LICENSE No. 83335 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by S. Lance Watson
Reason: This item has been digitally signed and sealed by S. Lance Watson, 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.
Date: 2020.12.07 13:29:18 -06'00'

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE SHEETS LISTED IN THE SHEET INDEX BELOW IN ACCORDANCE WITH RULE 61615-23.004, F.A.C.

NOTE:
THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

SOUTHEASTERN CONSULTING ENGINEERS, INC.
P.O. BOX 141
WEWAHITCHKA, FL 32465
(850) 639-3860
LB# 29064

SEAL FLORIDA
PROFESSIONAL ENGINEER
S. LANCE WATSON, P.E.
LICENSE NUMBER 83335

COVERSHEET

SGI 2 COMMERCIAL BUILDING
EAST GULF BEACH DRIVE
ST. GEORGE ISLAND, FL

REVISIONS:

ITEM	DATE	BY

PROJECT NUMBER: 17-18-01
DESIGNED BY: L. WATSON
DRAWN BY: J. TAYLOR
CHECKED BY: T. MARSH
FOR: SGI REAL ESTATE INC.
101 FRANKLIN BLVD.
ST. GEORGE ISLAND, FL 32328

DATE: 11/19/20
SHEET NO.
C-00

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE TO INSURE THAT ALL NEW WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE LOCAL GOVERNING BODY OF SUCH DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH BY THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
3. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE IN A SECURE MANNER. ALL OPEN TRENCHES AND EXCAVATED AREAS SHALL BE PROTECTED FROM ACCESS BY THE GENERAL PUBLIC.
4. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER.
5. THE CONTRACTOR SHALL IMPLEMENT ALL COMPONENTS OF THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO ANY EARTH DISTURBING ACTIVITIES. ALL COMPONENTS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL VEGETATION IS ESTABLISHED, THE ENTIRE PROJECT AREA IS STABILIZED AND THE OWNER HAS ACCEPTED OPERATION AND MAINTENANCE.
6. ALL DISTURBED AREAS NOT SODDED SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND QUICK GROWING SHORT-TERM VEGETATION FOR THE FOLLOWING CONDITIONS. FOR THE MONTHS FROM SEPTEMBER THROUGH MARCH, THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF WINTER RYE. FOR THE MONTHS OF APRIL THOUGH AUGUST, THE MIX SHALL CONSIST OF 70 PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF MILLET.
7. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES WITHIN THE PROJECT AREAS.
8. ALL UTILITY CONSTRUCTION SHALL MEET THE WATER AND WASTEWATER UTILITY STANDARDS OF THE UTILITY SERVICE PROVIDER IN THE PROJECT AREA.
9. THE CONTRACTOR SHALL WASTE ALL EXCESS EARTH ON SITE AS DIRECTED BY THE ENGINEER.
10. ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNING BODY'S LAND DEVELOPMENT REGULATIONS.
11. CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH ALL REQUIRED UTILITY CONNECTIONS PRIOR TO BIDDING. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO COMPLETE CONNECTION TO THE EXISTING UTILITIES. THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE CORING, WET TAPS, PAVEMENT REPAIRS AND DIRECTIONAL BORING.
12. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS WITHIN PROJECT AREA.
13. CONTRACTOR SHALL PROVIDE ACTUAL INVERT ELEVATIONS ON ALL DRAINAGE STRUCTURES, INCLUDING CULVERTS, PRIOR TO PLACING ANY BASE MATERIAL. DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE ENGINEER BEFORE CONTINUING WORK.
14. THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION) AND THE F.D.O.T. DESIGN STANDARDS (CURRENT EDITION), AWWA SPECIFICATIONS, AND THE LOCAL GOVERNING BODY'S DEVELOPMENT STANDARDS UNLESS OTHERWISE NOTED.
15. IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING GRADING, CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL TO A DEPTH OF 24" BELOW FINISHED GRADE WITHIN THE CONSTRUCTION LIMITS AND REPLACE WITH CLEAN COARSE SAND HAVING NO MORE THAN 5% PASSING THE No. 200 SIEVE K_{VS}= 23.4 FT/DAY.
16. THE CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNING BODY AT LEAST 48 HOURS IN ADVANCE PRIOR TO BEGINNING OF CONSTRUCTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION COMMENCEMENT NOTICE AND NOTIFYING THE ENGINEER OF THE CONSTRUCTION SCHEDULE.
18. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING AND NO TRESPASSING SIGNS FOR THE DURATION OF CONSTRUCTION.
19. THE CONTRACTOR IS CAUTIONED TO VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO BIDDING.
20. THESE DRAWINGS REPRESENT KNOWN STRUCTURES AND UTILITIES LOCATED IN THE PROJECT AREA. THE CONTRACTOR IS CAUTIONED THAT OTHER STRUCTURES AND UTILITIES, ABOVE OR BELOW GROUND, MAY BE ENCOUNTERED DURING THE COURSE OF THE PROJECT. THE CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY UPON ENCOUNTERINGB ANY UNEXPECTED STRUCTURE, UTILITY LINE, OR OTHER UNUSUAL CONDITION.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION.
22. ADEQUATE PROVISIONS SHALL BE MADE FOR FLOW OF SEWERS, DRAINS, AND WATER COURSES ENCOUNTERED DURING CONSTRUCTION.
23. THE CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS, TORCHES, RED LANTERNS AND GUARDS DURING CONSTRUCTION WORK UNTIL IT IS SAFE FOR BOTH PEDESTRIAN AND VEHICULAR TRAFFIC.
24. ALL DEMOLISHED ASPHALT, CONCRETE, PIPE, STRUCTURES AND OTHER DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN A LEGAL MANNER.
25. MAINTAIN 12" VERTICAL SEPARATION BETWEEN ALL POTABLE WATER MAINS AND SANITARY SEWER GRAVITY AND FORCE MAINS.
26. WHERE WATER MAINS CROSS THE SANITARY SEWER, THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A DISTANCE OF 10 FEET BOTH SIDES OF THE WATER MAIN, UNLESS A MINIMUM OF 12" VERTICAL SEPARATION IS MAINTAINED WITH THE WATER ABOVE TO SEWER MAIN.
27. ALL NEW SEWER MAINS SHALL HAVE A MINIMUM COVER OF 36".
28. ALL EXISTING DRIVES, ROADS, CULVERTS, ETC. THAT ARE DAMAGED DURING CONSTRUCTION ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION.
29. ALL DISTURBED AREAS ARE TO BE CLEANED, GRADED AND ROLLED TO ORIGINAL CONTOURS, HYDROSEEDED TO DOT SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR SHALL MAINTAIN DISTURBED AREAS UNTIL A SATISFACTORY STAND OF GRASS IS ESTABLISHED WITHOUT BARE SECTIONS OR ERODED AREAS.
30. CONTRACTOR SHALL PROVIDE, AS-BUILTS SIGNED AND SEALED BY A LICENSED PLS TO THE CITY FOR REVIEW AND APPROVAL. (3 HARD COPIES, 1 DIGITAL) (SEE MINIMUM TECHNICAL STANDARDS ON THIS SHEET)

EROSION CONTROL NOTES

1. THIS EROSION AND SEDIMENTATION CONTROL PLAN COMPLIES WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
2. THE CONTRACTOR SHALL ADHERE TO THE LOCAL GOVERNING BODY, F.D.E.P, AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS. IF THE CONTRACTOR NEEDS TO CHANGE THIS PLAN TO MORE EFFECTIVELY CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL USE BMP's FROM THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
3. THE CONTRACTOR SHALL ADJUST AND REVISE THIS PLAN TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. SEDIMENT AND EROSION CONTROL FACILITIES, STORM DRAINAGE FACILITIES AND DETENTION BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL AND REPLACED AS NECESSARY.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
7. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
8. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING PROJECT LIMITS.
9. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
10. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
11. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
12. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
13. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
14. 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.
15. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
16. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
17. EXCESS DIRT SHALL BE REMOVED DAILY.
18. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
19. QUALIFIED 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 STORM OF 0.5 INCHES OR GREATER.
20. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

RIGHT-OF-WAY CONSTRUCTION NOTES

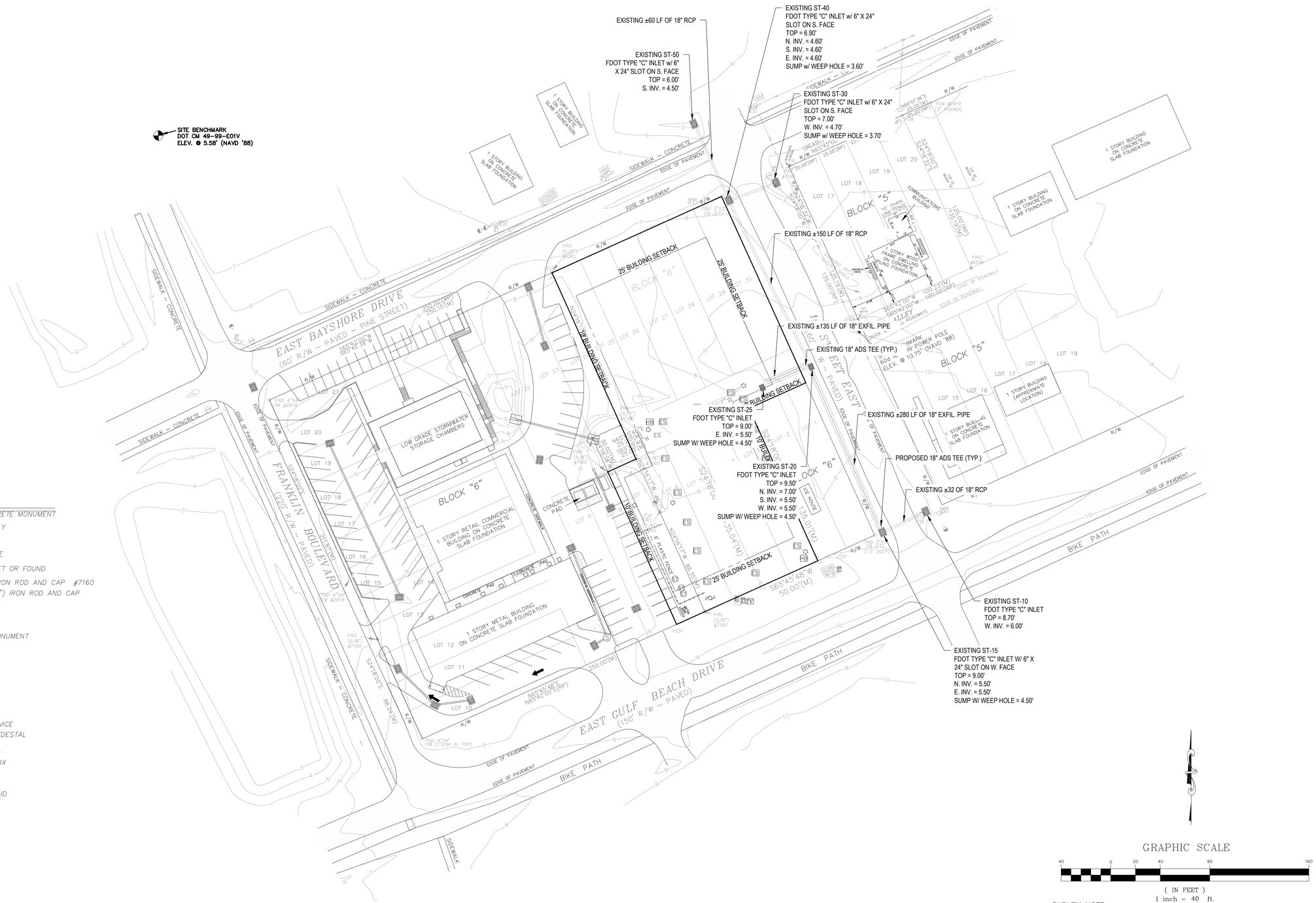
ALL WORK IN THE COUNTY RIGHT OF WAY SHALL CONFORM TO THE FOLLOWING:

1. CONTRACTOR SHALL NOTIFY THE FRANKLIN COUNTY PUBLIC WORKS DEPT. 24 HOURS IN ADVANCE OF STARTING PROPOSED WORK. CALL 850- 784-4060.
2. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH STANDARD FDOT INDICES 600 AND 604.
3. ALL DISTURBED AREAS IN THE COUNTY RIGHT OF WAY NOT RESTORED AS PAVEMENT SHALL BE SODDED.
4. NOTE: RPM'S SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX 17352.
5. ALL PERMANENT STRIPING IN COUNTY R.O.W. SHALL BE THERMOPLASTIC.

WATER AND SEWER GENERAL NOTES

1. ALL UTILITY CONSTRUCTION SHALL MEET THE UTILITY PROVIDER AND LOCAL GOVERNING BODY'S WATER AND WASTEWATER UTILITY STANDARDS.
2. THE CONTRACTOR SHALL MAINTAIN EXISTING WATER MAINS IN SERVICE DURING CONSTRUCTION. IN THE EVENT INTERRUPTIONS TO SERVICE ARE REQUIRED DURING CONSTRUCTION, SUCH INSTANCES SHALL BE MINIMIZED.
3. ALL NEW OR RELOCATED WATER MAINS THAT SERVE FIRE HYDRANTS AND ALL FIRE HYDRANT LEADS SHALL BE NO SMALLER THAN SIX INCHES IN DIAMETER. AUXILIARY VALVES SHALL BE PROVIDED ON ALL HYDRANT LEADS.
4. SUFFICIENT VALVES SHALL BE PROVIDED IN NEW AND RELOCATED WATER MAINS SO THAT INCONVENIENCE AND SANITARY HAZARDS WILL BE MINIMIZED DURING REPAIRS. (VALVES SHALL BE PLACED IN NO MORE THAN 500-FOOT INTERVALS IN COMMERCIAL DISTRICTS AND AT NO MORE THAN ONE-BLOCK OR 800-FOOT INTERVALS IN OTHER DISTRICTS.)
5. IF THERE ARE ANY NEW OR RELOCATED WATER MAINS THAT CROSS UNDER ANY SURFACE WATER, A MINIMUM COVER OF TWO FEET SHALL BE PROVIDED OVER THE WATER MAIN PIPE AT EACH SURFACE WATER CROSSING, AND IF THE SURFACE WATER IS GREATER THAN 15 FEET IN WIDTH, THE FOLLOWING FEATURES SHALL BE PROVIDED: (A) FLEXIBLE WATER TIGHT JOINTS FOR THE WATER MAIN PIPE AT THE CROSSING, (B) EASILY ACCESSIBLE VALVES LOCATED IN A MANHOLE, AND (C) PERMANENT TAPS ON EACH SIDE OF THE VALVE WITHIN THE MANHOLE TO ALLOW FOR SAMPLING AND INSERTION OF A SMALL METER TO DETERMINE LEAKAGE.
6. PROPER BACKFLOW-PREVENTION ASSEMBLIES/DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH RULE 62-555.360, F.A.C., AND THE AWWA'S MANUAL M/4, RECOMMENDED PRACTICE FOR BACKFLOW PREVENTION AND CROSS-CONNECTION CONTROL.
7. THIS PROJECT SHALL NOT INCLUDE ANY INTERCONNECTION BETWEEN PREVIOUSLY SEPARATE PUBLIC WATER SYSTEMS THAT HAVE SEPARATE WATER SUPPLY SOURCES. (A SPECIFIC CONSTRUCTION PERMIT IS REQUIRED FOR SUCH AN INTERCONNECTION.)
8. ALL NEW RELOCATED WATER LATERALS THAT CROSS ANY SANITARY SEWERS, STORM SEWERS, FORCE MAINS, OR RECLAIMED WATER LINES SHALL CROSS ABOVE SUCH PIPELINES.
9. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY MEETING THE REQUIREMENTS OF CHAPTER 61G17 F.A.C. FOR THE POTABLE WATER MAIN EXTENSION AND THE SANITARY SEWER MAIN EXTENSIONS. INCLUDE HORIZONTAL AND VERTICAL DIMENSIONAL DATA SO THAT IMPROVEMENTS ARE LOCATED AND DELINEATED RELATIVE TO THE BOUNDARY. PROVIDE SUFFICIENT DETAILED DATA TO DETERMINE WHETHER THE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. SUBMIT THE SURVEY TO THE ENGINEER ON REPRODUCIBLE IN DIGITAL AUTOCAD FORMAT.
10. COPPER TRACER WIRE SHALL BE PLACED ON ALL POTABLE WATER LINES AND WATER LATERALS. TRACER WIRE SHALL BE CONTINUOUS WITH NO INTERRUPTIONS.
11. LOCATOR BALLS SHALL BE PROVIDED AT END OF ALL WATER AND SANITARY SEWER LATERALS. THE LOCATOR BALLS SHALL BE SECURED TO THE LATERALS WITH A PLASTIC TIE STRAP.
12. WATER AND SANITARY SEWER LATERALS SHALL BE LEFT UNCOVERED UNTIL INSPECTED BY THE ENGINEER OR THE ENGINEER'S INSPECTOR.
13. CONTRACTOR SHALL PROVIDE TEMPORARY STAKES (2" BY 2" WOODEN STAKES) AT THE END OF EACH LATERAL. EACH STAKE SHALL INDICATE EITHER WATER OR SANITARY SEWER LATERAL. CONTRACTOR SHALL MAINTAIN THE STAKES UNTIL AN AS-BUILT SURVEY OF WATER AND SANITARY SEWER MAINS AND LATERALS ARE COMPLETE AND APPROVED BY THE ENGINEER.
14. MEGALUG MECHANICAL JOINT RESTRAINTS OR SERIES 1390 UNI-FLANGE BLOCK BUSTER RESTRAINT DEVICES SHALL BE USED WITH MANUFACTURER'S RECOMMENDATIONS. ALL RESTRAINED JOINTING MUST BE LEFT OPEN UNTIL VIEWED BY THE CITY INSPECTOR.
15. FOR SANITARY SEWER PERFORM HYDROSTATIC TEST. ALLOWABLE LEAKAGE IS A MAXIMUM OF 50 GAL. PER INCH OF NOMINAL PIPE SIZE PER MILE OF PIPE, DURING A 24-HOUR PERIOD. OPTION: TEST DUCTILE-IRON PIPING ACCORDING TO AWWA C600, SECTION "HYDROSTATIC TESTING". USE TEST PRESSURE OF AT LEAST 10 PSI. FOR SANITARY SEWERAGE, PERFORM AIR TEST ACCORDING TO UNI-B-6.
16. FOR SANITARY SEWERAGE ALIGNMENT: EACH SECTION OF THE COMPLETED SEWER SYSTEM SHALL BE INSPECTED FOR PROPER ALIGNMENT. INSPECTION SHALL CONSIST OF "LAMPING" FROM MANHOLE TO MANHOLE. ANY SECTION OF THE SEWER SYSTEM, WHICH DOES NOT DISPLAY TRUE, CONCENTRIC ALIGNMENT, SHALL BE INSTALLED AT NO ADDITIONAL EXPENSE TO THE OWNER.
17. CLEAN AND DISINFECT WATER DISTRIBUTION PIPING SYSTEMS AND PARTS OF EXISTING SYSTEMS THAT HAVE BEEN ALTERED, EXTENDED OR REPAIRED BEFORE USE. USE PURGING AND DISINFECTING PROCEDURE PRESCRIBED BY AUTHORITIES HAVING JURISDICTION OR USE PROCEDURE PRESCRIBED BY AUTHORITIES HAVING JURISDICTION OR USE PROCEDURE DESCRIBED IN AWWA C651.
18. PVC GRAVITY FLOW SEWER PIPE AND FITTINGS 15 INCH AND SMALLER IN DIAMETER SHALL BE SDR35 PIPE WITH BELL AND SPIGOT GASKET JOINT THAT COMPLIES WITH THE REQUIREMENTS OF ASTM D3034.
19. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
20. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.335, F.A.C., OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62- 555.320(3)(B), F.A.C.
21. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LED.
22. ALL WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B) 3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR WILL BE COLOR-CODED OR MARKED LIKE UNDERGROUND PIPE.)
23. SUFFICIENT VALVES SHALL BE PROVIDED ON NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT SO THAT INCONVENIENCE AND SANITARY HAZARDS WILL BE MINIMIZED DURING REPAIRS.
24. NEW OR ALTERED CHAMBERS, PITS, OR MANHOLES THAT CONTAIN VALVES, BLOW-OFFS, METERS, OR OTHER SUCH WATER DISTRIBUTION SYSTEM APPURTENANCES AND THAT ARE INCLUDED IN THIS PROJECT WILL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER, AND BLOW-OFFS OR AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT SHALL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER.
25. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
26. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
27. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT SHALL BE PROVIDED WITH RESTRAINED JOINTS TO PREVENT MOVEMENT.
28. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.
29. NEW OR ALTERED WATER MAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, SHALL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.
30. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE INSTALLED IN AREAS WHERE THERE ARE KNOWN AGGRESSIVE SOIL CONDITIONS SHALL BE PROTECTED THROUGH USE OF CORROSION-RESISTANT WATER MAIN MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
31. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
32. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT SHALL HAVE A HORIZONTAL DISTANCE OF AT LEAST SIX AND TEN FEET IS PREFERRED BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER, EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
33. THE HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS MAY BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST TWELVE INCHES ABOVE THE TOP OF THE SEWER
34. A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
35. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE THE OTHER PIPELINE. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE THE OTHER PIPELINE.
36. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, SEPARATION DISTANCE SHALL NOT APPLY WHERE A WATER SERVICE PIPE CROSSES A SEWER PIPE, PROVIDED THE WATER SERVICE PIPE IS SLEEVED TO AT LEAST FIVE FEET HORIZONTALLY FROM THE SEWER PIPE CENTERLINE ON BOTH SIDES OF SUCH CROSSINGS PIPE MATERIAL LISTED IN FLORIDA BUILDING CODE SECTION 603.2.
37. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ABOVE SURFACE WATER SHALL BE ADEQUATELY SUPPORTED AND ANCHORED, PROTECTED FROM DAMAGE AND FREEZING, AND ACCESSIBLE FOR REPAIR OR REPLACEMENT.
38. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER COURSES GREATER THAN 15 FEET IN WIDTH SHALL HAVE FLEXIBLE OR RESTRAINED, WATERTIGHT PIPE JOINTS AND WILL INCLUDE VALVES AT BOTH ENDS OF THE WATER CROSSING SO THE UNDERWATER MAIN CAN BE ISOLATED FOR TESTING AND REPAIR; THE AFOREMENTIONED ISOLATION VALVES WILL BE EASILY ACCESSIBLE AND WILL NOT BE SUBJECT TO FLOODING; THE ISOLATION VALVE CLOSEST TO THE WATER SUPPLY SOURCE WILL BE IN A MANHOLE; AND PERMANENT TAPS WILL BE PROVIDED ON EACH SIDE OF THE ISOLATION VALVE WITHIN THE MANHOLE TO ALLOW FOR INSERTION OF A SMALL METER TO DETERMINE LEAKAGE FROM THE UNDERWATER MAIN AND TO ALLOW FOR SAMPLING OF WATER FROM THE UNDERWATER MAIN.
39. AIR RELIEF VALVES SHALL BE INSTALLED AT HIGH POINTS IN THE FORCE MAIN AT ANY LOCATIONS HAVING 3' OR GREATER ELEVATION CHANGE WITHIN 100 LF OF LINE.
40. THE CONTRACTOR IS CAUTIONED TO VISIT THE SITE AND COMPLETELY FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING A BID. SUBSURFACE CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
41. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF EXISTING UTILITIES AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK AND TAKE SPECIFICALLY SHOWN, THE CONTRACTOR SHALL NOTIFY THE CITY AND REQUEST DIRECTION AS TO HOW THE CONFLICTS WILL BE RESOLVED.
42. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
43. UTILITY SERVICE INTERRUPTIONS SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY TO MINIMIZE OUTAGES.
44. ALL PROPOSED UTILITY MAINS SHALL BE CONSTRUCTED TO PROVIDE 36" (MIN.) COVER BELOW PROPOSED FINISH GRADES, UNLESS SHOWN OTHERWISE.
45. PROVIDE BENDS AND FITTINGS AS NECESSARY IN ORDER TO CLEAR EXISTING STRUCTURES.
46. ALL PIPE SHALL BE INSTALLED IN DRY CONDITIONS .
47. WHERE THERE IS LESS THAN 12" CLEARANCE BETWEEN THE NEW FORCE MAINS AND EXISTING WATER MAINS, THE NEW FORCE MAIN SHALL BE ENCASED IN CONCRETE .
48. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE FRANKLIN COUNTY UTILITY ACCOMMODATION GUIDE AND THE CONDITIONS LISTED BELOW.

    IOa. ALL ROAD CUTS MUST BE PATCHED WITHIN SEVEN DAYS AFTER THE CUT AND OVERLAID AT THE END OF THE PROJECT.
    IOb. ALL DRIVEWAY CULVERTS MUST BE RESTORED TO EQUAL OR BETTER THAN EXISTING CONDITIONS AND MATCH EXISTING INVERT ELEVATIONS AS SHOWN ON THE PLANS.
    IOc. ALL ROADS MUST BE SWEPT OFF AT THE END OF EACH DAY.
49. THE CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS AND GUARDS PER F.D.O.T. INDEX NUMBERS 611 AND 612 DURING PROGRESS OF CONSTRUCTION WORK AND UNTIL IT IS SAFE FOR BOTH PEDESTRIAN AND VEHICULAR TRAFFIC.
50. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL PER F.D.O.T. INDEX 102 TO PREVENT EROSION RESULTING FROM INCREASED RUNOFF DURING UTILITY CONSTRUCTION.
51. ALL WORK SHALL BE PERFORMED WITHIN THE LIMITS OF THE APPROXIMATE RIGHTS-OF-WAY AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE WHATEVER PRECAUTIONS NECESSARY TO AVOID TRESPASSING ON AND DAMAGING PRIVATE PROPERTY.
52. ALL FORCE MAIN FITTINGS 3" AND LARGER SHALL BE DUCTILE IRON-MECHANICAL JOINT AND PRESSURE RATED AT 250 PSI.
53. ALL MAIN LINE



LEGEND

FCM	FOUND CONCRETE MONUMENT
R/W	RIGHT-OF-WAY
M	MEASURED
	NOT TO SCALE
△	POINT NOT SET OR FOUND
SIRC	SET (5/8") IRON ROD AND CAP #7160
FIRC	FOUND (5/8") IRON ROD AND CAP
RP	RECORD PLAT
FND	FOUND
RND	ROUND
CM	CONCRETE MONUMENT
CH	CHERRY
O	OAK
H or HIC	HICKORY
LO	LIVEOAK
P	PINE
CA	CRAB APPLE
DOG	DOGWOOD
MAG	MAGNOLIA
ES	ELECTRIC SERVICE
TP	TELEPHONE PEDESTAL
WM	WATER METER
TV	CABLE TV BOX
EB	ELECTRICAL BOX
PP	POWER POLE
GW	GUY WIRE
ST	SEPTIC TANK LID
HB	HOSE BIBB

SURVEY NOTE:
ELEVATIONS AND CONTOURS SHOWN HEREON ARE TRUE ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
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(850) 639-3860
LB# 29064

SEAL FLORIDA
PROFESSIONAL ENGINEER
S. LANCE WATSON, P.E.
LICENSE NUMBER 83335

EXISTING CONDITIONS

SGI 2 COMMERCIAL BUILDING
EAST GULF BEACH DRIVE
ST. GEORGE ISLAND, FL

REVISIONS:

ITEM	BY	DATE

PROJECT NUMBER: 17-18-01
DESIGNED BY: L. WATSON
DRAWN BY: J. TAYLOR
CHECKED BY: T. MARSH
FOR: SGI REAL ESTATE INC.
101 FRANKLIN BLVD.
ST. GEORGE ISLAND, FL 32328

DATE: 11/19/20

SHEET NO.
C-02

DATE: 12/4/2020 1:06 PM, FILE LOCATION: S:\0 - PROJECTS\0 - DWG\2018 JOBS\18-17-01 SGI REAL ESTATE - SGI 2 TRADING COMPANY - EAST GULF BEACH DR, LOTS 3 AND 4- (YAIR ALON) - ARCH, MECH, STR\CIVIL PLANS\DWG\SHEET\01_SGI2_PLANSET.DWG

SITE BENCHMARK
DOT CM 49-99-E01V
ELEV. @ 5.58' (NAVD '88)

SITE BENCHMARK
60d NAIL IN POWER POLE
ELEV. @ 10.75' (NAVD '88)

EXISTING & PROPOSED
DRAINAGE BASIN (SWMF 01)
42,861.85 SQ. FT. (0.98 AC)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SURVEY NOTE:
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SEAL FLORIDA
PROFESSIONAL ENGINEER
S. LANCE WATSON, P.E.
LICENSE NUMBER 83335

PRE & POST DRAINAGE BASIN MAP

SGI 2 COMMERCIAL BUILDING
EAST GULF BEACH DRIVE
ST. GEORGE ISLAND, FL

REVISIONS:

ITEM	BY	DATE

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DESIGNED BY: L. WATSON
DRAWN BY: J. TAYLOR
CHECKED BY: T. MARSH
FOR: SGI REAL ESTATE INC.
101 FRANKLIN BLVD.
ST. GEORGE ISLAND, FL 32328

DATE: 11/19/20

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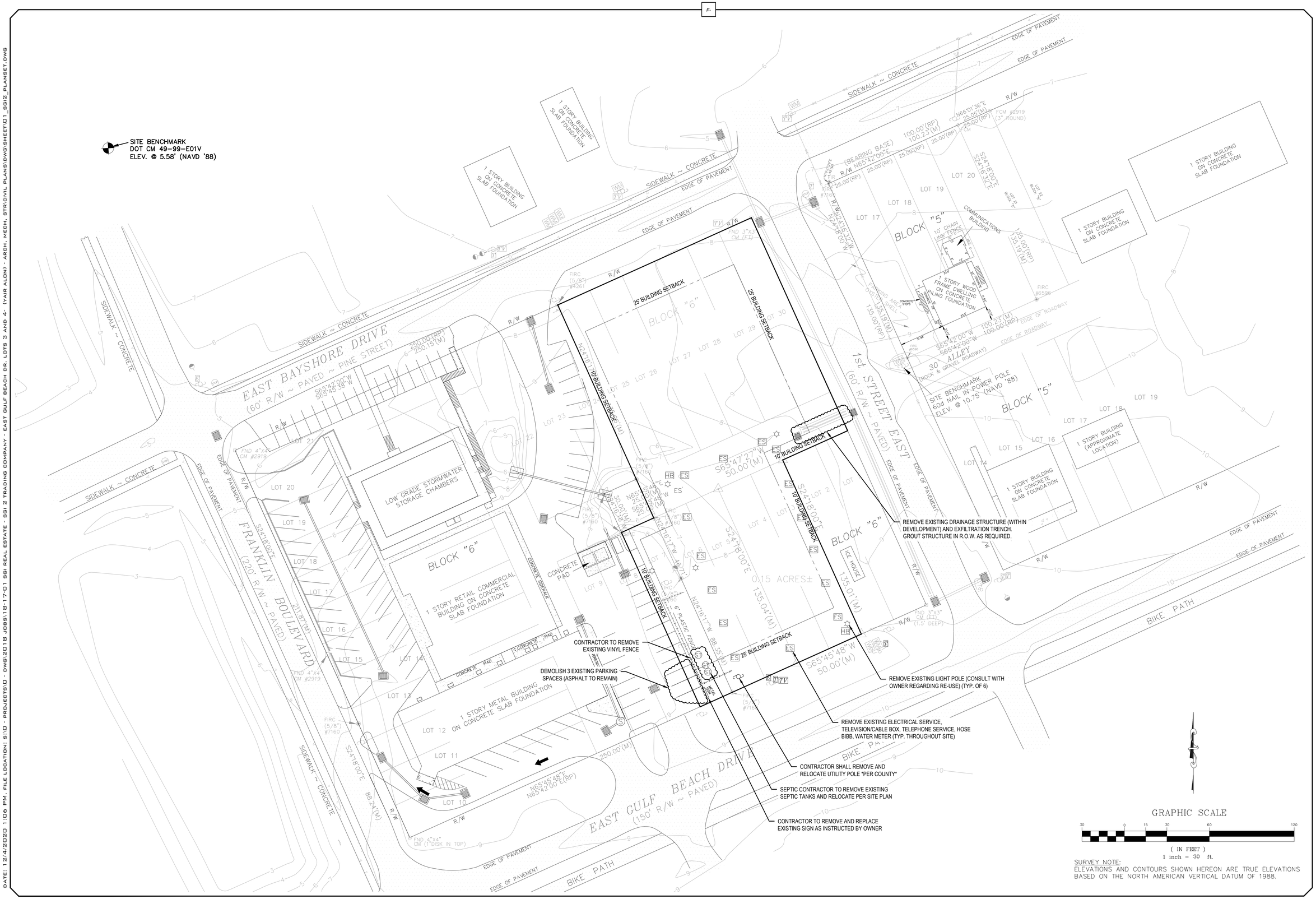

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SEAL FLORIDA
PROFESSIONAL ENGINEER
S. LANCE WATSON, P.E.
LICENSE NUMBER 83335

DEMOLITION PLAN

SGI 2 COMMERCIAL BUILDING
EAST GULF BEACH DRIVE
ST. GEORGE ISLAND, FL

REVISIONS:

DATE	BY	ITEM

PROJECT NUMBER: 17-18-01

DESIGNED BY:	DRAWN BY:	CHECKED BY:
L. WATSON	J. TAYLOR	T. MARSH

FOR: SGI REAL ESTATE INC.
101 FRANKLIN BLVD.
ST. GEORGE ISLAND, FL 32328

DATE: 11/19/20

SHEET NO.
C-04

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SITE AREA TABLE	
PROPOSED STRUCTURE	7,636.00 SQ. FT.
PROPOSED ASPHALT PARKING	16,369.72 SQ. FT.
PROPOSED CONCRETE SIDEWALK	2,495.18 SQ. FT.
PROPOSED CONCRETE DUMPSTER PAD	240.00 SQ. FT.
PROPOSED TYPE-A CURB	51.58 SQ. FT.
TOTAL PROJECT AREA	41,667.24 SQ. FT.
TOTAL IMPERVIOUS AREA	26,792.48 SQ. FT.
IMPERVIOUS AREA PERCENTAGE	64.30 %
ALLOWABLE IMPERVIOUS AREA	80.00 %

PARKING TABLE	
RETAIL/ARCADE (7992.05 SQ. FT.) (1/200 SQ. FT.)	40
HANDICAP PARKING SPOTS PROVIDED	2
ADDITIONAL SPACES (SEE DEMO PLAN)	3
TOTAL PARKING SPOTS REQUIRED	43
TOTAL PARKING SPOTS PROVIDED	43

SITE BENCHMARK
DOT CM 49-99-E01V
ELEV. @ 5.58' (NAVD '88)

PROPOSED CONC. WHEEL STOP PER DETAIL 4-D1 (TYP. OF 31)

PROPERTY LINE (TYP.)

PROPOSED 30" DIAMETER NYOPLAST DRAIN BASIN (STD. AASHTO H-20 TRAFFIC RATED), (TYP. OF 6)

PROPOSED TYPE C INLET PER FDOT INDEX NO. 425-052 (TYP. OF 2)

PROPOSED 24" x 48" ADA APPROVED DETECTABLE WARNING PER FDOT INDEX NO. 522-002

PROPOSED 5' LANDSCAPE BUFFER (SEE LANDSCAPE PLAN)

PROPOSED 10' X 24' CONCRETE DUMPSTER PAD PER DETAIL 7-D1 w/ ± 35 LF 6' TALL WOOD SHADOW BOX PRIVACY FENCE PER DETAIL 5-D1

PROPOSED ASPHALT 90° 9' X 18' PARKING (TYP. OF 37)

PROPOSED APPROXIMATE SEPTIC DRAIN FIELD SIZE AND LOCATION. FINAL SIZE AND LOCATION PER SEPTIC INSTALLER.

PROPOSED SEPTIC TANKS/PUMPS FOR PROPOSED DEVELOPMENT BY OTHERS

PROPOSED LOCATION OF EXISTING (RELOCATED) SEPTIC TANKS/PUMPS. DESIGN, RELOCATION AND RECONNECTION BY OTHERS.

PROPOSED 5-BIKE (MINIMUM) BIKE RACK (SEE CONCEPTUAL DETAIL 10-D1)

PROPOSED ASPHALT ENTRANCE WIDENING (24' WIDE). REFER TO ASPHALT SECTION (DETAIL 8-D1)

PROPOSED ASPHALT 45° 9' x 20' PARKING SPOTS (TYP. OF 4)

PROPOSED ASPHALT 45° 12' X 20' HANDICAP PARKING W/ 5' ACCESS AISLE (TYP. OF 2), SEE DETAIL 1-D1

REFER TO DETAIL 8-D1 FOR ASPHALT PARKING SECTION

PROPOSED ± 503 (TOTAL) LF 5' WIDE CONCRETE SIDEWALK (SEE DETAIL 9-D1)

PROPOSED RETAIL BUILDING

PROPOSED TYPE C INLET PER FDOT INDEX NO. 452-052 (TYP. OF 2)

PROPOSED ±40 LF TYPE A CURB PER FDOT INDEX NO. 300

PROPOSED ±15LF OF 2' WHITE THERMOPLASTIC STOP BAR AND MESSAGE

SITE BENCHMARK
60d NAIL IN POWER POLE
ELEV. @ 10.75' (NAVD '88)

SITE PLAN NOTES:
1. LOADING ZONE WILL BE SHARED w/ ADJACENT BUILDINGS AT EXISTING LOADING ZONE.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SURVEY NOTE:
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SCE SOUTHEASTERN CONSULTING ENGINEERS, INC.
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LB# 29064

SEAL FLORIDA
PROFESSIONAL ENGINEER
S. LANCE WATSON, P.E.
LICENSE NUMBER 83335

OVERALL SITE PLAN

SGI 2 COMMERCIAL BUILDING
EAST GULF BEACH DRIVE
ST. GEORGE ISLAND, FL

PROJECT NUMBER: 17-18-01
DESIGNED BY: L. WATSON
DRAWN BY: J. TAYLOR
CHECKED BY: T. MARSH
FOR: SGI REAL ESTATE INC.
101 FRANKLIN BLVD.
ST. GEORGE ISLAND, FL 32328

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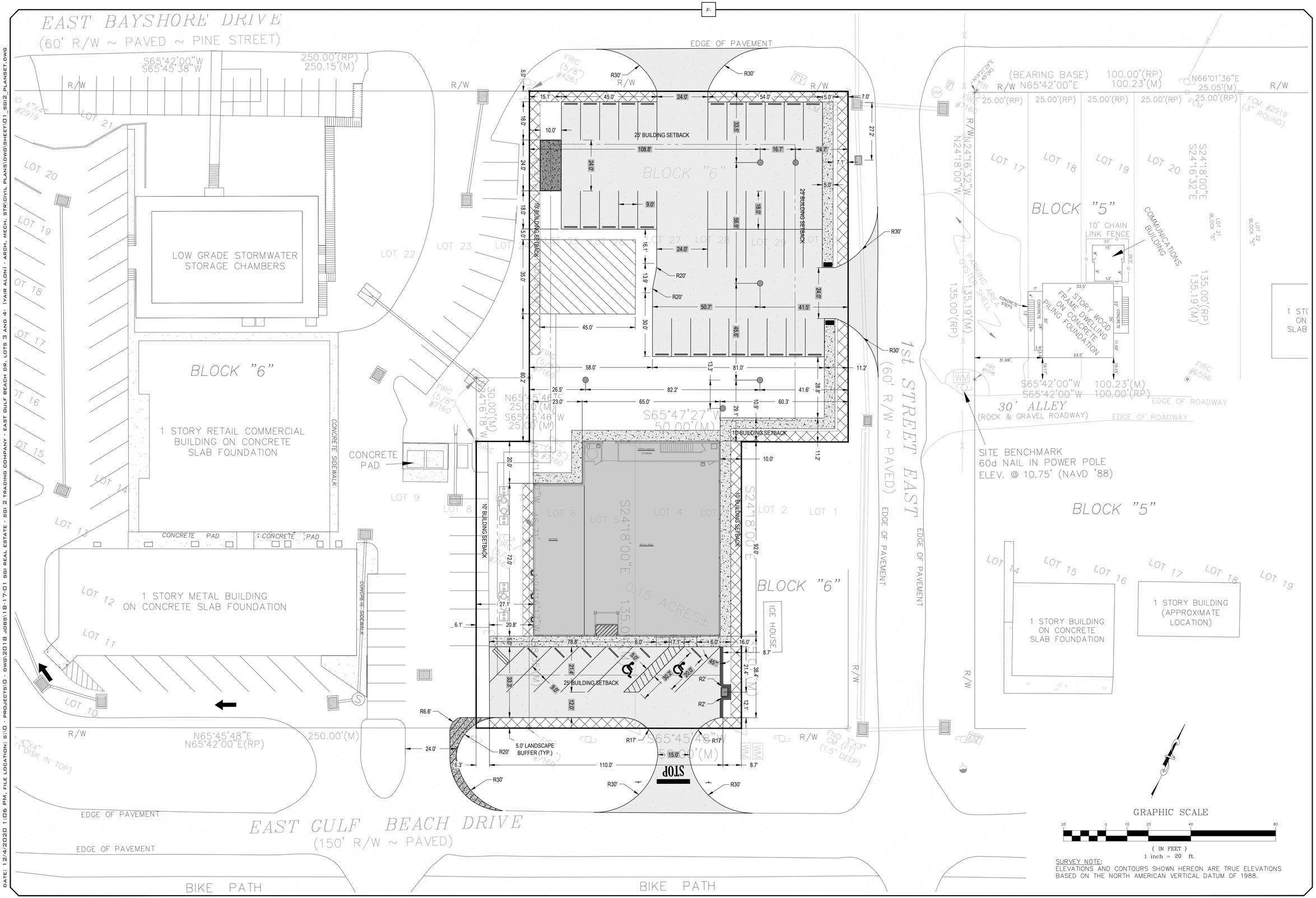
C-05



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SEAL FLORIDA
PROFESSIONAL ENGINEER
S. LANCE WATSON, P.E.
LICENSE NUMBER 83335

SITE GEOMETRY PLAN

SGI 2 COMMERCIAL BUILDING
EAST GULF BEACH DRIVE
ST. GEORGE ISLAND, FL

REVISIONS:

DATE	BY	ITEM

PROJECT NUMBER: 17-18-01

DESIGNED BY:	DRAWN BY:	CHECKED BY:
L. WATSON	J. TAYLOR	T. MARSH

FOR: SGI REAL ESTATE INC.
101 FRANKLIN BLVD.
ST. GEORGE ISLAND, FL 32328

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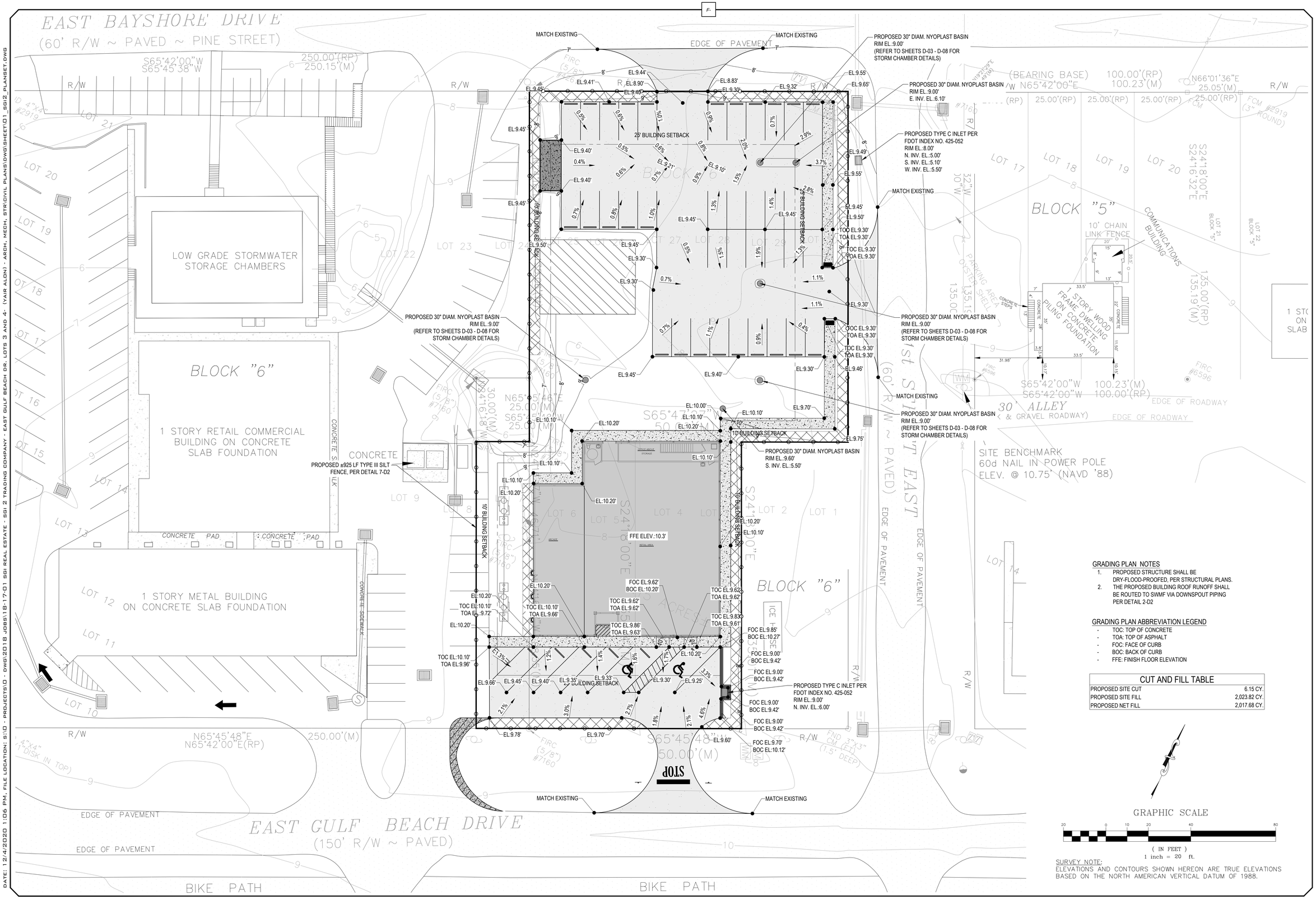

GRADING PLAN NOTES

1. PROPOSED STRUCTURE SHALL BE DRY-FLOOD-PROOFED, PER STRUCTURAL PLANS.
2. THE PROPOSED BUILDING ROOF RUNOFF SHALL BE ROUTED TO SWMF VIA DOWNSPOUT PIPING PER DETAIL 2-D2

GRADING PLAN ABBREVIATION LEGEND

- TOC: TOP OF CONCRETE
- TOA: TOP OF ASPHALT
- FOC: FACE OF CURB
- BOC: BACK OF CURB
- FFE: FINISH FLOOR ELEVATION

CUT AND FILL TABLE	
PROPOSED SITE CUT	6.15 CY.
PROPOSED SITE FILL	2,023.82 CY.
PROPOSED NET FILL	2,017.68 CY.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SURVEY NOTE:
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GRADING PLAN

SGI 2 COMMERCIAL BUILDING
EAST GULF BEACH DRIVE
ST. GEORGE ISLAND, FL

REVISIONS:

ITEM	BY	DATE

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ST. GEORGE ISLAND, FL 32328

DATE: 11/19/20

SHEET NO.
C-07

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EAST BAYSHORE DRIVE
(60' R/W ~ PAVED ~ PINE STREET)

EDGE OF PAVEMENT

S65°42'00"W
S65°45'38"W
250.00'(RP)
250.15'(M)
R/W

LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 6
LOT 5
LOT 4
LOT 2
LOT 1
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28

LOW GRADE STORMWATER
STORAGE CHAMBERS

BLOCK "6"

1 STORY RETAIL COMMERCIAL
BUILDING ON CONCRETE
SLAB FOUNDATION

CONCRETE SIDEWALK

CONCRETE PAD
CONCRETE PAD

1 STORY METAL BUILDING
ON CONCRETE SLAB FOUNDATION

CONCRETE SIDEWALK

4"X4" CM (1" DISK IN TOP)

R/W
N65°45'48"E
N65°42'00"E(RP)
250.00'(M)

EDGE OF PAVEMENT

EAST GULF BEACH DRIVE
(150' R/W ~ PAVED)

EDGE OF PAVEMENT

BIKE PATH

BIKE PATH

PROPOSED 30" DIAM. NYOPLAST BASIN
RIM EL.:9.00'
(REFER TO SHEETS D-03 - D-08 FOR
STORM CHAMBER DETAILS)

PROPOSED 30" DIAM. NYOPLAST BASIN
RIM EL.:9.00'
(REFER TO SHEETS D-03 - D-08 FOR
STORM CHAMBER DETAILS)

EXISTING ST-40
FDOT TYPE "C" INLET w/ 6" X 24" SLOT
ON S. FACE
TOP = 6.90'
N. INV. = 4.60'
S. INV. = 4.60'
E. INV. = 4.60'
SUMP w/ WEEP HOLE = 3.60'

PROPOSED 30" DIAM. NYOPLAST BASIN
RIM EL.:9.00'
E. INV. EL.:6.10'

PROPOSED TYPE C INLET PER
FDOT INDEX NO. 425-052
RIM EL.:8.00'
N. INV. EL.:5.00'
S. INV. EL.:5.10'
W. INV. EL.:5.50'

PROPOSED ±25 LF 12" HDPE PIPE

REFER TO SHEETS D-03 - D-08
FOR STORM CHAMBER DETAILS

PROPOSED 30" DIAM. NYOPLAST BASIN
RIM EL.:9.00'
(REFER TO SHEETS D-03 - D-08 FOR
STORM CHAMBER DETAILS)

PROPOSED 30" DIAM. NYOPLAST BASIN
RIM EL.:9.00'
(REFER TO SHEETS D-03 - D-08 FOR
STORM CHAMBER DETAILS)

PROPOSED 30" DIAM. NYOPLAST BASIN
RIM EL.:9.60'
S. INV. EL.:5.50'

PROPOSED ±129 LF
12" HDPE PIPE

PROPOSED TYPE C INLET PER
FDOT INDEX NO. 425-052
RIM EL.:9.00'
N. INV. EL.:6.00'

93.0' 25' BUILDING SETBACK
34.8'
22.3'
32.2'
88.1'
25' BUILDING SETBACK
10' BUILDING SETBACK
15' MIN.
31.5'
13.0'
12.9'
25' BUILDING SETBACK
25.1'
77.9'
24.8'
22.5'
10' BUILDING SETBACK
25' BUILDING SETBACK

BLOCK "6"

ICE HOUSE

STOP

S24°18'00"E 0.15 ACRES±
135.01'(M)

S65°45'48"W
50.00'(M)

FIRC (5/8") #7160
FIRC (5/8") #7600
FIRC (5/8") #7160
FIRC (5/8") #7160

N65°45'46"E
25.00'(M)
S65°45'46"W
25.00'(M)

S24°16'18"W
46.74'

S24°16'18"W
30.00'(M)

S24°16'32"W
30.00'(M)

S24°18'00"E
135.01'(M)

S24°18'00"E
135.00'(RP)
135.19'(M)

S24°16'32"E

BEARING BASE)
N66°01'36"E
100.00'(RP)
100.23'(M)
R/W
N65°42'00"E
25.00'(RP)
25.00'(RP)
25.00'(RP)
25.00'(RP)
25.05'(M)
FCM #2919
(3" ROUND)

LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
BLOCK "5"
LOT 22
BLOCK "5"

BLOCK "5"

10' CHAIN
LINK FENCE

COMMUNICATIONS
BUILDING

1 STORY WOOD
FRAME DWELLING
ON CONCRETE
PILING FOUNDATION

PARKING AREA
OYSTER SHELL

CONCRETE STEPS

1 ST(
ON
SLAB

1st STREET EAST
(60' R/W ~ PAVED)

EDGE OF PAVEMENT

EDGE OF PAVEMENT

S65°42'00"W
100.23'(M)
S65°42'00"W
100.00'(RP)

30' ALLEY
(SHELL & GRAVEL ROADWAY)

EDGE OF ROADWAY

EDGE OF ROADWAY

FIRC #6596

FIRC #6596

FND 3"X3" CM. (FT)
(1.5' DEEP)

SITE BENCHMARK
60d NAIL IN POWER POLE
ELEV. @ 10.75' (NAVD '88)

LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19

1 STORY BUILDING
ON CONCRETE
SLAB FOUNDATION

1 STORY BUILDING
(APPROXIMATE
LOCATION)

R/W

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SURVEY NOTE:
ELEVATIONS AND CONTOURS SHOWN HEREON ARE TRUE ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

DATE: 12/4/2020 1:06 PM, FILE LOCATION: S:\0 - PROJECTS\0 - DWG\2018 JOBS\18-17-01 SGI REAL ESTATE - SGI 2 TRADING COMPANY - EAST GULF BEACH DR. LOTS 3 AND 4- (YAIR ALON) - ARCH, MECH, STR\CIVIL PLANS\DWG\SHEET\D1_SG2_PLANSET.DWG

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
WEWAHITCHKA, FL 32465
(850) 639-3860
LB# 29064

SEAL FLORIDA
PROFESSIONAL ENGINEER
S. LANCE WATSON, P.E.
LICENSE NUMBER 83335

SWMF PLAN

SGI 2 COMMERCIAL BUILDING
EAST GULF BEACH DRIVE
ST. GEORGE ISLAND, FL

PROJECT NUMBER: 17-18-01
DESIGNED BY: L. WATSON
DRAWN BY: J. TAYLOR
CHECKED BY: T. MARSH
FOR: SGI REAL ESTATE INC.
101 FRANKLIN BLVD.
ST. GEORGE ISLAND, FL 32328

REVISIONS:

ITEM	BY	DATE

DATE: 11/19/20
SHEET NO.
C-08

EAST BAYSHORE DRIVE
(60' R/W ~ PAVED ~ PINE STREET)

EDGE OF PAVEMENT

S65°42'00"W
S65°45'38"W
250.00'(RP)
250.15'(M)

R/W

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 8

LOT 6

LOT 5

LOT 4

LOT 2

LOT 1

LOW GRADE STORMWATER
STORAGE CHAMBERS

BLOCK "6"

1 STORY RETAIL COMMERCIAL
BUILDING ON CONCRETE
SLAB FOUNDATION

CONCRETE SIDEWALK

CONCRETE PAD

CONCRETE PAD

1 STORY METAL BUILDING
ON CONCRETE SLAB FOUNDATION

CONCRETE SIDEWALK

25' BUILDING SETBACK

10' BUILDING SETBACK

BLOCK "6"

25' BUILDING SETBACK

10' BUILDING SETBACK

PROPOSED APPROXIMATE SEPTIC DRAIN FIELD SIZE AND LOCATION. FINAL SIZE AND LOCATION PER SEPTIC INSTALLER.

PROPOSED SEPTIC TANKS/PUMPS FOR PROPOSED DEVELOPMENT BY OTHERS

CONCRETE PAD

PROPOSED LOCATION OF EXISTING (RELOCATED) SEPTIC TANKS/PUMPS. DESIGN, RELOCATION AND RECONNECTION BY OTHERS.

FIRC (5/8") #4261

FIRC (5/8") #7160

FIRC (5/8") #7160

FIRC (5/8") #7160

FIRC (5/8") #7160

FIRC (5/8") #7160

N24°16'18"W
30.00'(M)

N65°45'48"E
25.00'(M)
S65°45'48"W
25.00'(M)

S65°47'27"W
50.00'(M)

S24°18'00"E 0.15 ACRES±

S24°18'00"E
135.01'(M)

N24°16'32"W
135.01'(M)

ICE HOUSE

CONTRACTOR TO TIE PROPOSED POTABLE WATER SUPPLY LINE INTO BUILDING.

PROPOSED ±170 LF 1" SCH80 PVC POTABLE WATER SERVICE LINE

PROPOSED 1" RPZ BACKFLOW PREVENTER, PER DETAIL 5-D2

CONTRACTOR TO TIE INTO EXISTING WATER METER. OWNER/CONTRACTOR SHALL VERIFY WITH THE FRANKLIN COUNTY UTILITY DEPARTMENT PRIOR TO CONNECTION TO INSURE THAT THE EXISTING METER SHOWN IS ASSOCIATED WITH THE SUBJECT PROPERTY.

1st STREET EAST
(60' R/W ~ PAVED)

EDGE OF PAVEMENT

EDGE OF PAVEMENT

FIRC (5/8") #6596

FIRC (5/8") #6596

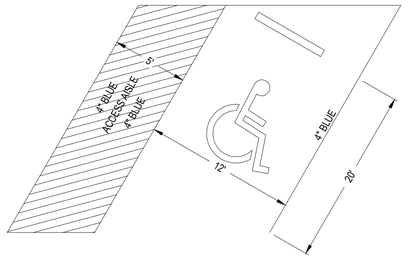
FIRC (5/8") #7160

FIRC (5/8") #7160

FIRC (5/8") #7160

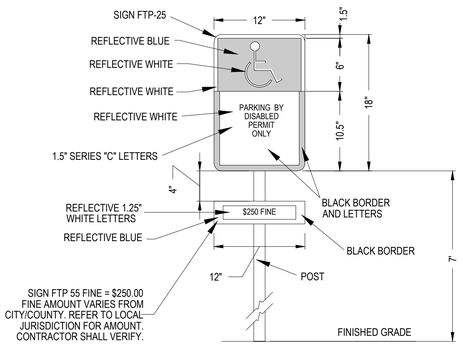
FIRC (5/8") #7160

FIRC (5/8") #7160



SIGN SHALL BE PLACED IN FRONT OF ALL DESIGNATED DISABLED SPACES. SIGN HEIGHT SHALL BE 7' FROM PAVEMENT TO BOTTOM OF SIGN. 5' ACCESS AISLE MAY BE PLACED ON THE RIGHT OR LEFT SIDE OF PARKING STALL. DISABLED PARKING SYMBOL SHALL BE 3 OR 5 FT. HIGH AND BLUE IN COLOR

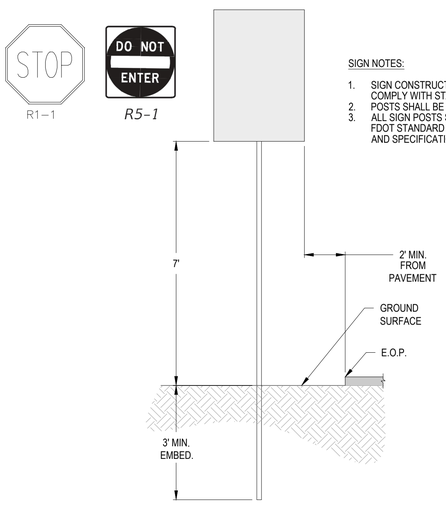
1 / D1 DISABLED PARKING STALL DETAIL
N.T.S.



SIGN NOTES:

1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUES.

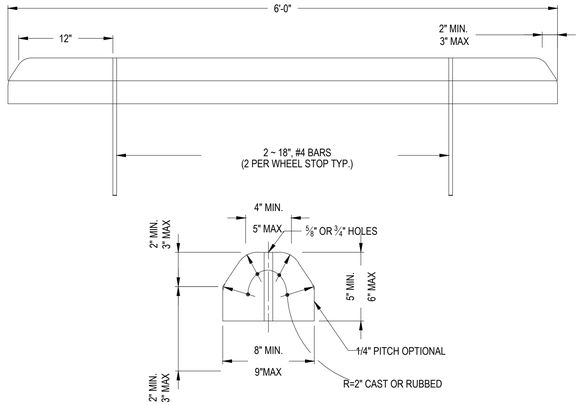
2 / D1 DISABLED PARKING SIGN
N.T.S.



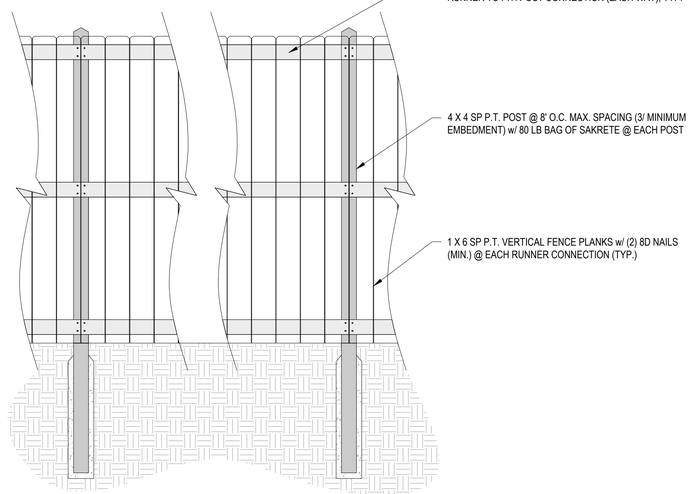
SIGN NOTES:

1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUES.
2. POSTS SHALL BE INSTALLED PLUMB
3. ALL SIGN POSTS SHALL BE 4.9 LB/FT CHANNEL. REFER TO FDOT STANDARD INDEX 11862 FOR HARDWARE DETAILS AND SPECIFICATIONS

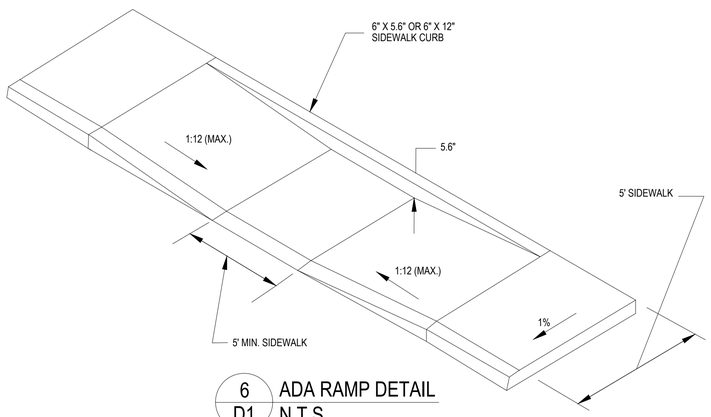
3 / D1 TYPICAL SIGN DETAIL
N.T.S.



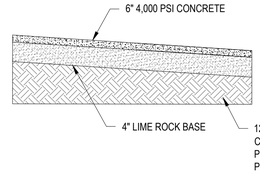
4 / D1 WHEEL STOP DETAIL
N.T.S.



5 / D1 TYPICAL 6' TALL WOOD FENCE SECTION
N.T.S.



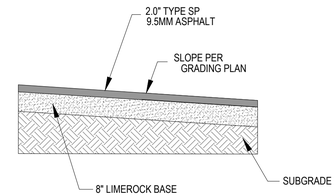
6 / D1 ADA RAMP DETAIL
N.T.S.



NOTES:

1. LIMEROCK BASE COURSE SHALL BE L.B.R. 100.
2. A ½" BITUMINOUS EXPANSION JOINT SHALL BE CONSTRUCTED AT THE CONCRETE/BUILDING CONNECTION LOCATION.
3. ⅜"-½" CONTRACTION JOINTS SHALL BE PROVIDED EVERY 10'

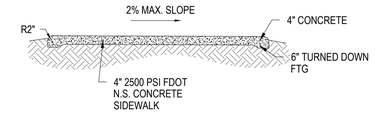
7 / D1 TYPICAL CONCRETE DUMPSTER PAD DETAIL
N.T.S.



NOTES:

1. 12" COMPACTED SUBGRADE MIN (CONTRACTOR SHALL NOTIFY EOR FOR APPROVAL OF MATERIAL PRIOR TO INSTALLATION/CONSTRUCTION) L.B.R. 40. COMPACTED TO 100% OF MAXIMUM DRY DENSITY AS ESTABLISHED BY AASHTO T-180.
2. LIMEROCK BASE COURSE SHALL BE MINIMUM L.B.R. 100, COMPACTED TO 98% MODIFIED PROCTOR.

8 / D1 TYPICAL ON-SITE ASPHALT DRIVE AND PARKING DETAIL
N.T.S.



NOTE:

1. PROVIDE ⅛" CONTRACTION JOINTS AT 5' O.C. (MAX.).
2. INSTALL ½" BITUMINOUS EXPANSION JOINT AT NEW TO EXISTING SIDEWALK TRANSITION & AT 50' O.C. MAX.

9 / D1 SIDEWALK DETAIL
N.T.S.



10 / D1 BIKE RACK DETAIL
N.T.S.

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WATER NOTES:

1. ALL WATER MAINS SHALL BE INSTALLED ACCORDING TO ENGINEERING PLANS AND FRANKLIN COUNTY SPECIFICATIONS.
2. WATER MAIN SHALL BE INSTALLED ON NORTH OR EAST ROAD CENTERLINE AT A DISTANCE TO INSURE MAIN IS A MINIMUM OF 6' FROM EDGE OF PAVEMENT OR IN ACCORDANCE WITH COUNTY AND STATE RECOMMENDED GUIDELINES FOR UTILITY PLACEMENT.
3. ALL PAVEMENT SHALL BE CUT AND PATCHED IN ACCORDANCE WITH COUNTY AND STATE SPECIFICATIONS.
4. ALL VALVES AND MATERIALS SHALL COMPLY WITH AWWA (AMERICAN WATER WORKS ASSOCIATION) STANDARDS.
5. MATERIALS APPROVED FOR WATER MAIN CONSTRUCTION INCLUDES:
   A. PVC CLASS 900 DR 18
6. ALL MAIN LINE VALVES SHALL BE RESILIENT SEATED GATE VALVES.
7. SERVICE TAPS SHALL NOT BE LESS THAN 7/8" (OPENING CUT) IN SADDLE CLAMP.
8. WATER SERVICE TUBING SHALL HDPE DR-9 MEETING ASTM D3350, RATED AT 250 P.S.I. WATER SERVICE TUBING SHALL BE BLUE ICE TUBING AS MANUFACTURED BY CHARTER PLASTICS, INC. OR APPROVED EQUAL.
9. FLUSH PIPE DISCHARGE SHALL BE OPPOSITE DIRECTION OF VALVE AND AND PIPE SHALL EXTEND 20" TO 30" ABOVE GROUND LEVEL.
10. MAINS SHALL HAVE A MINIMUM OF 36" COVER. IN DITCH BOTTOMS SERVICE LINES SHALL HAVE A MINIMUM OF 30" OF COVER.
11. ALL WATER MAINS AND SERVICE LINES SHALL HAVE 12 GAUGE, THIN INSULATED, SOLID COPPER WIRE COILED AROUND ALL WATER MAINS AND SERVICE LINES. ALL WIRE SHALL BE JOINED BY A COMMON BOND USING "BUTT SPLICE". WHERE A SERVICE WIRE IS BEING BONDED TO A MAIN WIRE, THE BOND (CONNECTION) SHALL BE MADE WITH A "T" BUTT SPLICE. IN THE EVENT THE "T" BUTT SPLICE IS NOT AVAILABLE, THE BOND SHALL BE MADE BY TIGHTLY WRAPPING THE SERVICE LINE WIRE TO THE MAIN WIRE WITH A MINIMUM OF TEN WRAPS. WIRE SPLICES SHALL BE WRAPPED WITH SCOTCH E-Z SEAL NO. 2200 ELECTRICAL INSULATING PAD WITH VINYL BACKING. THE SERVICE LINE WIRE SHALL EXTEND 12" INTO THE METER BOX.
12. "AS BUILT PLANS" SHALL INDICATE LOCATIONS OF ALL SERVICES WITH RESPECT TO LOT CORNERS, LOCATIONS AND TYPES OF ALL FITTINGS, LOCATION OF ALL VALVES, AND DEAD END RUNS WITH THREE (3) PHYSICAL FEATURES (LOT CORNERS, TREES, ETC.).
13. ALL STUB-OUTS SHALL HAVE WATER EMS MARKERS INSTALLED 18" BELOW GROUND LEVEL.
14. ALL MAINS AND SERVICE LINES SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH AWWA C-601 UNDER SUPERVISION OF PSJ INSPECTORS.
15. COMPACTING REQUIREMENTS: REFERENCE COUNTY, AND STATE SPECIFICATIONS.
16. ALL SERVICES SHALL BE INSTALLED IN THE APPROXIMATE CENTER OF EACH LOT.
17. ALL PIPE USE IN WATER DISTRIBUTION SYSTEMS SHALL BE N.S.F. APPROVED FOR POTABLE WATER USE.
18. THE TWO INCH STAND PIPE SHALL BE THE #77 MAINGUARD HYDRANT BY KUPFERLE FOUNDRY.
19. ALL CONSTRUCTION STAKING SHALL BE DONE AT CONTRACTORS EXPENSE.
20. BEFORE ANY CONSTRUCTION BEGINS "SHOP DRAWINGS" SHALL BE APPROVED BY ENGINEER OF RECORD.
21. CONSTRUCTION OF PIPE ALONG AN ARC SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S INSTALLATION GUIDELINES. THE PIPE SHALL BE CURVED UNIFORMLY THROUGHOUT ITS LENGTH AND NO JOINT DEFLECTION WILL BE ALLOWED. THE MAXIMUM PIPE RADIUS BASED ON J-M BLUE BRUTE AND RING TITE PIPE SHALL BE AS FOLLOWS:

    12" - 300 FEET
    10" - 250 FEET
    8" - 200 FEET
    6" - 150 FEET
    4" - 100 FEET
    2" - 25 FEET

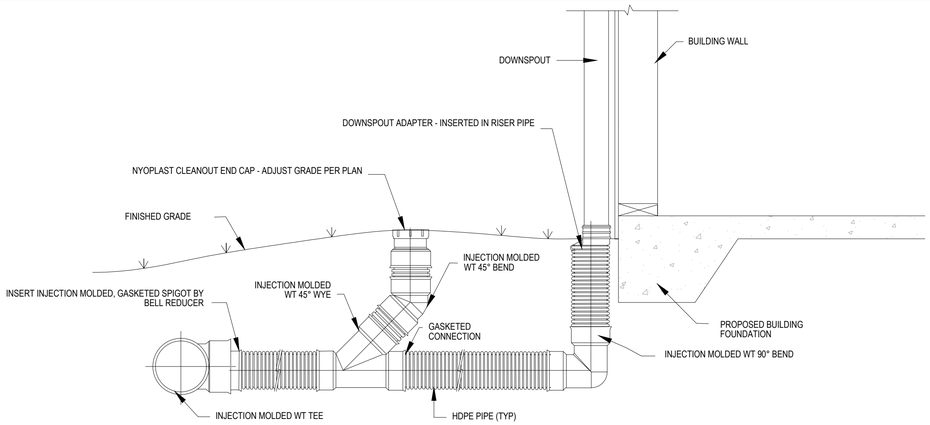
22. FOR FURTHER DETAILS SEE FRANKLIN COUNTY SPECIFICATIONS.

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

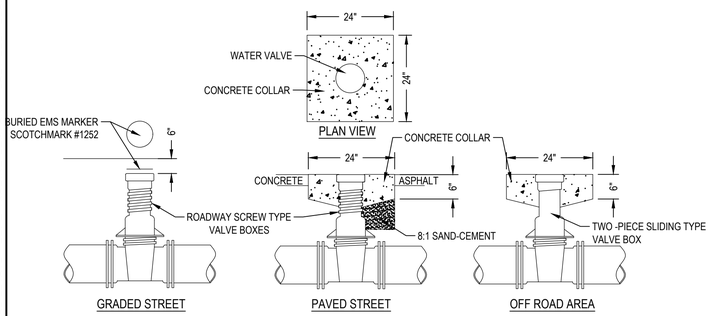
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN 3' MIN.	WATER MAIN 12" IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6" IS MINIMUM AND 12" IS PREFERRED.	ALTERNATE 3' MIN. WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10' PREFERRED 3' MIN. (3)	WATER MAIN 12 INCHES IS PREFERRED 6 INCHES MINIMUM.	ALTERNATE 3' MIN. WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN 10' PREFERRED 6' MIN. (3)	WATER MAIN 12" IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6" IS MINIMUM AND 12" IS PREFERRED.	ALTERNATE 6' MIN. WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FEET MINIMUM	----	----

1. Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
2. Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
3. 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
4. Reclaimed water not regulated uin Part III of Chapter 62-610, F.A.C.

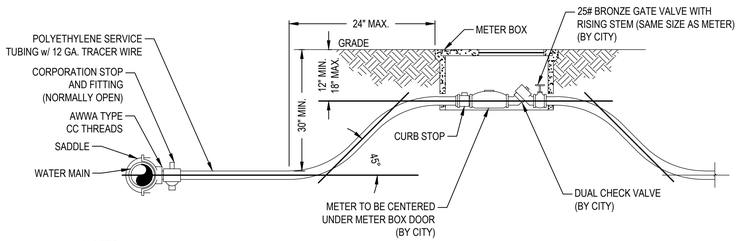
1 D2 SEPARATION DETAIL
N.T.S.



2 D2 NYOPLAST DOWNSPOUT DETAIL
N.T.S.



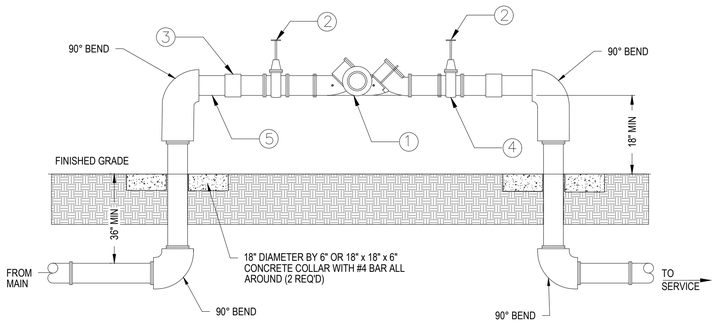
3 D2 TYPICAL VALVE DETAILS
N.T.S.



NOTES:

1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/ PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT A CURB STOP WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2"x2"x18" STAKE WITH THE TOP PAINTED BLUE AND MARKED WITH THE NUMBER OF THE LOT TO BE SERVED.
4. CONTRACTOR SHALL PROVIDE LOCATOR BALLS W/ PLASTIC TIE STRAPS. LOCATOR BALLS SHOULD BE SECURED TO LATERAL W/ TIE STRAP.
5. IF WATER METER NOT INSTALLED AT THE SAME TIME AS CURB STOP, CONTRACTOR SHALL LEAVE 2' (MIN.) SERVICE TUBING ABOVE GROUND.
6. SERVICES REQUIRING EXISTING PAVED ROAD CROSSINGS SHALL BE DIRECTIONAL BORED.
7. CURB STOP SHALL BE A FORD BALL METER VALVE B43-342WG, B43-444WG OR CITY APPROVED EQUAL.
8. ALL SERVICE TAPS TO BE LOCATED IN FIELD. TAPS SHALL BE NO CLOSER THAN AND WILL NOT BE SET IN DRAINAGE SWALES, EASEMENTS OR SIDEWALKS.
9. METER BOXES & YOKE ARE TO BE INSTALLED BY THE INFRASTRUCTURE CONTRACTOR AND WILL NOT BE SET IN DRAINAGE SWALES, EASEMENTS OR SIDEWALKS.
10. CORPORATION STOP SHALL BE FORD CORP. STOP F1000-4 OR CITY APPROVED EQUAL.
11. ALL SERVICE TAPS SHALL BE NO CLOSER THAN 36" APART AND NOT WITHIN 24" FROM BACK OF PIPE BELL OR SPIGOT INSERTION LINE.
12. TAPPING SADDLE: MODEL FL202 FORD METER BOX CO.
13. ALL PIPING SPECIALTIES SHALL BE SUPPLIED AS SPECIFIED OR APPROVED EQUAL

4 D2 ¾" & 1" WATER SERVICE CONNECTION DETAIL
N.T.S.

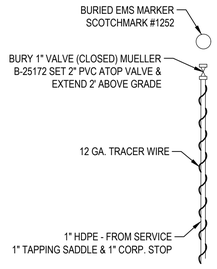


MATERIALS	
ITEM	DESCRIPTION
1	RPZ BACKFLOW PREVENTER
2	GATE VALVE
3	UNION
4	TEST COCKS
5	THREADED NIPPLE

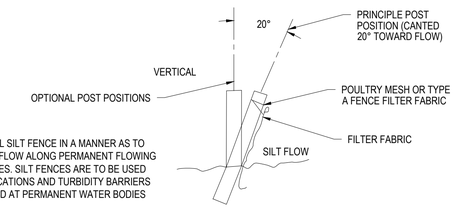
NOTES:

1. UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM CONTAINMENT. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED DOWNSTREAM OF METER.
2. IF A PRESSURE MONITOR IS TO BE INSTALLED, ADD A TEE, VALVE FITTINGS, AND MOUNT ON SUPPLY SIDE PRIOR TO BACKFLOW PREVENTION DEVICE: UNDER NO CIRCUMSTANCE, SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR THIS OR OTHER APPLICATION OTHER THAN BACKFLOW DEVICE TESTING.
3. A CONBRACO SERIES 40-000 FREEZE PROTECTION VALVE SHALL BE INCLUDED.
4. INSTALL INSULATION AS REQUIRED.

5 D2 REDUCED PRESSURE ZONE BACKFLOW PREVENTER
N.T.S.

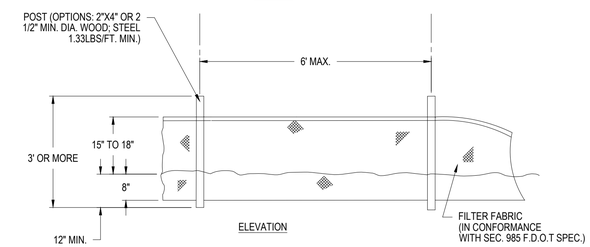


6 D2 SINGLE WATER SERVICE CONNECTION
N.T.S.



NOTE:
DO NOT INSTALL SILT FENCE IN A MANNER AS TO BLOCK WATER FLOW ALONG PERMANENT FLOWING WATER COURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS ARE TO BE USED AT PERMANENT WATER BODIES

SECTION



ELEVATION

7 D2 TYPE III SILT FENCE
N.T.S.

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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER:	RYAN RAFFERTY 904-673-6572 RYAN.RAFFERTY@ADS-PIPE.COM
ADS SALES REP:	RIO OROS 850-527-1838 RICHARD.OROS@ADS-PIPE.COM
PROJECT NO:	S149875

ADVANCED DRAINAGE SYSTEMS, INC.

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SGI2 COMMERCIAL BUILDING

ST. GEORGE ISLAND, FL

SC-310 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-310.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418-16a (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

1. STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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SEAL FLORIDA
PROFESSIONAL ENGINEER
S. LANCE WATSON, P.E.
LICENSE NUMBER 83335

DETAILS

SGI 2 COMMERCIAL BUILDING
EAST GULF BEACH DRIVE
ST. GEORGE ISLAND, FL

REVISIONS:

ITEM	BY	DATE

PROJECT NUMBER: 17-18-01

DESIGNED BY:	DRAWN BY:	CHECKED BY:
L. WATSON	J. TAYLOR	T. MARSH

FOR: SGI REAL ESTATE INC.
101 FRANKLIN BLVD.
ST. GEORGE ISLAND, FL 32328

DATE: 11/19/20

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CONCETPUAL LAYOUT

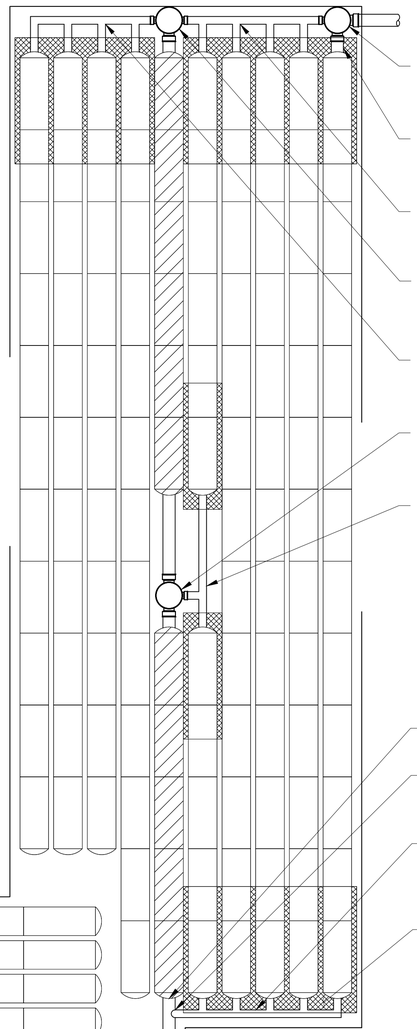
205	STORMTECH SC-310 CHAMBERS
48	STORMTECH SC-310 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	% STONE VOID
7320	**INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)**
5898	SYSTEM AREA (ft²)
445	SYSTEM PERIMETER (ft)

CONCEPTUAL ELEVATIONS

14.83	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
8.83	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
8.33	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
8.33	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
8.33	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
7.33	TOP OF STONE
6.83	TOP OF SC-310 CHAMBER
5.79	8" TOP MANIFOLD INVERT
5.58	12" ISOLATOR ROW CONNECTION INVERT
5.58	12" BOTTOM MANIFOLD / CONNECTION INVERT
5.50	BOTTOM OF SC-310 CHAMBER
5.00	BOTTOM OF STONE

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- THE SITE DESIGN ENGINEER MUST REVIEW THE PROXIMITY OF THE CHAMBERS TO THE BUILDING/STRUCTURE. NO FOUNDATION LOADS SHALL BE TRANSMITTED TO THE CHAMBERS. THE SITE DESIGN ENGINEER MUST CONSIDER EFFECTS OF POSSIBLE SATURATED SOILS ON BEARING CAPACITY OF SOILS AND SEEPAGE INTO BASEMENTS.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



PROPOSED OUTLET STRUCTURE SHOWN AS 30" NYLOPLAST
MAXIMUM OUTLET FLOW RATE 2.7 CFS
(DESIGN BY ENGINEER)

12" ADS N-12 BOTTOM CONNECTION
INVERT 0.9" ABOVE CHAMBER BASE
(SEE NOTES)

8" X 8" ADS N-12 TOP MANIFOLD
INVERT 3.5" ABOVE CHAMBER BASE
(SEE NOTES)

PROPOSED STRUCTURE SHOWN AS 30" NYLOPLAST
MAXIMUM INLET FLOW 4.6 CFS
(24" SUMP MIN)

8" X 8" ADS N-12 TOP MANIFOLD
INVERT 3.5" ABOVE CHAMBER BASE
(SEE NOTES)

STRUCTURE PER PLAN SHOWN AS 30" NYLOPLAST
MAXIMUM INLET FLOW 1.7 CFS
(24" SUMP MIN)

8" X 8" ADS N-12 TOP MANIFOLD
INVERT 3.5" ABOVE CHAMBER BASE
(SEE NOTES)

12" PREFABRICATED END CAP, PART# SC310EPE12B
TYP OF ALL SC-310 12" BOTTOM CONNECTIONS AND ISOLATOR ROWS

12" X 8" ADS N-12 CROWN MATCHING REDUCING TEE
12" INVERT 0.9" ABOVE CHAMBER BASE
8" INVERT 3.5" ABOVE CHAMBER BASE

8" X 8" ADS N-12 TOP MANIFOLD
MAXIMUM INLET FLOW 2.3 CFS
INVERT 3.5" ABOVE CHAMBER BASE
(SEE NOTES)

PLACE MINIMUM 12.5' OF ADS GEOSYNTHETICS 315WTK WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

8" X 8" ADS N-12 TOP MANIFOLD
INVERT 3.5" ABOVE CHAMBER BASE
(SEE NOTES)

STRUCTURE PER PLAN SHOWN AS 30" NYLOPLAST
MAXIMUM INLET FLOW 4.6 CFS
(24" SUMP MIN)

8" X 8" ADS N-12 TOP MANIFOLD
INVERT 3.5" ABOVE CHAMBER BASE
(SEE NOTES)

ISOLATOR ROW
(SEE DETAIL / TYP 4 PLACES)

STRUCTURE PER PLAN SHOWN AS 30" NYLOPLAST
(24" SUMP MIN/ DESIGN BY ENGINEER)

12" X 8" ADS N-12 CROWN MATCHING REDUCING TEE
12" INVERT 0.9" ABOVE CHAMBER BASE
8" INVERT 3.5" ABOVE CHAMBER BASE

8" X 8" ADS N-12 TOP MANIFOLD
MAXIMUM INLET FLOW 2.3 CFS
INVERT 3.5" ABOVE CHAMBER BASE
(SEE NOTES)

STRUCTURE PER PLAN SHOWN AS 30" NYLOPLAST
(24" SUMP MIN)

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SEAL FLORIDA
PROFESSIONAL ENGINEER
S. LANCE WATSON, P.E.
LICENSE NUMBER 83335

DETAILS

SGI 2 COMMERCIAL BUILDING
EAST GULF BEACH DRIVE
ST. GEORGE ISLAND, FL

REVISIONS:

ITEM	DATE	BY

PROJECT NUMBER: 17-18-01

DESIGNED BY:	DRAWN BY:	CHECKED BY:
L. WATSON	J. TAYLOR	T. MARSH

FOR: SGI REAL ESTATE INC.
101 FRANKLIN BLVD.
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DATE: 11/19/20

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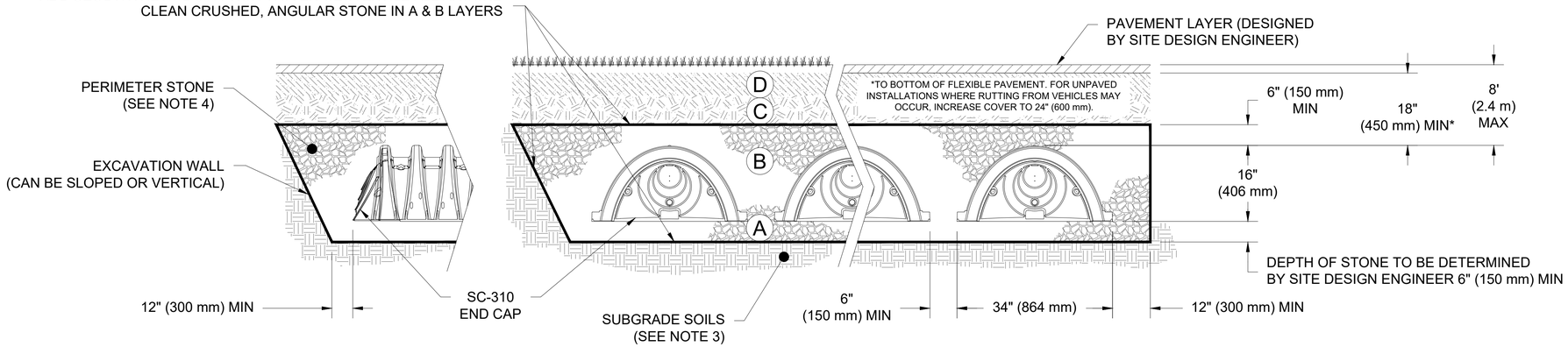
ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418-16a (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2”.
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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DETAILS

SGI 2 COMMERCIAL BUILDING
EAST GULF BEACH DRIVE
ST. GEORGE ISLAND, FL

REVISIONS:

ITEM	BY	DATE

PROJECT NUMBER: 17-18-01
DESIGNED BY: L. WATSON
DRAWN BY: J. TAYLOR
CHECKED BY: T. MARSH
FOR: SGI REAL ESTATE INC.
101 FRANKLIN BLVD.
ST. GEORGE ISLAND, FL 32328
DATE: 11/19/20
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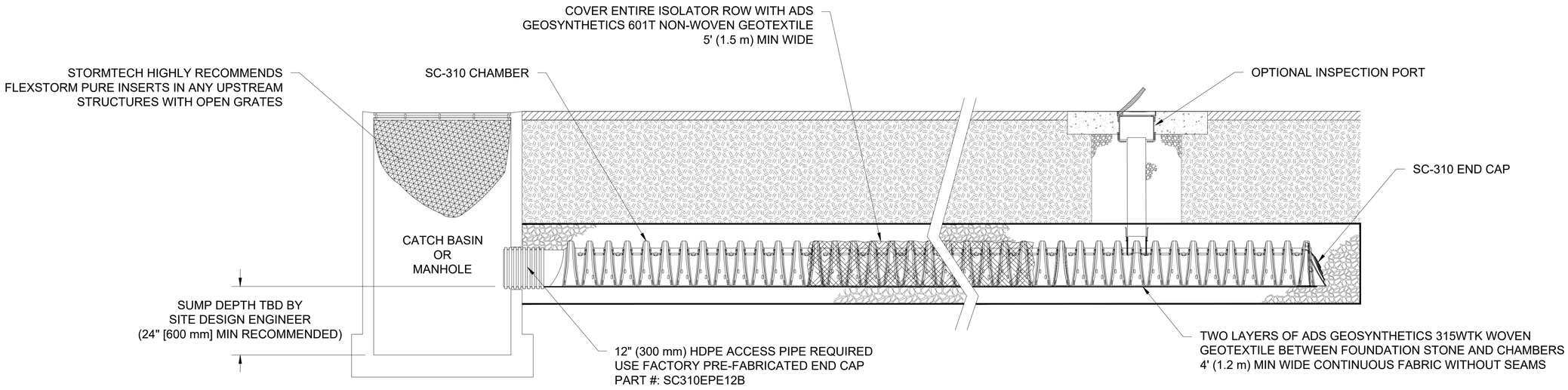

SC-310 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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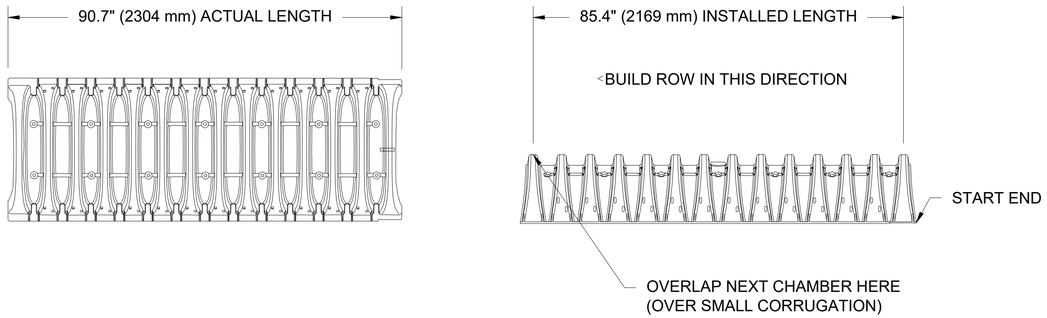
CHECKED BY: T. MARSH
FOR: SGI REAL ESTATE INC.
101 FRANKLIN BLVD.
ST. GEORGE ISLAND, FL 32328

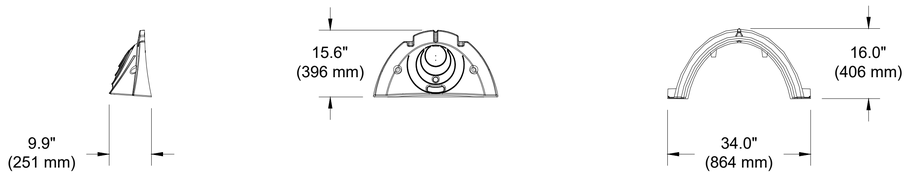
DATE: 11/19/20

SHEET NO.
D-07

SC-310 TECHNICAL SPECIFICATION

NTS

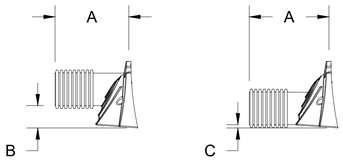




NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310EPE06B / SC310EPE06BPC			---	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310EPE08B / SC310EPE08BPC			---	0.6" (15 mm)
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310EPE10B / SC310EPE10BPC			---	0.7" (18 mm)
SC310EPE12B	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

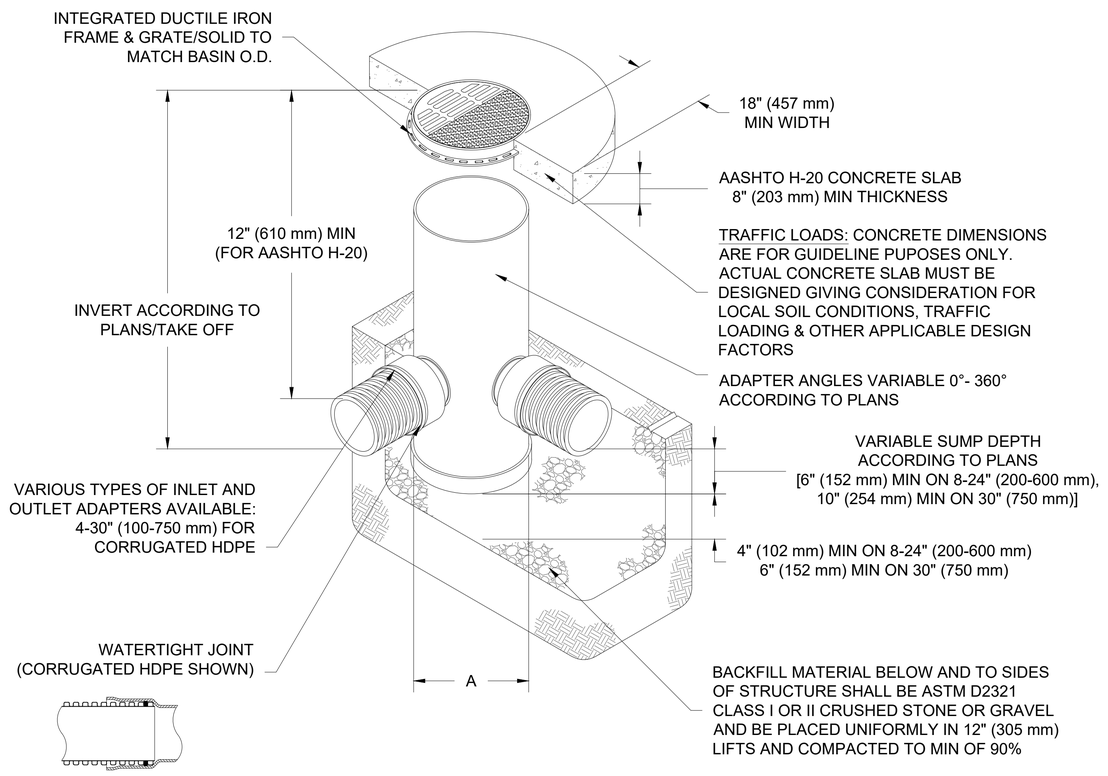
ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

SCE SOUTHEASTERN CONSULTING ENGINEERS, INC.
P.O. BOX 141
WEWAHITCHKA, FL 32465
(850) 639-3860
LB# 29064

SEAL FLORIDA
PROFESSIONAL ENGINEER
S. LANCE WATSON, P.E.
LICENSE NUMBER 83335

DETAILS

SGI 2 COMMERCIAL BUILDING
EAST GULF BEACH DRIVE
ST. GEORGE ISLAND, FL

REVISIONS:

ITEM	BY	DATE

PROJECT NUMBER: 17-18-01
DESIGNED BY: L. WATSON
DRAWN BY: J. TAYLOR
CHECKED BY: T. MARSH
FOR: SGI REAL ESTATE INC.
101 FRANKLIN BLVD.
ST. GEORGE ISLAND, FL 32328
DATE: 11/19/20
SHEET NO.
D-08

DATE: 12/4/2020 1:06 PM, FILE LOCATION: S:\D - PROJECTS\D - DWG\2018 JOBS\18-17-01 SGI REAL ESTATE - SGI 2 TRADING COMPANY - EAST GULF BEACH DR, LOTS 3 AND 4- (YAIR ALON) - ARCH, MECH, STR\CIVIL PLANS\DWG\SHEET\D1_SGI2_PLANSET.DWG

APPLICATION FOR COMMERCIAL SITE PLAN REVIEW

FRANKLIN COUNTY BUILDING DEPARTMENT
34 Forbes Street, Suite 1, Apalachicola, Florida 32320
Phone: 850-653-9783 Fax: 850-653-9799
http://www.franklincountyflorida.com/planning_building.aspx

APPLICATION MUST BE COMPLETE:

Property Owner/s: Yaish Alon
Contact Information: Home #: _____ Cell #: 850-252-3998
Mailing Address: 882 Briarwood Meadow Lane City/State/Zip: Boynton Beach, FL 33473
EMAIL Address: Yaish Alon@msn.com

Agent Name: S. Lance Watson Business Name: Southeastern Consulting Engineers
Contact Information: Office #: 850-639-3860 Cell #: _____
Mailing Address: 115 Sailors Cove Rd, Unit A City/State/Zip: Port St. Joe, FL 32456
EMAIL Address: lance.watson@southeasternce.com

PROPERTY DESCRIPTION: 911 Address: Please see the attached Project Description (Multiple Parcels)
Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____
Parcel Identification #: Please see the attached Project Description(Multiple Parcels

JURISDICTION: ☐ Franklin County
☐ Apalachicola ☐ Eastpoint ☒ St. George Island ☐ Carrabelle ☐ Dog Island ☐ Lanark/ St. James ☐ St. Teresa ☐ Alligator Point

Applicant Signature: Yaish Alon **Date:** 12/09/2020

Agent Signature: Lance Watson **Date:** 12/08/2020

TYPE OF ESTABLISHMENT: _____

ITEMS REQUIRED:

- X **Signed Application**
- X **Site Plan**
- X **Parking Plan**
- X **Elevations of Building**
- X **Water & Sewer Letter** Water service line exist on-site(per owner) septic permitting is in process. Please consider this as a request to approve the D/O contingent on receiving final septic permit
- X **Stormwater** NWFWMD is reviewing storm water permit application. Please consider this as a request to approve the D/O contingent on receivinginal septic permit. The final approved NWFWMD permit will be submitted upon recient

RECOMMENDATION FROM COUNTY PLANNER: _____

PLANNER SIGNATURE: _____ **DATE:** _____

BOARD APPROVAL DATE: _____

F-

AUTHORIZED REPRESENTATIVE

Franklin County Planning Department
34 Forbes Street, Suite 1
Apalachicola, FL 32320

RE: PROJECT NAME: SGI 2 COMMERCIAL BUILDING
PROJECT NUMBER: 18-17-01

This form is to advise you that I hereby authorize S. Lance Watson, P.E. with Southeastern Consulting Engineers, Inc. to act as my authorized representative in all future dealings with Franklin County regarding the above-referenced project.

_____
Signature

R&H Retail, Inc.
Yair Alon
101 Franklin Blvd.
St. George Island, FL 32328

Date:_____

Sworn and subscribed before me this _____ day of _____, 20_____

By_____ (Name of Affiant). S/he is personally known to me or has

produced _____as identification or is personally known.

State of_____

Signature of Notary: _____ My Commission Expires: _____

Notary's Printed Name: _____

2020 FLORIDA PROFIT CORPORATION ANNUAL REPORT

F-

DOCUMENT# P13000014039

FILED
Jun 09, 2020
Secretary of State
0191627601CC

Entity Name: SGI REAL ESTATE INC

Current Principal Place of Business:

101 FRANKLIN BOULEVARD
ST. GEORGE ISLAND, FL 32328

Current Mailing Address:

101 FRANKLIN BLVD
ST GEORGE ISLAND, FL 32328 US

FEI Number: 46-2009081

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

HSG ACCOUNTING INC
408 W BALDWIN RD
PANAMA CITY, FL 32405 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	P	Title	VP, D
Name	ALON, YAISH	Name	HABA, YEHEZKEL
Address	8828 BRIARWOOD MEADOW LANE	Address	8525 THOMAS DRIVE
City-State-Zip:	BOYNTON BEACH FL 33473	City-State-Zip:	PANAMA CITY BEACH FL 32408

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: YAISH ALON P 06/09/2020

Electronic Signature of Signing Officer/Director Detail — Date

SURFACE WATER MANAGEMENT DATA SHEET

A 1 CURVE NUMBERS (DRAINAGE BASIN - UPLANDS) — SGI 2 COMMERCIAL BUILDING

$$CN_C = \frac{\sum(CN_i * A_i)}{A_T}$$

SOIL TYPE	HYDROLOGIC GROUP
	A (Based on Geotech. Report)
	** USE TYPE "A"

PRE CONDITIONS (DRAINAGE BASIN)	A_T =	42,861.9	SF =	0.98	AC

LAND USE DESCRIPTION	CURVE NUMBER	AREA (SF)	AREA (AC)	CN * A
DOLOMITE DRIVE (IMPERVIOUS)	98	0.0	0.000	0.00
OPEN SPACE GRASS GOOD CONDITION	39	42,861.9	0.984	38.37
IMPERVIOUS AREA OF EXISTING DEVELOPMENTS	98	0.0	0.000	0.00

$$CN_C = \frac{\sum(CN_i * A_i)}{A_T}$$

CN_C =	39

Existing Developments are Removed.

POST CONDITIONS (UPLAND DRAINAGE BASIN	A_T =	42,861.9	SF =	0.98	AC

LAND USE DESCRIPTION	CURVE NUMBER	AREA (SF)	AREA (AC)	CN * A
OPEN SPACE GRASS GOOD CONDITION	39	16,069.4	0.369	14.39
IMPERVIOUS AREA OF PROPOSED DEVELOPMENT	98	26,792.5	0.615	60.28
PROPOSED GRAVEL DRIVE	76	0.0	0.000	0.00
EXISTING STRUCTURES	98	0.0	0.000	0.00
SWMF	100	N/A	0.000	0.00

DRAINAGE AREA IMPERVIOUS COVERAGE

IMPERVIOUS AREA OF NEW DEVELOPMENTS (SF/AC.)	26,792.5	0.61507071
TOTAL DRAINAGE BASIN AREA	42,861.9	
TOTAL PERCENTAGE (WITHIN DRAINAGE BASIN)	62.51%	

$$CN_C = \frac{\sum(CN_i * A_i)}{A_T}$$

CN_C =	76

SURFACE WATER MANAGEMENT DATA SHEET

F-

SGI 2 COMMERCIAL BUILDING

STORAGE VOLUME REQUIRED WATER QUALITY (SLUG LOAD)

Area of Impervious (SF)	26762.08
Total Drainage Basin Area (SF)	42861.85
VOLUME FOR 1" OVER BASIN (CF)	3,571.82
VOLUME FOR 1" CN OVER IMPERVIOUS (CF)	2,185.57

STORAGE VOLUME AVAILABLE IN STORM CHAMBER (PER STORM TECH ANALYSIS)

TOTAL VOLUME OF STORM CHAMBER 7269.44

DESIGNED **>** REQUIRED

WATER QUALITY ELEVATION CALCULATION (STORM TECH ADS STORM CHAMBER)			
AVAILABLE VOLUME (STORM TECH)	ELEVATION	W/Q VOLUME	WQ ELEV.
3345.54	6.00	3,571.82	6.05
3684.11	6.08		

Invert Elevation (Above W/Q per NWFWMD Handbook Vol. II) (Exiting Chamber)	**6.1**

Prepared by and return to:
Frank A. Lafalce, Esquire
Anthony & Partners LLC
201 North Franklin Street, Suite 2800
Tampa, FL 33602
Telephone: 813-273-5616
File Number: 200295.17

Inst:201419005864 Date:10/20/2014 Time:3:01 PM
Doc Stamp-Deed:23800.00
DC,Marcia Johnson,Franklin County B:1131 P:373

Consideration: $3,400,000.00

Parcel Identification Nos.:
R-29-09S-06S-7310-006E-0190
R-29-09S-06W-7310-005E-0170
R-29-09S-06W-7310-006E-0070
R-29-09S-06W-7310-006E-0090
R-29-09S-06W-7310-006E-0100
R-29-09S-06W-7310-006E-0110
R-29-09S-06W-7310-006E-0120
R-29-09S-06W-7310-006E-0130

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 17th day of **October, 2014**, between **CELTAE, LLC, a Florida limited liability company**, and **101 FRANKLIN BOULEVARD, LLC, a Florida limited liability company**, whose post office address is **Post Office Box 250, Apalachicola, Florida 32329-0250**, grantor*, and **SGI REAL ESTATE INC., a Florida corporation**, whose post office address is **7100 Thomas Drive, Panama City Beach, Florida 32408**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Franklin County, Florida**, to-wit:

See attached Exhibit "A"

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

[Signature Page to Follow]

F-

Signed, sealed and delivered in our presence:

Witness Name: Melanie M. Williams

Witness Name: Nicole McNair

By: _____ (Seal)

CELTAE, LLC, a Florida limited liability company

Olivier Ducimetiere-Monod, as Sole Member

State of Florida
County of Franklin

The foregoing instrument was acknowledged before me this 14th day of October, 2014 by Olivier Ducimetiere-Monod, as Sole Member of CELTAE, LLC, a Florida limited liability company, who [✓] is personally known or [___] has produced a driver's license as identification.

[Notary Seal]

MELANIE M. WILLIAMS
MY COMMISSION # FF 053199
EXPIRES: December 12, 2017
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Melanie M. Williams

My Commission Expires: Dec 12, 2017

Signed, sealed and delivered in our presence:

Witness Name: Melanie M. Williams

Witness Name: Nicole McNair

By: _____ (Seal)

101 FRANKLIN BOULEVARD, LLC, a Florida limited liability company

Olivier H. Ducimetiere-Monod, as Sole Member

State of Florida
County of Franklin

The foregoing instrument was acknowledged before me this 14th day of October, 2014 by Olivier H. Ducimetiere-Monod, as Sole Member of 101 FRANKLIN BOULEVARD, LLC, a Florida limited liability company, who [✓] is personally known or [___] has produced a driver's license as identification.

[Notary Seal]

MELANIE M. WILLIAMS
MY COMMISSION # FF 053199
EXPIRES: December 12, 2017
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Melanie M. Williams

My Commission Expires: Dec 12, 2017

F-

EXHIBIT "A"

LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 AND A PORTION OF LOT 13, BLOCK "6" EAST AND A PORTION OF A 30.00 FOOT WIDE ABANDONED ALLEY of St. George Island Gulf Beaches Unit 1, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 7 of the Public Records of Franklin County, Florida being more particularly described as follows:

Commence at a concrete monument marking the Southwest corner of Block "6" East of said St.. George Island Gulf Beaches Unit 1, said point also lying on the intersection of the Easterly right-of-way boundary of Franklin Boulevard with the Northerly right-of-way boundary of East Gulf Beach Drive, thence run North 24 degrees 18 minutes 00 seconds West along said right-of-way boundary 88.24 feet to an iron rod and cap (marked #7160), thence leaving said right-of-way boundary run North 65 degrees 44 minutes 15 seconds East 250.04 feet to an iron rod and cap (marked #7160), thence run North 24 degrees 16 minutes 17 seconds West 46.71 feet to an iron rod and cap (marked #7160) lying on the Southerly right-of-way boundary of a 30' wide alley, thence run South 65 degrees 45 minutes 46 seconds West along said right-of-way boundary 25.00 feet to an iron rod and cap (marked #7160), thence leaving said right-of-way boundary run North 24 degrees 16 minutes 18 seconds East 30.00 feet to an iron rod and cap (marked #7160) lying on the Southerly right-of-way boundary of said 30' wide alley, thence run North 65 degrees 45 minutes 46 seconds East along said right-of-way boundary 25.00 feet to an iron rod and cap (marked #7160), thence leaving said right-of-way boundary run North 24 degrees 16 minutes 17 seconds West 135.06 feet to an iron rod and cap (marked #4261) lying on the Southerly right-of-way boundary of East Pine Street, thence run South 65 degrees 45 minutes 38 seconds West along said right-of-way boundary 250.15 feet to a concrete monument marking the intersection of the Southerly right-of-way boundary of said East Pine Street and the East right-of-way boundary of Franklin Boulevard, thence run South 24 degrees 18 minutes 00 seconds East along the East right-of-way boundary of said Franklin Boulevard 211.87 feet to the POINT OF BEGINNING containing 1.20 acres more or less.

LOTS 10, 11, 12 AND A PORTION OF LOTS 7, 8, 9 AND 13, BLOCK "6" EAST AND A PORTION OF A 30.00 FOOT WIDE ABANDONED ALLEY of St. George Island Gulf Beaches Unit 1, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 7 of the Public Records of Franklin County, Florida being more particularly described as follows:

Begin at a concrete monument marking the Southwest corner of Block "6" East of said St.. George Island Gulf Beaches Unit 1, said point also lying on the intersection of the Easterly right-of-way boundary of Franklin Boulevard with the Northerly right-of-way boundary of East Gulf Beach Drive, thence run North 65 degrees 45 minutes 48 seconds East along the Northerly right-of-way boundary of said East Gulf Beach Drive a distance of 250.00 feet to an iron rod and cap (marked #7160), thence leaving said right-of-way boundary run North 24 degrees 16 minutes 17 seconds West 88.35 feet to an iron rod and cap (marked #7160), thence run South 65 degrees 44 minutes 15 seconds West 250.04 feet to a nail and cap (marked #7160), lying on the Easterly right-of-way boundary of Franklin Boulevard, thence run South 24 degrees 18 minutes 00 seconds East along said right-of-way boundary 88.24 feet to the POINT OF BEGINNING containing 0.51 acres more or less.

Lots 17 and 20, Block 5 East, St. George Island Beaches, Unit No. 1, according to the map or plat thereof, recorded in Plat Book 2, Page 7, of the Public Records of Franklin County, Florida.

WATER QUALITY DRAWDOWN (STORM CHAMBER)

1D Nodes - Time Series 1

Relative Time [hrs]	Stage [ft]
0.0000	6.05
0.2506	5.79
0.5009	5.63
0.7529	5.56
1.0005	5.51
1.2529	5.47
1.5016	5.42
1.7523	5.38
2.0026	5.34
2.2549	5.31
2.5058	5.29
2.7558	5.26
3.0058	5.24
3.2558	5.22
3.5058	5.20
3.7558	5.18
4.0058	5.16
4.2558	5.15
4.5058	5.13
4.7558	5.12
5.0058	5.10
5.2558	5.09
5.5058	5.08
5.7558	5.07
6.0058	5.05
6.2558	5.04
6.5058	5.03
6.7558	5.02
7.0058	5.01
7.2558	5.01
7.5058	5.00
7.7558	5.00
8.0058	5.00
8.2558	5.00
8.5058	5.00
8.7558	5.00
9.0058	5.00
9.2558	5.00
9.5058	5.00
9.7558	5.00
10.0058	5.00
10.2558	5.00

Relative Time [hrs]	Stage [ft]
10.5058	5.00
10.7558	5.00
11.0058	5.00
11.2558	5.00
11.5058	5.00
11.7558	5.00
12.0058	5.00
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20.5058	5.00
20.7558	5.00

Relative Time [hrs]	Stage [ft]
21.0058	5.00
21.2558	5.00
21.5058	5.00
21.7558	5.00
22.0058	5.00
22.2558	5.00
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30.2558	5.00
30.5058	5.00
30.7558	5.00
31.0058	5.00
31.2558	5.00

Relative Time [hrs]	Stage [ft]
31.5058	5.00
31.7558	5.00
32.0058	5.00
32.2558	5.00
32.5058	5.00
32.7558	5.00
33.0058	5.00
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40.2558	5.00
40.5058	5.00
40.7558	5.00
41.0058	5.00
41.2558	5.00
41.5058	5.00
41.7558	5.00

Relative Time [hrs]	Stage [ft]
42.0058	5.00
42.2558	5.00
42.5058	5.00
42.7558	5.00
43.0058	5.00
43.2558	5.00
43.5058	5.00
43.7558	5.00
44.0058	5.00
44.2558	5.00
44.5058	5.00
44.7558	5.00
45.0058	5.00
45.2558	5.00
45.5058	5.00
45.7558	5.00
46.0058	5.00
46.2558	5.00
46.5058	5.00
46.7558	5.00
47.0058	5.00
47.2558	5.00
47.5058	5.00
47.7558	5.00
48.0058	5.00
48.2558	5.00
48.5058	5.00
48.7558	5.00
49.0058	5.00
49.2558	5.00
49.5058	5.00
49.7558	5.00
50.0058	5.00
50.2558	5.00
50.5058	5.00
50.7558	5.00
51.0058	5.00
51.2558	5.00
51.5058	5.00
51.7558	5.00
52.0058	5.00
52.2558	5.00

Relative Time [hrs]	Stage [ft]
52.5058	5.00
52.7558	5.00
53.0058	5.00
53.2558	5.00
53.5058	5.00
53.7558	5.00
54.0058	5.00
54.2558	5.00
54.5058	5.00
54.7558	5.00
55.0058	5.00
55.2558	5.00
55.5058	5.00
55.7558	5.00
56.0058	5.00
56.2558	5.00
56.5058	5.00
56.7558	5.00
57.0058	5.00
57.2558	5.00
57.5058	5.00
57.7558	5.00
58.0058	5.00
58.2558	5.00
58.5058	5.00
58.7558	5.00
59.0058	5.00
59.2558	5.00
59.5058	5.00
59.7558	5.00
60.0058	5.00
60.2558	5.00
60.5058	5.00
60.7558	5.00
61.0058	5.00
61.2558	5.00
61.5058	5.00
61.7558	5.00
62.0058	5.00
62.2558	5.00
62.5058	5.00
62.7558	5.00

Relative Time [hrs]	Stage [ft]
63.0058	5.00
63.2558	5.00
63.5058	5.00
63.7558	5.00
64.0058	5.00
64.2558	5.00
64.5058	5.00
64.7558	5.00
65.0058	5.00
65.2558	5.00
65.5058	5.00
65.7558	5.00
66.0058	5.00
66.2558	5.00
66.5058	5.00
66.7558	5.00
67.0058	5.00
67.2558	5.00
67.5058	5.00
67.7558	5.00
68.0058	5.00
68.2558	5.00
68.5058	5.00
68.7558	5.00
69.0058	5.00
69.2558	5.00
69.5058	5.00
69.7558	5.00
70.0058	5.00
70.2558	5.00
70.5058	5.00
70.7558	5.00
71.0058	5.00
71.2558	5.00
71.5058	5.00
71.7558	5.00
72.0058	5.00

F-

Project: **REV1 - SGI 2 - S149875**

StormTech
Detention • Retention • Water Quality
A division of ADS

Chamber Model - SC-310
Units - **Imperial** Click Here for Metric

Number of chambers - 205
Voids in the stone (porosity) - 40 %
Base of Stone Elevation - 5.00 ft
Amount of Stone Above Chambers - 6 in
Amount of Stone Below Chambers - 6 in

☑ Include Perimeter Stone in Calculations

Area of system - 5898 sf Min. Area - 4863 sf min. area

Height of System *(inches)*	Incremental Single Chamber *(cubic feet)*	Incremental Total Chamber *(cubic feet)*	Incremental Stone *(cubic feet)*	Incremental Ch & St *(cubic feet)*	Cumulative Chamber *(cubic feet)*	Elevation *(feet)*
28	0.00	0.00	196.60	196.60	7320.29	7.33
27	0.00	0.00	196.60	196.60	7123.69	7.25
26	0.00	0.00	196.60	196.60	6927.09	7.17
25	0.00	0.00	196.60	196.60	6730.49	7.08
24	0.00	0.00	196.60	196.60	6533.89	7.00
23	0.00	0.00	196.60	196.60	6337.29	6.92
22	0.06	12.05	191.78	203.83	6140.69	6.83
21	0.15	31.72	183.91	215.63	5936.86	6.75
20	0.27	54.50	174.80	229.30	5721.23	6.67
19	0.54	111.68	151.93	263.61	5491.93	6.58
18	0.70	144.33	138.87	283.20	5228.32	6.50
17	0.82	169.03	128.99	298.02	4945.12	6.42
16	0.92	189.53	120.79	310.32	4647.11	6.33
15	1.01	208.07	113.37	321.44	4336.79	6.25
14	1.09	224.38	106.85	331.23	4015.34	6.17
13	1.15	236.63	101.95	338.58	3684.11	6.08
12	1.21	249.06	96.97	346.04	3345.54	6.00
11	1.27	261.35	92.06	353.41	2999.50	5.92
10	1.32	271.54	87.99	359.52	2646.09	5.83
9	1.36	279.82	84.67	364.49	2286.57	5.75
8	1.40	288.02	81.39	369.41	1922.07	5.67
7	1.43	294.10	78.96	373.06	1552.66	5.58
6	0.00	0.00	196.60	196.60	1179.60	5.50
5	0.00	0.00	196.60	196.60	983.00	5.42
4	0.00	0.00	196.60	196.60	786.40	5.33
3	0.00	0.00	196.60	196.60	589.80	5.25
2	0.00	0.00	196.60	196.60	393.20	5.17
1	0.00	0.00	196.60	196.60	196.60	5.08

F-

This instrument prepared by:
Brian D. Hess, Attorney
Post Office Box 9454
Panama City Beach, FL 32417
850/235-3004

Inst:201419004834 Date:8/25/2014 Time:11:40 AM
Doc Stamp-Deed:4550.00
DC,Marcia Johnson,Franklin County B:1127 P:699

The Above Space Provided for Recording Information

Consideration:
$650,000.00

Warranty Deed

This Indenture is executed this 19th day of August, 2014, by **Thomas S. Cheek**, whose post office address is 750 Wood Duck Ct. Atlanta, Ga. 30327 ***Grantor***, to **SGI Real Estate, Inc.**, whose post office address is 7100 Thomas Drive, Panama City Beach, Fl. 32408, ***Grantee***, in the following described property:

Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to them paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargain, conveyed, and sold to the Grantee, its successors and assigns forever, the following described real property situated, lying and being in Franklin County, Florida, to-wit:

Lots 3, 4, 5, 6, 25, 26, 27, 28, 29 and 30, Unit No. 1 Block "6" East, St. George Island Gulf Beaches, a Subdivision as per map or plat thereof, recorded in Plat Book 2, Page 7, of the Public Records of Franklin County, Florida.

Said property is not the homestead of the Grantor

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the real property conveyed herein and the Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

In witness whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

First Witness

Belinda Smith
(Print Name)

Second Witness

Sal Barone
(Print Name)

Thomas S. Cheek

State of Georgia
County of FULTON

I hereby certify that on this 19 of August, 2014, before me, an officer duly qualified to take acknowledgments, personally appeared **Thomas S. Cheek** who produced Georgia drivers license, as identification and who executed the foregoing instrument and acknowledged before me that she executed the same for the uses and purposes therein mentioned.

Notary Public

GEORGE L. SMITH NOTARY PUBLIC GEORGIA EXPIRES September 13, 2015 COBB COUNTY

Parcel I.D.'s:
29-09S-06W-7310-006E-0010 (portion of)
29-09S-06W-7310-006E-0050
20-09S-06W-7310-006E-0060
29-09S-06W-7310-006E-0250
29-09S-06W-7310-006E-0280

Curve Number: 1 [Set]

Land Cover Zone	Soil Zone	Curve Number [dec]
GRAVEL	GRAVEL	76.0
IMP	IMP	98.0
PERV	PERV	39.0
SWMF	SWMF	100.0

Manual Basin: POST

Scenario: Scenario1
Node: STORM CHAMBER
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: UH484
Peaking Factor: 484.0
Area: 0.9840 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
0.6150	IMP	IMP			
0.3690	PERV	PERV			

Comment:

Manual Basin Runoff Summary [Scenario1]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
POST	002YR024 HR	0.37	12.0000	6.00	3.78	0.9840	79.9	0.00	0.00
POST	003YR001 HR	3.29	0.5667	2.70	1.55	0.9840	87.9	0.00	0.00
POST	003YR002 HR	2.47	0.8000	3.40	1.99	0.9840	85.6	0.00	0.00
POST	003YR004 HR	1.31	2.0000	4.10	2.44	0.9840	83.7	0.00	0.00
POST	003YR008 HR	1.34	4.0000	5.10	3.13	0.9840	81.5	0.00	0.00
POST	003YR024 HR	0.46	12.0000	7.10	4.60	0.9840	78.2	0.00	0.00
POST	005YR001 HR	3.54	0.5667	2.90	1.67	0.9840	87.2	0.00	0.00
POST	005YR002	2.61	0.8000	3.60	2.11	0.9840	85.1	0.00	0.00

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
	HR								
POST	005YR004 HR	1.44	2.0000	4.50	2.71	0.9840	82.8	0.00	0.00
POST	005YR008 HR	1.51	4.0000	5.60	3.49	0.9840	80.6	0.00	0.00
POST	005YR024 HR	0.58	12.0000	8.60	5.77	0.9840	76.4	0.00	0.00
POST	010YR001 HR	3.92	0.5667	3.20	1.86	0.9840	86.2	0.00	0.00
POST	010YR002 HR	4.37	0.8000	5.90	3.70	0.9840	80.0	0.00	0.00
POST	010YR004 HR	1.67	2.0000	5.20	3.20	0.9840	81.3	0.00	0.00
POST	010YR008 HR	1.78	4.0000	6.40	4.07	0.9840	79.2	0.00	0.00
POST	010YR024 HR	0.63	12.0000	9.10	6.17	0.9840	75.9	0.00	0.00
POST	025YR001 HR	4.56	0.5667	3.70	2.18	0.9840	84.8	0.00	0.00
POST	025YR002 HR	3.50	0.8000	4.80	2.92	0.9840	82.1	0.00	0.00
POST	025YR004 HR	2.05	2.0167	6.30	4.00	0.9840	79.4	0.00	0.00
POST	025YR008 HR	2.14	4.0000	7.40	4.83	0.9840	77.8	0.00	0.00
POST	025YR024 HR	0.78	12.0000	10.80	7.56	0.9840	74.4	0.00	0.00
POST	050YR001 HR	5.19	0.5667	4.20	2.51	0.9840	83.5	0.00	0.00
POST	050YR002 HR	4.04	0.8000	5.50	3.41	0.9840	80.7	0.00	0.00
POST	050YR004 HR	2.25	2.0167	6.80	4.37	0.9840	78.6	0.00	0.00
POST	050YR008 HR	2.58	4.0000	8.60	5.77	0.9840	76.4	0.00	0.00
POST	050YR024 HR	0.92	12.0000	12.40	8.91	0.9840	73.3	0.00	0.00
POST	100YR001 HR	5.57	0.5667	4.50	2.71	0.9840	82.8	0.00	0.00
POST	100YR002 HR	4.46	0.8000	6.00	3.78	0.9840	79.9	0.00	0.00
POST	100YR004 HR	2.50	2.0167	7.40	4.83	0.9840	77.8	0.00	0.00
POST	100YR008 HR	2.80	4.0000	9.20	6.25	0.9840	75.8	0.00	0.00
POST	100YR024 HR	1.01	12.0000	13.40	9.77	0.9840	72.7	0.00	0.00

Manual Basin: PRE

Scenario: Scenario1
Node: PRE-BOUNDARY 1
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: UH484
Peaking Factor: 484.0
Area: 0.9840 ac

Area [ac]	Land Cover Zone	Soil Zone	Rainfall Name	Crop Coefficient Zone	Reference ET Station
0.9840	PERV	PERV			

Comment:

Manual Basin Runoff Summary [Scenario1]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
PRE	002YR024HR	0.06	19.0000	6.00	0.45	0.9840	39.0	0.00	0.00
PRE	003YR001HR	0.00	0.0000	2.70	0.00	0.9840	0.0	0.00	0.00
PRE	003YR002HR	0.01	2.0167	3.40	0.00	0.9840	39.0	0.00	0.00
PRE	003YR004HR	0.08	3.0333	4.10	0.06	0.9840	39.0	0.00	0.00
PRE	003YR008HR	0.11	5.0167	5.10	0.22	0.9840	39.0	0.00	0.00
PRE	003YR024HR	0.09	15.0167	7.10	0.81	0.9840	39.0	0.00	0.00
PRE	005YR001HR	0.00	0.0000	2.90	0.00	0.9840	0.0	0.00	0.00
PRE	005YR002HR	0.02	1.8500	3.60	0.01	0.9840	39.0	0.00	0.00
PRE	005YR004HR	0.13	3.0333	4.50	0.11	0.9840	39.0	0.00	0.00
PRE	005YR008HR	0.16	4.0500	5.60	0.34	0.9840	39.0	0.00	0.00
PRE	005YR024HR	0.15	15.0167	8.60	1.42	0.9840	39.0	0.00	0.00
PRE	010YR001HR	0.00	1.0000	3.20	0.00	0.9840	39.0	0.00	0.00
PRE	010YR002HR	0.45	1.0333	5.90	0.42	0.9840	39.0	0.00	0.00

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
PRE	010YR004 HR	0.25	3.0167	5.20	0.24	0.9840	39.0	0.00	0.00
PRE	010YR008 HR	0.33	4.0500	6.40	0.57	0.9840	39.0	0.00	0.00
PRE	010YR024 HR	0.18	15.0167	9.10	1.65	0.9840	39.0	0.00	0.00
PRE	025YR001 HR	0.08	0.8667	3.70	0.02	0.9840	39.0	0.00	0.00
PRE	025YR002 HR	0.15	1.4500	4.80	0.16	0.9840	39.0	0.00	0.00
PRE	025YR004 HR	0.46	2.5500	6.30	0.54	0.9840	39.0	0.00	0.00
PRE	025YR008 HR	0.57	4.0333	7.40	0.92	0.9840	39.0	0.00	0.00
PRE	025YR024 HR	0.28	12.0167	10.80	2.53	0.9840	39.0	0.00	0.00
PRE	050YR001 HR	0.25	0.8333	4.20	0.07	0.9840	39.0	0.00	0.00
PRE	050YR002 HR	0.33	1.0500	5.50	0.31	0.9840	39.0	0.00	0.00
PRE	050YR004 HR	0.59	2.5500	6.80	0.70	0.9840	39.0	0.00	0.00
PRE	050YR008 HR	0.91	4.0333	8.60	1.42	0.9840	39.0	0.00	0.00
PRE	050YR024 HR	0.40	12.0167	12.40	3.46	0.9840	39.0	0.00	0.00
PRE	100YR001 HR	0.38	0.8167	4.50	0.11	0.9840	39.0	0.00	0.00
PRE	100YR002 HR	0.49	0.9333	6.00	0.45	0.9840	39.0	0.00	0.00
PRE	100YR004 HR	0.76	2.5500	7.40	0.92	0.9840	39.0	0.00	0.00
PRE	100YR008 HR	1.09	4.0333	9.20	1.70	0.9840	39.0	0.00	0.00
PRE	100YR024 HR	0.48	12.0167	13.40	4.08	0.9840	39.0	0.00	0.00

Node: BOX (EXISTING)

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.60 ft
Warning Stage: 6.90 ft

Stage [ft]	Area [ac]	Area [ft2]
3.60	0.0001	6
6.90	0.0001	6

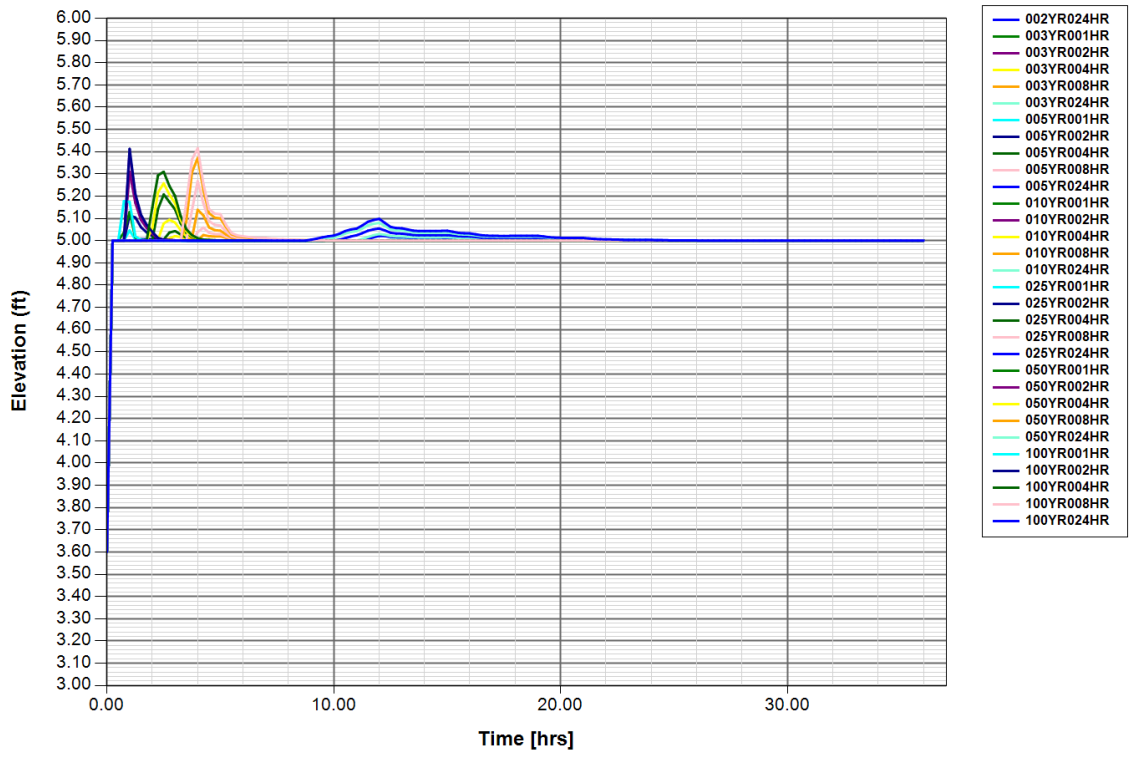
Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
BOX (EXISTING)	002YR024HR	6.90	5.00	0.0010	0.51	0.16	107
BOX (EXISTING)	003YR001HR	6.90	5.00	0.0010	0.51	0.00	107
BOX (EXISTING)	003YR002HR	6.90	5.00	0.0010	0.51	0.16	107
BOX (EXISTING)	003YR004HR	6.90	5.02	0.0010	0.51	0.40	107
BOX (EXISTING)	003YR008HR	6.90	5.03	0.0010	0.51	0.42	107
BOX (EXISTING)	003YR024HR	6.90	5.01	0.0010	0.51	0.21	107
BOX (EXISTING)	005YR001HR	6.90	5.00	0.0010	0.51	0.00	107
BOX (EXISTING)	005YR002HR	6.90	5.01	0.0010	0.51	0.21	107
BOX (EXISTING)	005YR004HR	6.90	5.04	0.0010	0.56	0.56	107
BOX (EXISTING)	005YR008HR	6.90	5.07	0.0010	0.74	0.74	107
BOX (EXISTING)	005YR024HR	6.90	5.02	0.0010	0.51	0.39	107
BOX (EXISTING)	010YR001HR	6.90	5.00	0.0010	0.51	0.08	107
BOX (EXISTING)	010YR002HR	6.90	5.40	0.0010	2.38	2.38	112
BOX (EXISTING)	010YR004HR	6.90	5.10	0.0010	0.90	0.90	107
BOX (EXISTING)	010YR008HR	6.90	5.17	0.0010	1.22	1.22	108
BOX (EXISTING)	010YR024HR	6.90	5.03	0.0010	0.51	0.46	107
BOX (EXISTING)	025YR001HR	6.90	5.06	0.0010	0.65	0.65	107
BOX (EXISTING)	025YR002HR	6.90	5.14	0.0010	1.08	1.08	107
BOX	025YR004HR	6.90	5.22	0.0010	1.44	1.44	109

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
(EXISTING)							
BOX (EXISTING)	025YR008HR	6.90	5.28	0.0010	1.73	1.73	110
BOX (EXISTING)	025YR024HR	6.90	5.06	0.0010	0.64	0.64	107
BOX (EXISTING)	050YR001HR	6.90	5.21	0.0010	1.40	1.40	109
BOX (EXISTING)	050YR002HR	6.90	5.31	0.0010	1.87	1.87	111
BOX (EXISTING)	050YR004HR	6.90	5.26	0.0010	1.65	1.65	110
BOX (EXISTING)	050YR008HR	6.90	5.38	0.0010	2.23	2.23	112
BOX (EXISTING)	050YR024HR	6.90	5.08	0.0010	0.79	0.79	107
BOX (EXISTING)	100YR001HR	6.90	5.32	0.0010	1.93	1.93	111
BOX (EXISTING)	100YR002HR	6.90	5.43	0.0010	2.51	2.51	112
BOX (EXISTING)	100YR004HR	6.90	5.31	0.0010	1.89	1.89	111
BOX (EXISTING)	100YR008HR	6.90	5.42	0.0010	2.47	2.47	112
BOX (EXISTING)	100YR024HR	6.90	5.10	0.0010	0.88	0.88	107

Node Stage: BOX (EXISTING) [Scenario1]



Node: BOX (PROP)

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.10 ft
Warning Stage: 8.00 ft

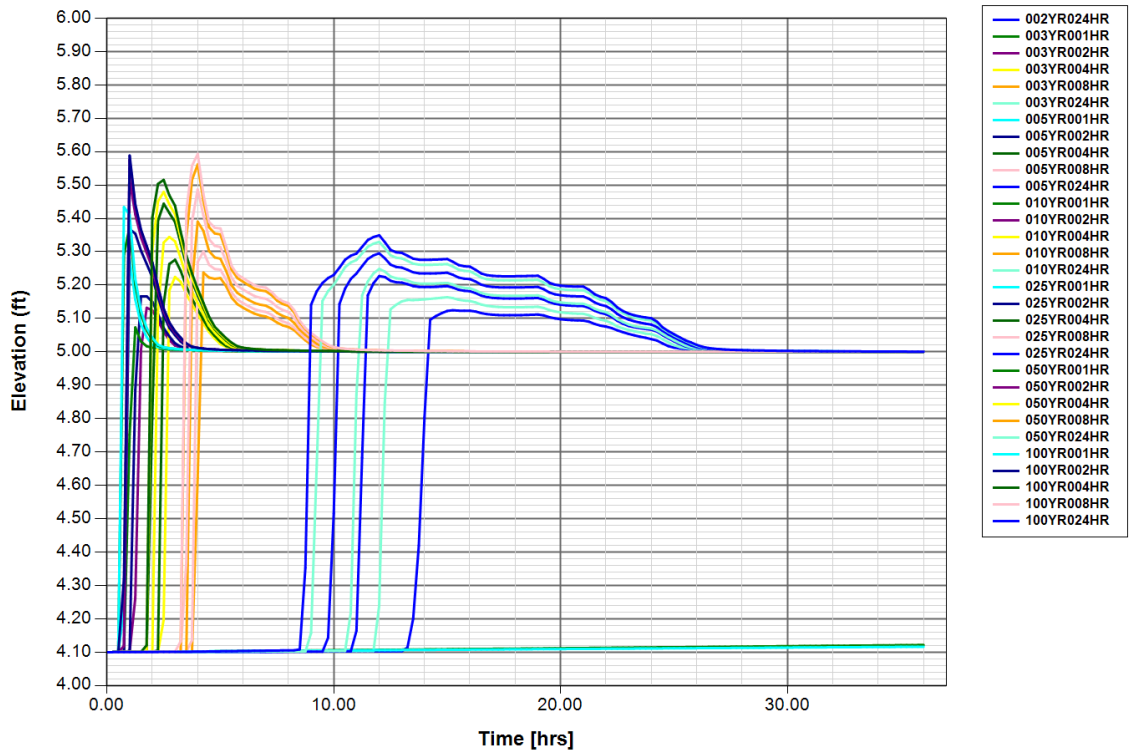
Stage [ft]	Area [ac]	Area [ft2]
4.10	0.0001	6
8.00	0.0001	6

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
BOX (PROP)	002YR024HR	8.00	5.12	0.0010	0.12	0.12	100
BOX (PROP)	003YR001HR	8.00	4.12	0.0000	0.00	0.00	100
BOX (PROP)	003YR002HR	8.00	5.13	0.0010	0.13	0.13	100
BOX (PROP)	003YR004HR	8.00	5.23	0.0010	0.40	0.40	100
BOX (PROP)	003YR008HR	8.00	5.24	0.0010	0.42	0.42	100
BOX (PROP)	003YR024HR	8.00	5.16	0.0010	0.20	0.20	100
BOX (PROP)	005YR001HR	8.00	4.12	0.0000	0.00	0.00	100
BOX (PROP)	005YR002HR	8.00	5.17	0.0010	0.21	0.21	100
BOX (PROP)	005YR004HR	8.00	5.28	0.0010	0.56	0.56	100
BOX (PROP)	005YR008HR	8.00	5.32	0.0010	0.74	0.74	100
BOX (PROP)	005YR024HR	8.00	5.23	0.0010	0.39	0.39	100
BOX (PROP)	010YR001HR	8.00	5.10	0.0010	0.13	0.08	100
BOX (PROP)	010YR002HR	8.00	5.58	0.0010	2.38	2.38	100
BOX (PROP)	010YR004HR	8.00	5.35	0.0010	0.90	0.90	100
BOX (PROP)	010YR008HR	8.00	5.41	0.0010	1.22	1.22	100
BOX (PROP)	010YR024HR	8.00	5.25	0.0010	0.46	0.46	100
BOX (PROP)	025YR001HR	8.00	5.30	0.0010	0.65	0.65	100
BOX (PROP)	025YR002HR	8.00	5.39	0.0010	1.08	1.08	100
BOX (PROP)	025YR004HR	8.00	5.45	0.0010	1.44	1.44	100
BOX (PROP)	025YR008HR	8.00	5.49	0.0010	1.73	1.73	100
BOX (PROP)	025YR024HR	8.00	5.30	0.0010	0.64	0.64	100
BOX (PROP)	050YR001HR	8.00	5.44	0.0010	1.40	1.40	100
BOX (PROP)	050YR002HR	8.00	5.51	0.0010	1.87	1.87	100
BOX (PROP)	050YR004HR	8.00	5.48	0.0010	1.65	1.65	100
BOX (PROP)	050YR008HR	8.00	5.56	0.0010	2.23	2.23	100
BOX (PROP)	050YR024HR	8.00	5.33	0.0010	0.79	0.79	100
BOX (PROP)	100YR001HR	8.00	5.52	0.0010	1.93	1.93	100
BOX (PROP)	100YR002HR	8.00	5.60	0.0010	2.51	2.51	100
BOX (PROP)	100YR004HR	8.00	5.52	0.0010	1.89	1.89	100
BOX (PROP)	100YR008HR	8.00	5.60	0.0010	2.47	2.47	100
BOX (PROP)	100YR024HR	8.00	5.35	0.0010	0.88	0.88	100

Node Stage: BOX (PROP) [Scenario1]



Node: POST-BOUNDARY 1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 5.00 ft
Warning Stage: 6.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	5.00
0	0	0	999.0000	5.00

Comment:

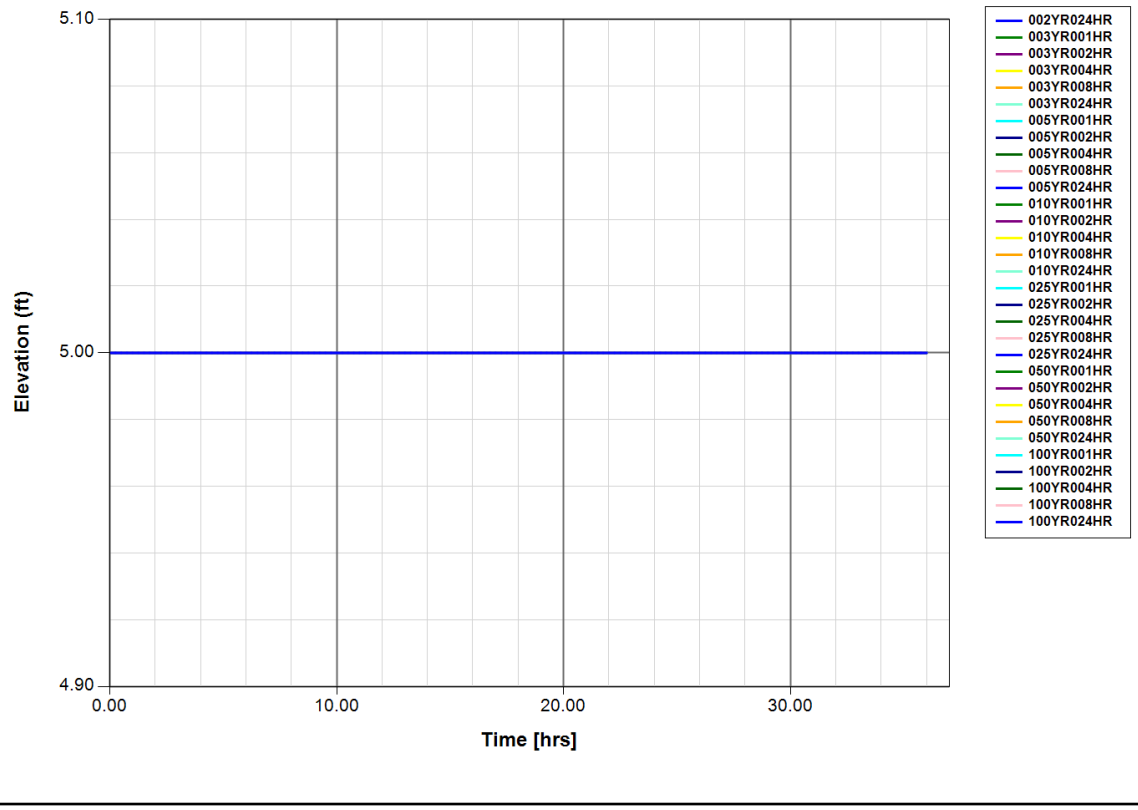
Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
POST-BOUNDARY 1	002YR024HR	6.00	5.00	0.0000	0.16	0.51	0
POST-BOUNDARY 1	003YR001HR	6.00	5.00	0.0000	0.00	0.51	0
POST-BOUNDARY 1	003YR002HR	6.00	5.00	0.0000	0.16	0.51	0
POST-BOUNDARY 1	003YR004HR	6.00	5.00	0.0000	0.40	0.51	0
POST-BOUNDARY 1	003YR008HR	6.00	5.00	0.0000	0.42	0.51	0
POST-BOUNDARY 1	003YR024HR	6.00	5.00	0.0000	0.21	0.51	0
POST-BOUNDARY 1	005YR001HR	6.00	5.00	0.0000	0.00	0.51	0
POST-BOUNDARY 1	005YR002HR	6.00	5.00	0.0000	0.21	0.51	0
POST-BOUNDARY 1	005YR004HR	6.00	5.00	0.0000	0.56	0.51	0
POST-BOUNDARY 1	005YR008HR	6.00	5.00	0.0000	0.74	0.51	0
POST-BOUNDARY 1	005YR024HR	6.00	5.00	0.0000	0.39	0.51	0
POST-BOUNDARY 1	010YR001HR	6.00	5.00	0.0000	0.08	0.51	0
POST-BOUNDARY 1	010YR002HR	6.00	5.00	0.0000	2.38	0.51	0
POST-BOUNDARY 1	010YR004HR	6.00	5.00	0.0000	0.90	0.51	0
POST-BOUNDARY 1	010YR008HR	6.00	5.00	0.0000	1.22	0.51	0
POST-BOUNDARY 1	010YR024HR	6.00	5.00	0.0000	0.46	0.51	0
POST-BOUNDARY 1	025YR001HR	6.00	5.00	0.0000	0.65	0.51	0
POST-BOUNDARY 1	025YR002HR	6.00	5.00	0.0000	1.08	0.51	0
POST-BOUNDARY 1	025YR004HR	6.00	5.00	0.0000	1.44	0.51	0
POST-BOUNDARY 1	025YR008HR	6.00	5.00	0.0000	1.73	0.51	0
POST-BOUNDARY 1	025YR024HR	6.00	5.00	0.0000	0.64	0.51	0
POST-BOUNDARY 1	050YR001HR	6.00	5.00	0.0000	1.40	0.51	0
POST-BOUNDARY 1	050YR002HR	6.00	5.00	0.0000	1.87	0.51	0
POST-BOUND	050YR004HR	6.00	5.00	0.0000	1.65	0.51	0

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
ARY 1							
POST-BOUNDARY 1	050YR008HR	6.00	5.00	0.0000	2.23	0.51	0
POST-BOUNDARY 1	050YR024HR	6.00	5.00	0.0000	0.79	0.51	0
POST-BOUNDARY 1	100YR001HR	6.00	5.00	0.0000	1.93	0.51	0
POST-BOUNDARY 1	100YR002HR	6.00	5.00	0.0000	2.51	0.51	0
POST-BOUNDARY 1	100YR004HR	6.00	5.00	0.0000	1.89	0.51	0
POST-BOUNDARY 1	100YR008HR	6.00	5.00	0.0000	2.47	0.51	0
POST-BOUNDARY 1	100YR024HR	6.00	5.00	0.0000	0.88	0.51	0

Node Stage: POST-BOUNDARY 1 [Scenario1]



Node: PRE-BOUNDARY 1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 5.00 ft
Warning Stage: 6.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	5.00
0	0	0	999.0000	5.00

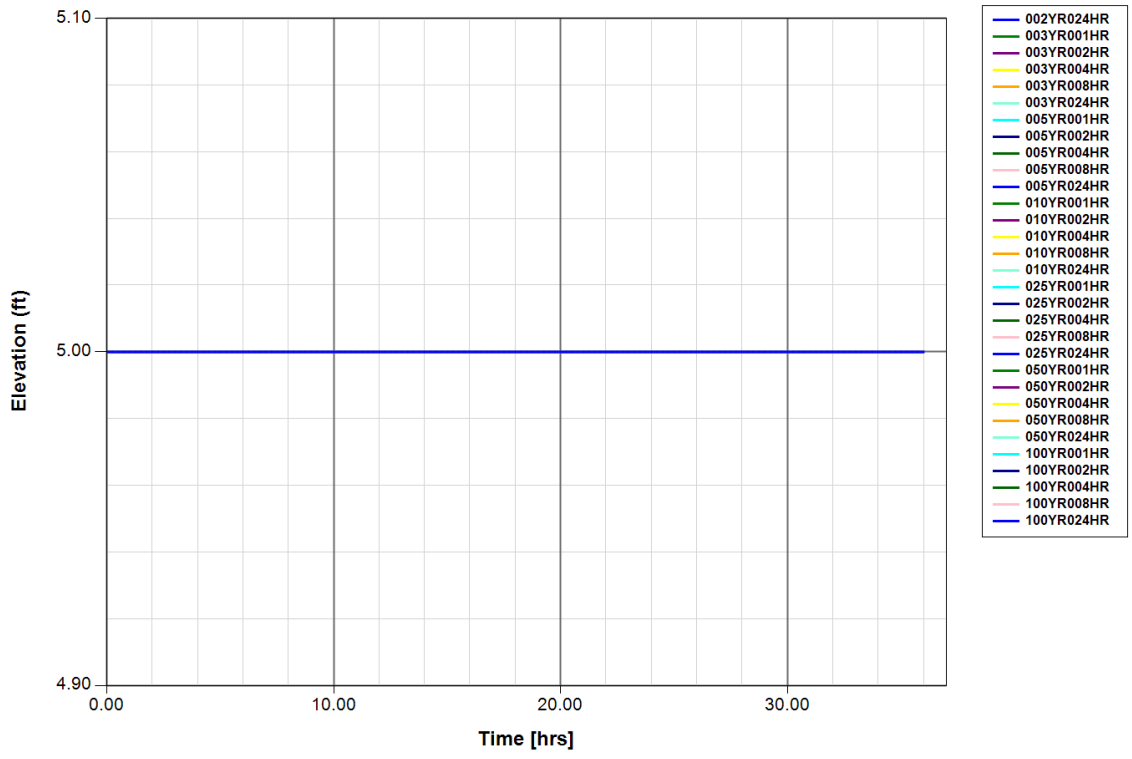
Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
PRE-BOUNDARY 1	002YR024HR	6.00	5.00	0.0000	0.06	0.00	0
PRE-BOUNDARY 1	003YR001HR	6.00	5.00	0.0000	0.00	0.00	0
PRE-BOUNDARY 1	003YR002HR	6.00	5.00	0.0000	0.01	0.00	0
PRE-BOUNDARY 1	003YR004HR	6.00	5.00	0.0000	0.08	0.00	0
PRE-BOUNDARY 1	003YR008HR	6.00	5.00	0.0000	0.11	0.00	0
PRE-BOUNDARY 1	003YR024HR	6.00	5.00	0.0000	0.09	0.00	0
PRE-BOUNDARY 1	005YR001HR	6.00	5.00	0.0000	0.00	0.00	0
PRE-BOUNDARY 1	005YR002HR	6.00	5.00	0.0000	0.02	0.00	0
PRE-BOUNDARY 1	005YR004HR	6.00	5.00	0.0000	0.13	0.00	0
PRE-BOUNDARY 1	005YR008HR	6.00	5.00	0.0000	0.16	0.00	0
PRE-BOUNDARY 1	005YR024HR	6.00	5.00	0.0000	0.15	0.00	0
PRE-BOUNDARY 1	010YR001HR	6.00	5.00	0.0000	0.00	0.00	0
PRE-BOUNDARY 1	010YR002HR	6.00	5.00	0.0000	0.45	0.00	0
PRE-BOUNDARY 1	010YR004HR	6.00	5.00	0.0000	0.25	0.00	0
PRE-BOUNDA	010YR008HR	6.00	5.00	0.0000	0.33	0.00	0

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
RY 1							
PRE-BOUNDARY 1	010YR024HR	6.00	5.00	0.0000	0.18	0.00	0
PRE-BOUNDARY 1	025YR001HR	6.00	5.00	0.0000	0.08	0.00	0
PRE-BOUNDARY 1	025YR002HR	6.00	5.00	0.0000	0.15	0.00	0
PRE-BOUNDARY 1	025YR004HR	6.00	5.00	0.0000	0.46	0.00	0
PRE-BOUNDARY 1	025YR008HR	6.00	5.00	0.0000	0.57	0.00	0
PRE-BOUNDARY 1	025YR024HR	6.00	5.00	0.0000	0.28	0.00	0
PRE-BOUNDARY 1	050YR001HR	6.00	5.00	0.0000	0.25	0.00	0
PRE-BOUNDARY 1	050YR002HR	6.00	5.00	0.0000	0.33	0.00	0
PRE-BOUNDARY 1	050YR004HR	6.00	5.00	0.0000	0.59	0.00	0
PRE-BOUNDARY 1	050YR008HR	6.00	5.00	0.0000	0.91	0.00	0
PRE-BOUNDARY 1	050YR024HR	6.00	5.00	0.0000	0.40	0.00	0
PRE-BOUNDARY 1	100YR001HR	6.00	5.00	0.0000	0.38	0.00	0
PRE-BOUNDARY 1	100YR002HR	6.00	5.00	0.0000	0.49	0.00	0
PRE-BOUNDARY 1	100YR004HR	6.00	5.00	0.0000	0.76	0.00	0
PRE-BOUNDARY 1	100YR008HR	6.00	5.00	0.0000	1.09	0.00	0
PRE-BOUNDARY 1	100YR024HR	6.00	5.00	0.0000	0.48	0.00	0

Node Stage: PRE-BOUNDARY 1 [Scenario1]



Node: STORM CHAMBER

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 5.00 ft
Warning Stage: 7.33 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
5.00	0.00	0
5.08	0.00	197
5.17	0.01	393
5.25	0.01	590
5.33	0.02	786
5.42	0.02	983
5.50	0.03	1180
5.58	0.04	1553
5.67	0.04	1922
5.75	0.05	2287
5.83	0.06	2642

Stage [ft]	Volume [ac-ft]	Volume [ft3]
5.92	0.07	2999
6.00	0.08	3346
6.08	0.08	3684
6.17	0.09	4015
6.25	0.10	4337
6.33	0.11	4647
6.42	0.11	4945
6.50	0.12	5228
6.58	0.13	5492
6.67	0.13	5721
6.75	0.14	5937
6.83	0.14	6141
6.92	0.15	6337
7.00	0.15	6534
7.08	0.15	6730
7.17	0.16	6927
7.25	0.16	7124
7.33	0.17	7320
7.41	0.17	7320

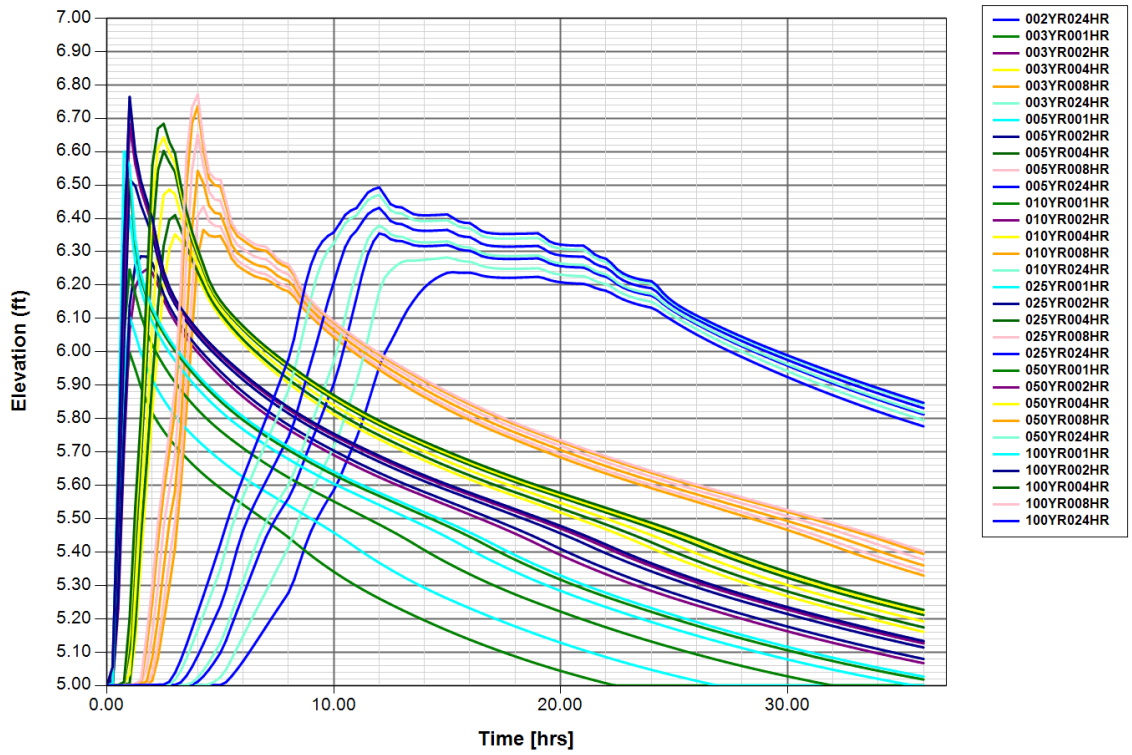
Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
STORM CHAMBER	002YR024HR	7.33	6.24	0.0010	0.37	0.22	4500
STORM CHAMBER	003YR001HR	7.33	6.00	0.0010	3.29	1.28	4500
STORM CHAMBER	003YR002HR	7.33	6.25	0.0010	2.47	0.73	4500
STORM CHAMBER	003YR004HR	7.33	6.36	0.0010	1.31	0.62	4500
STORM CHAMBER	003YR008HR	7.33	6.37	0.0010	1.34	0.68	4500
STORM CHAMBER	003YR024HR	7.33	6.28	0.0010	0.46	0.29	4499
STORM CHAMBER	005YR001HR	7.33	6.11	0.0010	3.54	1.28	4500
STORM CHAMBER	005YR002HR	7.33	6.29	0.0010	2.61	0.73	4500
STORM CHAMBER	005YR004HR	7.33	6.41	0.0010	1.44	0.78	4500
STORM CHAMBER	005YR008HR	7.33	6.46	0.0010	1.51	1.02	4500

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
STORM CHAMBER	005YR024HR	7.33	6.36	0.0010	0.58	0.53	4500
STORM CHAMBER	010YR001HR	7.33	6.25	0.0010	3.92	1.28	4500
STORM CHAMBER	010YR002HR	7.33	6.76	0.0010	4.37	2.92	4500
STORM CHAMBER	010YR004HR	7.33	6.50	0.0010	1.67	1.18	4500
STORM CHAMBER	010YR008HR	7.33	6.57	0.0010	1.78	1.50	4500
STORM CHAMBER	010YR024HR	7.33	6.38	0.0010	0.63	0.59	4500
STORM CHAMBER	025YR001HR	7.33	6.44	0.0010	4.56	1.28	4500
STORM CHAMBER	025YR002HR	7.33	6.54	0.0010	3.50	1.52	4500
STORM CHAMBER	025YR004HR	7.33	6.61	0.0010	2.05	1.72	4500
STORM CHAMBER	025YR008HR	7.33	6.66	0.0010	2.14	2.01	4500
STORM CHAMBER	025YR024HR	7.33	6.43	0.0010	0.78	0.76	4499
STORM CHAMBER	050YR001HR	7.33	6.60	0.0010	5.19	2.01	4500
STORM CHAMBER	050YR002HR	7.33	6.68	0.0010	4.04	2.37	4500
STORM CHAMBER	050YR004HR	7.33	6.65	0.0010	2.25	1.93	4500
STORM CHAMBER	050YR008HR	7.33	6.74	0.0010	2.58	2.51	4500
STORM CHAMBER	050YR024HR	7.33	6.47	0.0010	0.92	0.90	4499
STORM CHAMBER	100YR001HR	7.33	6.69	0.0010	5.57	2.57	4500
STORM CHAMBER	100YR002HR	7.33	6.78	0.0010	4.46	3.05	4500
STORM CHAMBER	100YR004HR	7.33	6.69	0.0010	2.50	2.17	4500
STORM CHAMBER	100YR008HR	7.33	6.77	0.0010	2.80	2.74	4500
STORM CHAMBER	100YR024HR	7.33	6.49	0.0010	1.01	1.00	4499

Node Stage: STORM CHAMBER [Scenario1]



Pipe Link: P1		Upstream		Downstream	
Scenario:	Scenario1	Invert:	6.10 ft	Invert:	5.50 ft
From Node:	STORM CHAMBER	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	BOX (PROP)	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	25.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 ft	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Link Min/Max Conditions with Times [Scenario1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Time to Max Flow [hrs]	Time to Min Flow [hrs]	Time to Min/Max Delta Flow [hrs]	Time to Max Us Velocity [hrs]	Time to Max Ds Velocity [hrs]
P1	002YR024HR	0.12	0.00	0.00	1.76	0.00	15.1406	0.0000	22.3521	15.2830	0.0000
P1	003YR001HR	0.00	0.00	0.00	0.00	0.00	0.0000	0.0000	0.0000	0.0000	0.0000
P1	003YR002HR	0.13	0.00	0.00	1.81	0.00	1.7527	0.0000	2.1302	1.7784	0.0000
P1	003YR004HR	0.40	0.00	0.00	2.44	4.31	3.0895	0.0000	3.2038	3.1048	3.0997
P1	003YR008HR	0.42	0.00	0.00	2.48	4.39	4.1904	0.0000	5.1622	4.2048	4.2048
P1	003YR024HR	0.20	0.00	0.00	2.02	3.51	15.0810	0.0000	21.2911	15.0998	15.1102
P1	005YR001HR	0.00	0.00	0.00	0.00	0.00	0.9976	0.0000	0.9869	0.0000	0.0000
P1	005YR002HR	0.21	0.00	0.00	2.06	3.58	1.6246	0.0000	2.0029	1.6688	1.6600
P1	005YR004HR	0.56	0.00	0.00	2.69	4.78	3.0564	0.0000	3.1585	3.0835	3.0761
P1	005YR008HR	0.74	0.00	-0.01	2.92	5.18	4.1329	0.0000	4.2389	4.1380	4.1380
P1	005YR024HR	0.39	0.00	0.00	2.43	4.30	12.0982	0.0000	11.8504	12.1315	12.1232
P1	010YR001HR	0.13	0.00	0.00	1.82	0.00	0.9707	0.0000	0.8363	0.9710	0.0000
P1	010YR002HR	2.38	0.00	-0.01	4.32	7.18	0.9621	0.0000	1.0204	0.9645	0.9645
P1	010YR004HR	0.90	0.00	0.01	3.09	5.48	2.6283	0.0000	2.5132	2.6434	2.6434
P1	010YR008HR	1.22	0.00	-0.01	3.40	5.98	4.0855	0.0000	4.1481	4.0968	4.0968
P1	010YR024HR	0.46	0.00	0.00	2.54	4.51	12.0873	0.0000	12.1706	12.1123	12.1039
P1	025YR001HR	0.65	0.00	0.00	2.81	4.98	0.9205	0.0000	0.9909	0.9260	0.9238
P1	025YR002HR	1.08	0.00	-0.01	3.27	5.78	1.0842	0.0000	1.2069	1.0943	1.0943
P1	025YR004HR	1.44	0.00	-0.01	3.59	6.26	2.5790	0.0000	2.6425	2.5902	2.5965
P1	025YR008HR	1.73	0.00	-0.01	3.83	6.59	4.0585	0.0000	4.1064	4.0695	4.0695
P1	025YR024HR	0.64	0.00	0.00	2.79	4.96	12.0620	0.0000	12.1603	12.0870	12.0870
P1	050YR001HR	1.40	0.00	-0.01	3.56	6.22	0.8704	0.0000	0.9175	0.8758	0.8758

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Time to Max Flow [hrs]	Time to Min Flow [hrs]	Time to Min/Max Delta Flow [hrs]	Time to Max Us Velocity [hrs]	Time to Max Ds Velocity [hrs]
P1	050YR002HR	1.87	0.00	-0.01	3.94	6.73	0.9916	0.0000	1.0691	0.9978	0.9978
P1	050YR004HR	1.65	0.00	-0.01	3.76	6.50	2.5582	0.0000	2.6179	2.5780	2.5846
P1	050YR008HR	2.23	0.00	-0.01	4.21	7.06	4.0432	0.0000	4.1041	4.0584	4.0635
P1	050YR024HR	0.79	0.00	-0.01	2.97	5.28	12.0533	0.0000	12.1736	12.0783	12.0699
P1	100YR001HR	1.93	0.00	-0.01	3.98	6.79	0.8419	0.0000	0.8972	0.8477	0.8477
P1	100YR002HR	2.51	0.00	-0.01	4.42	7.28	0.9561	0.0000	1.0092	0.9583	0.9583
P1	100YR004HR	1.89	0.00	-0.01	3.95	6.75	2.5578	0.0000	2.6327	2.5715	2.5715
P1	100YR008HR	2.47	0.00	-0.01	4.39	7.25	4.0457	0.0000	4.1020	4.0515	4.0574
P1	100YR024HR	0.88	0.00	-0.01	3.07	5.45	12.0491	0.0000	12.1308	12.0741	12.0825

Pipe Link: P2		Upstream		Downstream	
Scenario:	Scenario1	Invert:	5.00 ft	Invert:	4.60 ft
From Node:	BOX (PROP)	Manning's N:	0.0150	Manning's N:	0.0150
To Node:	BOX (EXISTING)	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	22.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 ft	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Link Min/Max Conditions with Times [Scenario1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow	Max Us Velocity [fps]	Max Ds Velocity [fps]	Time to Max Flow	Time to Min Flow	Time to Min/Max Delta	Time to Max Us Velocity	Time to Max Ds Velocity

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Time to Max Flow [hrs]	Time to Min Flow [hrs]	Time to Min/Max Delta Flow [hrs]	Time to Max Us Velocity [hrs]	Time to Max Ds Velocity [hrs]
P2	002YR024HR	0.12	0.00	0.00	1.65	0.30	15.1902	1.0434	22.8849	15.1946	15.1814
P2	003YR001HR	0.00	0.00	0.00	0.00	0.00	0.0000	0.3774	0.3743	0.0000	0.4061
P2	003YR002HR	0.13	0.00	0.00	1.70	0.34	1.7682	1.0718	2.1451	1.7716	1.7648
P2	003YR004HR	0.40	0.00	0.00	2.27	0.97	3.0997	1.0434	3.2038	3.1151	3.0997
P2	003YR008HR	0.42	0.00	0.00	2.31	1.02	4.1993	1.0434	5.2529	4.2184	4.1993
P2	003YR024HR	0.20	0.00	-0.01	1.90	0.52	15.1033	6.9742	23.7684	15.1136	15.0963
P2	005YR001HR	0.00	0.00	0.00	0.00	0.00	0.0000	0.9257	0.2211	0.0000	0.2322
P2	005YR002HR	0.21	0.00	0.00	1.93	0.54	1.6290	0.9849	2.6143	1.6688	1.6290
P2	005YR004HR	0.56	0.00	0.00	2.50	1.28	3.0761	1.0398	3.1585	3.0908	3.0761
P2	005YR008HR	0.74	0.00	-0.01	2.69	1.55	4.1355	2.0995	4.2389	4.1495	4.1355
P2	005YR024HR	0.39	0.00	0.00	2.27	0.96	12.1148	7.6331	24.4514	12.1482	12.1065
P2	010YR001HR	0.08	0.00	0.00	1.51	0.21	1.1170	0.8705	1.2468	1.1275	1.1170
P2	010YR002HR	2.38	0.00	-0.01	3.74	2.47	0.9645	0.3636	1.0204	0.9693	0.9545
P2	010YR004HR	0.90	0.00	0.01	2.83	1.73	2.6396	1.0391	2.5132	2.6586	2.6321
P2	010YR008HR	1.22	0.00	-0.01	3.08	1.99	4.0940	1.0434	4.2072	4.0997	4.0884
P2	010YR024HR	0.46	0.00	0.00	2.36	1.10	12.0956	1.0434	24.3475	12.0956	12.0873
P2	025YR001HR	0.65	0.00	0.00	2.59	1.42	0.9260	0.8214	1.0101	0.9334	0.9260
P2	025YR002HR	1.08	0.00	-0.01	2.98	1.89	1.0943	0.2211	1.2069	1.0989	1.0822
P2	025YR004HR	1.44	0.00	-0.01	3.23	2.10	2.5790	1.5937	2.6425	2.5965	2.5734
P2	025YR008HR	1.73	0.00	-0.01	3.40	2.22	4.0657	1.0434	4.1064	4.0772	4.0552
P2	025YR024HR	0.64	0.00	0.00	2.58	1.41	12.0703	1.0434	24.6748	12.0953	12.0620
P2	050YR001HR	1.40	0.00	-0.01	3.21	2.09	0.8771	0.6417	0.9175	0.8798	0.8644
P2	050YR0	1.87	0.00	-0.01	3.48	2.27	0.9966	0.3834	1.0691	1.0020	0.9832

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Time to Max Flow [hrs]	Time to Min Flow [hrs]	Time to Min/Max Delta Flow [hrs]	Time to Max Us Velocity [hrs]	Time to Max Ds Velocity [hrs]
	02HR										
P2	050YR0 04HR	1.65	0.00	-0.01	3.36	2.19	2.5648	0.8267	2.6485	2.5780	2.5582
P2	050YR0 08HR	2.23	0.00	-0.01	3.67	2.42	4.0483	1.0434	4.1041	4.0635	4.0483
P2	050YR0 24HR	0.79	0.00	-0.01	2.73	1.61	12.0699	4.2046	12.1736	12.0866	12.0533
P2	100YR0 01HR	1.93	0.00	-0.01	3.51	2.30	0.8477	0.6979	0.8972	0.8500	0.8357
P2	100YR0 02HR	2.51	0.00	-0.01	3.80	2.52	0.9583	0.6908	1.0092	0.9627	0.9482
P2	100YR0 04HR	1.89	0.00	-0.01	3.49	2.28	2.5509	0.8242	2.6327	2.5853	2.5647
P2	100YR0 08HR	2.47	0.00	-0.01	3.78	2.50	4.0457	1.0434	4.1020	4.0574	4.0457
P2	100YR0 24HR	0.88	0.00	-0.01	2.82	1.72	12.0658	3.7434	12.2023	12.0825	12.0491

Pipe Link: P3		Upstream		Downstream	
Scenario:	Scenario1	Invert:	4.60 ft	Invert:	4.50 ft
From Node:	BOX (EXISTING)	Manning's N:	0.0150	Manning's N:	0.0150
To Node:	POST-BOUNDARY	Geometry: Circular		Geometry: Circular	
	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Link Count:	1	Bottom Clip			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Damping:	0.0000 ft	Op Table:		Op Table:	
Length:	60.00 ft	Ref Node:		Ref Node:	
FHWA Code:	0	Manning's N:	0.0000	Manning's N:	0.0000
Entr Loss Coef:	0.00	Top Clip			
Exit Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Loss Coef:	0.00	Op Table:		Op Table:	
Bend Location:	0.00 ft	Ref Node:		Ref Node:	
Energy Switch:	Energy	Manning's N:	0.0000	Manning's N:	0.0000
Comment:					

Link Min/Max Conditions with Times [Scenario1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Time to Max Flow [hrs]	Time to Min Flow [hrs]	Time to Min/Max Delta Flow	Time to Max Us Velocity [hrs]	Time to Max Ds Velocity [hrs]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Time to Max Flow [hrs]	Time to Min Flow [hrs]	Time to Min/Max Delta Flow [hrs]	Time to Max Us Velocity [hrs]	Time to Max Ds Velocity [hrs]
P3	002YR024HR	0.16	-0.51	-0.11	-0.98	-2.43	14.9485	0.0696	14.3578	0.0696	0.0000
P3	003YR001HR	0.00	-0.51	0.02	-0.98	-2.43	0.2211	0.0696	0.0790	0.0696	0.0000
P3	003YR002HR	0.16	-0.51	-0.10	-0.98	-2.43	1.8760	0.0696	2.2137	0.0696	0.0000
P3	003YR004HR	0.40	-0.51	-0.09	-0.98	-2.43	3.0946	0.0696	3.9803	0.0696	0.0000
P3	003YR008HR	0.42	-0.51	0.10	1.02	-2.43	4.2143	0.0696	6.2870	4.2184	0.0000
P3	003YR024HR	0.21	-0.51	-0.10	-0.98	-2.43	15.0263	0.0696	21.4998	0.0696	0.0000
P3	005YR001HR	0.00	-0.51	0.02	-0.98	-2.43	0.2211	0.0696	0.0790	0.0696	0.0000
P3	005YR002HR	0.21	-0.51	-0.10	-0.98	-2.43	1.6290	0.0696	2.2743	0.0696	0.0000
P3	005YR004HR	0.56	-0.51	-0.09	1.28	-2.43	3.0629	0.0696	4.1414	3.0629	0.0000
P3	005YR008HR	0.74	-0.51	-0.11	1.55	-2.43	4.1438	0.0696	7.4071	4.1495	0.0000
P3	005YR024HR	0.39	-0.51	-0.10	-0.98	-2.43	12.0982	0.0696	22.4908	0.0696	0.0000
P3	010YR001HR	0.08	-0.51	0.02	-0.98	-2.43	1.1256	0.0696	0.0790	0.0696	0.0000
P3	010YR002HR	2.38	-0.51	-0.08	2.47	3.74	0.9705	0.0696	2.6427	0.9743	0.9743
P3	010YR004HR	0.90	-0.51	-0.08	1.73	-2.43	2.6396	0.0696	4.3494	2.6586	0.0000
P3	010YR008HR	1.22	-0.51	-0.08	1.99	-2.43	4.0997	0.0696	8.2541	4.1060	0.0000
P3	010YR024HR	0.46	-0.51	0.10	1.10	-2.43	12.0956	0.0696	21.9045	12.1039	0.0000
P3	025YR001HR	0.65	-0.51	0.10	1.42	-2.43	0.9358	0.0696	1.3645	0.9358	0.0000
P3	025YR002HR	1.08	-0.51	-0.10	1.89	-2.43	1.0943	0.0696	2.5261	1.1057	0.0000
P3	025YR004HR	1.44	-0.51	0.08	2.10	2.79	2.5902	0.0696	4.2760	2.6028	2.5902
P3	025YR008HR	1.73	-0.51	-0.11	2.22	3.35	4.0734	0.0696	8.2040	4.0848	4.0734
P3	025YR024HR	0.64	-0.51	-0.09	1.41	-2.43	12.0703	0.0696	22.7747	12.0870	0.0000
P3	050YR001HR	1.40	-0.51	-0.11	2.09	2.72	0.8868	0.0696	1.5329	0.8899	0.8868
P3	050YR0	1.87	-0.51	0.09	2.27	3.47	0.9992	0.0696	2.4997	1.0090	1.0090

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Time to Max Flow [hrs]	Time to Min Flow [hrs]	Time to Min/Max Delta Flow [hrs]	Time to Max Us Velocity [hrs]	Time to Max Ds Velocity [hrs]
	02HR										
P3	050YR0 04HR	1.65	-0.51	-0.10	2.19	3.20	2.5780	0.0696	4.4811	2.5912	2.5780
P3	050YR0 08HR	2.23	-0.51	-0.09	2.42	3.67	4.0584	0.0696	8.5349	4.0680	4.0726
P3	050YR0 24HR	0.79	-0.51	0.10	1.61	-2.43	12.0449	0.0696	22.5635	12.0449	0.0000
P3	100YR0 01HR	1.93	-0.51	-0.12	2.30	3.50	0.8561	0.0696	1.5963	0.8574	0.8587
P3	100YR0 02HR	2.51	-0.51	-0.10	2.52	3.80	0.9627	0.0696	2.6967	0.9672	0.9684
P3	100YR0 04HR	1.89	-0.51	0.10	2.28	3.48	2.5647	0.0696	4.4423	2.5853	2.5853
P3	100YR0 08HR	2.47	-0.51	-0.10	2.51	3.78	4.0457	0.0696	8.3970	4.0626	4.0626
P3	100YR0 24HR	0.88	-0.51	-0.09	1.72	-2.43	12.0741	0.0696	24.1082	12.0825	0.0000

Percolation Link: PERC-1

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	STORM CHAMBER		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	443.00 ft
Flow Direction:	Both	Perimeter 2:	808.00 ft
Aquifer Base Elevation:	0.00 ft	Perimeter 3:	4407.00 ft
Water Table Elevation:	4.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	450.00 ft
Horizontal Conductivity:	24.500 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	24.500 fpd	# of Cells P2 to P3:	45
Fillable Porosity:	0.300		
Layer Thickness:	1.00 ft		

Comment:

Link Min/Max Conditions with Times [Scenario1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Time to Max Flow [hrs]	Time to Min Flow [hrs]	Time to Min/Max Delta Flow [hrs]	Time to Max Us Velocity [hrs]	Time to Max Ds Velocity [hrs]
PERC-1	002YR0	0.12	0.00	0.00	0.00	0.00	12.1172	0.0000	2.1184	0.0000	0.0000

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Time to Max Flow [hrs]	Time to Min Flow [hrs]	Time to Min/Max Delta Flow [hrs]	Time to Max Us Velocity [hrs]	Time to Max Ds Velocity [hrs]
	24HR										
PERC-1	003YR01HR	1.28	0.00	-0.71	0.00	0.00	0.6821	0.0000	0.7188	0.0000	0.0000
PERC-1	003YR02HR	0.73	0.00	-0.37	0.00	0.00	0.2591	0.0000	0.4489	0.0000	0.0000
PERC-1	003YR04HR	0.53	0.00	-0.27	0.00	0.00	1.0767	0.0000	1.0810	0.0000	0.0000
PERC-1	003YR08HR	0.32	0.00	-0.07	0.00	0.00	1.9017	0.0000	1.9101	0.0000	0.0000
PERC-1	003YR24HR	0.14	0.00	0.00	0.00	0.00	12.0782	0.0000	2.1101	0.0000	0.0000
PERC-1	005YR01HR	1.28	0.00	-0.67	0.00	0.00	0.6437	0.0000	0.6926	0.0000	0.0000
PERC-1	005YR02HR	0.73	0.00	-0.36	0.00	0.00	0.2525	0.0000	0.4427	0.0000	0.0000
PERC-1	005YR04HR	0.51	0.00	-0.26	0.00	0.00	1.0267	0.0000	1.0310	0.0000	0.0000
PERC-1	005YR08HR	0.35	0.00	-0.10	0.00	0.00	1.8184	0.0000	1.8267	0.0000	0.0000
PERC-1	005YR24HR	0.15	0.00	0.00	0.00	0.00	3.6601	0.0000	2.1101	0.0000	0.0000
PERC-1	010YR01HR	1.28	0.00	-0.62	0.00	0.00	0.6038	0.0000	0.6723	0.0000	0.0000
PERC-1	010YR02HR	0.73	0.00	-0.30	0.00	0.00	0.1643	0.0000	0.3933	0.0000	0.0000
PERC-1	010YR04HR	0.59	0.00	-0.33	0.00	0.00	0.9434	0.0000	0.9468	0.0000	0.0000
PERC-1	010YR08HR	0.40	0.00	-0.15	0.00	0.00	1.7101	0.0000	1.7184	0.0000	0.0000
PERC-1	010YR24HR	0.16	0.00	0.00	0.00	0.00	3.4851	0.0000	2.1101	0.0000	0.0000
PERC-1	025YR01HR	1.28	0.00	-0.58	0.00	0.00	0.5591	0.0000	0.6593	0.0000	0.0000
PERC-1	025YR02HR	0.73	0.00	-0.35	0.00	0.00	0.1935	0.0000	0.4249	0.0000	0.0000
PERC-1	025YR04HR	0.70	0.00	-0.45	0.00	0.00	0.8601	0.0000	0.8628	0.0000	0.0000
PERC-1	025YR08HR	0.46	0.00	-0.21	0.00	0.00	1.6101	0.0000	1.6167	0.0000	0.0000
PERC-1	025YR24HR	0.19	0.00	0.00	0.00	0.00	3.0184	0.0000	2.1101	0.0000	0.0000
PERC-1	050YR01HR	1.28	0.00	-0.51	0.00	0.00	0.5273	0.0000	0.6209	0.0000	0.0000
PERC-1	050YR02HR	0.73	0.00	-0.31	0.00	0.00	0.1725	0.0000	0.4028	0.0000	0.0000

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Time to Max Flow [hrs]	Time to Min Flow [hrs]	Time to Min/Max Delta Flow [hrs]	Time to Max Us Velocity [hrs]	Time to Max Ds Velocity [hrs]
PERC-1	050YR004HR	0.73	0.00	-0.47	0.00	0.00	0.7854	0.0000	0.8289	0.0000	0.0000
PERC-1	050YR008HR	0.53	0.00	-0.28	0.00	0.00	1.5184	0.0000	1.5227	0.0000	0.0000
PERC-1	050YR024HR	0.21	0.00	0.00	0.00	0.00	2.6934	0.0000	2.1101	0.0000	0.0000
PERC-1	100YR001HR	1.28	0.00	-0.49	0.00	0.00	0.5120	0.0000	0.6021	0.0000	0.0000
PERC-1	100YR002HR	0.73	0.00	-0.30	0.00	0.00	0.1611	0.0000	0.3919	0.0000	0.0000
PERC-1	100YR004HR	0.73	0.00	-0.47	0.00	0.00	0.7130	0.0000	0.8003	0.0000	0.0000
PERC-1	100YR008HR	0.57	0.00	-0.32	0.00	0.00	1.4767	0.0000	1.4810	0.0000	0.0000
PERC-1	100YR024HR	0.23	0.00	0.00	0.00	0.00	2.5267	0.0000	2.1101	0.0000	0.0000

Simulation: 002YR024HR

Scenario: Scenario1
Run Date/Time: 11/19/2020 12:05:05 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-24
Rainfall Amount: 6.00 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 003YR001HR

Scenario: Scenario1
Run Date/Time: 11/19/2020 12:05:35 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	2.70 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 003YR002HR

Scenario:	Scenario1
Run Date/Time:	11/19/2020 12:05:57 PM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-2
Rainfall Amount: 3.40 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: 003YR004HR

Scenario: Scenario1
Run Date/Time: 11/19/2020 12:06:20 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1

Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	4.10 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 003YR008HR

Scenario:	Scenario1
Run Date/Time:	11/19/2020 12:06:45 PM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-8
Rainfall Amount: 5.10 in
Storm Duration: 8.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 003YR024HR

Scenario: Scenario1
Run Date/Time: 11/19/2020 12:07:08 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	7.10 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 005YR001HR

Scenario:	Scenario1
Run Date/Time:	11/19/2020 12:07:30 PM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-1
Rainfall Amount: 2.90 in
Storm Duration: 1.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 005YR002HR

Scenario: Scenario1
Run Date/Time: 11/19/2020 12:07:59 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-2
		Rainfall Amount:	3.60 in
Edge Length Option:	Automatic	Storm Duration:	2.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 005YR004HR

Scenario:	Scenario1
Run Date/Time:	11/19/2020 12:08:26 PM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-4
Rainfall Amount: 4.50 in
Storm Duration: 4.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 005YR008HR

Scenario: Scenario1
Run Date/Time: 11/19/2020 12:08:56 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	5.60 in
Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 005YR024HR

Scenario:	Scenario1
Run Date/Time:	11/19/2020 12:09:26 PM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-24
Rainfall Amount: 8.60 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 010YR001HR

Scenario: Scenario1
Run Date/Time: 11/19/2020 12:09:53 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	3.20 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 010YR002HR

Scenario:	Scenario1
Run Date/Time:	11/19/2020 12:10:21 PM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-2
Rainfall Amount: 5.90 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: 010YR004HR

Scenario: Scenario1
Run Date/Time: 11/19/2020 12:10:43 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	5.20 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 010YR008HR

Scenario:	Scenario1
Run Date/Time:	11/19/2020 12:11:05 PM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-8
Rainfall Amount: 6.40 in
Storm Duration: 8.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 010YR024HR

Scenario: Scenario1
Run Date/Time: 11/19/2020 12:11:30 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	9.10 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 025YR001HR

Scenario:	Scenario1
Run Date/Time:	11/19/2020 12:11:52 PM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-1
Rainfall Amount: 3.70 in
Storm Duration: 1.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 025YR002HR

Scenario: Scenario1
Run Date/Time: 11/19/2020 12:12:14 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-2
		Rainfall Amount:	4.80 in
Edge Length Option:	Automatic	Storm Duration:	2.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 025YR004HR

Scenario:	Scenario1
Run Date/Time:	11/19/2020 12:12:41 PM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-4
Rainfall Amount: 6.30 in
Storm Duration: 4.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 025YR008HR

Scenario: Scenario1
Run Date/Time: 11/19/2020 12:13:03 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	7.40 in
Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 025YR024HR

Scenario:	Scenario1
Run Date/Time:	11/19/2020 12:13:26 PM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-24
Rainfall Amount: 10.80 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 050YR001HR

Scenario: Scenario1
Run Date/Time: 11/19/2020 12:13:52 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	4.20 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 050YR002HR

Scenario:	Scenario1
Run Date/Time:	11/19/2020 12:14:14 PM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-2
Rainfall Amount: 5.50 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: 050YR004HR

Scenario: Scenario1
Run Date/Time: 11/19/2020 12:14:37 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	6.80 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 050YR008HR

Scenario:	Scenario1
Run Date/Time:	11/19/2020 12:15:00 PM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-8
Rainfall Amount: 8.60 in
Storm Duration: 8.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 050YR024HR

Scenario: Scenario1
Run Date/Time: 11/19/2020 12:15:23 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	12.40 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR001HR

Scenario:	Scenario1
Run Date/Time:	11/19/2020 12:15:49 PM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-1
Rainfall Amount: 4.50 in
Storm Duration: 1.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 100YR002HR

Scenario: Scenario1
Run Date/Time: 11/19/2020 12:16:11 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-2
		Rainfall Amount:	6.00 in
Edge Length Option:	Automatic	Storm Duration:	2.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR004HR

Scenario:	Scenario1
Run Date/Time:	11/19/2020 12:16:33 PM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-4
Rainfall Amount: 7.40 in
Storm Duration: 4.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 100YR008HR

Scenario: Scenario1
Run Date/Time: 11/19/2020 12:16:57 PM
Program Version: ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	9.20 in
Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR024HR

Scenario:	Scenario1
Run Date/Time:	11/19/2020 12:17:24 PM
Program Version:	ICPR4 4.05.02

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
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

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: 1
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: 1
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-24
Rainfall Amount: 13.40 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

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GEOTECHNICAL ENGINEERING CONSULTANTS

GEOTECHNICAL ENGINEERING REPORT

SGI COMMERCIAL
FRANKLIN COUNTY, FLORIDA

PREPARED FOR:

SOUTHEASTERN CONSULTING ENGINEERS, INC.
P.O. BOX 141
WEWAHITCHKA, FLORIDA 32465

1026 PIERSON DRIVE
LYNN HAVEN, FLORIDA 32444
TELEPHONE (850) 258.0994
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F-

MAGNUM ENGINEERING INC
GEOTECHNICAL ENGINEERING CONSULTANTS

March 26, 2019

Mr. Lance Watson, P.E.
Southeastern Consulting Engineers, Inc.
PO Box 141
Wewahitchka, Florida 32465

SUBJECT: SGI Commercial – Geotechnical Services
Franklin County, Florida
Project Number: M1198-130-039

Dear Mr. Watson:

This letter forwards the results of our Geotechnical exploration for the proposed development. Our exploration consisted of Three (3) 25-feet deep Standard Penetration (SPT) borings in the proposed building area. One (1) 5-feet deep hand auger boring and One (1) Double Ring Infiltrometer (DRI) test were performed in the proposed stormwater pond area. The subsurface exploration was conducted to provide information needed in the design of an effective foundation and stormwater retention system for the referenced development. The following report presents the results of our study as well as our evaluation and recommendations pertaining to the geotechnical aspects of the project. Upon completion of our field testing, the samples were brought back to the office for visual inspection, classification, and analysis by our engineering staff.

Project Information

The subject site is located on St. George Island, specifically east of Franklin Boulevard, south of East Bayshore Drive, west of 1st Street, and north of East Gulf Beach Drive in Franklin County, Florida. At the time of our exploration, the site was undeveloped and clear with the exception of surficial grasses. Access with our track mounted drill rig was easy. Based on visual inspection, the site appeared relatively level with less than 3 feet of grade change across the site.

We understand that the proposed construction will consist of a single-story metal framed commercial building with cmu parapet walls in the front. Structural information had not been provided at the writing of this report, however, based upon our knowledge of projects similar in size; we have assumed maximum wall loads to be less than 2.0 kips per linear foot and maximum column loads to be less than 30 kips.

If any of the above information is incorrect, please inform Magnum Engineering, Inc. so that we can review and update our recommendations, as needed.

Subsurface Conditions

Figure #1 show the Boring Location Plan and Figure #2 shows the Logs of Borings for Standard Penetration Test borings B-1 through B-3. The test locations were established in the field using a measuring wheel and estimating right angles with reference to existing landmarks, thus, the test location should be considered approximate.

Borings

The building borings (B-1 through B-3) generally encountered tan and gray loose to medium dense clean fine sands from the ground surface to the boring termination depth of 20 feet below existing grade.

The pond boring (DRI-1) generally encountered tan/gray fine sands from the ground surface to the boring termination depth of 5 feet below existing grade.

The above subsurface descriptions are of a generalized nature, provided to highlight the major soil strata encountered. The Logs of Boring should be reviewed for specific subsurface conditions at each boring location. The stratifications shown on the Logs of Boring represent the subsurface conditions at the actual boring locations only, and variations in the subsurface conditions can and may occur between boring locations and should therefore be expected. The stratifications represent the approximate boundary between subsurface materials, and the transitions between strata may be gradual.

Please refer to the attached logs of borings (Figure #2) for a more detailed description of the soils encountered in our borings.

Groundwater Conditions

Groundwater was encountered between 4.5 feet and 5.0 feet below existing grade at the time of drilling (March 7, 2019), which was during a period of normal seasonal rainfall. Groundwater levels will fluctuate with rainfall and tidal influences and could vary several feet during typical seasonal fluctuations. Larger fluctuations are possible under severe weather conditions.

We recommend that the Contractor verify the actual groundwater levels at the time of construction to determine potential impacts groundwater will have on construction procedures.

CONCLUSIONS AND RECOMMENDATIONS

General

The following geotechnical related design recommendations have been developed on the basis of the previously described project characteristics and subsurface conditions encountered. If there are any changes in these project criteria, including project location on the site, a review should be made by Magnum Engineering to determine if modifications to the recommendations are warranted.

Once final design plans and specifications are available, a general review by Magnum Engineering is recommended as a means to check that the evaluations made in preparation of this report are correct and that earthwork and foundation recommendations are properly interpreted and implemented

Site Preparation

The site should be cleared and grubbed of surface vegetation. As a minimum, it is recommended the clearing operations extend at least five feet beyond the development perimeters.

Fill required to elevate existing grades to building level should consist of clean fine sands, as described below, placed in level lifts not exceeding 12 inches loose, with each lift compacted to a firm and unyielding condition and a minimum of 95 percent of the soils Modified Proctor value, prior to placement of successive lifts.

Engineered Fill

All fill used to raise the building area to final grades should consist of sandy soils with less than 15 percent passing the No. 200 sieve. These soils should be free of rubble, organics, clay, debris and other unsuitable material. Fill should be placed in lifts on the order of 12 inches or less (in loose thickness) and compacted to 95 percent of the soil's Modifies Proctor maximum dry density, per ASTM D-1557.

Foundations

With proper subgrade preparation and compaction/densification as described herein, the site soils should be capable of supporting the proposed structure on shallow foundations. The existing near surface soils and fill soils should be prepared as previously recommended to improve foundation support and reduce total and differential settlements.

Based on the anticipated construction and site preparation requirements recommended herein, it is our opinion that the building can be supported on shallow foundations designed for a net maximum allowable bearing pressure of 2,000 pounds per square foot (psf). The following geotechnical related recommendations should be used for design and construction of the foundations.

- The foundation and floor slab should bear on properly improved existing subgrade or on properly placed and compacted cohesionless (sand) fill.
- The soils to a depth of one foot below the footings and floor slabs and all new fill should be compacted to 95 percent of the soil's Modified Proctor (ASTM D-1557) density.
- Exterior footings should be embedded so that the bottom of the foundation is a minimum of 18 inches below the adjacent compacted grades.
- Strip or wall footings should be a minimum of 18 inches wide and pad or column footings should be a minimum of three feet wide. The minimum footing sizes should be used regardless of whether or not the foundation loads and allowable bearing pressures dictate a smaller size.
- All footings should be constructed in a "dry" fashion.
- Structural elements should be centered on the footings such that the load is transferred evenly unless the footings are proportioned for eccentric loads.

Settlement

The majority of expected settlement should occur during construction as dead loads are imposed. Total settlements of footings are estimated to be less than 1 inch, with differential settlement on the order of 50 percent of the total settlements. Total and differential settlements of these magnitudes are usually considered tolerable for the anticipated construction; however, the tolerance of the proposed structures to the predicted total and differential settlements should be confirmed by the structural engineer.

Double Ring Infiltrometer Test

One (1) Double Ring Infiltrometer test was performed in the field in general accordance with the procedures outlined in ASTM D-3385, ``Infiltration Rate of Soils in Field using Double Ring Infiltrometers''. Testing consisted of initially clearing all surface vegetation and topsoil from within the test area. The Infiltration test was performed approximately 2.0 feet below existing grade at location DRI-1. The outer ring, which is approximately 24 inches in diameter, was then driven to a depth of 6 inches below the exposed ground surface. The inner ring, approximately 12 inches in diameter, was then centrally located within the outer ring and driven to a depth of 2 inches. The two rings were then simultaneously filled with water to a height of 4 inches above the exposed ground surface test soils. The water level was maintained at this height throughout the test period, with the required amount of water added to maintain this level in both rings recorded at time intervals of 5 minutes.

The infiltration rate for the inner ring and the annular space between the rings is determined by dividing (a) the water volume used (within each specific area) during the stabilized flow period of the test, by (b) the specific area and (c) the time interval. Infiltration rates are generally converted to units of inches per hour. The infiltration rate for the inner ring, if different than the infiltration rate of the annular area between the rings, according to ASTM, should be used as the infiltration rate for the soils.

INFILTRATION DATA

LOCATION	ORIENTATION	TEST DEPTH (feet)	SUSTAINED INFILTRATION RATE (in/hr)
DRI-1	$K_{V\ (unsaturated)}$	2.0	24.5*

Note: The above infiltration rate has not been factored and is up to the designer to apply an appropriate factor of safety.

We recommend using a transformation ratio of 1 horizontal to 1 vertical (i.e. the estimated ratio of horizontal to vertical permeability).

ENVIRONMENTAL RESOURCE PERMITTING (ERP) DESIGN PARAMETERS

DESCRIPTION	LOCATION	DESIGN PARAMTER
SUSTAINED INFILTRATION RATE (K_{VU})	DRI-1	24.5 IN/HR*
TEST DEPTH	DRI-1	0.0 FT
FILLABLE POROSITY	DRI-1	30%
DEPTH TO EXISTING GROUNDWATER TABLE	DRI-1	4.5 FT BELOW EXISTING GRADE
DEPTH TO ESTIMATED SEASONAL HIGH GROUNDWATER TABLE	DRI-1	4.0 FT BELOW EXISTING GRADE
DEPTH TO CONFINING LAYER	DRI-1	> 25 FT BELOW EXISTING GRADE**

* **The above infiltration rate has not been factored and it is up to the designer to apply an appropriate.**

****Based on borings B-1, B-2, and B-3**

Warranty and Limitations of Study

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied. Magnum Engineering, Inc. is not responsible for the independent conclusions, opinions or recommendations made by others based on the field exploration and laboratory test data presented in this report.

Soil conditions at other locations may differ from those encountered in the test borings, and the passage of time may cause the soils conditions to change from those described in this report.

This report is intended for use by the designers of this project. While we have no objections to it being provided for review by parties to this project, it is not a specification document and is not to be used as a part of the specifications. If desired, we can assist in the development of specifications for this project based upon our exploration.

The nature and extent of variation and change in the subsurface conditions at the site may not become evident until the course of construction. Construction monitoring by the geotechnical engineer or his representative is therefore considered necessary to verify the subsurface conditions and to check that the soils connected construction phases are properly carried out. If significant variations or changes are in evidence, it may be necessary to reevaluate the recommendations in this report.

Furthermore, if the project characteristics are altered significantly from those discussed in this report, if the project information contained in this report is incorrect or if additional information becomes available, a review must be made by this office to determine if any modifications in the recommendations will be necessary.

We hope this letter provides sufficient information for the present. If you have any questions or comments, please feel free to call.

Sincerely,
MAGNUM ENGINEERING, INC.

JAMES T. VICKERS, P.E.
Sr. Geotechnical Engineer
Florida Registration # 56813

Attachments: Figure #1 – Boring Location Plan
Figure #2 – Logs of Borings
Appendix A – Double Ring Infiltrometer Test Results

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BORING LOCATION PLAN

FIGURE # 1

SITE BENCHMARK
DOT CM 49-99-E01V
ELEV. @ 5.58' (NAVD '88)

SITE BENCHMARK
60d NAIL IN POWER POLE
ELEV. @ 10.75' (NAVD '88)

DRI-1

B-1
B-2
B-3
0.15 AC± RES±

EAST BAYSHORE DRIVE
FRANKLIN BOULEVARD
1ST STREET EAST
EAST GULF BEACH DRIVE
30' ALLEY

BLOCK "5"
BLOCK "6"
BLOCK "5"6"

1 STORY BUILDING ON CONCRETE SLAB FOUNDATION
1 STORY RETAIL COMMERCIAL BUILDING ON CONCRETE SLAB FOUNDATION
1 STORY METAL BUILDING ON CONCRETE SLAB FOUNDATION
1 STORY WOOD FRAME DWELLING ON CONCRETE PILING FOUNDATION
1 STORY BUILDING (APPROXIMATE LOCATION)
COMMUNICATIONS BUILDING
ICE HOUSE
LOW GRADE STORMWATER STORAGE CHAMBERS

FCM #2919 (3" ROUND)
FND 4"X4" CM #2919
FND 3"X3" CM (FT)
FND 4"X4" CM (1" DISK IN TOP)
FIRC (5/8") #7160
FIRC (5/8") #4261
FIRC #6596
SIRC

(BEARING BASE) R/W N65°42'00"E
S65°45'38"W 100' R/W (CALCULATED)
N65°43'48"E 25.00'(M)
N65°42'00"E(RP)
S65°47'27"W 50.00'(M)
S24°18'00"E 92.15'(M)
N24°16'17"W 135.06'(M)
S24°18'00"E 135.04'(M)
S65°15'48"W 50.00'(M)
S65°42'00"W 100.00'(RP) 100.23'(M) EDGE OF ROADWAY
S24°18'00"E 135.00'(RP) 135.19'(M)
N24°18'00"W 135.00'(RP) 135.19'(M)
S65°42'00"E 100.00'(RP) 100.23'(M)
25.00'(RP)
S24°18'00"E 135.00'(M)
N24°18'00"W 135.00'(M)
S65°42'00"W 100.00'(RP) 100.23'(M)
S65°42'00"W 100.00'(RP) 100.23'(M) EDGE OF ROADWAY
S24°18'00"E 135.00'(RP) 135.19'(M)
N24°18'00"W 135.00'(RP) 135.19'(M)
S65°42'00"E 100.00'(RP) 100.23'(M)
25.00'(RP)
S24°18'00"E 135.00'(M)
N24°18'00"W 135.00

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LOGS OF BORINGS

FIGURE # 2

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1026 Pierson Drive
Lynn Haven, FL 32444

F-

BORING NUMBER B-1

CLIENT Southeastern Consulting Engineers, Inc. **PROJECT NAME** St. George Island Commercial

PROJECT NUMBER M119-130-039 **PROJECT LOCATION** St. George Island, Florida

DATE STARTED 3/7/19 **COMPLETED** 3/7/19 **GROUND ELEVATION** _____ **HOLE SIZE** _____

DRILLING CONTRACTOR GeoDrill Tech, LLC **GROUND WATER LEVELS:**

DRILLING METHOD Standard Penetration Test (SPT) ▽ **DEPTH TO GROUNDWATER AT TIME OF DRILLING** 4.5 ft

LOGGED BY J. Governale **CHECKED BY** J. Vickers **ESTIMATED SEASONAL HIGH GWT** ---

NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Tan/Gray Fine SAND (SP)	SS 1		2-3-2-3 (5)							
			SS 2		2-3-2-2 (5)							
5		▽	SS 3		3-4-3-4 (7)							
			SS 4		4-6-7-7 (13)							
10			SS 5		5-7-8-7 (15)							
		Gray Fine SAND (SP)										
15			SS 6		6-4-2 (6)							
20			SS 7		3-3-4 (7)							
25			SS 8		7-9-9 (18)							
		Boring Termination Depth at 25.0 feet.										

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Magnum Engineering, Inc.
1026 Pierson Drive
Lynn Haven, FL 32444

F-

BORING NUMBER B-2

CLIENT Southeastern Consulting Engineers, Inc. **PROJECT NAME** St. George Island Commercial

PROJECT NUMBER M119-130-039 **PROJECT LOCATION** St. George Island, Florida

DATE STARTED 3/7/19 **COMPLETED** 3/7/19 **GROUND ELEVATION** _____ **HOLE SIZE** _____

DRILLING CONTRACTOR GeoDrill Tech, LLC **GROUND WATER LEVELS:**

DRILLING METHOD Standard Penetration Test (SPT) ▽ **DEPTH TO GROUNDWATER AT TIME OF DRILLING** 4.5 ft

LOGGED BY J. Governale **CHECKED BY** J. Vickers **ESTIMATED SEASONAL HIGH GWT** ---

NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Tan/Gray Fine SAND (SP)	SS 1		2-3-3-3 (6)							
			SS 2		2-2-2-2 (4)							
5		▽	SS 3		2-3-2-2 (5)							
			SS 4		3-4-3-3 (7)							
		Gray Fine SAND (SP)	SS 5		3-3-3-3 (6)							
10												
			SS 6		7-4-3 (7)							
15												
			SS 7		3-4-3 (7)							
20												
			SS 8		4-7-7 (14)							
25		Boring Termination Depth at 25.0 feet.										

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Magnum Engineering, Inc.
1026 Pierson Drive
Lynn Haven, FL 32444

F-

BORING NUMBER B-3

CLIENT Southeastern Consulting Engineers, Inc. **PROJECT NAME** St. George Island Commercial

PROJECT NUMBER M119-130-039 **PROJECT LOCATION** St. George Island, Florida

DATE STARTED 3/7/19 **COMPLETED** 3/7/19 **GROUND ELEVATION** _____ **HOLE SIZE** _____

DRILLING CONTRACTOR GeoDrill Tech, LLC **GROUND WATER LEVELS:**

DRILLING METHOD Standard Penetration Test (SPT) ▽ **DEPTH TO GROUNDWATER AT TIME OF DRILLING** 5.0 ft

LOGGED BY J. Governale **CHECKED BY** J. Vickers **ESTIMATED SEASONAL HIGH GWT** ---

NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Tan/Gray Fine SAND (SP)	SS 1		2-3-3-3 (6)							
			SS 2		3-4-3-4 (7)							
5		▽	SS 3		2-2-3-2 (5)							
			SS 4		2-3-3-4 (6)							
10			SS 5		3-4-3-2 (7)							
		Gray Fine SAND (SP)										
15			SS 6		5-6-9 (15)							
20			SS 7		4-4-5 (9)							
25			SS 8		9-12-15 (27)							
		Boring Termination Depth at 25.0 feet.										

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DOUBLE RING INFILTROMETER TEST RESULTS

APPENDIX A

MAGNUM ENGINEERING INC
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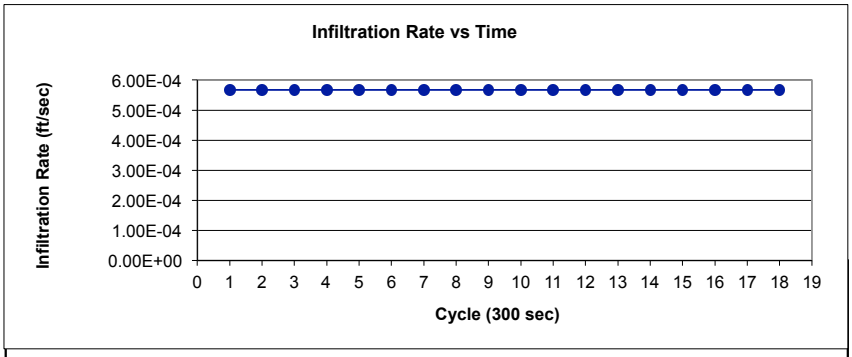
Double-Ring Field Infiltration Test

Test Location:	DRI-1		
Project Name:	SGI Commercial BLDG		
Project Location:	St. George Island, Florida		
Test Depth:	2.0 ft		
Depth to GWT:	4.5 ft		
Inner Ring Diameter:	12 in	0.3048 m	
Outer Ring Diameter:	24 in	0.6096 m	
Pre-Saturation	30 min		
Area Outer Ring:	3.1416 ft^2	0.002026835 m^2	
Area Inner Ring:	0.7854 ft^2	0.000506709 m^2	
Net Outer Ring Area:	2.3562 ft^2	0.001520126 m^2	

	Inner Ring		
Cycle	ElapTime (sec)	Vol Used (in^3)	Infiltration Rate (ft/sec)
1	300	231	5.67E-04
2	300	231	5.67E-04
3	300	231	5.67E-04
4	300	231	5.67E-04
5	300	231	5.67E-04
6	300	231	5.67E-04
7	300	231	5.67E-04
8	300	231	5.67E-04
9	300	231	5.67E-04
10	300	231	5.67E-04
11	300	231	5.67E-04
12	300	231	5.67E-04
13	300	231	5.67E-04
14	300	231	5.67E-04
15	300	231	5.67E-04
16	300	231	5.67E-04
17	300	231	5.67E-04
18	300	231	5.67E-04
Results	Sustained Rate	231	5.67E-04



Infiltration Rate: **1.73E-02 cm/sec** **24.5 in/hr**

APPENDIX A

Trip Generation Manual 10th Edition Volume 2
Retail (Land Use 876 - Apparel Store)
Independent Variable: 5.32 (Peak Hour Trips Per 1000 SF Retail Space)

Peak Hour Trip Calculation
(5.32 Trips/1,000 SF) X 8,000 SF) = 42.56 Trips/Hour (Peak)

Apparel Store
(876)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Saturday, Peak Hour of Generator**

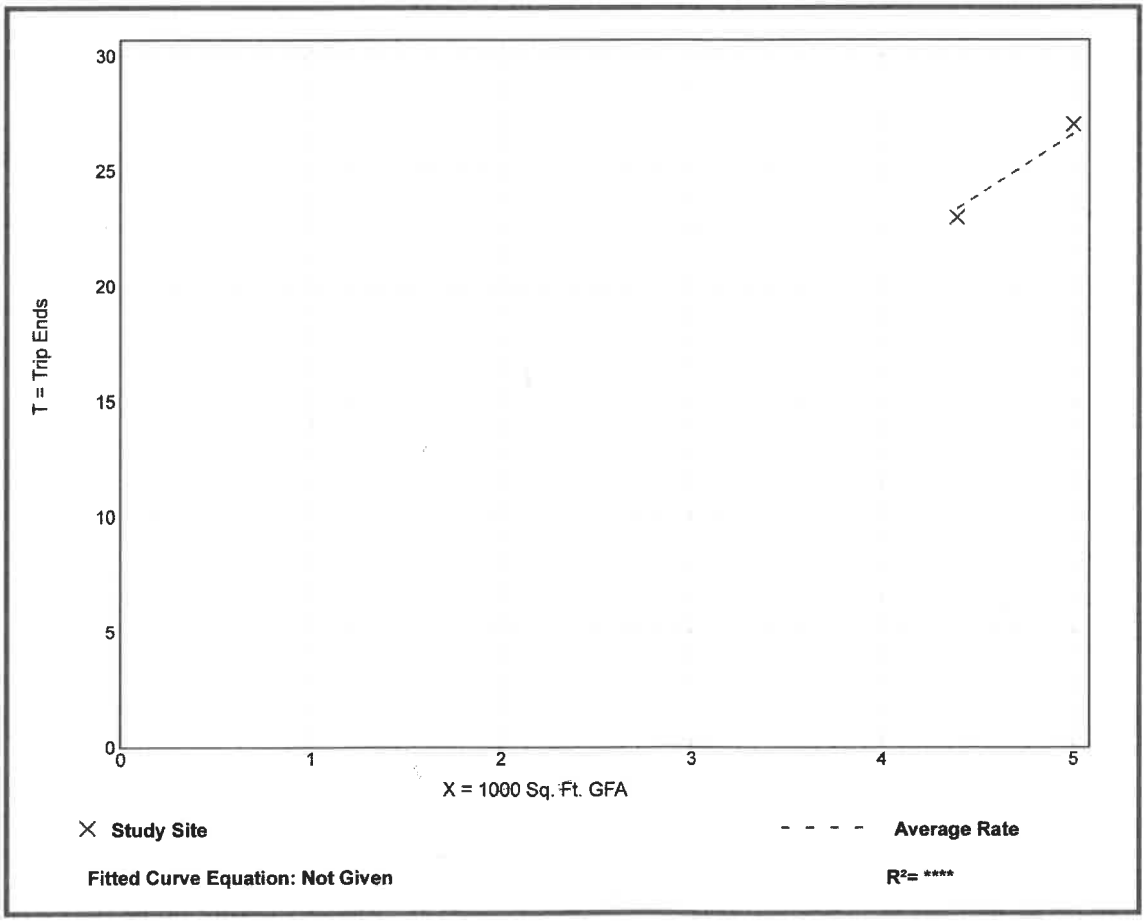
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

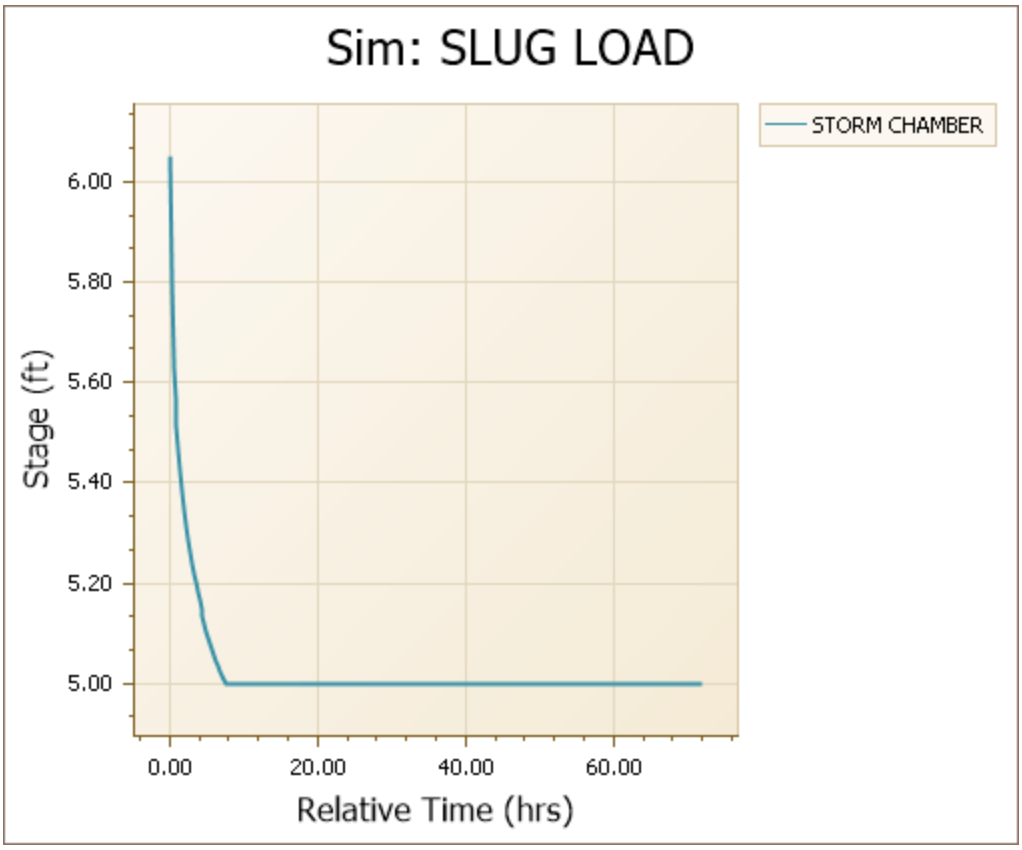
Vehicle Trip Generation per 1000 Sq. Ft. GFA

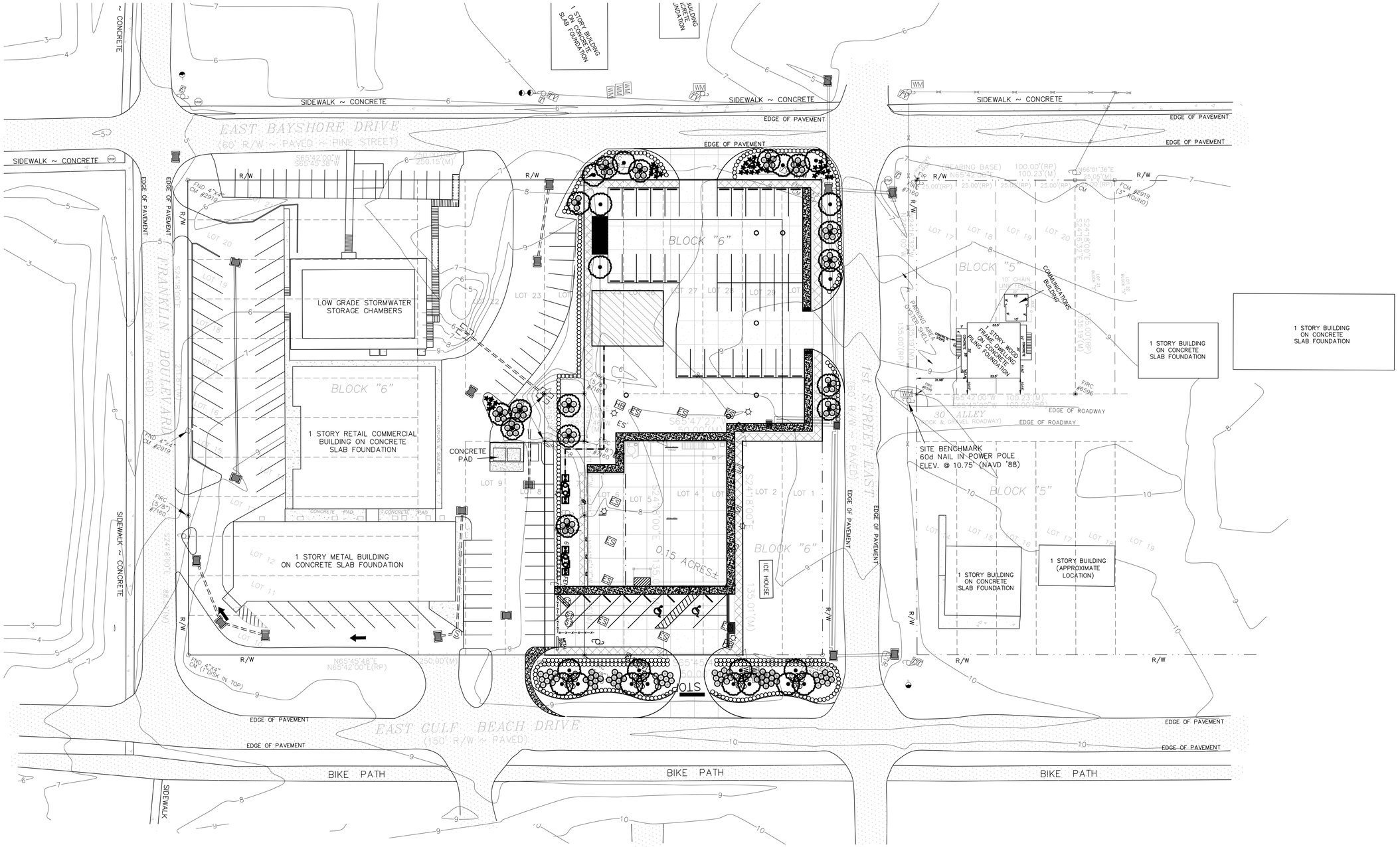
Average Rate	Range of Rates	Standard Deviation
5.32	5.24 - 5.40	*

Data Plot and Equation

Caution – Small Sample Size




Sim: SLUG LOAD
STORM CHAMBER
6.00
5.80
5.60
5.40
5.20
5.00
Stage (ft)
0.00
20.00
40.00
60.00
Relative Time (hrs)



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	SP	SABAL PALMETTO	CABBAGE PALMETTO	10–14'		35		HEIGHT STAGGERED PRUNE ONLY DEAD FRONDS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	CH	CAMELLIA HIEMALIS 'SHISHI GASHIRA'	CAMELLIA	3 GAL		32		FULL AND THICK
	IVN	ILEX VOMITORIA 'NANA'	DWARF YAUPON	3 GAL.	B&B	424		FULL AND THICK
	MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	B&B	79		FULL AND THICK
	SB	SPARTINA BAKERII	BAKER'S CORD GRASS	3 GAL.	B&B	60		FULL AND THICK
	ZP	ZAMIA INTEGRIFOLIA	COONTIE	3 GAL.	B&B	37		FULL AND THICK

GRAPHIC SCALE
0 15 30 60 90 120
SCALE IN FEET

SOURCE DATA FOR SITE PLAN PROVIDED BY SOUTHEASTERN CONSULTING ENGINEERS, INC.

19093-SGI 2 COMMERICAL

© 2019 ALAN D. HOLT, ASLA LANDSCAPE ARCHITECT

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TELEPHONE: (850)914-9006 E-MAIL:alan@alandholtasla.com

CGI 2 COMMERICAL BUILDING

EAST GULF BEACH DRIVE
ST. GEORGE ISLAND, FL

DATE	ISSUE/REVISION
08/05/19	CLIENT REVIEW
11/19/20	CLIENT REVIEW

LANDSCAPE PLAN
SHEET NUMBER

LP1

ONE OF ONE

F.

SG12 COMMERCIAL BUILDING

ST. GEORGE ISLAND, FLORIDA

SYMBOL LEGEND

MATERIAL SYMBOLS

EARTH
GRANULAR FILL
CONCRETE
CONCRETE MASONRY UNIT
BRICK
FINISHED WOOD
ROUGH WOOD (CONTINUOUS)
ROUGH WOOD (NOT CONTINUOUS)
PLYWOOD
ACOUSTICAL OR CERAMIC TILE
GUB/PLASTER/ STUCCO/GROUT
RIGID INSULATION
FIRE BARRIER/ COMP FILLER
BATT INSULATION
LATH
BIT DAMPROOFING

GENERAL SYMBOLS

DETAIL NUMBER 4 / SHEET REFERENCE A8.1 — DETAIL — SCALE: 1"=1'-0" — DETAIL TITLE
SECTION NUMBER 6 / SHEET REFERENCE A5.1 — BUILDING SECTION
SECTION NUMBER 14 / SHEET REFERENCE A9.1 — SECTION CUTS
NAME (NUM) ROOM NAME ROOM NUMBER
101 DOOR MARK
(W) WINDOW MARK
(A01) WALL TYPE MARK
12'-4" FINISH FLOOR ELEVATION
A INTERIOR ELEVATION
2 A COLUMN REFERENCE AND GRID LINES

ABBREVIATIONS

#	AT	FDN	FOUNDATION	OC	ON CENTER(S)
ACT	ACOUSTICAL TILE	FE	FIRE EXTINGUISHER	OD	OUTSIDE DIAMETER
AD	AREA DRAIN	FEC	FIRE EXTINGUISHER CABINET	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
AE	ARCHITECT-ENGINEER	FF	FINISHED FLOOR	OFOI	OWNER FURNISHED OWNER INSTALLED
AFF	ABOVE FINISHED FLOOR	FHC	FIRE HOSE CABINET	OFCR	OWNER FURNISHED CONTRACTOR ROUGH IN
AHU	AIR HANDLING UNIT	FIN	FINISH(ED)	OH	OVERHEAD
APPROX	APPROXIMATE	FUT	FUTURE	OPH	OPPOSITE HAND
ARCH	ARCHITECT(URAL)	FL	FLOOR	OPP	OPPOSITE
BD	BOARD	FO	FACE OF		
BIT	BITUMINOUS	FT	FOOT/FEET		
BLDG	BUILDING	FTG	FOOTING		
BLK	BLOCK	GA	GAGE/GAUGE	PL	PLATE
BLKG	BLOCKING	GALV	GALVANIZED	PLAM	PLASTIC LAMINATE
BM	BEAM	GL	GLASS/GLAZING	PNL	PLAN
BOT	BOTTOM	GWB	GYPSUM WALL BOARD	PT	PRESSURE TREATED
BRG	BEARING	GYP	GYPSUM		
BRK	BRICK			QT	QUARRY TILE
BUR	BUILT UP ROOFING	HA	HANDICAP ACCESSIBLE		
		HDW	HARDWARE	R	RISER/RADIUS
CEM PL	CEMENT PLASTER	HM	HOLLOW METAL	RD	ROOF DRAIN
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	HR	HOUR	RECC	RECESSED
		HT	HEIGHT/HIGH	REINF	REINFORCE(D)(ING)
CHEM	CHEMICAL	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	REQ	REQUIRED
CJ	CONTROL JOINT/ CONSTRUCTION JOINT			RES	RESILIENT
				REV	REVISE(D)(ION)
CL	CENTER LINE	ID	INSIDE DIAMETER	RM	ROOM
CLG	CEILING	IN	INCH	RO	ROUGH OPENING
CMU	CONCRETE MASONRY UNIT	INSUL	INSULATE(D)(ION)		
COL	COLUMN	INT	INTERIOR	S	SOUTH
CONC	CONCRETE			SC	SOLID CORE
CONF	CONFERENCE	JT	JOINT	SECT	SECTION
CONT	CONTINUE(OUS)			SIM	SIMILAR
CPT	CARPET(ED)	L	LENGTH	SPEC	SPECIFICATION(S)
CT	CERAMIC TILE	LAV	LAVATORY	SQ	SQUARE
		LF	LINEAL FEET	SS	STAINLESS STEEL
DEMO	DEMOLISH(TION)			STRUCT	STRUCTURAL
DET	DETAIL			SYS	SYSTEM
DF	DRINKING FOUNTAIN	MAX	MAXIMUM		
DIA	DIAMETER	MECH	MECHANICAL	T	TREAD
DIM	DIMENSION	MET	METAL	THK	THICK(ESS)
DIV	DIVISION	MFR	MANUFACTURER(S)	TO	TOP OF
DN	DOWN	MIN	MINIMUM	TYP	TYPICAL
DR	DOOR	MISC	MISCELLANEOUS		
DWG	DRAWING(S)			UC	UNDERCUT
		N	NORTH	UL	UNDERWRITERS LABORATORY
E	EAST	NA	NOT APPLICABLE	UON	UNLESS OTHERWISE NOTED
EA	EACH	NIC	NOT IN CONTRACT		
EJ	EXPANSION JOINT	NO	NUMBER	VCT	VINYL COMPOSITION TILE
EL	ELEVATION	NOM	NOMINAL	VERT	VERTICAL
ELEC	ELECTRICAL	NTS	NOT TO SCALE	VTR	VENT THRU ROOF
ELEV	ELEVATOR			VWC	VINYL WALL COVERING
EQ	EQUAL				
EQUIP	EQUIPMENT			W	WEST/WIDTH
EWC	ELECTRIC WATER COOLER			W/	WITH
EXIST	EXISTING			W/O	WITHOUT
EXP	EXPOSED			WPT	WORK POINT
EXT	EXTERIOR				

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CODES REFERENCED IN THESE DOCUMENTS AND AS ADPOTED AND SUPPLEMENTED BY LOCAL REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL BUILDING PERMITS FROM THE LOCAL BUILDING DEPARTMENTS AS REQUIRED BY CITY/COUNTY REGULATIONS. FEES FOR SUCH PERMITS SHALL BE PAID BY THE CONTRACTOR AND A SET OF APPROVED DRAWINGS AND ORIGINAL PERMITS SHALL BE RETAINED ON SITE FOR THE DURATION OF THE PROJECT.

3. THE DESIGN INFORMATION SHOWN ON THE DRAWINGS PROVIDES OVERALL DIMENSIONAL PARAMETERS AND DESCRIBES ELEMENTS TO BE CONSTRUCTED. THE CONTRACTOR SHALL ADJUST DIMENSIONS AND DETAILS AS REQUIRED TO FIT EXISTING CONDITIONS. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED OF ALL PROPOSED MODIFICATIONS.

4. NO CHANGES TO THE INFORMATION SHOWN ON THE DRAWINGS SHALL BE MADE WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE ARCHITECT OR ENGINEER, AS APPICABLE.

5. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES ON THESE DOCUMENTS.

6. ALL EXTERIOR COMPONENTS SHALL HAVE FLORIDA APPROVAL NUMBERS.

7. EXTERIOR GLAZING SHALL BE IMPACT RATED.

8. FIRE SPINKLER / FIRE ALARM DESIGN BY OTHERS AS REQUIRED TO MEET FBC 2017, NFPA, & FLORIDA FIRE PREVENTION CODE.

SHOP DRAWINGS

COPIES OF ALL SHOP DRAWINGS FOR STRUCTURAL OR LIFE SAFETY RELATED COMPONENTS SHALL BE SUBMITTED TO THE ARCHITECT & OWNER FOR APPROVAL.

THE CONTRACTOR SHALL SUBMIT DETAILED FABRICATION AND INSTALLATION DRAWINGS AND PRODUCT LITERATURE FOR THE FOLLOWING ITEMS. ARCHITECT REVIEW OF SHOP DRAWING IS FOR COMPLIANCE OF THE PRODUCT WITH THE DESIGN CONCEPTS DELINEATED IN THESE DOCUMENTS. THE CONTRACTOR AND/OR PRODUCT MANUFACTURER SHALL BE RESPONSIBLE FOR THE ACCURACY AND PERFORMANCE OF THE PRODUCT AND ITS COORDINATION WITH THE OTHER TRADES.

1. STRUCTURAL STEEL
2. METAL STUD FRAMING
3. ROOF TRUSSES, LVL, & PRE-ENGINEERED BEAMS
4. REINFORCING STEEL
5. CONCRETE DESIGN MIXES
6. WATERPROOF MEMBRANES
7. RAILINGS & HANDRAILS
8. ARCHITECTURAL PRE-CAST OR PRE-FORMED COLUMNS
9. APPLIED FOAM TRIM, WINDOW/DOOR HEADS, AND ARCHITECTURAL DETAILING
10. BATHROOM ACCESSORIES & MIRRORS
11. ALL DOOR, WALL, AND CEILING FINISHES
12. ALL CABINETRY
13. ELEVATORS
14. STAIRS AND HANDRAILS
15. ALL HEATING & VENTILATING EQUIPMENT
16. ELECTRICAL FIXTURES & EQUIPMENT
17. ALL PLUMBING FIXTURES
18. DOORS, WINDOWS, AND ALL HARDWARE
19. FIREPLACES
20. APPLIANCES

PERFORMANCE STANDARDS

ALL MATERIALS, PRODUCTS AND THEIR INSTALLAITON SHALL MEET THE PRODUCT APPROVAL OF AND BE INSTALLED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY THE FOLLOWING AGENCIES, AS APPICALBE:

ASTM AMERICAN SOCIETY OF TESTING MATERIALS
ACI - AMERICAN CONCRETE INSTITUE
AF&PA - AMERICAN FOREST & PAPER ASSOCIATION
AISC - AMERICAN INSTITURE OF STEEL CONSTRUCTION
AWI - AMERICAN WOODWORK INSTITUTE
AWPB - AMERICAN WOOD PERSERVATIVES BUREAU
ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE
AAMA - ARCHITECTURAL ALUMINUM MANFACTURERS ASSOCIATION
FBC - FLORIDA BUILDING CODE
GA - GYPSUM ASSOCIATION
LSC - LIFE SAFETY CODE
NER - NATIONAL EVALUATION SERVICE INC
NFPA - NATIONAL FIRE RPOTECTION ASSOCIATION
NDW - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
SJI - STEEL JOIST INSTITUE
TCA - TILE COUNCIL OF AMERICA
UL - UNERWRITERS LABORATORIES

NOTE:

ARCHITECT NOT RESPSONIBLE FOR ANY CIVIL WORK, SITE WORK, LANDSCAPE DESIGN, FIRE SUPPRESSION SYSTEMS, OR ANY OTHER WORK NOT SPECIFICALLY ADDRESSED BY THESE DOCUMENTS.

THIS PROJECT IS A PRE-FAB METAL BUILDING. COORDINATE ALL DIMENSIONS WITH METAL BUILDING SHOP DRAWINGS. PROVIDE FULL SHOP DRAWINGS SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA.

BUILDING DESIGN DATA

APPLICABLE CODES
2017 FLORIDA BUILDING CODE BUILDING
2017 FLORIDA FIRE PREVENTION CODE

INDEX OF DRAWINGS

A100 COVER
A101 FLOOR PLAN
A102 ELEVATIONS
A103 ELEVATIONS

PROJECT DATA

BUILDING INFORMATION

METAL BUILDING - COMMERCIAL RETAIL
TOTAL SF = 6,140 SF

ARCHITECT
RUSSELL JOHNSON, ARCHITECT PL
PO BOX 1399
PANAMA CITY, FL 32401
(850) 763-9618
AR 0012593

DEVELOPMENT ORDER
11.02.20

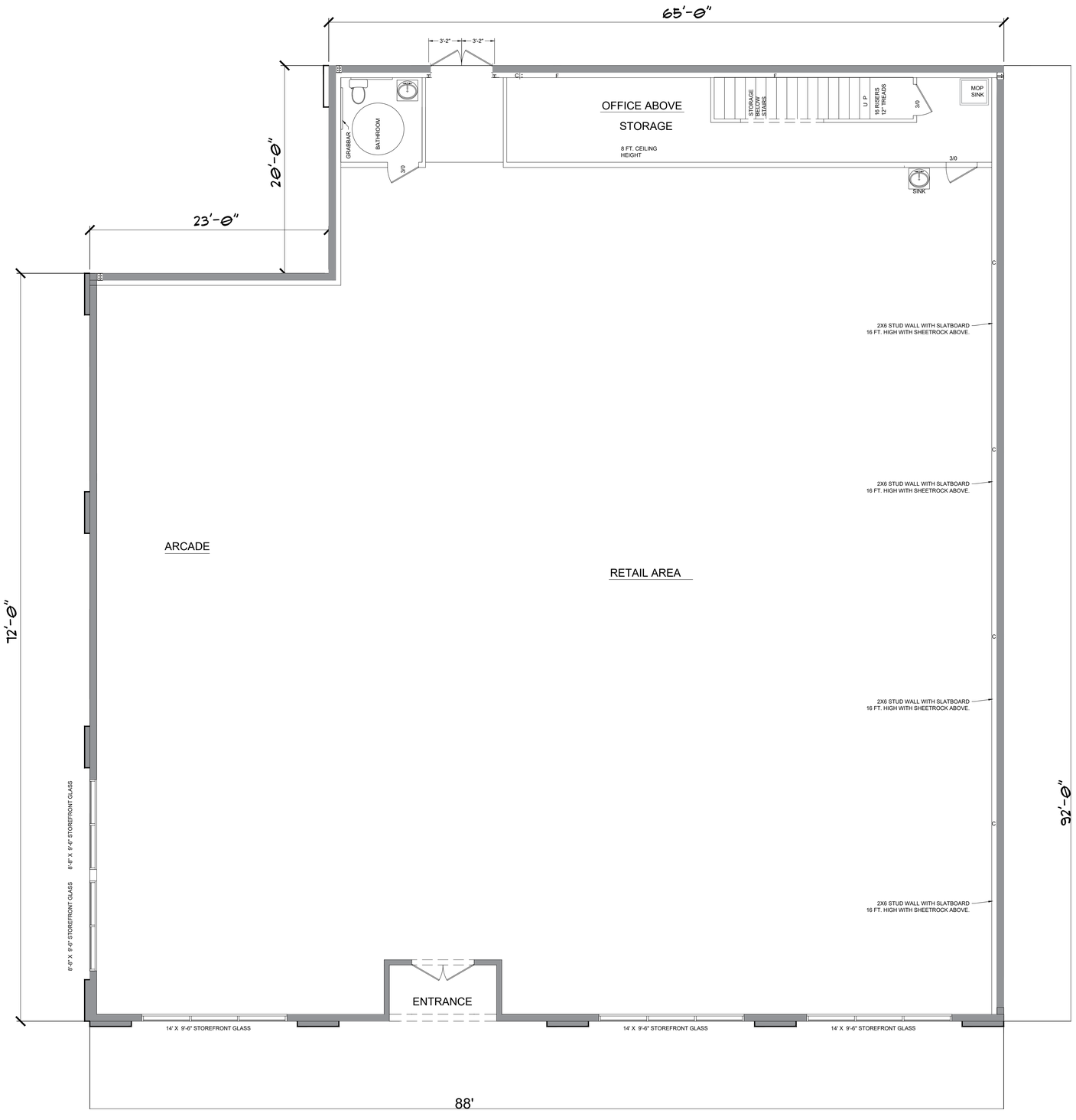
RUSSELL JOHNSON ARCHITECT PL
AR 0012593
ARCHITECTURE
850 630 4483
RAJARCH@MSN.COM

DATE
DRAWN | REVIEWED
REVISIONS
NO. DATE
PROJECT #

SG12 COMMERCIAL BUILDING
ST. GEORGE ISLAND, FLORIDA

STATE OF FLORIDA
RUSSELL A JOHNSON
AR0012593
REGISTERED ARCHITECT

A - 100



FLOOR PLAN

SCALE: 1" = 3/16" / FT

RUSSELL JOHNSON ARCHITECT PL
AR 0001293
RAJARCH@MSN.COM
ARCHITECTURE
850 630 4483

DATE
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REVISIONS
NO. | DATE
PROJECT #

SG12 COMMERCIAL BUILDING
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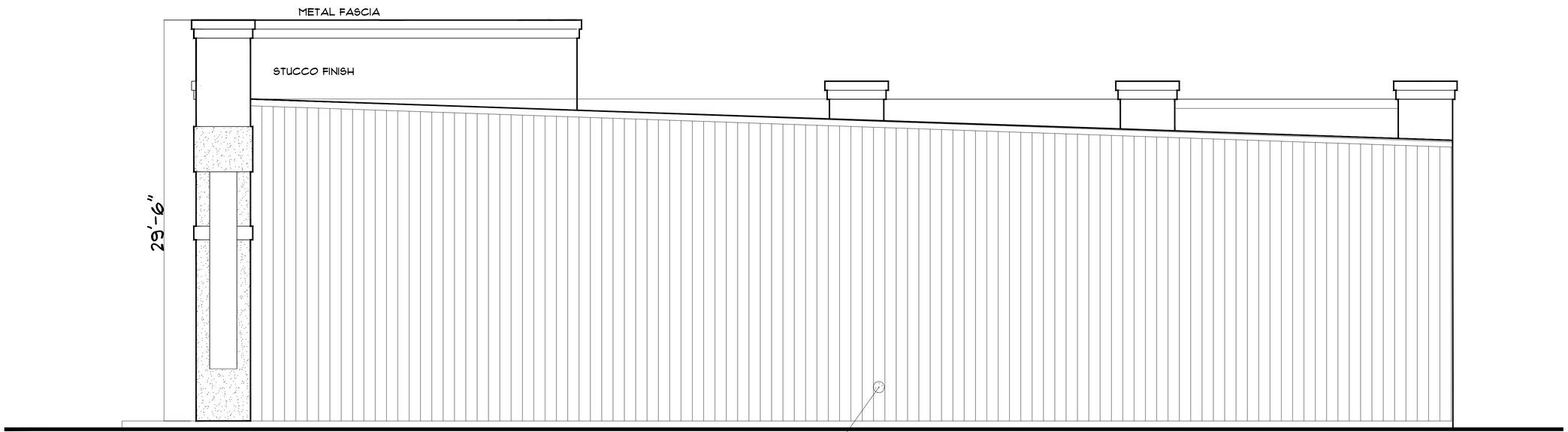
STATE OF FLORIDA
RUSSELL A JOHNSON
AR0012593
REGISTERED ARCHITECT

A - 101



FRONT ELEVATION



RIGHT SIDE ELEVATION

ELEVATIONS

SCALE: 1" = 1/4" / FT

RUSSELL JOHNSON ARCHITECT PL
AR 0001259 3
RAJARCH@MSN.COM
ARCHITECTURE
850 630 4483

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NO. DATE

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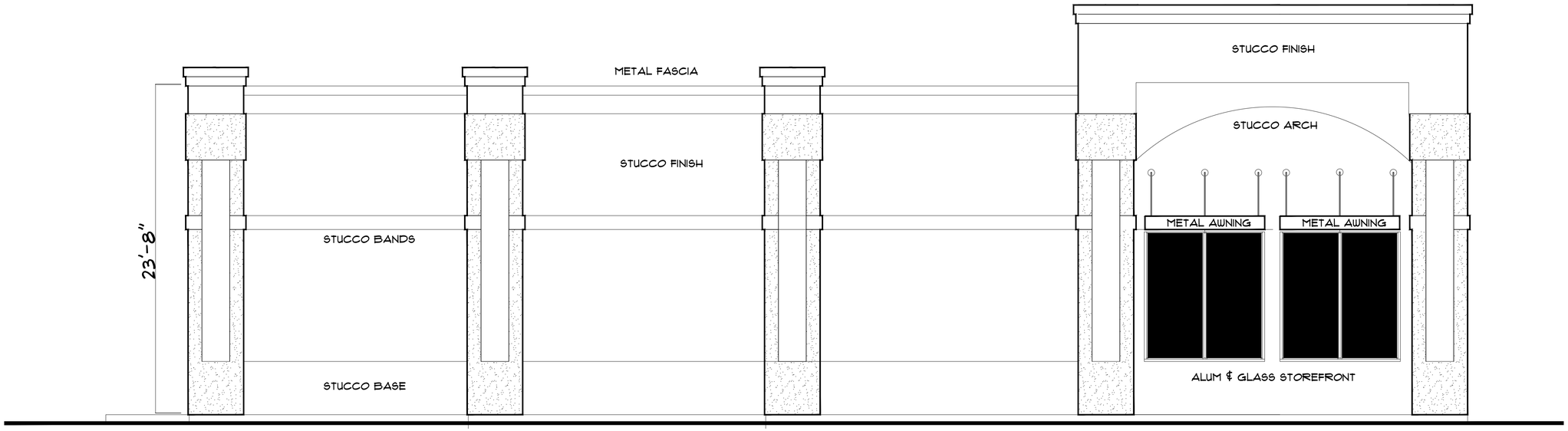
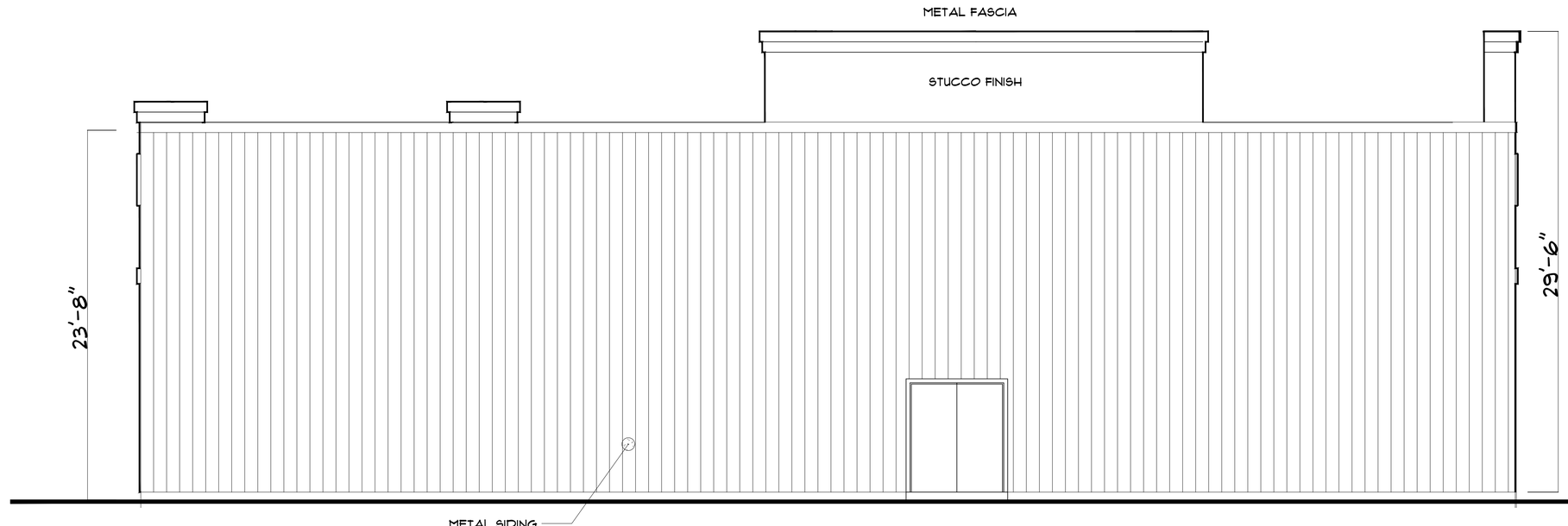
ST. GEORGE ISLAND, FLORIDA

STATE OF FLORIDA
RUSSELL A JOHNSON
AR0012593
REGISTERED ARCHITECT

A - 102



LEFT SIDE ELEVATION



REAR ELEVATION

ELEVATIONS
SCALE: 1" = 1/4" / FT

RUSSELL JOHNSON ARCHITECT PL
AR 0012593
RAJARCH@MSN.COM
ARCHITECTURE
850 630 4483

DATE
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REVISIONS
NO. | DATE
PROJECT #

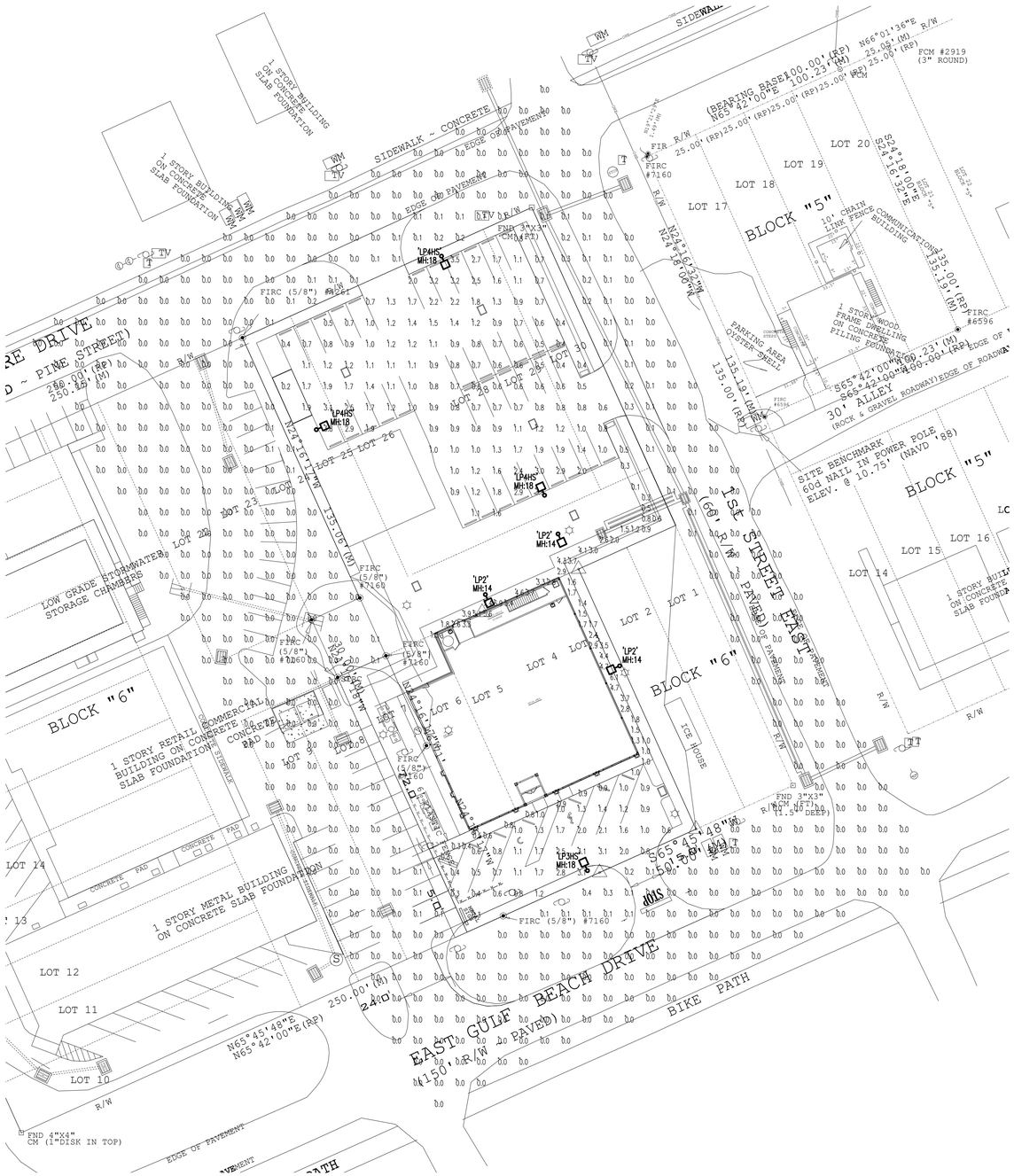
5612 COMMERCIAL BUILDING
ST. GEORGE ISLAND, FLORIDA

STATE OF FLORIDA
RUSSELL A JOHNSON
AR0012593
REGISTERED ARCHITECT

A - 103

Luminaire Schedule								
Symbol	Qty	Label	Mounting Ht.	Arrangement	Description	LAMP CATALOG NO.	LLF	Lum. Watts
	3	LP2	14'0"	SINGLE	GARDCO#ECF-S-32L-365-NW-G2-2-UNV-XX-XX-XX-XX-XX-(FINISH)-POLE:VALMONT#R-130830505T4-D1-(FINISH)	4000K CCT LED	0.900	40
	1	LP3HS	18'0"	SINGLE	GARDCO#ECF-S-32L-700-NW-G2-3-UNV-XX-XX-XX-XX-HIS-(FINISH)-POLE:VALMONT#R-170830506T4-D1-(FINISH)	4000K CCT LED	0.900	72.9
	3	LP4HS	18'0"	SINGLE	GARDCO#ECF-S-32L-700-NW-G2-4-UNV-XX-XX-XX-XX-HIS-(FINISH)-POLE:VALMONT#R-170830506T4-D1-(FINISH)	4000K CCT LED	0.900	72.9

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREAS	Illuminance	Fc	1.27	3.9	0.2	6.35	19.50
SIDEWALK AREA	Illuminance	Fc	2.36	7.4	0.1	23.60	74.00
SPILL LIGHT	Illuminance	Fc	0.01	0.4	0.0	N.A.	N.A.



LIGHTING PHOTOMETRIC PLAN

SCALE: 1"=30'

LEGEND

FCM	FOUND CONCRETE MONUMENT
R/W	RIGHT-OF-WAY
M	MEASURED
	NOT TO SCALE
	POINT NOT SET OR FOUND
SIRC	SET (5/8") IRON ROD AND CAP #7160
FIRC	FOUND (5/8") IRON ROD AND CAP
RP	RECORD PLAT
FND	FOUND
RND	ROUND
CM	CONCRETE MONUMENT
CH	CHERRY
O	OAK
H or HIC	HICKORY
LO	LIVEOAK
P	PINE
CA	CRAB APPLE
DOG	DOGWOOD
MAG	MAGNOLIA
ES	ELECTRIC SERVICE
T	TELEPHONE PEDESTAL
WM	WATER METER
TV	CABLE TV BOX
E	ELECTRICAL BOX
	POWER POLE
	GUY WIRE
ST	SEPTIC TANK LID
HB	HOSE BIBB

YATES ENGINEERING SOLUTIONS
7159 Blue Jack Dr.
Navarre, FL 32566
FBPE Authorization No. 30242
Phone: (850)512-9579
Email: quinn@yatesesg.com
FL PE No: 60826

CERTIFICATION:

CLIENT
SOUTHEASTERN CONSULTING ENGINEERS, INC.

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PROJECT #2047

DATE ISSUED: NOV. 20, 2020

DEVELOPMENT ORDER

REVISIONS:

No.	DATE

SHEET TITLE

SHEET No.

E-1

GARDCO by signify

Site & Area

F-

EcoForm

ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options: Dimming controls	Options: Motion sensing lens	Options: Photo-sensing	Options: Electrical	Options: Luminaire	Finish
ECF-S												
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules)	**365** 365mA **530** 530mA **700** 700mA **1A** 1050mA **1.2A** 1200mA	**WW-G2** Warm White 3000K, 70 CRI Generation 2 **NW-G2** Neutral White 4000K, 70 CRI Generation 2 **CW-G2** Cool White 5000K, 70 CRI Generation 2	**AR** Arm Mount (standard)[2] *The following mounting kits must be ordered separately (See accessories)* **SF** Slip Fitter Mount[3] (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM** Retrofit arm mount kit[2]	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270°	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)	**DD** 0-10V External dimming (by others)[4] **DCC** Dual Circuit Control[4,5,6] **FAWS** Field Adjustable Wattage Selector[4,5] **SW** Interface module for SiteWise[4,6,7] **LLC** Integral wireless module[4,6,8,17] **BL** Bi-level functionality[1,4,17] **DynaDimmer:** Automatic Profile Dimming **CS50** Safety 50% Dimming, 7 hours[4,8] **CM50** Median 50% Dimming, 8 hours[4,8] **CS30** Safety 30% Dimming, 7 hours[4,8] **CM30** Median 30% Dimming, 8 hours[4,8]	**IMRI3** Integral with #3 lens[15] **IMRI7** Integral with #7 lens[16]	**PCB** Photocontrol Button[8,9] **TLRD5** Twist Lock Receptacle 5 Pin[10] **TLRD7** Twist Lock Receptacle 7 Pin[10] **TLRPC** Twist Lock Receptacle w/ Photocell[9,11]	**Fusing** **F1** Single (120, 277, 347VAC)[9] **F2** Double (208, 240, 480VAC)[9] **Pole Mount Fusing** **FP1** Single (120, 277, 347VAC)[9] **FP2** Double (208, 240, 480VAC)[9] **FP3** Canadian Double Pull (208, 240, 480VAC)[9] **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included in standard product **TB** Terminal Block[12] **RPA** Round Pole Adapter (fits to 3"-3.9" O.D. pole)[13] **HIS** Internal Housing Side Shield[14]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)
	48L 48 LEDs (3 modules)	**900** 900mA **1A** 1050mA **1.2A** 1200mA										
	64L 64 LEDs (4 modules)	**900** 900mA **1A** 1050mA										

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5 and 5W optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. Must specify a motion sensor lens.

ECF-S EcoForm small F-

Area luminaire

EcoForm Accessories (ordered separately, field installed)

Shielding Accessories

House Side shield

Standard optic orientation:

HIS-32-H [18]	Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-H [18]	Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-H [18]	Internal House Side Shield for 64 LEDs (4 modules)

Optic at 90 or 270 orientation:

HIS-32-V [18]	Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-V [18]	Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-V [18]	Internal House Side Shield for 64 LEDs (4 modules)

18. Not available with Type 5 or 5W optics

Luminaire Accessories

ECF-BD-G2	Bird deterrent
ECF-RAM-G2-(F)	Retrofit Arm mount kit
ECF-SF-G2-(F)	Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
ECF-WS-G2-(F)	Wall mount with surface conduit rear entry permitted

EcoForm PTF2
(pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-ECF-S/L-1-90-(F)	1 luminaire at 90°
PTF2-ECF-S/L-2-90-(F)	2 luminaires at 90°
PTF2-ECF-S/L-2-180-(F)	2 luminaires at 180°
PTF2-ECF-S/L-3-90-(F)	3 luminaires at 90°
PTF2-ECF-S/L-4-90-(F)	4 luminaires at 90°
PTF2-ECF-S/L-3-120-(F)	3 luminaires at 120°

EcoForm PTF3
(pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-ECF-S/L-1-90-(F)	1 luminaire at 90°
PTF3-ECF-S/L-2-90-(F)	2 luminaires at 90°
PTF3-ECF-S/L-2-180-(F)	2 luminaires at 180°
PTF3-ECF-S/L-3-90-(F)	3 luminaires at 90°
PTF3-ECF-S/L-4-90-(F)	4 luminaires at 90°
PTF3-ECF-S/L-3-120-(F)	3 luminaires at 120°

EcoForm PTF4
(pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-ECF-S/L-1-90-(F)	1 luminaire at 90°
PTF4-ECF-S/L-2-90-(F)	2 luminaires at 90°
PTF4-ECF-S/L-2-180-(F)	2 luminaires at 180°
PTF4-ECF-S/L-3-90-(F)	3 luminaires at 90°
PTF4-ECF-S/L-4-90-(F)	4 luminaires at 90°
PTF4-ECF-S/L-3-120-(F)	3 luminaires at 120°

(F) = Specify finish

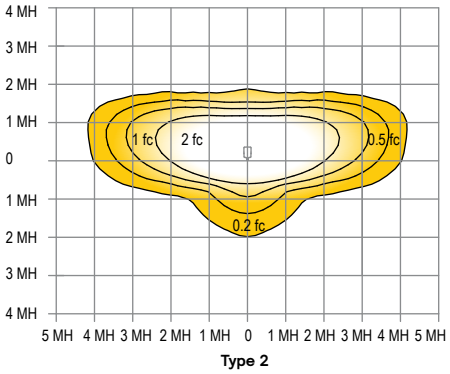
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

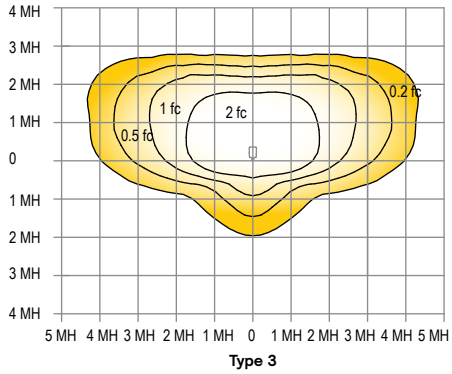
Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>60,000 hours	>88%

Optical distribution

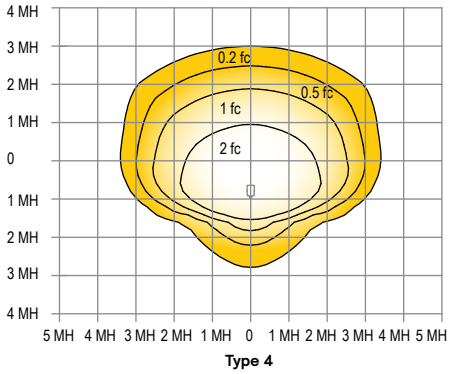
Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



Type 2



Type 3



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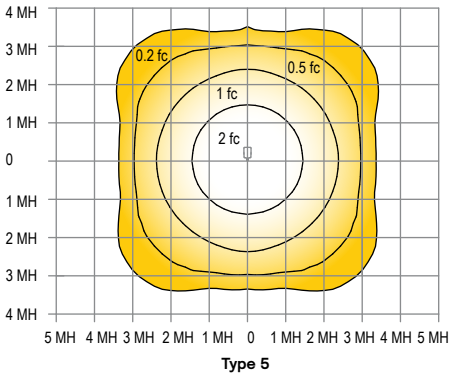
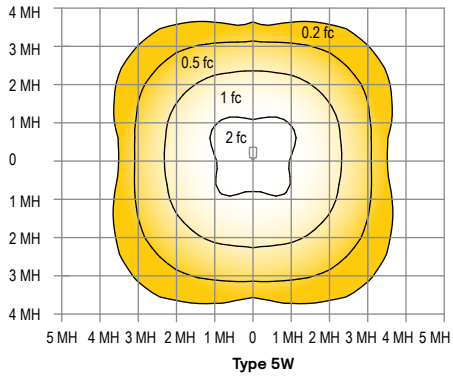
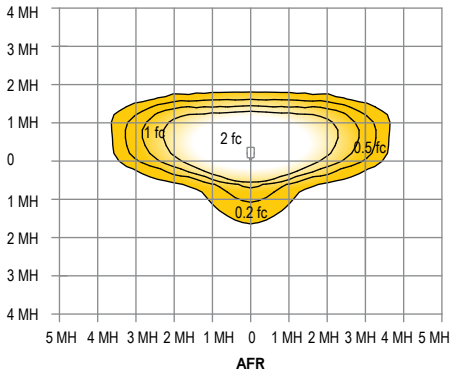


Type 5



Type 5W



AFR

ECF-S EcoForm small F-

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-WW-G2-x	32	365	3000	40	5,508	B1-U0-G1	138	5,428	B1-U0-G2	136	5,637	B1-U0-G2	141
ECF-S-32L-530-WW-G2-x	32	530	3000	56	7,159	B2-U0-G2	129	7,055	B1-U0-G2	127	7,327	B1-U0-G2	132
ECF-S-32L-700-WW-G2-x	32	700	3000	73	9,234	B2-U0-G2	127	9,034	B2-U0-G2	124	9,452	B2-U0-G2	130
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	13,001	B3-U0-G2	123	12,719	B2-U0-G2	120	13,306	B2-U0-G3	126
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	14,421	B3-U0-G3	119	14,108	B2-U0-G3	116	14,760	B2-U0-G3	121
ECF-S-48L-900-WW-G2-x	48	900	3000	135	17,115	B3-U0-G3	127	16,744	B3-U0-G3	124	17,518	B2-U0-G3	130
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	19,381	B3-U0-G3	122	18,960	B3-U0-G3	119	19,836	B3-U0-G4	125
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	21,515	B3-U0-G3	118	21,048	B3-U0-G4	115	22,020	B3-U0-G4	121
ECF-S-64L-900-WW-G2-x	64	900	3000	178	22,652	B3-U0-G3	127	22,161	B3-U0-G4	125	23,185	B3-U0-G4	130
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	25,520	B3-U0-G3	124	24,966	B3-U0-G4	121	26,120	B3-U0-G4	127

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-WW-G2-x	32	365	3000	40	5,706	B2-U0-G1	143	5,790	B3-U0-G1	145	5,604	B3-U0-G1	140
ECF-S-32L-530-WW-G2-x	32	530	3000	56	7,417	B2-U0-G1	133	7,526	B3-U0-G2	135	7,284	B3-U0-G2	131
ECF-S-32L-700-WW-G2-x	32	700	3000	73	9,567	B2-U0-G2	131	9,707	B4-U0-G2	133	9,395	B4-U0-G2	129
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	13,467	B3-U0-G2	128	13,665	B4-U0-G2	129	13,227	B4-U0-G2	125
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	14,939	B3-U0-G2	123	15,158	B4-U0-G2	125	14,671	B4-U0-G2	121
ECF-S-48L-900-WW-G2-x	48	900	3000	135	17,731	B3-U0-G2	131	17,990	B4-U0-G2	133	17,413	B5-U0-G3	129
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	20,076	B3-U0-G2	127	20,372	B5-U0-G3	128	19,717	B5-U0-G3	124
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	22,288	B3-U0-G2	122	22,616	B5-U0-G3	124	21,888	B5-U0-G3	120
ECF-S-64L-900-WW-G2-x	64	900	3000	178	23,465	B3-U0-G2	132	23,810	B5-U0-G3	134	23,045	B5-U0-G3	130
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	26,437	B4-U0-G3	128	26,150	B5-U0-G3	127	25,964	B5-U0-G4	126

4000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-NW-G2-x	32	365	4000	40	5,798	B1-U0-G1	145	5,713	B1-U0-G2	143	5,934	B1-U0-G2	148
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,536	B2-U0-G2	135	7,426	B1-U0-G2	133	7,713	B1-U0-G2	138
ECF-S-32L-700-NW-G2-x	32	700	4000	73	9,720	B2-U0-G2	133	9,509	B2-U0-G2	130	9,949	B2-U0-G2	136
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	13,685	B3-U0-G2	130	13,388	B2-U0-G3	127	14,006	B2-U0-G3	133
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	15,180	B3-U0-G3	125	14,851	B2-U0-G3	122	15,537	B2-U0-G3	128
ECF-S-48L-900-NW-G2-x	48	900	4000	135	18,016	B3-U0-G3	133	17,625	B3-U0-G3	130	18,440	B3-U0-G3	136
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	20,401	B3-U0-G3	129	19,958	B3-U0-G4	126	20,880	B3-U0-G4	132
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	22,647	B3-U0-G3	124	22,156	B3-U0-G4	121	23,179	B3-U0-G4	127
ECF-S-64L-900-NW-G2-x	64	900	4000	178	23,844	B3-U0-G3	134	23,327	B3-U0-G4	131	24,405	B3-U0-G4	137
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	26,863	B3-U0-G3	130	26,280	B3-U0-G4	128	27,495	B3-U0-G4	134

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-NW-G2-x	32	365	4000	40	6,006	B2-U0-G1	150	6,094	B3-U0-G1	152	5,898	B3-U0-G2	147
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,807	B2-U0-G1	140	7,922	B3-U0-G2	142	7,667	B3-U0-G2	138
ECF-S-32L-700-NW-G2-x	32	700	4000	73	10,070	B2-U0-G2	138	10,218	B4-U0-G2	140	9,889	B4-U0-G2	136
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	14,176	B3-U0-G2	134	14,384	B4-U0-G2	136	13,923	B4-U0-G2	132
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	15,725	B3-U0-G2	129	15,956	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-900-NW-G2-x	48	900	4000	135	18664,	B3-U0-G2	138	18,937	B4-U0-G3	140	18,329	B5-U0-G3	136
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	21,133	B3-U0-G2	133	21,444	B5-U0-G3	135	20,755	B5-U0-G3	131
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	23,461	B3-U0-G2	128	23,806	B5-U0-G3	130	23,040	B5-U0-G3	126
ECF-S-64L-900-NW-G2-x	64	900	4000	178	24,700	B3-U0-G2	139	25,063	B5-U0-G3	141	24,258	B5-U0-G4	136
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	27,828	B4-U0-G3	135	27,526	B5-U0-G3	134	27,330	B5-U0-G4	133

ECF-S EcoForm small F-

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-CW-G2-x	32	365	5000	40	5,798	B1-U0-G1	145	5,713	B1-U0-G2	143	5,934	B1-U0-G2	148
ECF-S-32L-530-CW-G2-x	32	530	5000	56	75,36	B2-U0-G2	135	7,426	B1-U0-G2	133	7,713	B1-U0-G2	138
ECF-S-32L-700-CW-G2-x	32	700	5000	73	9,720	B2-U0-G2	133	9,509	B2-U0-G2	130	9,949	B2-U0-G2	136
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	13,685	B3-U0-G2	130	13,388	B2-U0-G3	127	14,006	B2-U0-G3	133
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	15,180	B3-U0-G3	125	14,851	B2-U0-G3	122	15,537	B2-U0-G3	128
ECF-S-48L-900-CW-G2-x	48	900	5000	135	18,016	B3-U0-G3	133	17,625	B3-U0-G3	130	18,440	B3-U0-G3	136
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	20,401	B3-U0-G3	129	19,958	B3-U0-G4	126	20,880	B3-U0-G4	132
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	22,647	B3-U0-G3	124	22,156	B3-U0-G4	121	23,179	B3-U0-G4	127
ECF-S-64L-900-CW-G2-x	64	900	5000	178	23,844	B3-U0-G3	134	23,327	B3-U0-G4	131	24,405	B3-U0-G4	137
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	26,863	B3-U0-G3	130	26,280	B3-U0-G4	128	27,495	B3-U0-G4	134

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-CW-G2-x	32	365	5000	40	6,006	B2-U0-G1	150	6,094	B3-U0-G1	152	5,898	B3-U0-G2	147
ECF-S-32L-530-CW-G2-x	32	530	5000	56	7,807	B2-U0-G1	140	7,922	B3-U0-G2	142	7,667	B3-U0-G2	138
ECF-S-32L-700-CW-G2-x	32	700	5000	73	10,070	B2-U0-G2	138	10,218	B4-U0-G2	140	9,889	B4-U0-G2	136
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	14,176	B3-U0-G2	134	14,384	B4-U0-G2	136	13,923	B4-U0-G2	132
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	15,725	B3-U0-G2	129	15,956	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-900-CW-G2-x	48	900	5000	135	18,664	B3-U0-G2	138	18,937	B4-U0-G3	140	18,329	B5-U0-G3	136
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	21,133	B3-U0-G2	133	21,444	B5-U0-G3	135	20,755	B5-U0-G3	131
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	23,461	B3-U0-G2	128	23,806	B5-U0-G3	130	23,040	B5-U0-G3	126
ECF-S-64L-900-CW-G2-x	64	900	5000	178	24700	B3-U0-G2	139	25063	B5-U0-G3	141	24258	B5-U0-G4	136
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	27828	B4-U0-G3	135	27526	B5-U0-G3	134	27330	B5-U0-G4	133

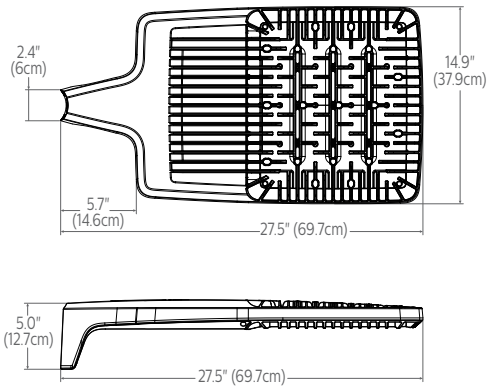
ECF-S EcoForm small F-

Area luminaire

Dimensions

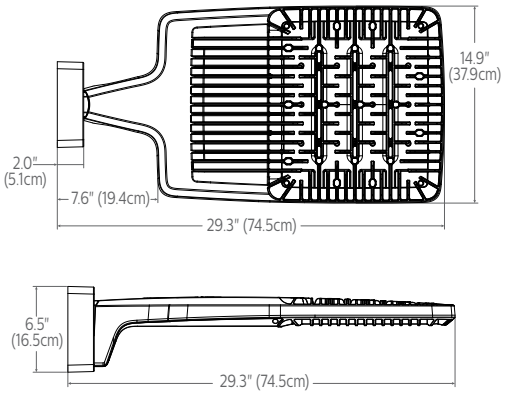
Standard Arm (**AR**)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



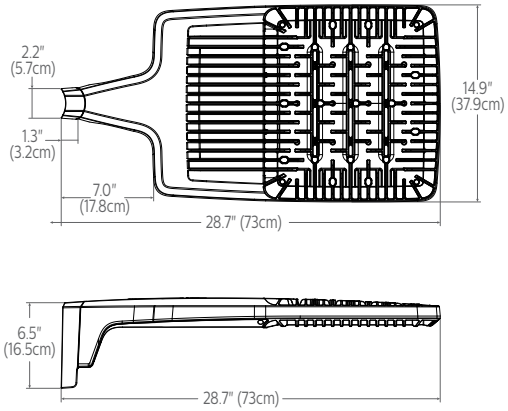
Wall (**WS**)

Weight: 27 Lbs. (12. 2Kg)EPA: 0.27ft² (.025m²)



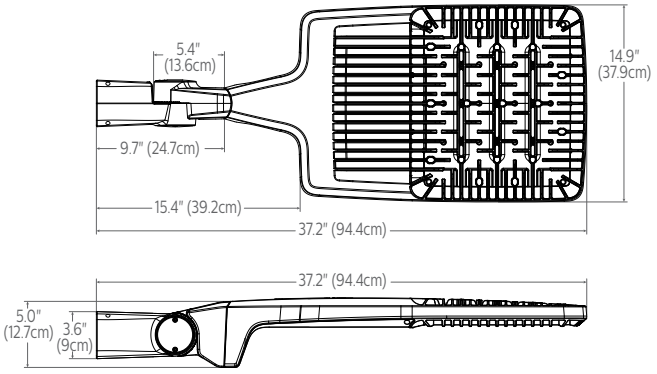
Retrofit Arm (**RAM**)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

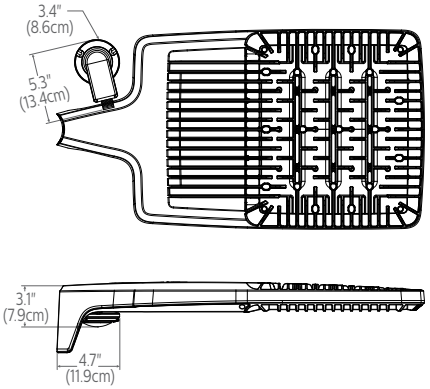


Slip fitter (**SF**)

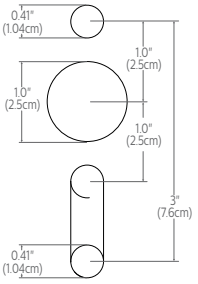
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



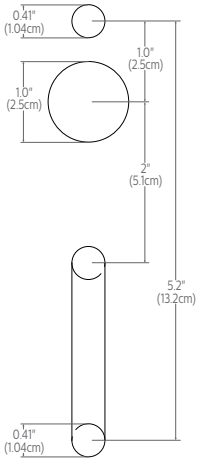
Outboard **IMR-HVU** sensor



Standard Arm (**AR**) drill pattern



Retrofit Arm (**RAM**) drill pattern



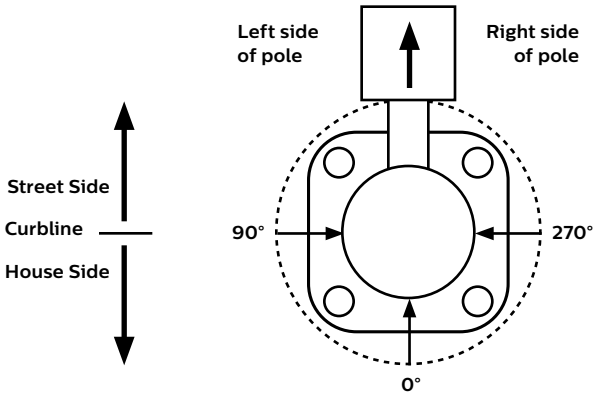
ECF-S EcoForm small F-

Area luminaire

Optical Orientation Information

Standard Optic Position

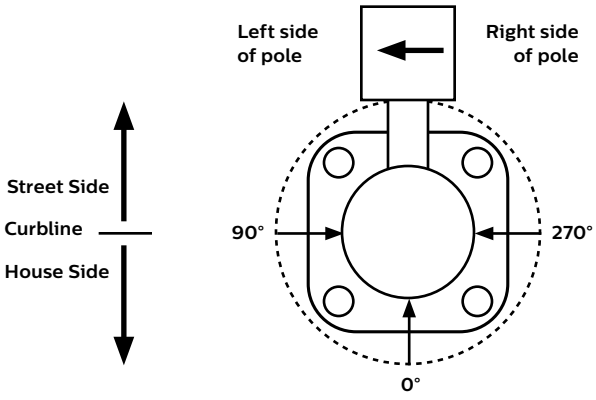
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

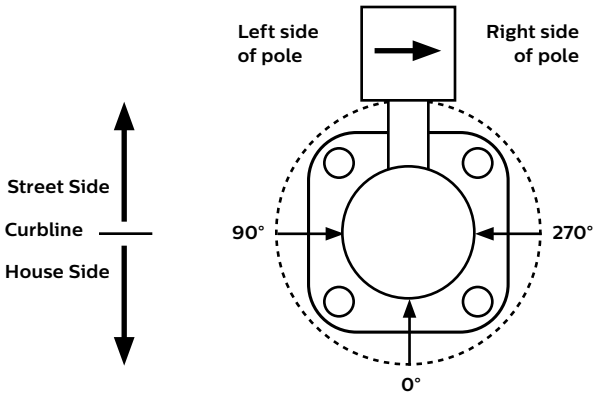
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

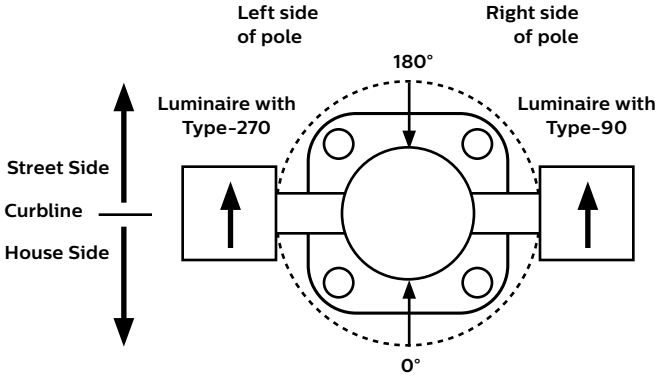
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

ECF-S EcoForm small F-

Area luminaire

Specifications

Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP66, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2010. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 2, 3, and 4 modules or 32, 48, and 64 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 133 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions. Types 2, 3, 4, and AFR when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet IDA compliance. SF mounting will not meet IDA.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

SiteWise (SW): SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Cannot be used with other control options or photocell options. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic diming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM - 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM - 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

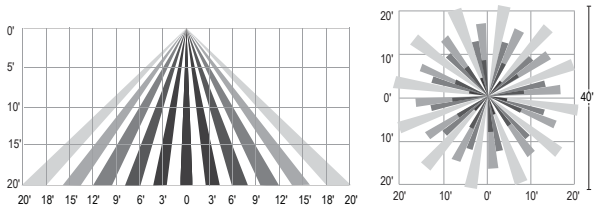
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC wireless controller with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

ECF-S EcoForm small F-

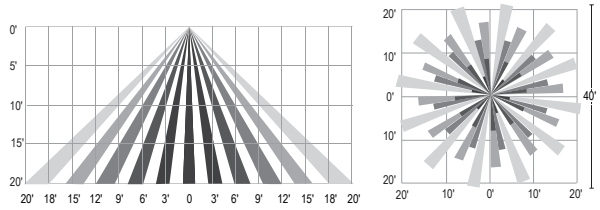
Area luminaire

Specifications

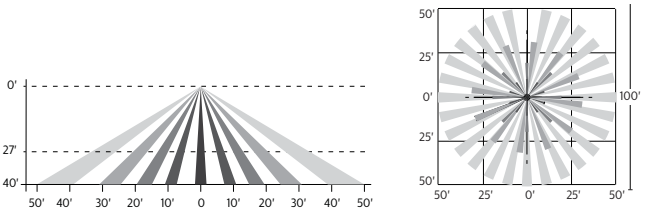
Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile and SiteWise), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

IMRI3 Luminaire or remote mount controller with #3 lens



IMRI7 Luminaire or remote mount controller with #7 lens



Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering Twist-lock receptacle (TLRD5 or TLRD7), photocell or shorting cap is not included. TLRPC is shipped standard with 5 pin.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

EcoForm luminaires feature a 5-year limited warranty
See signify.com/warranties for complete details and exclusions.

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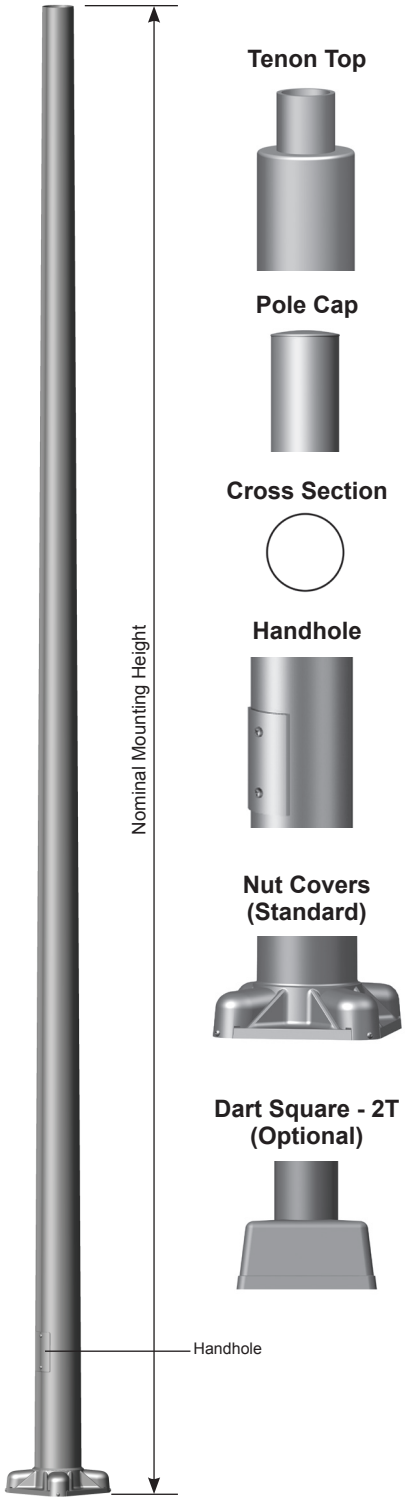
valmont STRUCTURES

8' to [F-]6' ROUND TAPERED ALUMINUM 4-Bolt Anchor Base

Job Name:	Client Name:
Job Location - City: State:	Created By: Date:
Product: Quote:	Customer Approval: Date:



Tenon Top

Pole Cap

Cross Section

Handhole

Nut Covers (Standard)

Dart Square - 2T (Optional)

SPECIFICATIONS

Pole - The pole shaft is spun from seamless alloy aluminum.

Pole Top - A pole top tenon is provided for top mount luminaire and/or bracket. A removable pole cap is available for poles receiving drilling patterns for side-mount luminaire arm assemblies.

Handhole - A covered handhole with hardware and grounding provision are provided.

Base Cover - Optional Dart Square-2T cast and decorative base covers available as special order.

Anchor Base - The anchor base is cast from 356 alloy aluminum. The completed assembly is heat-treated to a T6 temper. Aluminum nut covers are included with anchor base unless otherwise specified.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an “L” bend on one end and are galvanized a minimum of 12” on the threaded end.

Finish - The standard finish for the pole assembly and components is satin brushed, natural anodize, duranodic or polyester powder applied coating in accordance with Valmont’s Specifications. Additional finish options available upon request.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

8' to 16' ROUND TAPERED ALUMINUM 4-Bolt Anchor Base

F-

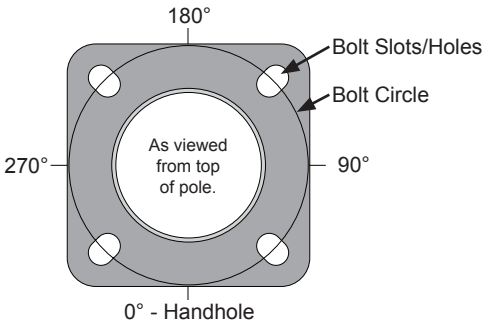
valmont STRUCTURES

Job Name:	Client Name:
Job Location - City: State:	Created By: Date:
Product: Quote:	Customer Approval: Date:

ANCHORAGE DATA

POLE		BASE PLATE				ANCHOR BOLTS		
BASE OD (IN)	WALL THK (IN)	BOLT CIRCLE DIA (IN)	BOLT CIRCLE ± (IN)	SQUARE (IN)	THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)	± (IN)
4.00	0.125	7.50	0.75	8.91	0.630	0.75 x 17.00 x 3.00	3.25	N/A
5.00	0.125	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A
5.00	0.156	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A
5.00	0.188	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A
6.00	0.156	9.50	0.75	10.32	0.630	0.75 x 17.00 x 3.00	3.50	N/A
6.00	0.188	9.50	0.75	10.32	0.630	0.75 x 17.00 x 3.00	3.50	N/A

Anchor Base Detail



LOAD AND DIMENSIONAL DATA

DESIGN INFORMATION											POLE DIMENSIONS					
	70 MPH w/1.3 GUST		80 MPH w/1.3 GUST		90 MPH w/1.3 GUST		100 MPH w/1.3 GUST		110 MPH w/1.3 GUST							
NOMINAL MOUNTING HEIGHT	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	POLE HEIGHT	BASE OD (IN)	TOP OD (IN)	WALL THK (IN)	STRUTURE WEIGHT2 (LBS)	MODEL NUMBER
8'-0"	11.3	75	8.5	75	6.5	75	5.1	75	4.1	75	7'-8"	4.00	3.00	0.125	17	070830404T4
10'-0"	8.7	75	6.4	75	4.8	75	3.7	75	2.9	75	9'-8"	4.00	3.00	0.125	20	090830404T4
	16.4	75	12.3	75	9.5	75	7.5	75	6.1	75	9'-8"	5.00	3.00	0.125	24	090830504T4
12'-0"	6.7	75	4.8	75	3.5	75	2.6	75	1.9	75	11'-8"	4.00	3.00	0.125	23	110830404T4
	13.3	75	9.8	75	7.4	75	5.8	75	4.6	75	11'-8"	5.00	3.00	0.125	26	110830504T4
	16.6	75	12.4	75	9.5	75	7.4	75	6.0	75	11'-8"	5.00	3.00	0.156	31	110830505T4
	19.9	100	14.8	100	11.4	100	9.0	100	7.3	100	11'-8"	5.00	3.00	0.188	36	110830506T4
14'-0"	5.2	75	3.5	75	2.4	75	1.6	75	1.1	75	13'-8"	4.00	3.00	0.125	27	130830404T4
	10.8	75	7.8	75	5.8	75	4.4	75	3.4	75	13'-8"	5.00	3.00	0.125	31	130830504T4
	13.7	75	10.0	75	7.5	75	5.8	75	4.6	75	13'-8"	5.00	3.00	0.156	37	130830505T4
	16.4	100	12.1	100	9.2	100	7.2	100	5.7	100	13'-8"	5.00	3.00	0.188	43	130830506T4
16'-0"	3.8	75	2.4	75	1.5	75	0.8	75	0.4	75	15'-8"	4.00	3.00	0.125	30	150830404T4
	8.5	75	6.0	75	4.3	75	3.2	75	2.4	75	15'-8"	5.00	3.00	0.125	35	150830504T4
	10.9	75	7.8	75	5.8	75	4.4	75	3.4	75	15'-8"	5.00	3.00	0.156	42	150830505T4
	13.2	100	9.6	100	7.2	100	5.5	100	4.3	100	15'-8"	5.00	3.00	0.188	50	150830506T4
	18.8	100	14.0	100	10.7	100	8.5	100	6.9	100	15'-8"	6.00	4.00	0.156	53	150840605T4
	22.9	100	17.1	100	13.2	100	10.5	100	8.6	100	15'-8"	6.00	4.00	0.188	62	150840606T4

1. EPA represents the Effective Projected Area of each luminaire. Designs are limited to top mount or side-mount luminaires. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
2. Structure weight is a nominal value which includes the pole shaft and base plate.

PRODUCT ORDERING CODES

CROSS SECTION	MODEL NUMBER	FIXTURE MOUNTING	COLOR		OPTIONS
R	130830505T4	D1		_	
R = Round	070830404T4 090830404T4 090830504T4 110830404T4 110830504T4 110830505T4 110830506T4 130830404T4 130830504T4 130830505T4 130830506T4 150830404T4 150830504T4 150830505T4 150830506T4 150840605T4 150840606T4	**Drill Mounting** D1 = 1 Luminaire D2 = 2 @ 180° D3 = 3 @ 120° D4 = 4 @ 90° D5 = 2 @ 90° D6 = 3 @ 90° **Tenon Mounting** P2 = 2.38" OD x 4.00" P3 = 3.50" OD x 6.00" P4 = 4.00" OD x 6.00" P5 = 2.88" OD x 4.00" P7 = 2.38" OD x 5.00" PQ = 2.38" OD x 12.00" PD = 3.00" OD x 3.00" -- = Plain Top P9 = Other Tenon (Contact Factory)	**Polyester Powder** DWH = White DSS = Sandstone BR = Burgundy HG = Hunter Green DNA = Natural Aluminum DCG = Charcoal Gray DMB = Medium Bronze SBN = Sanded Brown DNB = New Dark Bronze DDB = Dark Bronze SBK = Sanded Black DBL = Black DSB = Steel Blue DTG = Dark Green DBR = Red SC = Special Color (Contact Factory)	**Anodized** 204 = Clear Natural 311 = Light Bronze* 312 = Medium Bronze* 313 = Dark Bronze* 335 = Black* *Duranodic Anodize **Brushed** SBF = Satin Brushed	See Accessories at valmontstructures.com (Please Specify with Code)

valmontstructures.com carries the most current spec information and supersedes these guidelines.

SPC7537 11/12

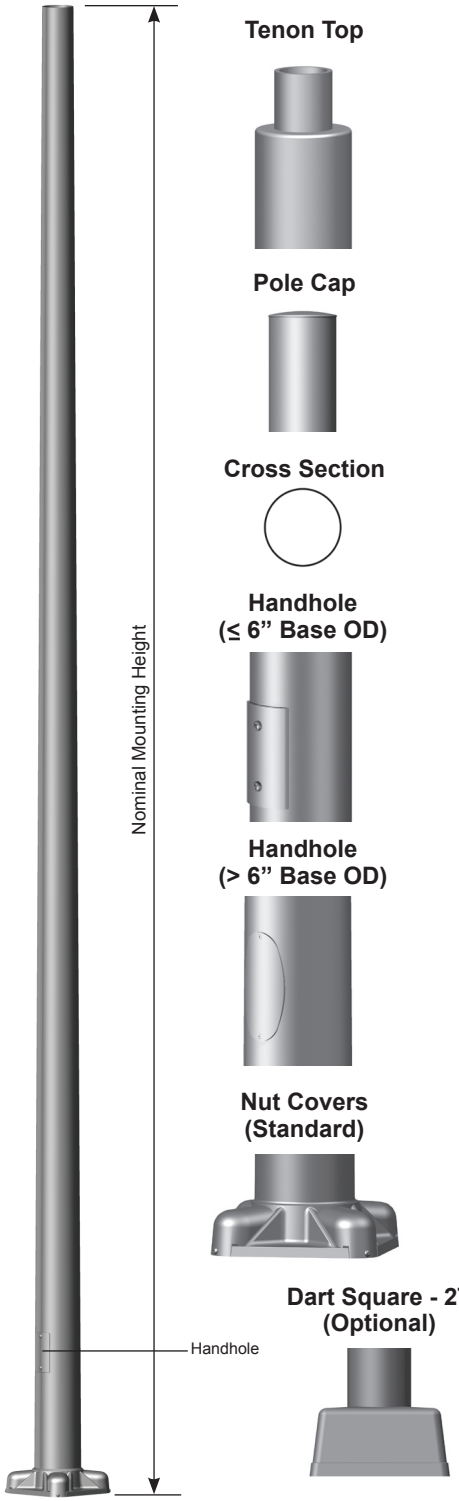
valmont STRUCTURES

18' to 25' ROUND TAPERED ALUMINUM 4-Bolt Anchor Base

F-

Job Name:	Client Name:
Job Location - City: State:	Created By: Date:
Product: Quote:	Customer Approval: Date:

SPECIFICATIONS



Tenon Top

Pole Cap

Cross Section

Handhole (≤ 6" Base OD)

Handhole (> 6" Base OD)

Nut Covers (Standard)

Dart Square - 2T (Optional)

Pole - The pole shaft is spun from seamless alloy aluminum.

Pole Top - A pole top tenon is provided for top mount luminaire and/or bracket. A removable pole cap is available for poles receiving drilling patterns for side-mount luminaire arm assemblies.

Handhole - A covered handhole with hardware and grounding provision are provided.

Base Cover - Optional Dart Square-2T cast and decorative base covers available as special order.

Anchor Base - The anchor base is cast from 356 alloy aluminum. The completed assembly is heat-treated to a T6 temper. Aluminum nut covers are included with anchor base unless otherwise specified.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

Finish - The standard finish for the pole assembly and components is satin brushed, natural anodize, duranodic or polyester powder applied coating in accordance with Valmont's Specifications. Additional finish options available upon request.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

18' to 25' ROUND TAPERED ALUMINUM 4-Bolt Anchor Base

F-

valmont STRUCTURES

Job Name: _____ Client Name: _____

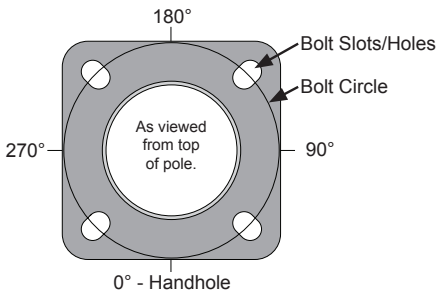
Job Location - City: _____ State: _____ Created By: _____ Date: _____

Product: _____ Quote: _____ Customer Approval: _____ Date: _____

ANCHORAGE DATA

POLE		BASE PLATE				ANCHOR BOLTS		
BASE OD (IN)	WALL THK (IN)	BOLT CIRCLE DIA (IN)	BOLT CIRCLE ± (IN)	SQUARE (IN)	THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)	± (IN)
5.00	0.125	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A
5.00	0.156	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A
5.00	0.188	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A
6.00	0.156	9.50	0.75	10.32	0.630	0.75 x 17.00 x 3.00	3.50	N/A
6.00	0.188	9.50	0.75	10.32	0.630	0.75 x 17.00 x 3.00	3.50	N/A
7.00	0.156	10.56	0.43	11.26	0.750	1.00 x 36.00 x 4.00	4.13	N/A
8.00	0.156	11.63	0.37	12.05	0.750	1.00 x 36.00 x 4.00	4.13	N/A
8.00	0.188	11.63	0.37	12.05	0.750	1.00 x 36.00 x 4.00	4.13	N/A
9.00	0.156	13.25	0.75	12.48	1.250	1.00 x 36.00 x 4.00	4.13	N/A

Anchor Base Detail



LOAD AND DIMENSIONAL DATA

DESIGN INFORMATION											POLE DIMENSIONS					
	70 MPH w/1.3 GUST		80 MPH w/1.3 GUST		90 MPH w/1.3 GUST		100 MPH w/1.3 GUST		110 MPH w/1.3 GUST							
NOMINAL MOUNTING HEIGHT	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	POLE HEIGHT	BASE OD (IN)	TOP OD (IN)	WALL THK (IN)	STRUTURE WEIGHT2 (LBS)	MODEL NUMBER
18'-0"	6.5	100	4.4	100	3.1	100	2.2	100	1.5	100	17'-8"	5.00	3.00	0.125	40	170830504T4
	8.6	100	6.0	100	4.3	100	3.2	100	2.4	100	17'-8"	5.00	3.00	0.156	48	170830505T4
	10.7	100	7.6	100	5.6	100	4.2	100	3.2	100	17'-8"	5.00	3.00	0.188	56	170830506T4
	15.4	100	11.3	100	8.6	100	6.8	100	5.5	100	17'-8"	6.00	4.00	0.156	59	170840605T4
	18.9	100	14.0	100	10.7	100	8.5	100	6.9	100	17'-8"	6.00	4.00	0.188	70	170840606T4
	24.2	150	17.9	150	13.8	150	10.9	150	8.9	150	17'-8"	7.00	4.00	0.156	66	170840705T4
20'-0"	5.1	100	3.3	100	2.1	100	1.3	100	0.8	100	19'-8"	5.00	3.00	0.125	42	190830504T4
	7.0	100	4.7	100	3.2	100	2.2	100	1.5	100	19'-8"	5.00	3.00	0.156	51	190830505T4
	8.8	100	6.1	100	4.3	100	3.1	100	2.3	100	19'-8"	5.00	3.00	0.188	60	190830506T4
	12.7	100	9.1	100	6.8	100	5.3	100	4.2	100	19'-8"	6.00	4.00	0.156	63	190840605T4
	15.8	100	11.4	100	8.6	100	6.8	100	5.4	100	19'-8"	6.00	4.00	0.188	74	190840606T4
	20.5	150	15.1	150	11.5	150	9.0	150	7.3	150	19'-8"	7.00	4.00	0.156	73	190840705T4
23'-0"	9.5	100	6.5	100	4.6	100	3.4	100	2.7	100	22'-8"	6.00	4.00	0.156	68	220840605T4
	12.1	100	8.5	100	6.2	100	4.7	100	3.7	100	22'-8"	6.00	4.00	0.188	80	220840606T4
	16.0	150	11.5	150	8.6	150	6.6	150	5.3	150	22'-8"	7.00	4.00	0.156	77	220840705T4
	22.4	150	16.5	150	12.7	150	10.0	150	8.1	150	22'-8"	8.00	4.50	0.156	87	220845805T4
	27.7	150	20.6	150	15.9	150	12.6	150	10.2	150	22'-8"	8.00	4.50	0.188	102	220845806T4
	29.9	150	22.3	150	17.3	150	13.7	150	11.1	150	22'-8"	9.00	4.50	0.156	97	220845905T4
25'-0"	7.8	100	5.1	100	3.5	100	2.5	100	1.9	100	24'-8"	6.00	4.00	0.156	74	+240840605T4
	10.0	100	6.9	100	4.8	100	3.6	100	2.8	100	24'-8"	6.00	4.00	0.188	88	240840606T4
	13.6	150	9.6	150	7.0	150	5.3	150	4.2	150	24'-8"	7.00	4.00	0.156	85	240840705T4
	19.4	150	14.2	150	10.8	150	8.5	150	6.8	150	24'-8"	8.00	4.50	0.156	96	240845805T4
	24.2	150	17.8	150	13.7	150	10.8	150	8.7	150	24'-8"	8.00	4.50	0.188	113	240845806T4
	26.2	150	19.4	150	15.0	150	11.8	150	9.5	150	24'-8"	9.00	4.50	0.156	107	240845905T4

1. EPA represents the Effective Projected Area of each luminaire. Designs are limited to top mount or side-mount luminaires. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
2. Structure weight is a nominal value which includes the pole shaft and base plate.
   + Pole includes factory installed vibration damper.

PRODUCT ORDERING CODES

CROSS SECTION	MODEL NUMBER	FIXTURE MOUNTING	COLOR		OPTIONS
R	130830505T4	Ð1		_	

CROSS SECTION

R = Round

MODEL NUMBER

170830504T4	220845806T4
170830505T4	220845905T4
170830506T4	+240840605T4
170840605T4	240840606T4
170840606T4	240840705T4
170840705T4	240845805T4
190830504T4	240845806T4
190830505T4	240845905T4
190830506T4	
190840605T4	
190840606T4	
190840705T4	
220840605T4	
220840606T4	
220840705T4	
220845805T4	

FIXTURE MOUNTING

Drill Mounting
D1 = 1 Luminaire
D2 = 2 @ 180°
D3 = 3 @ 120°
D4 = 4 @ 90°
D5 = 2 @ 90°
D6 = 3 @ 90°

Tenon Mounting
P2 = 2.38" OD x 4.00"
P3 = 3.50" OD x 6.00"
P4 = 4.00" OD x 6.00"
P5 = 2.88" OD x 4.00"
P7 = 2.38" OD x 5.00"
PQ = 2.38" OD x 12.00"
PD = 3.00" OD x 3.00"
-- = Plain Top
P9 = Other Tenon (Contact Factory)

COLOR

Polyester Powder
DWH = White
DSS = Sandstone
BR = Burgundy
HG = Hunter Green
DNA = Natural Aluminum
DCG = Charcoal Gray
DMB = Medium Bronze
SBN = Sanded Brown
DNB = New Dark Bronze
DDB = Dark Bronze
SBK = Sanded Black
DBL = Black
DSB = Steel Blue
DTG = Dark Green
DBR = Red
SC = Special Color (Contact Factory)

Anodized
204 = Clear Natural
311 = Light Bronze*
312 = Medium Bronze*
313 = Dark Bronze*
335 = Black*
*Duranodic Anodize

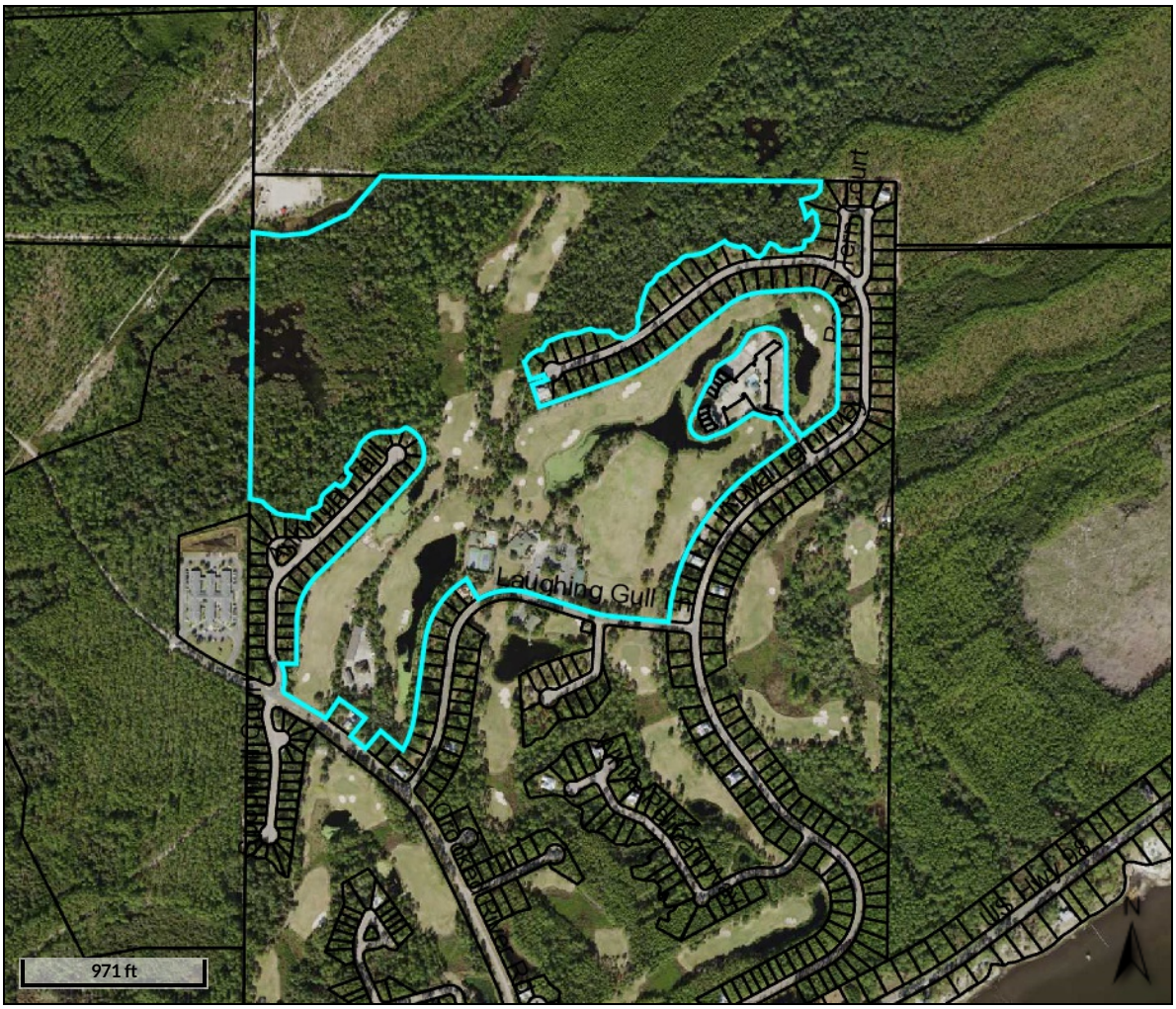
Brushed
SBF = Satin Brushed

OPTIONS

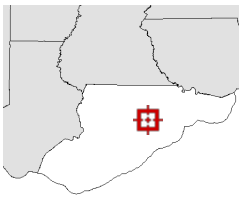
See Accessories at valmontstructures.com (Please Specify with Code)

SPC7539 08/12 valmontstructures.com carries the most current spec information and supersedes these guidelines.

qPublic.net™ Franklin County, FL



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	05-07S-03W-000-0010-0000	**Alternate ID**	n/a	**Owner Address**	n/a
Sec/Twp/Rng	n/a	**Class**	n/a		
Property Address		**Acreage**	n/a		
District	n/a				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 2/1/2021
Last Data Uploaded: 2/1/2021 7:54:41 AM

Developed by Schneider GEOSPATIAL



1 / A001 **CONCEPTUAL SITE PLAN**
SCALE: N.T.S.

4M Design Group PA
Architecture
Preservation
Sustainability
322 Beard Street
Tallahassee, FL 32303
850.422.3676
850.421.3676 fax
Architecture Reg. AA26001466

St. James Bay Golf Community

Laughing Gull Ln,
Carrabelle, Florida 32322

Rev. #	Description

Official Seal

May 28, 2020
Conceptual
Site Plan
4M Project #4M-2020-002

Site Plan

Drawn By: ACH

A001

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December 21 , 2021

Mr. Robert Williams, Esq.
Lewis, Longman & Walker Attorneys at Law
315 S Calhoun Street
Suite # 830
Tallahassee, Florida 32301

RE: Preliminary background and existing conditions assessment for
Proposed amendment of the St. James Bay Golf Community
Planned Unit Development Order, Franklin County, Florida

Dear Mr. ~~Williams~~, Robert,

In response to the request from Mr. John Green and based on our telephone conversations, 4M Design Group, PA, Architects+Planners have engaged in a preliminary assessment of the existing conditions at the St. James Bay Golf Community as noted in County Planner Mark Curenton's letter dated January 21, 2020 and provided to us by Mr. John Green or Lynnwood Development.

Our preliminary assesement follows the text of that letter and includes the general observations which we discussed via telephone earlier this month. Our preliminary assessment included some discussions with the the Civil Engineer of record for the nearby City of Carabelle, who provided the sewer and water utilty information contained within this response.

Based on our observations and the existing conditions of the St. James Bay Golf Community, we make the following observations which we submit for use as background for the proposed PUD ammendment process. It is our opinion that these observations provide adequate evidence for further consideration by the County Planner and eventually the County Commission in order to provide the necessary approval for an ammendment to the St. James Bay Community Planned Unit Development Order.

Our Observations are as follows:

The existing St. James Bay Golf Community is a mixed use residential development project, located on the former site of the Anneewakee Inner Harbor Hospital Site. The property sucessfully converted a former "Public Use Facility" allowing up to 50% impervious area over its more than 100-acre campus.

The project is located across State Highway 98 from the waters of St. George Sound and has a history of zero negitive or adverse impacts on local wildlfe, natural resurces or the currently curtailed shellfishing industry.

The existing St. James Bay Golf Community consists or 378–acres, efficiently and effectively converting the former "Public Use Facility" to a more environmentally sustainable condition, with a proposed density of only 1.6 units per acre and a maximum development of 575 residential lots or "units".

The existing St. James Bay Golf Community is significantly under-developed in terms of density, based on the allowabe standards and uses of the approved Planned Unit Development order.

These allowable unit count includes single family residential lots, and two (2) multi-family condominiums which are located on the west and north portions of site, away form any impacts on the gulf/ bay watershed.

The St. James Bay Health and Rehabilitaion Center exists adjacent to the property and is accessed through the St. James Bay Community roadway network, however, the land use and unit count, including the the water utility, wastewater, stormwater discharge capacities and development unit count are not included in the existing St. James Bay Golf Community Planned Unit Development Order allowances.

A significant number of the original 575 lots are currently unoccupied, unsold or remain for sale in various conditions of re-sale. Some are considered to be in foreclosure, some in pre-forecosure status and some are currently "bank owned". The estimated lots containing built residential structures is not more than 15. Some number of those 15 lots containing built residential structures are constructed on two lots or "double-lots" which have been combined to make a single buildable lot.

Other structures and ammenities located on the site include a golf clubhouse and restaurant/food service facility, four one-bedroom/one-bathroom golf villas (i.e. short term rental units), a tennis and pool club, swimming pool and assiciated deck area, two tennis courts, three putting greens and a golf cart storage and maintenace building, a golf course maintenance faclity, a centrally located residential postal pavilion, a real estate sales center and the aforementioned St. James Bay Health and Rehabilitation Center.

The project, in its current configuration, was designed to retain and reuse as much stormwater and waste water as possible for irrigation and golf course maintenance purposes including maintenance of “wet pond” golf course hazard areas. These ponds were designed to effectivey manage the retention and discharge flow rates for up to a 25 year, 24 hour storm event, at a post development discharge rate from the fully developed site. The proposed changes will have no adverse impact on existing wetlands at St. James Bay and based on the very low existing density of development, no substantative decrease in discharge water qualtity or increase in the rate of discharge flow from the site is anticipated.

The wastewater and stormwater discharge system currently in place effectively manage the rate of flow and discharge water quality equal to or better than the water quality previously discharged from the same property in order to protect the water quality of St. George Sound and Apalachicola Bay.

The existing stormwater and wastewater management system has more than adequate capacity to provide for treatment of the anticipated dischage in terms of water quality and discharge flow rate. Because the current St. James Bay Golf Community is significantly under-developed, existing capacity far exceeds anticipated supplemental capacity that might be required for the proposed addition of sixteen (16) single story, one bedroom - one bath “golf villas” and for the design of proposed boutique “Lodge” and its required impervious area for parking and customary ammenities.

The proposed “Lodge”, will have a room capacity of of no more than 72 rooms and will occupy the site of the former sales center, plus some additional unused land adjacent to the existing real estate sales center building including its existing parking area. By planning the Lodge in this manner, the proposed design therefore minimizes any significant increase in additional impervious area, and any adverse environmental impact to natural resourses or wildlife.

The proposed "Lodge" would not exceed three stories or the 35 foot height limit, as measured above the first habitable floor, in compliance with Franklin County Flood Hazard Ordinances governing the development.

The City of Carrabelle has determined that it currently has sufficient capacity to treat the waste water generated by the proposed project ammendment based on the existing under-developed condition of the St. James Bay Golf Community property. Approximaley 390 existing home sites remain unoccupied or undeveloped, providing more than adequate capacity under the capacity calculations for the orginal development order.

The City of Carrabellehas determined currently has sufficient capacity for supply and demand of potable water which will be generated by the proposed project based on the existing under developed condition of the St. James Bay Golf Community property.

The existing wastewater and stormwater treatment plans currently in place and which were included in any future development plans are designed to enhance those envoronmentally protected areas including but not limited to continuing to rehydrate sensitive wetlands, some of which had been peviously drained or partially drained as a result of long standing Silvaculture and pre redevelopment practices on the property prior to protective measures provided by the Planned Unit Development order.

These measures included restoration of natural hydrolic cycles and where required, hand clearing of debris and overgrowth in selected wetland areas, in order to mimic the effects of natural or prescribed fire cycles and forestry maintenance / burn applications.

Proposed changes will comply with all aspects of updted the Franklin County Floodplain Management Ordinance.

The proposed development ammendment is consistent with the original development agreement, and will be designed in a manner that will protect, and in some cases enhance the habitat of indiginous, protected and endangered species of wildlife known to inhabit and be present on the St. James Bay parcel and surrounding properties.

There are no transportaion impacts for the proposed project(s). Adequate parking has been calculated into the impervous surface area calculations. All uses proposed are either contained within the existing allowable uses and present no attributable increases in nthe allowable impervious area to ensure continued compliance with the transportaion requirements of the original developnent oder. No reduction in the level of services below the maximums allowed in the existing development order is expected.

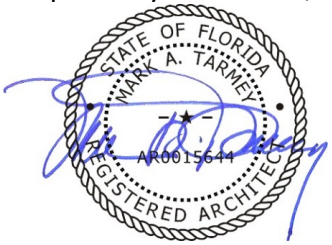
There is adequate parking based on the current under developed condition and proposed modifications to the property. No substantive increases in paved surfaces for parking or circulation. No new roadways are anticipated to be constructed. Reconfiguration of existing impervious areas and moderate supplementaion to existing parking areas will be accomodated as required by County code, totalling an amount less than or equal to the original totals approved in the planned unit development order.

The proposed changes DO NOT increase the code mandated Evacuation Clearance times beyond those adopted in Objective 14 of the Coastal Conservation Element of the Franklin County Comprehensive Agreement.

Finally, the proposed changes will not adversely effect and historical or the archaeological sites within the boundaries of the St. James Bay Golf Community.

The original Economic Impact of the St. James Bay Golf Community provided for a number of temporary construction related jobs and associated construction services employment. The existing St.James bay Golf Community project has generated a number of permanent local employment opportunites in both the hospitality, food services, golf and real estate related industries. The previously projected annual tax revenues of (+/-) $1.5 million, annually has not been re-projected at this time. Renewed development activities associated with the proposed project will provide enhanced and more robust taxing revenue opportunities, currently unprojected for Franklin County.

Respectfully Submitted,



Mark A. Tarmey, A.I.A. | NCARB Managing Principal Architect 4M Design Group, PA

1208 Hays Street, Tallahassee, FL 32301
850.422.3676 850.421.3676 fax
Architecture Reg. AA26001466 www.4mdesigngroup.com

G-

FRANKLIN COUNTY

REPLY TO: □
BOARD OF COUNTY COMMISSIONERS
33 MARKET STREET, SUITE 203
APALACHICOLA, FL 32320
(850) 653-8861, EXT. 100
(850) 653-4795 FAX

REPLY TO: X
PLANNING & BUILDING DEPARTMENT
34 FORBES STREET, SUITE 1
APALACHICOLA, FL 32320
(850) 653-9783
(850) 653-9799 FAX

January 6, 2021

Robert A. Williams
Lewis, Longman & Walker, P.A.
315 South Calhoun St.
Suite 830
Tallahassee, Florida 32301

RE: St. James Bay PUD
Request to Amend

Dear Mr. Williams:

I have received your letter of December 22, 2020, requesting an amendment to the St. James Bay PUD (Franklin County Ordinance 2000-28). I have also received the $500 check from MJM Carrabelle LLC to pay for the application fee. I have forwarded a copy of your letter to our County Attorney, Michael Shuler, Esq., for his review.

I appreciate your inclusion of Mark Tarmey's assessment, mistakenly dated December 21, 2021, on the existing conditions at St. James Bay and impact of the proposed development. Unfortunately, there is a lack of in-depth analysis and hard evidence to support some of the statements in Mr. Tarmey's letter. For example, Mr. Tarmey states that the City of Carrabelle has determined that it has sufficient capacity to treat the waster water generated by the proposed development, but he does not provide a copy of any communication from the City of Carrabelle to support this statement. There is also no documentation to support Mr. Tarmey's statement that the City of Carrabelle has sufficient capacity to supply potable water for the proposal.

Likewise, there is no supporting documentation or calculations to back up Mr. Tarmey's assertion that there is adequate parking to serve the proposed development. I did a brief calculation based on a 72 room inn and 16 new one bedroom, one bath golf villas. This gives a total of 88 new short term rental units. Using Franklin counties requirements for 1.5 parking spaces per sleeping room this yields a requirement for 132 new parking spaces to accommodate these 88 new rooms. To this you would have to add 6 spaces for the existing 4 golf villas plus an unknown number to accommodate the restaurant and pro shop in the clubhouse. On the site plan I count 158 parking spaces. This is probably close to the required number of parking spaces, but I do not have any calculations to prove that it is enough.

The same thing applies to the traffic generated by this new development. The latest traffic count for Highway 98 around the intersection with Crooked River Road according to FDOT's website

at https://tdaappsprod.dot.state.fl.us/fto/, is an Annual Average Daily Traffic of 3565, which translates to a level of service A. The Development Order allows a level of service D, which would be an AADT of 14,000, so I feel certain that the inn and golf villas will not cause a problem with traffic, but some one needs to do the math to prove that.

If you can provide me with a little more substance to back up Mr. Tarmey's claims that everything is hunky-dory I can get this request scheduled for the February 9 Planning and Zoning Commission meeting. The deadline for getting on the agenda is January 26.

If you have any questions about this matter please feel free to contact me.

Sincerely,

Mark C. Curenton

Mark C. Curenton
County Planner

LEWIS LONGMAN WALKER

Attorneys at Law
llw-law.com

Reply to: *Tallahassee Office*

January 21, 2021

Via U.S. Mail & Electronic Mail: markc@franklincountyflorida.com

Mr. Mark Curenton
Franklin County Planner
Planning and Building Department
34 Forbes Street, Suite 1
Apalachicola, Florida 32320

Re: St. James Bay PUD
Request to Amend

Dear Mr. Curenton:

Please find the attached correspondence from Mr. Jim Waddell addressing the County's concerns outlined in your letter dated January 6, 2021. The information provided by Mr. Waddell specifically addresses the water and wastewater capacity available from the City of Carrabelle. Mr. Waddell further provides information that demonstrates adequate parking and transportation capacity.

We appreciate your timely review of the application to amend the St. James Bay PUD. We trust that this information fully responds to your request and the application can be scheduled for the February 9, 2021 Planning and Zoning Commission meeting. If you need any additional information or have other questions, please do not hesitate to contact me at your convenience.

Sincerely,

Lewis, Longman & Walker, P.A.

Robert A. Williams
Of Counsel

Cc: John Green

G-

January 21, 2021

Mr. Mark Curenton
Franklin County Planning and Building Department
34 Forbes Street, Suite 1
Apalachicola, Florida 32320

Subject: St. James Bay PUD Request to Amend
Our Project No. 0419.001.00

Dear Mark:

Attached please find supporting documentation prepared by Inovia Consulting Group in connection with the subject application. This information is intended to address, in part, the items enumerated in your letter dated January 6, 2021 to Robert Williams, attorney for MJM Carrabelle, LLC (applicant).

Water and Sewer Capacity – Attached is a letter received from the City of Carrabelle documenting availability of capacity to serve development associated with the proposed amendment.

Parking – Based on current county code requirements for parking, I calculate that 178 parking spaces are required. Parking illustrated on the submitted Concept Plan, based on our review, includes a number of spaces meeting or exceeding this requirement. I have included parking associated with the restaurant/clubhouse in this calculation. A final parking configuration will be included in the formal site plan/construction documents submitted at a later date. See Composite Exhibit 1.

Traffic Generation – Additional traffic generated by the proposed amendment was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, using Land Use 320 Motel. This land use was selected in recognition of the fact that the proposed Lodge and additional Villas will be rooms only, and not contain other uses such as a restaurant. Worst case, an additional 766 trips per day, based on an assumed 100% occupancy, was estimated. This value, when added to existing trips, is well below the threshold of LOS D allowed by the PUD. See Composite Exhibit 1.

Please call if you have any questions regarding this information.

Sincerely,
Inovia Consulting Group

Jim Waddell, PE
Principal

CC: John Green – MJM Carrabelle, LLC
Robert Williams – Attorney
Mark Tarmey – 4M Design Group

G-

CITY OF CARRABELLE
CARRABELLE, FLORIDA

BRENDA LAPAZ
MAYOR-COMMISSIONER

FRANKLIN MATHES
COMMISSIONER

CAL ALLEN
COMMISSIONER

RUSSELL WALDEN
COMMISSIONER

ANTHONY MILLENDER
COMMISSIONER



DAN HARTMAN
CITY ATTORNEY

COURTNEY DEMPSEY
CITY ADMINISTRATOR

KEISHA MESSER
CITY CLERK

1206 HWY 98 EAST
CARRABELLE, FLORIDA 32322
TELEPHONE: 850-697-3618
FAX: 850-697-3156

January 20, 2021

Jim Waddell, PE
Inovia Consulting Group
2015 Centre Pointe Blvd. Suite 103
Tallahassee, Florida 32308

Subject: St. James Bay PUD – Water and Sewer Capacity

Dear Jim:

Per your request dated January 14, 2021, this letter is to confirm that water and sewer capacity is available from the City to serve the additional proposed units, 16 Villas and a 72-room Lodge.

Please call if we can be of further assistance.

Sincerely,

Courtney Dempsey

Courtney Dempsey
City Administrator

Composite Exhibit 1

St. James Bay PUD Proposed Amendment
Traffic Generation Estimate

Description	Units	Trips	Total	Comments
Land Use: 320-Motel	88	3.35	295	Weekday, Average Rate, Assuming 100% Occupancy
Land Use: 320-Motel	88	8.71	766	Weekend (Saturday), Average Rate, Assuming 100% Occupancy
Conservative Estimate			**766**	

St. James Bay PUD Proposed Amendment
Parking Requirements

Description	Units	Space Reqmt.	Total	Comments
Exist Restaurant and Pro Shop, 120 seats	120	1sp/3seats	40	Franklin County Code - Pro Shop needs assumed included this value
Exist Villas	4	1.5/bed	6	Franklin County Code
Proposed Rentals (Villas and Lodge	88	1.5/bed	132	Franklin County Code
Total			**178**	
Parking Provided per Concept Plan			**200**	**plus (including overflow parking)**

G-

Land Use: 320
Motel

Description

A motel is a place of lodging that provides sleeping accommodations and often a restaurant. Motels generally offer free on-site parking and provide little or no meeting space and few (if any) supporting facilities. Exterior corridors accessing rooms—immediately adjacent to a parking lot—commonly characterize motels. Hotel (Land Use 310), all suites hotel (Land Use 311), business hotel (Land Use 312), and resort hotel (Land Use 330) are related uses.

Additional Data

Typically, the average employment at motels is much lower than at hotels.

Sixteen studies provided information on occupancy rates at the time the studies were conducted. The average occupancy rate for these studies was approximately 82 percent.

Time-of-day distribution data for this land use are presented in Appendix A. For the four general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 5:30 and 6:30 a.m. and 5:15 and 6:15 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Florida, Indiana, New Jersey, New York, Oregon, South Dakota, and Texas.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Source Numbers

172, 187, 191, 277, 295, 300, 357, 439, 443, 598, 877, 915

Motel
(320)

Vehicle Trip Ends vs: **Occupied Rooms**
On a: **Saturday**

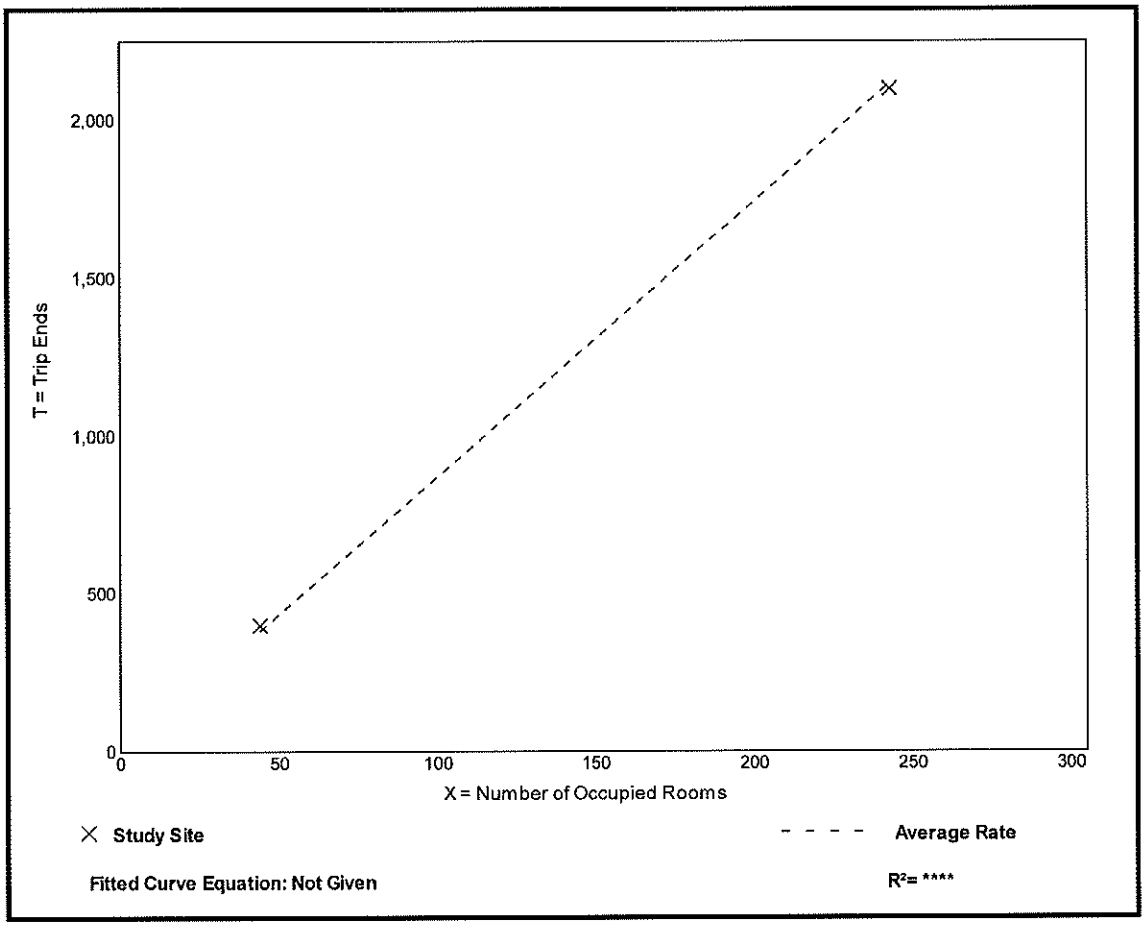
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. Num. of Occupied Rooms: 144
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
8.71	8.64 - 9.09	*

Data Plot and Equation

Caution – Small Sample Size



Motel
(320)

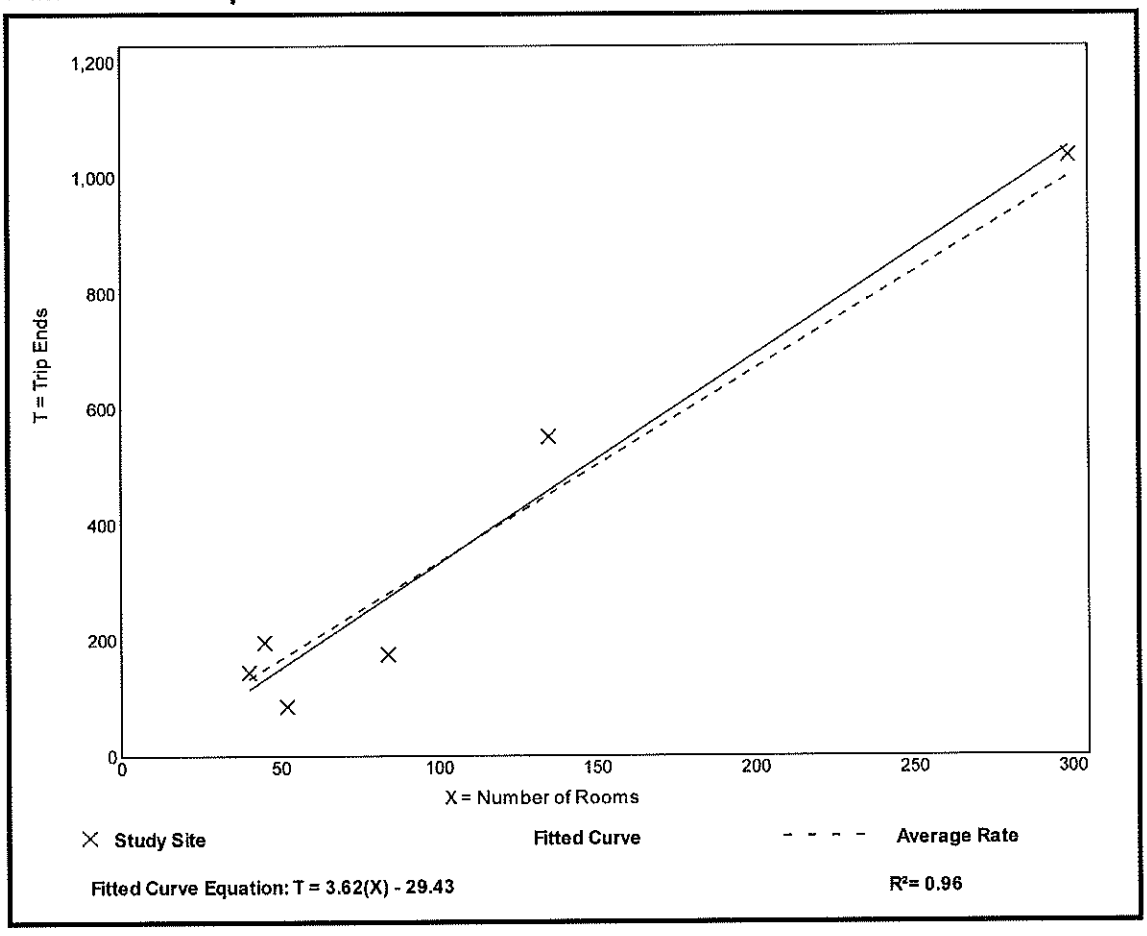
Vehicle Trip Ends vs: **Rooms**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Rooms: 109
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
3.35	1.65 - 4.38	0.87

Data Plot and Equation



Fitted Curve Equation: T = 3.62(X) - 29.43

R^2= 0.96

LLW LEWIS LONGMAN WALKER

Attorneys at Law
llw-law.com

Reply To: *Tallahassee Office*

December 22, 2020

Via U.S. Mail & Electronic Mail: markc@franklincountyflorida.com

Mark Curenton
Franklin County Planner
Planning and Building Department
34 Forbes Street, Suite 1
Apalachicola, FL 32320

Re: St. James Bay PUD
Request to Amend

Dear Mr. Curenton:

In keeping with our prior conversations please accept this letter as an application to amend the St. James Bay PUD approvals on behalf of MJM Carrabelle, LLC (Applicant). Specifically, the Applicant is requesting an amendment to the County's current approvals to allow the construction of sixteen (16) additional villas and seventy-two (72) room Lodge. The general locations of the villas and Lodge are described on the attached Conceptual Site Plan. Please note that four of the Villas depicted on the Conceptual Site Plan were previously approved by the County and constructed by the Applicant. The Application Fee of $500.00 is being sent directly from the Applicant to avoid delay.

Earlier this year you provided guidance regarding the issues the Applicant should be prepared to address to accommodate a request to amend the existing approvals. Please find the attached letter from Mark Tarmey, 4M Design Group, PA, addressing those items. These specific issues outlined in your letters dated January 21, 2020 (one regarding villas and the second regarding the Lodge) appropriately encompass the specific conditions of approval found in the St. James Bay Development Order adopted and approved as a Development of Regional Impact (DRI Order). While the DRI Order expired per its own terms, Franklin County Ordinance 2000-28, approving the St. James Bay PUD, specifically references the conditions and requirements of the DRI Order.The Applicant proposes the preparation of an Amended and Restated Development Order encompassing the relevant conditions of the DRI Order and the appropriate amendments to the PUD.

Thank you for reviewing the application, including the attached support materials. We will begin drafting an Amended and Restate PUD approval in anticipation of moving forward with the requested villas and Lodge. Should you have questions or require additional information, please do not hesitate to contact me at 850-692-5153 or by email at rwilliams@llw-law.com.

Sincerely,



Robert A. Williams,
Of Counsel
Lewis, Longman & Walker, P.A.