



Department of Environmental Protection

Jeb Bush
Governor

Panama City Branch Office
2353 Jenks Avenue
Panama City, FL 32405
Phone: (850)-872-4375 Fax: (850) 872-7790

David B. Struhs
Secretary

June 13, 2003

CERTIFIED - RETURN RECEIPT REQUESTED

Ralph Rish
401 Read Avenue
Port St. Joe, Florida 32456

Dear Mr. Rish:

Enclosed is Permit No. 23-0205687-003-DF, issued pursuant to Part IV of Chapter 373, Florida Statutes, and Title 62, Florida Administrative Code.

Please review this document carefully to ensure compliance with both the general and specific conditions contained herein. If you have any questions about this document, please contact me at (850) 872-4375, ext. 112.

Sincerely,

Diana Athnos
Environmental Manager
Submerged Lands and
Environmental Resources Program

WETLAND RESOURCE PERMIT

PERMITTEE/AUTHORIZED ENTITY:

Ralph Rish
401 Read Avenue
Port St. Joe, Florida 32456

Permit/Authorization Number:
23-0205687-003-DF
Date of Issue: June 13, 2003
Expiration Date/
Construction Phase: June 13, 2008

County: Gulf
Project: fill

This permit is issued under the authority of Part IV of Chapter 373, F.S., and Title 62, Florida Administrative Code (F.A.C.). The activity is not exempt from the requirement to obtain a Wetland Resource Permit. The Department is responsible for reviewing and taking final agency action on this activity.

This permit also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Management Act.

A copy of this authorization also has been sent to the U.S. Army Corps of Engineers (USACOE) for review. The USACOE may require a separate permit. Failure to obtain this authorization prior to construction could subject you to enforcement action by that agency. You are hereby advised that authorizations also may be required by other federal, state, and local entities. This authorization does not relieve you from the requirements to obtain all other required permits and authorizations.

The above named permittee is hereby authorized to construct the work shown on the application and approved drawing(s), plans, and other documents attached hereto or on file with the Department and made a part hereof. **This permit is subject to the limits, conditions, and locations of work shown in the attached drawings, and is also subject to the attached 15 General Conditions and 19 Specific Conditions, which are a binding part of this permit.** You are advised to read and understand these drawings and conditions prior to commencing the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings. If you are utilizing a contractor, the contractor also should read and understand these drawings and conditions prior to commencing the authorized activities. Failure to comply with all drawings and conditions shall constitute grounds for revocation of the permit and appropriate enforcement action.

ACTIVITY DESCRIPTION:

The project is to fill 0.067 acres of jurisdictional wetlands in association with a subdivision. Mitigation shall consist of placing all remaining jurisdictional wetlands, adjacent non-jurisdictional wetlands and an upland buffer area into a conservation easement. The total area placed in a perpetual conservation easement is 10.074 acres.

ACTIVITY LOCATION:

The project is located on a 40-acre parcel adjacent to Highway 98 immediately south of St. Joe Beach, in unnamed wetlands, Class III Waters, Section 9, Township 7-S, Range 11-W, Bay County.

GENERAL CONDITIONS:

1. The terms, conditions, requirements, limitations and restrictions set forth in this permit, are "permit conditions" and are binding and enforceable pursuant to sections 403.141, 403.727, or 403.859 through 403.861, F.S. The permittee is placed on notice that the Department will review this permit periodically and may initiate enforcement action for any violation of these conditions.

2. This permit is valid only for the specific processes and operations applied for and indicated in the approved drawings or exhibits. Any unauthorized deviation from the approved drawings, exhibits, specifications, or conditions of this permit may constitute grounds for revocation and enforcement action by the Department.

3. As provided in subsections 403.087(6) and 403.722(5), F.S., the issuance of this permit does not convey any vested rights or any exclusive privileges. Neither does it authorize any injury to public or private property or any invasion of personal rights, nor any infringement of federal, state, or local laws or regulations. This permit is not a waiver of or approval of any other Department permit that may be required for other aspects of the total project which are not addressed in this permit.

4. This permit conveys no title to land or water, does not constitute State recognition or acknowledgment of title, and does not constitute authority for the use of submerged lands unless herein provided and the necessary title or leasehold interests have been obtained from the State. Only the Trustees of the Internal Improvement Trust Fund may express State opinion as to title.

5. This permit does not relieve the permittee from liability for harm or injury to human health or welfare, animal, or plant life, or property caused by the construction or operation of this permitted source, or from penalties therefore; nor does it allow the permittee to cause pollution in contravention of Florida Statutes and Department rules, unless specifically authorized by an order from the Department.

6. The permittee shall properly operate and maintain the facility and systems of treatment and control (and related appurtenances) that are installed and used by the permittee to achieve compliance with the conditions of this permit, that are required by Department rules. This provision includes the operation of backup or auxiliary facilities or similar systems when necessary to achieve compliance with the conditions of the permit and when required by Department rules.

7. The permittee, by accepting this permit, specifically agrees to allow authorized Department personnel, upon presentation of credentials or other documents as may be required by law and at reasonable times, access to the premises where the permitted activity is located or conducted to:

- a. Have access to and copy any records that must be kept under conditions of the permit;
- b. Inspect the facility, equipment, practices, or operations regulated or required under this permit; and

- c. Sample or monitor any substances or parameters at any location reasonable necessary to assure compliance with this permit or Department rules.

Reasonable time may depend on the nature of the concern being investigated.

8. If, for any reason, the permittee does not comply with or will be unable to comply with any condition or limitation specified in this permit, the permittee shall immediately provide the Department with the following information:

- a. A description of and cause of noncompliance; and
- b. The period of noncompliance, including dates and times; or, if not corrected, the anticipated time the noncompliance is expected to continue, and steps being taken to reduce, eliminate, and prevent recurrence of the noncompliance. The permittee shall be responsible for any and all damages which may result and may be subject to enforcement action by the Department for penalties or for revocation of this permit.

9. In accepting this permit, the permittee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this permitted source which are submitted to the Department may be used by the Department as evidence in any enforcement case involving the permitted source arising under the Florida Statutes or Department rules, except where such use is prescribed by sections 403.111 and 403.73, F.S. Such evidence shall only be used to the extent it is consistent with the Florida Rules of Civil Procedure and appropriate evidentiary rules.

10. The permittee agrees to comply with changes in Department rules and Florida Statutes after a reasonable time for compliance; provided, however, the permittee does not waive any other rights granted by Florida Statutes or Department rules. A reasonable time for compliance with a new or amended surface water quality standard, other than those standards addressed in rule 62-302.500, F.A.C., shall include a reasonable time to obtain or be denied a mixing zone for the new or amended standard.

11. This permit is transferable only upon Department approval in accordance with rules 62-4.120 and 62-730.300, F.A.C., as applicable. The permittee shall be liable for any non-compliance of the permitted activity until the transfer is approved by the Department.

12. This permit or a copy thereof shall be kept at the work site of the permitted activity.

13. This permit also constitutes Certification of Compliance with State Water Quality Standards (Section 401, PL 92-500).

14. The permittee shall comply with the following:

- a. Upon request, the permittee shall furnish all records and plans required under Department rules. During enforcement actions, the retention period for all records will be extended automatically unless otherwise stipulated by the Department.

- b. The permittee shall hold at the facility or other location designated by this permit records of all monitoring information (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) required by the permit, copies of all reports required by this permit, and records of all data used to complete the application for this permit. These materials shall be retained at least three years from the date of the sample, measurement, report, or application unless otherwise specified by Department rule.
- c. Records of monitoring information shall include:
 1. The date, exact place, and time of sampling or measurements;
 2. The person responsible for performing the sampling or measurements;
 3. The dates analyses were performed;
 4. The person responsible for performing the analyses;
 5. The analytical techniques or methods used; and
 6. The results of such analyses.

15. When requested by the Department, the permittee shall within a reasonable time furnish any information required by law which is needed to determine compliance with the permit. If the permittee becomes aware the relevant facts were not submitted or were incorrect in the permit application or in any report to the Department, such facts or information shall be corrected promptly.

SPECIFIC CONDITIONS:

1. If during the progress of this project prehistoric or historic artifacts, such as pottery or 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 are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee, shall contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section Chapter 872.05, Florida Statutes.
2. At least 48 hours prior to commencement of work authorized by this permit, the permittee shall notify the Department of Environmental Protection, Submerged Lands & Environmental Resources Program, Compliance and Enforcement Section, 2353 Jenks Avenue, Panama City Branch Office, Panama City, Florida

32405, in writing. The Department's telephone number for reporting problems, malfunctions or exceedances under this permit is (850) 872-4375 during normal working hours.

3. If the approved permit drawings conflict with the specific conditions, then the specific conditions shall prevail.

4. Grass seed and mulch or sod shall be installed and maintained on all exposed slopes and disturbed soil areas within 48 hours of completing final grade, and at any other time as necessary, to prevent erosion, sedimentation or turbid discharges into waters of the state and/or adjacent wetlands. A vegetative cover that stabilizes and prevents erosion of the fill material shall be established within 60 days of sodding or seeding. Upon establishment of a substantial vegetative cover, all turbidity barriers/erosion control devices shall be removed.

5. This permit does not constitute any approval of a stormwater or surface water management system which must be obtained separately from the appropriate agency.

6. All wetland areas or water bodies which are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring and/or dewatering. Erosion control devices shall be installed prior to any excavation or placement of fill material and shall be maintained in effective condition at all locations until construction is completed and disturbed areas are stabilized. Thereafter, the permittee must remove the barriers. At no time shall there be any discharge in violation of the water quality standards in Chapter 62-302, Florida Administrative Code. The permittee shall be responsible for ensuring that erosion control devices/procedures are inspected/maintained daily during all phases of construction authorized by this permit. Once these conditions are met, the erosion control devices shall be removed. Staked filter cloth shall be positioned at the edge of the permitted fill slopes where they are adjacent to wetlands in order to prevent turbid run-off and erosion.

7. There shall be no storage or stockpiling of tools, materials (i.e., lumber, pilings, debris) within wetlands other than those areas that are authorized to be filled by this permit.

8. After selection of the contractor to perform the authorized activities and prior to the initiation of any work authorized by this permit, the permittee (or authorized agent) and the contractor shall attend a preconstruction conference with a representative of the Department. The permittee shall contact the Department to schedule the conference.

9. Within 30 days of permit issues the boundary of the conservation easement shall be posted on 100-foot intervals with signs identifying it as a conservation easement area for the Department of Environmental Protection, and referencing the Department's permit number.

10. If the project for which this permit was obtained will not be accomplished for some reason, then pursuant to the provisions of Section 706.06(4), F.S., the conservation easement shall be released by the grantee. In order to receive the release, the permittee must show that the following conditions have been met:

- a. The permit is no longer required or has expired, and
- b. None of the authorized work has occurred.

The permittee must waive, in writing, all rights under the permit in exchange for the release. The release will be affected as a part of the surrender. The release shall be provided in recordable form.

11. Prior to construction, the limits of the proposed fill areas shall be clearly flagged and staked by the agent and/or the contractor. All construction personnel shall be shown the location(s) of all wetland areas outside of the construction area to prevent encroachment from heavy equipment into these areas.

12. All material used as fill for construction of the roadway shall be clean sand/shell material and shall not be contaminated with vegetation, garbage, trash, tires, hazardous, toxic waste or other materials that are not suitable for road construction within waters of the State as so determined by the Department.

13. Permittee shall record property restrictions prior to selling lots and prior to permit expiration date that clearly identify conservation easement/deed restricted/buffer areas and prohibit home buyers/owners from filling remaining wetlands and/or placing structures such as but not limited to fences, sheds, retaining walls in wetlands. A copy of the recorded property restrictions shall be submitted to the Department within 30 days of recording and no later than six months prior to the permit expiration date.

14. This is potential gopher tortoise habitat and as indicated in the permittee's biological project description, PRIOR to construction the permittee shall conduct a field inspection to determine the presence of active tortoise burrows or individuals. If a gopher tortoise or an active burrow is located the permittee shall contact the Florida Fish and Wildlife Commission within 24 hours.

15. Lots 62 and 63 shall have a fence (as depicted on permit drawing) placed along the wetland edge PRIOR to sale of lots and no later than six months prior to permit expiration date.

16. Within 30 days of issuance of this permit, permittee shall record a legal description and sketch of the conservation easement and provide the Department with a copy of recorded documents. The conservation easement document has been recorded but the sketch and legal description need to be recorded.

17. Within 14 days of permit issuance, permittee shall provide proof of ownership of Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 24, 26, 28, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 76, 78, 80, 82, 84, 86, 88, and 89. Proof of ownership has been provided for all other lots. An Executor's Deed was provided but it is unclear if the above mentioned lots are those referred to in the Deed.

Permittee: Ralph Rish
File No.: 23-0205687-003-DF
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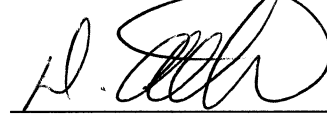
18. Failure to comply with any of the conditions of this permit shall constitute noncompliance and may result in enforcement action including but not limited to financial penalties.

MITIGATION

19. Mitigation shall be in accordance with the attached Mitigation Plan submitted on February 7, 2003.

Executed in Pensacola, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION



Diana Athnos
Environmental Manager
Submerged Lands & Environmental
Resources Program
Panama City Branch Office

Enclosures: Permit Drawings

cc: U.S. Army Corps of Engineers, Panama City Office
Gulf County Tax Appraisal Office
Florida Fish and Wildlife Commission (w/o drawings)

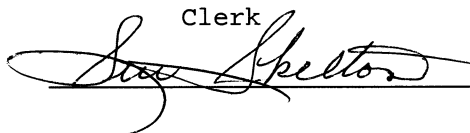
Permittee: Ralph Rish
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CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this permit, including all copies were mailed before the close of business on 13th June, 2003 to the above listed persons.

FILING AND ACKNOWLEDGMENT

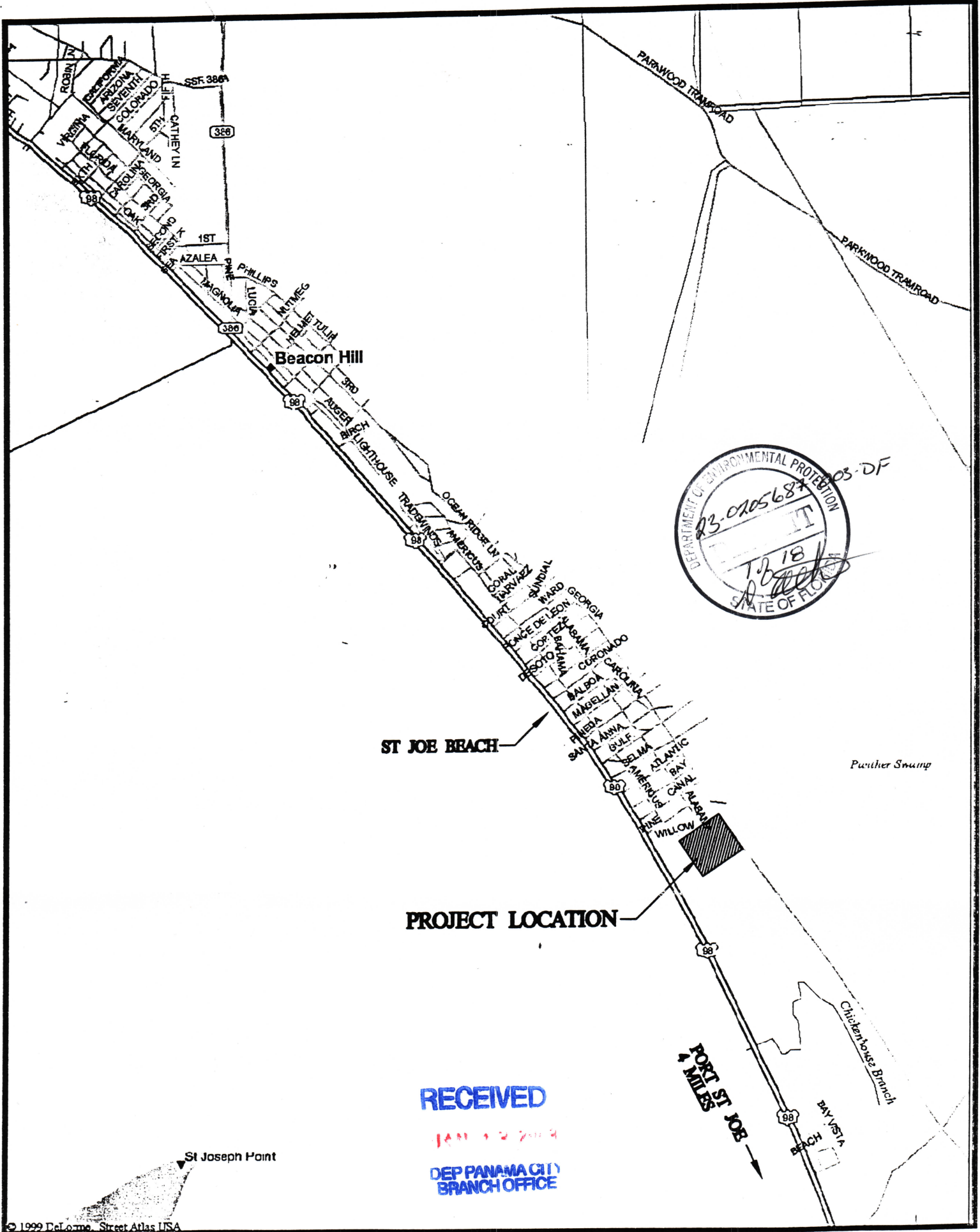
FILED, on this date, pursuant to 120.52(9), Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.

Clerk


Date
6/13/03

Prepared By: Diana Athnos *DA*

23 pages attached



DEPARTMENT OF ENVIRONMENTAL PROTECTION
 23-0205684
 T
 12/18
 STATE OF FLORIDA

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DEP PANAMA CITY
 BRANCH OFFICE

Beacon Hill

ST JOE BEACH

PROJECT LOCATION

FORT ST JOE
 4 MILES

St Joseph Point

Parlier Swamp

Chicken house Branch

BAY VISTA
 BEACH

PROJECT DESCRIPTION revised 4 February 2003

This project is a proposed 40-acre subdivision with 90 lots averaging $\frac{1}{4}$ acre in size. The area abuts the southern edge of the community of St. Joe Beach (see location map). The proposed subdivision is in a mix of pine flatwoods, coastal scrub and interdunal wetlands. The wetlands onsite are a mix of Titi Shrub habitats and Sawgrass Marsh. The wetlands are concentrated in interdunal areas and several are shallow unconnected swales that are considered ACOE jurisdictional adjacent wetlands. One wetland in the NW corner of the property is an isolated titi shrub wetland

Endangered and Threatened Species Review

During field reviews of the site surveys were conducted for listed species. Reviews of state databases including the Florida Natural Areas Inventory were conducted. No threatened or endangered species were located on site during the field review. A single abandoned (partially collapsed) gopher tortoise burrow was located but repeated visits to the site did not find any other burrows or evidence of the species on site. It is expected that this species could potentially occur in the upland areas of the site and prior to construction, field review will be conducted to determine the presence of any new tortoises moving into the area. If a gopher tortoise is located a permit from Florida Fish and Wildlife Commission will be obtained to move the tortoise. Given that the subdivision is surrounded on the north side by existing development, on the west side by sawgrass and titi wetlands, on the east side by a young planted pine plantation and on the west side by US 98 it is not expected that any tortoises are likely to move onto the site. Records from FFWC show a bald eagle nest approximately 1.3 miles to the east in Panther Swamp and an old heron rookery about 1 mile to the east. There is no suitable habitat for nesting herons on the property.

No other threatened or endangered species was observed or believed to occur on this project site.

Avoidance and minimization of wetlands impacts.

A total of 6.01 acres of Army Corps of Engineers (ACOE) jurisdictional wetlands and 4.49 acres of Florida Department of Environmental Protection Wetlands (FDEP) occur within the 40-acre subdivision. An additional 0.087 acres of FDEP wetlands and 0.14 acres of ACOE wetlands occur within the access road right of way. These wetlands were field reviewed by staff from ACOE and FDEP and the wetlands delineation has been certified by ACOE staff. The plat of the subdivision was created to avoid as many of the wetlands as possible. In the initial submittal, total impacts to ACOE wetlands were 0.31 acres in the subdivision and 0.14 acres in the access road. Total impacts to FDEP wetlands were 0.16 acres in the subdivision and 0.060 acres in the access road.

With further reduction in impacts total impacts to ACOE wetlands will be **0.1577** acres on the project site and **0.095** acres on the access road for a total impact of **0.253** acres to ACOE wetlands. FDEP wetlands impacted will be **0.022** acres in the subdivision and

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0.042 acres in the access road for total impacted FDEP wetlands of 0.067 acres. Preserved uplands were increased from 2.99 acres to 4.79 acres.

The access road required purchase of an easement from the St. Joe Land Development Co. The final easement was chosen to have the least impacts to wetlands and still provide a reasonable access to the subdivision. Placing the access road further to the south or north would have resulted in significantly greater wetlands impacts and would have been impacting more sawgrass marsh than the current plan which is primarily titi scrub wetland with a small area of sawgrass.

Wetland Impacts

Within the subdivision there are a few unavoidable wetlands impacts.

1. The first onsite wetland impact is the main access road onto the site. This has been located to cross a large wetland area at the site of a previously existing dirt road to minimize impacts to undisturbed wetlands. The crossing will have a culvert to maintain connection and flow between the two wetlands (see fig DF4). We explored the possibility of bridging this wetland. It would require a bridge of approximately one hundred feet at an estimated cost of \$225,000. The cost for the culvert, paving and earthwork is approximately \$6,500. The current connection is an approximately 3 foot wide shallow ditch between the two wetlands. We have reduced this impact by designing the access road to have side walls along the access road over wetlands, thereby reducing the width needed from 60 foot to 40 foot wide areas. This reduced the impact in the access road from 0.14 acres to 0.095 acres. The main wetland crossing (see sheet DF4) has also been reduced from 60 to 40 foot width with sidewalls instead of shoulders.
2. The second road impact will be in the NW corner of the subdivision. Access to lot 90 requires a wetland crossing. Access to that lot is proposed by a single lane driveway access with total width of 15 feet including pavement. A headwall will be constructed to minimize the width of the driveway and wetland impacts. This crossing will also have a culvert installed to maintain connection and flow between wetlands (See figure DF10). The current connection at this point is a 5-foot wide, 2-foot deep ditch between a titi shrub wetland to the north and a sawgrass marsh to the south.
3. The subdivision road will impact one small wet swale (ACOE only) near lots 70 & 69 and the edge of a shrub wetland near lot 63 & 64. These impacts are necessary to construct the primary access road into the subdivision and avoid as many wetlands as possible.
4. The access road as noted above has been minimized to a 40 foot width with concrete sidewalls to minimize impacts to the wetland along the access route into the subdivision.
5. Two lots will have wetlands impacts. One of the wetlands will be filled to obtain an upland area that is adequate for the footprint of a home. The two lots with wetlands impacts are 60, 62, & 63. The potential wetland impacts on the front of lot 63 will be eliminated by providing the driveway access on the northeast corner

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of the lot and preserving the wetland adjacent to the road. This precludes an upland buffer on these lots to obtain an adequate footprint for the home.

- a. Access to lot 64 requires crossing the wetland adjacent to the road. A single lane driveway 15 wide with sidewalks will be placed across the wetland at that point. The wetland will remain connected by a culvert under the driveway.
- b. The wetland on lot 60 will need to be filled to be able to build a house on the lot.

Building setbacks are 20 feet from roads and 9.5 feet from property boundaries which will also correspond to wetland boundaries. The entire subdivision will be on sewer and water system to be installed during subdivision development. The lots that will have wetlands impacts are unavoidable either due to entry access requirements or wetlands within the minimal footprint of the houses.

We believe that this plan will avoid the majority of wetlands on site and will impact the least area possible and allow building on the upland portions of this site.

Mitigation and Preservation.

Unavoidable wetlands impacts will now affect **0.253 acres** instead of 0.44 acres of ACOE wetlands including the access road and **0.067 acres** of FDEP wetlands. In mitigation for these impacts, we propose to place all remaining wetlands on the site into a conservation easement (5.70 acres), in addition, a 20-foot upland buffer will be placed around all preserved wetlands with specific exceptions as note on the plan sheets. The wetlands boundaries mark the property boundaries and placed into a conservation easement. The upland buffers are located on each individual lot and deed restrictions will be placed on each wetlands/upland buffer lot for maintenance of the conservation easement. The upland buffers will also be placed within the conservation easement however ownership of those areas with remain with each lot owner. The subdivision platting precluded placing the upland buffers outside of the lots. Exceptions to the 20 foot buffer were made for lots that did not have an adequate area to build the home without wetlands or buffer impacts. In these cases the buffer was reduced to 10 foot or no buffer in the case of the wetland in lot 62-63.

- a. Lots 19, 71, 83, 86, and 66 have upland buffers that have been reduced to 10 foot.
- b. Lots 62 and 63 will have a fence placed along the wetland edge
- c. An additional 1.78 acres of uplands have been added to the buffers originally proposed. This includes extending to 20' buffers from wetlands edges and additional uplands placed in conservation to compensate for the reduced buffers on the above lots. These uplands are adjacent to wetlands and will increase buffers in those areas up to 60 feet in width.

Given the topography and soils of the site it is felt that this buffer will be adequate to treat any runoff from the site. The upland soils are highly porous fine sand with steep drops to most of the onsite wetland. The buffer will also provide a barrier against encroach on the wetland by structures or landscaping impacts. In addition to the 20-foot buffer several

segments of uplands in the central portion of the subdivision and a segment in the southwest will be placed in upland preservation (total upland preserved of **4.80** acres). A total of **10.64** acres of on-site wetlands and upland habitat will be placed in a conservation easement to mitigate for the total ACOE impacts of **0.253** acres and FDEP wetland impacts of **0.067** acres.. This is a ratio of **23** acres of preserved wetlands per acre of impact and a total preservation ratio of wetlands and upland buffers of 41 to 1. In addition two upland areas will have a culvert installed to establish connections between wetlands that are currently not connected (See cul-de-sac by lot 89 and upland buffer near lot 59. This will also provide drainage in flood conditions between these wetland areas. There is no proposed wetland creation or enhancement other than the culvert connections proposed above.

Stormwater

The project qualifies for the FDEP swale exemption. Stormwater calculations for this system are included for review.

Specific Conditions

- 1. Total Wetlands Impacts- ACOE wetlands -- 0.253 acres
FDEP wetland 0.067 acres**
- 2. Mitigation- 5.84 acres of wetlands to be placed in conservation easement and held separate from the lots. 4.8 acres of upland buffers to be placed in the conservation easement. 10.61 acres will be placed in a conservation easement. This represents a 23:1 preservation ratio of wetlands and a total mitigation ratio of wetlands and upland buffers of 41:1 for ACOE wetlands impacts. This mitigation represents a mitigation ratio for FDEP wetlands of 87:1.**
- 3. Portions of the upland easement on individual lots will remain the property of the landowner. Deed restrictions for maintenance and management of the upland buffers will be placed on each affected lot. The ownership of the property placed in the conservation easement will remain with the subdivision and those individual landowners affected. Management of the easement conditions will be the responsibility of the subdivision homeowners association.**
- 4. Upland buffers of 20 feet around each wetland will be recorded with the exceptions noted on the project drawings for reduced buffers on lots 19, 71, 60, 66, 63, 64 and 83.**
- 5. No upland buffer will be required along the main wetland on lots 62 and 63. A security fence will be placed along the wetland/property boundary to protect the wetland.**
- 6. Concrete headwalls will be built as part of the road building wetland impact reduction. These will be built along the wetland on the access road, the main entrance wetland crossing between the two ponds and on the access**

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driveways to lots 90 and 64. The road width will be 40 and the driveway width will be 15 foot.

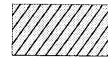
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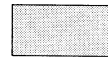
PRESERVED WETLANDS



IMPACTED FDEP/ACOE WETLANDS

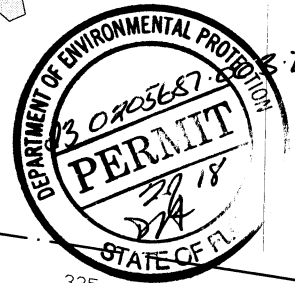
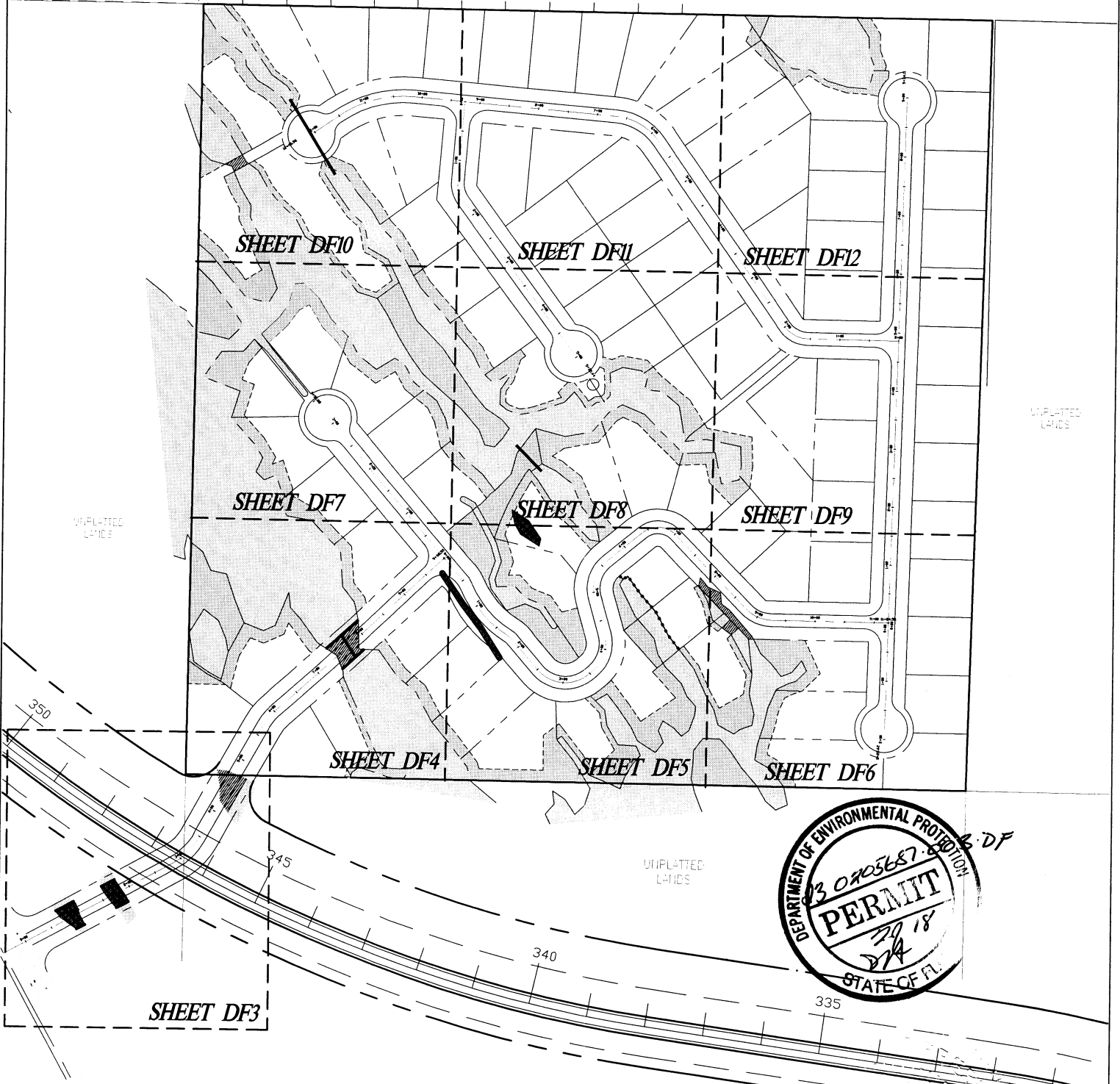


IMPACTED ACOE WETLANDS



PRESERVED UPLANDS

PALM RIDGE SUBDIVISION



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PREBLE-RISH, INC.
CONSULTING ENGINEERS
SITE PLANNING • SURVEYING • CIVIL

470 HARRISON AVENUE
PANAMA CITY, FL 32401
(850) 522-0644

401 REID AVENUE
PORT ST. JOE, FL 32456
(850) 227-7200

1635 FIDDLER COURT
TALLAHASSEE, FL 32308
(850) 219-6050

5365 SCENIC HWY 30A, SUITE 104
SANTA ROSA BEACH, FL 32459
(850) 231-3992

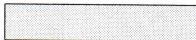




OVERALL DEVELOPMENT PLAN & KEY SHEET

SUNSET VILLAGE SUBDIVISION
RALPH P. RISH
ST. JOE BEACH
GULF COUNTY, FLORIDA

Gregory S. Risher
2/6/03

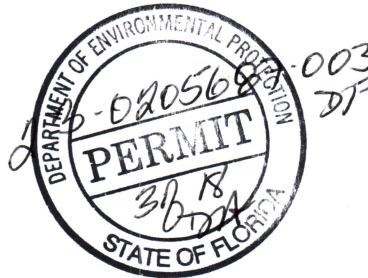
DATE: 08/02	PROJECT NO. 017.003
SCALE:	SHEET DF1
DRAWN: P.C. Ace	CHECKED: PAJ

LEGEND

-  PRESERVED WETLANDS
-  IMPACTED ACOE WETLANDS
-  IMPACTED FDEP/ACOE WETLANDS
-  PRESERVED UPLANDS
-  WETLAND CONNECTORS (CULVERTS)

ACREAGE

UNIMPACTED WETLANDS	5.84 ACRES
IMPACTED ACOE WETLANDS	0.15 ACRES
IMPACTED ACOE/FDEP WETLANDS	0.022 ACRES
PRESERVED UPLANDS	4.800 ACRES
RESIDENTIAL LOTS	90 LOTS
STREETS, R/W'S	7.54 ACRES
TOTAL ACREAGE	40.55 ACRES



4.800 ACRES 3

ACCESS ROAD ACREAGE

UNIMPACTED WETLANDS	0.045 ACRES
UPLANDS	0.570 ACRES
IMPACTED WETLANDS ACOE/FDEP	0.042 ACRES
IMPACTED WETLANDS ACOE	0.053 ACRES
TOTAL ACREAGE	0.710 ACRES



February 6, 2003 08:36:24 EST
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CONSULTING ENGINEERS
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470 HARRISON AVENUE
PANAMA CITY, FL 32401
(850) 522-0644

401 REID AVENUE
PORT ST. JOE, FL 32456
(850) 227-7200

1835 FIDDLER COURT
TALLAHASSEE, FL 32308
(850) 219-8050

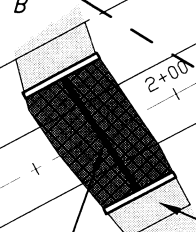
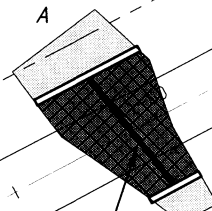
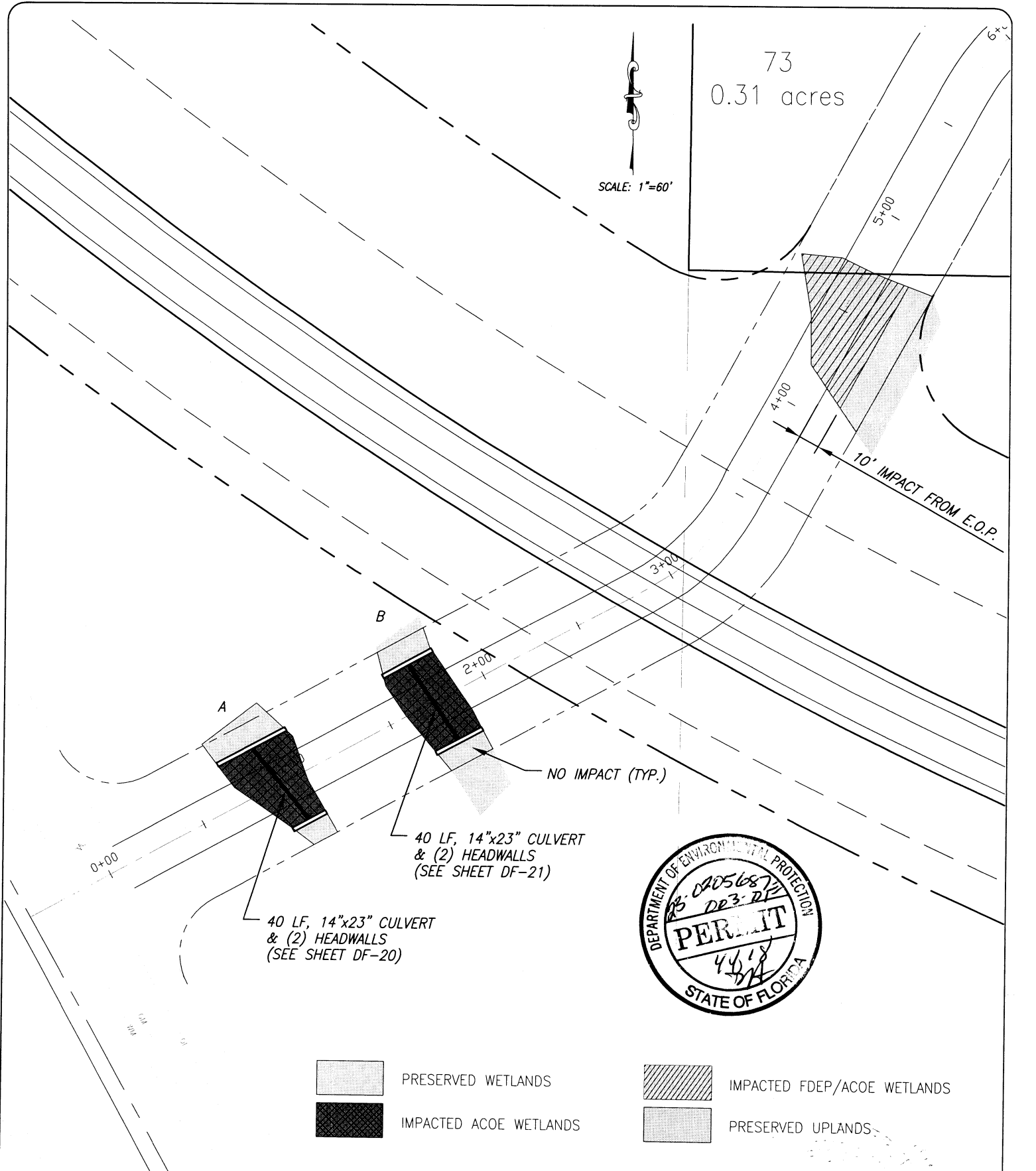
5365 SCENIC HWY 30A, SUITE 104
SANTA ROSA BEACH, FL 32459
(850) 231-3902

IMPACT ACREAGES	DATE: 08/02	PROJECT NO. 017.003
SUNSET VILLAGE SUBDIVISION	SCALE:	SHEET DF2
RALPH P. RISH	DRAWN: P.C. Ace	CHECKED: PAJ
ST. JOE BEACH	<i>Gregory Skreble</i> 2/6/03	
GULF COUNTY, FLORIDA		

EB# 0006155

73
0.31 acres

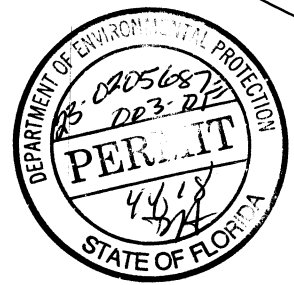
SCALE: 1"=60'



40 LF, 14"x23" CULVERT
& (2) HEADWALLS
(SEE SHEET DF-20)

40 LF, 14"x23" CULVERT
& (2) HEADWALLS
(SEE SHEET DF-21)

NO IMPACT (TYP.)



- PRESERVED WETLANDS
- IMPACTED ACOE WETLANDS
- IMPACTED FDEP/ACOE WETLANDS
- PRESERVED UPLANDS

February 14, 2002 08:14:34 EST
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470 HARRISON AVENUE
PANAMA CITY, FL 32401
(850) 522-0644

401 REID AVENUE
PORT ST. JOE, FL 32456
(850) 227-7200

1835 FIDDLER COURT
TALLAHASSEE, FL 32308
(850) 219-8050

5363 SCENIC HWY 30A, SUITE 104
SANTA ROSA BEACH, FL 32459
(850) 231-3902

ACCESS ROAD IMPACTS

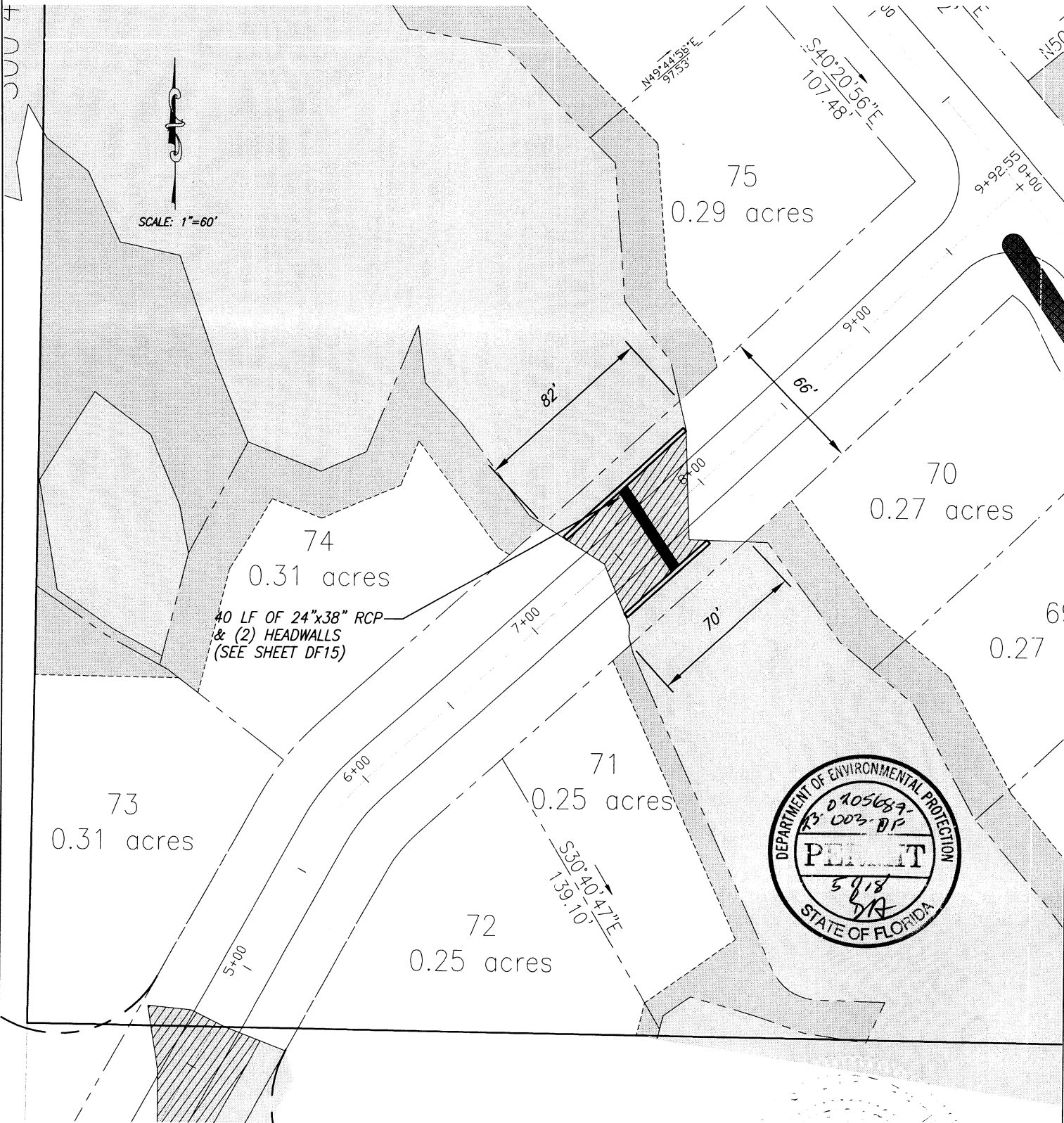
SUNSET VILLAGE SUBDIVISION
RALPH P. RISH
ST. JOE BEACH
GULF COUNTY, FLORIDA

James Chabli
2/14/02

DATE: 08/02	PROJECT NO. 017.003
SCALE: 1"=60'	SHEET DF3
DRAWN: P.P.J.	CHECKED: PAJ

ER# 0006155

- PRESERVED WETLANDS
- IMPACTED FDEP/ACOE WETLANDS
- IMPACTED ACOE WETLANDS
- PRESERVED UPLANDS



February 6, 2003 10:06:24 EDT
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EB# 0006155



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470 HARRISON AVENUE PANAMA CITY, FL 32401 (850) 522-0644
 401 REID AVENUE PORT ST. JOE, FL 32456 (850) 227-7200
 1635 FIDDLER COURT TALLAHASSEE, FL 32308 (850) 219-8050
 5365 SCENIC HWY 30A, SUITE 104 SANTA ROSA BEACH, FL 32459 (850) 231-3902

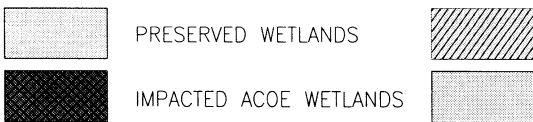
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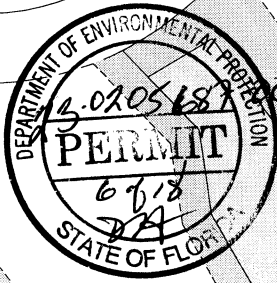
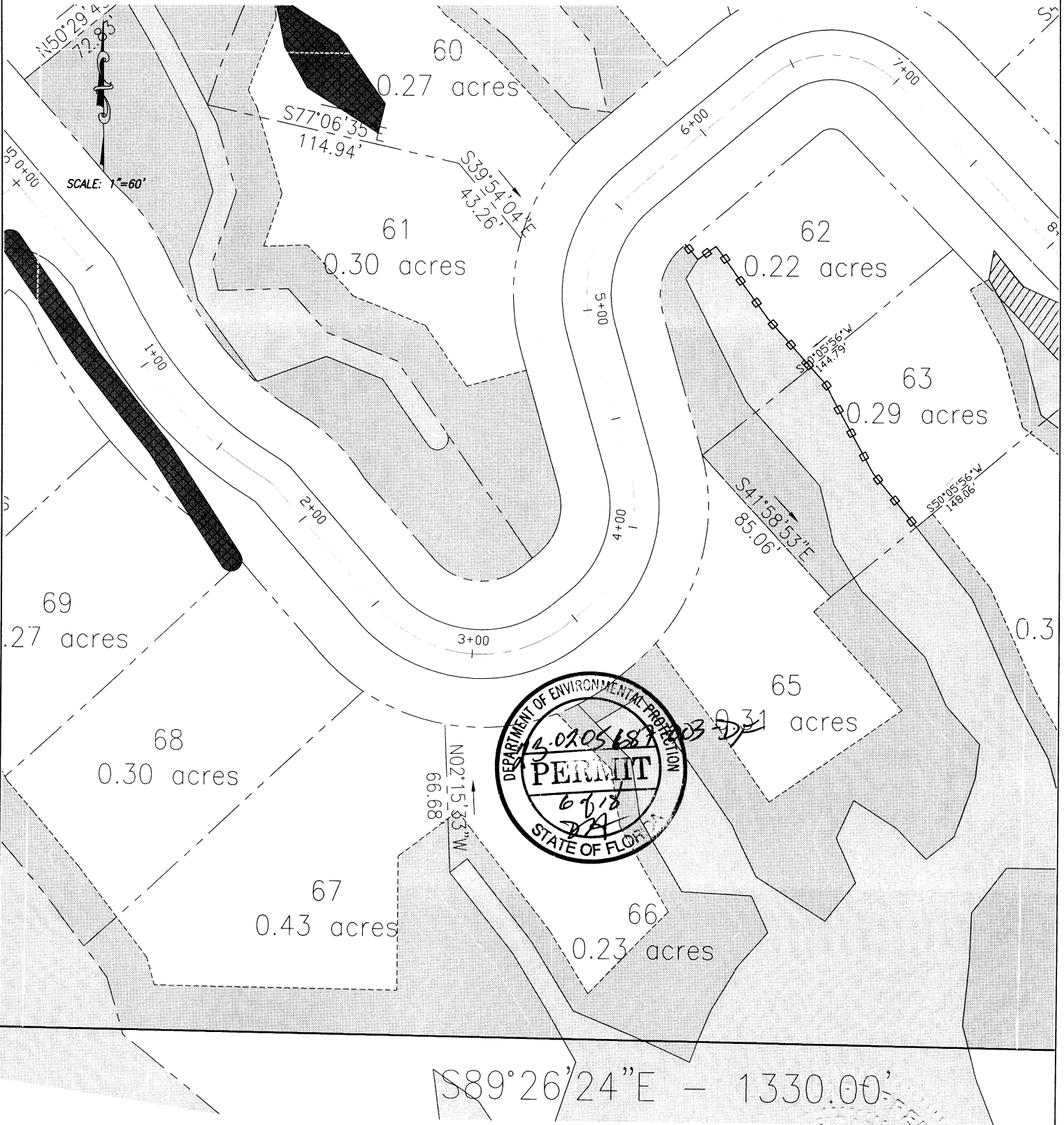
SUNSET VILLAGE SUBDIVISION
 RALPH P. RISH
 ST. JOE BEACH
 GULF COUNTY, FLORIDA

DATE: 08/02
 SCALE: 1"=60'
 DRAWN: P.C. Ace
 CHECKED: PAJ


PROJECT NO. 017.003
 SHEET DF4

Handwritten signature and date: 2/6/03


 PRESERVED WETLANDS IMPACTED FDEP/ACOE WETLANDS
 IMPACTED ACOE WETLANDS PRESERVED UPLANDS



February 4, 2003 10:00:24 AM
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 1635 FIDDLER COURT TALLAHASSEE, FL 32308 (850) 219-8050
 5365 SCENIC HWY 30A, SUITE 104 SANTA ROSA BEACH, FL 32459 (850) 231-3902

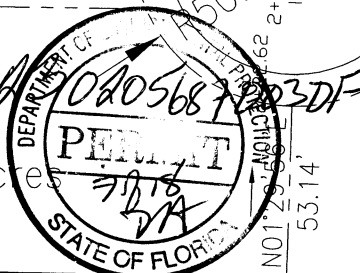
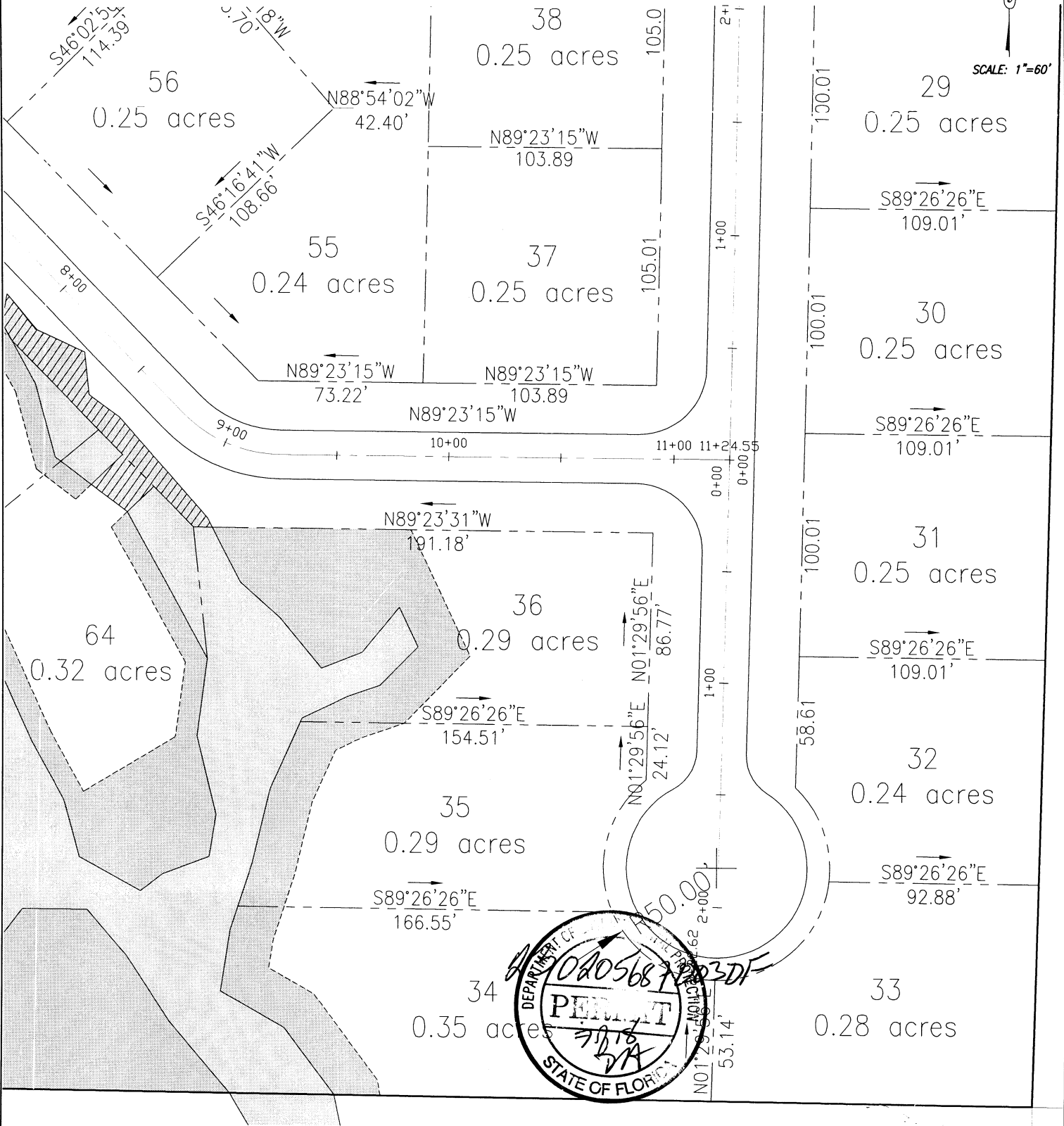
ACCESS ROAD IMPACTS
 SUNSET VILLAGE SUBDIVISION
 RALPH P. RISH
 ST. JOE BEACH
 GULF COUNTY, FLORIDA

EB# 0006155
 DATE: 02/02
 SCALE: 1"=60'
 DRAWN: P.B./lge
 CHECKED: PAJ
 PROJECT NO. 017.003
 SHEET DF5

Gregory Schell
 2/1/03

PRESERVED WETLANDS IMPACTED FDEP/ACOE WETLANDS
 IMPACTED ACOE WETLANDS PRESERVED UPLANDS

SCALE: 1"=60'



February 6, 2003 16:36:44 EDT
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EB# 0006155

PREBLE-RISH, INC.
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470 HARRISON AVENUE PANAMA CITY, FL 32401 (850) 522-0644
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 1835 FIDDLER COURT TALLAHASSEE, FL 32308 (850) 219-8050
 5365 SCENIC HWY 30A, SUITE 104 SANTA ROSA BEACH, FL 32459 (850) 231-3902

ACCESS ROAD IMPACTS
 SUNSET VILLAGE SUBDIVISION
 RALPH P. RISH
 ST. JOE BEACH
 GULF COUNTY, FLORIDA

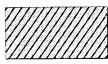
Gregory S. Rish
 2/6/03

DATE: 08/02
 SCALE: 1"=60'
 DRAWN: P.C./ice
 CHECKED: PAJ

PROJECT NO. 017.003
 SHEET DF6



PRESERVED WETLANDS



IMPACTED FDEP/ACOE WETLANDS

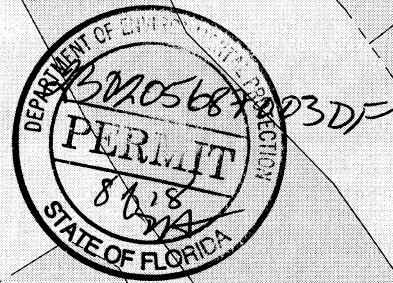
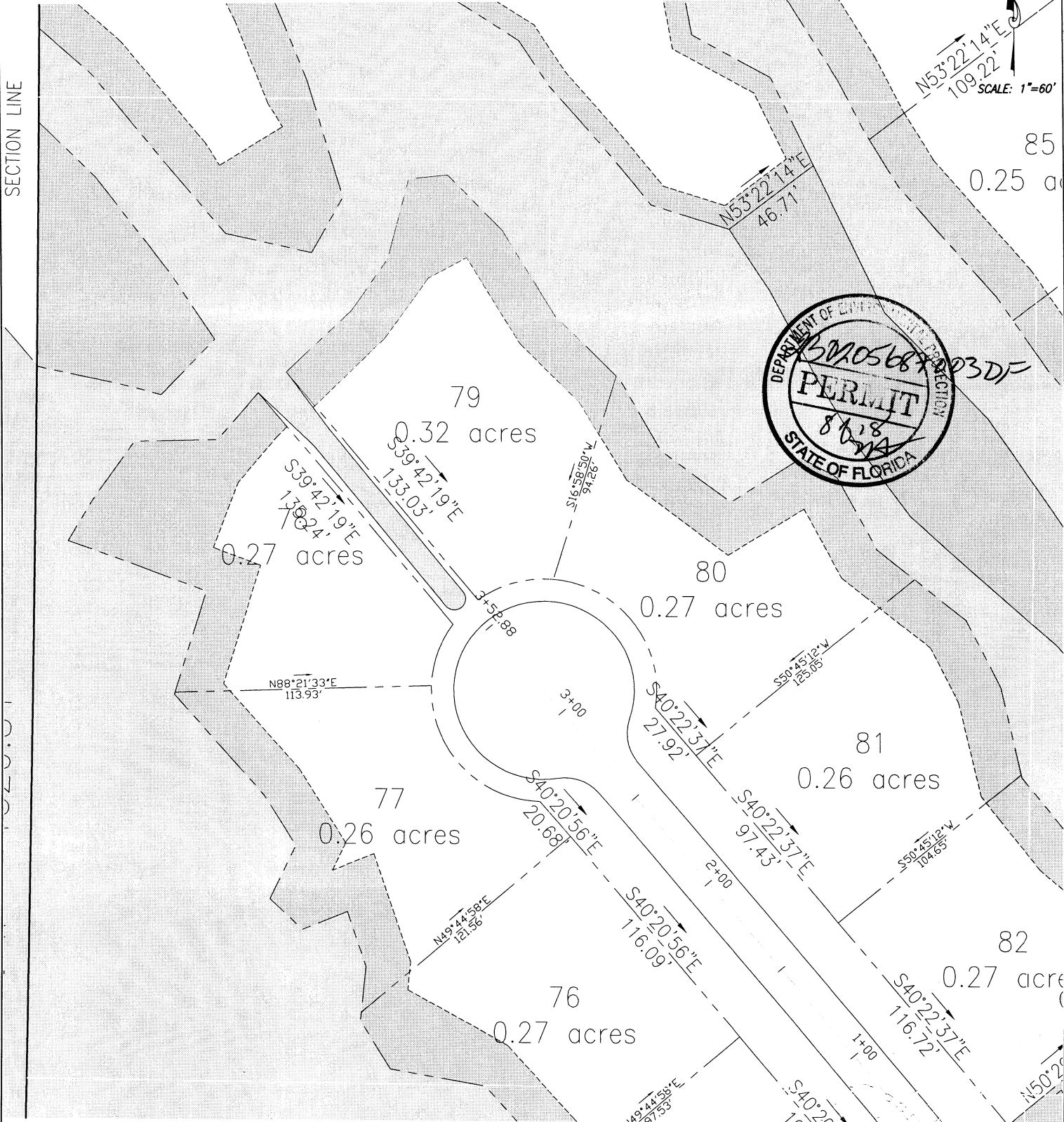
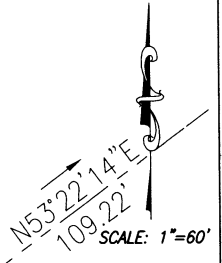


IMPACTED ACOE WETLANDS



PRESERVED UPLANDS

SECTION LINE



February 6, 2003 10:34:24 EDT
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EB# 006155



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470 HARRISON AVENUE PANAMA CITY, FL 32401 (850) 522-0644
401 REID AVENUE FORT ST. JOE, FL 32456 (850) 227-7200
1835 FIDDLER COURT TALLAHASSEE, FL 32308 (850) 219-8050
5365 SCENIC HWY 30A, SUITE 104 SANTA ROSA BEACH, FL 32459 (850) 231-3902

ACCESS ROAD IMPACTS

SUNSET VILLAGE SUBDIVISION
RALPH P. RISH
ST. JOE BEACH
GULF COUNTY, FLORIDA

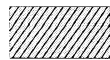
Margery Strickland
2/6/03

DATE:	08/02
SCALE:	1"=30'
DRAWN:	P.C./ice
CHECKED:	PAJ

PROJECT NO.	017.003
SHEET	DF7



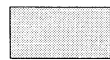
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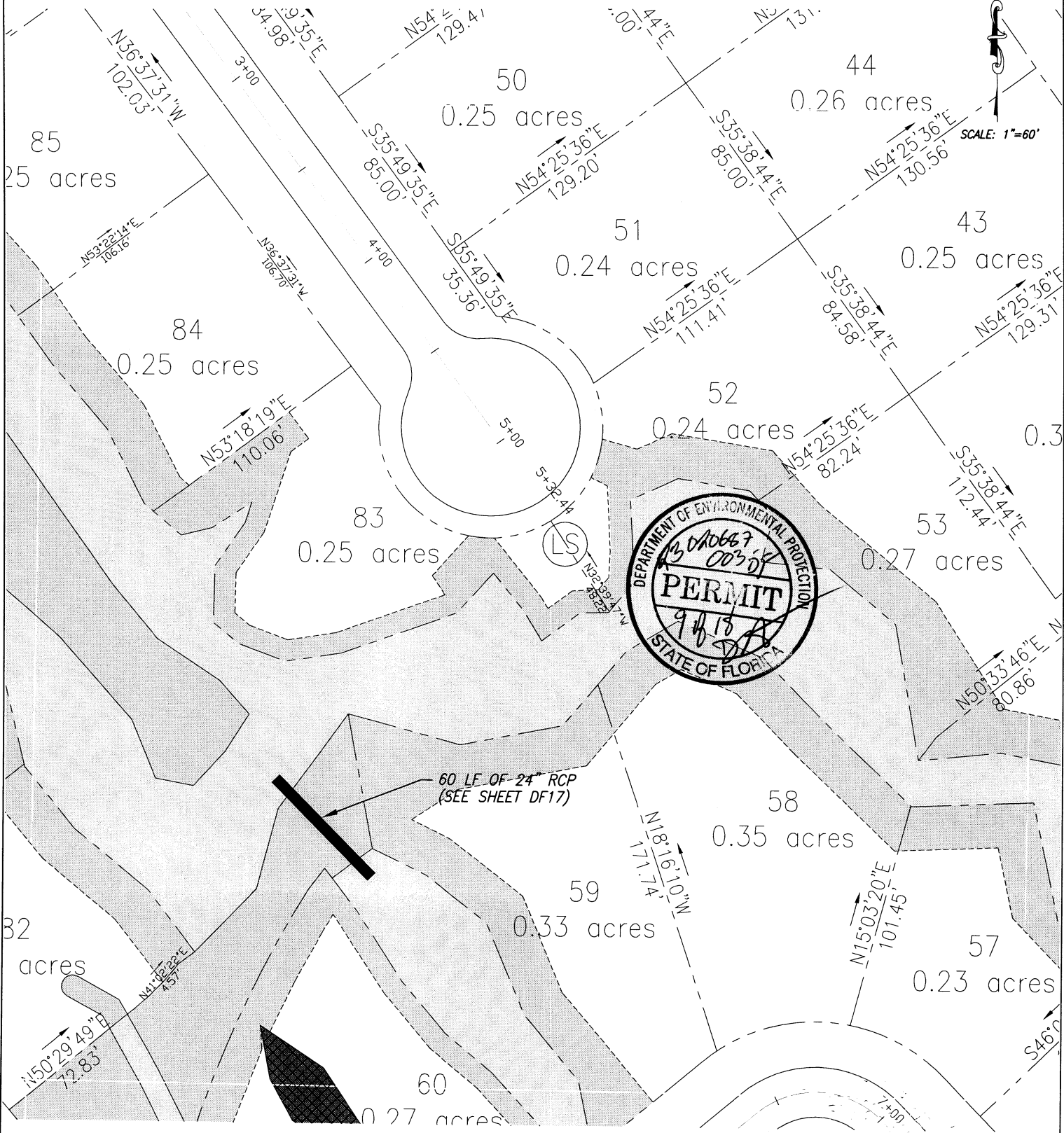
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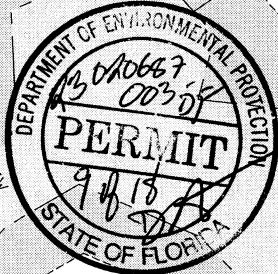
IMPACTED ACOE WETLANDS



PRESERVED UPLANDS



SCALE: 1"=60'



60 LF. OF 24" RCP
(SEE SHEET DF17)

February 6, 2003 08:36:24 EST
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EB# 0006155

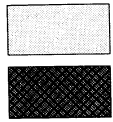
PREBLE-RISH, INC.
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451 REID AVENUE PORT ST. JOE, FL 32456 (850) 227-7200
1835 FIDDLER COURT TALLAHASSEE, FL 32308 (850) 219-8050
5365 SCENIC HWY 30A, SUITE 104 SANTA ROSA BEACH, FL 32459 (850) 231-3902

ACCESS ROAD IMPACTS
SUNSET VILLAGE SUBDIVISION
RALPH P. RISH
ST. JOE BEACH
GULF COUNTY, FLORIDA

Gregory Skelley
2/14/03

DATE: 08/02	PROJECT NO. 017.003
SCALE: 1"=60'	SHEET DF8
DRAWN: P.C./lce	
CHECKED: PAJ	



PRESERVED WETLANDS



IMPACTED FDEP/ACOE WETLANDS



IMPACTED ACOE WETLANDS



PRESERVED UPLANDS



SCALE: 1"=60'

SEC 4

SEC 9

2
0.34 acres

3
0.31 acres

4
0.27 acres

5
0.27 acres

1
0.41 acres

150 LF OF 24" RCP
& (2) HEADWALLS
(SEE SHEET DF16)

N27°43'36"W
171.23'

N00°36'45"E
126.80'

S04°52'45"W
119.21'

N85°07'15"W
95.00'

11+00
68'

10+00

0+00

12+46.96

87
0.27 acres

S19°39'38"E
154.70'

N04°52'45"E
106.92'

89
0.54 acres

88
0.28 acres

N04°52'45"E
30.70'

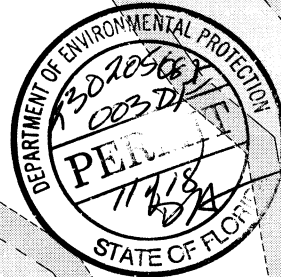
1+00

N56°37'31"W
81.99'

90
0.47 acres

86
0.25 acres

N53°22'14"E
109.22'



February 6, 2003 10:36:44 EDT
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EB# 0006155



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470 HARRISON AVENUE PANAMA CITY, FL 32401 (850) 522-0644
401 REID AVENUE PORT ST. JOE, FL 32456 (850) 227-7200
1835 FIDDLER COURT TALLAHASSEE, FL 32308 (850) 219-8050
5365 SCENIC HWY 30A, SUITE 104 SANTA ROSA BEACH, FL 32459 (850) 231-3902

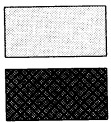
ACCESS ROAD IMPACTS

SUNSET VILLAGE SUBDIVISION
RALPH P. RISH
ST. JOE BEACH
GULF COUNTY, FLORIDA

DATE: 08/02
SCALE: 1"=60'
DRAWN: P.C./jce
CHECKED: PAJ

PROJECT NO. 017.003
SHEET DF10

Gregory Speck
2/6/03



PRESERVED WETLANDS

IMPACTED FDEP/ACOE WETLANDS

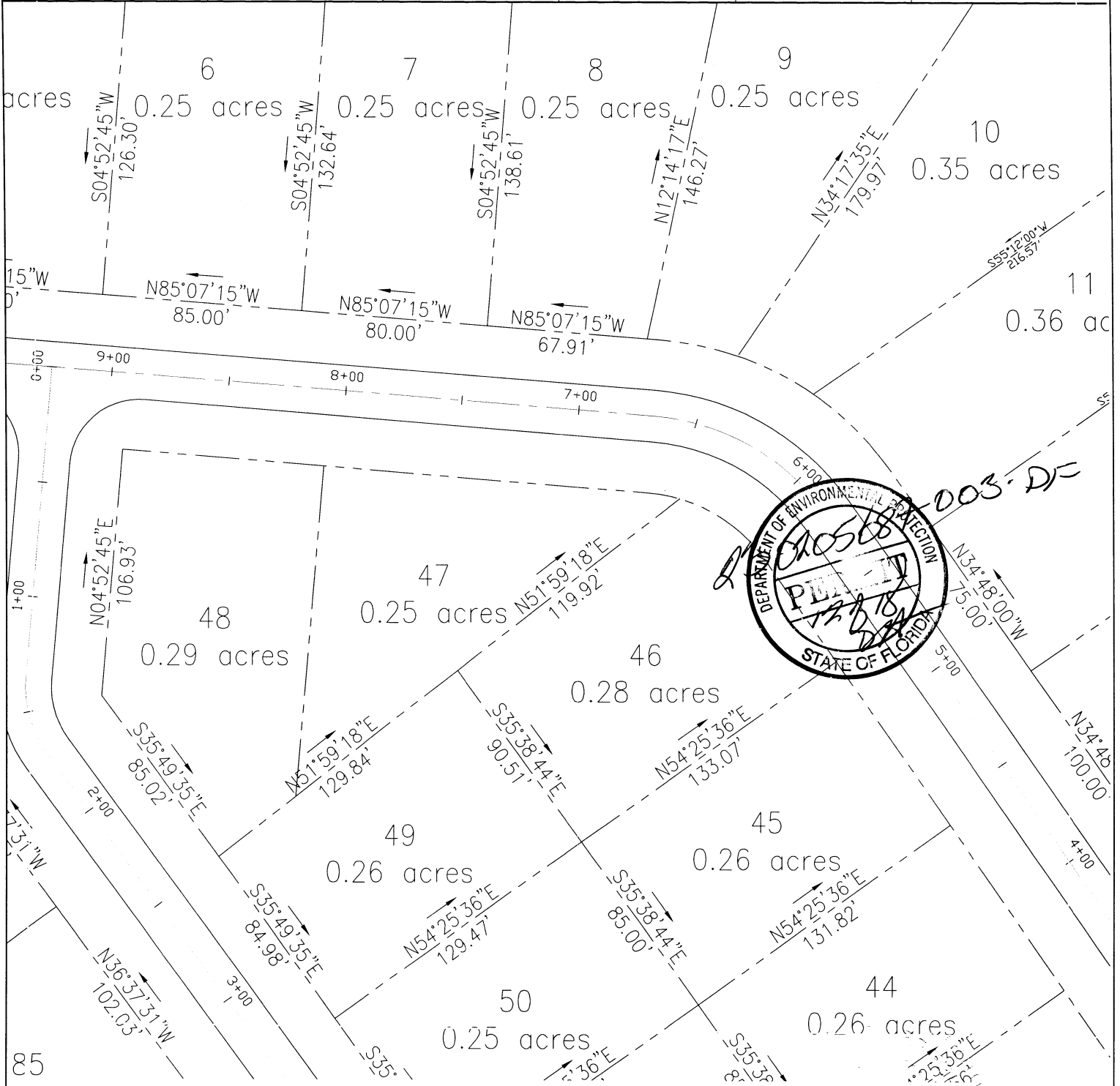
IMPACTED ACOE WETLANDS

PRESERVED UPLANDS



SCALE: 1"=60'

N89°23'15"W - 1345.98'



February 6, 2003 18:06:24 EDT
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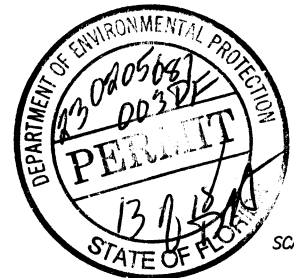
470 HARRISON AVENUE PANAMA CITY, FL 32401 (850) 522-0644
401 REID AVENUE PORT ST. JOE, FL 32456 (850) 227-7200
1835 FIDDLER COURT TALLAHASSEE, FL 32308 (850) 219-8050
5365 SCENIC HWY 30A, SUITE 104 SANTA ROSA BEACH, FL 32459 (850) 231-3902

ACCESS ROAD IMPACTS
SUNSET VILLAGE SUBDIVISION
RALPH P. RISH
ST. JOE BEACH
GULF COUNTY, FLORIDA

Gregory Spivey
2/6/03

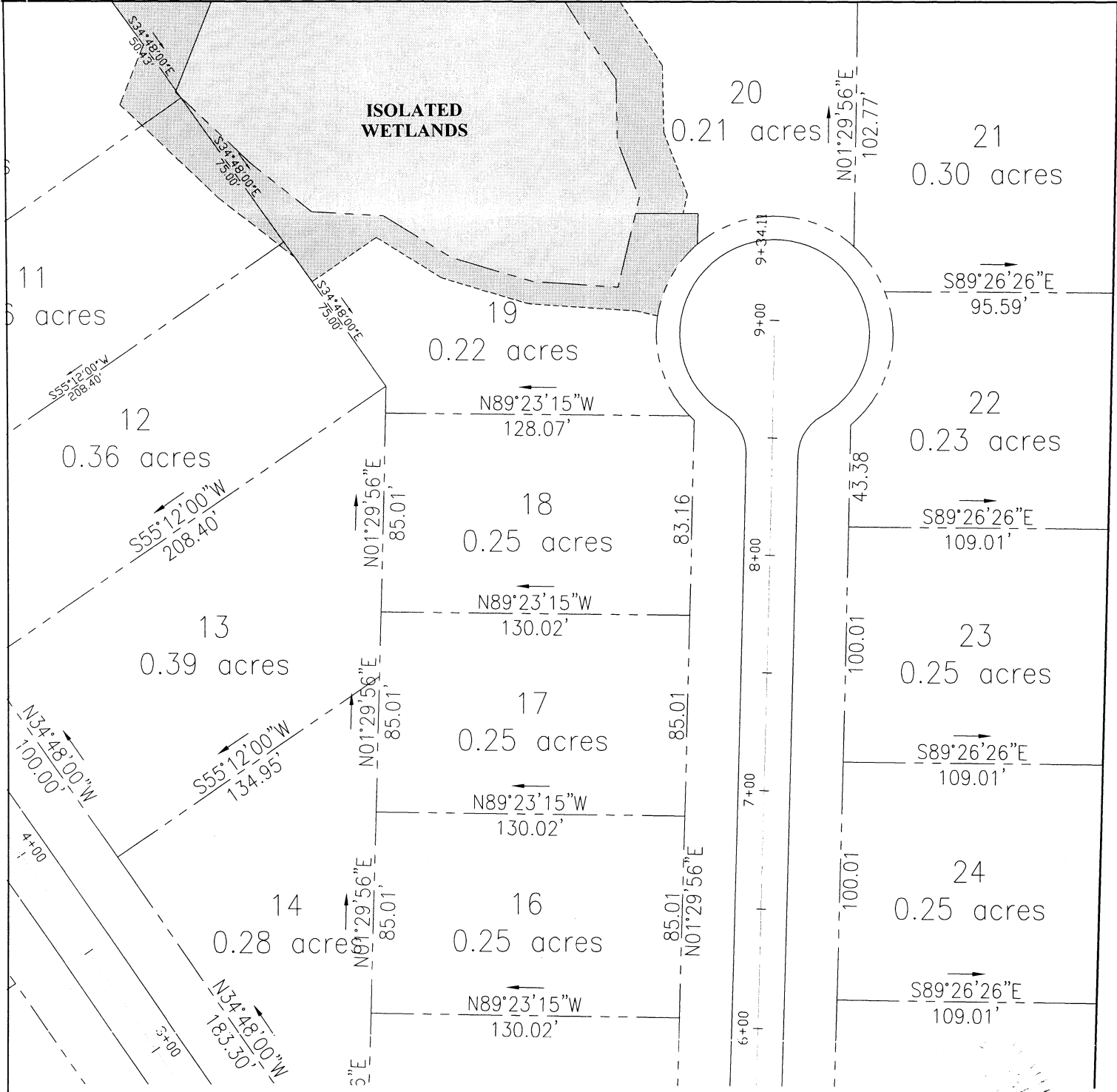
DATE: 08/02	PROJECT NO. 017.003
SCALE: 1"=60'	SHEET DF11
DRAWN: P.C./ice	CHECKED: PAJ


 PRESERVED WETLANDS IMPACTED FDEP/ACOE WETLANDS
 IMPACTED ACOE WETLANDS PRESERVED UPLANDS



SCALE: 1"=60'

SECTION LINE



February 10, 2003 08:36:44 EDT
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EB# 0006155

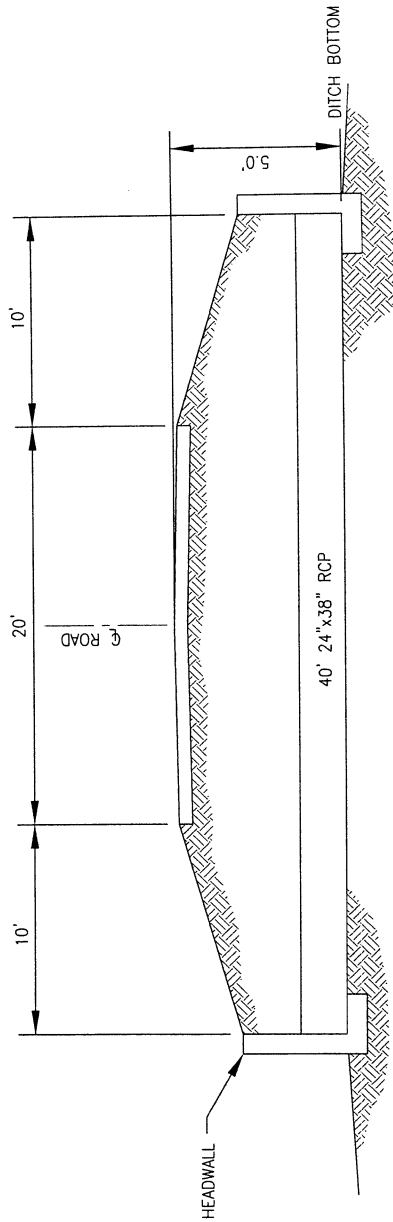
PREBLE-RISH, INC.
 CONSULTING ENGINEERS
 SITE PLANNING • SURVEYING • CIVIL

470 HARRISON AVENUE PANAMA CITY, FL 32401 (850) 522-0644
 401 REID AVENUE PORT ST. JOE, FL 32456 (850) 227-7200
 1835 FIDDLER COURT TALLAHASSEE, FL 32308 (850) 219-8050
 5365 SCENIC HWY 30A, SUITE 104 SANTA ROSA BEACH, FL 32459 (850) 231-3902

ACCESS ROAD IMPACTS
 SUNSET VILLAGE SUBDIVISION
 RALPH P. RISH
 ST. JOE BEACH
 GULF COUNTY, FLORIDA

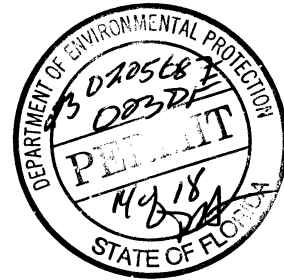
Gregory Schube
2/10/03

DATE: 08/02	PROJECT NO. 17.003
SCALE: 1"=60'	SHEET DF12
DRAWN: P.C./lcs	
CHECKED: PAJ	



SECTION - CROSSING NO. 1 

N.T.S.



January 16, 2003 (09:14:06 EST)
S:\017.003\DWG\DREDGE AND FILL PERMIT\PERMIT-A.DWG

EB# 0006155



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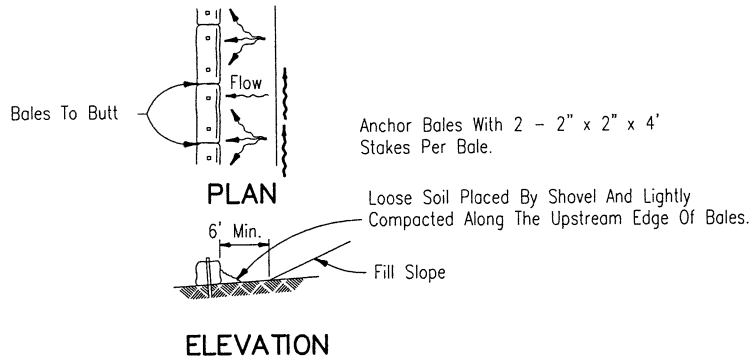
470 HARRISON AVENUE PANAMA CITY, FL 32401 (850) 522-0644
401 REID AVENUE PORT ST. JOE, FL 32456 (850) 227-7200
1835 FIDDLER COURT TALLAHASSEE, FL 32308 (850) 219-8050
5385 SCENIC HWY 30A, SUITE 104 SANTA ROSA BEACH, FL 32459 (850) 231-3902

CROSS SECTION OF CROSSING NO. 1

SUNSET VILLAGE SUBDIVISION
RALPH P. RISH
ST. JOE BEACH
GULF COUNTY, FLORIDA

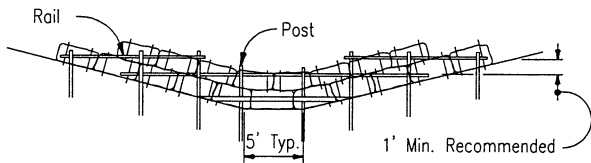
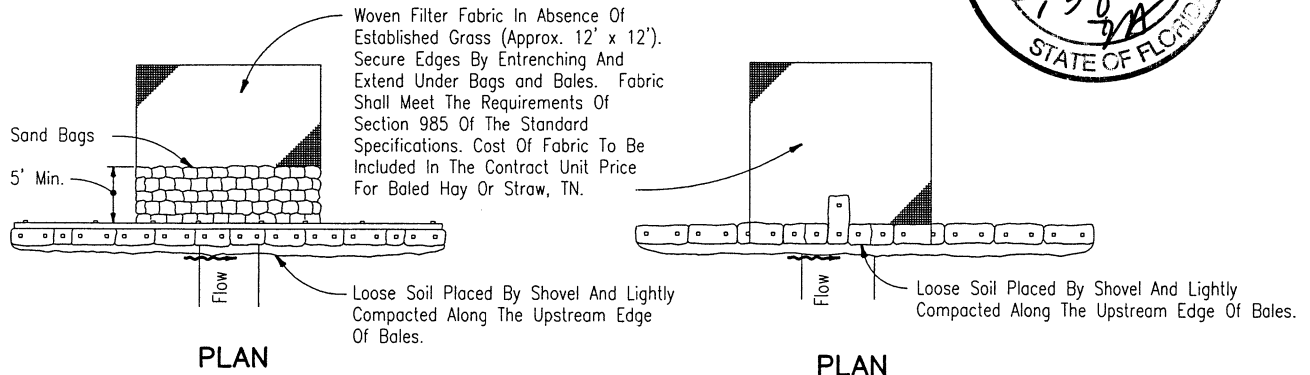
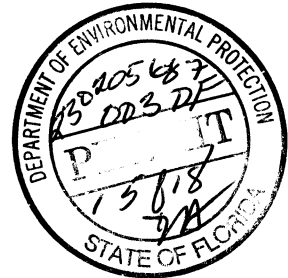
Gregory Sheehy
2/16/03

DATE: 08/02	PROJECT NO. 017.003
SCALE: NTS	SHEET
DRAWN: LCE	DF15
CHECKED: PAJ	



TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

BARRIERS FOR FILL SLOPES

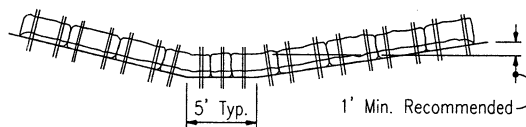


Anchor Lower Bales With 2 - 2" x 2" x 4' Stakes Per Bale.
Anchor Top Bales To Lower Bales With 2 - 2" x 2" x 4' Stakes Per Bale.

ELEVATION

Application and Spacing: The use of Types I & II bale barriers should be limited to the conditions outlined in Chart I, Sheet 1 of 3, Index No. 102

TYPE II



Anchor Bales With 2 - 2" x 2" x 4' Stakes Per Bale

ELEVATION

TYPE I

BARRIER FOR UNPAVED DITCHES

January 16, 2003 (09:14:06 EST)
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470 HARRISON AVENUE PANAMA CITY, FL 32401 (850) 522-0644
401 REID AVENUE PORT ST. JOE, FL 32456 (850) 227-7200
1835 FIDDLER COURT TALLAHASSEE, FL 32308 (850) 219-8050
5365 SCENIC HWY 30A, SUITE 104 SANTA ROSA BEACH, FL 32459 (850) 231-3902

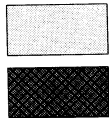
ENVIRONMENTAL CONTROL FEATURES

SUNSET VILLAGE SUBDIVISION
RALPH P. RISH
ST. JOE BEACH
GULF COUNTY, FLORIDA

Gregory S. Rish
2/6/03

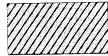
DATE: 08/02
SCALE: NTS
DRAWN: LCE
CHECKED: PAJ

PROJECT NO. 017.003
SHEET DF18

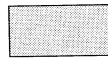


PRESERVED WETLANDS

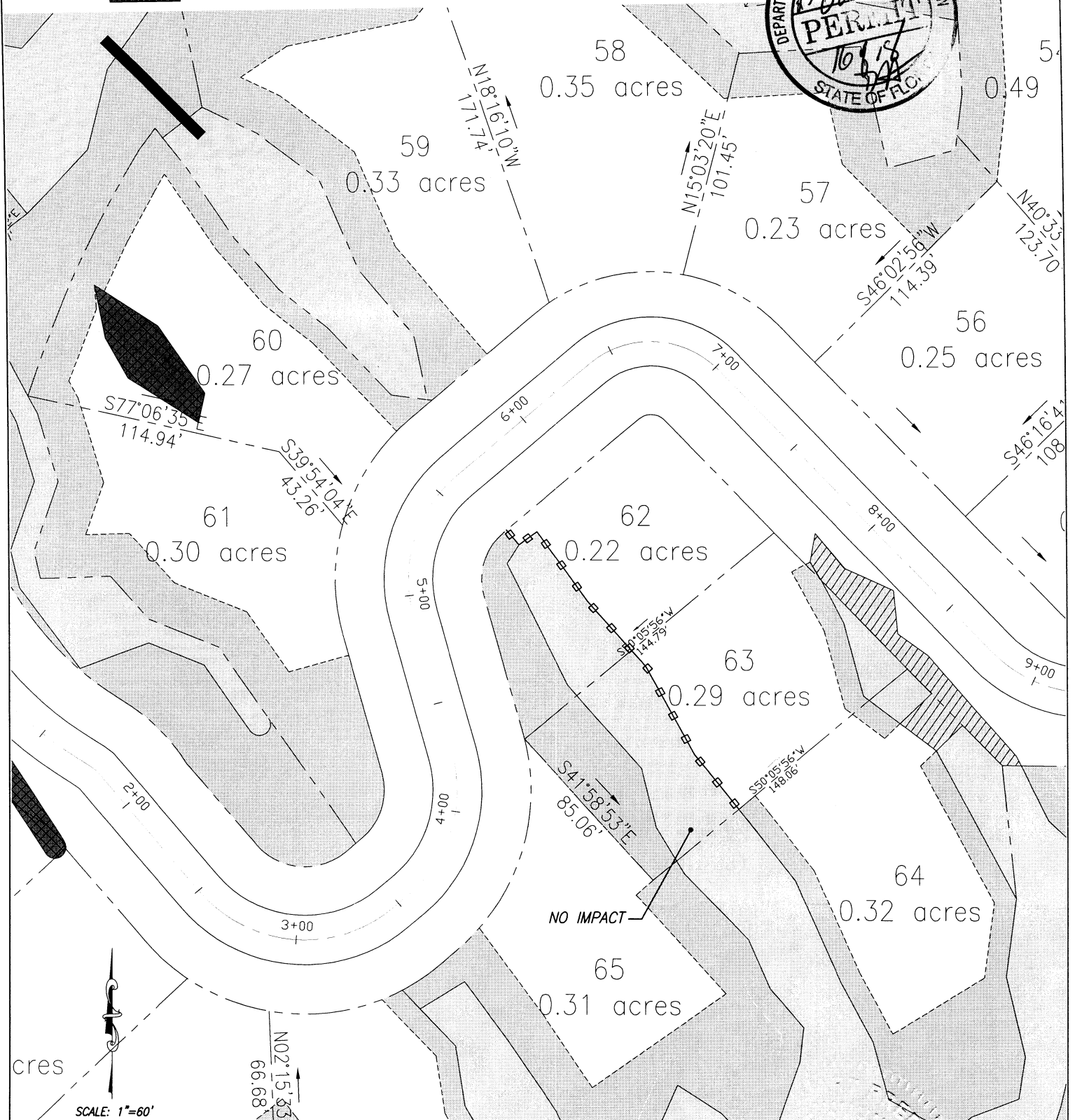
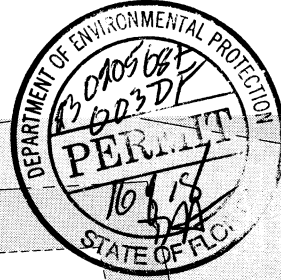
IMPACTED ACOE WETLANDS



IMPACTED FDEP/ACOE WETLANDS



PRESERVED UPLANDS



February 4, 2003 10:06:24 EDT
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EB# 0006155



PREBLE-RISH, INC.
CONSULTING ENGINEERS
SITE PLANNING • SURVEYING • CIVIL

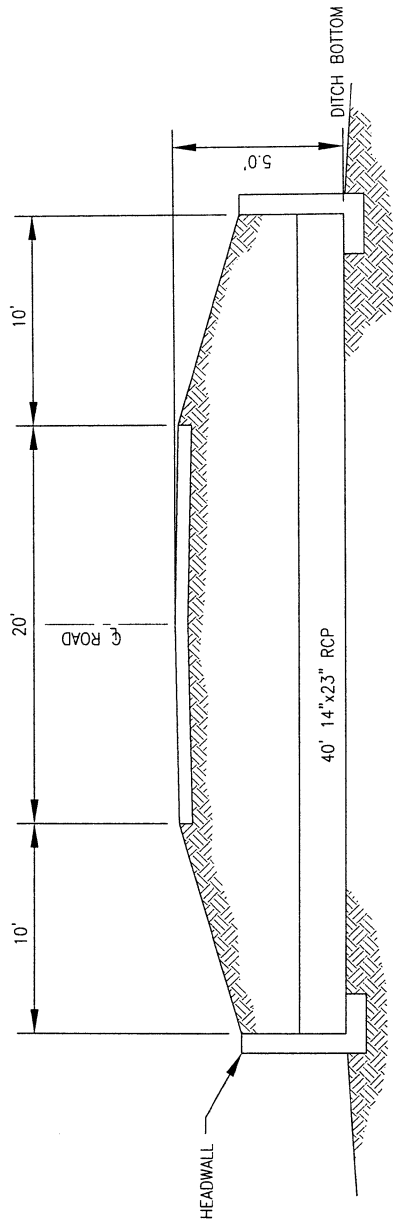
470 HARRISON AVENUE PANAMA CITY, FL 32401 (850) 522-0644
401 REID AVENUE FORT ST. JOE, FL 32456 (850) 227-7200
1835 FIDDLER COURT TALLAHASSEE, FL 32308 (850) 219-8050
5365 SCENIC HWY 30A, SUITE 104 SANTA ROSA BEACH, FL 32459 (850) 231-3902

LOT FILL IMPACTS

SUNSET VILLAGE SUBDIVISION
RALPH P. RISH
ST. JOE BEACH
GULF COUNTY, FLORIDA

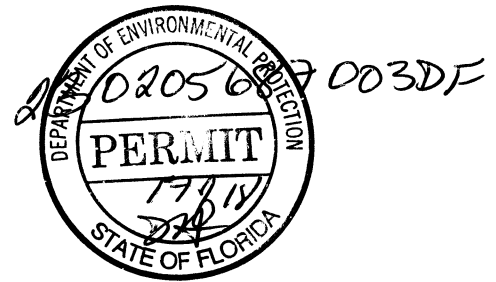
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DRAWN: P.C./lce	DF19
CHECKED: PAJ	

Gregory Preble
2/10/03



SECTION - CROSSING 'A' 

N.T.S.



January 16, 2003 (09:14:06 EST)
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EB# 0006155

PREBLE-RISH, INC.
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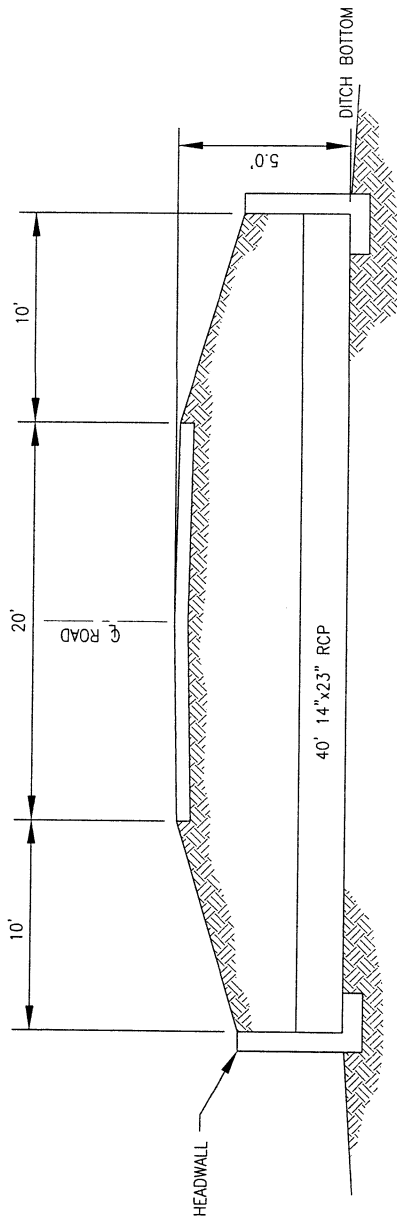
470 HARRISON AVENUE PANAMA CITY, FL 32401 (850) 522-0644
 401 REID AVENUE PORT ST. JOE, FL 32456 (850) 227-7200
 1825 FIDDLER COURT TALLAHASSEE, FL 32308 (850) 219-8050
 5365 SCENIC HWY 30A, SUITE 104 SANTA ROSA BEACH, FL 32459 (850) 231-3902

CROSS SECTION OF CROSSING 'A'

SUNSET VILLAGE SUBDIVISION
 RALPH P. RISH
 ST. JOE BEACH
 GULF COUNTY, FLORIDA

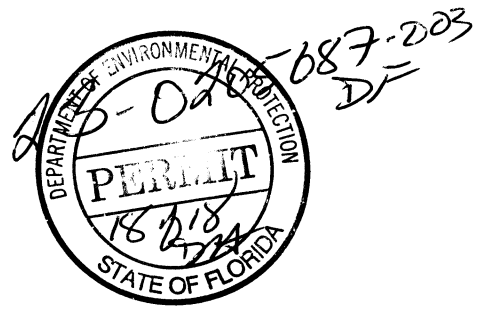
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DATE: 01/03	PROJECT NO. 017.003
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CHECKED: PAJ	



SECTION - CROSSING 'B' Δ 1

N.T.S.



January 16, 2003 (09:14:06 EST)
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 401 REID AVENUE PORT ST. JOE, FL 32456 (850) 227-7200
 1835 FIDDLER COURT TALLAHASSEE, FL 32308 (850) 219-8550
 5365 SCENIC HWY 30A, SUITE 104 SANTA ROSA BEACH, FL 32459 (850) 231-3902

CROSS SECTION OF CROSSING 'B'

SUNSET VILLAGE SUBDIVISION
 RALPH P. RISH
 ST. JOE BEACH
 GULF COUNTY, FLORIDA

Henry S. Rish
 2/6/03

DATE: 01/03	PROJECT NO. 017.003
SCALE: N.T.S.	SHEET
DRAWN: LCE	DF21
CHECKED: PAJ	