



Florida Department of Environmental Protection

Northwest District
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Pensacola, Florida 32502-5740

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Island View Park 0297529-003-EI/19

Authorized Agent:

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The Trust for Public Land
306 North Monroe Street
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**Environmental Resource Permit
State-owned Submerged Lands Authorization – Granted**

**U.S. Army Corps of Engineers Authorization – Separate Corps Authorization
Required**

Franklin County
Permit No.: 0297529-003-EI/19

**Permit Issuance Date: June 19, 2017
Permit Construction Phase Expiration Date: June 19, 2022**

Consolidated Environmental Resource Permit and Sovereignty Submerged Lands Authorization

Permittee: Franklin County Board of County Commissioners
Permit No: 0297529-003-EI/19

PROJECT LOCATION

The activities authorized by this permit and sovereignty submerged lands authorization are located south of Highway 98 E, parcel nos. 21-07S-04W-0000-0050-0000; 21-07S-04W-0000-0020-0000; 21-07S-04W-0000-0030-0000 in Carrabelle, Florida 32322, in Section 21, Township 07 South, Range 04 West of Franklin County; at approximately 29°51'11.68" North Latitude, -84°38'10.35" West Longitude.

PROJECT DESCRIPTION

The permittee is authorized to construct a public access fishing pier, and associated asphalt access drives, parking stalls, concrete sidewalks, a pavilion area, boardwalk and a dry retention stormwater management facility. The total project area comprises of 0.87 acres having 0.57 acres of impervious area and 0.16 semi-pervious with a treatment volume of 3,150 cubic feet. Impacts include the 200 square feet of wetlands due to shading and the removal of an existing 344 square foot concrete boat ramp, placement of 7.15 cubic yards of beach quality sand fill for shoreline water access, within the landward extent of St. George Sound, a Class II Florida Waterbody, Shellfish Approved Harvesting Area. Those activities include the construction of two access piers comprising of 1,860 square feet for the north pier and 1,426 square feet for the south pier of surface area and pre-emption to Sovereign Submerged State Lands, Class II Waters of the State, Approved Shellfish Harvesting Area. Authorized activities are depicted on the attached exhibits.

AUTHORIZATIONS

Island View Park 0297529-003-EI/19

Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

Sovereignty Submerged Lands Authorization

The activity is located on sovereignty submerged lands owned by the State of Florida. It therefore also requires authorization from the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), pursuant to Article X, Section 11 of the Florida Constitution, and Section 253.77, F.S.

As staff to the Board of Trustees under Section 253.002, F.S., the Department has determined that the activity qualifies for and requires a Letter of Consent, as long as the work performed is located within the boundaries as described 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.

Federal Authorization

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 U.S. Army Corps of Engineers (Corps). A copy of your permit application has been forwarded to the Corps for their review. The Corps will issue their authorization directly to you or contact you if additional information is needed. If you have not heard from the Corps within 30 days from the date your application was received at the local FDEP Office, contact the Corps for status and further information. **Failure to obtain Corps authorization prior to construction could subject you to federal enforcement action by that agency.**

Authority for review – an agreement with the Corps 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.

Coastal Zone Management

Issuance of this authorization also constitutes a finding of consistency with Florida’s Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Water Quality Certification

This permit also constitutes a water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. 1341

Other Authorizations

You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

PERMIT / SOVEREIGNTY SUBMERGED LANDS CONDITIONS

The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**

- **Special Consent Conditions for Sovereignty Submerged Lands Authorization**
- **The General Conditions for Sovereignty Submerged Lands Authorization**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action. Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit and sovereignty submerged lands authorization, as described.

SPECIFIC CONDITIONS – PRIOR TO ANY CONSTRUCTION

1. All contractors involved in this permitted activity shall be provided copies of this permit in its entirety. A copy shall remain onsite at all times during the activities.
2. Prior to construction, turbidity control devices shall be placed at all pond outfall locations to prevent turbid discharges in excess of State water quality standards pursuant to Chapter 62-302, F.A.C. The permittee shall be responsible for ensuring that erosion and turbidity control devices and procedures are inspected and maintained daily during all phases of construction authorized by this permit until all areas that were disturbed during construction are sufficiently stabilized to prevent erosion, siltation, and turbid discharges.
3. Prior to construction, the limits of the proposed impact 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.
4. If the approved permit drawings conflict with the specific conditions, then the specific conditions shall prevail.
5. This permit does not authorize the construction of any additional structures not illustrated on the permit drawings.

SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES

6. Construction equipment shall not be repaired or refueled in wetlands or elsewhere within waters of the state.
7. All cleared vegetation, excess lumber, scrap wood, trash, garbage and any other type of debris shall be removed from wetlands/waters of the state within 14 days of completion of the work authorized in this permit.

8. There shall be no storage or stockpiling of tools or materials (i.e., lumber, pilings, equipment) within wetlands, along the shoreline within the littoral zone or elsewhere within waters of the state unless specifically approved in the permit.

9. All disturbed upland areas shall be stabilized at all times during and after construction so as to prevent any erosion, sedimentation, siltation, or scouring.

10. Any damage to wetlands outside the permitted area shall be restored to pre-construction elevations and conditions within 30 days of completion of the project and the Department shall be notified in writing of said incident.

11. Any damage to wetlands or the littoral zone as a result of the dock construction shall be corrected by restoring pre-construction elevations and planting vegetation of the size, densities and species that exist in the adjacent areas. The restoration shall be completed and the Department so notified within 30 days of completion of the structure.

12. If any construction de-watering is required, which results in an offsite discharge of groundwater, the permittee and/or the contractor shall ensure that the requirements of pertinent portions of Chapter 62-621, F.A.C. are met. Please contact Bill Armstrong, P.E., at 850-595-0554, for more information.

13. Best management practices for erosion control shall be implemented and maintained at all times during construction to prevent siltation and turbid discharges in excess of State water quality standards pursuant to Rule 62-302, F.A.C. Methods shall include, but are not limited to the use of staked hay bales, staked filter cloth, sodding, seeding, and mulching; staged construction; and the installation of turbidity screens around the immediate project site.

14. Turbidity levels outside the construction area shall not exceed 29 NTU's above background levels. The following measures shall be taken immediately by the permittee whenever turbidity levels within waters of the State surrounding the project site exceed 29 NTUs above background:

- a. Notify the Department at 850-595-8300 at the time the violation is first detected.
- b. Immediately cease all work contributing to the water quality violation.
- c. Stabilize all exposed soils contributing to the violation. Modify the work procedures that were responsible for the violation, install more turbidity containment devices, and repair any non-functional turbidity containment devices.
- d. As required, perform turbidity monitoring per Specific Conditions.
- e. Resume construction activities once turbidity levels outside turbidity curtains fall below 29 NTUs

SPECIFIC CONDITIONS – ACCESS/FISHING PIERS

15. There shall be no enclosed sides constructed on the access piers.

16. Handrails shall be installed along both sides of the access pier concurrently during construction. Handrails shall be constructed to eliminate access by boaters and shall be maintained for the life of the facility. Mooring is prohibited along the access pier. "No Mooring"

signs shall be posted on both sides of the access pier. No mooring signs must be installed prior to operation.

17. To protect benthic and wetland resources when present, the elevation of the decking shall be a minimum of 5 feet above mean high water or ground level of wetland vegetation and shall have a minimum of 1/2-inch spacing between deck planks or use of grated decking.

SPECIFIC CONDITIONS – CONSTRUCTION COMPLETION

18. The mailing address for submittal of forms for the “Construction Commencement Notice”, “As-Built Certification ...” or other correspondence is FDEP, SLERP, 160 West Government Street, Pensacola, Florida, 32502-5740.

19. The construction phase expires at 11:59 p.m. on the date indicated on the cover page of this permit.

20. For emergencies involving a serious threat to the public health, safety, welfare, or environment, the emergency telephone contact number is **800-320-0519** (State Warning Point). The Department telephone number for reporting nonthreatening problems or system malfunctions is (850) 595-0663, day or night.

SPECIFIC CONDITIONS - STORMWATER

21. A stormwater maintenance inspection must be performed by a registered professional, one year after conversion to the Operation Phase and then five years thereafter. The inspection must be conducted using the plans, calculations and specifications approved by the Agency. The maintenance inspection must be documented on Form 62-330.311(1), “Operation and Maintenance Inspection Certification”. The inspection Form must be maintained and made available to Agency staff upon request. Inspections shall be made by the registered professional in accordance with this schedule:

Dry Retention and Wet Detention:

- a. On the first anniversary of the date of conversion to Operation and Maintenance Phase.
- b. Every fifth year on the anniversary of conversion to Operation and Maintenance phase, after the first year of successful operation.

22. The Stormwater Operation and Maintenance Plan, as approved and enclosed with this permit, shall be implemented.

23. Percolation performance shall be evaluated within the pond at least every third year. If there is evidence of inadequate percolation, the pond bottom must be re-scarified or deep-raked to restore percolation characteristics. If reworking the pond bottom fails to restore adequate percolation, additional retention area restoration shall be performed as follows:

- a. Remove the top layer of the retention area bottom material to a depth of 2 to 3 inches and scarify or deep-rake the excavated bottom.
- b. Replace excavated bottom material with suitably permeable material and restore the pond bottom to design grade.

24. All structures authorized by this permit shall remain in operable condition and shall not be allowed to deteriorate or otherwise contribute to a water quality violation for the life of the facility. All stormwater structures authorized by this permit shall be maintained in proper working order for the life of the facility.

25. If construction of the stormwater management system authorized by this environmental resource permit has not been completed and continued use of the system formally transferred to the operating phase before the expiration date of the permit, then at least 60 days before such expiration date, the permittee shall apply for another environmental resource permit for construction, using the forms and accompanied by the fee required by rules in effect at that time. The application shall be timely and sufficient, as defined in subsection 62-4.090(1), F.A.C.

26. Within 30 days of any failure of a stormwater management system or deviation from the permit, a report shall be submitted to the Department on Form 62-330.311(1), Operation and Maintenance Inspection Certification, describing the remedial actions taken to resolve the failure or deviation. This report shall be signed and sealed by a registered professional.

SPECIFIC CONDITIONS – OPERATION AND MAINTENANCE ACTIVITIES

27. No discharges of fuel, oil, grease, trash, human or animal waste, or fish cleaning waste into the waterbody shall occur at the pier.

28. The docking of any vessels, on either a temporary or permanent basis, is prohibited and the pier shall be used solely for passive recreational activities, such as fishing.

29. The docking facility shall be for the sole use of the general public and government agencies. Any fee charged for use of the approved facility shall be nominal and used exclusively for maintenance of the facility. Prior to any change in use of the approved facility to a revenue-generating/income-related activity as defined in Section 18-21.003(44), F.A.C., the grantee and/or successor will be required to obtain a submerged land lease and be assessed a fee for the use of the sovereignty submerged land. Failure to notify the Department could result in assessment of lease fees in arrears and an administrative fine.

GENERAL CONDITIONS FOR INDIVIDUAL PERMITS

The following general conditions are binding on all individual permits issued under Chapter 62-330, F.A.C., except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. 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 installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be 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), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice" (October 1, 2013), which is incorporated by reference in paragraph 62-330.350(1)(d), F.A.C., indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 - b. For all other activities – "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

- a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
- b. Convey to the permittee or create in the permittee any interest in real property;
- c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
- d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:

- a. Immediately if any previously submitted information is discovered to be inaccurate; and
- b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any 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, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work 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 notification shall be provided in accordance with Section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

SPECIAL CONSENT CONDITIONS FOR SOVEREIGNTY 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 SOVEREIGNTY SUBMERGED LANDS AUTHORIZATION

Any use of sovereignty submerged lands is subject to the following general conditions, which are binding upon the applicant and are enforceable under Chapter 253, F.S.

1. Sovereignty submerged lands may be used 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 will constitute a violation. Violation of the authorization will result in suspension or revocation of the applicant's use of the sovereignty submerged lands unless cured to the satisfaction of the Board of Trustees.
2. Authorization under Rule 18-21.005, F.A.C., conveys no title to sovereignty submerged lands or water column, nor does it constitute recognition or acknowledgment of any other person's title to such land or water.
3. Authorizations under Rule 18-21.005, F.A.C., may be modified, suspended or revoked in accordance with its terms or the remedies provided in Sections 253.04, F.S. and Chapter 18-14, F.A.C.
4. Structures or activities will be constructed and used to avoid or minimize adverse impacts to resources.
5. Construction, use, or operation of the structure or activity will 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.
6. Structures or activities will not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity will be modified in accordance with the court's decision.
7. Structures or activities will not create a navigational hazard.
8. Structures will be maintained in a functional condition and will be repaired or removed if they become dilapidated to such an extent that they are no longer functional.
9. Structures or activities will be constructed, operated, and maintained solely for water dependent purposes.

10. 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.

11. 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.

12. 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.

13. 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.

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

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 further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

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 Rule 28-106.201, 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, any email address, any facsimile number, 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 at Agency_Clerk@dep.state.fl.us. A copy of the petition shall also 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 must be filed within 14 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 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. 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.

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, before the applicable 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 Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, 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 of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Thank you for applying to the Submerged Lands and Environmental Resource Permit Program. If you have any questions regarding this matter, please contact Scott Casey at the letterhead address, at (850) 595-0574, or at scott.casey@dep.state.fl.us.

EXECUTION AND CLERKING:

Executed in Orlando, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

For Andrew Joslyn
Permitting Program Administrator

CERTIFICATE OF SERVICE

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

Copies furnished to:

U.S. Army Corps of Engineers, Lisa.S.Lovvorn@usace.army.mil
Franklin County, michael@franklincountyflorida.com, citycbel@fairport.net,
parksandrec@franklincountyflorida.com
Kimley Horn, Cameron.snipes@kimley-horn.com
Florida Environmental & Land Services, Inc., awickman@felsi.org
FDEP, Tany.McHale@dep.state.fl.us
FDEP, Pearce.Barrett@dep.state.fl.us

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.

Mandakini Patel June 19, 2017
Clerk **Date**

Attachments:

Exhibit 1, Project Drawings and Design Specs., 24 pages
Exhibit 2, Stormwater Maintenance Plan, 4 pages

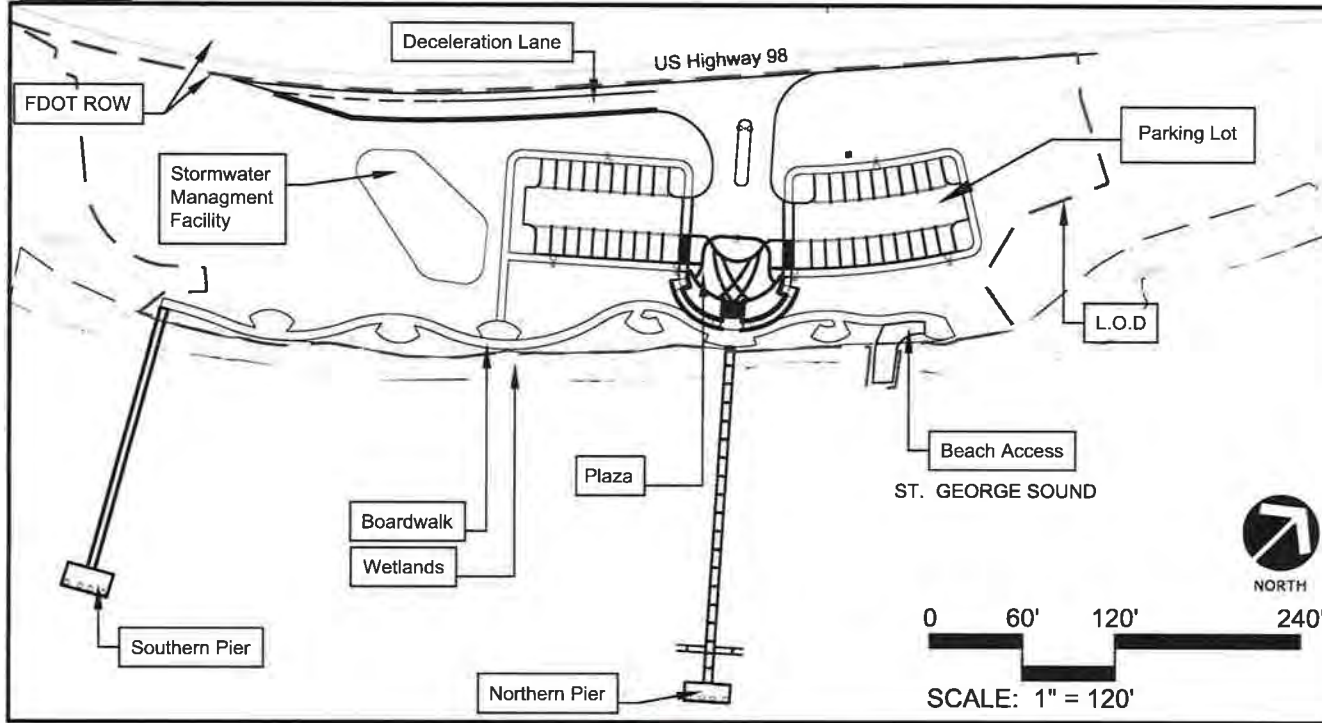
Copies of 62-330 forms can be obtained at:
<http://www.dep.state.fl.us/water/wetlands/erp/forms.htm>

ISLAND VIEW PARK- South Parcel

FRANKLIN COUNTY, FLORIDA

01/09/2017

KEY MAP



SHEET INDEX

CVR	COVER
EXH1-EXH2	GENERAL NOTES WPI
EXH3-EXH4	GENERAL NOTES KHA
EXH5-EXH6	EXISTING CONDITIONS
EXH7	OVERALL SITE PLAN
EXH8	DEMOLITION PLAN
EXH9	BEACH AREA ENLARGEMENT
EXH10	BEACH AREA CROSS SECTION
EXH11	NORTHERN PIER PLAN
EXH12	SOUTHERN PIER PLAN
EXH13	PIER DECKING DETAILS
EXH14-EXH15	PIER DETAILS
EXH16-EXH22	SWPPP DETAILS

PREPARED FOR:

The Trust For Public Land
306 North Monroe Street
Tallahassee, FL 32303



PARCEL TAX IDENTIFICATION NUMBERS:

ISLAND VIEW- SOUTH PARCEL:

2107S04W000000500000

LOCATION MAP:



PREPARED BY:



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Sustaining Landscapes. Conserving IRRIGATION CONSULTANT
CLARK IRRIGATION DESIGN & CONSULTANTS
MICHAEL CLARK
MCLARK@CLARKIRRIGATIONDE.COM
P O Box 693 Lavonia, Ga 30553 O: 706-3 F 706-3

REFERENCES

1. THE SURVEY, INCLUDING TOPOGRAPHY, USED FOR THE DESIGN WAS PROVIDED 7/11/16 AND PREPARED BY NOBLES CONSULTING GROUP (AS-BUILT SURVEY). THE SURVEY HAS NOT BEEN FIELD VERIFIED BY WOOD+PARTNERS, INC. AND WOOD+PARTNERS, INC. PROVIDES NO WARRANTY AS TO THE ACCURACY OF THE SURVEY. HORIZONTAL DATUM, VERTICAL DATUM (NAVD 88), AND UTILITIES BASED ON SURVEY PROVIDED BY PREPARED BY NOBLES CONSULTING GROUP (AS-BUILT SURVEY) DATED 7/11/16 2016
2. MANDATORY ON-SITE PRECONSTRUCTION CONFERENCE COORDINATE WITH SHAWN KALBLI ASLA WOOD+PARTNERS INC., 850 391 0358
3. THE OWNER SHALL BE GIVEN TWENTY FOUR HOURS (24-HR) NOTICE OF ALL MEETINGS AND OR TESTING MEASURES RELATED TO SAID PROJECT

CONTACT AND PROJECT INFORMATION

OWNER: TRUST FOR PUBLIC LAND
306 NORTH MONROE ST
TALLAHASSEE, FL

LANDSCAPE ARCHITECT: WOOD + PARTNERS, INC.
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PLAN IS SUBJECT TO CHANGE. SURVEY INFORMATION PROVIDED BY NOBLES CONSULTING GROUP FILE# 5835-01-2-TOPO - AUGUST 1, 2016.

CONTACT AND PROJECT INFORMATION (CONTINUED)

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CONSTRUCTION DOCUMENTS

1. THIS CONSTRUCTION DOCUMENTS SET HAS BEEN CREATED TO ILLUSTRATE THE GENERAL DESIGN INTENT OF THE PROJECT. THE CONTRACTOR SHALL WORK CLOSELY WITH THE OWNER'S REPRESENTATIVE AND NOTIFY HIM AS ADDITIONAL INFORMATION IS NEEDED TO PROPERLY CONSTRUCT/INSTALL/BUILD ELEMENTS DEPICTED HEREIN.
2. THE SITE PLANS AND SPECIFICATIONS ARE INTENDED TO PORTRAY THE SITE AS A COMPLETED, FUNCTIONAL PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS USED TO ACHIEVE THE COMPLETED SITE CONDITION AS SET OUT IN THE PLANS. IT IS NOT THE INTENTION OF THESE PLANS TO PROVIDE SPECIFIC GUIDANCE OF EVERY ASPECT OF THE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION OF THE PLANS IN COMPLIANCE WITH GENERALLY ACCEPTED PRACTICES AND UNDER CURRENT STANDARDS. CONTRACTOR SHALL APPLY APPROPRIATE CONSTRUCTION DETAILS AND PROCESSES WHETHER OR NOT THESE INDIVIDUAL ASPECTS OF THE WORK ARE SPECIFICALLY CALLED OUT ON THE PLANS.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, LOCAL, STATE, AND FEDERAL REQUIREMENTS UNLESS SPECIFIED OTHERWISE. CONTRACTOR SHALL OBTAIN THESE DOCUMENTS, BECOME FAMILIAR WITH THEM AND HAVE THEM ON THE JOB SITE AT ALL TIMES.
2. THE CONTRACTOR SHALL MAKE ALL NECESSARY SITE VISITS AND INSPECTIONS TO BECOME FAMILIAR WITH THE PROJECT AND MAKE ANY INVESTIGATIONS WHICH ARE APPROPRIATE TO CONFIRM THE SOILS/GEOTECHNICAL INFORMATION, TOPOGRAPHIC INFORMATION, WETLANDS, UTILITIES, ETC. TO BE ABLE TO PREPARE THE BID FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH THE DRAWINGS AND INFORMATION PROVIDED FOR BIDDING AND CONSTRUCTION. ANY DEVIATIONS AND/OR DISCREPANCIES IN THE CONTRACTOR'S FINDING'S VERSUS THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED IN WRITING TO OWNER PRIOR TO THE BID AND PRIOR TO COMMENCEMENT OF CONSTRUCTION ON THE AREAS IN QUESTION.
3. GENERAL CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS FOR CONSTRUCTION HAVE BEEN OBTAINED PRIOR TO THE START OF THE PROJECT. ALL REQUIRED PERMITS SHALL BE MAINTAINED ON SITE AT ALL TIMES.
4. ALL MATERIALS, METHODS AND DETAILS OF CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF FEDERAL, STATE, LOCAL MUNICIPALITY AND/OR THE APPROPRIATE UTILITY COMPANY, WHICHEVER TAKES PRECEDENCE. ALL RIGHT-OF-WAY CONSTRUCTION SHALL MEET LOCAL AND STATE DEPARTMENT OF TRANSPORTATION STANDARD INDEX AND SPECIFICATIONS, LATEST EDITION.
5. CONTRACTOR TO COORDINATE WITH OWNER TO DETERMINE CONSTRUCTION STAGING AND STORAGE AREA PRIOR TO COMMENCEMENT OF MOBILIZATION. ANY CONSTRUCTION TRAILERS USED ON-SITE BY THE CONTRACTOR (IF NECESSARY) SHALL BE PERMITTED THROUGH LOCAL GOVERNING AGENCY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS. CONTRACTOR MAY UTILIZE EXISTING STRUCTURE AT TEMPORARY CONSTRUCTION ENTRANCE AND WILL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND UTILITY CONNECTIONS.
6. A COMPLETE SET OF APPROVED DRAWINGS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.
7. WITHIN ALL NOTES, THE TERM CONTRACTOR SHALL MEAN THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR OR VENDOR PERFORMING CONSTRUCTION ON THE SITE.

LAYOUT NOTES

1. DIGITAL BASE FILE SHALL BE MADE AVAILABLE FOR USE IN FIELD LOCATION OF ELEMENTS AND SITE FEATURES. HARDCOPY INFORMATION SHALL PREVAIL.
2. CONTRACTOR SHALL STAKE THE LAYOUT OF THE CONSTRUCTION DOCUMENTS FOR OWNER AND OWNERS REPRESENTATIVE TO APPROVE PRIOR TO CONSTRUCTION.
3. ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER PRIOR TO CONSTRUCTION.

FINAL ACCEPTANCE

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING "AS-BUILT" DRAWINGS CERTIFIED BY A FLORIDA REGISTERED SURVEYOR.
2. "AS-BUILT" DRAWINGS SHALL BE PROVIDED TO THE OWNER AND OWNERS REPRESENTATIVE IN CAD AND HARDCOPY FORMATS.
3. FINAL INSPECTION SHALL NOT OCCUR UNTIL "AS-BUILT" DRAWINGS HAVE BEEN PROVIDED TO AND REVIEWED BY OWNER AND OWNERS REPRESENTATIVE.
4. THERE SHALL BE A MINIMUM TEN (10) DAYS NOTICE GIVEN FOR SCHEDULING THE SUBSTANTIAL COMPLETION INSPECTION.
5. THERE SHALL BE A MINIMUM TEN (10) DAYS NOTICE GIVEN FOR SCHEDULING THE FINAL INSPECTION.

PAVING AND DRAINAGE NOTES

1. ALL GRADING, PLACEMENT OF FILL AND COMPACTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. ALL FILL PLACED AS A PART OF THIS PROJECT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. ALL FILL AREAS MUST BE COMPACTED AS STATED. A REPORT FROM AN APPROPRIATE LICENSED PROFESSIONAL MAYBE REQUIRED BY THE CONSTRUCTION INSPECTOR FOR ALL AREAS WITHIN THE RIGHT OF WAY.
2. COMPACTION DENSITIES FOR ALL SELECT FILL ARE TO BE TAKEN IN SIX INCH (6") LIFTS IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
3. CONTRACTOR SHALL SECURE THE SERVICES OF AN APPROVED TESTING LABORATORY TO DEMONSTRATE SATISFACTION OF THE SPECIFICATIONS. CONTRACTOR SHALL SCHEDULE ALL TESTING. PROVIDE TESTING REPORTS TO OWNER AND OWNERS REPRESENTATIVE.
4. ALL CONSTRUCTION LINES & GRADES SHALL BE ESTABLISHED AND MAINTAINED BY THE CONTRACTOR.
5. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF DISCREPANCIES. STORMWATER ANALYSIS WAS NOT CONDUCTED FOR THIS PROJECT. CONTRACTOR TO ENSURE PROPER AND POSITIVE DRAINAGE OF ALL GRADES.
6. THE CONTRACTOR SHALL VERIFY ALL THE ELEVATIONS OF ALL TIE-IN-POINTS FOR INSTALLATION OF UTILITIES, HARDSCAPE AND FINISHED WORK, AND NOTIFY THE OWNER'S REPRESENTATIVE OF DISCREPANCIES.
7. IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON THE PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR, WITH PRIOR APPROVAL FROM THE OWNER, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.
8. CONTRACTOR SHALL PROTECT ALL TREES, VEGETATION AND REFERENCE POINTS AS INDICATED ON THE DRAWINGS.
9. ALL SLEEVE LENGTHS AND LOCATIONS ARE APPROXIMATE AND MAY REQUIRE SLIGHT FIELD ADJUSTMENTS TO FIT CONDITIONS.
10. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF THE PAVING WITH ALL OTHER CONSTRUCTION.
11. ALL SIDEWALKS AND RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
12. ALL SIDEWALKS SHALL NOT EXCEED SLOPE OF 5% UNLESS OTHERWISE INDICATED.

13. TO BE SET TO MATCH HORIZONTAL GAP SHALL BE NO GREATER THAN 1/2" AND THE VERTICAL RADIUS OF SLOPE TO BE GREATER THAN 1/4", WHICH INCLUDES BUT IS NOT LIMITED TO THE RADIUS OF ANY CONCRETE CURB AND UNIT PAVING EDGE.



#	REVISION	DATE	BY

Wood+Partners Inc. WPI
Landscape Architects
Land Planners
FL C0200864

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DATE	DRAWN BY: BB
01.09.17	CHECKED BY: SK
PROJECT NUMBER	SHEET NUMBER
02-16011	EXH1
SHEET TITLE	
General Notes	

PREPARED FOR:
The Trust for Public Land
306 North Monroe Street
Tallahassee, FL 32303

PERMIT DRAWINGS
ISLAND VIEW PARK
SOUTH PARCEL
FRANKLIN COUNTY, FLORIDA

PAVING AND DRAINAGE NOTES (CONTINUED)

- 14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITTED CONSTRUCTION DOCUMENTS. ANY DEVIATION FROM THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE ORGANIZATION AND/OR ENTITY RESPONSIBLE FOR THE INSTALLATION TO UPDATE/REPLACE ANY DEFICIENT MATERIAL/EQUIPMENT NECESSARY TO BRING THE FINAL PRODUCT TO THE STANDARDS OF THE PERMITTED CONSTRUCTION DOCUMENTS.
- 15. ALL SIDEWALKS AND RAMPS CONSTRUCTED SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL ADA REGULATIONS, LAWS, AND POLICIES, INCLUDING PEDESTRIAN CROSSINGS THROUGH DRIVEWAYS.
- 16. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING ALL ADA ACCESSIBLE ROUTES, PURSUANT TO LOCAL, STATE, AND FEDERAL ADA REGULATIONS.
- 17. THE CONTRACTOR WILL RETROFIT ALL DRIVEWAYS, SIDEWALKS, AND ACCESSIBILITY RAMPS TO MEET CURRENT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- 18. REGARDING GRADES OR SLOPES COMPARED TO ADA REQUIREMENTS, THE CONTRACTOR SHALL CONTACT THE OWNER OR OWNERS REPRESENTATIVE FOR CLARIFICATION, PRIOR TO IMPLEMENTATION.

GENERAL DETAILS NOTES

- 1. THESE NOTES SHALL APPLY TO ALL DETAILS INCLUDED IN THIS SET OF CONSTRUCTION DOCUMENTS.
- 2. ALL WOOD, IN CONTACT WITH GROUND, UNLESS OTHERWISE SPECIFIED, SHALL BE SOUTHERN YELLOW PINE, SPIB GRADE NO 2 COMMON OR BETTER, S4S, SIZED AS SHOWN ON DRAWINGS, TREATED AWPB LP22.
- 3. CONTRACTOR TO CONSTRUCT 5'-0" BY 5'-0" DEMONSTRATION AREA FOR ALL CONCRETE SPECIFIED AND 5'-0" BY 5'-0" DEMONSTRATION AREA FOR ALL SPECIALTY PAVEMENT AT LEAST ONE WEEK PRIOR TO ON-SITE APPLICATION. FINAL APPLICATION MUST BE COMPATIBLE (MATCH) WITH DEMONSTRATION AREAS.
- 4. BOLTS, THREADED RODS, WASHERS, NUTS AND ALL BUILDING HARDWARE SHALL BE HOT-DIPPED GALVANIZED UNLESS OTHERWISE SPECIFIED.
- 5. ALL THROUGH BOLTS TO BE SMOOTH SHAFT WITH GALVANIZED NUTS, BOLTS, AND WASHERS UNLESS OTHERWISE SPECIFIED.
- 6. NAILS: ALL NAILS SHALL BE HOT DIPPED GALVANIZED. FINISH NAILS SHALL BE ANNULAR ALLOY ALUMINUM UNLESS OTHERWISE SPECIFIED.
- 7. ALL WELDS CONTINUOUS.
- 8. INSTALL ALL SITE FURNISHINGS PLUMB, LEVEL, TRUE TO LINE AND AT ELEVATIONS INDICATED.
- 9. RESTORE DAMAGED FINISHES AND REPLACE DAMAGED OR DEFECTIVE UNITS AT NO ADDITIONAL EXPENSE TO OWNER.
- 10. SUBMIT SHOP DRAWINGS, PRODUCT DATA AND MAINTENANCE DATA FOR APPROVAL PRIOR TO PURCHASING, FABRICATION AND INSTALLATION.
- 11. ALL CONCRETE FOOTINGS, BASES, AND WALKS SHALL BE A MINIMUM OF 3,000 PSI, UNLESS OTHERWISE SPECIFIED.
- 12. CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS, STEPS, WALLS, OR FIXED SLABS OR AS OTHERWISE STATED IN THE ENGINEERING PLANS.
- 13. ALL PAVER DIMENSIONS TO BE ACTUAL. ALL LUMBER DIMENSIONS TO BE NOMINAL.

ABBREVIATIONS

1. DIMENSIONS AND MEASUREMENTS

AC	ACRE(S)	CF	CUBIC FOOT/FEET
DEG(**)	DEGREE(S)	CY	CUBIC YARD(S)
ELEV	ELEVATION	DIA (Ø)	DIAMETER
FFE	FINISHED FLOOR ELEVATION	FT	FOOT/FEET
GAL	GALLON(S)	GA	GAUGE
GSF	GROSS SQUARE FEET	GPM	GALLONS PER MINUTE
H V	HORIZONTAL VERTICAL	H	HEIGHT
IN	INCH(ES)	HOR Z	HORIZONTAL
LF	LINEAR FOOT/FEET	LB	POUND
M	MILES	MAX	MAXIMUM
MSF	1,000 SQUARE FEET	MIN	MINIMUM
NTS	NOT TO SCALE	mph	MILES PER HOUR
PSI	POUNDS PER SQUARE INCH	SY	SQUARE YARD
MSL	MEAN SEA LEVEL	OC	ON CENTER
T	THICKNESS	SF	SQUARE FEET
YR	YEAR	W	WIDTH


2. GENERAL

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	CO	CERTIFICATE OF OCCUPANCY
ADA	AMERICANS WITH DISABILITIES ACT	EXT	EXTENSION
ARCH	ARCHITECT/ARCHITECTURAL	FIRM	FLOOD INSURANCE RATE MAP
BLDG	BUILDING	GPS	GLOBAL POSITIONING SYSTEM
DEMO	DEMOLISH	INV	INVERT
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION	LLC	LIMITED LIABILITY CORPORATION
DOT	DEPARTMENT OF TRANSPORTATION	MEP	MECHANICAL, ELECTRICAL, PLUMBING
EX	EXISTING	NFIP	NATIONAL FLOOD INSURANCE PROGRAM
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	REV	REVISION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	TEMP	TEMPORARY
MAINT	MAINTENANCE	TYP	TYPICAL
MECH	MECHANICAL		
MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES		
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM		
NFPA	NATIONAL FIRE PROTECTION AGENCY		
PROP	PROPOSED		
PSM	PROFESSIONAL SURVEYOR & MAPPER		
RLS	REGISTERED LAND SURVEYOR		
ROW	RIGHT OF WAY		
STD	STANDARD		
TRANS	TRANSITION		
USGS	UNITED STATES GEOLOGICAL SURVEY		



PLAN IS SUBJECT TO CHANGE
 SURVEY INFORMATION PROVIDED BY NOBLES CONSULTING GROUP FILE# 5835-01-2-TOPO - AUGUST 1, 2016

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 The Trust for Public Land
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PERMIT DRAWINGS
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SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1:

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1) AND INSTALL SILT FENCE.
2. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
3. INSTALL INLET PROTECTION AT EXISTING INLET(S).
4. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, RISER PIPE DISCHARGE POINT, ETC.)
5. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.

PHASE 2:

6. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.

HALT ALL ACTIVITIES AND CONTACT THE CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH CONSULTANT AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.



PLAN IS SUBJECT TO CHANGE.

<p>PREPARED FOR: The Trust for Public Land 306 North Monroe Street Tallahassee, FL 32303</p> 	<p align="center">PERMIT DRAWINGS ISLAND VIEW PARK SOUTH PARCEL</p> <p align="center">FRANKLIN COUNTY, FLORIDA</p>	<table border="1"> <thead> <tr> <th>#</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>Wood+Partners Inc. W/Pi Landscape Architects Land Planners FL LC20000864</p> <p>1211 Mizouline Rd. Tallahassee, FL 32309 850.391.0260 Fax 850.398.1010 www.woodpartners.com</p>	#	REVISION	DATE	BY													<p align="center">DATE 01.11.17</p> <p align="center">PROJECT NUMBER 02-16011</p> <p align="center">SHEET TITLE GENERAL NOTES</p>	<p>DRAWN BY: XX CHECKED BY: XX</p> <p align="center">SHEET NUMBER</p> <p align="center">EXH 3</p>
#	REVISION	DATE	BY																	

EROSION CONTROL NOTES (CONT.)

14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
22. LOCATION OF SILT SCREEN FENCE IS SCHEMATIC AND NOT TO BE USED FOR STAKE OUT PURPOSES.
23. ANY CONSTRUCTION ADJACENT TO A WETLAND AREA SHALL BE PERFORMED FROM THE UPLAND SIDE OF THE AREA. CONSTRUCTION ENCROACHMENT INTO A WETLAND AREA IS NOT ALLOWED UNLESS PERMITTED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
24. ALL BMP LOCATIONS SHOWN ARE FOR GRAPHIC DEPICTION AND GENERAL LOCATION ONLY. ITEMS ARE TO BE INSTALLED PER DETAILS ON PLAN SET.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGH THE DURATION OF ALL CONSTRUCTION OPERATIONS IN ACCORDANCE WITH THE N.P.D.E.S. PROGRAM.
26. PRIOR TO ANY EARTHMOVING OPERATIONS, THE CONTRACTOR SHALL INSTALL BMP DEVICES IN THE LOCATIONS SHOWN HEREON AND CONTACT RESOURCE PROTECTION SERVICES TO INSPECT ANY INSTALLATION OF THE REQUIRED SILT FENCING AROUND ANY PRESERVE AREAS.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF WIND AND DUST DURING ALL PHASES OF CONSTRUCTION BY USING WATER TRUCKS, WIND FENCING OR OTHER DEVICES AS APPROVED BY THE APPROPRIATE AGENCY.
28. THE CONTRACTOR SHALL BE RESPONSIBLE TO SAFELY STORE EQUIPMENT, FUEL, OIL AND OTHER HAZARDOUS DEVICES IN A MANNER TO PREVENT GREASE, OILS, FUEL AND OTHER HAZARDOUS SUBSTANCES FROM CONTAMINATING THE STORMWATER MANAGEMENT AND COLLECTION SYSTEMS AND PRESERVATION AREAS.
29. THE SILT FENCING AND OTHER BMP DEVICES SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE AND ACCEPTED BY THE OWNER.
30. BMP MEASURES SHOWN ARE A MINIMUM.
31. BEST MANAGEMENT PRACTICES SHOWN FOR OPEN THROAT AND GRATED SWALE INLETS SHALL BE INSTALLED AS APPROPRIATE FOR VARIOUS PROJECT PHASES.
32. SOD A 2' WIDE STRIP BEHIND ALL CURBING AND EDGE OF PAVEMENT WHERE CURB IS NOT PRESENT.
33. SOD AROUND ALL INLETS, JUNCTION BOXES, ETC. AND GRASS ALL SWALES.
34. ADDITIONAL BMP MEASURES MAY BE NECESSARY TO ENSURE THAT TURBID WATER IS NOT DISCHARGED FROM CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH STORMWATER POLLUTION PREVENTION PLAN, THE N.P.D.E.S. PERMIT AND THE CONDITIONS OF THE NWFWD ENVIRONMENTAL RESOURCE PERMIT.



PLAN IS SUBJECT TO CHANGE.

<p>PREPARED FOR: The Trust for Public Land 306 North Monroe Street Tallahassee, FL 32303</p> <p>THE TRUST FOR PUBLIC LAND</p>	<p>PERMIT DRAWINGS ISLAND VIEW PARK SOUTH PARCEL</p> <p>FRANKLIN COUNTY, FLORIDA</p>	<table border="1"> <thead> <tr> <th>#</th> <th>REVISION</th> <th>DATE BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>Wood+Partners Inc. WPI Landscape Architects Land Planners FL LC0000284</p> <p>1211 Miccosukee Rd. # Tallahassee, FL 32308 850.561.0200 Fax 850.386.1010 www.woodpartners.com</p>	#	REVISION	DATE BY				<p>DATE 01.11.17</p> <p>PROJECT NUMBER 02-16011</p> <p>SHEET TITLE GENERAL NOTES</p>	<p>DRAWN BY: XX CHECKED BY: XX</p> <p>SHEET NUMBER EXH 4</p>
#	REVISION	DATE BY								

OWNER: ST. JOE PAPER
 COMPANY
 PARCEL ID NO:
 2107S04W000000100000
 (ORB 288, PG 1)

ANCHOR

TOTAL 862.68
 LINEAR FEET OF
 SHORELINE ON
 PROPERTY

APPROXIMATE MEAN HIGH WATER LINE AS
 DESCRIBED IN OFFICIAL RECORDS BOOK 1151,
 PAGE 173 OF THE OFFICIAL RECORDS OF
 FRANKLIN COUNTY, FLORIDA

MEAN HIGH WATER ELEVATION 0.79 FEET,
 NAVD88 AS LOCATED ON 07/11/2016
 (MORE PARTICULARLY DESCRIBED ON
 SHEETS 2 AND 3)

4' WIDE
 WOOD DOCK

SUBMERGED LAND LEASE AS
 NO. 190007801
 EXPIRED 03/13/2015

SUBMERGED LAND LEASE AS
 RECORDED IN OFFICIAL RECORDS
 BOOK 515, PG 271

MEAN HIGH WATER ELEVATION 0.79 FEET,
 NAVD88 AS LOCATED ON 07/11/2016
 (MORE PARTICULARLY DESCRIBED ON
 SHEETS 2 AND 3)

APPROXIMATE MEAN HIGH WATER LINE PER
 OFFICIAL RECORDS BOOK 1151, PAGE 173
 OF THE OFFICIAL RECORDS OF FRANKLIN
 COUNTY, FLORIDA



T. GEORGE SOUND

Parcel Acreage		
PARCEL IDENTIFICATION #	OWNER	ACREAGE
2107S04W00000001000000	FRANKLIN COUNTY BOARD OF COMMISSIONERS	3.13

PLAN IS SUBJECT TO CHANGE
 SURVEY INFORMATION PROVIDED BY NOBLES CONSULTING GROUP FILE# 5835-01-2-TOPO - AUGUST 1, 2016.

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 The Trust for Public Land
 306 North Monroe Street
 Tallahassee, FL 32303

PERMIT DRAWINGS
ISLAND VIEW PARK
SOUTH PARCEL
FRANKLIN COUNTY, FLORIDA

Wood+Partners Inc. WPI
 Landscape Architects
 Land Planners
 FL LC0000364
 1211 Miccosukee Rd | Tallahassee, FL 32308
 850 391 0360 | Fax 850 386 1010 | www.woodandpartners.com

0 50' 100' 150'
 SCALE: 1" = 50'
 NORTH

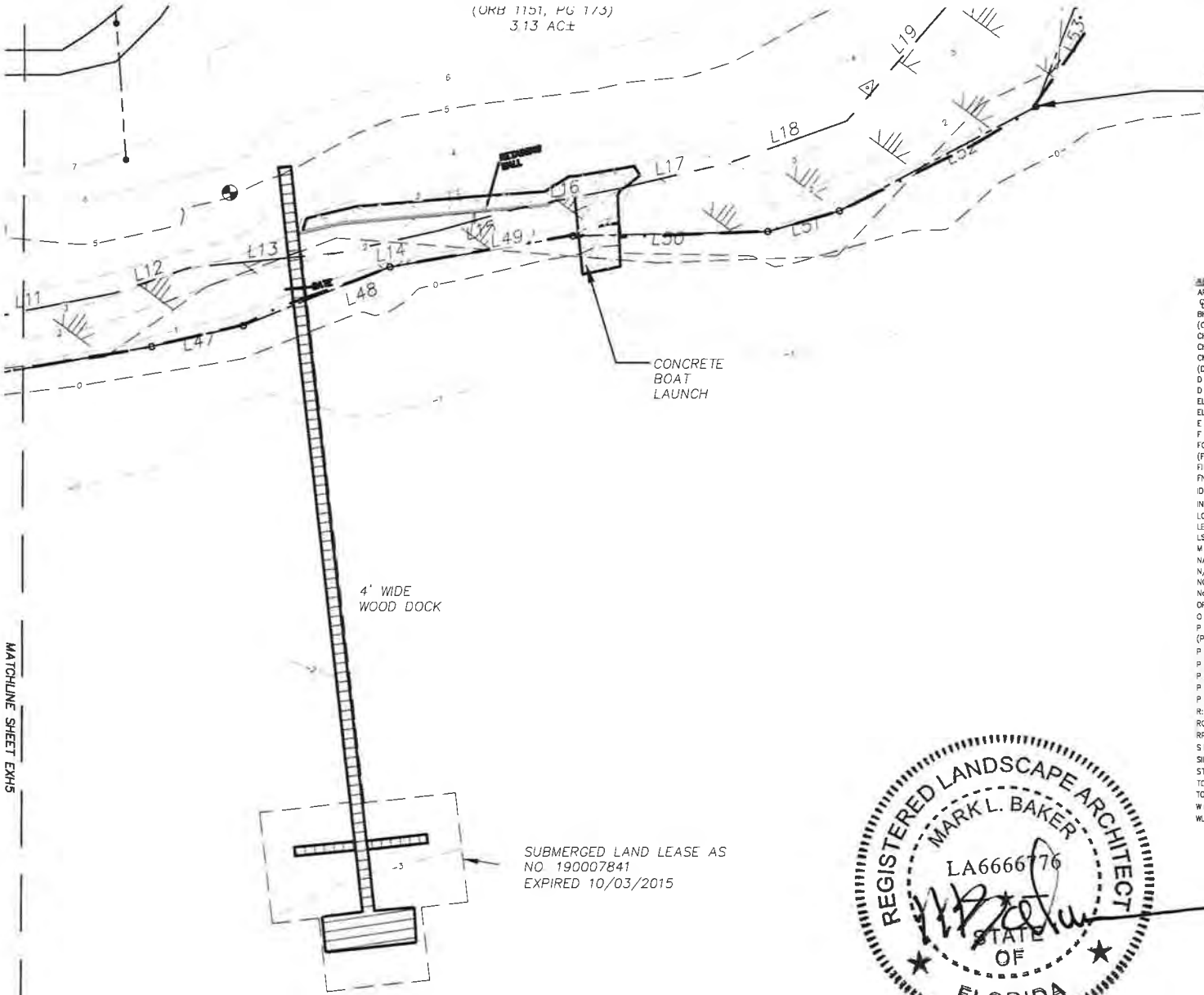
DATE
 01.09.17
 PROJECT NUMBER
 02-16011
 SHEET TITLE
 EXISTING CONDITIONS

DRAWN BY: BB
 CHECKED BY: SK
 SHEET NUMBER
 EXH5

MATCHLINE SHEET EXH6

(OKB 1157, PG 1/3)
3.13 AC±

TOTAL 862.68
LINEAR FEET OF
SHORELINE ON
PROPERTY



ABBREVIATIONS AND SYMBOLS

- APD = A PORTION OF
- C = CENTERLINE
- BH = BIRCH
- (C) = CALCULATED MEASUREMENT
- CH = CHORD
- CHB: = CHORD BEARING
- CM = CRAPE MYRTLE
- (D) = DEED INFORMATION
- D = DELTA OF CENTRAL ANGLE
- D.B. = DEED BOOK
- EL = ELEVATION
- ELLIP = ELLIPTICAL
- E.O.S. = END OF STATIONS
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- FCM = FOUND CONCRETE MONUMENT
- (F) = FIELD MEASUREMENT
- FIRC = FOUND IRON ROD AND CAP
- FND = FOUND NAIL AND DISK
- ID = IDENTIFICATION
- INV = INVERT
- LO = LIVE OAK
- LB# = LAND BUSINESS NUMBER
- LS# = SURVEYOR REGISTRATION NUMBER
- W.E.S. = INTERED END SECTION
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- N/F = NOW OR FORMERLY
- NGVD29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
- No = NUMBER
- OP = ORNAMENTAL PLAT
- O.R. = OFFICIAL RECORD BOOK
- P = PAGE
- (P) = PLAT MEASUREMENT
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF INTERSECTION
- P.O.T. = POINT ON TANGENT
- P.T. = POINT OF TANGENCY
- R = RADIUS
- ROP = REINFORCED CONCRETE PIPE
- RP = RESERVED PARKING
- SDI = STORM DRAIN INLET
- SIRC = SET IRON ROD AND CAP LB #3293
- STA = STATION ON BASELINE OF SURVEY
- TOP = TERRA COTTA PIPE
- TOW = TOP OF WALK
- WE = WATER ELEVATION
- WLF = WETLAND FLAG
- AC = AIR CONDITIONER
- BP = BACKFLOW PREVENTER
- BM = BENCH MARK
- CD = CLEANOUT
- CMH = COMMUNICATION MANHOLE
- EMH = ELECTRIC MANHOLE
- EO = ELECTRIC OUTLET
- FP = FLAG POLE
- FL = FLOOD LIGHT
- FH = FIRE HYDRANT
- GM = GAS METER
- GC = GAS VALVE COVER
- GEN = GENERATOR
- GWA = GUY WIRE ANCHOR
- HP = HANDICAP PARKING
- HB = HOSE BIB
- ICV = IRRIGATION CONTROL VALVE
- IP = LIGHT POLE
- M = MANHOLE
- PC = PARKING COUNT
- PP = POWER POLE
- UPL = UTILITY POLE WITH LIGHT
- SSM = SANITARY SEWER MANHOLE
- SC = SIGNAL CONTROLLER
- SSP = SIGNAL SPAN POLE
- SSS = SINGLE SUPPORT SIGN
- SE = SPOT ELEVATION
- SP = STAND PIPE
- SDI = STORM DRAIN INLET
- SDM = STORM DRAIN MANHOLE
- TP = TELEPHONE PEDESTAL
- TCA = TRAFFIC CIRCULATION ARROW
- UP = UTILITY POLE
- WM = WATER METER
- WVC = WATER VALVE COVER
- WPB = WIRE PULL BOX



PARCEL ACREAGE		
PARCEL IDENTIFICATION #	OWNER	ACREAGE
2107504W000000000000	FRANKLIN COUNTY BOARD OF COMMISSIONERS	3.13

MATCHLINE SHEET EXHS

PLAN IS SUBJECT TO CHANGE
SURVEY INFORMATION PROVIDED BY NOBLES CONSULTING GROUP FILE# 5835-01-2-TOPO - AUGUST 1, 2016.

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306 North Monroe Street
Tallahassee, FL 32303

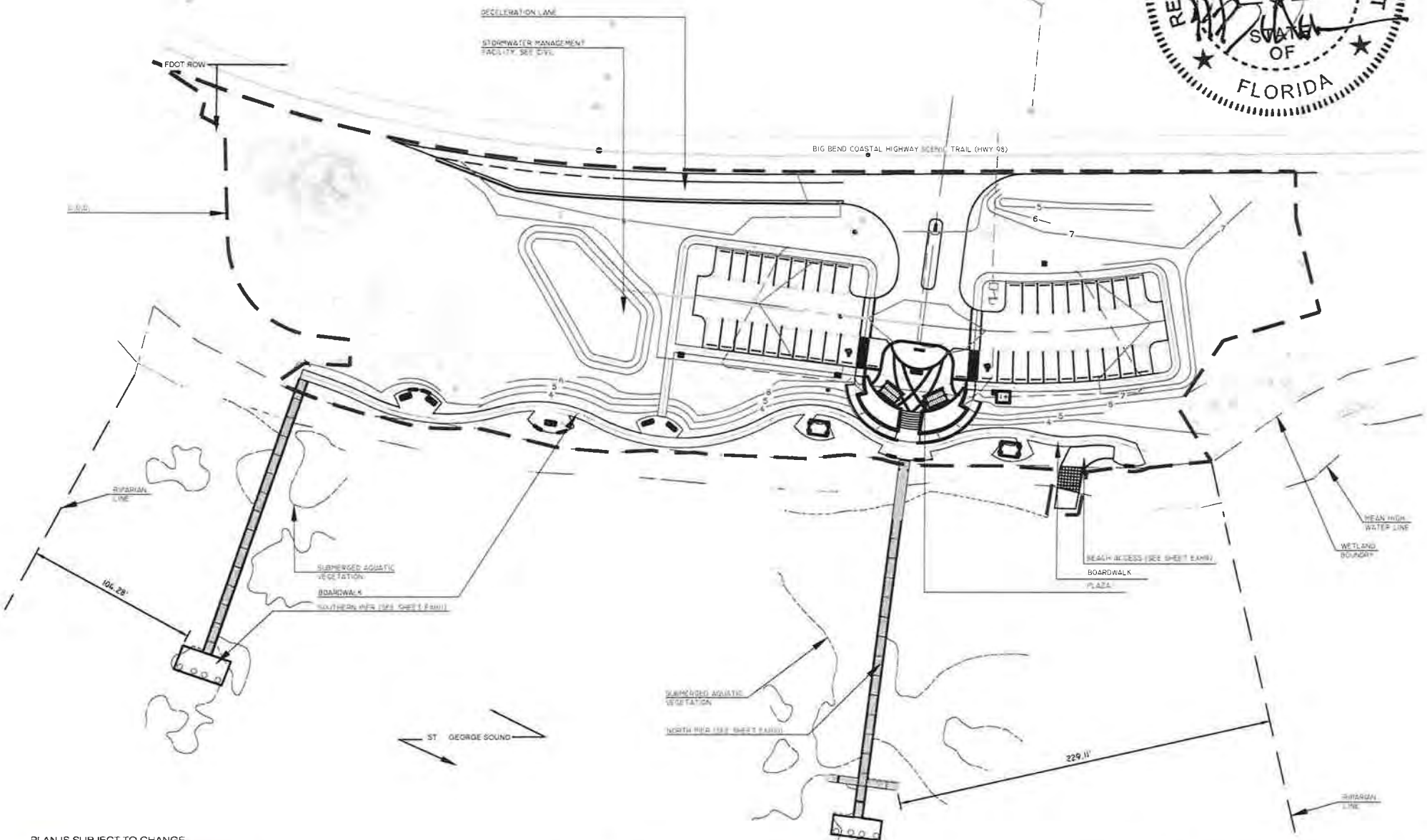
PERMIT DRAWINGS
ISLAND VIEW PARK
SOUTH PARCEL
FRANKLIN COUNTY, FLORIDA

Wood+Partners Inc. WPI
Landscape Architects
Land Planners
FL LC0002964
1211 Miccosukee Rd. Tallahassee, FL 32308
850 391 0360 Fax 850 386 1010 www.woodandpartners.com

0 50' 100' 150'
SCALE: 1" = 50'

NORTH

DATE: 01.09.17
DRAWN BY: BB
CHECKED BY: SK
PROJECT NUMBER: 02-16011
SHEET TITLE: EXISTING CONDITIONS
SHEET NUMBER: EXH6



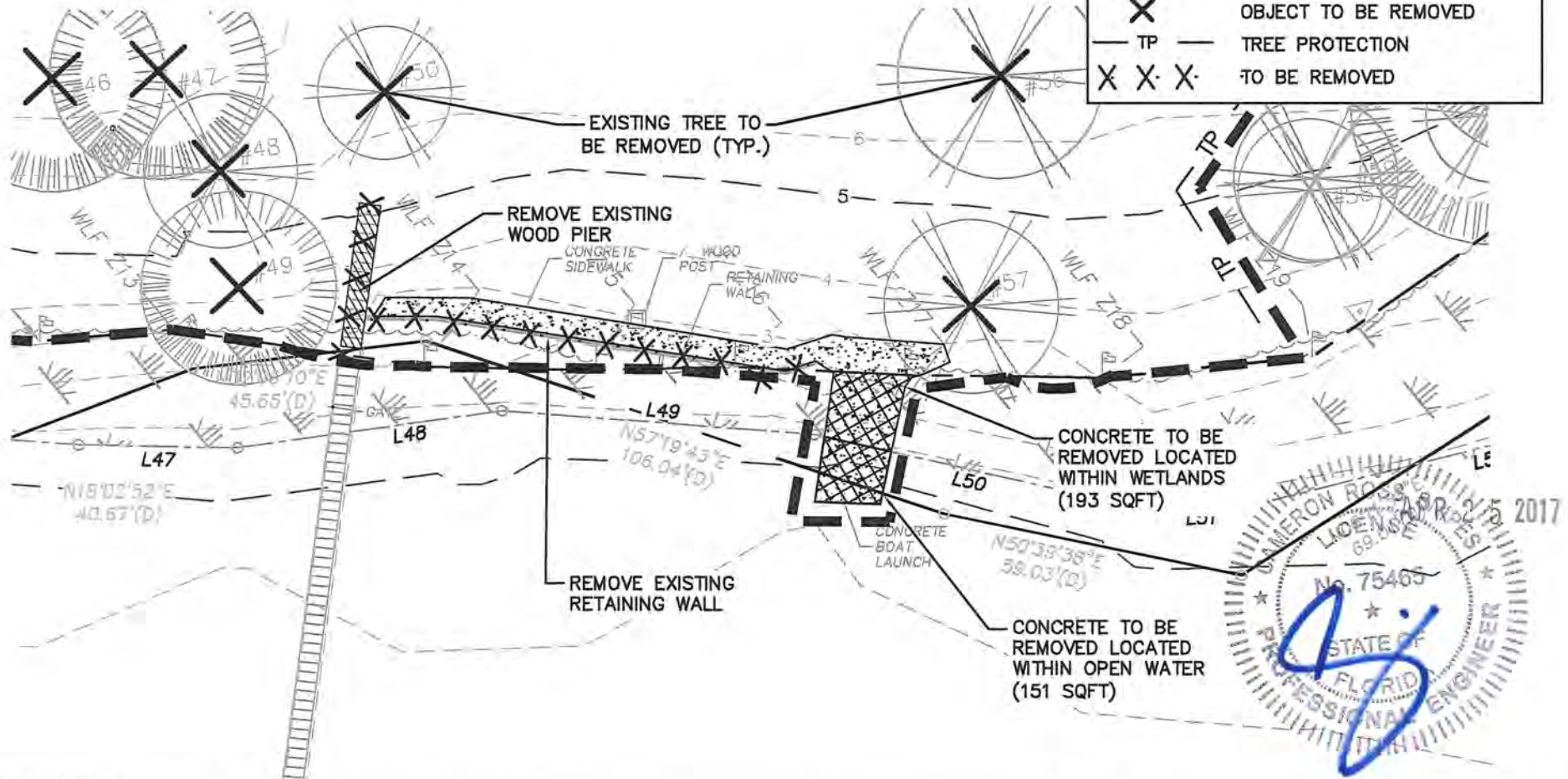
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OVERALL SITE PLAN	EXH7																							
 Landscape Architects Land Planners FL LC0000364 1211 Miccosukee Rd ■ Tallahassee, FL 32308 850 391 0360 ■ Fax 850 386 1010 ■ www.woodandpartners.com																								

NOTES:

1. PROJECT LANDSCAPE ARCHITECT SHALL IDENTIFY AND FLAG ALL VEGETATION TO BE PRESERVED PRIOR TO CONTRACTOR MOBILIZATION AND THE COMMENCEMENT OF ANY SITE PREPARATION OR DEMOLITION ACTIVITIES.
2. ALL CONSTRUCTION ACTIVITIES AND MATERIALS STAGING SHALL TAKE PLACE WITHIN LIMITS OF DISTURBANCE BOUNDARY.
3. REMOVE STRIPING BY WATER BLASTING OR GRINDING. NO BLACK PAINT ALLOWED.

LEGEND	
	CONCRETE (TO BE REMOVED)
	AREA OF CONCRETE REMOVAL WITHIN WETLANDS AND OPEN WATER (344 SQFT)
	WOOD PIER (TO BE REMOVED)
	LIMITS OF DISTURBANCE
	OBJECT TO BE REMOVED
	TREE PROTECTION
	TO BE REMOVED



PLAN IS SUBJECT TO CHANGE.

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 Tallahassee, FL 32303

THE TRUST FOR PUBLIC LAND

PERMIT DRAWINGS
 ISLAND VIEW PARK
 SOUTH PARCEL
 FRANKLIN COUNTY, FLORIDA

REVISION	DATE	BY

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 Land Planners
 FL LC000094

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 850.391.0300 || Fax 850.385.1010 || www.woodpartners.com

NORTH

GRAPHIC SCALE IN FEET

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DATE
01.11.17




PROJECT NUMBER
02-16011

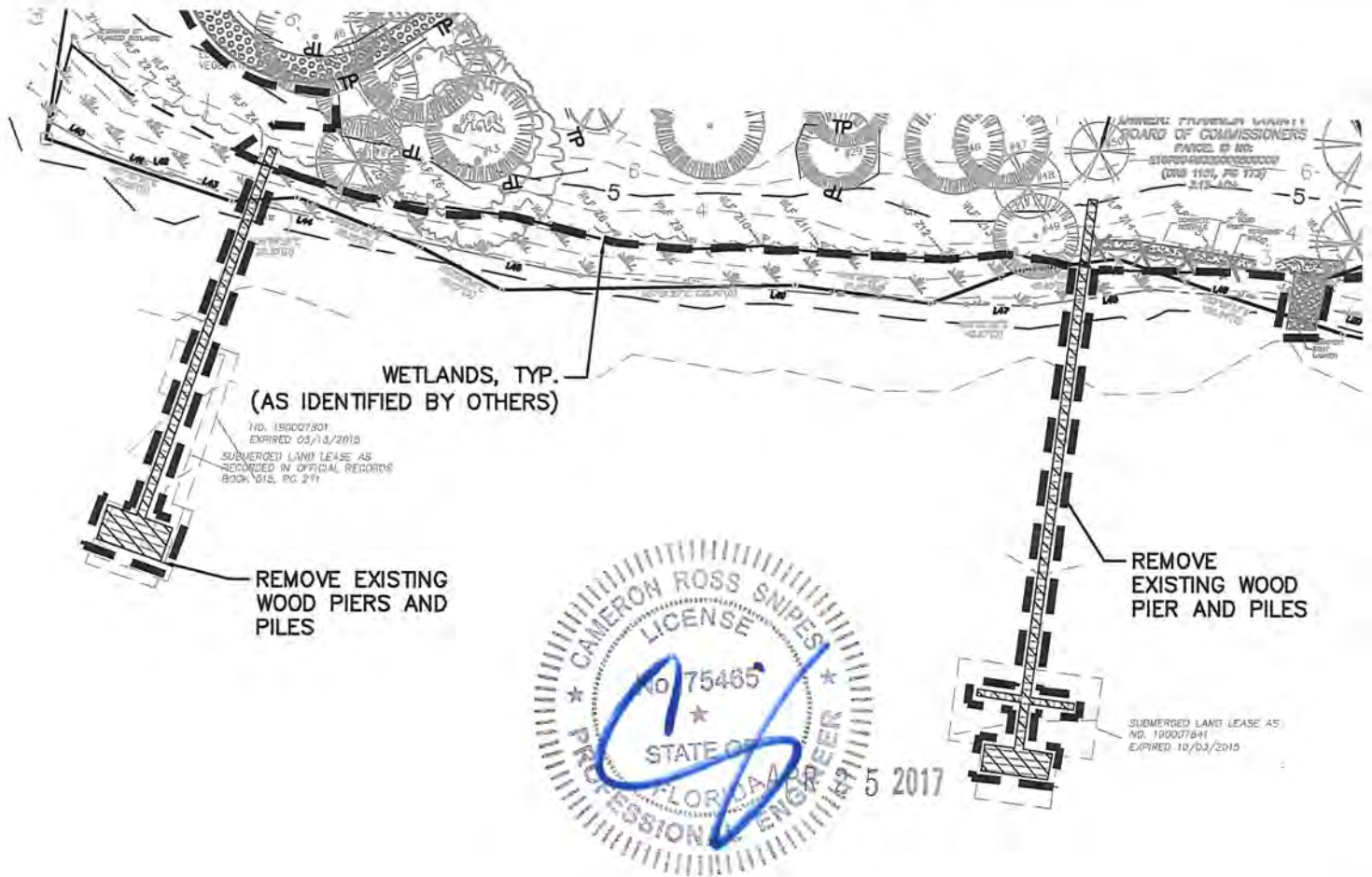
SHEET TITLE
DEMOLITION PLAN

DRAWN BY: XX
 CHECKED BY: XX

SHEET NUMBER
EXH 8

LEGEND

-  WOOD PIER (TO BE REMOVED)
-  LIMITS OF DISTURBANCE
-  TP TREE PROTECTION



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ISLAND VIEW PARK
SOUTH PARCEL

FRANKLIN COUNTY, FLORIDA

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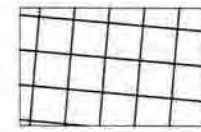
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02-16011

SHEET TITLE
**DEMOLITION
PLAN**

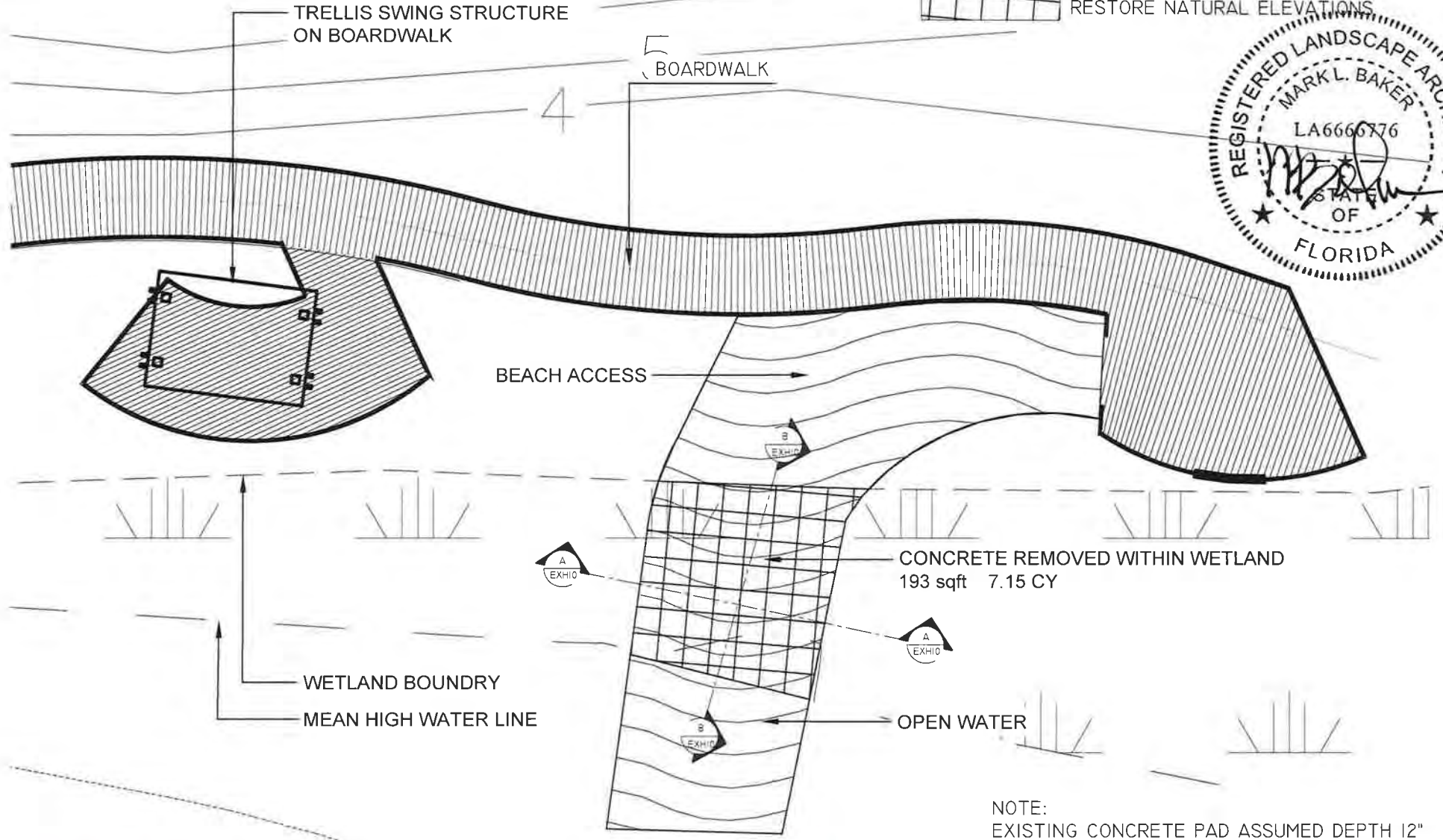
DRAWN BY: XX
CHECKED BY: XX

SHEET NUMBER

EXH 8.1



BEACH ACCESS 193.0 sqFT 7.15 cy
AREA TO BE FILLED WITHIN WETLAND
WITH BEACH QUALITY SAND TO
RESTORE NATURAL ELEVATIONS




NOTE:
EXISTING CONCRETE PAD ASSUMED DEPTH 12"

PLAN IS SUBJECT TO CHANGE
SURVEY INFORMATION PROVIDED BY NOBLES CONSULTING GROUP FILE# 5835-01-2-TOPO - AUGUST 1, 2016

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PERMIT DRAWINGS

ISLAND VIEW PARK
SOUTH PARCEL

FRANKLIN COUNTY, FLORIDA


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Landscape Architects
Land Planners
FL LC0000364

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850 391 0360 Fax 850 386 1010 www.woodandpartners.com

0 5' 10' 20'

SCALE: 1" = 10'

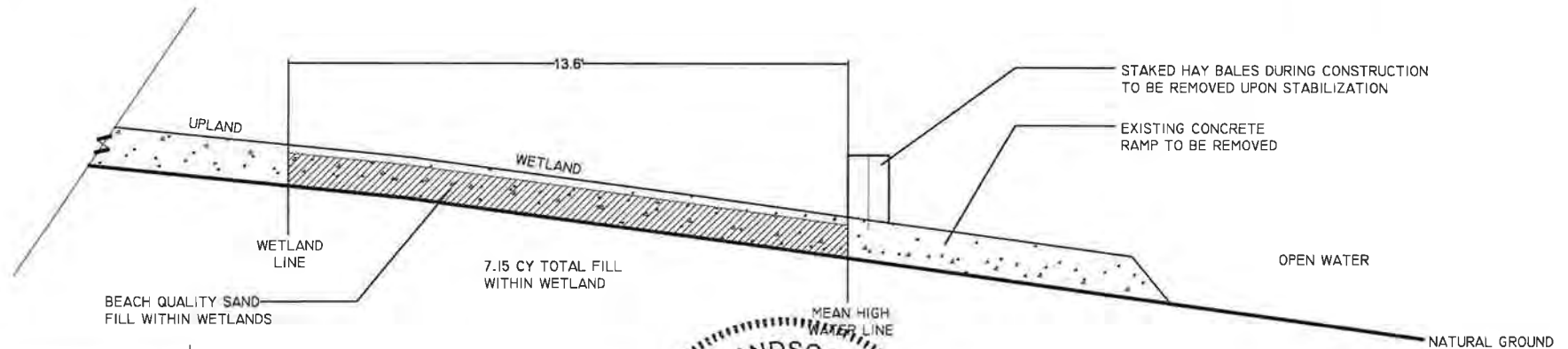
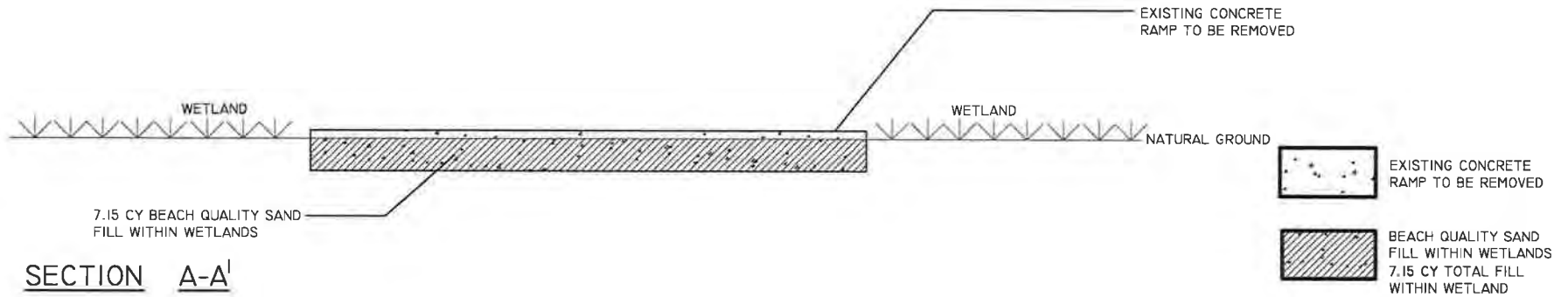


NORTH

DATE: 01.09.17
DRAWN BY: BB
CHECKED BY: SK

PROJECT NUMBER: 02-16011
SHEET NUMBER: EXH9

SHEET TITLE: BEACH AREA ENLARGEMENT









NOTE:
PROPOSED GROUND TO MATCH ADJACENT NATURAL GROUND



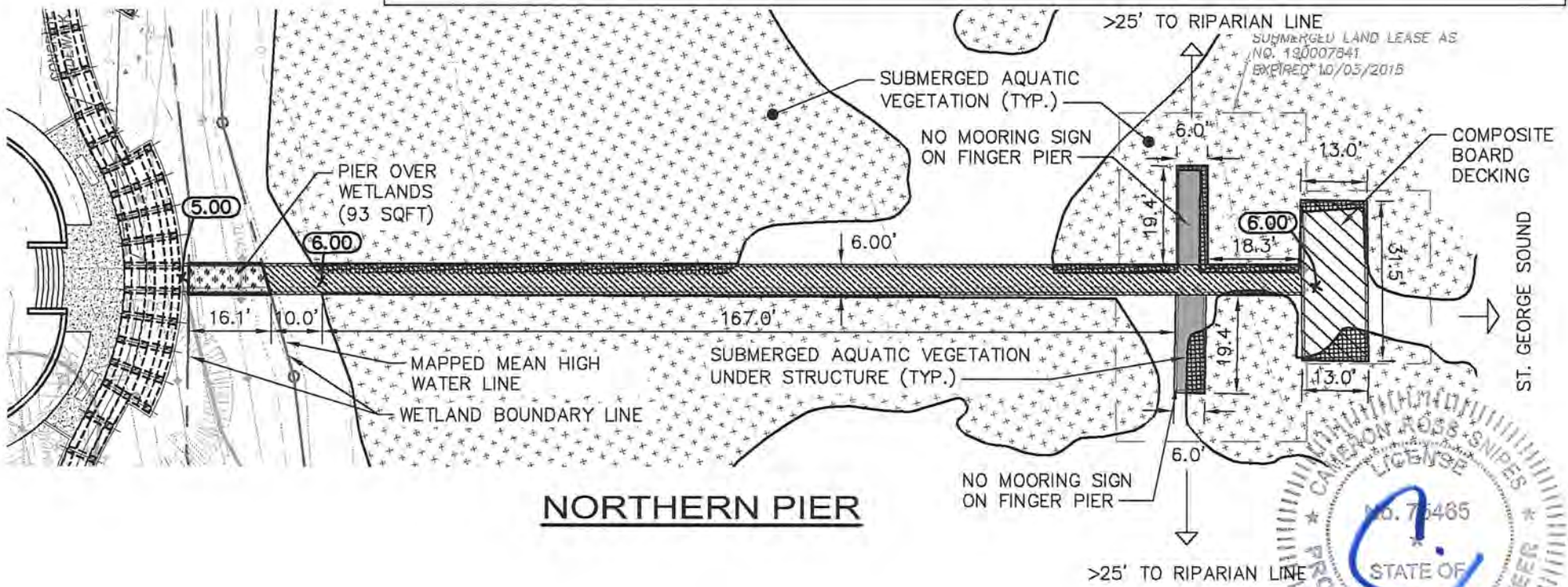
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			#	REVISION	DATE	BY						

LEGEND

	SUBMERGED AQUATIC VEGETATION		COMPOSITE GRATE FINGER PIER DECKING OVER WATER (232 SQFT)
	SUBMERGED AQUATIC VEGETATION UNDER STRUCTURE (383 SQFT)		COMPOSITE PLANK TERMINAL PLATFORM OVER WATER (408 SQFT)
	COMPOSITE GRATE BOARDWALK DECKING OVER WATER (1,220 SQFT)		
	COMPOSITE GRATE BOARDWALK DECKING OVER WETLANDS (93 SQFT)		

NOTE:
ALL DECK PLANKING SHALL HAVE A 1/2" INCH SPACING.



PLAN IS SUBJECT TO CHANGE.

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SOUTH PARCEL
FRANKLIN COUNTY, FLORIDA

REVISION	DATE	BY

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Landscape Architects
Land Planners
FL LC0000394

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GRAPHIC SCALE IN FEET

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NORTH

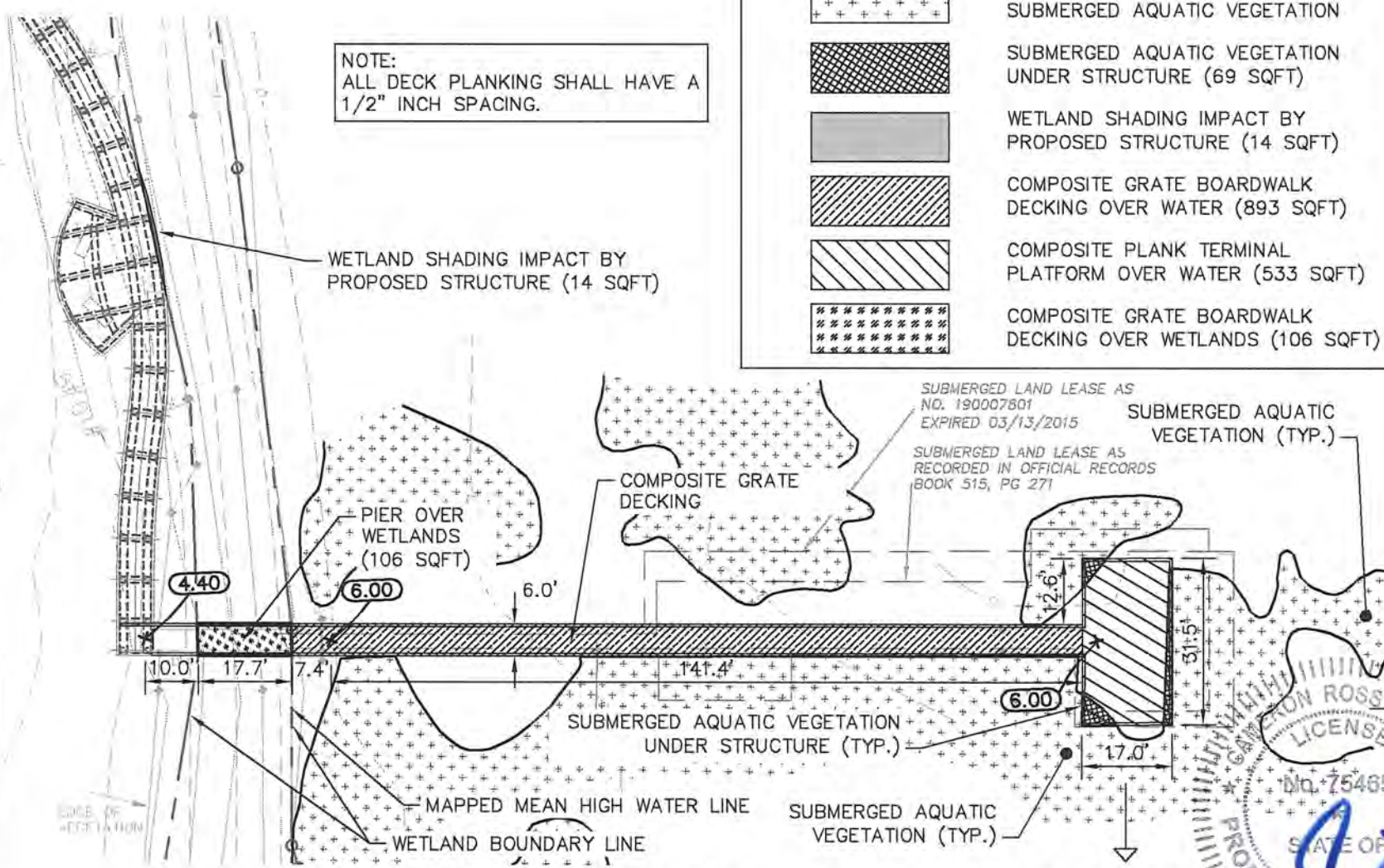
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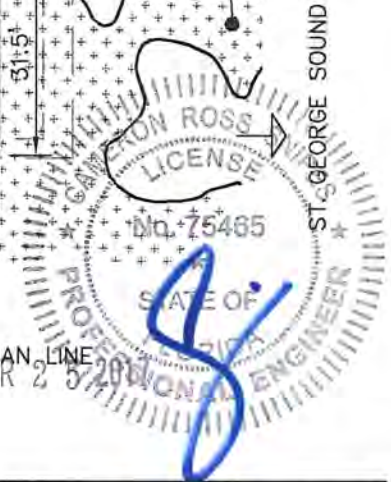
SHEET TITLE
NORTHERN PIER
PLAN

DRAWN BY: XX
CHECKED BY: XX

SHEET NUMBER
EXH 11



SOUTHERN PIER



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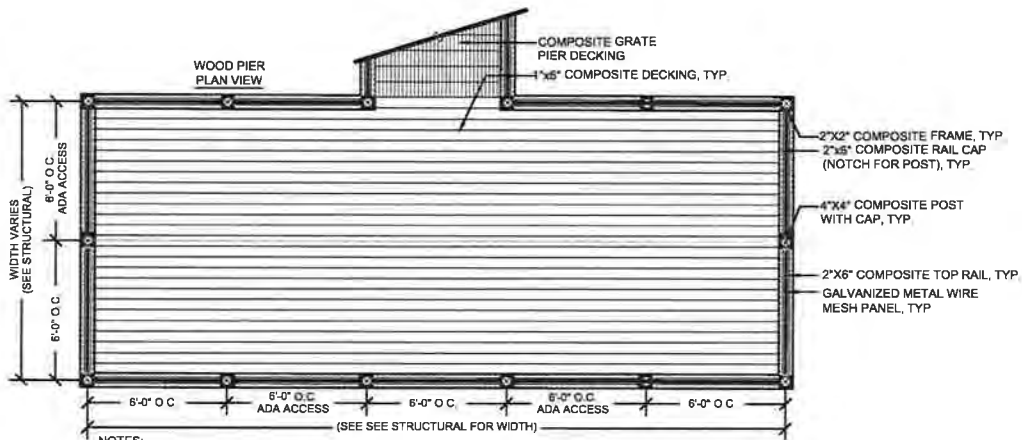
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GRAPHIC SCALE IN FEET

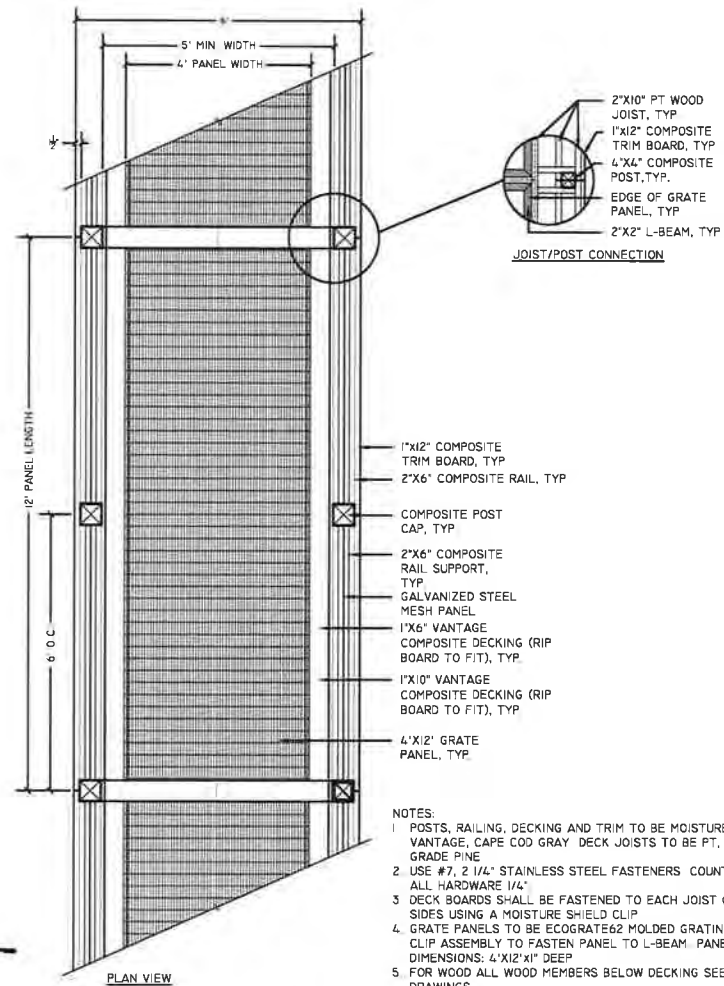
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SHEET TITLE
SOUTHERN PIER
PLAN

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CHECKED BY: XX
SHEET NUMBER
EXH 12



- NOTES:
- 1 POSTS, RAILING, DECKING AND TRIM TO BE MOISTURE SHIELD VANTAGE, CAPE COD GRAY DECK JOISTS TO BE PT, MARINE GRADE PINE
 - 2 USE #7, 2 1/4" STAINLESS STEEL FASTENERS COUNTERSINK ALL HARDWARE 1/4"
 - 3 DECK BOARDS SHALL BE FASTENED TO EACH JOIST ON BOTH SIDES USING A MOISTURE SHIELD CLIP
 - 4 GRATE PANELS TO BE ECOGRATE62 MOLDED GRATING USE E-1 CLIP ASSEMBLY TO FASTEN PANEL TO L-BEAM. PANEL DIMENSIONS: 4'X12'

1
PIER DECKING PLAN
1/8" = 1'-0"



- NOTES:
- 1 POSTS, RAILING, DECKING AND TRIM TO BE MOISTURE SHIELD VANTAGE, CAPE COD GRAY DECK JOISTS TO BE PT, MARINE GRADE PINE
 - 2 USE #7, 2 1/4" STAINLESS STEEL FASTENERS COUNTERSINK ALL HARDWARE 1/4"
 - 3 DECK BOARDS SHALL BE FASTENED TO EACH JOIST ON BOTH SIDES USING A MOISTURE SHIELD CLIP
 - 4 GRATE PANELS TO BE ECOGRATE62 MOLDED GRATING USE E-1 CLIP ASSEMBLY TO FASTEN PANEL TO L-BEAM. PANEL DIMENSIONS: 4'X12'X1" DEEP
 - 5 FOR WOOD ALL WOOD MEMBERS BELOW DECKING SEE CIVIL DRAWINGS

2
PIER W/ COMPOSITE DECKING AND RAILING
1/4" = 1'-0"



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ISLAND VIEW PARK
SOUTH PARCEL
FRANKLIN COUNTY, FLORIDA

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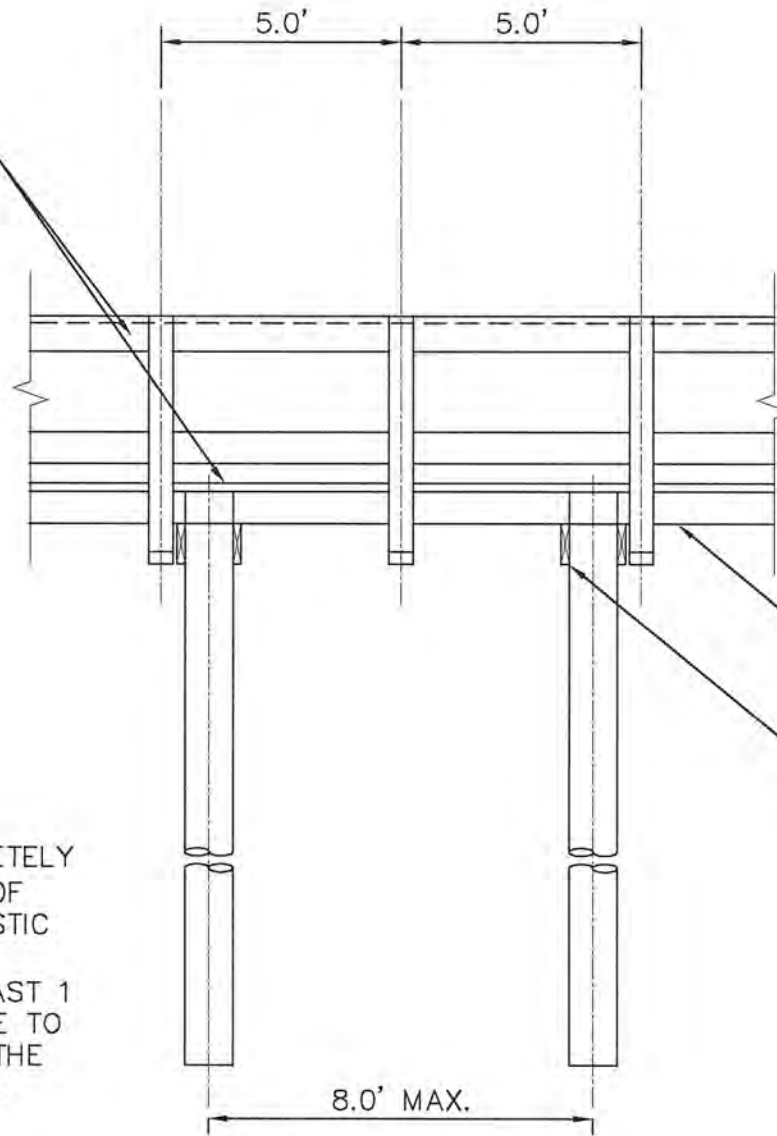
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02-16011

SHEET TITLE
PIER DECKING
DETAILS

DRAWN BY: BB
CHECKED BY: SK

SHEET NUMBER
EXH13

REFER TO LANDSCAPE
AND HARDSCAPE PLANS
FOR PIER DECKING AND
RAILING



2"x8" PT WOOD
DECK BEAM (TYP.)

2"x10" PT WOOD
DECK BEAM (TYP.)

NOTE:
PILES SHALL BE COMPLETELY
WRAPPED (IN SLEEVES OF
IMPERMEABLE PVC, PLASTIC
OR APPROVED EQUAL
MATERIAL) FROM AT LEAST 1
FT BELOW THE MUD LINE TO
AT LEAST 1 FT ABOVE THE
MEAN HIGH WATER LINE.

PIER PROFILE

SCALE: N.T.S.



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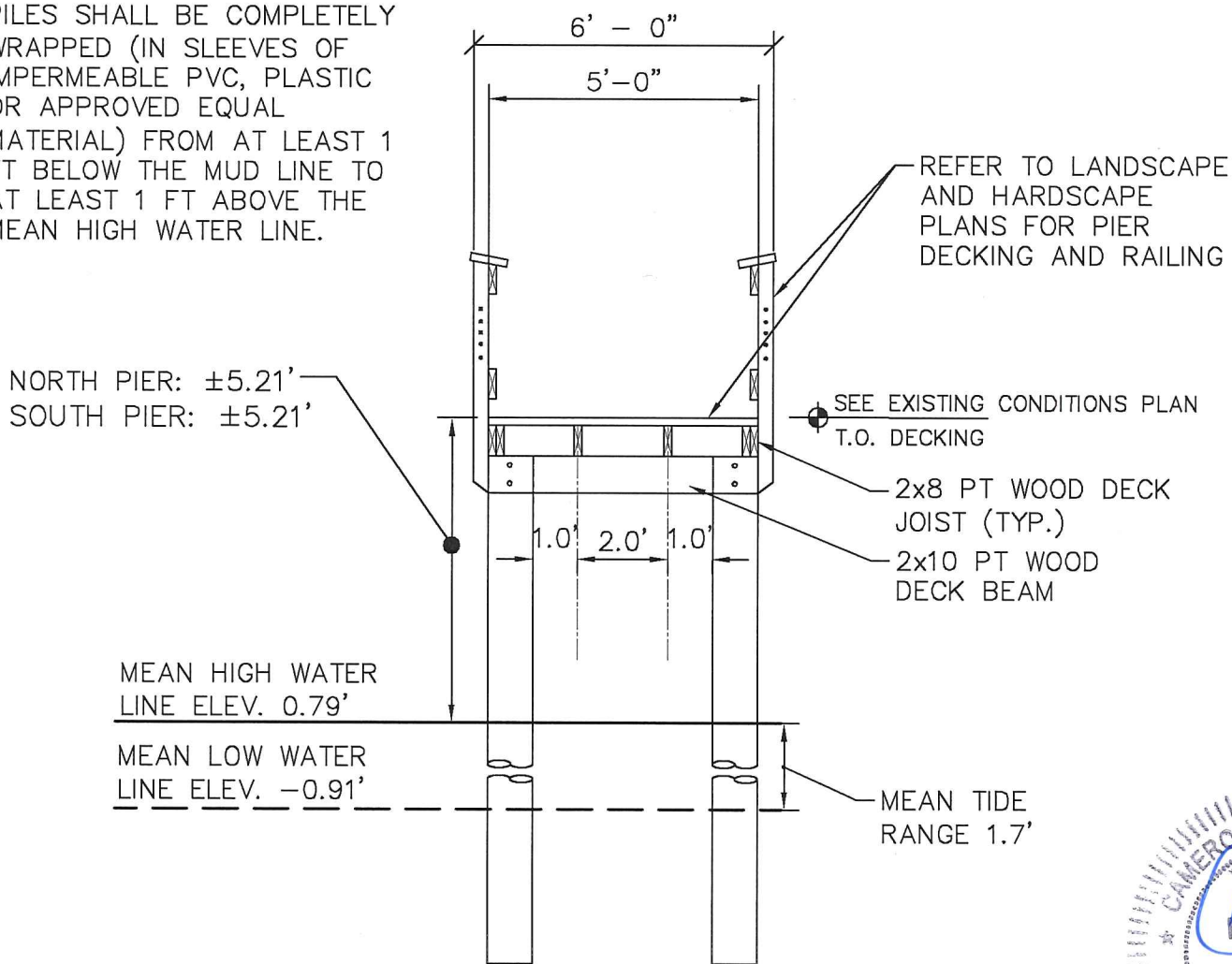
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PIER DETAILS

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NUMBER

EXH 14

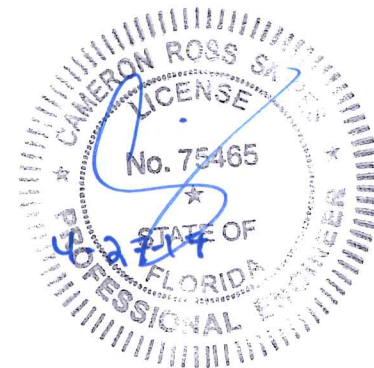


NOTE:
 PILES SHALL BE COMPLETELY WRAPPED (IN SLEEVES OF IMPERMEABLE PVC, PLASTIC OR APPROVED EQUAL MATERIAL) FROM AT LEAST 1 FT BELOW THE MUD LINE TO AT LEAST 1 FT ABOVE THE MEAN HIGH WATER LINE.



CROSS SECTION

SCALE: N.T.S.



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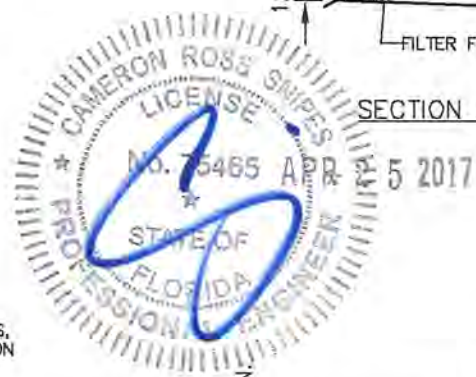
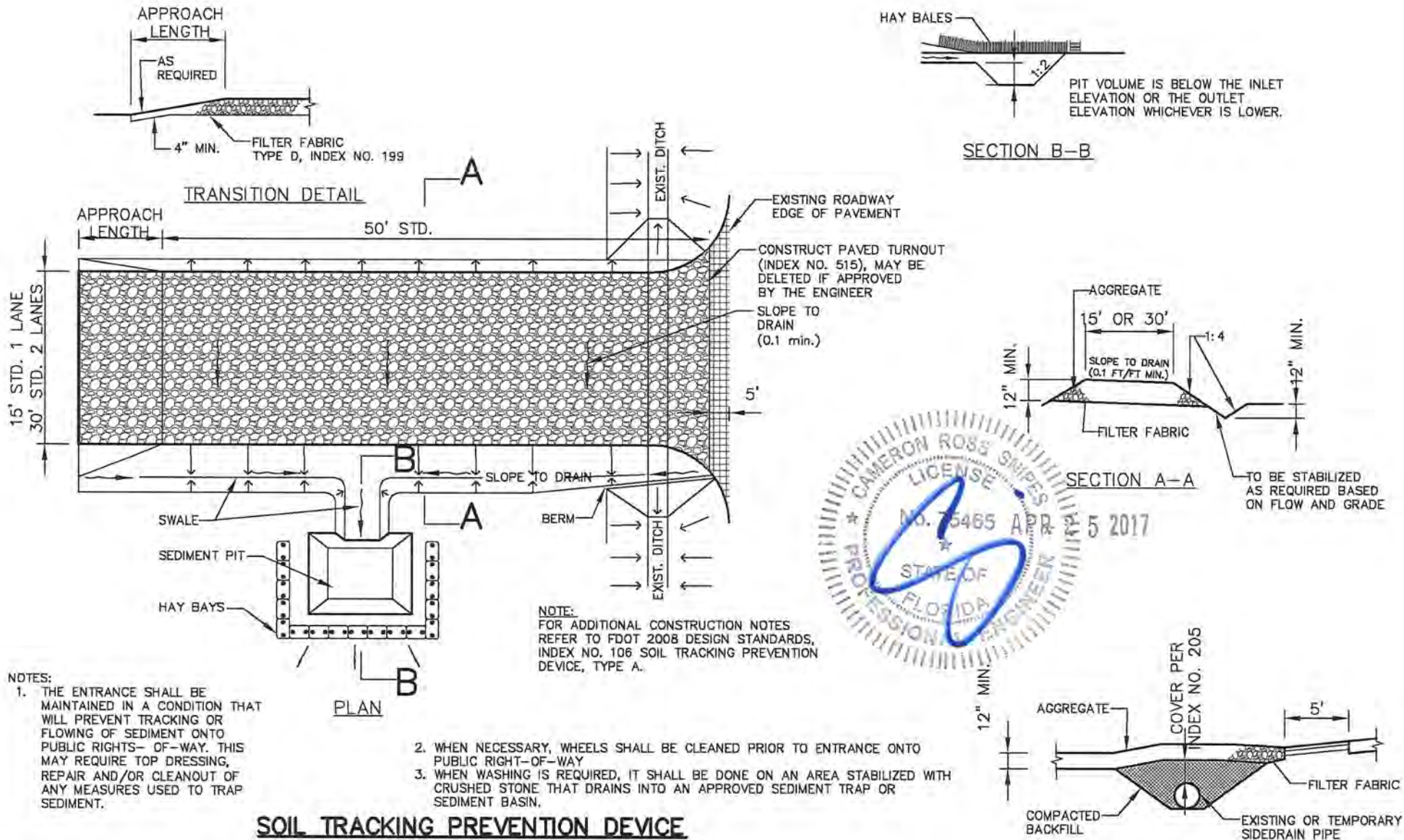
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EXH 15



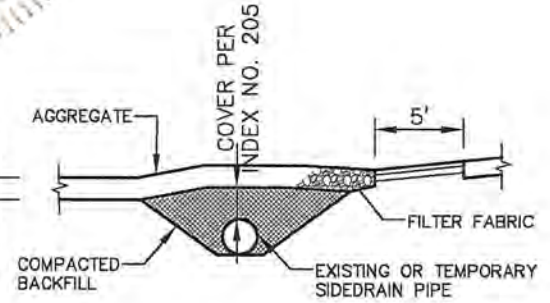
- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS- OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

SOIL TRACKING PREVENTION DEVICE

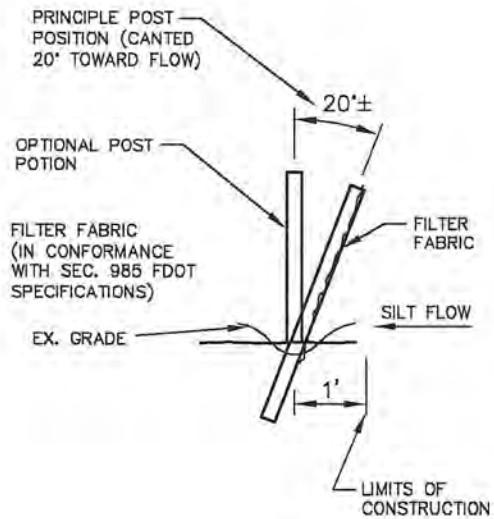
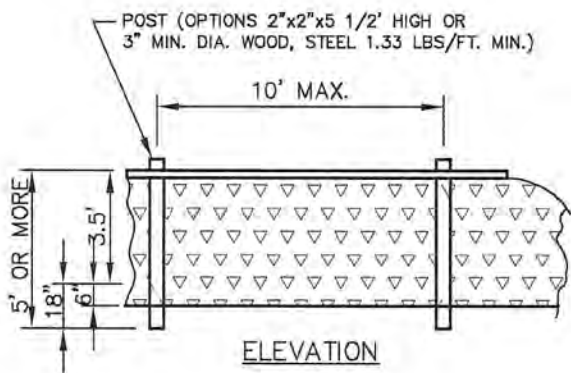
N.T.S.

FIGURE 1



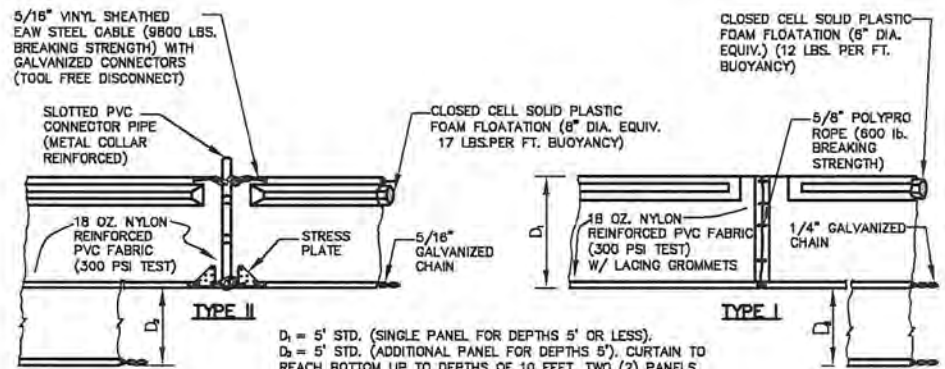
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SEDIMENT BARRIER
N.T.S.

FIGURE 2



$D_1 = 5'$ STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS),
 $D_2 = 5'$ STD. (ADDITIONAL PANEL FOR DEPTHS 5'). CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET. TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

NOTE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS
N.T.S.

FIGURE 4

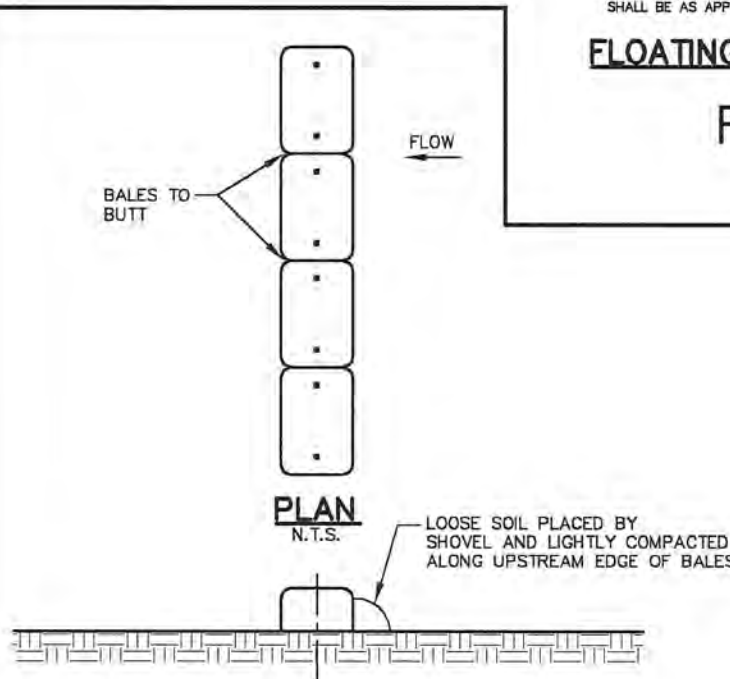


FIGURE 3



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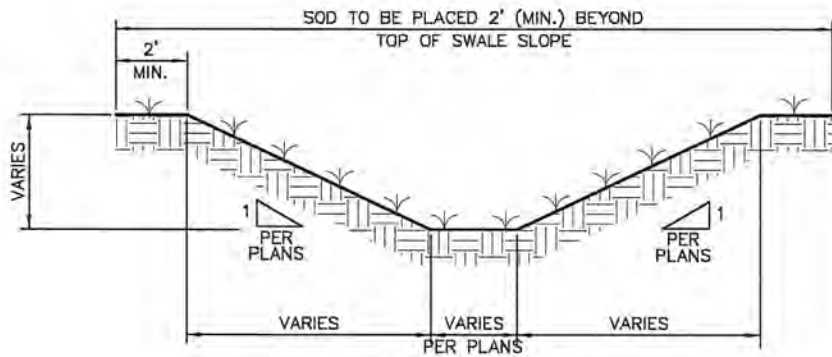
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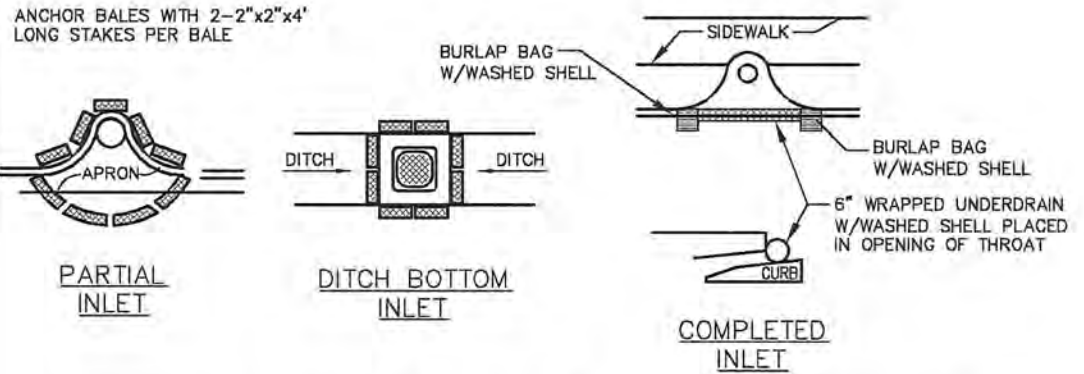
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TYPICAL SWALE SECTION
N.T.S.

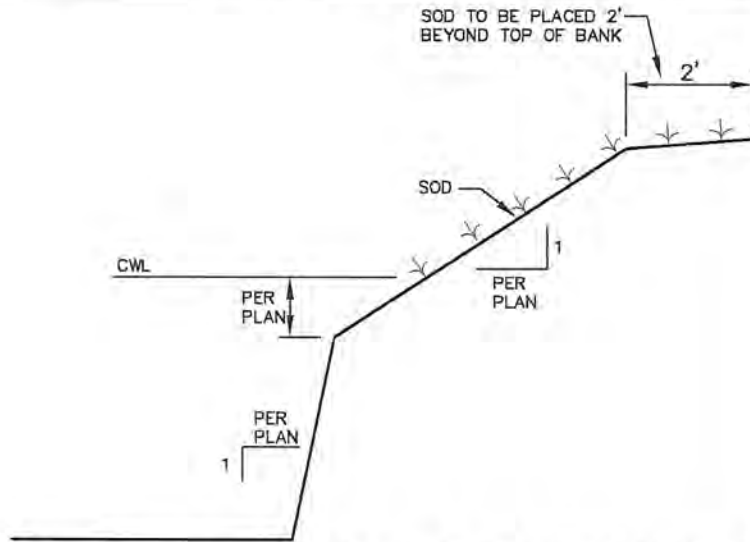
FIGURE 5



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

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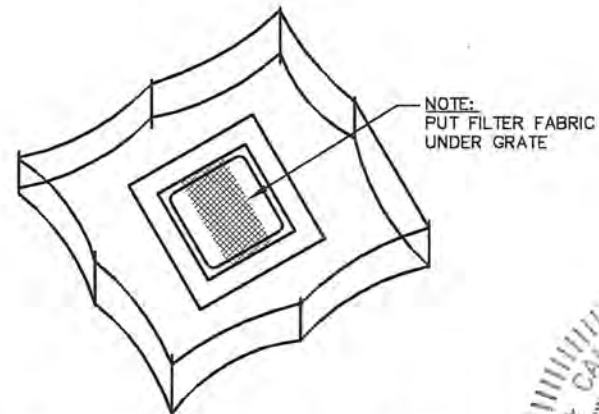
FIGURE 7



TYPICAL RETENTION/DETENTION POND SECTION

N.T.S.

FIGURE 6



**STAKED SILT BARRIER OR SILT FENCE
PROTECTION AROUND DITCH BOTTOM INLETS**

N.T.S.

FIGURE 8



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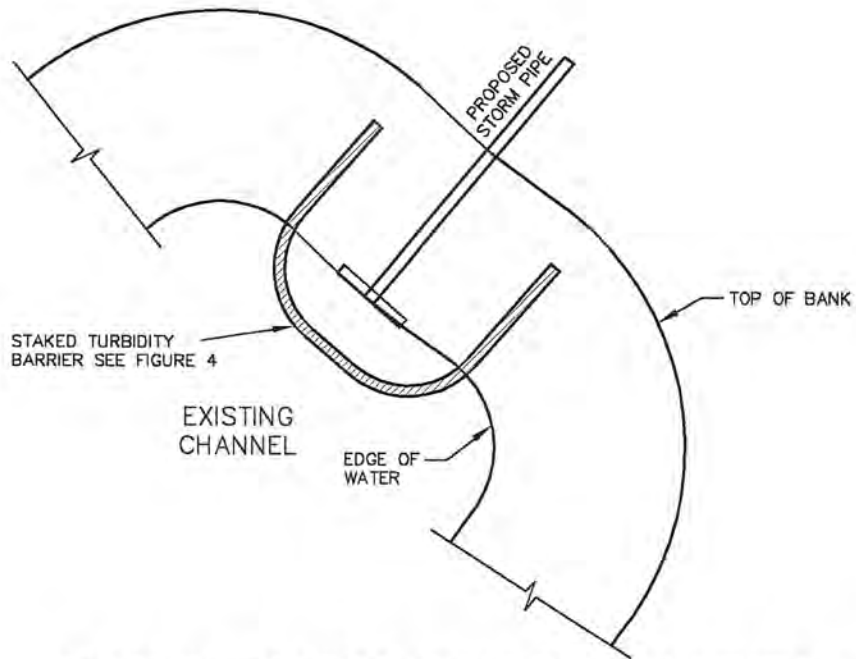
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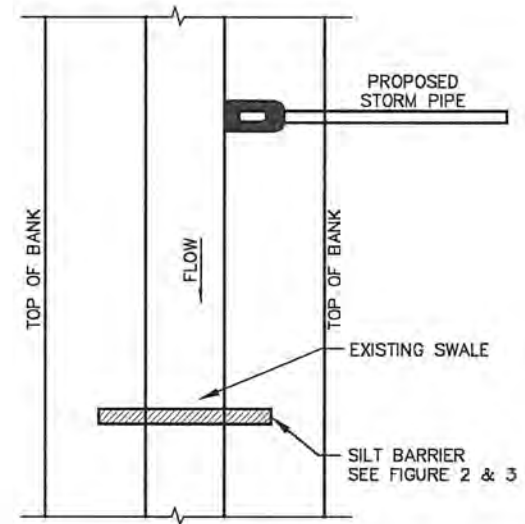
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**FLOATING TURBIDITY BARRIER AT CONNECTION
OF STORM PIPE TO EXISTING LAKE**

N.T.S.

FIGURE 9



**SILT BARRIER AT CONNECTION
OF STORM PIPE TO EXISTING SWALE**


N.T.S.

FIGURE 10



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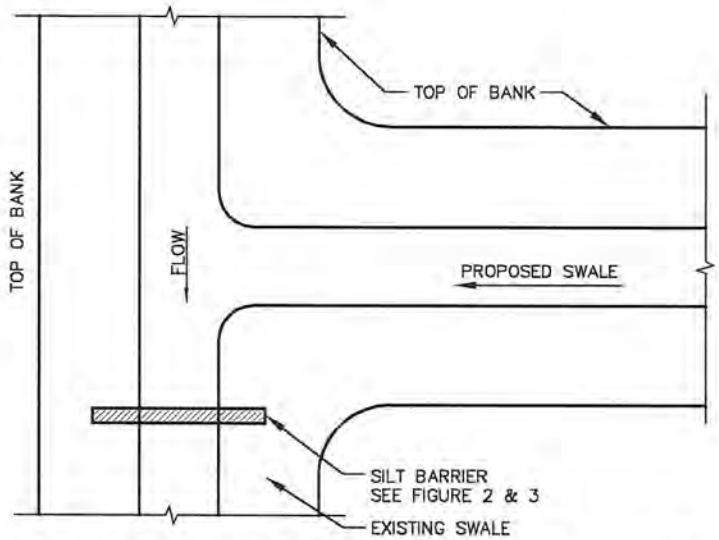
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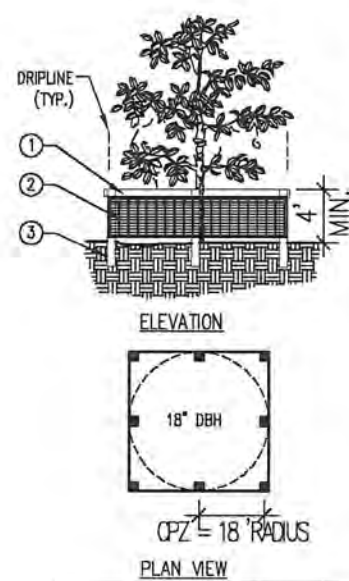
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SHEET
NUMBER

EXH 19



SILT BARRIER AT CONNECTION OF SWALE TO EXISTING SWALE
N.T.S.

FIGURE 11



1. 1" X 4" STRINGER
2. 4' HEIGHT "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
3. 2" X 4" PRESSURE TREATED WOOD POSTS OR 2" DIAMETER OR LARGER PIPE.

INSTALLATION NOTES:

- A. POSTS SHALL BE DEEP ENOUGH IN THE GROUND TO BE STABLE AND TO EXTEND TO A MINIMUM HEIGHT OF 4' ABOVE THE GROUND.
- B. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
- C. ONE 1" X 4" STRINGER BETWEEN ALL POSTS. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.
- D. CRITICAL PROTECTION ZONE (CPZ) IS DETERMINED BY THE AREA WITHIN THE CIRCLE DESCRIBE BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE'S DIAMETER AT BREAST HEIGHT.
- E. ANY DAMAGE TO TREE PROTECTION SHALL BE CORRECTED IMMEDIATELY. NO ADDITIONAL PAYMENT.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

TREE PROTECTION
N.T.S.

FIGURE 12



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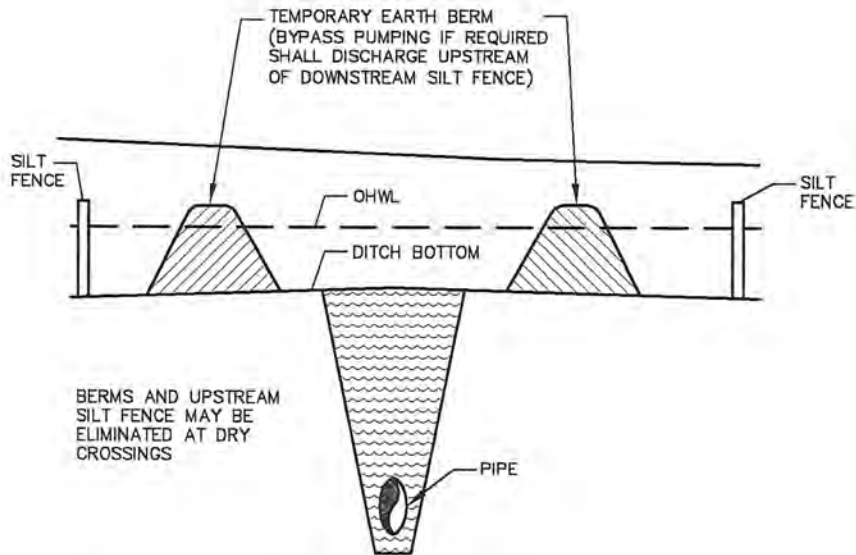
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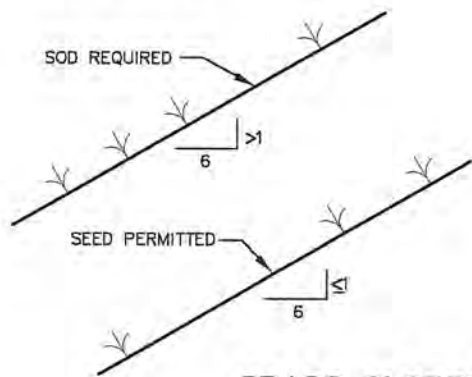
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EXH 20



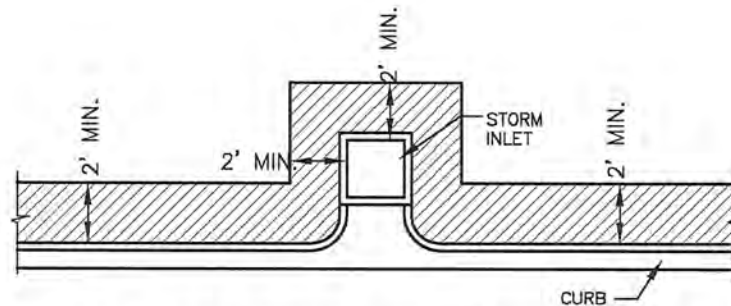
UNDERGROUND PIPE CROSSING
N.T.S.

FIGURE 13



GRASS SLOPES
N.T.S.

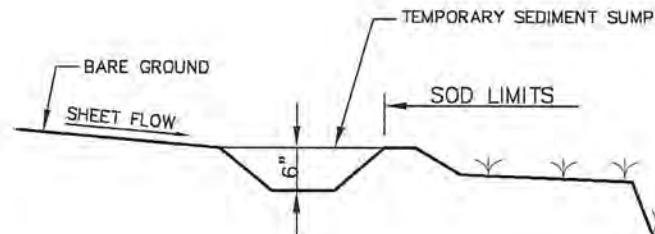
FIGURE 14



SOD ALONG CURB AND AROUND INLET

N.T.S.

FIGURE 15



TEMPORARY SEDIMENT SUMP

N.T.S.

FIGURE 16



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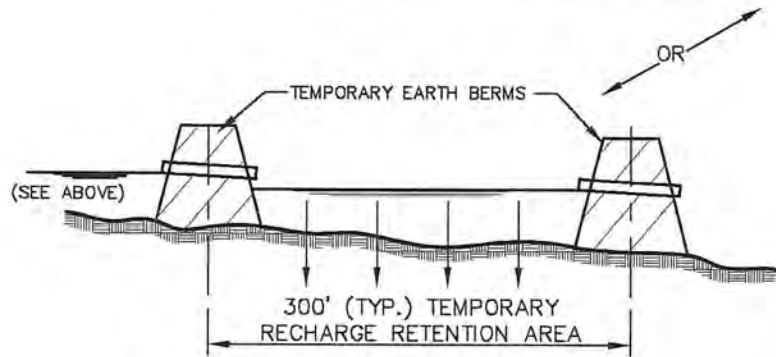
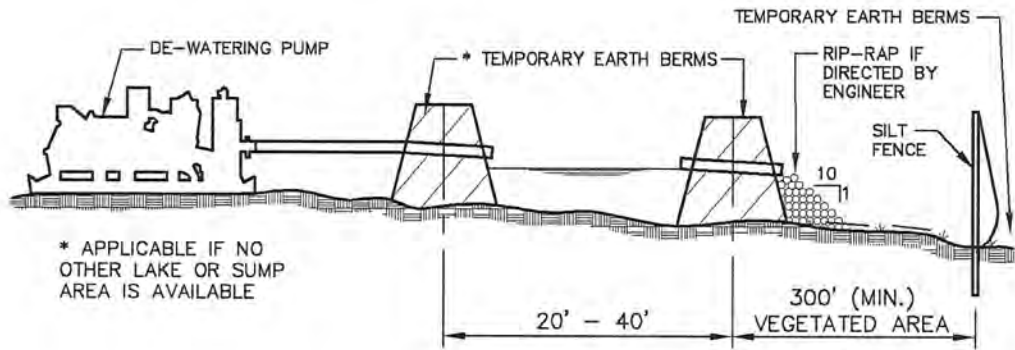
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EXH 21



TYPICAL DE-WATERING DISCHARGE PLAN

N.T.S.

FIGURE 17



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**STORMWATER MANAGEMENT SYSTEM
MAINTENANCE MANUAL
FOR
ISLAND VIEW PARK – SOUTH PARCEL
FRANKLIN COUNTY, FLORIDA**



I. POND MAINTENANCE

A. Removal of Aquatic Weeds

Whenever practical, undesirable weeds and floating aquatics shall be removed manually from the pond areas. This will allow for the effective control of aquatic weed invasion and minimal disturbance to both planted and desirable naturally recruited species within the ponds.

B. Chemical Weed Control

Application of chemicals shall only be used as a last resort in controlling noxious and aquatic weeds. Any herbicides or pesticides shall be applied in accordance with the manufacturer's recommendations and as approved by a State licensed pest control advisor. Limited applications of weed control chemicals shall be performed in such a manner as to not adversely affect the desirable plant species within the ponds.

C. Algae Control

To minimize the potential for pond algae blooms, fertilization practices should follow Florida Cooperative Extension Service recommendations and be kept to the minimum necessary to maintain adequate plant growth and development.

Copper sulfate, commonly used to control algae, shall include chelating agents. Chelated copper sulfate results in lower copper residue, requires lower application concentrations, and furnishes longer periods of control than copper sulfate.

II. SWALE MAINTENANCE

A. Maintenance of Grassed Areas

Once sodded/seeded and established, all grassed/maintained areas shall be mowed regularly and maintained free from bare earth conditions to prevent the potential for erosion. This item does not apply to areas of the project proposed to be left in native condition (outside of traditional landscaped areas). Grass clippings shall be collected and disposed of properly. Clippings shall not be disposed of in surface waters or wetland areas.

III. OPERATION INSPECTIONS

Operation inspections shall be conducted annually to assure that the stormwater management system functions as designed. Spot inspections following rainstorm events of ½" or greater may also be periodically warranted.

The following features of the stormwater management system should be inspected during each visitation. An inspection report form is provided in the back of this manual.

A. Vegetation

The need for vegetation removal or spraying should be determined. Grassed areas such as swales and pond banks should also be inspected to determine the need for mowing, reseeding or fertilization.

B. Discharge Structures

System discharge control structures should be inspected to ensure that no obstructions to flow (i.e., debris) exist that would reduce the release rate of the system. The structural condition of the control boxes or weirs should also be inspected for evidence of seepage, settlement, or concrete deterioration. Sediment deposits located in the vicinity of control structures as well as scouring conditions at discharge locations should be routinely noted.

C. Swale Detention Areas

Swale detention areas designed to temporarily detain stormwater during a rainfall event should be inspected to assure that they are kept mowed and free from stagnant water conditions.

D. Conveyance System

The conveyance system, which includes storm sewer piping, inlets, and junction boxes, should be inspected for structural and functional integrity. Evidence of seepage, restricted flow, or turbid discharges should be noted. Structures with sediment sumps should be cleaned annually with proper disposal of collected sediments.

E. Pond Areas

Pond and lake inspections should include a general review of conditions with respect to algae and plant growth. Bank slopes should be inspected for signs of erosion, settlement, and slope failure. Where applicable, pond dikes and levees should be inspected for indications of settlement or breaks. Excess sediment deposits should be noted and all floating debris should be removed.

F. Fill Areas

Areas which have been filled and stabilized adjacent to any portion of the stormwater management system should be inspected for evidence of settlement, erosion or slope failure.

CHECK LIST

**OPERATION AND MAINTENANCE INSPECTION RECORD
STORMWATER MANAGEMENT SYSTEM**

Name of Project: _____

Project Location: _____

Type of Inspection: _____

Date of Inspection: _____

Anticipated Operation: Satisfactory _____

Unsatisfactory _____

ITEM	CONDITION		RECOMMENDED MAINTENANCE (If Required)
	ACCEPTABLE	UNACCEPTABLE	
1. Aquatic Weeds			
2. Discharge Structures			
3. Grassed Areas			
4. Conveyance System			
5. Pond Areas			
6. Fill Areas			

REMARKS:

Signature of Inspector

Name of Organization Being Represented