



Interoffice Memorandum

April 1, 2020

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental, and Development
Services Department

**CONTACT PERSON: David D. Jones, P.E., CEP, Manager
Environmental Protection Division
(407) 836-1406**

SUBJECT: April 21, 2020 – Public Hearing
Shoreline Alteration/Dredge and Fill Permit Application for
Jeremy Spalding and Jessica Smallwood (SADF-20-02-004)

Jeremy Spalding and Jessica Smallwood are requesting a Shoreline Alteration/Dredge and Fill (SADF) permit to authorize the construction of a new vinyl seawall with riprap and plantings directly waterward of an existing, failing seawall on the property located at 1108 Meadows Avenue, Orlando, Florida 32804, on a cove of Lake Fairview. The Parcel ID for this site is 10-22-29-8828-09-191. The subject property is located in District 2.

Environmental Protection Division (EPD) staff were unable to find a permit for the existing wall or determine if it is a grandfathered structure due to poor resolution of historic aerial photos. However, the existing wall is made of two layers of cinder blocks and appears to have been in place since at least the late 1980s and was constructed by prior owners. Portions of the existing seawall have collapsed and shoreline erosion is evident in those locations. There is no enforcement action being taken against the current owners for the existing wall.

The applicants are proposing to construct a new vinyl seawall 50 feet in length directly waterward of the existing seawall in order to prevent further erosion of the shoreline. Both adjoining properties have seawalls; however, due to the poor condition of the adjacent seawall to the east at 1106 Meadows Avenue, the replacement wall will not tie into that wall, but will instead be constructed with a return on that side. The replacement wall will tie into the adjacent existing wall at the western property line. The applicants will be required to install riprap and plantings waterward of the new seawall.

In accordance with Orange County Code, Chapter 15, Article VI, Section 15-218(d), notification of the public hearing was sent to property owners within 500 feet of the project site. No objections were received.

Pursuant to Orange County Code, Chapter 15, Article VI, EPD staff has evaluated the proposed SADF application and required documents and has made a finding that the request is consistent with Section 15-218.

Staff Recommendation

Approval of the SADF Permit, subject to the following conditions:

Specific Conditions:

1. This permit shall become final and effective upon expiration of the 30 calendar-day appeal period following the date of issuance, unless an appeal has been filed within this timeframe. Any appeal shall stay the effective date of this permit until all appeals are resolved.
2. Construction activities shall be completed in accordance with the engineered plans signed and sealed by Pavol Stankay and received by the Environmental Protection Division (EPD) on February 26, 2020. The permitted activity must commence within six months and be completed within one year from the date of issuance of the permit. In the event that the project has not commenced within six months or been completed within one year, this permit shall be void and a new permit application with fee will be required.
3. Riprap and plantings shall be installed waterward of the new seawall in accordance with the plans signed and sealed by Pavol Stankay, received by EPD on February 26, 2020.
4. Riprap shall be installed at a two (horizontal) to one (vertical) slope and extend at least halfway up the face of the seawall. The riprap shall be a minimum of 6-inches in diameter.
5. The installation of riprap must commence within 30 days and be completed within 60 days from the date of completion of construction of the seawall.
6. Installation of plantings must be initiated within 30 days and be completed within 60 days of installation of the riprap. After one year, if 80 percent areal coverage of native, emergent or aquatic plant species is not established, additional replanting may be required.
7. This permit does not authorize any dredging or filling except that which is necessary for the installation of the seawall and riprap.
8. The permittees may maintain a clear access corridor below the Normal High Water Elevation of 87.49 feet (NAVD 88) above mean sea level for Lake Fairview, not to exceed 30 feet in width, of sufficient length waterward from the shoreline to allow access to open water. Any existing or future structures, such as a boat dock, must be located within this corridor.
9. Native vegetation may not be removed from the shoreline outside of the access corridor.
10. Any permit extensions for the activities authorized herein may be approved by way of Consent Agenda if there are no changes.

General Conditions:

11. Subject to the terms and conditions herein, the permittees are hereby authorized to perform or cause to be performed, the impacts shown on the application and the approved drawings, plans, and other documents attached hereto or on file with EPD.
12. The permittees binds themselves and any successors to comply with the provisions and conditions of this permit. If EPD determines at any time that activities are not in accordance with the conditions of the permit, work shall cease and the permit may be revoked immediately by the Environmental Protection Officer. Notice of the revocation shall be provided to the permit holders and/or agent promptly thereafter.
13. A copy of this permit, along with EPD stamped and approved drawings, should be taken to the Orange County Zoning Division (OCZD) at 201 South Rosalind Avenue for approval. For further information, please contact the OCZD at (407) 836-5525.
14. After approval by the OCZD, the certified site plans will need to be reviewed by the Orange County Building Safety Division (OCBSD) in order to obtain a building permit. For further information, please contact the OCBSD at (407) 836-5550.
15. Prior to construction, the permittees shall clearly designate the limits of construction on-site. The permittees shall advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.
16. Construction plans shall be submitted to EPD prior to initiating any construction activities for review and approval. The construction plans shall include, but are not limited to, a site plan clearly depicting the location of the seawall.
17. The permittees shall require the contractor to maintain a copy of this permit, complete with all approved drawings, plans, conditions, attachments, exhibits, and modifications in good condition at the construction site. The permittees shall require the contractor to review the permit prior to commencement of the activity authorized by this permit. The complete permit shall be available upon request by Orange County staff.
18. Issuance of this permit does not warrant in any way that the permittees have riparian or property rights to construct any structure permitted herein and any such construction is done at the sole risk of the permittees. In the event that any part of the structure permitted herein is determined by a final adjudication issued by a court of competent jurisdiction to encroach on or interfere with adjacent property owner's riparian or other property rights, the permittees agree to either obtain written consent or remove the offending structure or encroachment within 60 days from the date of adjudication. Failure to comply shall constitute a material breach of this permit and shall be grounds for its immediate revocation.
19. This permit does not release the permittees from complying with all other federal, state, and local laws, ordinances, rules and regulations. Specifically, this permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittees or create in the permittees any

property rights, or any interest in real property, nor does it authorize any entrance upon or activities upon property which is not owned or controlled by the permittees, or convey any rights or privileges other than those specified in the permit and Chapter 15, Article VI of the Orange County Code.

20. If these permit conditions conflict with those of any other regulatory agency, the permittees shall comply with the most stringent conditions. The permittees shall immediately notify EPD of any conflict between the conditions of this permit and any other permit or approval.
21. The permittees are hereby advised that Section 253.77, Florida Statutes (FS), states that a person may not commence any excavation, construction, or other activity involving the use of sovereignty or other lands of the state, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, without obtaining the required lease, license, easement or other form of consent authorizing the proposed use. Therefore, the permittees are responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
22. Should any other regulatory agency require changes to the property or permitted activities, the permittees shall provide written notification to EPD of the change prior to implementation so that a determination can be made whether a permit modification is required.
23. EPD shall have final construction plan approval to ensure that no modification has been made during the construction plan process.
24. The permittees shall immediately notify EPD in writing of any previously submitted information that is later discovered to be inaccurate.
25. EPD staff shall have permission to enter the site at any reasonable time to inspect the property for conformity with the plans and specifications approved by the permit.
26. The permittees shall hold and save the County harmless from all damages, claims or liabilities, which may arise because of the activities authorized by the permit.
27. All costs, including attorney's fees, incurred by the County in enforcing the terms and conditions of this permit shall be required to be paid by the permittees.
28. The permittees agree that any dispute arising from matters relating to this permit shall be governed by the laws of Florida, and initiated only in Orange County.
29. Turbidity and sediments shall be controlled to prevent violations of water quality pursuant to Rules 62-302.500, 62-302.530(70) and 62-4.242 Florida Administrative Code. Best Management Practices, as specified in the Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual, shall be installed and maintained at all locations where the possibility of transferring suspended solids into wetlands and/or surface waters may occur due to the permitted activity. If site specific conditions require additional measures, then the permittees shall implement them as necessary to prevent adverse impacts to wetlands and/or surface waters.

30. Pursuant to Section 125.022, FS, issuance of this permit by the County does not in any way create any rights on the part of the permittees to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the permittees fail to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertake actions that result in a violation of state or federal law.
31. Pursuant to Section 125.022, FS, the permittees shall obtain all other applicable state or federal permits before commencement of the activity authorized herein.

ACTION REQUESTED: Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of Shoreline Alteration/Dredge and Fill Permit SADF-20-02-004 for Jeremy Spalding and Jessica Smallwood, subject to the conditions listed in the staff report. District 2

DDJ/JW: mg

Attachments

Shoreline Alteration/Dredge and Fill Permit Request



**Shoreline Alteration/Dredge
and Fill Permit Request**
SADF-20-02-004
District #2

Applicants: Jeremy Spalding and
Jessica Smallwood
Address: 1108 Meadows Avenue
Parcel ID: 10-22-29-8828-09-191

Project Site 

Property Location 



**SPALDING SITE PLAN
1108 MEADOWS AVENUE
ORLANDO, FL 32804**



RECEIVED
FEB 26 2020



Legal Description:
Lot 19, Block 1, University Heights, according to the map or plat thereof, recorded in Plat Book N, Page(S) 59, of the Public Records of Orange County, Florida, also the land lying South of said Lot 19, Block 1, between the extension of the East boundary of said Lot 19 and extension of West Boundary of said Lot into Lake.

NATURAL STONE RIPRAP > 6" IN DIAMETER INSTALLED @ A 2:1 SLOPE

CONSTRUCT A 50' VINYL SEAWALL W/(1) 10' RETURN @ THE NHWE

COMBINATION OF DUCK POTATO, PICKERELWEED, CANNA FLACUIDA OR BLUE IRIS WILL BE PLANTED ON 2' CENTERS IN THESE AREAS

GENERAL NOTES
1) LEGAL DESCRIPTION PROVIDED BY OWNER.
2) UNDERSTANDINGS, PATENT RIGHTS, EASES, ENCUMBRANCES, ENCROACHMENTS, PLANNING RIGHTS, ETC., NOT SHOWN HEREIN, BUT REFERRED TO AS PART OF THIS SURVEY.
3) BOUNDARIES SHOWN ARE TO THE FACTS OF THE WALL AND ARE NOT TO BE USED TO RESTRICT OR ALTER BOUNDARIES. THE DIMENSIONS OF THIS SURVEY AS SHOWN HEREIN TO BE USED AS A GUIDE ONLY AND NOT TO BE USED AS A BASIS FOR ANY OTHER SURVEY.
4) ALL DIMENSIONS SHOWN ARE TO THE FACE UNLESS OTHERWISE SHOWN.
5) DIMENSIONS SHOWN IN METERS ARE TO BE CONSIDERED AS PART OF THIS SURVEY.
6) THIS SURVEY IS PREPARED FOR THE PURPOSE OF RECORDING A PLAT OF THE SEAWALL AND RETURN AS SHOWN ON THESE PLANS.
7) THIS SURVEY IS PREPARED FOR THE BENEFIT OF THE PARTIES LISTED HEREIN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
8) THE SURVEYOR'S LIABILITY IS LIMITED TO THE WORK SHOWN ON THESE PLANS AND IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE.
9) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.
10) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.
11) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.
12) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.
13) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.
14) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.
15) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.
16) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.
17) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.
18) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.
19) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.
20) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.

- SYMBOLS**
- AC - ADJUSTMENT
 - AD - ADJUSTMENT
 - AL - ALIEN
 - AN - ANGLE
 - AO - ANGLE OF OBSERVATION
 - AP - ANGLE OF POSITION
 - AR - ANGLE OF REFLECTION
 - AS - ANGLE OF SIGHT
 - AT - ANGLE OF TANGENCY
 - AV - ANGLE OF VISION
 - AW - ANGLE OF WIND
 - AX - ANGLE OF X-RAY
 - AY - ANGLE OF YAW
 - AZ - ANGLE OF AZIMUTH
 - BA - BACKSIGHT
 - BB - BENCH MARK
 - BC - BENCH MARK
 - BD - BENCH MARK
 - BE - BENCH MARK
 - BF - BENCH MARK
 - BG - BENCH MARK
 - BH - BENCH MARK
 - BI - BENCH MARK
 - BJ - BENCH MARK
 - BK - BENCH MARK
 - BL - BENCH MARK
 - BM - BENCH MARK
 - BN - BENCH MARK
 - BO - BENCH MARK
 - BP - BENCH MARK
 - BQ - BENCH MARK
 - BR - BENCH MARK
 - BS - BENCH MARK
 - BT - BENCH MARK
 - BV - BENCH MARK
 - BW - BENCH MARK
 - BX - BENCH MARK
 - BY - BENCH MARK
 - BZ - BENCH MARK
 - CA - CURVE
 - CB - CURVE
 - CC - CURVE
 - CD - CURVE
 - CE - CURVE
 - CF - CURVE
 - CG - CURVE
 - CH - CURVE
 - CI - CURVE
 - CJ - CURVE
 - CK - CURVE
 - CL - CURVE
 - CM - CURVE
 - CN - CURVE
 - CO - CURVE
 - CP - CURVE
 - CQ - CURVE
 - CR - CURVE
 - CS - CURVE
 - CT - CURVE
 - CU - CURVE
 - CV - CURVE
 - CW - CURVE
 - CX - CURVE
 - CY - CURVE
 - CZ - CURVE
 - DA - DISTANCE
 - DB - DISTANCE
 - DC - DISTANCE
 - DD - DISTANCE
 - DE - DISTANCE
 - DF - DISTANCE
 - DG - DISTANCE
 - DH - DISTANCE
 - DI - DISTANCE
 - DJ - DISTANCE
 - DK - DISTANCE
 - DL - DISTANCE
 - DM - DISTANCE
 - DN - DISTANCE
 - DO - DISTANCE
 - DP - DISTANCE
 - DQ - DISTANCE
 - DR - DISTANCE
 - DS - DISTANCE
 - DT - DISTANCE
 - DV - DISTANCE
 - DW - DISTANCE
 - DX - DISTANCE
 - DY - DISTANCE
 - DZ - DISTANCE
 - EA - ELEVATION
 - EB - ELEVATION
 - EC - ELEVATION
 - ED - ELEVATION
 - EE - ELEVATION
 - EF - ELEVATION
 - EG - ELEVATION
 - EH - ELEVATION
 - EI - ELEVATION
 - EJ - ELEVATION
 - EK - ELEVATION
 - EL - ELEVATION
 - EM - ELEVATION
 - EN - ELEVATION
 - EO - ELEVATION
 - EP - ELEVATION
 - EQ - ELEVATION
 - ER - ELEVATION
 - ES - ELEVATION
 - ET - ELEVATION
 - EV - ELEVATION
 - EW - ELEVATION
 - EX - ELEVATION
 - EY - ELEVATION
 - EZ - ELEVATION
 - FA - FACE
 - FB - FACE
 - FC - FACE
 - FD - FACE
 - FE - FACE
 - FF - FACE
 - FG - FACE
 - FH - FACE
 - FI - FACE
 - FJ - FACE
 - FK - FACE
 - FL - FACE
 - FM - FACE
 - FN - FACE
 - FO - FACE
 - FP - FACE
 - FQ - FACE
 - FR - FACE
 - FS - FACE
 - FT - FACE
 - FV - FACE
 - FW - FACE
 - FX - FACE
 - FY - FACE
 - FZ - FACE
 - GA - GRADE
 - GB - GRADE
 - GC - GRADE
 - GD - GRADE
 - GE - GRADE
 - GF - GRADE
 - GG - GRADE
 - GH - GRADE
 - GI - GRADE
 - GJ - GRADE
 - GK - GRADE
 - GL - GRADE
 - GM - GRADE
 - GN - GRADE
 - GO - GRADE
 - GP - GRADE
 - GQ - GRADE
 - GR - GRADE
 - GS - GRADE
 - GT - GRADE
 - GV - GRADE
 - GW - GRADE
 - GX - GRADE
 - GY - GRADE
 - GZ - GRADE
 - HA - HAZARD
 - HB - HAZARD
 - HC - HAZARD
 - HD - HAZARD
 - HE - HAZARD
 - HF - HAZARD
 - HG - HAZARD
 - HH - HAZARD
 - HI - HAZARD
 - HJ - HAZARD
 - HK - HAZARD
 - HL - HAZARD
 - HM - HAZARD
 - HN - HAZARD
 - HO - HAZARD
 - HP - HAZARD
 - HQ - HAZARD
 - HR - HAZARD
 - HS - HAZARD
 - HT - HAZARD
 - HV - HAZARD
 - HW - HAZARD
 - HX - HAZARD
 - HY - HAZARD
 - HZ - HAZARD
 - IA - INTERSECTION
 - IB - INTERSECTION
 - IC - INTERSECTION
 - ID - INTERSECTION
 - IE - INTERSECTION
 - IF - INTERSECTION
 - IG - INTERSECTION
 - IH - INTERSECTION
 - II - INTERSECTION
 - IJ - INTERSECTION
 - IK - INTERSECTION
 - IL - INTERSECTION
 - IM - INTERSECTION
 - IN - INTERSECTION
 - IO - INTERSECTION
 - IP - INTERSECTION
 - IQ - INTERSECTION
 - IR - INTERSECTION
 - IS - INTERSECTION
 - IT - INTERSECTION
 - IV - INTERSECTION
 - IW - INTERSECTION
 - IX - INTERSECTION
 - IY - INTERSECTION
 - IZ - INTERSECTION
 - JA - JUNCTION
 - JB - JUNCTION
 - JC - JUNCTION
 - JD - JUNCTION
 - JE - JUNCTION
 - JF - JUNCTION
 - JG - JUNCTION
 - JH - JUNCTION
 - JI - JUNCTION
 - JJ - JUNCTION
 - JK - JUNCTION
 - JL - JUNCTION
 - JM - JUNCTION
 - JN - JUNCTION
 - JO - JUNCTION
 - JP - JUNCTION
 - JQ - JUNCTION
 - JR - JUNCTION
 - JS - JUNCTION
 - JT - JUNCTION
 - JV - JUNCTION
 - JW - JUNCTION
 - JX - JUNCTION
 - JY - JUNCTION
 - JZ - JUNCTION
 - KA - KNOT
 - KB - KNOT
 - KC - KNOT
 - KD - KNOT
 - KE - KNOT
 - KF - KNOT
 - KG - KNOT
 - KH - KNOT
 - KI - KNOT
 - KJ - KNOT
 - KK - KNOT
 - KL - KNOT
 - KM - KNOT
 - KN - KNOT
 - KO - KNOT
 - KP - KNOT
 - KQ - KNOT
 - KR - KNOT
 - KS - KNOT
 - KT - KNOT
 - KV - KNOT
 - KW - KNOT
 - KX - KNOT
 - KY - KNOT
 - KZ - KNOT
 - LA - LINE
 - LB - LINE
 - LC - LINE
 - LD - LINE
 - LE - LINE
 - LF - LINE
 - LG - LINE
 - LH - LINE
 - LI - LINE
 - LJ - LINE
 - LK - LINE
 - LL - LINE
 - LM - LINE
 - LN - LINE
 - LO - LINE
 - LP - LINE
 - LQ - LINE
 - LR - LINE
 - LS - LINE
 - LT - LINE
 - LV - LINE
 - LW - LINE
 - LX - LINE
 - LY - LINE
 - LZ - LINE
 - MA - MARK
 - MB - MARK
 - MC - MARK
 - MD - MARK
 - ME - MARK
 - MF - MARK
 - MG - MARK
 - MH - MARK
 - MI - MARK
 - MJ - MARK
 - MK - MARK
 - ML - MARK
 - MM - MARK
 - MN - MARK
 - MO - MARK
 - MP - MARK
 - MQ - MARK
 - MR - MARK
 - MS - MARK
 - MT - MARK
 - MV - MARK
 - MW - MARK
 - MX - MARK
 - MY - MARK
 - MZ - MARK
 - NA - NORTH
 - NB - NORTH
 - NC - NORTH
 - ND - NORTH
 - NE - NORTH
 - NF - NORTH
 - NG - NORTH
 - NH - NORTH
 - NI - NORTH
 - NJ - NORTH
 - NK - NORTH
 - NL - NORTH
 - NM - NORTH
 - NO - NORTH
 - NP - NORTH
 - NQ - NORTH
 - NR - NORTH
 - NS - NORTH
 - NT - NORTH
 - NV - NORTH
 - NW - NORTH
 - NX - NORTH
 - NY - NORTH
 - NZ - NORTH
 - OA - OFFSET
 - OB - OFFSET
 - OC - OFFSET
 - OD - OFFSET
 - OE - OFFSET
 - OF - OFFSET
 - OG - OFFSET
 - OH - OFFSET
 - OI - OFFSET
 - OJ - OFFSET
 - OK - OFFSET
 - OL - OFFSET
 - OM - OFFSET
 - ON - OFFSET
 - OO - OFFSET
 - OP - OFFSET
 - OQ - OFFSET
 - OR - OFFSET
 - OS - OFFSET
 - OT - OFFSET
 - OV - OFFSET
 - OW - OFFSET
 - OX - OFFSET
 - OY - OFFSET
 - OZ - OFFSET
 - PA - POINT
 - PB - POINT
 - PC - POINT
 - PD - POINT
 - PE - POINT
 - PF - POINT
 - PG - POINT
 - PH - POINT
 - PI - POINT
 - PJ - POINT
 - PK - POINT
 - PL - POINT
 - PM - POINT
 - PN - POINT
 - PO - POINT
 - PP - POINT
 - PQ - POINT
 - PR - POINT
 - PS - POINT
 - PT - POINT
 - PV - POINT
 - PW - POINT
 - PX - POINT
 - PY - POINT
 - PZ - POINT
 - QA - QUANTITY
 - QB - QUANTITY
 - QC - QUANTITY
 - QD - QUANTITY
 - QE - QUANTITY
 - QF - QUANTITY
 - QG - QUANTITY
 - QH - QUANTITY
 - QI - QUANTITY
 - QJ - QUANTITY
 - QK - QUANTITY
 - QL - QUANTITY
 - QM - QUANTITY
 - QN - QUANTITY
 - QO - QUANTITY
 - QP - QUANTITY
 - QQ - QUANTITY
 - QR - QUANTITY
 - QS - QUANTITY
 - QT - QUANTITY
 - QV - QUANTITY
 - QW - QUANTITY
 - QX - QUANTITY
 - QY - QUANTITY
 - QZ - QUANTITY
 - RA - RADIUS
 - RB - RADIUS
 - RC - RADIUS
 - RD - RADIUS
 - RE - RADIUS
 - RF - RADIUS
 - RG - RADIUS
 - RH - RADIUS
 - RI - RADIUS
 - RJ - RADIUS
 - RK - RADIUS
 - RL - RADIUS
 - RM - RADIUS
 - RN - RADIUS
 - RO - RADIUS
 - RP - RADIUS
 - RQ - RADIUS
 - RR - RADIUS
 - RS - RADIUS
 - RT - RADIUS
 - RV - RADIUS
 - RW - RADIUS
 - RX - RADIUS
 - RY - RADIUS
 - RZ - RADIUS
 - SA - SURFACE
 - SB - SURFACE
 - SC - SURFACE
 - SD - SURFACE
 - SE - SURFACE
 - SF - SURFACE
 - SG - SURFACE
 - SH - SURFACE
 - SI - SURFACE
 - SJ - SURFACE
 - SK - SURFACE
 - SL - SURFACE
 - SM - SURFACE
 - SN - SURFACE
 - SO - SURFACE
 - SP - SURFACE
 - SQ - SURFACE
 - SR - SURFACE
 - SS - SURFACE
 - ST - SURFACE
 - SV - SURFACE
 - SW - SURFACE
 - SX - SURFACE
 - SY - SURFACE
 - SZ - SURFACE
 - TA - TANGENT
 - TB - TANGENT
 - TC - TANGENT
 - TD - TANGENT
 - TE - TANGENT
 - TF - TANGENT
 - TG - TANGENT
 - TH - TANGENT
 - TI - TANGENT
 - TJ - TANGENT
 - TK - TANGENT
 - TL - TANGENT
 - TM - TANGENT
 - TN - TANGENT
 - TO - TANGENT
 - TP - TANGENT
 - TQ - TANGENT
 - TR - TANGENT
 - TS - TANGENT
 - TV - TANGENT
 - TW - TANGENT
 - TX - TANGENT
 - TY - TANGENT
 - TZ - TANGENT
 - UA - UNDERGROUND
 - UB - UNDERGROUND
 - UC - UNDERGROUND
 - UD - UNDERGROUND
 - UE - UNDERGROUND
 - UF - UNDERGROUND
 - UG - UNDERGROUND
 - UH - UNDERGROUND
 - UI - UNDERGROUND
 - UJ - UNDERGROUND
 - UK - UNDERGROUND
 - UL - UNDERGROUND
 - UM - UNDERGROUND
 - UN - UNDERGROUND
 - UO - UNDERGROUND
 - UP - UNDERGROUND
 - UQ - UNDERGROUND
 - UR - UNDERGROUND
 - US - UNDERGROUND
 - UT - UNDERGROUND
 - UV - UNDERGROUND
 - UW - UNDERGROUND
 - UX - UNDERGROUND
 - UY - UNDERGROUND
 - UZ - UNDERGROUND
 - VA - VERTICAL
 - VB - VERTICAL
 - VC - VERTICAL
 - VD - VERTICAL
 - VE - VERTICAL
 - VF - VERTICAL
 - VG - VERTICAL
 - VH - VERTICAL
 - VI - VERTICAL
 - VJ - VERTICAL
 - VK - VERTICAL
 - VL - VERTICAL
 - VM - VERTICAL
 - VN - VERTICAL
 - VO - VERTICAL
 - VP - VERTICAL
 - VQ - VERTICAL
 - VR - VERTICAL
 - VS - VERTICAL
 - VT - VERTICAL
 - VV - VERTICAL
 - VW - VERTICAL
 - VX - VERTICAL
 - VY - VERTICAL
 - VZ - VERTICAL
 - WA - WALL
 - WB - WALL
 - WC - WALL
 - WD - WALL
 - WE - WALL
 - WF - WALL
 - WG - WALL
 - WH - WALL
 - WI - WALL
 - WJ - WALL
 - WK - WALL
 - WL - WALL
 - WM - WALL
 - WN - WALL
 - WO - WALL
 - WP - WALL
 - WQ - WALL
 - WR - WALL
 - WS - WALL
 - WT - WALL
 - WV - WALL
 - WW - WALL
 - WX - WALL
 - WY - WALL
 - WZ - WALL
 - XA - X-RAY
 - XB - X-RAY
 - XC - X-RAY
 - XD - X-RAY
 - XE - X-RAY
 - XF - X-RAY
 - XG - X-RAY
 - XH - X-RAY
 - XI - X-RAY
 - XJ - X-RAY
 - XK - X-RAY
 - XL - X-RAY
 - XM - X-RAY
 - XN - X-RAY
 - XO - X-RAY
 - XP - X-RAY
 - XQ - X-RAY
 - XR - X-RAY
 - XS - X-RAY
 - XT - X-RAY
 - XV - X-RAY
 - XW - X-RAY
 - XX - X-RAY
 - XY - X-RAY
 - XZ - X-RAY
 - YA - YAW
 - YB - YAW
 - YC - YAW
 - YD - YAW
 - YE - YAW
 - YF - YAW
 - YG - YAW
 - YH - YAW
 - YI - YAW
 - YJ - YAW
 - YK - YAW
 - YL - YAW
 - YM - YAW
 - YN - YAW
 - YO - YAW
 - YP - YAW
 - YQ - YAW
 - YR - YAW
 - YS - YAW
 - YT - YAW
 - YV - YAW
 - YW - YAW
 - YX - YAW
 - YY - YAW
 - YZ - YAW
 - ZA - ZONE
 - ZB - ZONE
 - ZC - ZONE
 - ZD - ZONE
 - ZE - ZONE
 - ZF - ZONE
 - ZG - ZONE
 - ZH - ZONE
 - ZI - ZONE
 - ZJ - ZONE
 - ZK - ZONE
 - ZL - ZONE
 - ZM - ZONE
 - ZN - ZONE
 - ZO - ZONE
 - ZP - ZONE
 - ZQ - ZONE
 - ZR - ZONE
 - ZS - ZONE
 - ZT - ZONE
 - ZV - ZONE
 - ZW - ZONE
 - ZX - ZONE
 - ZY - ZONE
 - ZZ - ZONE

CERTIFIED TO:
Justin S. Dillon,
Integrity Title & Guaranty Agency, LLC,
First American Title Insurance Company,
New Penn Financial, LLC
its successors and/or assigns

FLOOD ZONE
FOR INFORMATIONAL PURPOSES ONLY
SUBJECT PROPERTY SHOWN HEREIN APPEARS TO BE LOCATED IN FLOOD ZONE "XAE", PER F.I.R.M. COMMUNITY FLOOD HAZARD STUDY, LAST REVISION DATE 08/08/2009. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE OBTAINED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL

NO.	REVISIONS	BY	DATE
4			
3			
2			
1			06-00-0000

Section 10, Township 23 South, Range 29 East
Drawn By: G.S. Survey Number: 15-0210
Prepared By: G.S. 06-00-0000

SURVEYOR'S CERTIFICATION
I, THE UNDERSIGNED, A LICENSED SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE AND THE RESULTS THEREOF WERE OBTAINED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE SURVEYORS ASSOCIATION OF FLORIDA.
LAST DATE OF FIELD SURVEY: 3-02-2015
SIGNATURE DATE: 3-03-2015
PATRICK K. IRELAND, Professional Land Surveyor, License No. 6637, State of Florida

SHEET 1 OF 1

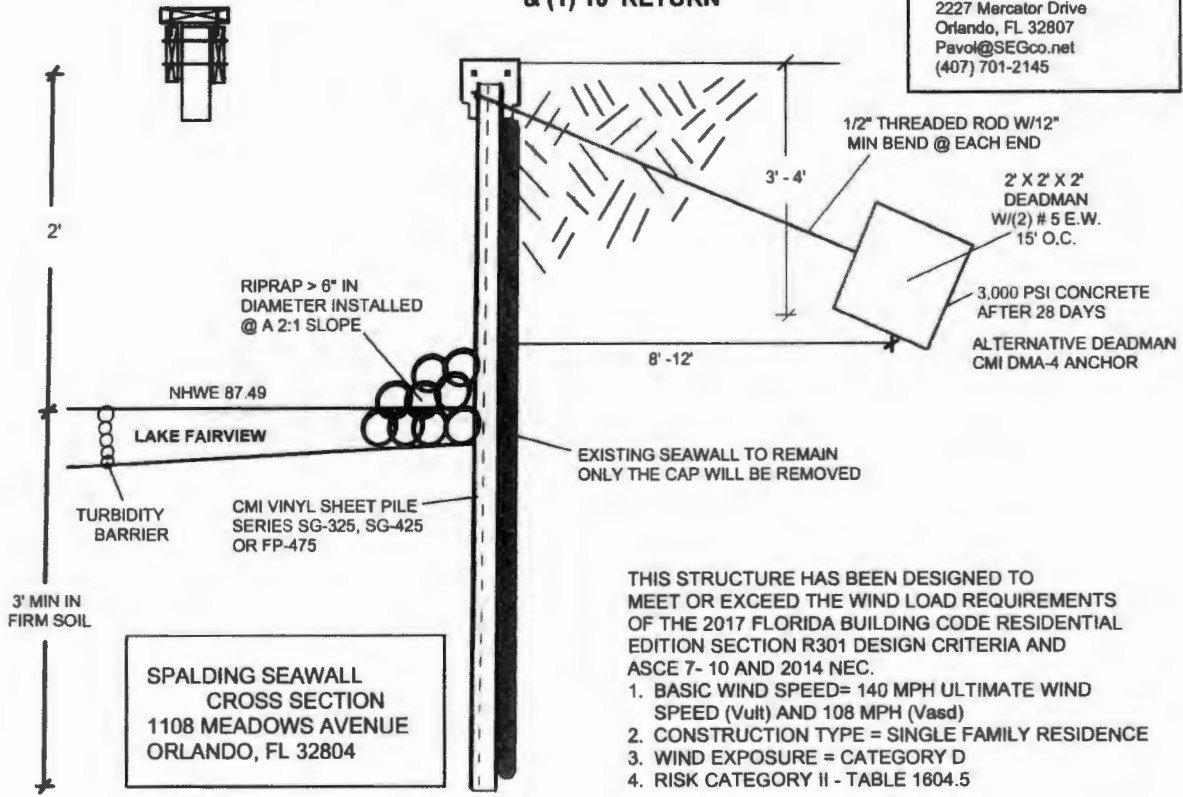
7198 WILD STRAWBERRY RUN
WINTER GARDEN, FL 34787
PHONE 407-386-3161
407-386-3168
FAX 1-888-641-8788

CAP - 4"x4" P.T. SIDE BRACING W/
 (1) 1/2" THRU BOLTS 2' O.C. & 1X6
 OR 2X6 CAP W/ (2) 2" SCREWS 1' O.C.

**2' HIGH X 50' LONG VINYL
 SEAWALL W/ COMPOSITE CAP
 & (1) 10' RETURN**

Pavol Stankay, P.E.
 # 29059
 2227 Mercator Drive
 Orlando, FL 32807
 Pavol@SEGco.net
 (407) 701-2145

RECEIVED
 FEB 21 2020
 BY: _____



**SPALDING SEAWALL
 CROSS SECTION
 1108 MEADOWS AVENUE
 ORLANDO, FL 32804**

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL EDITION SECTION R301 DESIGN CRITERIA AND ASCE 7- 10 AND 2014 NEC.

1. BASIC WIND SPEED= 140 MPH ULTIMATE WIND SPEED (Vult) AND 108 MPH (Vasd)
2. CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE
3. WIND EXPOSURE = CATEGORY D
4. RISK CATEGORY II - TABLE 1604.5



