

7-ELEVEN
S. R. 50 & HANCOCK ROAD
LAKE COUNTY, FLORIDA

DRAINAGE CALCULATIONS

PREPARED BY:

KELLY, COLLINS & GENTRY, INC.
1700 N. ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804

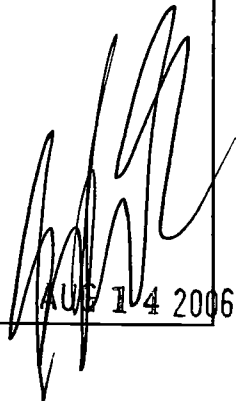
DATE: AUGUST 9, 2006

67971-2

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PDS
ALTAMONTE SVC. STR.



AUG 14 2006

DRY RETENTION AREA

Stage [ft]	Area [sf]	Area [ac]	Incremental Storage [cf]	Cumulative Storage [cf]	Cumulative Storage [af]
200	4,356	0.10		0.00	0.00
202	6,534	0.15	10,890	10,890	0.25
205	10,019	0.23	24,829	35,719	0.82
209	16,117	0.37	52,272	87,991	2.02
210	21,344	0.49	18,731	106,722	2.45

TREATMENT VOLUME CALCULATION:

Site Area =	5.63 ac	(incl. 1.54ac of Hancock Rd. improvements)
Impervious Area =	3.96 ac	
0.5" over site area =	10,218 cf	0.23 af
1.25" over impervious area =	17,969 cf	0.41 af
<u>On-Line Retention - Additional 0.5" over Drainage Area</u>		
0.5" over site area =	10,218 cf	0.23 af
Treatment vol. required =	28,187 cf	0.65 af

Since the site is located in a landlocked basin, the pond is designed to retain the difference in post-development runoff volume versus the pre-development runoff volume for the 25-year / 96-hour storm event.

Pre-development runoff volume (25-year / 96-hour storm) =	71,244 cf	1.64 af
Post-development runoff volume (25-year / 96-hour storm) =	174,551 cf	4.01 af
Pre-Post runoff volume required =	103,307 cf	2.37 af
Volume provided @ stage =	209.82 ft	209.82 ft

Nodes

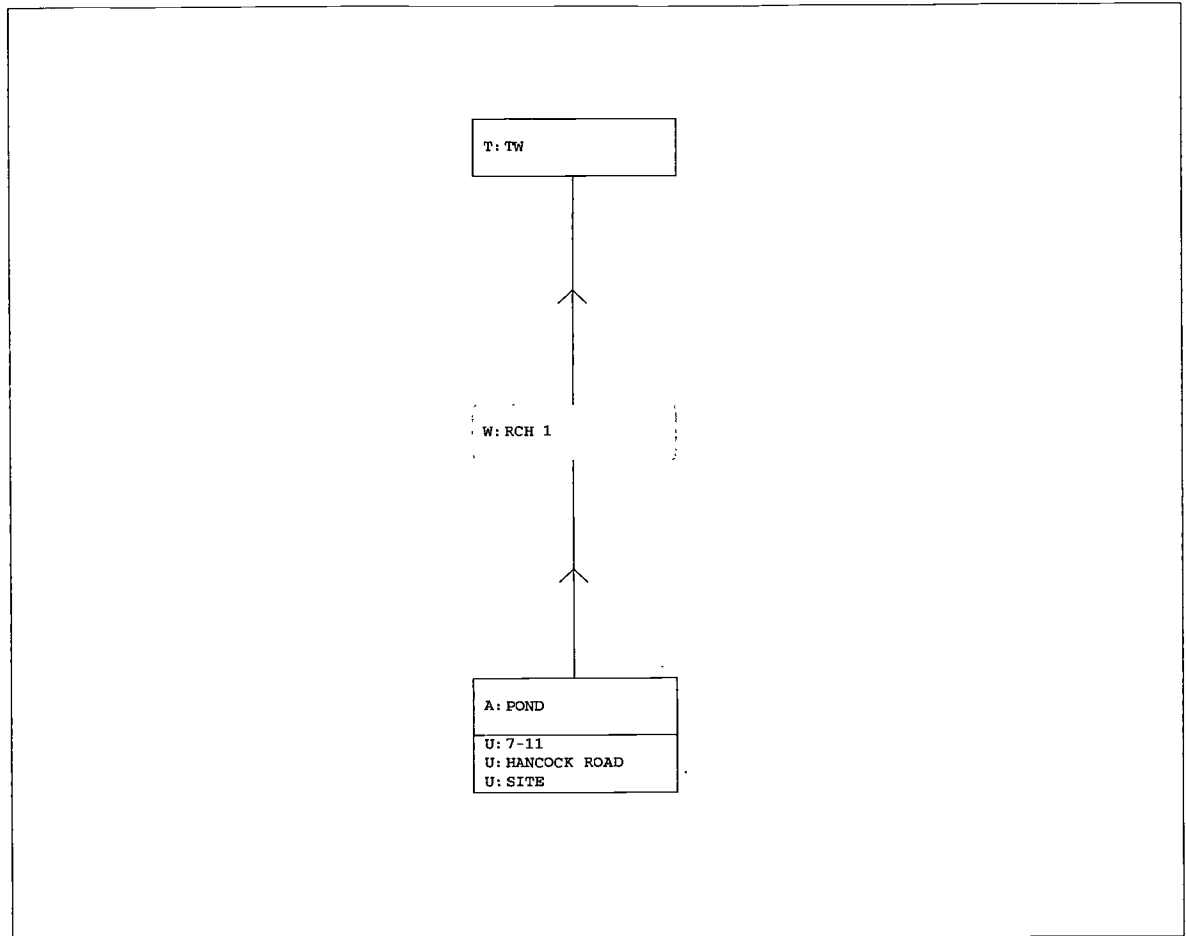
A Stage/Area
V Stage/Volume
T Time/Stage
M Manhole

Basins

O Overland Flow
U SCS Unit Hydro
S Santa Barbara

Links

P Pipe
W Weir
C Channel
D Drop Structure
B Bridge
R Rating Curve
H Breach



Basin Name: 7-11
Group Name: BASE
Simulation: 25YR96HR
Node Name: POND
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Sjrwnd96
Rainfall Amount (in): 11.000
Storm Duration (hrs): 96.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 1.730
Vol of Unit Hyd (in): 1.000
Curve Number: 73.400
DCIA (%): 0.000

Time Max (hrs): 60.02
Flow Max (cfs): 7.499
Runoff Volume (in): 7.593
Runoff Volume (ft3): 47686.418

Basin Name: HANCOCK ROAD
Group Name: BASE
Simulation: 25YR96HR
Node Name: POND
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 2.00
Comp Time Inc (min): 2.00
Rainfall File: Sjrwnd96
Rainfall Amount (in): 11.000
Storm Duration (hrs): 96.00
Status: Onsite
Time of Conc (min): 15.00
Time Shift (hrs): 0.00
Area (ac): 1.540
Vol of Unit Hyd (in): 1.000
Curve Number: 84.300
DCIA (%): 0.000

Time Max (hrs): 60.07
Flow Max (cfs): 6.488
Runoff Volume (in): 9.040
Runoff Volume (ft3): 50533.891

Basin Name: PRE 1
Group Name: BASE
Simulation: 25YR96HR
Node Name: PRE
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 4.00
Comp Time Inc (min): 4.00
Rainfall File: Sjrwnd96
Rainfall Amount (in): 11.000
Storm Duration (hrs): 96.00
Status: Onsite
Time of Conc (min): 30.00
Time Shift (hrs): 0.00
Area (ac): 4.090
Vol of Unit Hyd (in): 1.000
Curve Number: 39.000
DCIA (%): 0.000

Time Max (hrs): 60.20
Flow Max (cfs): 3.493
Runoff Volume (in): 2.634
Runoff Volume (ft3): 39112.773

Basin Name: PRE 2
Group Name: BASE
Simulation: 25YR96HR
Node Name: PRE
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 2.00
Comp Time Inc (min): 2.00
Rainfall File: Sjrwnd96
Rainfall Amount (in): 11.000
Storm Duration (hrs): 96.00
Status: Onsite
Time of Conc (min): 15.00
Time Shift (hrs): 0.00
Area (ac): 1.540
Vol of Unit Hyd (in): 1.000
Curve Number: 60.200
DCIA (%): 0.000

Time Max (hrs): 60.07
Flow Max (cfs): 4.524
Runoff Volume (in): 5.748
Runoff Volume (ft3): 32131.359

Basin Name: SITE
Group Name: BASE
Simulation: 25YR96HR
Node Name: POND
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 2.67
Comp Time Inc (min): 2.67
Rainfall File: Sjrwnd96
Rainfall Amount (in): 11.000
Storm Duration (hrs): 96.00
Status: Onsite
Time of Conc (min): 20.00
Time Shift (hrs): 0.00
Area (ac): 2.360
Vol of Unit Hyd (in): 1.000
Curve Number: 83.300
DCIA (%): 0.000

Time Max (hrs): 60.09
Flow Max (cfs): 8.657
Runoff Volume (in): 8.910
Runoff Volume (ft3): 76330.777


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==== Basins =====
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Name: 7-11                    Node: POND                    Status: Onsite
Group: BASE                   Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256              Peaking Factor: 256.0
Rainfall File: Sjrwd96             Storm Duration(hrs): 96.00
Rainfall Amount(in): 11.000        Time of Conc(min): 10.00
Area(ac): 1.730                   Time Shift(hrs): 0.00
Curve Number: 73.40               Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

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-----
Name: HANCOCK ROAD           Node: POND                    Status: Onsite
Group: BASE                   Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256              Peaking Factor: 256.0
Rainfall File: Sjrwd96             Storm Duration(hrs): 96.00
Rainfall Amount(in): 11.000        Time of Conc(min): 15.00
Area(ac): 1.540                   Time Shift(hrs): 0.00
Curve Number: 84.30               Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

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```
-----
Name: PRE 1                   Node: PRE                     Status: Onsite
Group: BASE                   Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256              Peaking Factor: 256.0
Rainfall File: Flmod              Storm Duration(hrs): 96.00
Rainfall Amount(in): 11.000        Time of Conc(min): 30.00
Area(ac): 4.090                   Time Shift(hrs): 0.00
Curve Number: 39.00               Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

```

```
-----
Name: PRE 2                   Node: PRE                     Status: Onsite
Group: BASE                   Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256              Peaking Factor: 256.0
Rainfall File: Flmod              Storm Duration(hrs): 96.00
Rainfall Amount(in): 11.000        Time of Conc(min): 15.00
Area(ac): 1.540                   Time Shift(hrs): 0.00
Curve Number: 60.20               Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

```

```
-----
Name: SITE                    Node: POND                    Status: Onsite
Group: BASE                   Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256              Peaking Factor: 256.0
Rainfall File: Sjrwd96             Storm Duration(hrs): 96.00
Rainfall Amount(in): 11.000        Time of Conc(min): 20.00
Area(ac): 2.360                   Time Shift(hrs): 0.00
Curve Number: 83.30               Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

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=====
==== Nodes =====
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Name: POND                    Base Flow(cfs): 0.000        Init Stage(ft): 200.000
Group: BASE                   Warn Stage(ft): 210.000
Type: Stage/Area

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Stage (ft)	Area (ac)
200.000	0.1000
202.000	0.1500
205.000	0.2300
209.000	0.3700
210.000	0.4900

Name: TW Base Flow(cfs): 0.000 Init Stage(ft): 190.000
Group: BASE Warn Stage(ft): 190.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	190.000
12.00	190.000
30.00	190.000
260.00	190.000

==== Cross Sections =====

==== Operating Tables =====

==== Pipes =====

==== Channels =====

==== Drop Structures =====

==== Weirs =====

Name: RCH 1 From Node: POND
Group: BASE To Node: TW
Flow: Both Count: 1
Type: Vertical: Mavis Geometry: Rectangular

Span(in): 200.00
Rise(in): 999.00
Invert(ft): 209.000
Control Elevation(ft): 209.000

TABLE

Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

==== Bridges =====

==== Breaches =====

==== Rating Curves =====

==== Hydrology Simulations =====

Name: 25YR96HR
Filename: M:\Stormwater_permits\Hancock Commons\7-11\Drainage Calculations\25YR96HR.R32

Override Defaults: Yes
Storm Duration(hrs): 96.00
Rainfall File: Sjrwnd96

Rainfall Amount(in): 11.00

Time(hrs)	Print Inc(min)
96.000	15.00

=====
==== Routing Simulations =====
=====

Name: 25YR96HR Hydrology Sim: 25YR96HR
Filename: M:\Stormwater_permits\Hancock Commons\7-11\Drainage Calculations\25YR96HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 96.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
96.000	15.000

Group	Run
BASE	Yes

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
POND	BASE	25YR96HR	60.58	209.324	210.000	0.0050	17809	60.00	21.978	60.58	9.817
TW	BASE	25YR96HR	0.00	190.000	190.000	0.0000	0	60.58	9.817	0.00	0.000

PONDS Version 3.2.0145
Retention Pond Recovery - Refined Method
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Devo Seereeram, Ph.D., P.E.

Project Data

Project Name: 7-11 Hancock Road
Simulation Description: Pond Recovery Analysis - Treatment Volume
Project Number: 254.000
Engineer : AAD
Supervising Engineer: SMG
Date: 08-08-2006

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum): 179.00
Water Table Elevation, [WT] (ft datum): 180.00
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 5.00
Fillable Porosity, [n] (%): 30.00
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day): 5.0
Maximum Area For Unsaturated Infiltration, [Av] (ft²): 21344.0

Geometry Data

Equivalent Pond Length, [L] (ft): 284.0
Equivalent Pond Width, [W] (ft): 87.0
Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft ²)
200.00	4356.0
202.00	6534.0
205.00	10019.0
209.00	16117.0
210.00	21344.0

Scenario Input Data

Scenario 1 :: Slug Load = Treatment Volume = 28,187 cf

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft³) 28187

Initial ground water level (ft datum) 180.00

Time After
Storm Event
(days)

1.000
2.000
3.000

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Detailed Results :: Scenario 1 :: Slug Load = Treatment Volume = 28,187 cf

Elapsed Time (hours)	Inflow Rate (ft ³ /s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft ³ /s)	Overflow Discharge (ft ³ /s)	Cumulative Inflow Volume (ft ³)	Cumulative Infiltration Volume (ft ³)	Cumulative Discharge Volume (ft ³)	Flow Type
0.000	4697.8330	0.0000	180.000	0.00000	0.00000	0.0	0.0	0.0	N.A.
0.002	4697.8330	0.0000	204.212	0.25207	0.00000	28187.0	1.5	0.0	U/P
24.000	0.0000	0.0000	----	----	----	28187.0	28187.0	0.0	dry
48.000	0.0000	0.0000	----	----	----	28187.0	28187.0	0.0	dry
72.000	0.0000	0.0000	----	----	----	28187.0	28187.0	0.0	dry

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Summary of Results :: Scenario 1 :: Slug Load = Treatment Volume = 28,187 cf

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	0.000	180.00		
Maximum	0.002	204.21		
Inflow				
Rate - Maximum - Positive	0.002		4697.8330	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	0.002			28187.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	72.000			28187.0
Infiltration				
Rate - Maximum - Positive	0.002		0.2521	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	0.002			1.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	72.000			28187.0
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	72.000			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	72.000	0.00		28187.0

STANDARD GENERAL ENVIRONMENTAL RESOURCE STORMWATER PERMIT
TECHNICAL STAFF REPORT

March 20, 2001

APPLICATION #: 42-069-67971-1

DATE RECEIVED:	DATE COMPLETED:	21ST DAY:	28TH DAY:
September 18, 2000	February 26, 2001	March 19, 2001	March 26, 2001

Applicant: SOLO Development Corp.
908 South Delany Ave.
Orlando, FL
32806
(407) 422-3144

Agent: Kelly Collins & Gentry Inc
Attn: Scott M Gentry
1600 E Robinson St Suite 400
Orlando, FL
32803
(407) 898-7858

Project Name: 7 - Eleven SR 50 & Hancock Rd.
Project Acreage: 1.730
Planning Unit: Lake Apopka
Special Basin Criteria: Ocklawaha River
Receiving Water Body: Wetlands to the southeast **Class:** III Fresh.
County: Lake
Correct Fee Submitted: Yes **Amount Received:** \$350.00

Authority: 40C-42.022(1)(a)

Type of Treatment: Retention
Type of Development: Commercial
Type of System: New Stormwater System
Final O&M Entity: SOLO Development Corporation
Wetland Review Approval Received: Yes

Mean Annual Storm Attenuation Provided: Yes
Recovery of Water Quality Vol. Within Req. Time: Yes
Recovery of Peak Attenuation Vol. Within Req. Time: Yes

STAFF COMMENTS:

The project site is located at the southeast corner of State Road 50 and Hancock Road, in Lake County. The proposed project includes the construction of a 2,960 square foot convenience store, parking facilities, driveways, stormsewers and associated master stormwater treatment system.

The proposed 1.73 acre 7-11 project is part of an overall 4.07 acre tract of land which also includes a 2.36 acre future development parcel (*Site Basin 1*).

A single dry master retention pond will be constructed to accommodate runoff from the developed 7-11 site, the future development parcel (*Site Basin 1*) and off-site runoff from a portion of the future Hancock Road widening. The design parameters established for the master stormwater treatment pond include a maximum of 1.01 acres of impervious surface for the 7-11 site, a maximum of 1.77 acres of impervious surface for the future development parcel (*Site Basin 1*) and a maximum of 1.18 acres of impervious surface for the future Hancock Road widening.

It is contemplated that in the future, additional buildings, parking and customer access drives will be constructed on the *Site Basin 1* parcel. The applicant is aware that a modification to this permit will then be required.

The proposed storm water management system is designed to attenuate the peakrates of discharge for both the mean annual and the 25-year, 24-hour storm events. Sufficient storage is provided within the pond to retain the pre/ post-development runoff volume generated from the 25-year 96-hour storm event.

The applicant has provided assurances that this project, as proposed, is consistent with the design criteria and objectives of the District set forth in Chapter 40C-42, F.A.C.

Authorization Statement:

A new stormwater system with stormwater treatment by retention to serve 7 - Eleven SR 50 & Hancock Rd., a 1.73-acre project to be constructed as per plans received by the District on February 26, 2001.

Interested Parties: No
Objectors: No

Conditions for Application Number 42-069-67971-1:

ERP Stormwater General Conditions by Rule (October 03, 1995):

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

ERP/MSSW/Stormwater Special Conditions (November 09, 1995):

10, 13, 28

Other Conditions:

1. If the permittee intends to subdivide or sell off any portion of the property containing the stormwater system, then prior to the sale of any lot or parcel, the permittee will need to submit to the District for District approval draft operation and maintenance documents meeting the requirements of Rule 40C-42.027, Florida Administrative Code. Upon written approval by the District, those operation and maintenance

documents must be recorded, if appropriate.

2. For those systems that are proposed to be operated and maintained by a governmental or other entity as set forth in Rule 40C-42.027, final operation and maintenance documents must be received and approved by the District upon acceptance by the entity of the operation and maintenance of the system. Failure to submit the appropriate documents will result in the permittee remaining liable for the operation and maintenance of the permitted system.
3. Prior to any construction within the future development area, the appropriate modification to this permit must be obtained from the District.

Reviewers: Ruth Grady
Victoria Nations

This project as proposed in submitted plans, is consistent with the rules and regulations as set forth in Chapter 40C-42, F.A.C.

Reviewer: _____ Date: _____

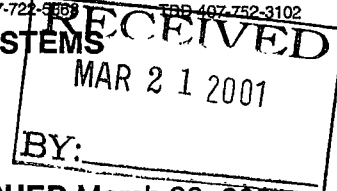
Supervising Professional Engineer: _____ Date: _____



POST OFFICE BOX 1429 **PALATKA, FLORIDA 32178-1429**
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 FAX (Executive) 329-4125 (Legal) 329-4485 (Permitting) 329-4315 (Administration/Finance) 329-4508
SERVICE CENTERS
 818 E. South Street 7775 Baymeadows Way PERMITTING: OPERATIONS:
 Orlando, Florida 32801 Suite 102 305 East Drive 2133 N. Wickham Road
 407-897-4300 Jacksonville, Florida 32256 Melbourne, Florida 32904 Melbourne, Florida 32935-8109
 TDD 407-897-5960 904-730-8270 407-984-4940 407-752-3100
 TDD 904-448-7900 TDD 407-722-3759 TDD 407-752-3102

REGULATION OF STORMWATER MANAGEMENT SYSTEMS

CHAPTER 40C-42, F.A.C.



PERMIT NO. 42-069-67971-1

DATE ISSUED: March 20, 2001

A PERMIT AUTHORIZING:

A new stormwater system with stormwater treatment by retention to serve 7 - Eleven SR 50 & Hancock Rd., a 1.73 acre project to be constructed as per plans received by the District on February 26, 2001.

LOCATION:

Section(s): 21 Township(s): 22S Range(s): 26E
Lake County

ISSUED TO:

Solo Development Corp.
908 South Delany Ave.
Orlando, FL 32806

This document shall serve as the formal permit for construction and operation of stormwater management system in accordance with Chapter 40C-42, F.A.C., issued by the staff of the St. Johns River Water Management District on March 20, 2001. This permit is subject to the standard limiting conditions and other special conditions approved by the staff. These conditions are enclosed.

This permit is a legal document and should be kept with your other important records. The permit requires the submittal of an As-built certification and may require submittal of other documents. All information provided in compliance with permit conditions should be submitted to the District office from which the permit was issued. An As-built certification form is attached. Complete this form within 30 days of completion of construction of the permitted system, including all site work.

Upon receipt of the As-built certification, staff will inspect the project site. Once the project is found to be in compliance with all permit requirements, the permit may be converted to its operation phase and responsibility transferred to the operation and maintenance entity in accordance with Chapter 40C-42.028, F.A.C.

William Kerr, CHAIRMAN
MELBOURNE BEACH

Ometrias D. Long, VICE CHAIRMAN
APOPKA

Jeff K. Jennings, SECRETARY
MAITLAND

Duane Ottenstroer, TREASURER
SWITZERLAND

Dan Roach
FERNANDINA BEACH

William M. Segal
MAITLAND

Otis Mason
ST. AUGUSTINE

Clay Albright
EAST LAKE WEIR

Reid Hughes
DAYTONA BEACH

Permit issuance does not relieve you from the responsibility for obtaining permits from any federal, state, and/or local agencies asserting concurrent jurisdiction over this work. Please note that if dewatering is to occur during any phase of construction or thereafter and the surface water pump(s), wells, or facilities are capable of withdrawing one million gallons of water per day or more, or an average of 100,000 gallons per day or more over a year, and any discharge is to be off-site, you must apply for and obtain a Consumptive Use Permit (40C-2) from the District prior to starting the dewatering. Please contact the District if you need additional information or application materials.

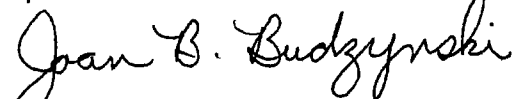
Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part thereof.

This permit does not convey to Permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the Permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by Permittee hereunder shall remain the property of the Permittee.

This permit may be revoked, modified, or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

In the event you sell your property, the permit will be transferred to the new owner, if we are notified by you within thirty days of the sale. Please assist us in this matter so as to maintain a valid permit for the new property owner.

Thank you for your cooperation, and if this office can be of any further assistance to you, please do not hesitate to contact us.



Joan B Budzynski, Supervising Prof Engineer - Orlando
Department of Water Resources

Enclosures: As-built Certification Form
Exhibit A

cc: District Permit File

Agent: Kelly Collins & Gentry
1600 E Robinson St Apt. Ste 400
Orlando, FL 32803

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 42-069-67971-1
SOLO DEVELOPMENT CORP.
DATED MARCH 20, 2001

1. This permit for construction will expire five years from the date of issuance unless otherwise specified by a special condition of the permit.
2. Permittee must obtain a permit from the District prior to beginning construction of subsequent phases or any other work associated with this project not specifically authorized by this permit.
3. Before any offsite discharge from the stormwater management system occurs, the retention and detention storage must be excavated to rough grade prior to building construction or placement of impervious surface within the area served by those systems. Adequate measures must be taken to prevent siltation of these treatment systems and control structures during construction or siltation must be removed prior to final grading and stabilization.
4. The permittee must maintain a copy of this permit complete with all conditions, attachments, exhibits, and permit modification in good condition at the construction site. The complete permit must be available for review upon request by District representatives. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
5. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall be considered a violation of this permit.
6. District authorized staff, upon proper identification, must be granted permission to enter, inspect and observe the system to insure conformity with the plans and specifications approved by the permit.
7. Prior to and during construction, the permittee shall implement and maintain all erosion and sediment control measures (best management practices) required to retain sediment on-site and to prevent violations of state water quality standards. All practices must be in accordance with the guidelines and specifications in chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988), which are hereby incorporated by reference, unless a project specific erosion and sediment control plan is approved as part of the permit, in which case the practices must be in accordance with the plan. If site specific

conditions require additional measures during any phase of construction or operation to prevent erosion or control sediment, beyond those specified in the erosion and sediment control plan, the permittee shall implement additional best management practices as necessary, in accordance with the specification in chapter 6 of the Florida Land Development Manual: A guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988). The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.

8. If the permitted system was designed by a registered professional, within 30 days after completion of the stormwater system, the permittee must submit to the District the following: District Form No. 40C-1.181(13) (As built Certification By a Registered Professional), signed and sealed by an appropriated professional registered in the State of Florida, and two (2) sets of "As Built" drawings when a) required by a special condition of this permit, b) the professional uses "As Built" drawings to support the As Built Certification, or c) when the completed system substantially differs from permitted plans. This submittal will serve to notify the District staff that the system is ready for inspection and approval.
9. If the permitted system was not designed by a registered professional, within 30 days after completion of the stormwater system, the permittee must submit to the District the following: District Form No. 40C-1.181(14) (As built Certification), signed by the permittee and two (2) sets of "As Built" drawings when required by a special condition of this permit, or when the completed system substantially differs from permitted plans. This submittal will serve to notify the District staff that the system is ready for inspection and approval.
10. Stabilization measures shall be initiated for erosion and sediment control on disturbed areas as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than seven (7) days before the construction activity in that portion of the site has temporarily or permanently ceased.
11. Should any other regulatory agency require changes to the permitted system, the permittee shall provide written notification to the District of the Changes prior to implementation so that a determination can be made whether a permit modification is required.
12. Within thirty (30) days after sale or conveyance of the permitted stormwater management system or the real property on which the system is located, the owner in whose name the permit was granted shall notify the District of such change of ownership. Transfer of the permit shall be in accordance with the provisions of section 40C-612, F.A.C. All terms and conditions of this permit shall be binding upon the transferee. The permittee

transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.

13. The stormwater management system must be completed in accordance with the permitted and permit conditions prior to the initiation of the permitted use of site infrastructure. The system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the stormwater management system to a local government or other responsible entity.
14. The operation phase of the permit shall not become effective until the requirements of Condition No. 8 or 9 have been met, the district determines that the system complies with the permitted plans, and the entity approved by the District in accordance with section 40C-42.027, F.A.C., accepts responsibility for operation and maintenance of the system. The permit cannot be transferred to such an approved, responsible operation and maintenance entity until the requirements of section 40C-42.028, F.A.C., are met, and the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District in accordance with section 40C-42.028, F.A.C., the permittee shall request transfer of the permit to the responsible approved operation and maintenance entity, if different from the permittee. Until the permit is transferred pursuant to subsection 40C-42.028 (4) F.A.C., the permittee shall be liable for compliance with the terms of the permit.
15. Prior to lot or unit sales, or upon completion of construction of the system, whichever occurs first, the District must receive the final operation and maintenance document(s) approved by the District and recorded, if the latter is appropriate. For those systems which are proposed to be maintained by county or municipal entities, final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity, Failure to submit the appropriate final document will result in the permittee remaining personally liable for carrying out maintenance and operation of the permitted system.
16. 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 permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40C-42.028, F.A.C.

17. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.
18. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
19. Activities approved by this permit shall be conducted in a manner which do not cause violations of state water quality standards.
20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
21. Prior to construction, the permittee must clearly designate the limits of construction on-site. The permittee must advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.
22. The operation and Maintenance entity shall submit inspection reports to the District two years after the operation phase permit becomes effective and every two years thereafter on District Form EN-46. The inspection form must be signed and sealed by an appropriate registered professional.
23. If the permittee intends to subdivide or sell off any portion of the property containing the stormwater system, then prior to the sale of any lot or parcel, the permittee will need to submit to the District for District approval draft operation and maintenance documents meeting the requirements of Rule 40C-42.027, Florida Administrative Code. Upon written approval by the District, those operation and maintenance documents must be recorded, if appropriate.
24. For those systems that are proposed to be operated and maintained by a governmental or other entity as set forth in Rule 40C-42.027, final operation and maintenance documents must be received and approved by the District upon acceptance by the entity of the operation and maintenance of the system. Failure to submit the appropriate documents will result in the permittee remaining liable for the operation and maintenance of the permitted system.
25. Prior to any construction within the future development area, the appropriate

modification to this permit must be obtained from the District.

Notice Of Rights

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Sections 120.569 and 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the rights to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57, Florida Statutes, and Rules 28-106.111 and 28-106.401-.405, Florida Administrative Code. Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka, Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) within twenty-six (26) days of the District depositing notice of District decision in the mail (for those persons to whom the District mails actual notice) or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, Florida Administrative Code.
2. If the Governing Board takes action which substantially differs from the notice of District decision, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to District Rule 40C-1.1007, Florida Administrative Code, the petition must be filed at the office of the District Clerk at the address described above, within twenty-six (26) days of the District depositing notice of final District decision in the mail (for those persons to whom the District mails actual notice) or within twenty-one (21) days of newspaper publication of the notice of its final agency action (for those persons to whom the District does not mail actual notice). Such a petition must comply with Rule Chapter 28-106, Florida Administrative Code.
3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.
4. A substantially interested person has the right to an informal hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.
5. A petition for an administrative hearing is deemed filed upon delivery of the petition to the District Clerk at the District headquarters in Palatka, Florida.
6. Failure to file a petition for an administrative hearing, within the requisite time frame shall constitute a waiver of the right to an administrative hearing (Section 28-106.111, Florida Administrative Code).
7. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, and Chapter 28-106, Florida Administrative Code and Section 40C-1.1007, Florida Administrative Code.

Notice Of Rights

8. An applicant with a legal or equitable interest in real property who believes that a District permitting action is unreasonable or will unfairly burden the use of his property, has the right to, within 30 days of receipt of notice of the District's written decision regarding a permit application, apply for a special master proceeding under Section 70.51, Florida Statutes, by filing a written request for relief at the office of the District Clerk located at District headquarters, P. O. Box 1429, Palatka, FL 32178-1429 (4049 Reid St., Palatka, Florida 32177). A request for relief must contain the information listed in Subsection 70.51(6), Florida Statutes.
9. A timely filed request for relief under Section 70.51, Florida Statutes, tolls the time to request an administrative hearing under paragraph no. 1 or 2 above (Paragraph 70.51(10)(b), Florida Statutes). However, the filing of a request for an administrative hearing under paragraph no. 1 or 2 above waives the right to a special master proceeding (Subsection 70.51(10)(b), Florida Statutes).
10. Failure to file a request for relief within the requisite time frame shall constitute a waiver of the right to a special master proceeding (Subsection 70.51(3), Florida Statutes).
11. Any substantially affected person who claims that final action of the District constitutes an unconstitutional taking of property without just compensation may seek review of the action in circuit court pursuant to Section 373.617, Florida Statutes, and the Florida Rules of Civil Procedures, by filing an action in circuit court within 90 days of the rendering of the final District action, (Section 373.617, Florida Statutes).
12. Pursuant to Section 120.68, Florida Statutes, a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure within 30 days of the rendering of the final District action.
13. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy on the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.
14. For appeals to the District Court of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.
15. Failure to observe the relevant time frames for filing a petition for judicial review described in paragraphs #11 and #12, or for Commission review as described in paragraph #13, will result in waiver of that right to review.

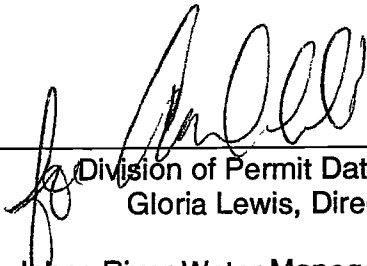
Notice Of Rights

Certificate of Service

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:

Solo Development Corp.
908 South Delany Ave.
Orlando, FL 32806

at 4:00 p.m. this 20th day of March, 2001.



Division of Permit Data Services
Gloria Lewis, Director

St. Johns River Water Management District
Post Office Box 1429
Palatka, FL 32178-1429
(904) 329-4152

Permit Number: 42-069-67971-1

67971-2

RECEIVED

AUG 14 2006

PDS
ALTAMONTE SVC: CTR:

