



Development of
Regional Impact
Application for
Development Approval

Franklin County, Florida



May 2000

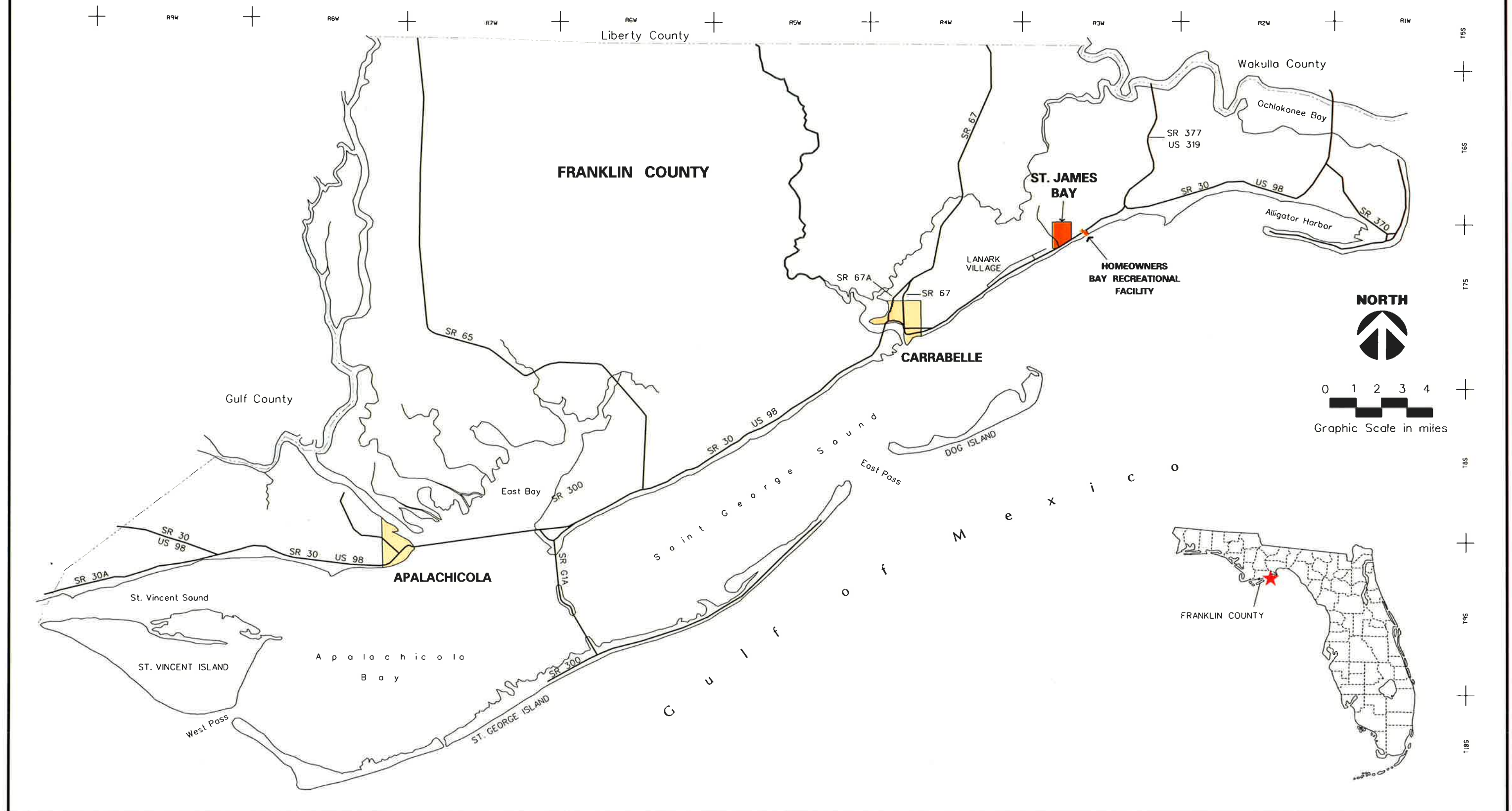




LIST OF MAPS

<i>Location Map</i>	<i>A1</i>
<i>Property Map</i>	<i>A2</i>
<i>St. James Bay Aerial</i>	<i>B1</i>
<i>Homeowners Bay Recreational Facility</i>	<i>B2</i>
<i>Topographic Map</i>	<i>C1</i>
<i>Flood Zone Map</i>	<i>C2</i>
<i>Jurisdictional Wetlands Map</i>	<i>C3</i>
<i>Existing Landuse</i>	<i>D</i>
<i>Soils Map</i>	<i>E1</i>
<i>Boring Locations</i>	<i>E2</i>
<i>FLUCCS Map</i>	<i>F</i>
<i>Wildlife Transect Map</i>	<i>G1</i>
<i>Gopher Tortoise Transect Map</i>	<i>G2</i>
<i>Preserved Lands</i>	<i>G3</i>
<i>Master Plan</i>	<i>H1</i>
<i>Phasing Plan</i>	<i>H2</i>
<i>Proposed & Existing Utilities</i>	<i>H3</i>
<i>Typical Streetscape</i>	<i>H4</i>
<i>Existing Drainage Map</i>	<i>I1</i>
<i>Post Development Drainage Plan</i>	<i>I2</i>
<i>Transportation Study Area</i>	<i>J1</i>
<i>Distribution of PM Peak Hour Project Trips (Phase I)</i>	<i>J2</i>
<i>Distribution of PM Peak Hour Project Trips (Phase I & II)</i>	<i>J3</i>
<i>Cultural Resource Assessment – Shovel Test Locations</i>	<i>K</i>

MAP A-1 LOCATION MAP



Prepared by:

Baskerville-Donovan, Inc.

316 S. Baylen Street, Pensacola, Florida

St. James Bay

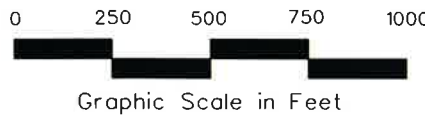
Carabelle Properties Limited

A portion of Section 5, Township 7 South, Range 3 West, Franklin County, Florida

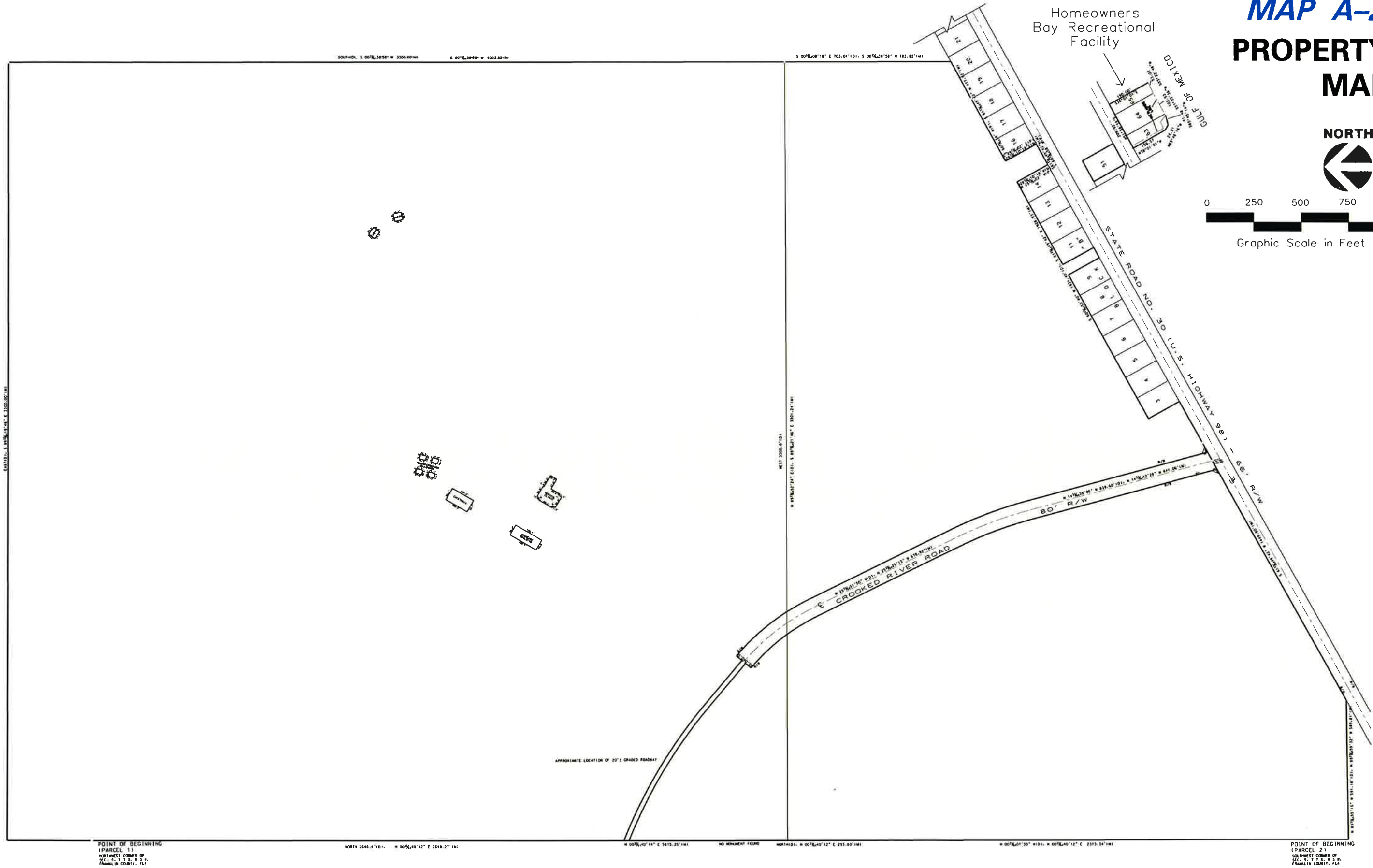
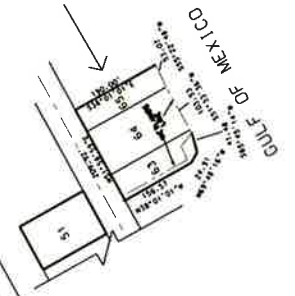


MAP A-2
PROPERTY
MAP

NORTH



Homeowners
Bay Recreational
Facility



POINT OF BEGINNING
(PARCEL 1)
NORTHWEST CORNER OF
SEC. 5, T 7 S, R 3 W,
FRANKLIN COUNTY, FLA.

NORTH 2646.41' (D1) N 00°16'40"12" E 2649.27' (M1)

N 00°16'40"14" E 5815.25' (M1)

NO MONUMENT FOUND

NORTH 01. N 00°16'40"12" E 293.34' (M1)

N 00°16'40"33" N101. N 00°16'40"12" E 2315.34' (M1)

POINT OF BEGINNING
(PARCEL 2)
SOUTHWEST CORNER OF
SEC. 5, T 7 S, R 3 W,
FRANKLIN COUNTY, FLA.

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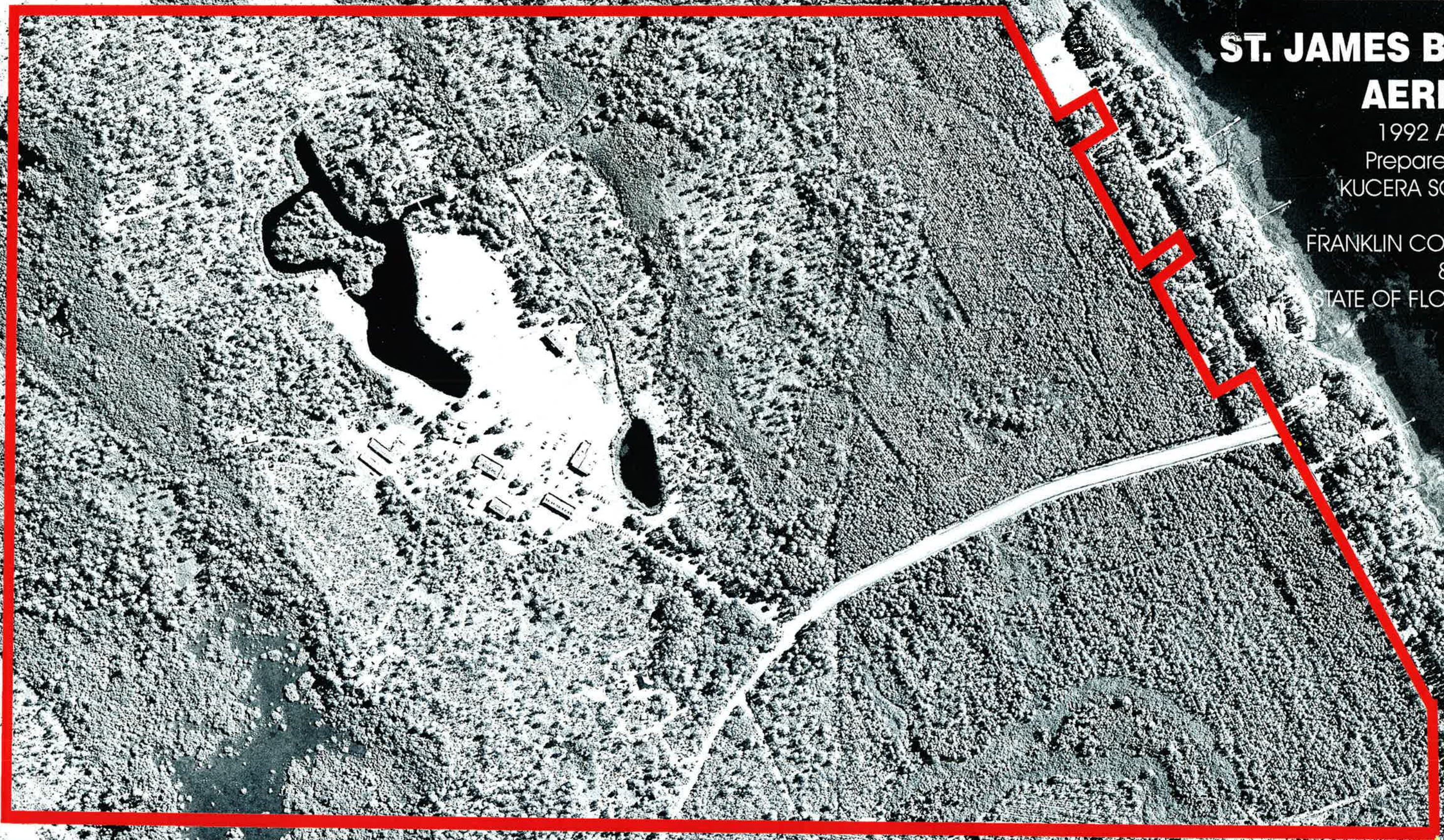
St. James Bay

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**ST. JAMES BAY
AERIAL**

1992 Aerial
Prepared by
KUCERA SOUTH
for
FRANKLIN COUNTY
& the
STATE OF FLORIDA



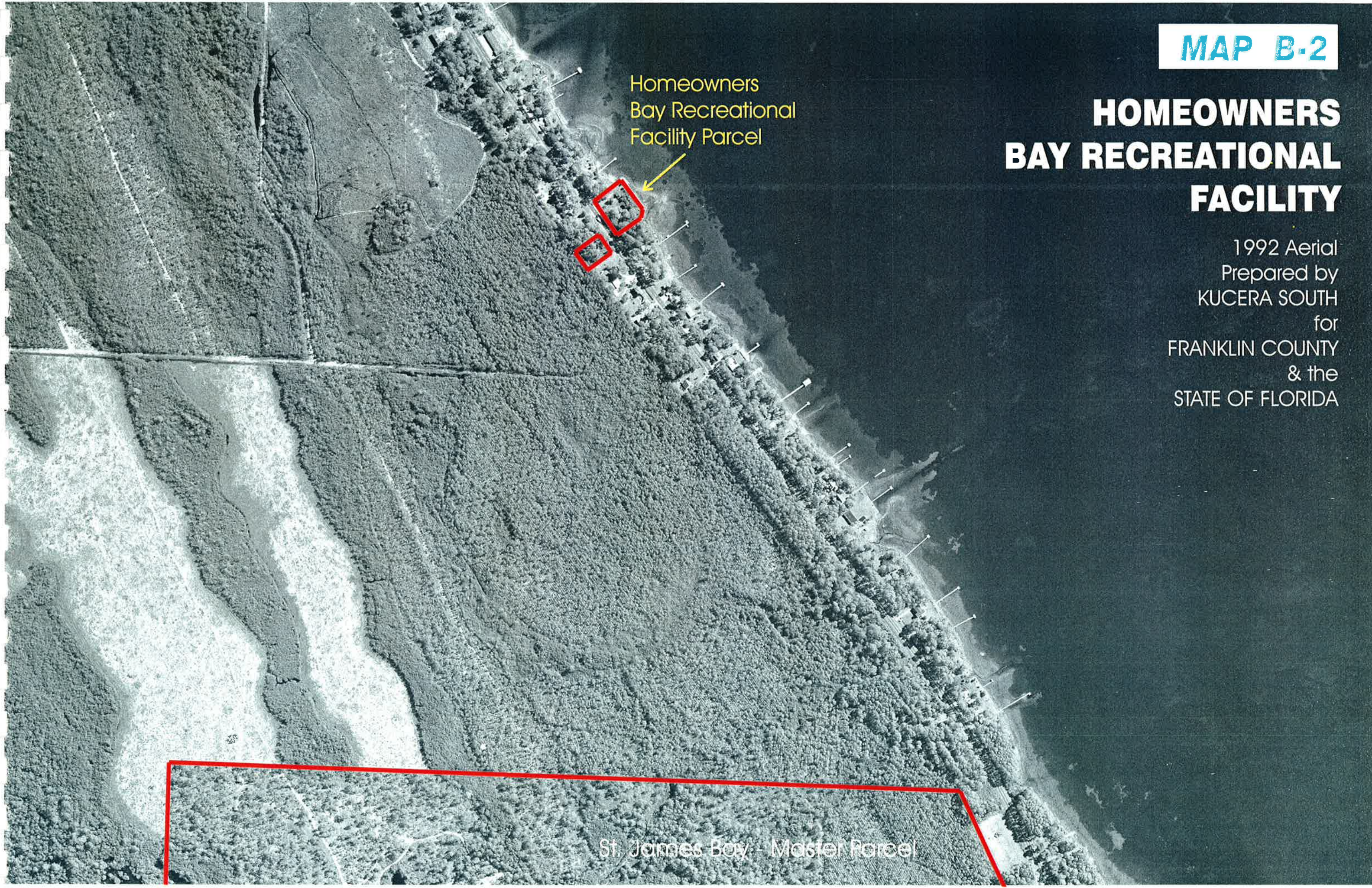
MAP B-2

HOMEOWNERS BAY RECREATIONAL FACILITY

1992 Aerial
Prepared by
KUCERA SOUTH
for
FRANKLIN COUNTY
& the
STATE OF FLORIDA

Homeowners
Bay Recreational
Facility Parcel

St. James Bay - Master Parcel



MAP C-1

TOPOGRAPHIC
MAP

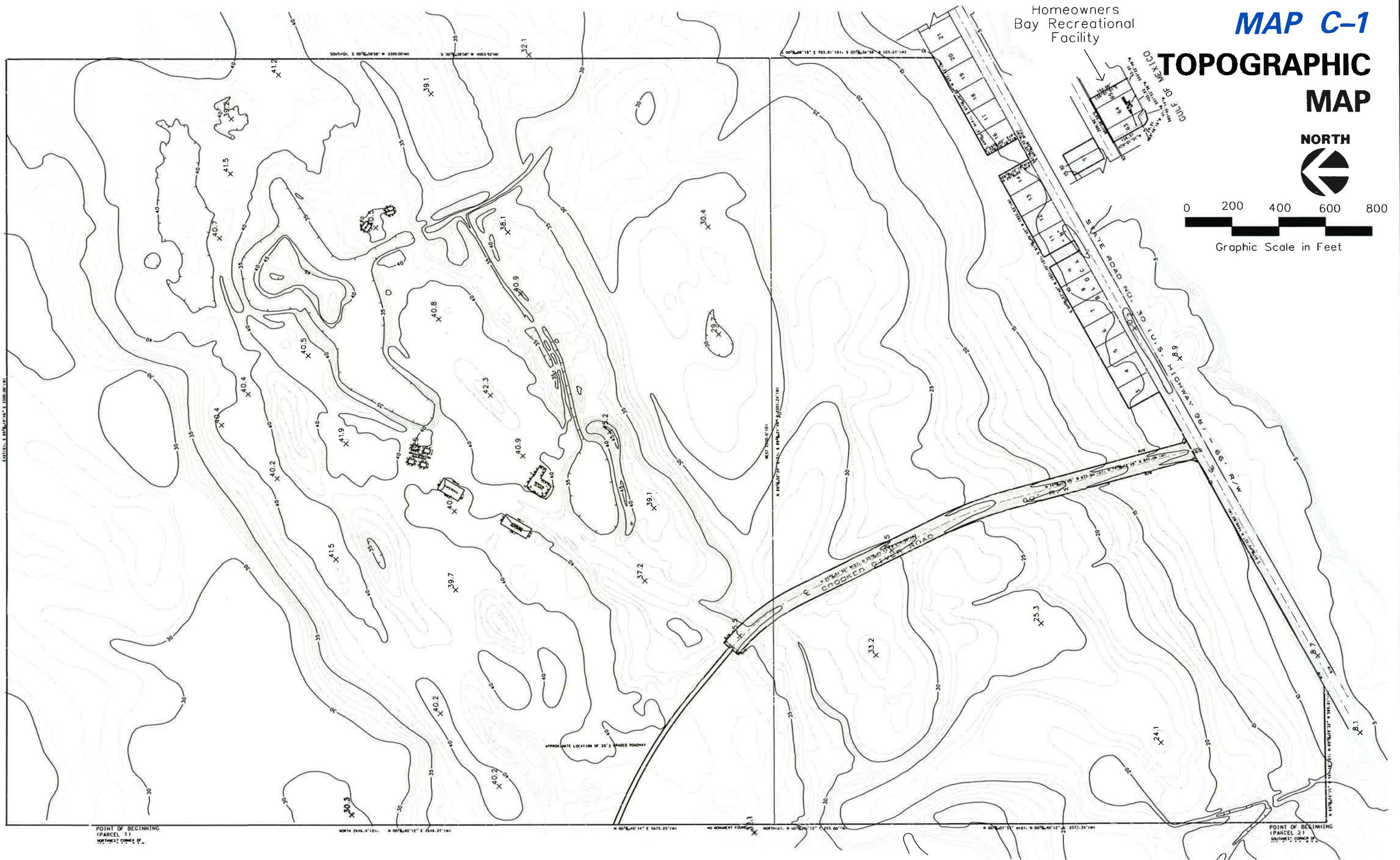
NORTH



0 200 400 600 800

Graphic Scale in Feet

Homeowners
Bay Recreational
Facility



Prepared by:

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MAP C-2 FLOOD ZONE MAP

NATIONAL FLOOD INSURANCE
PROGRAM FIRM - FLOOD
INSURANCE RATE MAP FEDERAL
EMERGENCY MANAGEMENT AGENCY
JULY 18, 1983

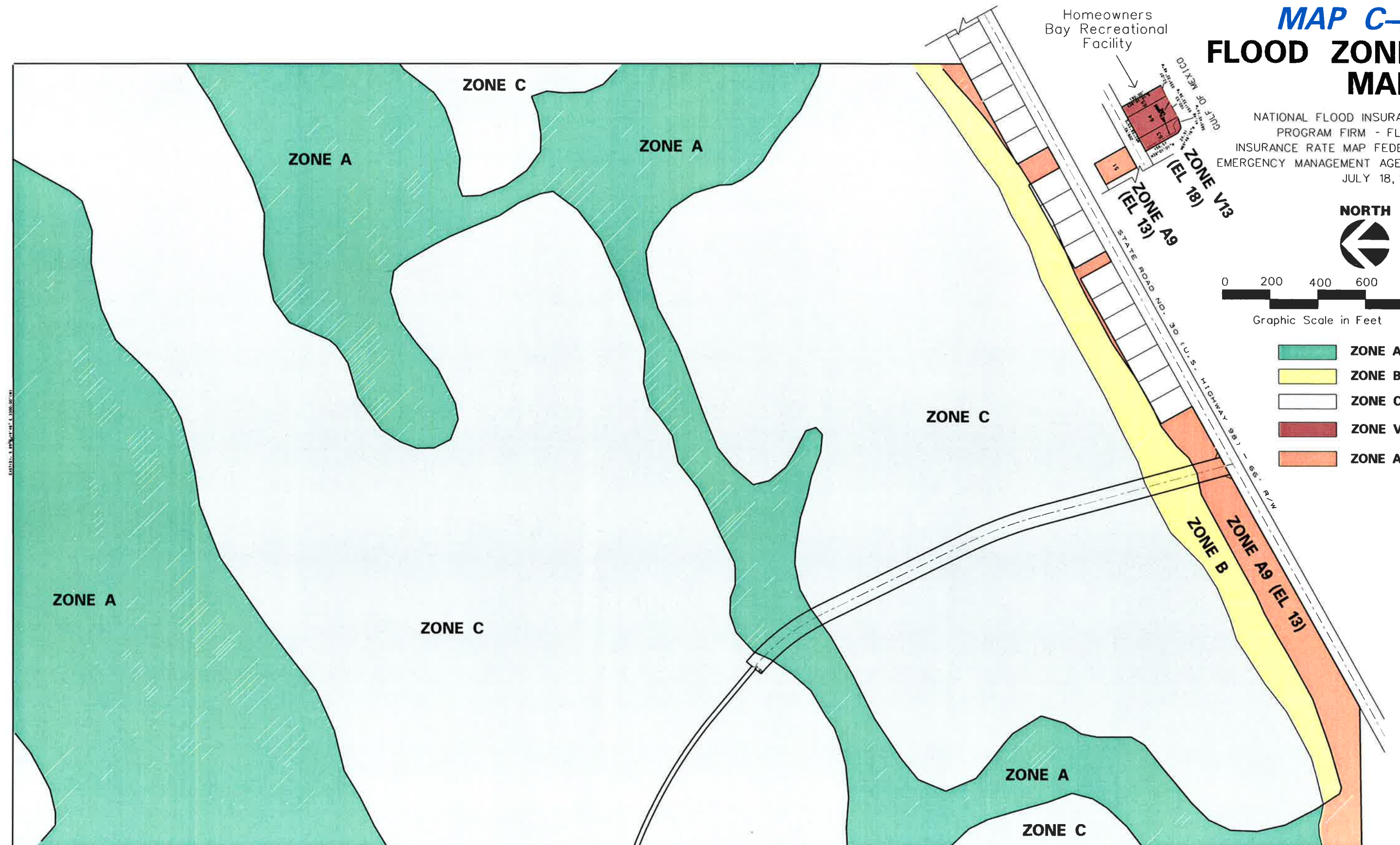
NORTH



0 200 400 600 800

Graphic Scale in Feet

- ZONE A
- ZONE B
- ZONE C
- ZONE V13
- ZONE A9



ZONE A:
Areas of 100-year flood; base flood
elevations and flood hazard factors
not determined.
(Unrated - FFE 2' above existing grade)

ZONE B:
Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to
100-year flooding with average depths less than one foot or where the contributing drainage
area is less than one square mile; or areas protected by levees from the base flood.
(500 year flood zone - FFE 1' above existing grade)

ZONE C:
Areas of minimal flooding.
(No FIRM requirements)

ZONE V13:
Areas of 100-year coastal flood with velocity (wave action);
base flood elevations and flood hazard factors determined.
(Lowest structural beam above elev. 18.00)

ZONE A9:
Areas of 100-year flood; base flood elevations
and flood hazard factors determined.
(FFE above elev. 13.0)

Prepared by:

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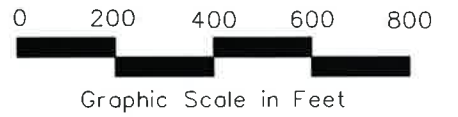
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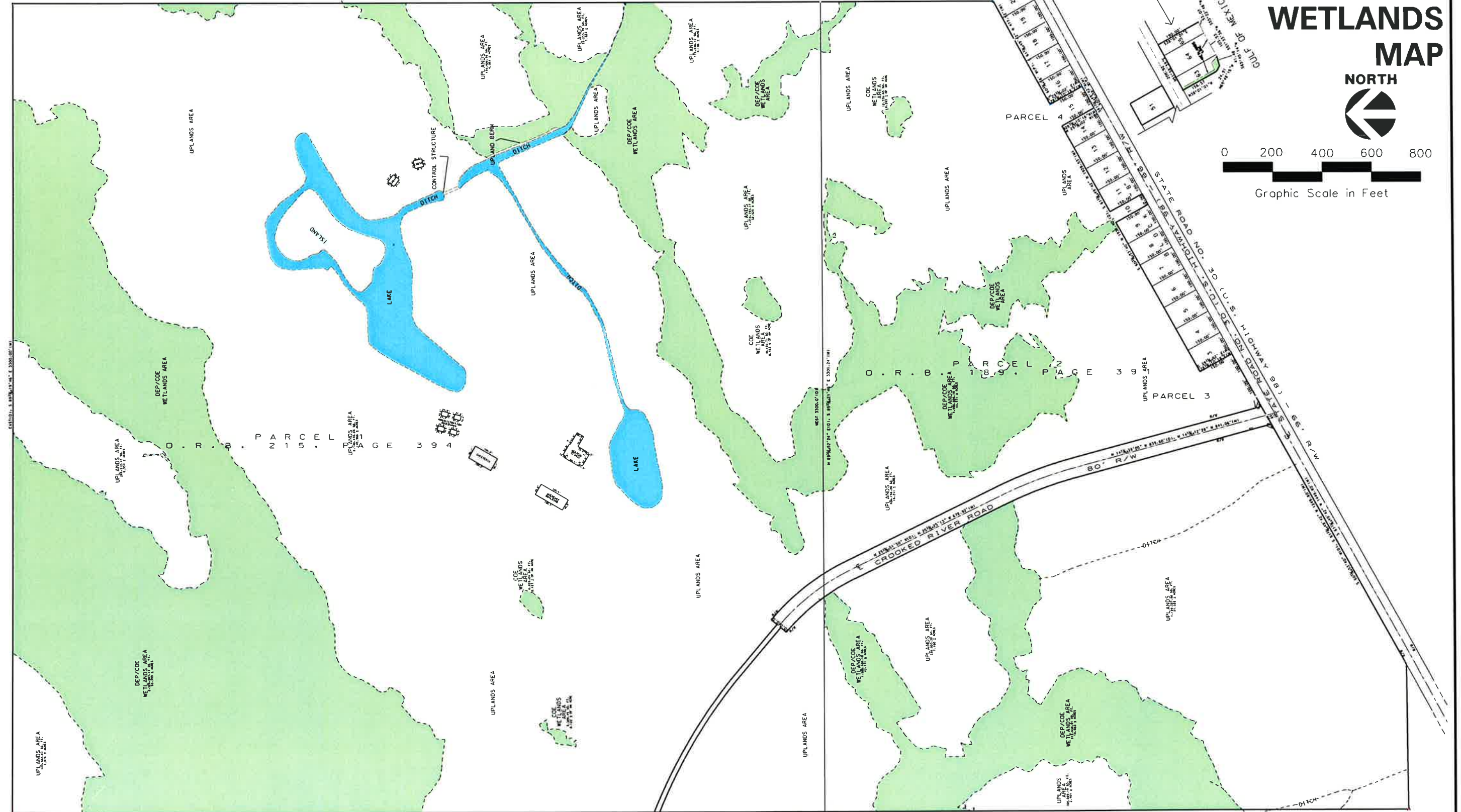


**JURISDICTIONAL
WETLANDS
MAP**

NORTH



Homeowners
Bay Recreational
Facility



The jurisdictional wetlands shown here are wetlands delineated under the modern methodology set forth in Rule 62-340, FAC. The Franklin County Comprehensive Plan rather refers to wetlands as defined in Rule 17-4.022, FAC a methodology that no longer exists. The wetlands line under 62-340 FAC is substantially landward of the line under 17-4.002, FAC. Furthermore, under the old methodology, a

dominant pine canopy resulted in the severance of wetland jurisdiction. All of the wetlands on the one-third of the property closest to Highway 98 have a dominant pine canopy. The developer has provided for a 25 foot setback from all jurisdiction wetlands under the modern methodology in 62-340, FAC. This setback provides at least as much protection as the 50 foot setback form Rule 17-4.002 wetlands, and in most cases provides substantially more.

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MAP D

EXISTING LANDUSE

SOURCE:
FIGURE 13D
EXISTING LANDUSE MAP
FRANKLIN COUNTY
NOVEMBER 1989

AGRICULTURAL

AGRICULTURAL

ST. JAMES BAY

PUBLIC FACILITIES
(To be changed through a
Comp. Plan Amendment
to Mixed Use)

AGRICULTURAL

COMMERCIAL

HOMEOWNERS
BAY RECREATIONAL
FACILITY

NORTH



0 1000 2000 3000

Graphic Scale in Feet

Public Facilities allows up to 50% Impervious Coverage
Mixed Use Density allows 4.3 Residential Units/Acre
Proposed by St. James Bay - 1.6 DU

G U L F O F M E X I C O

RESIDENTIAL

U.S. HWY. 98
(66' R/W)

EXISTING
WATER TOWER

Crooked River Road
(80' R/W)

ABANDONED RAILROAD TRACKS

Crooked River Road

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MAP E-1 SOILS MAP

Soil Survey of Franklin County, Florida
United States Department
of Agriculture
Soil Conservation Service
Issued February 1994

NORTH

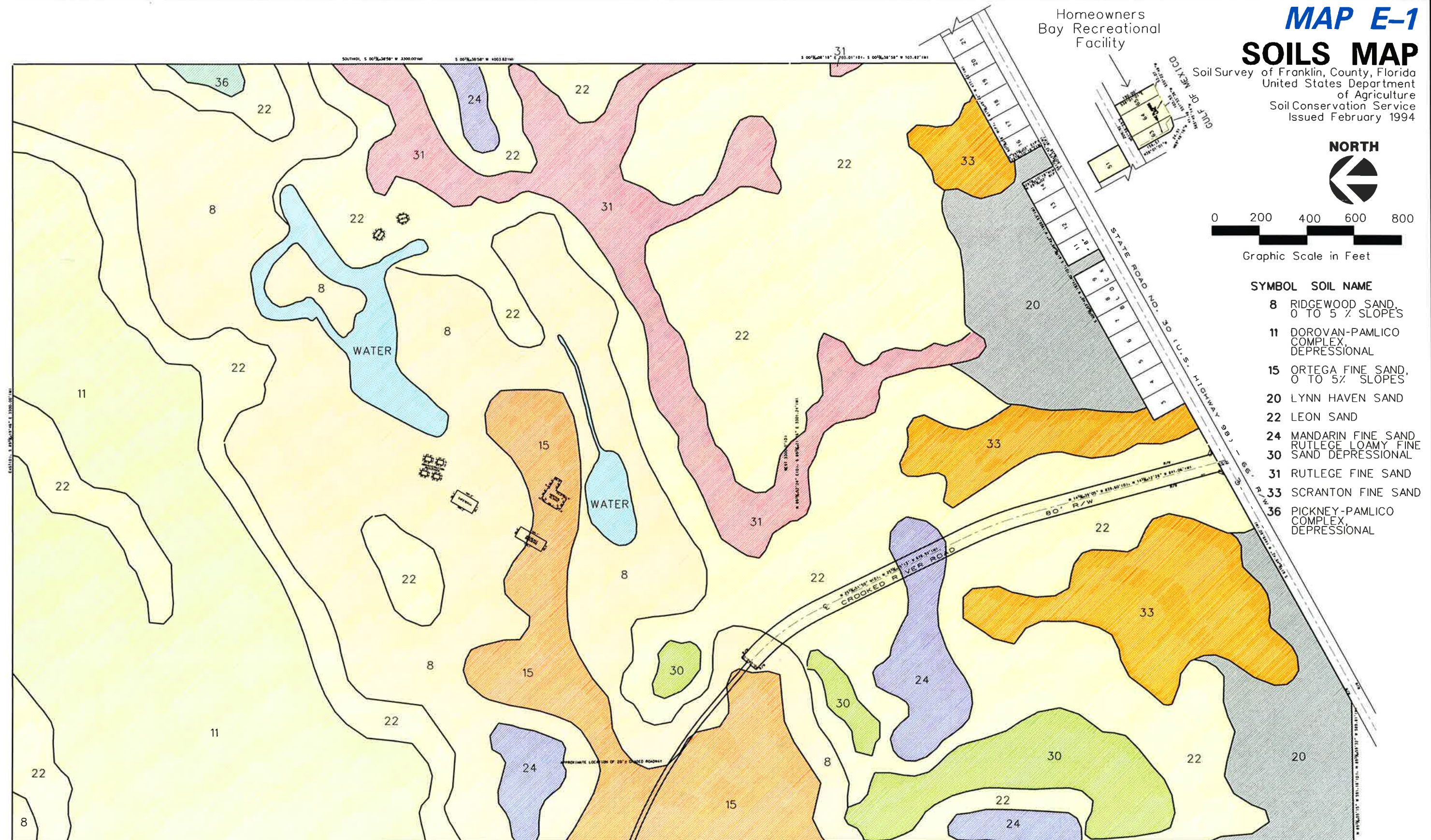


0 200 400 600 800

Graphic Scale in Feet

SYMBOL SOIL NAME

- 8 RIDGEWOOD SAND,
0 TO 5% SLOPES
- 11 DOROVAN-PAMLICO
COMPLEX,
DEPRESSIONAL
- 15 ORTEGA FINE SAND,
0 TO 5% SLOPES
- 20 LYNN HAVEN SAND
- 22 LEON SAND
- 24 MANDARIN FINE SAND
RUTLEGE LOAMY FINE
SAND DEPRESSIONAL
- 30
- 31 RUTLEGE FINE SAND
- 33 SCRANTON FINE SAND
- 36 PICKNEY-PAMLICO
COMPLEX,
DEPRESSIONAL



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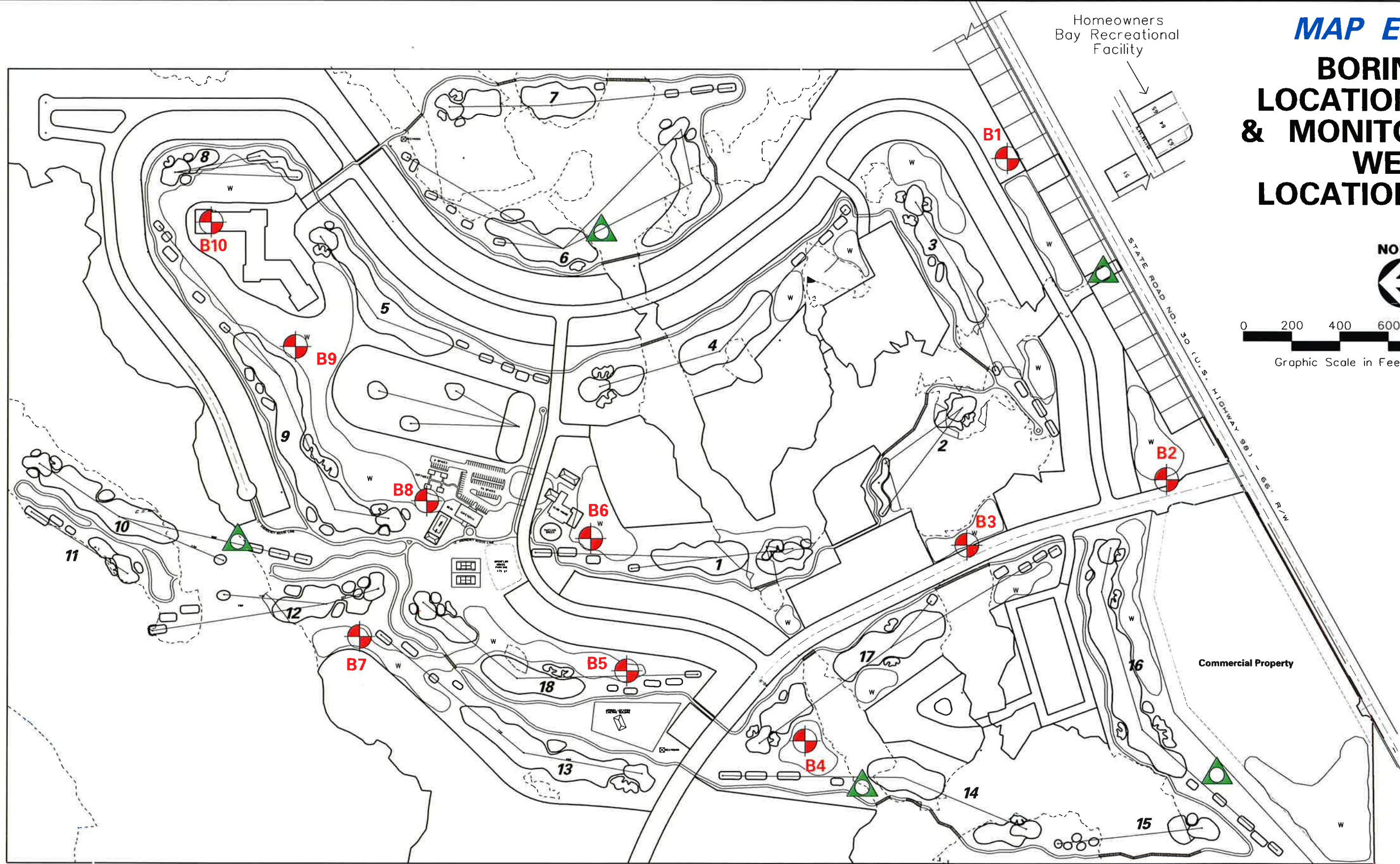
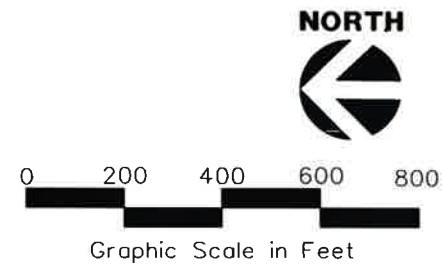
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MAP E-2 **BORING LOCATIONS & MONITOR WELL LOCATIONS**



 **B2** STANDARD PENETRATION TEST BORING
ALL BORING LOCATIONS ARE APPROXIMATE

 MONITOR WELL LOCATIONS

Prepared by:

 **Baskerville-Donovan, Inc.**
316 S. Baylen Street, Pensacola, Florida

Larry M. Jacobs & Associates, Inc.

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MAP F FLUCCS MAP

Homeowners
Bay Recreational
Facility

NORTH



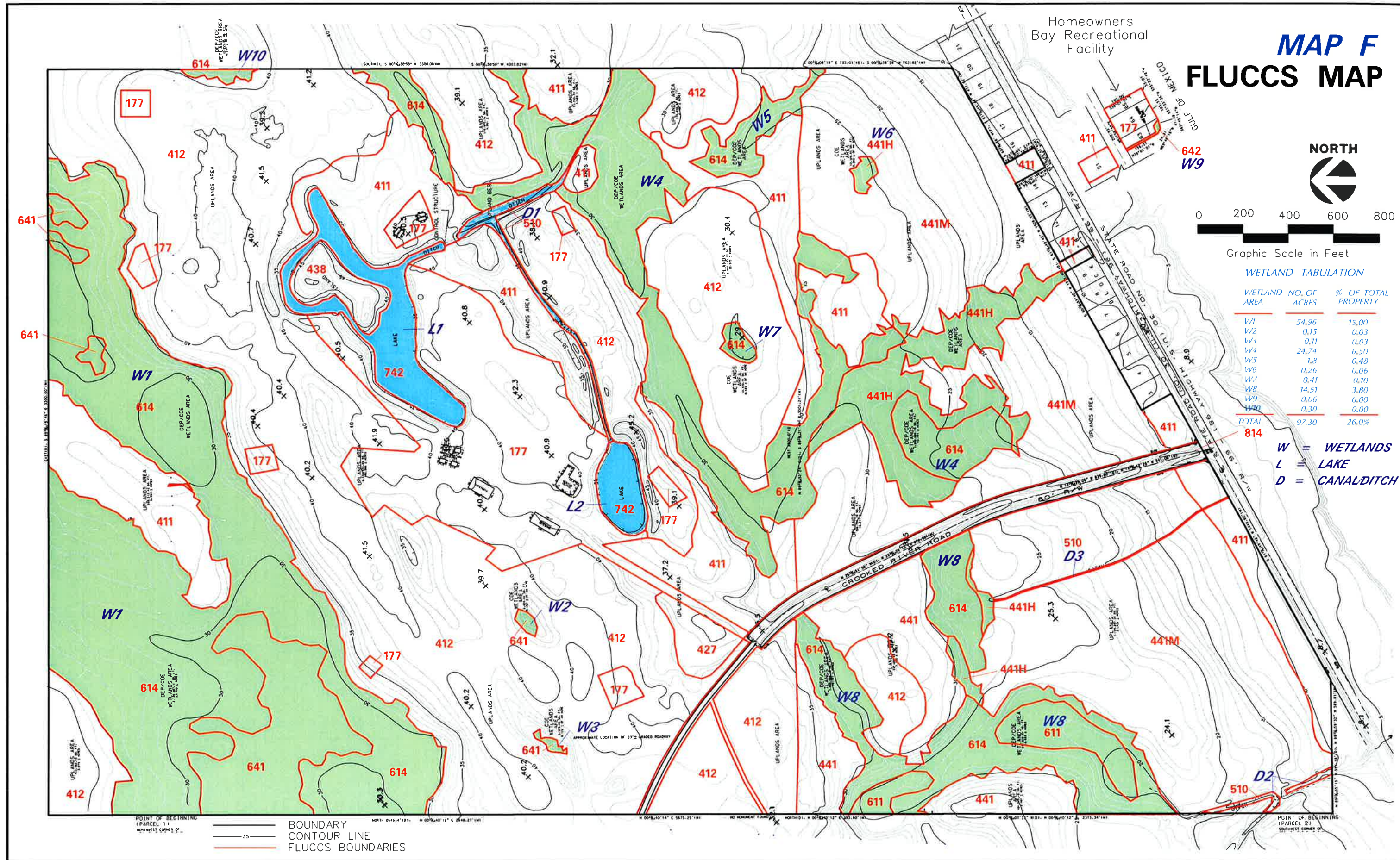
0 200 400 600 800

Graphic Scale in Feet

WETLAND TABULATION

WETLAND AREA	NO. OF ACRES	% OF TOTAL PROPERTY
W1	54.96	15.00
W2	0.15	0.03
W3	0.11	0.03
W4	24.74	6.50
W5	1.8	0.48
W6	0.26	0.06
W7	0.41	0.10
W8	14.51	3.80
W9	0.06	0.00
W10	0.30	0.00
TOTAL	97.30	26.0%

W = WETLANDS
L = LAKE
D = CANAL/DITCH



Prepared by:



316 S. Baylen Street, Pensacola, Florida

177 - INSTITUTIONAL (25.24 ACRES)
411 - PINE FLATWOODS (32.68 ACRES)
412 - SCRUBBY FLATWOODS (116.95 ACRES)
427 - LIVE OAK HAMMOCK (1.63 ACRES)
438 - MIXED HARDWOODS (1.95 ACRES)
411 - PLANTED PINE (17.40 ACRES)
411M - PLANTED PINE, MESIC (72.28 ACRES)

441H - PLANTED PINE, HYDRIC (8.45 ACRES)
510 - CANALS/DITCHES (1.45 ACRES)
611 - BAY SWAMP (3.06 ACRES)
614 - TITI (76.66 ACRES)
641 - FRESHWATER MARSH (9.07 ACRES)
642 - SALTWATER MARSH (.06 ACRES)
742 - BORROW PITS (6.27 ACRES)
814 - ROADWAYS (5.53 ACRES)



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MAP G-1 WILDLIFE TRANSECT MAP



0 200 400 600 800

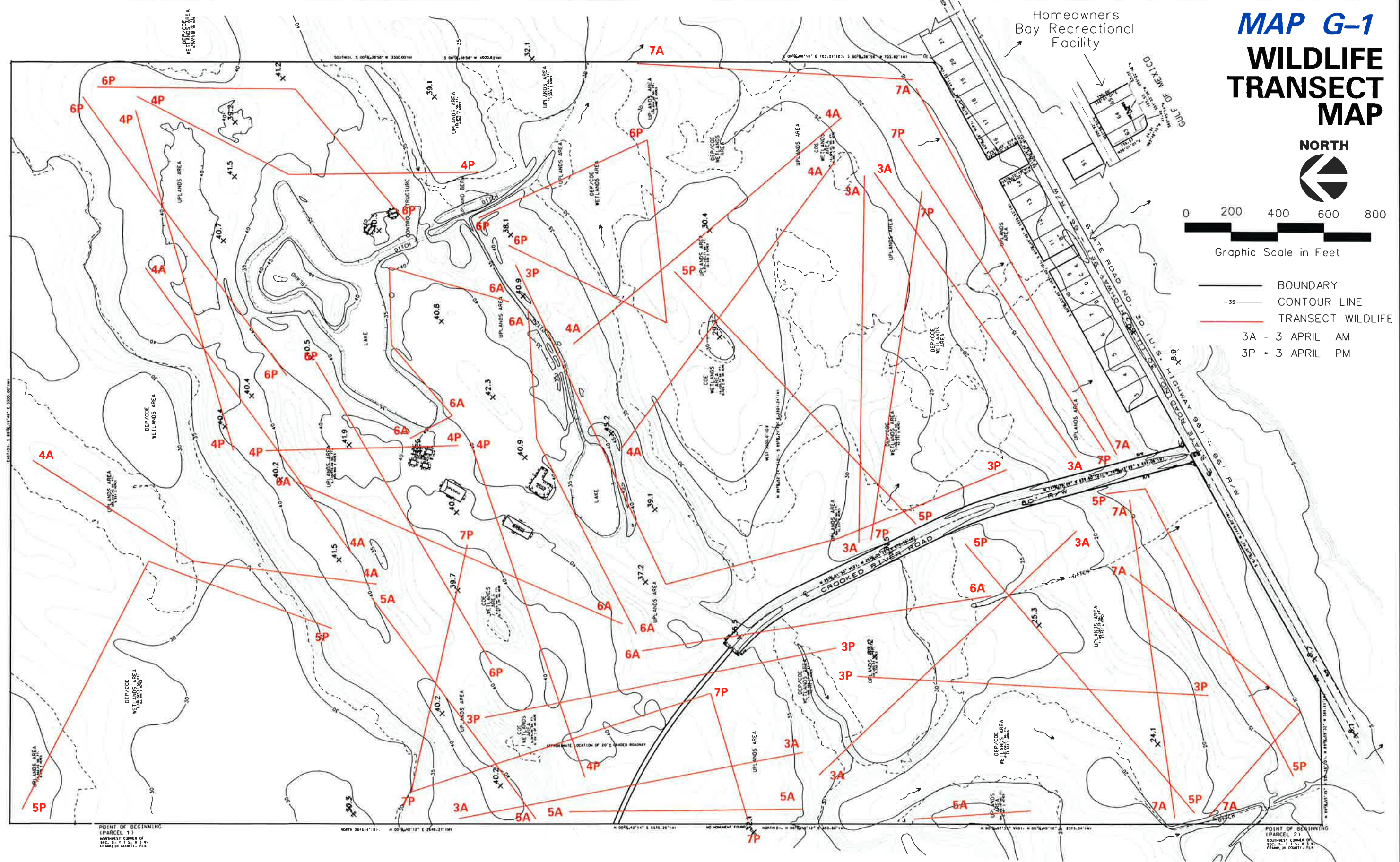
Graphic Scale in Feet

— BOUNDARY
— 35' CONTOUR LINE
— TRANSECT WILDLIFE

3A = 3 APRIL AM

3P = 3 APRIL PM

Homeowners
Bay Recreational
Facility



Prepared by:



316 S. Boylen Street, Pensacola, Florida



1105 Hays St., Tallahassee, FL 32301

St. James Bay

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A portion of Section 5, Township 7 South, Range 3 West, Franklin County, Florida



MAP G-2

GOPHER
TORTOISE
TRANSECT
MAP

AND LISTED SPECIES
OBSERVATIONS

NORTH

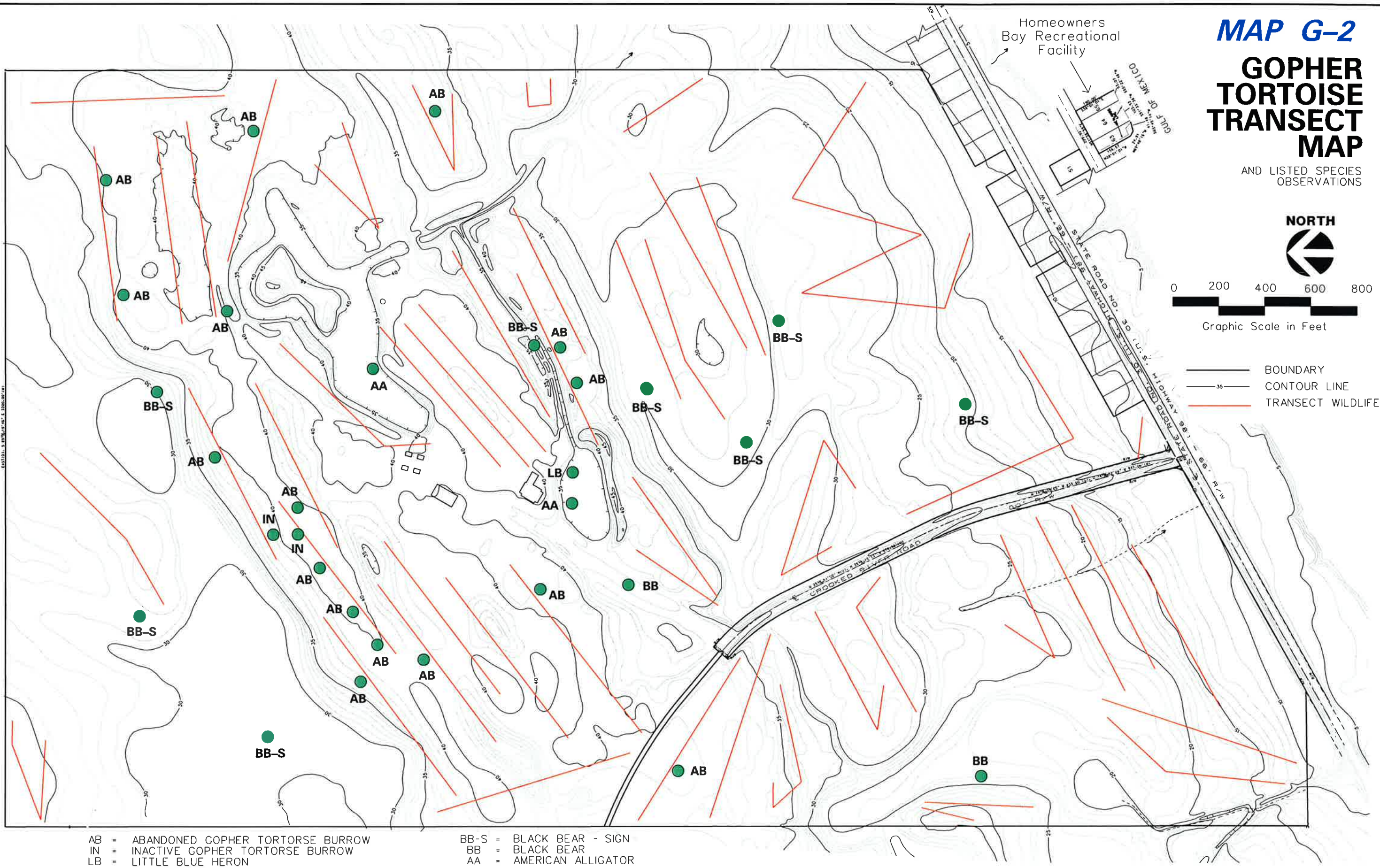


0 200 400 600 800

Graphic Scale in Feet

- BOUNDARY
- CONTOUR LINE
- TRANSECT WILDLIFE

Homeowners
Bay Recreational
Facility



- AB = ABANDONED GOPHER TORTOISE BURROW
- IN = INACTIVE GOPHER TORTOISE BURROW
- LB = LITTLE BLUE HERON
- BB-S = BLACK BEAR - SIGN
- BB = BLACK BEAR
- AA = AMERICAN ALLIGATOR

Prepared by:

Baskerville-Donovan, Inc.

316 S. Boylen Street, Pensacola, Florida



**Biological
Research
Associates**

1105 Hays St., Tallahassee, FL 32301

St. James Bay

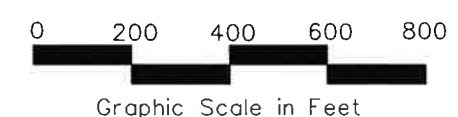
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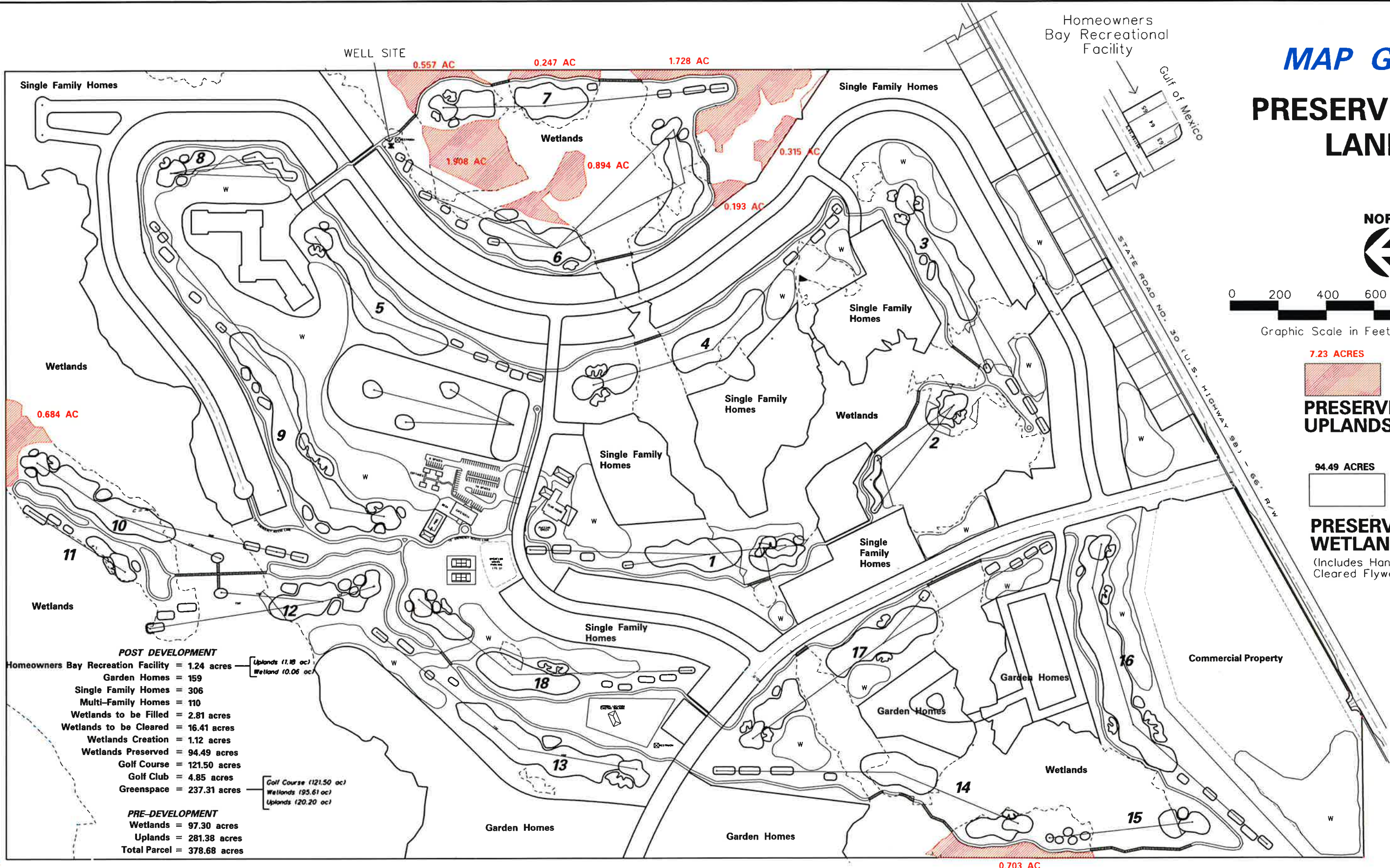


ST. JAMES
BAY

MAP G-3 PRESERVED LANDS



- 7.23 ACRES
 PRESERVED UPLANDS
- 94.49 ACRES
 PRESERVED WETLANDS
(Includes Hand Cleared Flyways)



POST DEVELOPMENT	
Homeowners Bay Recreation Facility = 1.24 acres	Uplands (11.18 ac)
Garden Homes = 159	Wetland (10.06 ac)
Single Family Homes = 306	
Multi-Family Homes = 110	
Wetlands to be Filled = 2.81 acres	
Wetlands to be Cleared = 16.41 acres	
Wetlands Creation = 1.12 acres	
Wetlands Preserved = 94.49 acres	
Golf Course = 121.50 acres	Golf Course (121.50 ac)
Golf Club = 4.85 acres	Wetlands (195.61 ac)
Greenspace = 237.31 acres	Uplands (20.20 ac)
PRE-DEVELOPMENT	
Wetlands = 97.30 acres	
Uplands = 281.38 acres	
Total Parcel = 378.68 acres	

Homeowners
Bay Recreational
Facility

MAP H-1 MASTER PLAN (Conceptual Development Plan)

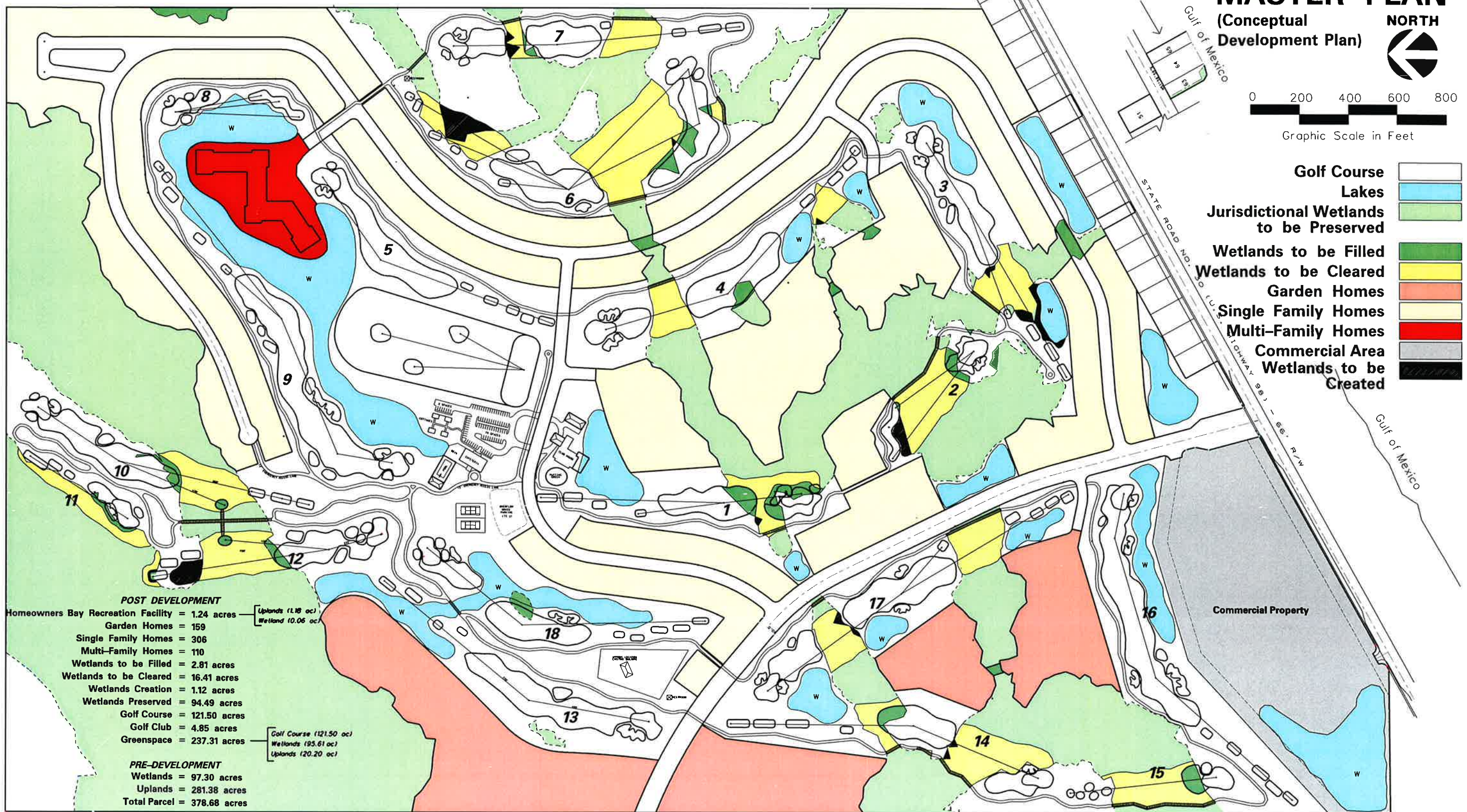
NORTH



0 200 400 600 800

Graphic Scale in Feet

- Golf Course
- Lakes
- Jurisdictional Wetlands to be Preserved
- Wetlands to be Filled
- Wetlands to be Cleared
- Garden Homes
- Single Family Homes
- Multi-Family Homes
- Commercial Area
- Wetlands to be Created



POST DEVELOPMENT	
Homeowners Bay Recreation Facility = 1.24 acres	Uplands (1.18 ac)
Garden Homes = 159	Wetland (0.06 ac)
Single Family Homes = 306	
Multi-Family Homes = 110	
Wetlands to be Filled = 2.81 acres	
Wetlands to be Cleared = 16.41 acres	
Wetlands Creation = 1.12 acres	
Wetlands Preserved = 94.49 acres	
Golf Course = 121.50 acres	Golf Course (121.50 ac)
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Greenspace = 237.31 acres	Uplands (20.20 ac)
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Total Parcel = 378.68 acres	

Prepared by:

Baskerville-Donovan, Inc.
316 S. Baylen Street, Pensacola, Florida

ROBERT C. WALKER
INCORPORATED
Golf Course Architecture

James, Harwick + Partners, Inc.
Architects

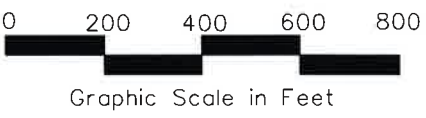
St. James Bay

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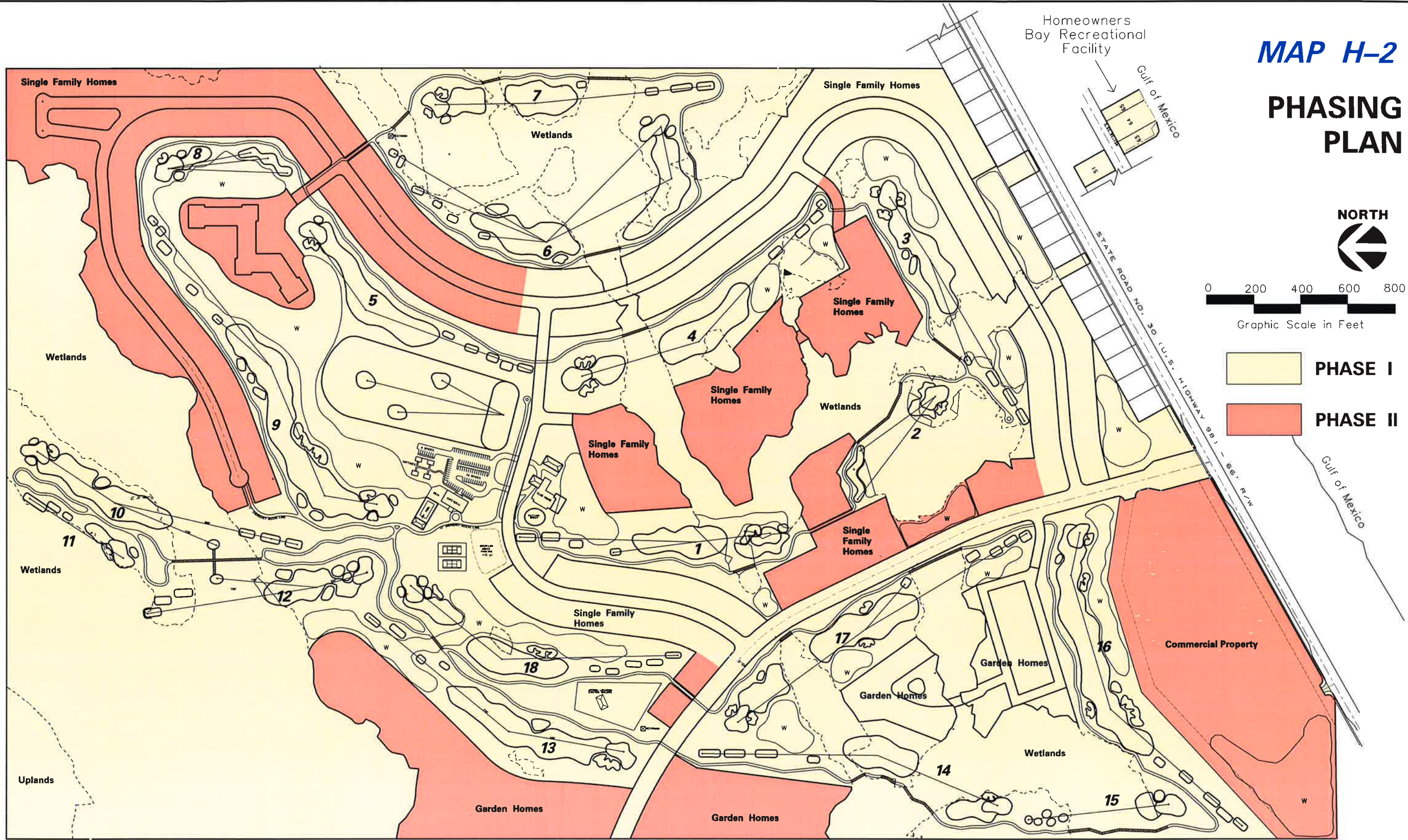


MAP H-2

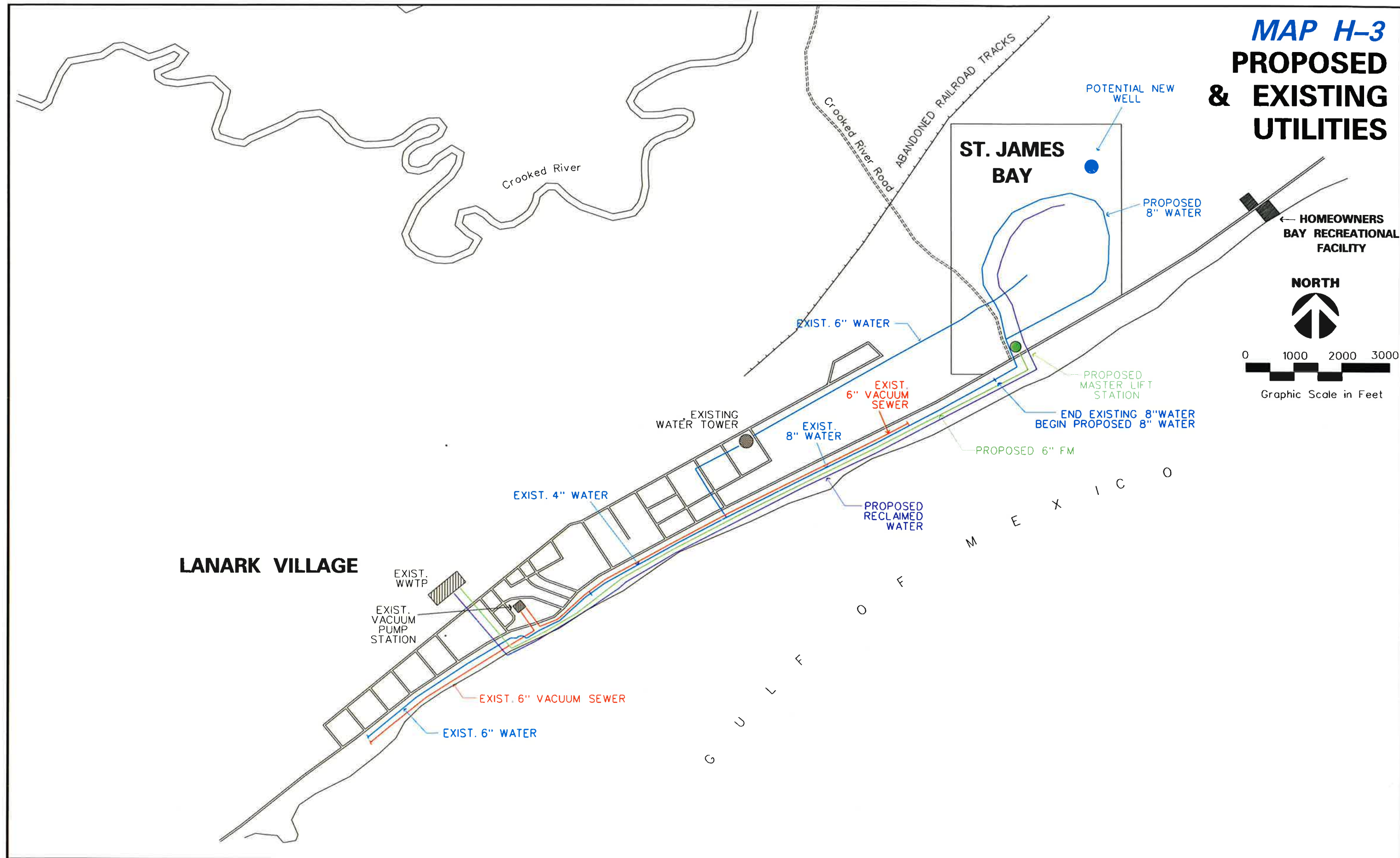
PHASING
PLAN



- PHASE I
- PHASE II



MAP H-3 PROPOSED & EXISTING UTILITIES



MAP H-4 TYPICAL STREETSCAPE



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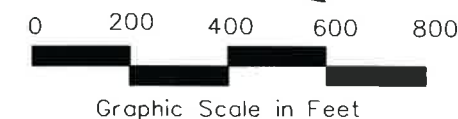
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MAP I-1 EXISTING DRAINAGE MAP

NORTH



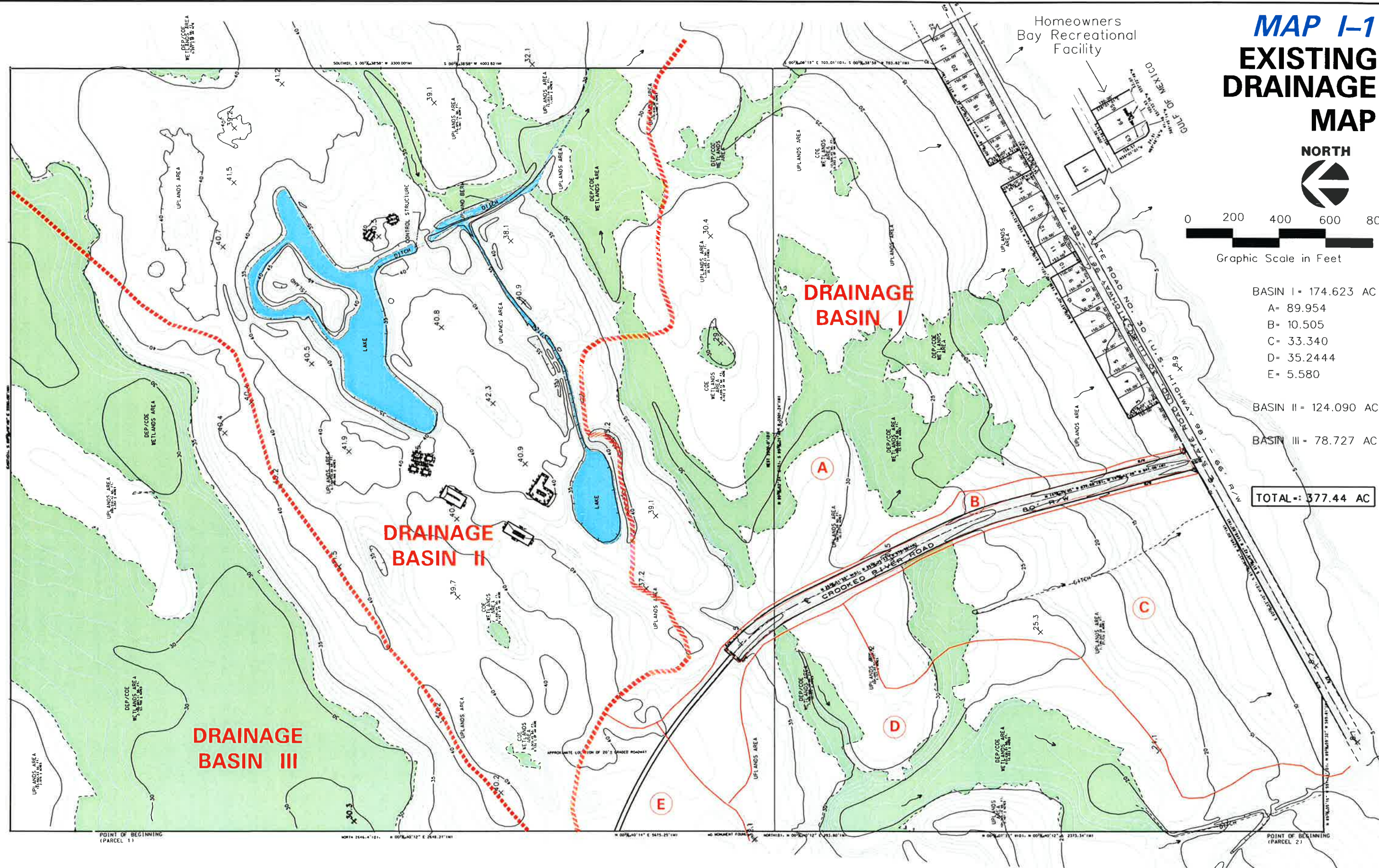
BASIN I = 174.623 AC
A = 89.954
B = 10.505
C = 33.340
D = 35.2444
E = 5.580

BASIN II = 124.090 AC

BASIN III = 78.727 AC

TOTAL = 377.44 AC

Homeowners
Bay Recreational
Facility



Prepared by:

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316 S. Baylen Street, Pensacola, Florida

- BOUNDARY
- 35 — CONTOUR LINE
- DRAINAGE FLOW DIRECTION
- DRAINAGE BASIN
- DRAINAGE SUB-BASIN

- JURISDICTIONAL WETLANDS AS NOTED
- LAKE/DITCH

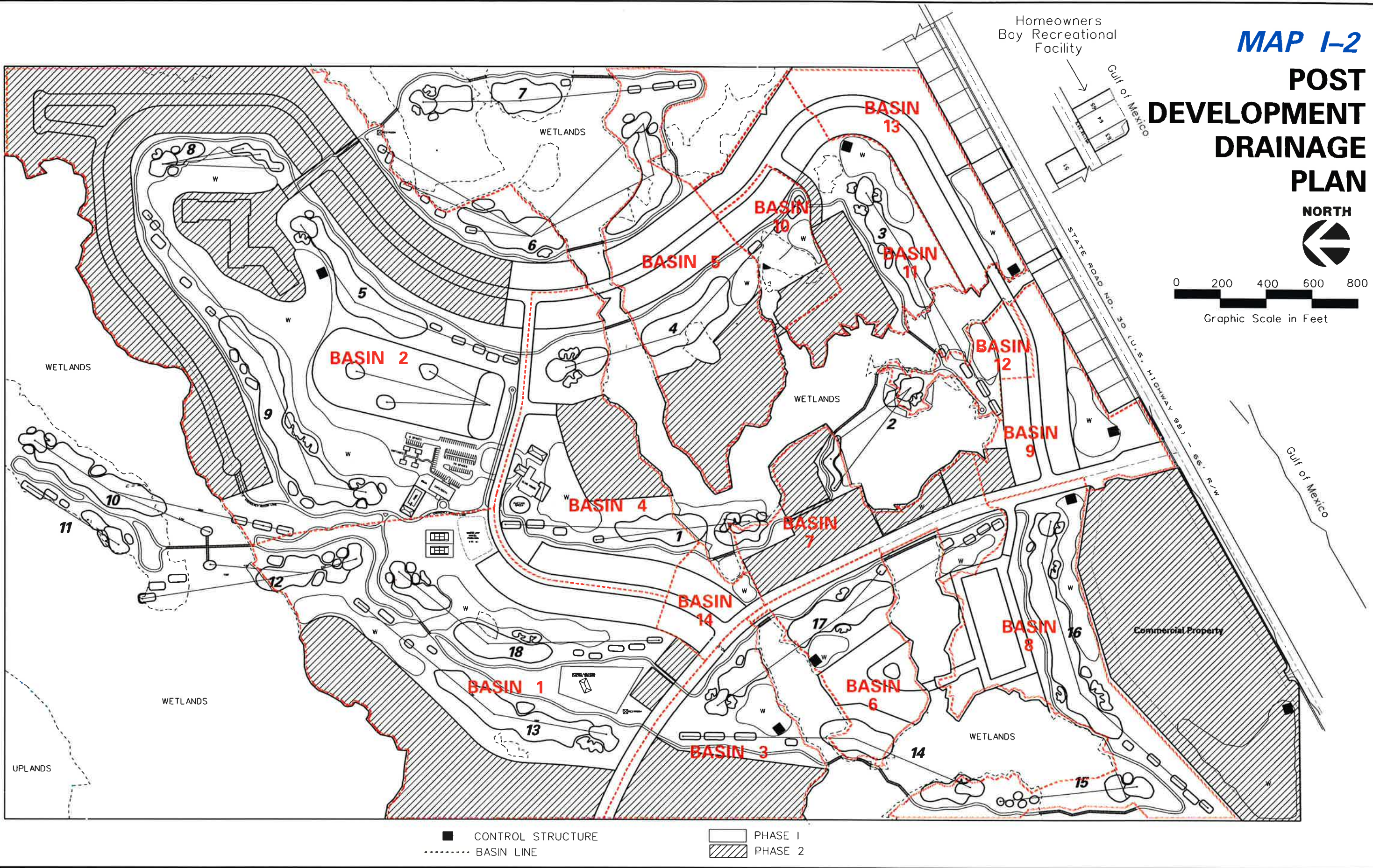
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POST DEVELOPMENT DRAINAGE PLAN

NORTH



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ROBERT C. WALKER
INCORPORATED
Golf Course Architecture

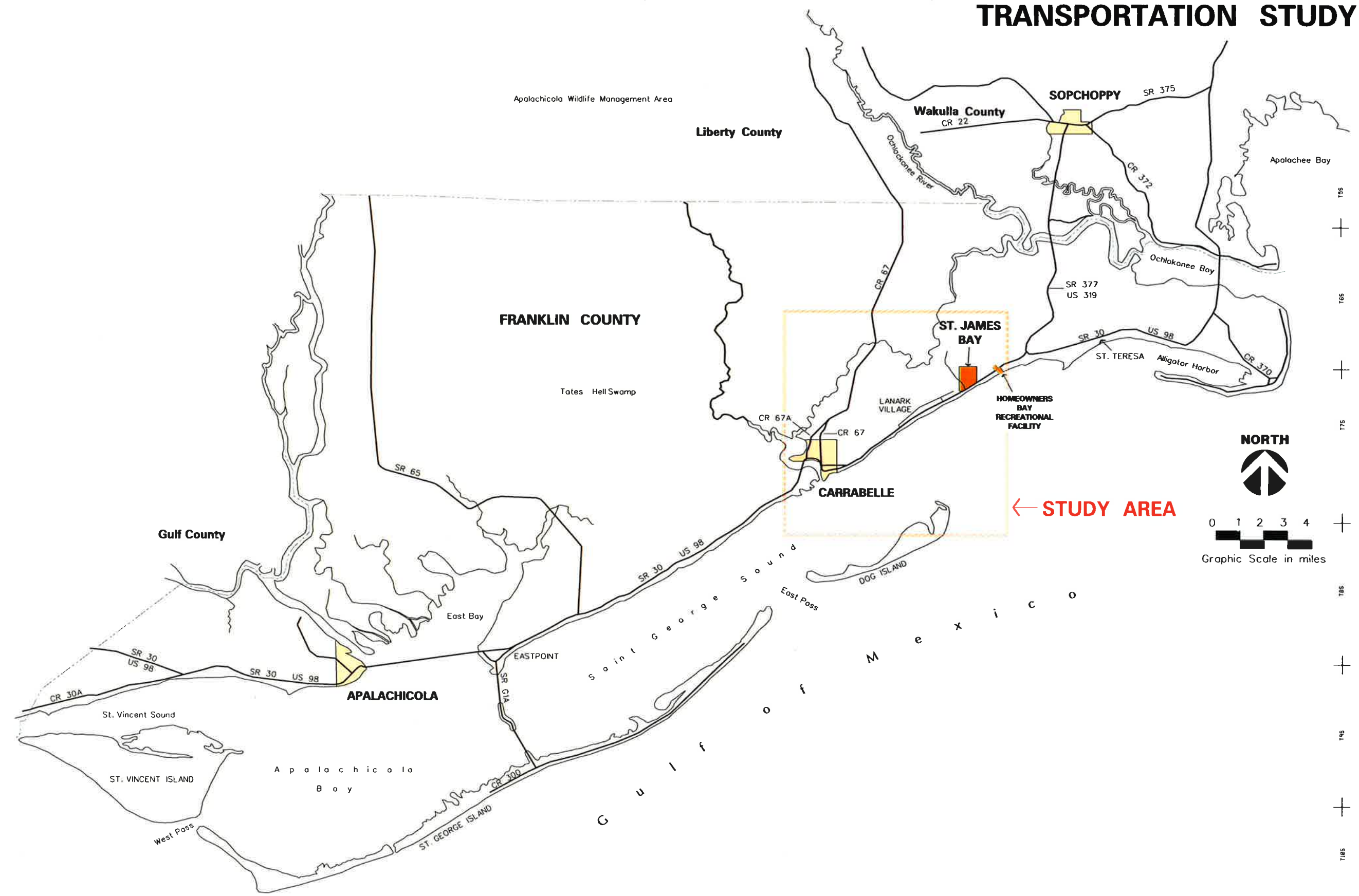
James, Harwick + Partners, Inc.
Architects

St. James Bay

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MAP J-1
TRANSPORTATION STUDY AREA



Prepared by:

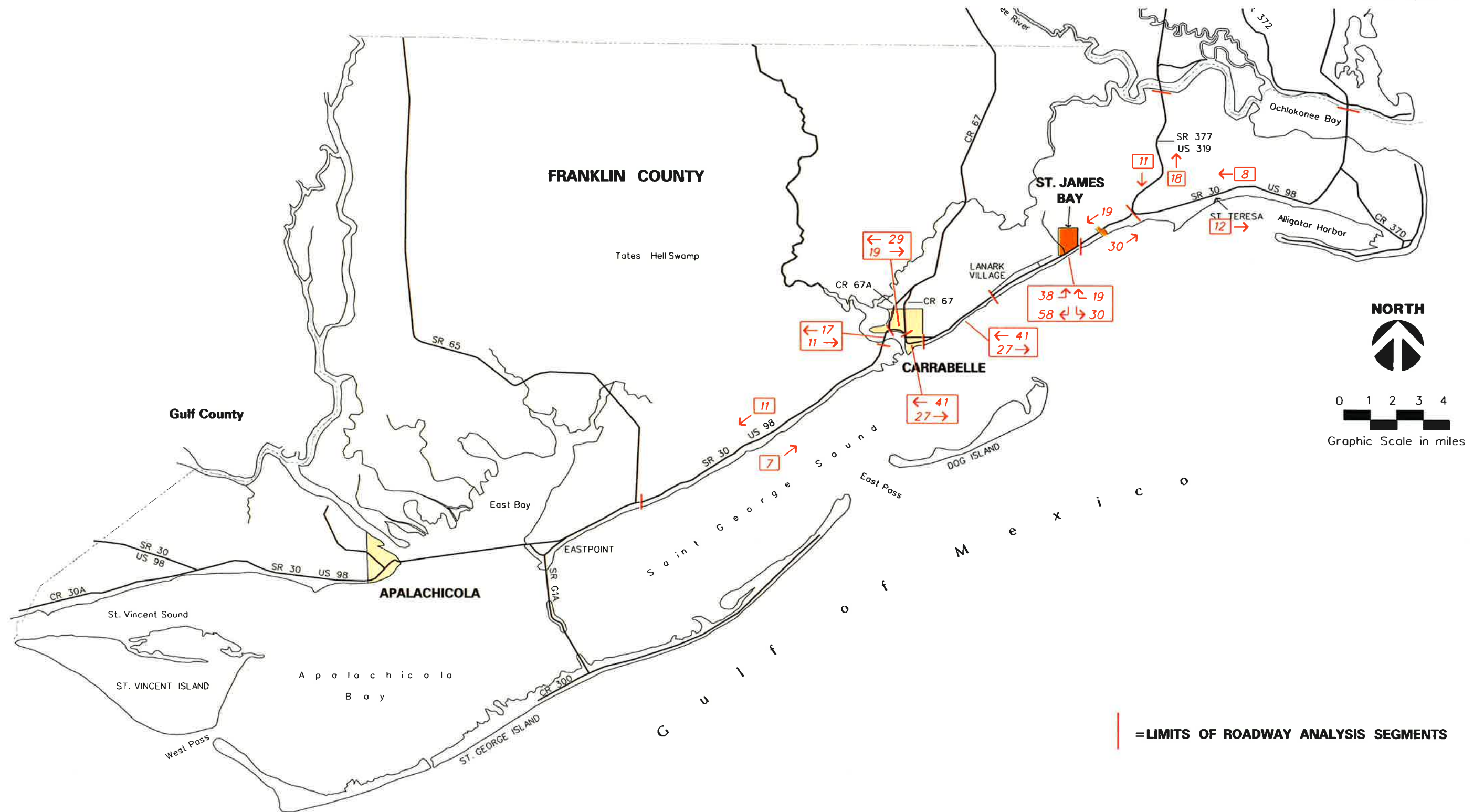
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316 S. Baylen Street, Pensacola, Florida

St. James Bay

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DISTRIBUTION OF P.M. PEAK HOUR PROJECT TRIPS PHASE I



Prepared by:

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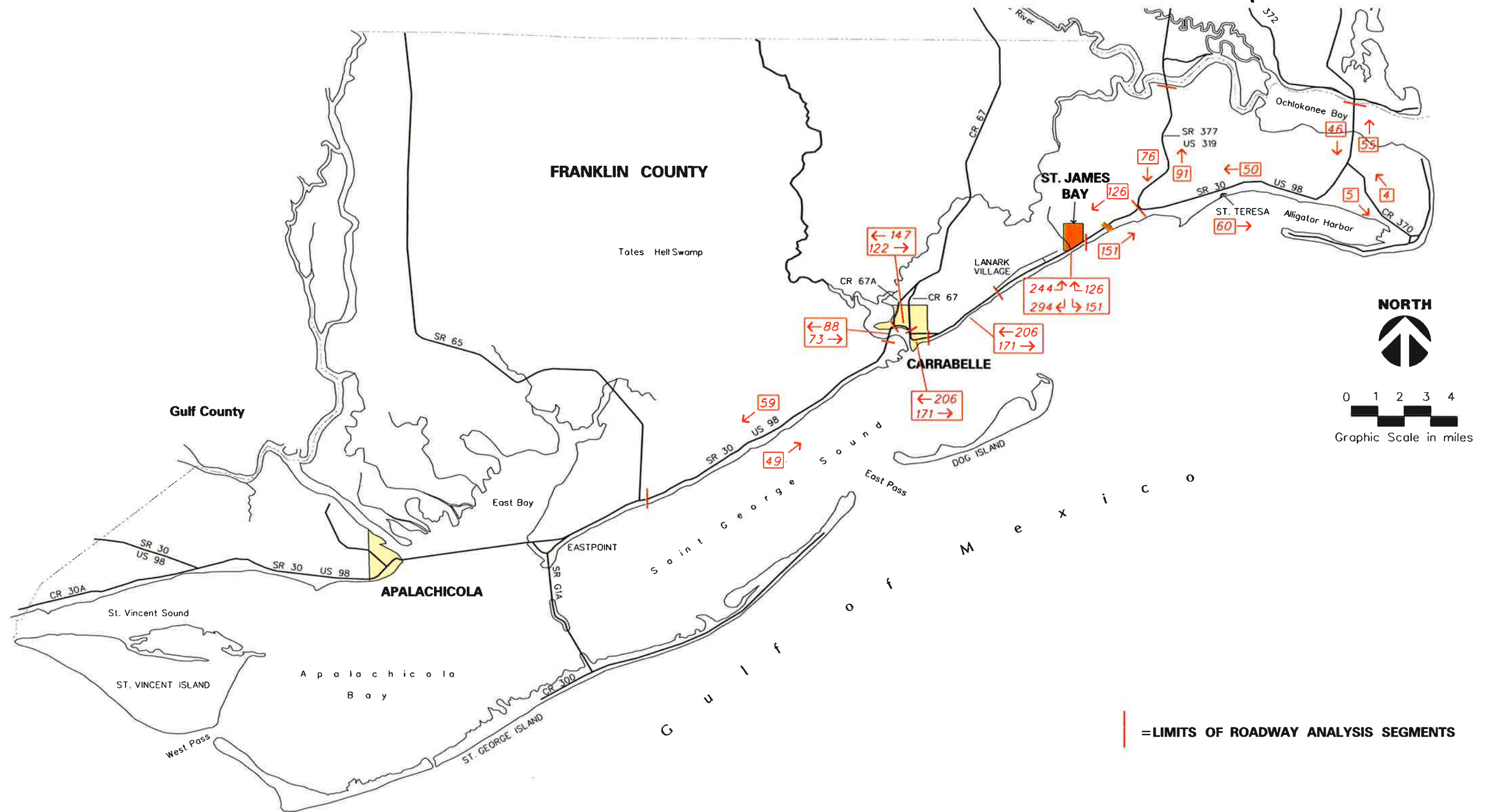
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DISTRIBUTION OF P.M. PEAK HOUR PROJECT TRIPS PHASES I AND II (PROJECT BUILDOUT)



Prepared by:

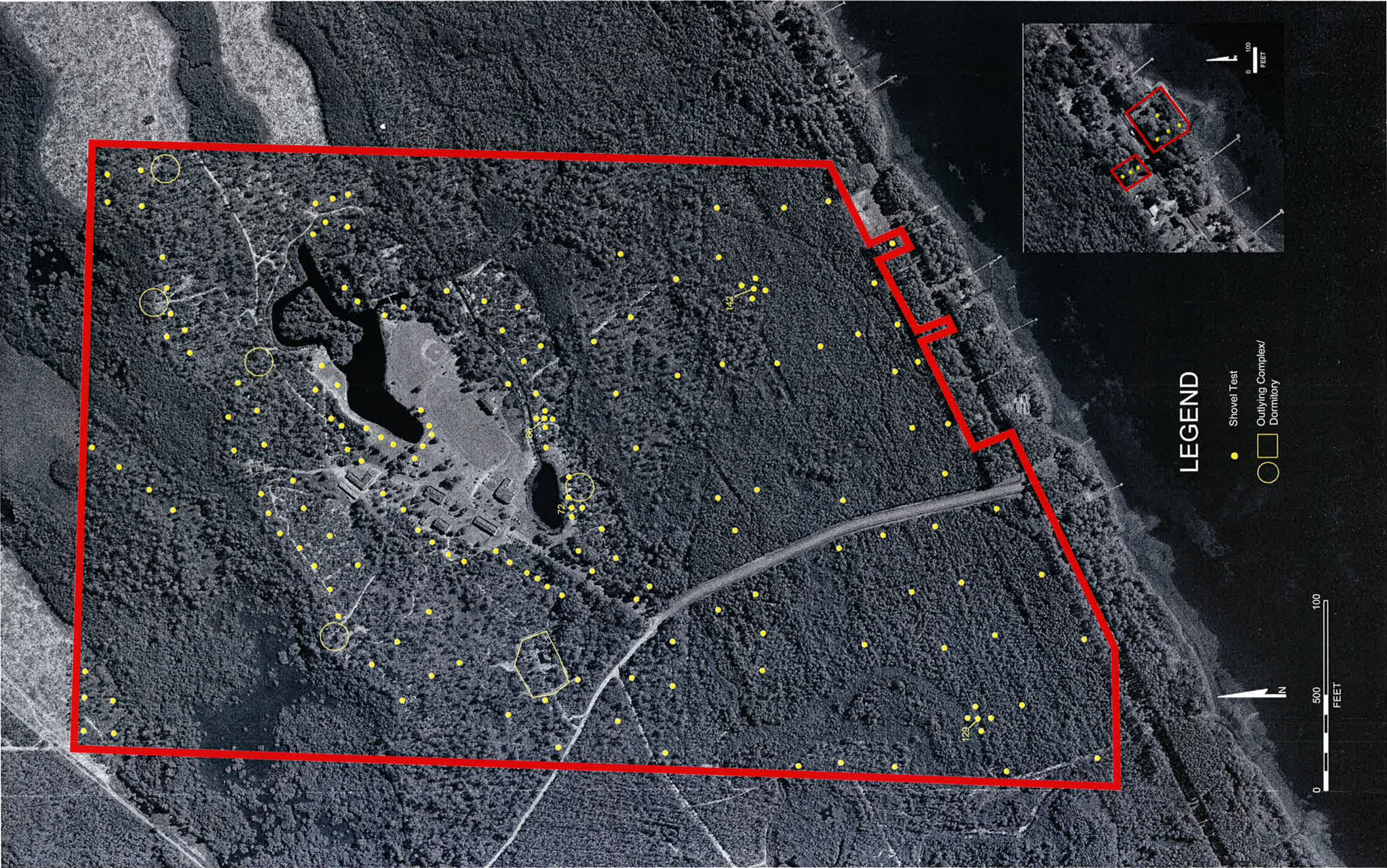
Baskerville-Donovan, Inc.

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Saint James Bay DRI - Shovel Test Locations