CITY OF PARKER
AGENDA ITEM SUMMARY

1

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
Mike Gordon	June 20, 2023

Parcel split

4. *IS THIS ITEM BUDGETED (IF APPLICABLE)*

YES ☐ NO ☐ N/A X

Request to divide parcel 25223-000-000 at 719 Arrow Street

Parcel request went before planning committee on June 13th and was approved for division 4 ayes – 0 nays.

Discussion included that both lots will continue to meet the size requirement for a single family home that is in the Land Development Regulations.

1

SITE DATA

OWNER:
MICHAEL GORDON
1219 STRATFORD AVE.
PANAMA CITY, FL 32404

ENGINEER OF RECORD:
KIFAYAT U. KHAN, PE
6732 CEDAR RIDGE CIRCLE
MILTON, FL 32570

SITE ADDRESS:
PARCEL AREA = 0.83 ACRS
719 ARROW STREET
PANAMA CITY, FL 32404

DEVELOPMENT STANDARDS:

MAXIMUM DENSITY:	5dU/AC.
NUMBER OF LOTS	0.831X5 = 4
PROPOSED LOTS	2

SET BACKS:

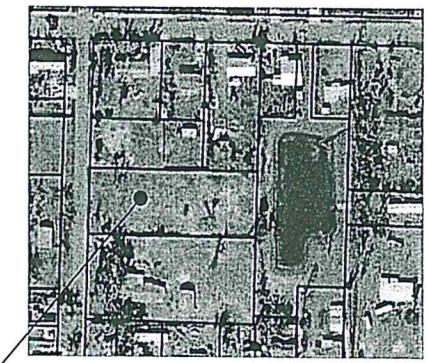
FRONT YARD	20 FEET
SIDE	7 FEET
REAR YARD	20 FEET
MAXIMUM HEIGHT	35 FT

MAXIMUM COVERAGE: 40%

MINIMUM LOT SIZE: 7,500 sq ft

UTILITIES PROVIDED BY:
CITY OF PARKER
1001 W PARK ST.
PANAMA CITY, FL 32404
PH # (850) 871 - 4104

SITE FIRM INFORMATION					
FLOOD ZONE(S)	COMMUNITY NUMBER	MAP NUMBER	PANEL NUMBER(S)	SUFFIX	MAP REVISION DATE
X	12005	C0	363	H	JUNE 2, 2009



VICINITY MAP
N.T.S.

INDEX:

T. SITE ADDRESS & GENERAL INFORMATION
C1. TOPOGRAPHIC SURVEY
C2. PROPOSED DEVELOPMENT SITE
C3. PROPOSED GRADING & STAKING PLAN & DETAILS
C4. PROPOSED UTILITIES PLAN AND DETAILS
C5. TYPICAL CONSTRUCTION DETAILS

CALL BEFORE YOU DIG SUNSHINE 1-800-432-4770

R3 10/19/2022
R2 8/2/2022
R1 4/13/2022

ISSUED FOR PERMIT
DATED 7/2/2021

ISSUE	DESCRIPTION	DATE
R1	REVISED / CITY COMMENTS	3/24/22
R2	REVISED / OWNER REQUEST	8/2/22
R3	REVISED / CITY COMMENTS	10/19/22

REVISIONS

PROJECT NAME: ARROW ENERGY HOUSES
LOCATION: 719 ARROW ST. PANAMA CITY, FL 32404
COUNTY: BAY

DRAWN BY:
CHECKED BY: KK
SIGNED BY: KK

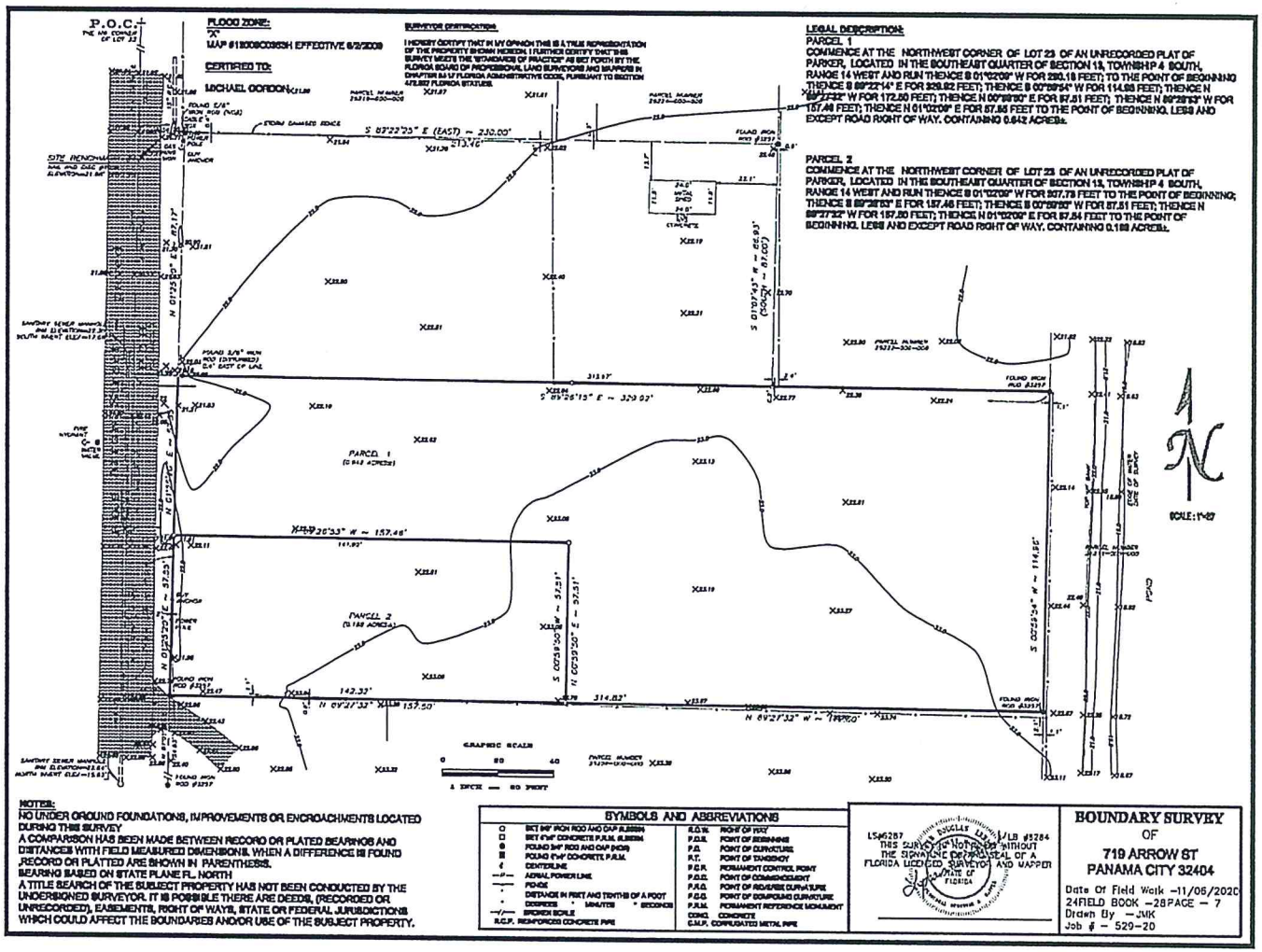
SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 32204
6732 CEDAR RIDGE CIRCLE MILTON FL 32570
PHONE (850) 623-3232 CELL (850) 525-6612
EMAIL: KHANPE@GMAIL.COM

KIFAYAT U. KHAN, PE
FL REGISTRATION
PROFESSIONAL SEAL

DATE: 6-24-2021
PROJ. NO. F21 - 13

DRAWING NO. T
TITLE PAGE
GENERAL
INFORMATION

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EXISTING SITE PLAN
SCALE = NONE

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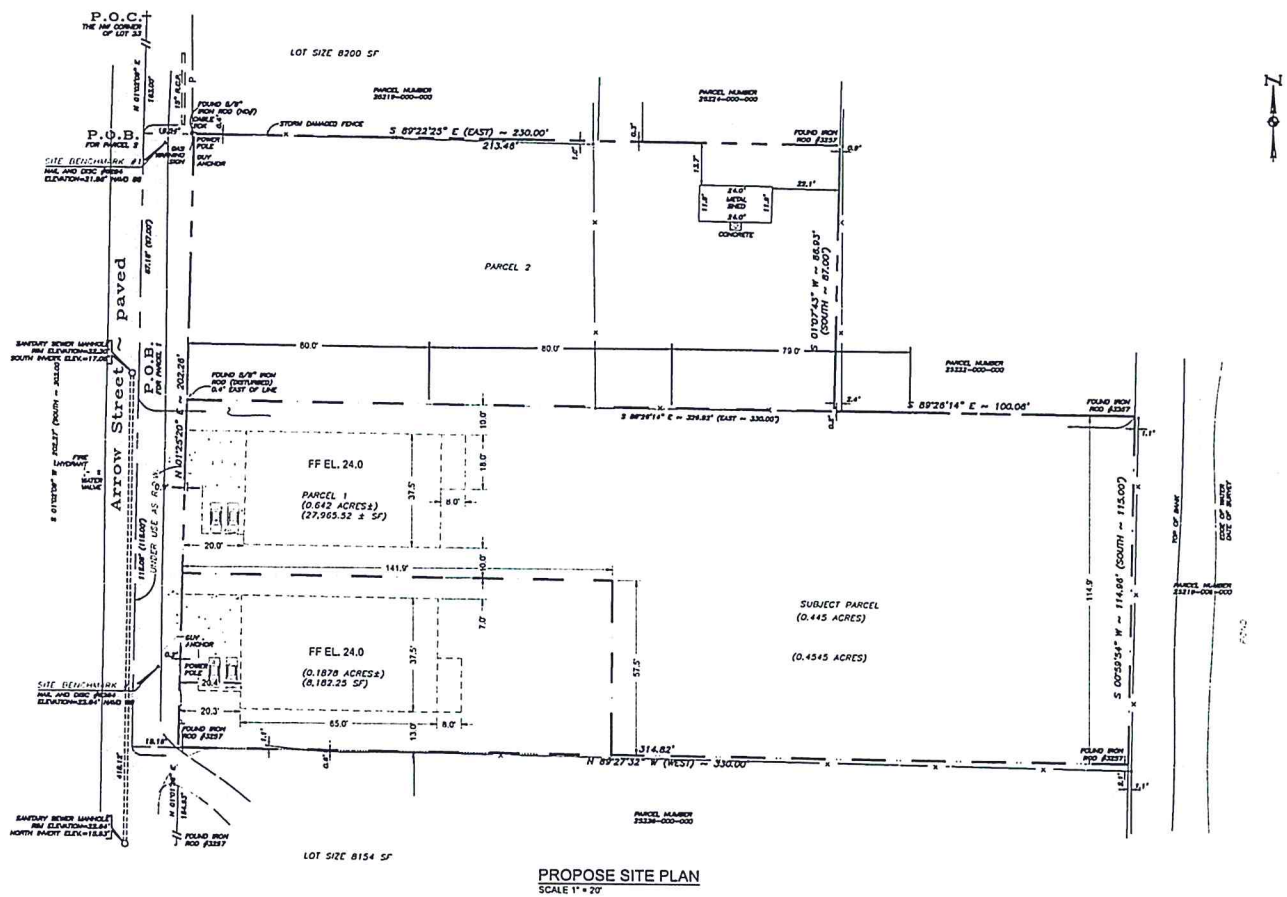
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SIGNED BY: KK

SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 32204
6739 CUMBERLAND CIRCLE, MILTON, FL. 32570
PHONE: (850) 623-2232 CELL: (850) 525-6412
E-MAIL: KHAN@SUNCORP.COM

KIFAYAT U. KHAN, PE
FL. LICENSE NO. 77170
PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

DATE: 6-24-2021
PROJ. NO. F21-13

DRAWING NO. C1
TOPOGRAPHIC SURVEY PLAN



PROPOSE SITE PLAN

SCALE 1" = 20'

20 0 10 20 40

GRAPHIC SCALE

LEGEND:

- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING GAS LINE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER PIPE
- PROPOSED SILT FENCE.

GENERAL NOTES:

1. ALL TRAFFIC CONTROL SIGNS AND MARKINGS WILL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA, LATEST EDITION.
2. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY.
3. ALL RESTORED ROADSIDE DITCHES SHOULD BE 6' FROM EDGE OF PAVEMENT AND TOP OF DITCH WHENEVER POSSIBLE AND MAXIMUM OF 3' DEEP WHENEVER.
4. WORK WITHIN OR ADJACENT TO R/W SHALL REPAIR / RESTORE EXISTING DRAINAGE SWALES AS NEEDED TO ENSURE ADEQUATE DRAINAGE.
5. R/W SHOULDER STABILIZATION SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
6. DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE CONTRACTOR PRIOR TO FINAL AS-BUILT SIGN OFF FROM THE COUNTY.
7. PAVE TURNOUT (1" FC-9.5) & RESURFACE EXISTING DRIVEWAY PER FDOT SPECIFICATION BEFORE MARKING. ALL NEW PAVING & RESURFACING SHALL BE PER FDOT SPECIFICATION UNLESS NOTED OTHERWISE.
8. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY LICENSES & PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
9. CONTRACTOR SHALL VISIT JOB SITE BEFORE SUBMITTING BID & ACCEPTING PROJECT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION & ELEVATION OF OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY UTILITY COMPANIES 48 HOURS IN ADVANCE PRIOR DIGGING WITHIN R/W.
11. NO DEVIATIONS OR PREVISIONS FROM THESE PLANS BY CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER & REGULATORY AGENCIES.
12. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER & MULCH, HYDROSEED AND /OR SOD.
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DRAWN BY: | CHECKED BY: KK

SIGNED BY: KK

SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 32204
6732 COMMERCE CIRCLE, TALLAHASSEE, FL. 32310
PHONE: (850) 893-3232 CELL: (850) 525-6612
E-MAIL: MANNAN@SECMCORP.COM

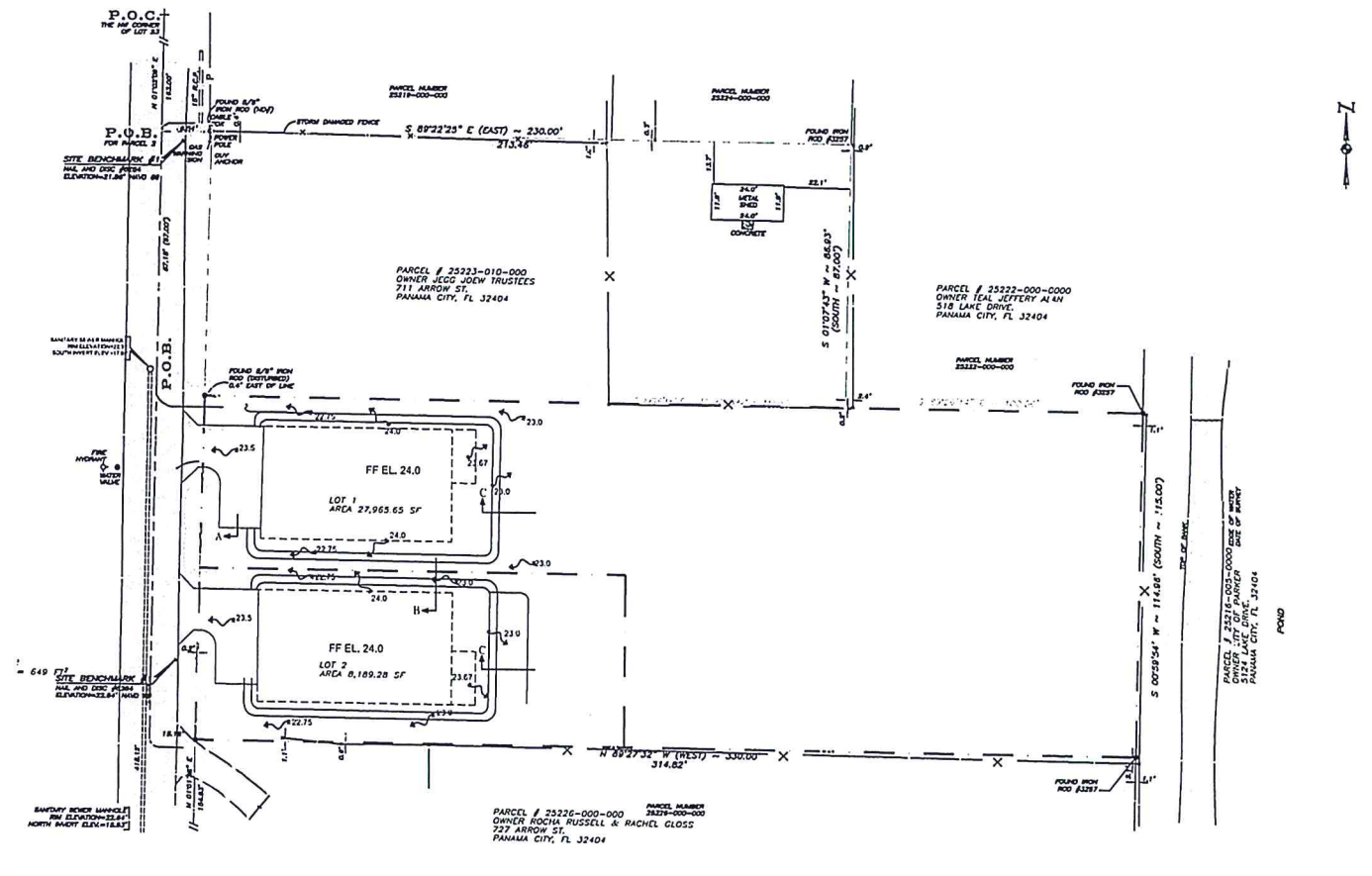
KIFAYAT U. KHAN, PE
FL. PANNO (7772)

PROFESSIONAL ENGINEER SEAL

DATE: 6-24-2021
PROJ. NO. F21 - 13

DRAWING NO. C2
PROPOSE SITE PLAN

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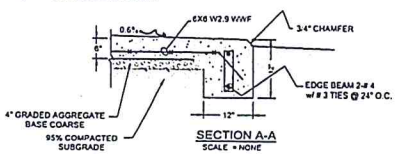
GRAPHIC SCALE

PROPOSE GRADING & STACKING PLAN

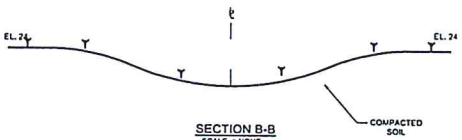
SCALE 1" = 20'

LEGEND:

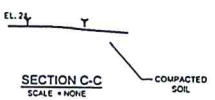
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SECTION A-A
SCALE = NONE



SECTION B-B
SCALE = NONE



SECTION C-C
SCALE = NONE

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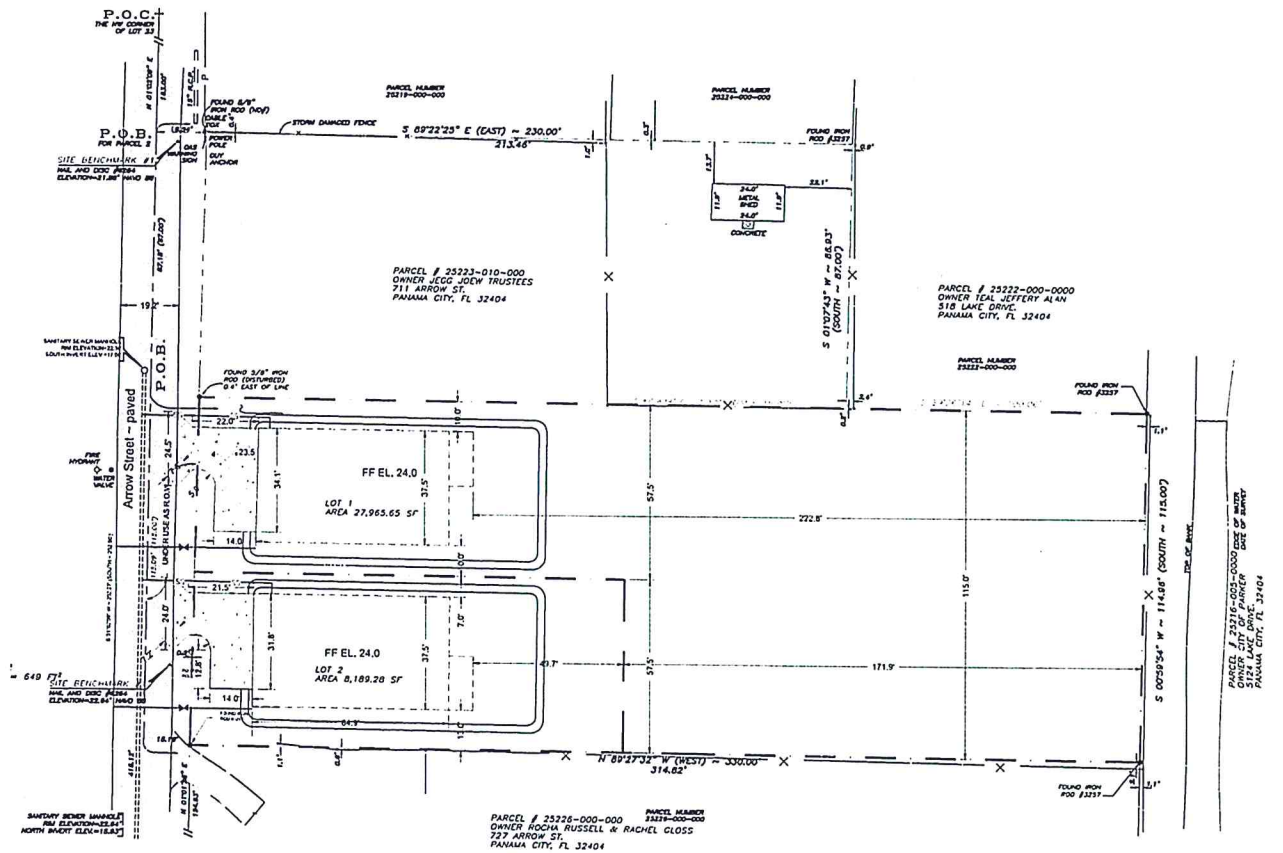
SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & ENVIRONMENTAL ENGINEERING FIRM
AUTHORIZATION NO: 32204
633 CRESCENT BLACK CIRCLE, MILTON FL. 32570
PHONE (850) 623-2232 CELL (850) 554-4612
E-MAIL: SUNENGINEERING@GMAIL.COM

KIFAYAT U. KHAN, PE
FL. P.E. LICENSE NO. 77551
PROFESSIONAL SEAL

DATE: 6-24-2021
PROJ. NO. F21 - 13

DRAWING NO. C3
PROPOSE GRADING, STAKING PLAN & DETAILS

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PROPOSE GRADING & STACKING PLAN

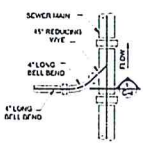
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GRAPHIC SCALE

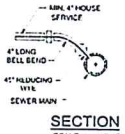
LEGEND:

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- PROPOSED SILT FENCE.



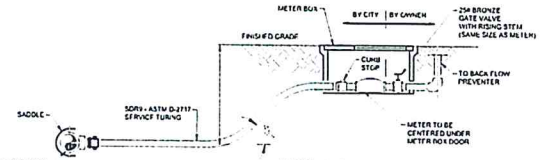
SEWER CONNECTION DETAIL

SCALE = NONE



SECTION

SCALE = NONE



WATER ASSEMBLY DETAIL

SCALE = NONE

GENERAL NOTES:

NOTES:

1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT A BALL VALVE WHICH SHALL BE FASTENED TO A 1" x 4" x 30" STAKE PAINTED WHITE.
4. CURB STOP SHALL BE A 2" FORD BALL METER VALVE B11-777W OR CITY APPROVED EQUAL.
5. ALL SERVICE TAPS TO BE LOCATED IN FIELD. TAPS SHALL BE NO CLOSER THAN 20" APART AND NOT WITHIN 24" FROM BACK OF PIPE BELL OR SPIGOT INSERTION LINE AND WILL NOT BE SET IN DRAINAGE SWALES, EASEMENTS OR SIDEWALKS.
6. TAPPING SADDLE: MODEL FL202 FORD METER BOX CO.
7. 1-1/2" METERS WILL REQUIRE A 2" TAP & GATE VALVE, THEN REDUCED.

LOT 1

TOTAL AREA = 0.642 AC (27,965.52 FT²)
ALLOWABLE IMPERVIOUS AREA = 40% X 27,965.52 = 11,186.2 FT²
MODEL 3
BASE AREA (37.5 X 65.0) = 2,437.50 FT²
PATIO AREA (8X18) = 144.0 FT
PROPOSED DRIVE WAY = 692.0 FT²
TOTAL IMPERVIOUS AREA = 3,273.5 FT² < 40%

LOT 2

TOTAL AREA = 0.188 AC (8,189.2 FT²)
ALLOWABLE IMPERVIOUS AREA = 40% X 8,189.2 = 3,275.7 FT²
MODEL 3
BASE AREA (37.5 X 65) = 2,437.5 FT²
PATIO AREA (8 X 18) = 144.0 FT²
PROPOSED DRIVE WAY = 649.0 FT²
TOTAL IMPERVIOUS AREA = 3,230.5 FT² < 40%

NOTE:

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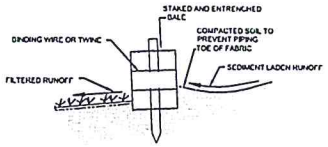
SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CIVIL & STRUCTURAL ENGINEERING FIRM
AUTHORIZATION NO: 32204
6732 COLLEGE ROSE CIRCLE, MILTON, FL. 32570
PHONE: (850) 623-2322 CELL: (850) 525-6612
E-MAIL: KAMAL@SUNCEMCORP.COM

KIPAYAT U. KHAN, PE
FL. P.E. LIC. NO. 77723
STATE OF FLORIDA
PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

DATE: 6-24-2021
PROJ. NO. F21-13

DRAWING NO. C4
PROPOSE UTILITIES PLAN & DETAILS

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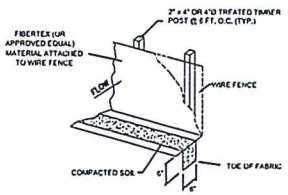
DETAIL OF PROPERLY INSTALLED BALE

NOT TO SCALE



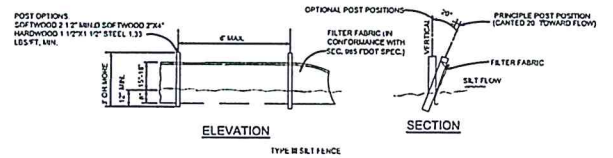
BALES BACKED BY FENCE

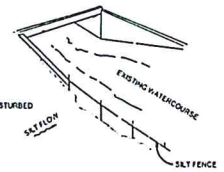
NOT TO SCALE



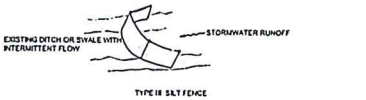
SILT FENCE DETAIL

NOT TO SCALE







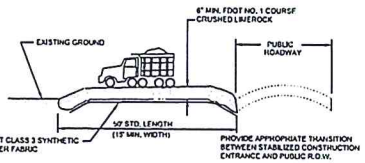


NOTES FOR SILT FENCES

1. Type III Silt Fence shall be used. Where used in ditches, the spacing for Type III Silt Fence shall be in accordance with Chart 1, Sheet 1, FDOT Design Standards Index No. 102, Latest Edition.
2. Do not construct silt fences across permanent flowing watercourses.
3. Where used as slope protection, Silt Fence is to be constructed on 0% longitudinal grade to avoid channelizing runoff along the length of the fence.

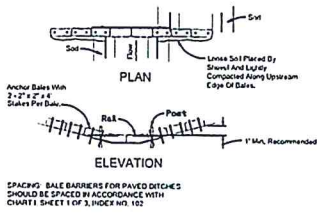
TYPE III SILT FENCE APPLICATIONS

NOT TO SCALE



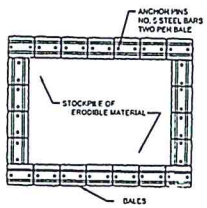
STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



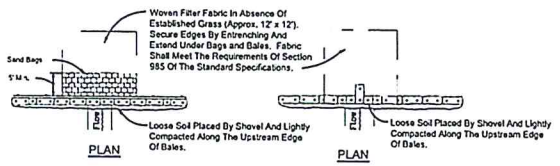
BARRIER FOR PAVED DITCH

NOT TO SCALE



MATERIAL STOCKPILE DETAIL

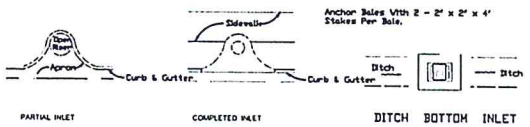
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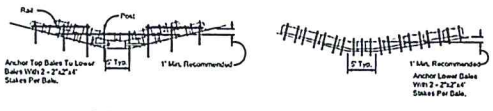
CORRECT FENCING FOR SPECIMEN TREE PROTECTION

NOT TO SCALE



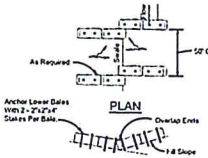
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

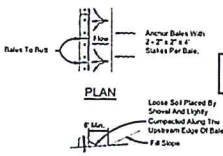
NOT TO SCALE



BARRIER FOR UNPAVED DITCHES

NOT TO SCALE





BARRIERS FOR FILL SLOPES

NOT TO SCALE



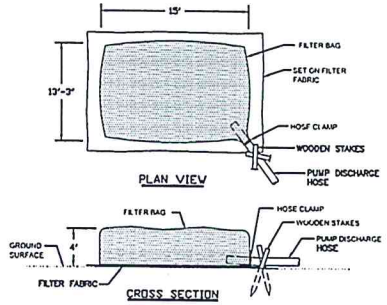
NOTES:
NOT ALL SHOWN DETAILS ARE APPLICABLE.

DESCRIPTION:
FILTER BAGS WILL BE USED AS AN EFFECTIVE FILTER MEDIUM TO CONTAIN SAND, SILT AND FINES WHEN TRENCH DEWATERING. THE WETLAND FILTER BAG CONTAINS THESE MATERIALS WHILE ALLOWING THE WATER TO FLOW THROUGH THE FABRIC.

INSTALLATION:
WETLAND FILTER BAGS MAY REPLACE BALE CORRALS DURING TRENCH DEWATERING, AT THE DISCRETION OF THE ENGINEER INSPECTOR. TO INSURE PROPER INSTALLATION, FILTER BAGS WILL BE PLACED ON RELATIVELY FLAT TERRAIN FREE OF BRUSH AND STUMPS TO AVOID RUPTURES AND PUNCTURES. PROPER INSTALLATION REQUIRES CUTTING A SMALL HOLE IN THE CORNER OF THE BAG, INSERTING THE PUMP DISCHARGE HOSE, AND THEN SECURING THE DISCHARGE HOSE TO THE BAG WITH A HOSE CLAMP. FILTER BAGS WILL BE PLACED AS FAR AWAY FROM FLOWING STREAMS AND WETLANDS AS POSSIBLE.

MAINTENANCE:
PRIOR TO REMOVING A BAG FROM THE HOSE, THE BAG WILL BE TIED OFF BELOW THE END OF THE HOSE ALLOWING THE BAG TO DRAIN. DRAINAGE WILL NOT BE ALLOWED THROUGH THE INLET HOLE. TO AVOID RUPTURE, THE BAGS WILL BE ATTENDED AND PUMPING RATES MONITORED. ONCE THE BAG IS INFLATED TO A HEIGHT OF 4 FEET, PUMPING WILL STOP TO AVOID RUPTURE. FILTER BAGS USED DURING CONSTRUCTION WILL BE BUNDLED AND REMOVED FOR PROPER DISPOSAL.

SPECIFICATION:
FILTER BAGS ARE CONSTRUCTED OF NON-WOVEN GEOTEXTILE FABRIC. A MAXIMUM OF ONE SIX INCH DISCHARGE HOSE WILL BE ALLOWED PER FILTER BAG. BAG CAPACITY WILL BE EXCEEDED BEYOND 2,000 GALLONS PER MINUTE. TYPICAL BAG DIMENSIONS ARE 15 FEET BY 13.25 FEET. TO HELP PREVENT PUNCTURES, GEOTEXTILE FABRIC WILL BE PLACED BENEATH THE FILTER BAG WHEN USED IN WOODED LOCATIONS. UNATTENDED FILTER BAGS WILL BE ENCIRCLED WITH A BALE OR SILT FENCE CORRAL. HOSE CLAMPS WILL BE USED TO SECURE THE DISCHARGE HOSE, WIRE OR STRING WILL NOT BE USED.



FILTER BAG DETAIL
FOR TRENCH DEWATERING OPERATIONS

NOT TO SCALE

ISSUE	DESCRIPTION	DATE
R1	REVISED / CITY COMMENTS	3/24/22
R2	REVISED / OWNER REQUEST	8/2/22
R3	REVISED / CITY COMMENTS	10/19/22

REVISIONS

PROJECT NAME: ARROW ENERGY HOUSES
719 ARROW ST.
LOCATION: PANAMA CITY, FL. 32404
COUNTY: BAY

DRAWN BY: CHECKED BY: KK

SIGNED BY: KK

SUN ENGINEERING & CONSTRUCTION MANAGEMENT CORP.
CERTIFICATE OF AUTHORIZATION NO. 32201
873 CELTIC KNOT CIRCLE MELBOURNE FL. 32940
PHONE: (321) 872-2202 CELL: (321) 223-4612
E-MAIL: KHAN@CSEMCORP.COM

RIJFAYAT U. KHAN, P.E.
FL. LICENSE NO. 77703
PROFESSIONAL ENGINEER SEAL

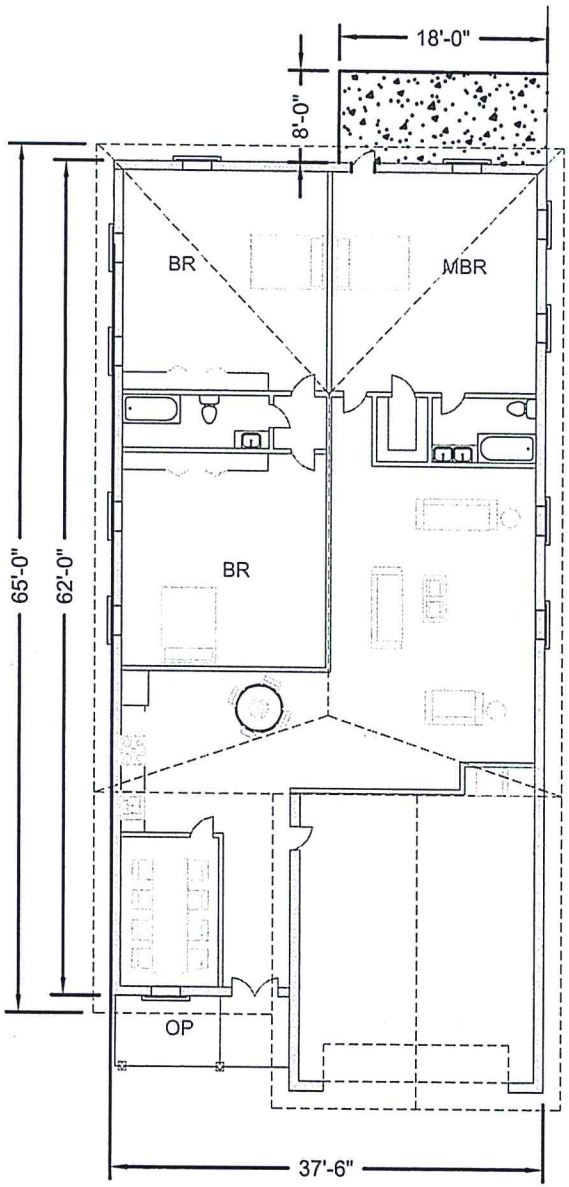
DATE: 6-24-2021
PROJ. NO. F21 - 13

DRAWING NO. C5
CONSTRUCTION DETAILS

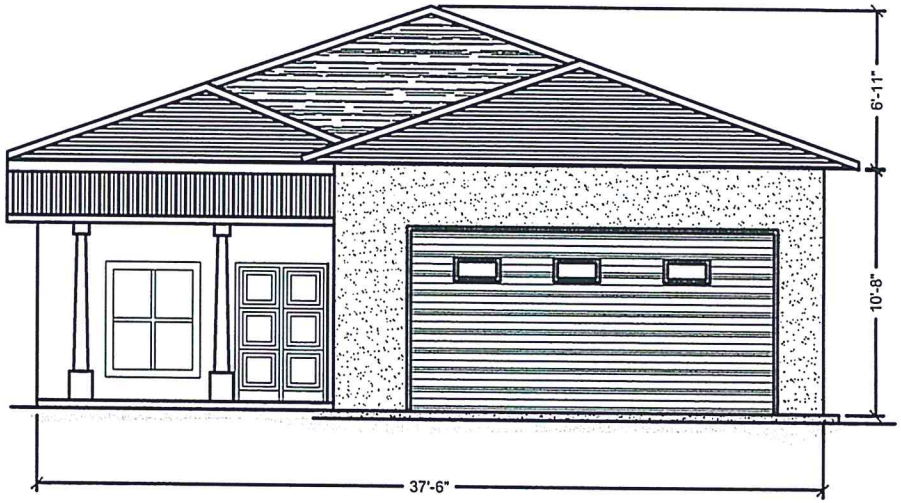
R3 10/19/2022
R2 8/2/2022
R1 4/13/2022

ISSUED FOR PERMIT
DATED 7/2/2021

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FLOOR PLAN
SCALE = NONE



FRONT ELEVTION
SCALE = NONE

KIFAYAT U. KHAN, PE
FL. P.E. NO. 61293

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6732 CEDAR RIDGE CIR.
MILTON, FL 32570
O: 850-623-2232 M: 850-525-66122
EMAIL: KKHAN@SECMCORP.COM

PROJECT NAME: MODEL 3

LOCATION:

COUNTY: