

SITE DATA SUMMARY

PARCEL ID NUMBERS:
 ADDRESS: 16201 FRONT BEACH RD
 PANAMA CITY BEACH, FL 32413
 PARCEL ID # 33753-000-000

PROJECT OWNER INFORMATION:
 CITY OF PANAMA CITY BEACH,
 110 SOUTH ARNOLD ROAD
 PANAMA CITY BEACH, FL 324132140

FLOOD ZONE CATEGORY FOR PROJECT:
 FLOOD ZONE - X BASED ON NATIONAL FLOOD HAZARD FIRMETTE # 12006C0284J
 OF BAY COUNTY, FLORIDA, WITH AN EFFECTIVE DATE OF OCTOBER 10, 2024

PROJECT LAND USE DATA:
 LAND USE CATEGORY FOR PROJECT: COMMERCIAL - HIGH INTENSITY (CH)
 CURRENT LAND USE OF PROJECT: VACANT RESTAURANT
 PROPOSED LAND USE OF PROJECT: RESTAURANT

LAND USE CATEGORIES FOR ADJACENT PARCELS

NORTH - FRONT BEACH ROAD
 SOUTH - RECREATIONAL
 EAST - RECREATIONAL
 WEST - RECREATIONAL

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62.595.314

Water Pipe	Horizontal Separation	Clearance (ft)	Clearance (ft) (Minimum)
Water Main	1.5' minimum	1.5' minimum	1.5' minimum
Sanitary Sewer	1.5' minimum	1.5' minimum	1.5' minimum
Storm Sewer	1.5' minimum	1.5' minimum	1.5' minimum



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
 Check positive response codes before you dig!

SITE UTILITY NOTES:

- CONTRACTOR SHALL LOCATE AND VERIFY EXISTING UTILITY LOCATIONS
- EXACT SITE CONDITIONS MAY VARY & EXACT LOCATION OF TIE-INS TO EXISTING WATER SUPPLY AND SEWER LINES SHALL BE DETERMINED IN FIELD WITH THE APPROPRIATE UTILITY COMPANY.
- GENERAL CONTRACTOR SHALL COORDINATE POINTS OF CONNECTION TO STRUCTURE IN FIELD AND MODIFY LOCATIONS AS REQUIRED TO ACCOMMODATE SITE CONDITIONS. POTABLE WATER MAINS SHALL BE COLOR BLUE 2-HOUR HYDROSTATIC TEST AT 150 PSI

SEWER:

- PVC (4" - 15") = ASTM D3034 SDR 35 (≤ 10 FEET DEPTH)

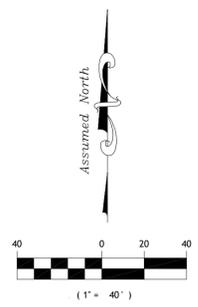
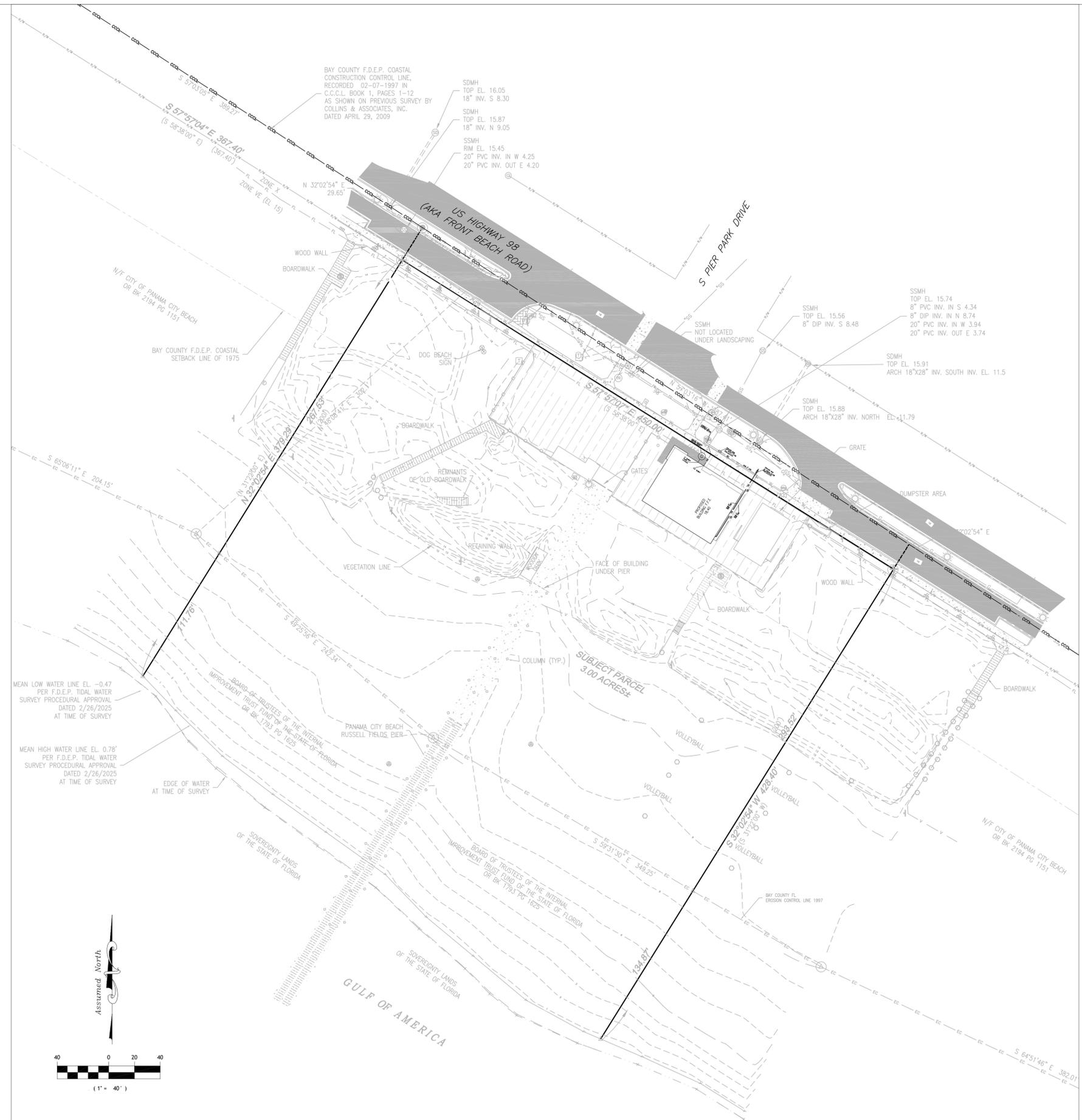
FORCE MAIN:

- SEE STANDARD S-19 FOR FORCE MAIN DETAIL & GRINDER SERVICE CONNECTION IN THE RIGHT-OF-WAY

BUILDING SETBACK DATA :

DIRECTION	REQUIRED	PROVIDED
EAST	7.50 FT.	37.82 FT.
WEST	7.50 FT.	82.00 FT.
NORTH	25.00 FT.	10.55 FT.
SOUTH	15.00 FT.	62.86 FT.

This item has been signed and sealed by Ezzeldin Benghuzzi, P.E. on 02/27/26 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature and authentication code must be verified on any electronic copies



NO.	DATE	APPR.	REVISION

QUANTUM PARTNERSHIP, INC.
 5547 HAMPTON WOODS WAY, TALLAHASSEE, FL 32311
 Phone: (850) 544-1326

JETER CONSTRUCTION, L.L.C.
 20679 PANAMA CITY BEACH PARKWAY PANAMA CITY BEACH, FL 32413
 850-919-3483

16201 FBR DEVELOPMENT
 16201 FRONT BEACH RD
 PANAMA CITY BEACH, FL 32413

SITE PLAN SHEET

PROJECT NAME: 16201 FRONT BEACH RD
 PANAMA CITY BEACH, FL 32413

CLIENT: JETER CONSTRUCTION, L.L.C.

SEAL: EZZELDIN BENGHUZZI, P.E.
 FL P.E. # 53904

DRAWN BY: EMB
 CHECKED BY: EMB

PROJECT NO.: 25-114
 DRAWING SCALE:

PLOT DATE: 02/27/26
 SHEET NO. 4 OF 5

DWG. NO. **C-4**