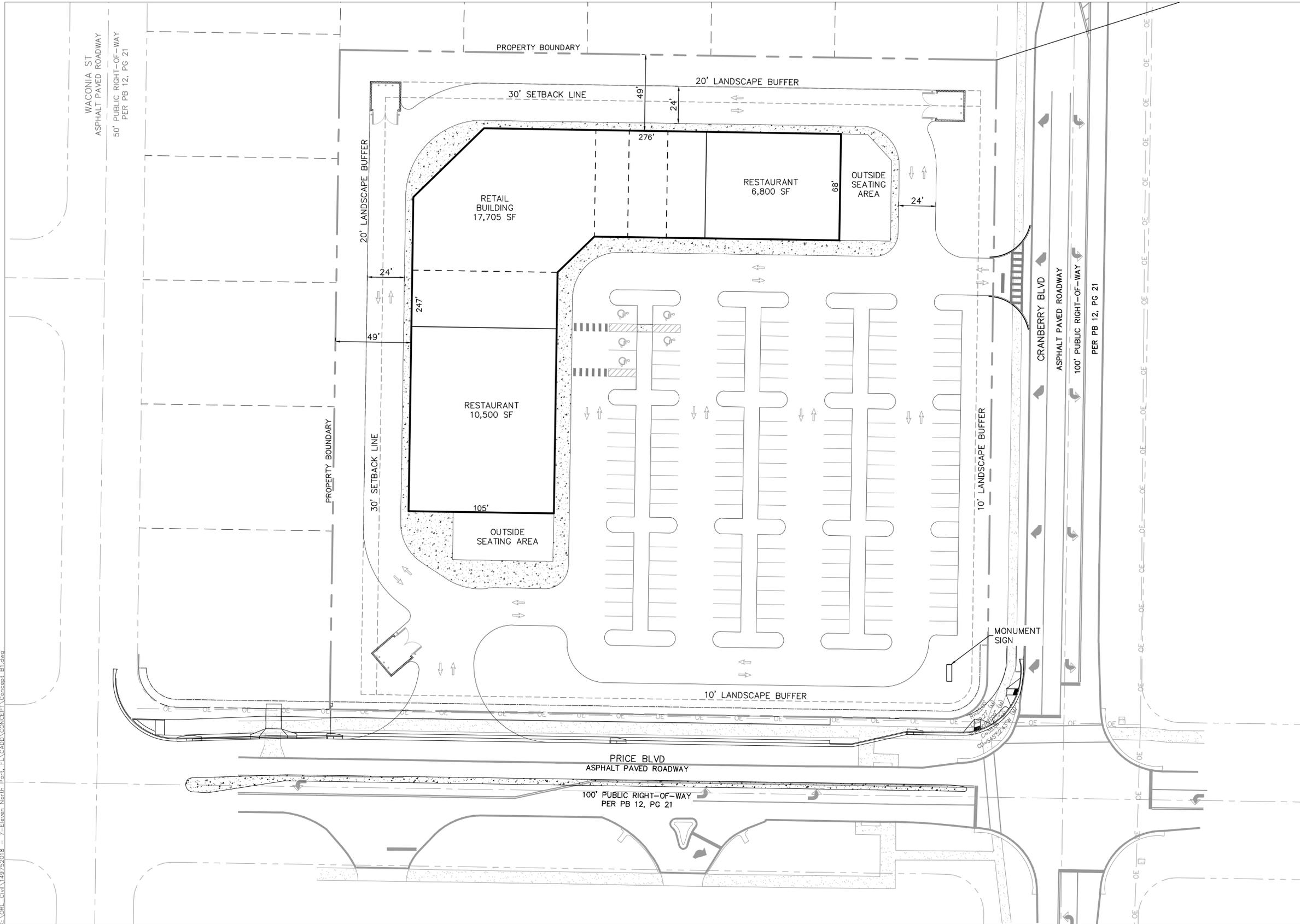


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SITE DATA:

SITE AREA: 4.15± ACRES
 ZONING: NEIGHBORHOOD COMMERCIAL (HI)
 PROPOSED USE: RETAIL / RESTAURANT
 MAXIMUM BUILDING HEIGHT: 2 STORIES
 PROPOSED BUILDING HEIGHT: 1 STORY/±30 FEET

BUILDING COVERAGE:

FLOOR AREA: 35,005 SF
 F.A.R. (35,005 SF)/180,490 SF: 0.19
 MAX F.A.R.: 0.30

BUILDING SETBACKS	REQUIRED	PROPOSED
FRONT (SOUTH):	0 FT	60 FT
REAR (NORTH):	30 FT	30 FT
SIDE (EAST):	10 FT	10 FT
SIDE (WEST):	30 FT	30 FT

PAVING SETBACKS	REQUIRED	PROPOSED
FRONT (SOUTH):	10 FT	10 FT
SIDE (EAST):	10 FT	10 FT

REQUIRED PARKING:

1 SPACE / 250 SF GFA: 141 SPACES
 35,005 SF/250 SF: 141 SPACES

TOTAL PARKING SPACES REQUIRED: 141 SPACES

PROVIDED PARKING:

REGULAR SPACES: 139 SPACES
 HANDICAP SPACES: 5 SPACES
 TOTAL SPACES PROVIDED: 144 SPACES

NOTE: THIS IS A PRELIMINARY TEST FIT PLAN AND IS SUBJECT TO LOCAL JURISDICTIONAL REGULATIONS, REGULATORY REVIEW, AND PERMIT CONSIDERATION. PROPERTY INFORMATION SHOWN HAS BEEN TAKEN FROM INFORMATION PROVIDED BY THE CLIENT AND/OR THE LOCAL COUNTY PROPERTY APPRAISER MAPPING RECORDS. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN MODIFICATIONS MAY BE REQUIRED FOR THE PREPARATION OF THE FINAL PLAN THAT MEETS LOCAL JURISDICTIONAL CODES. NOT FOR CONSTRUCTION.

Storage Tank Financial Responsibility (FR) Requirements

FR is required until tanks are properly closed (not just taken out of service).

Type of Tank	Definition	Regulated Product	Exemptions	Financial Responsibility [Per Occurrence]	Financial Responsibility [Annual Aggregate]	Applicable State Rules and Federal Code
<p>Aboveground Storage Tanks (AST)</p> <p>Greater than 550 gallons</p>	<p>An aboveground stationary device designed to hold regulated substances and the volume of which (include integral piping) is less than 10% beneath the surface of the ground.</p> <p>Details: Chapter 62-762.201, FAC</p>	<ul style="list-style-type: none"> - Motor Fuels - Lubricating Oils - Naphtha - Distillates - Residual Oils - Waste Oil - Blends or Mixtures or Byproducts of oil or gas - Petroleum Solvents <p>Details: 40 CFR 280.12</p>	<p>• EXCLUDES:</p> <ul style="list-style-type: none"> - Tanks with 550-gallon capacity or less - Tanks less than 30,000 gallons storing heating oil for on-site consumption - LP Gas Tanks - Hazardous Waste Tanks <p>Details: Chapter 62-762.301, FAC</p>	<p>Facility's cumulative tank system capacity:</p> <ul style="list-style-type: none"> ≤ 10,000 gallons [\$500,000] > 10,000 & ≤ 30,000 gallons [\$1,000,000] > 30,000 & ≤ 250,000 gallons [\$1,000,000] > 250,000 gallons [\$3,000,000] <p>Ref.: Chapter 62-762.421(3), FAC</p>	<p>Facility's cumulative tank system capacity:</p> <ul style="list-style-type: none"> ≤ 10,000 gallons [\$1,000,000] > 10,000 & ≤ 30,000 gallons [\$1,000,000] > 30,000 & ≤ 250,000 gallons [\$2,000,000] > 250,000 gallons [\$6,000,000] <p>Ref.: Chapter 62-762.421(3), FAC</p>	<p>Chapter 62-762.421, FAC - (AST FR rule) adopts most of 40 CFR Part 280 Subpart H (UST requirements) for AST FR</p> <p>(Note: DEP forms must be used)</p> <p>Relevant Florida Statutes are identified on Rule pages</p>
<p>Underground Storage Tanks (UST)</p> <p>Greater than 110 gallons</p>	<p>An underground stationary device designed to hold regulated substances and the volume of which (including integral piping) is more than 10% beneath the surface of the ground.</p> <p>Details: 40 CFR 280.12</p>	<ul style="list-style-type: none"> - Motor Fuels - Lubricating Oils - Naphtha - Distillates - Residual Oils - Waste Oil - Blends or Mixtures or Byproducts of oil or gas - Lubricants - Petroleum Solvents <p>Details: 40 CFR 280.12</p>	<p>• EXCLUDES:</p> <ul style="list-style-type: none"> - Tanks with 110-gallon capacity or less - LP Gas Tanks - Agricultural tanks: 550 gallons or less - Tanks less than 30,000 gallons storing heating oil for on-site consumption - Hazardous Waste Tanks - Residential Tanks less than 1,100 gal. <p>Details: Chapter 62-761.300, FAC</p>	<p>Petroleum Marketing Facilities:</p> <p>[\$1,000,000]</p> <p>All Other Facilities:</p> <p>throughput ≤ 10,000 gallons/month (annual average) [\$500,000]</p> <p>throughput > 10,000 gallons/month (annual average) [\$1,000,000]</p> <p>Ref: 40 CFR 280.93(a)</p>	<p>All Facilities:</p> <ul style="list-style-type: none"> ≤ 100 tanks [\$1,000,000] > 100 tanks [\$2,000,000] <p>Ref: 40 CFR 280.93(b)</p>	<p>Chapter 62-761.420, FAC - (UST FR rule) adopts 40 CFR Part 280 Subpart H for UST FR</p> <p>(Note: DEP forms must be used)</p> <p>Relevant Florida Statutes are identified on Rule pages</p>

Especially when an account owner has both UST and AST in multiple locations, see [Quick Guide of Financial Responsibility Amounts Required for UST and AST](#) on the [General Guidance for Tanks Financial Responsibility](#) webpage.

Vapors, specifically Benzine FAQ's.

Discuss the vapor discharge from the tanks

Vapor escapes from the surface of the fuel inside the Underground Storage Tanks (UST) but is not under pressure and sits atop the liquid in the tank. Vapor may increase in warmer temperatures however it is contained in the UST. Vapor is displaced when the fuel is disturbed, and tank volume is displaced by the fuel drop from a tanker through a hose. The displaced vapor is retrieved by a second dedicated vent hose that leads back to the bulk carrier tanker. This is known as stage 1 Vapor recovery.

Discuss the vapor capture from cars

In 2012, The U.S. Environmental Protection Agency (EPA) determined that vehicles equipped with the Onboard Refueling Vapor Recovery systems (ORVR) were in "widespread use" and that Stage II emission benefits were greatly reduced. In Florida Stage II Programs whereby vapor was pulled back into the tanks were phased out in 2009 and as of October 2015 all rules pertaining to the Stage II program were removed from regulations. For more information on Florida regulations visit: [Federal Register Florida Stage II Vapor Recover](#)

Vent stack is vent, but does it discharge?

The vent stack does not discharge anything to the atmosphere by design. Instead it allows air flow to come from the atmosphere into the Underground Storage Tanks to replace fuel which is pumped out by customers. If there were to be excessive pressure in the tank, then this vent would allow vapors to escape however the tanks are underground under no pressure and at a steady constant temperature that even condenses the vapor and turns it into liquid.

When does it discharge? Under extreme pressure which it does not experience
What is its purpose? To release the vacuum on the tanks when customers pump gas, if this did not exist then the pumps could not dispense gasoline against the vacuum.

What is the distance of impact if any? None by design

What are the typical impacts? None to the atmosphere by design and the design for the stacks is approved by the FDEP and EPA.

What happens in the case of a spill event?

In prevention of spills there are numerous regulatory compliance and corporate responsibilities in place.

- Equipment, containment, prevention and monitoring systems are numerous and sophisticated

- Institutional controls are strong, equipment type, financial responsibility, inspections, training, record keeping
- Gasoline secondary sensors are continuously, remotely monitored, 24/7/365
- State and Federal air quality regulations are followed, and records maintained and provided to prove compliance
- Any repair items are identified, placed out of service and dispatched to the local contractor and in most cases repaired within 24 hours.

If a spill occurs detected by the above then the permittee is required to report as soon as practical, but at least no later than 24 hours from the time the permittee becomes aware of the **spill**. Residents can also **report spills** by calling the State Watch Office's toll-free number at 1-800-320-0519.

Petroleum Facilities are heavily regulated by the federal government through the US Environmental Protection Agency (USEPA) the state through the Florida Department of Environmental Protection (FDEP).

The Florida Petroleum Restoration Program encompasses the technical oversight, management, and administrative activities necessary to prioritize, assess and cleanup sites contaminated by discharges of petroleum and petroleum products from stationary petroleum storage systems.

Are there existing spills at this property (or contamination from gas station across street)
(This didn't specifically come up, but good to have)

Existing property has no tanks nor has had any so no spills



2019 General Reminders for Regulated UST Owners/Operators

Registration Fees - Placard

Storage tank registration fees are due to the Department each year by July 1. Ensure that your contact information is up-to-date with the Department in order to receive updates concerning your annual registration fees. Once fees are paid, you must print a copy of your placard from the Department's [ESSA](#) Online Business Portal. In general, you are not legally allowed to receive motor fuel without a valid placard on display at your facility.

Financial Responsibility

If your USTs store petroleum or petroleum products, you are required to demonstrate and maintain financial responsibility (FR), such as insurance, for pollution liability. FR must be maintained until your USTs have been properly closed and your Closure Report/Limited Closure Report Form has been submitted to and approved by the Department. Please note: Financial Responsibility is required for out-of-service USTs

Release Detection - Visual Inspections

You are required to visually inspect your storage tank system components every month (not to exceed every 35 days) and document your findings. Your findings must be maintained for 3 years and made available for inspection by the Department or contracted county. A monthly visual inspection is not required for any component that uses an electronic release detection method; however, piping and dispenser sumps that use electronic devices must also be visually inspected every 6 months and records kept for 3 years.

Release Detection - Electronic Devices

Electronic release detection devices shall be inspected for proper operation every month (not to exceed every 35 days). A record or summary of the alarm history, sensor status and testing results shall be printed from the device and kept for 3 years. If the device does not have print capability, then a manual log must be maintained.

Release Detection - Emergency Generators

Release detection is now required for underground storage tank systems that store fuel for use by emergency power generators.

Annual Operability Testing - Release Detection Devices & Overfill Protection Equipment

All release detection devices must be tested for operability annually at intervals not exceeding 12 months to ensure proper operation and be registered with the Department.

Effective October 13, 2019, owners and operators must designate a primary overfill device. Secondary overfill devices cannot interfere with the proper operation of the designated primary device. The designated primary overfill device must be registered with the Department and perform annual operability testing at intervals not exceeding 12 months.

Periodic Integrity Testing

Periodic testing of storage tank system components shall occur according to the following schedule:

- a. Single-walled spill containment systems – once a year, not to exceed 12 months.
- b. Piping sumps, dispenser sumps, double-walled spill containment systems - every three years, not to exceed 36 months.
- c. Piping and dispenser sumps over the surface waters of the state shall be tested within one year of July 9, 2019, and every three years thereafter, not to exceed 36 months.

Incident Response

An incident is a condition or situation indicating that a release or discharge may have occurred. Incident investigations must be initiated within 24 hours. If within 72 hours of discovery the investigation does not confirm that a discharge did not occur, then the incident must be reported to the contracted county. All positive responses of release detection devices (such as alarms) must be investigated and a determination made as to whether a discharge occurred. Records of all incidents must be maintained along with the incident investigation findings for inspection by the Department or contracted county.

Repairs, Operation and Maintenance

Storage tank system equipment shall be maintained in sound operational condition to reduce the likelihood of releases and incidents. Corrosion of metal components must be minimized by periodic maintenance. Water in excess of one inch in depth or any regulated substances collected in secondary containment shall be removed within 72 hours of discovery and properly disposed.

Certified Operators

Each UST facility must have a Class A, Class B, and Class C operator that are trained and certified in accordance with the rule. A Class A, B, or C operator must be present at UST facilities during all times of operation unless the facility is unmanned. Class B operators can train Class C operators.

Closure Integrity Evaluations

A closure integrity evaluation must be conducted no more than 45 days prior to closure of double-walled USTs, double-walled integral piping, piping sumps, dispenser sumps, and spill containment systems that are in contact with the soil to determine whether closure sampling is required. If required, closure sampling must be conducted in accordance with *Instructions for Conducting Sampling During Underground Storage Tank Closure*, July 2019. For all closures, a Closure Report or Limited Closure Report, dependent on the situation, must be submitted to the contracted county within 60 days.

UST Systems

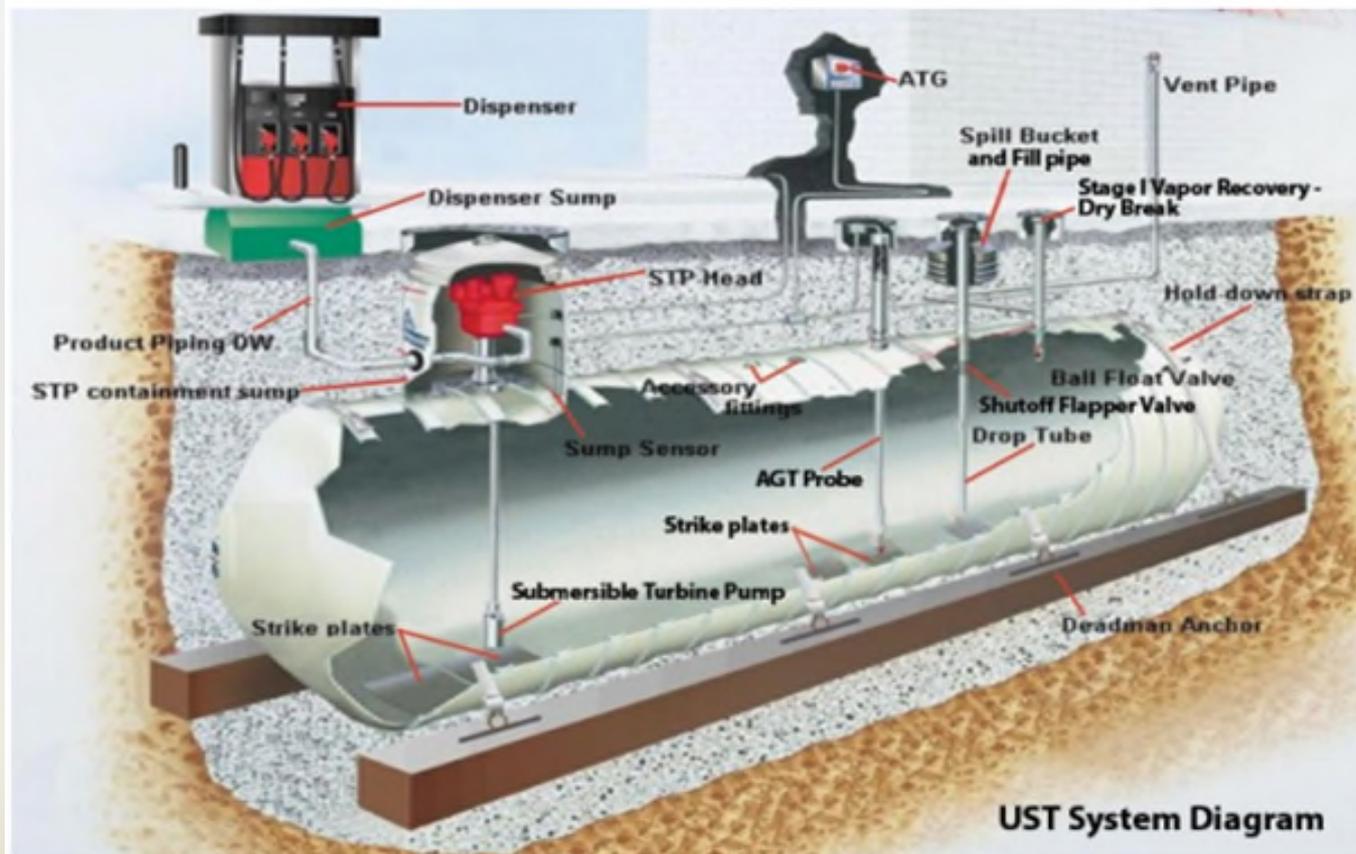
ENVIRONMENTAL ENGINEERING

NEIL CAMPBELL

APTIM

REGULATORY COMPLIANCE & CORPORATE RESPONSIBILITY

- Underground Storage Tank Systems are much more sophisticated and safe than many realize. Remove the Mystery and reveal the facts.



REGULATORY COMPLIANCE & CORPORATE RESPONSIBILITY

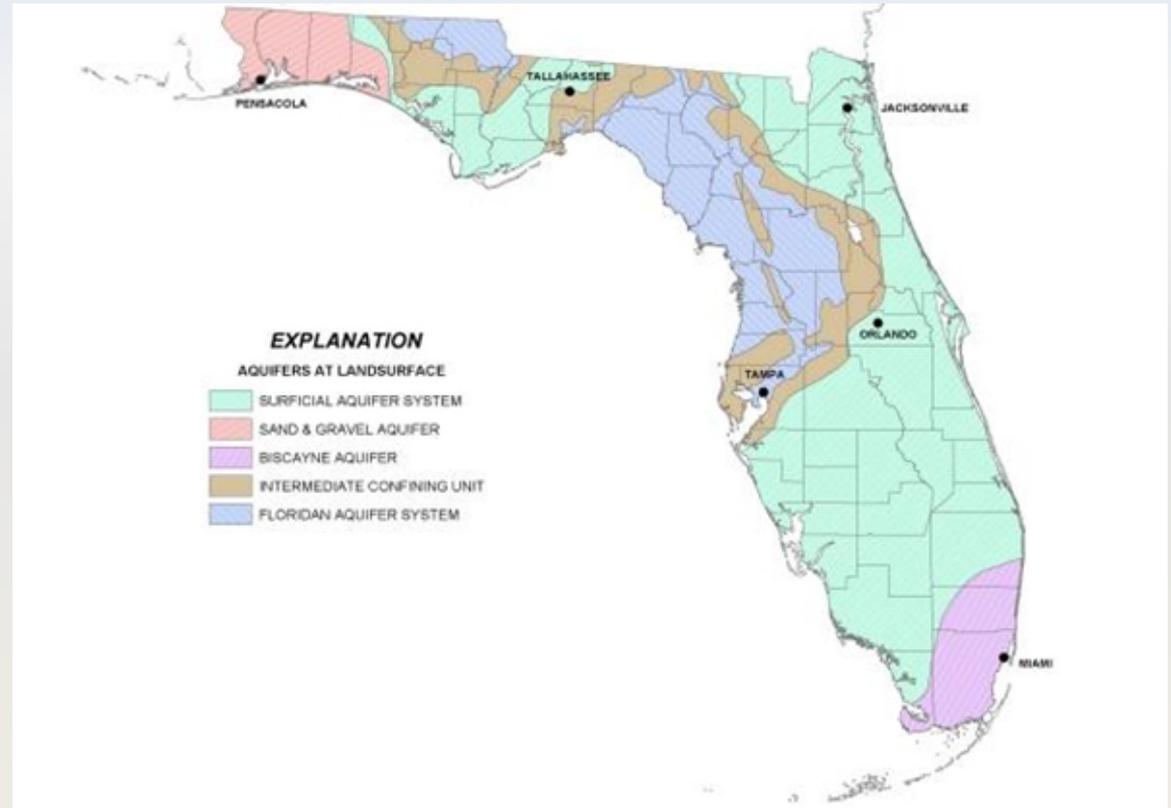
- Installation may only be conducted by specialized Certified Pollutant Storage System Contractors regulated by the Florida Department of Business and Professional Regulation

Double wall fiberglass storage tanks during installation.



REGULATORY COMPLIANCE & CORPORATE RESPONSIBILITY

- Petroleum Facilities are heavily regulated by the federal government through the US Environmental Protection Agency (USEPA) the state through the Florida Department of Environmental Protection (FDEP).



- Why? The shallow water table and our primary source of drinking water.

REGULATORY COMPLIANCE & CORPORATE RESPONSIBILITY Multiple Spill Reduction Tools



Fill Pipe with Fill Cap Secured



Fill/Spill Containment (Spill Bucket)



Fill Drop Tube



Fuel Truck Fueling UST



Overflow Automatic Shutoff Flapper Valve



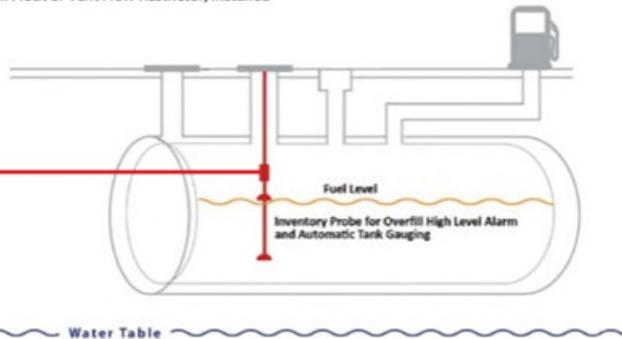
Ball Float Valve



Ball Float or Vent Flow Restrictor; Installed

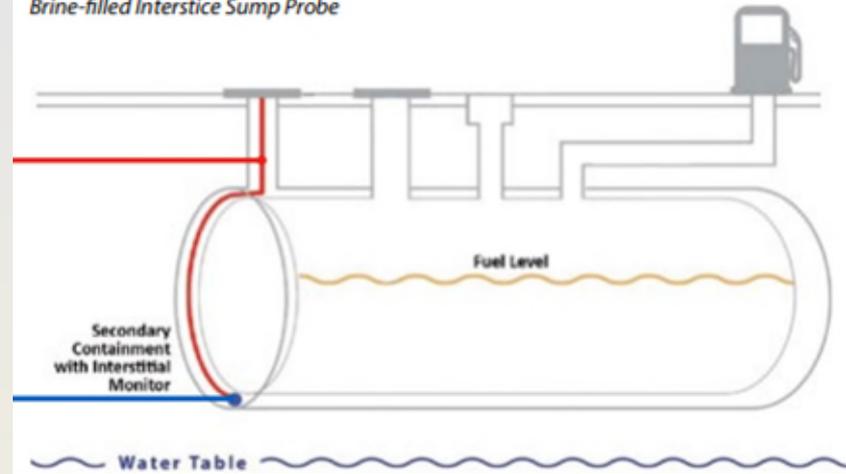


Automatic Tank Gauging (ATG) Probes



Overfill High Level Alarm System Using Automatic Tank Gauging

Brine-filled Interstice Sump Probe



REGULATORY COMPLIANCE & CORPORATE RESPONSIBILITY Sealed and Double Sealed



UST Systems with Sump Manway Covers Opened for Inspection



Pump/Piping Sump Manway Cover



Piping, Pump and LLD inside Sump



Submersible Turbine Pumps (STP)

- UST pumps inside containment sumps

- Double Wall piping with interstitial monitoring delivers to the dispensers



Primary Fiberglass Fuel Line/Piping



Double-walled Fiberglass Piping Layout



Double-walled Flexible Piping Layout



Double-walled Flexible Primary Piping

REGULATORY COMPLIANCE & CORPORATE RESPONSIBILITY



Dispenser



Breakaways



Under Dispenser Containment Sumps provide secondary containment.

REGULATORY COMPLIANCE & CORPORATE RESPONSIBILITY

Operator Training Background

The Energy Policy Act of 2005 was passed by Congress. This federal regulation establishes training requirements for operators of Underground Storage Tanks (USTs):

Class A – Person(s) having primary responsibility for on-site operation and maintenance of UST systems (owner or operator of a UST facility)

Class B – Persons having daily on-site operation and maintenance of UST systems

Class C – Daily on-site employees having primary responsibility for addressing emergencies presented by a spill or release from an UST system

This final rule requires that all UST facilities must be in compliance with operator training requirements by **October 13, 2018**.

REGULATORY COMPLIANCE & CORPORATE RESPONSIBILITY

- All new pressurized small diameter piping in contact with the soil must be a type of equipment pre-approved by the State of Florida and have double-walled construction with secondary containment installed with line leak detectors, and must be tested every 12 months.
- Piping and dispenser sumps that use electronic release detection must also be visually inspected every six months.

REGULATORY COMPLIANCE & CORPORATE RESPONSIBILITY

Periodic integrity testing is required as follows:

- Double-walled tanks and below grade double-walled piping at the time of installation and at the time of any repairs.
- Below-grade piping/dispenser sumps on or before **October 13, 2018**, and every three years after.
- Below-grade spill containment systems on or before **January 11, 2018**, and every three years after.

REGULATORY COMPLIANCE & CORPORATE RESPONSIBILITY

Summary

- Equipment, containment, prevention and monitoring systems are numerous and sophisticated
- Institutional controls are strong, equipment type, financial responsibility, inspections, training, record keeping
- Gasoline secondary sensors are continuously, remotely monitored, 24/7/365
- State and Federal air quality regulations are followed and records maintained and provided to prove compliance
- Any repair items are identified, placed out of service and dispatched to the local contractor and in most cases repaired within 24 hours.