

# DESTIN OAKS TOWNHOMES DESTIN, OKALOOSA COUNTY, FLORIDA

07/23/13  
REVISED 12/11/13

## FINAL DEVELOPMENT ORDER PLANS

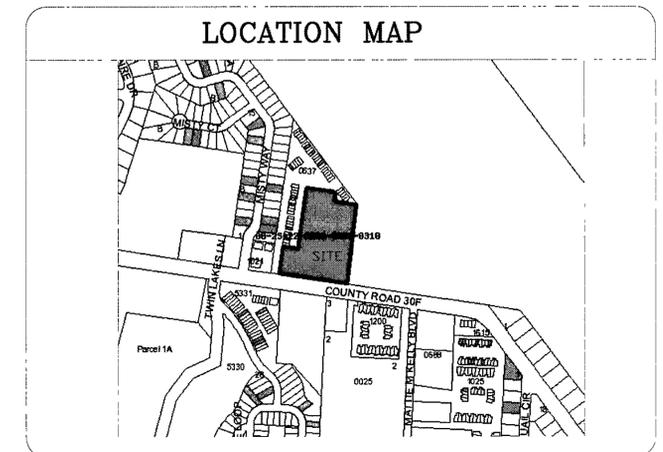
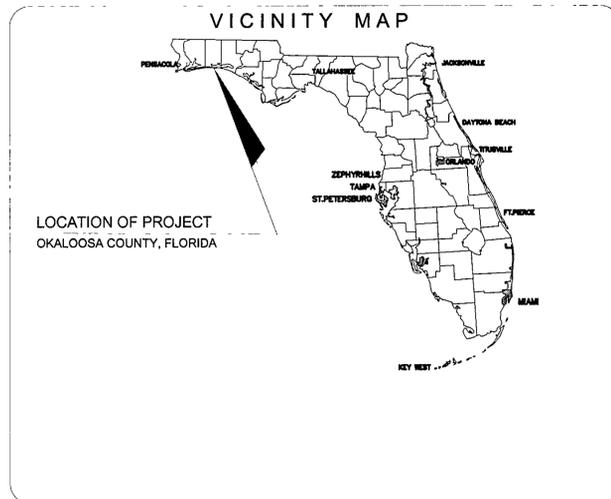
PREPARED FOR:  
**VIRTUE ESTATES, L.L.C**

P.O BOX 5

DESTIN, FLORIDA, 32540

MANAGING MEMBER: JOHN CUNNINGHAM

TELEPHONE: (850) 246-5646



PARCEL ID # 00-2S-22-0000-0001-0310  
5.023 ACRES

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Planning  
13-19-MS

APPROVED BY  
DESTIN CITY COUNCIL 3/3/14 JMB

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# ECM

a complete engineering &  
construction management company

1639 GULF STARR DRIVE  
DESTIN, FLORIDA 32541  
E. MAIL [jelamad@yahoo.com](mailto:jelamad@yahoo.com)  
PT #68840

TELEPHONE (850) 851-1454 (FNCR)  
TELEPHONE (850) 851-1456 (INSP)  
FAX (850) 654-2000  
1314R C/ 8419

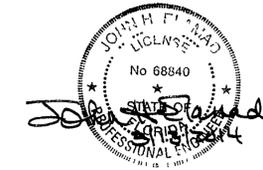
#### DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE OWNER AND ENGINEER AND THEIR RESPECTIVE MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF FLORIDA AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

PARCEL ID # 00-2S-22-0000-0001-0310  
LEGAL DESCRIPTION

BEG SW COR LOT 45 BLK A KELL-AIRE GARDENS SLY ALG RD 505 84 FT SE ALG AIRPORT RD 1312 5 FT TO BEG CONT ALG RD 508 91 FT N7 DEG E540 5 FT N38 DEG W716 FT S7 DEG W1044 14 FT TO BEG 1025-156 & 1087-627 EX DESTIN RACQUET CLUB T/H  
ACERAGE 5.023 ACRES

CONTRACTOR NOTES  
CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING GRADES AND ELEVATIONS AND INFORMING THE ENGINEER'S REPRESENTATIVE OF ANY DISCREPANCIES THAT WILL AFFECT THE STORMWATER DESIGN. AN ENGINEER'S REPRESENTATIVE WILL BE AVAILABLE TO MEET ON SITE ON A REGULAR BASIS.



# SITE DATA SUMMARY

## LEGAL DESCRIPTION

PARCEL ID # 00-25-22-0000-0001 0.110  
 B/LG SW COR 10' 45" BLK A KELL AIRE CARDEN'S SLY ALC RD 505 44 11 5"  
 ALC AIRPORT RD 1512 5 FT TO B/G CONT ALC RD 505 91 11 17 DFC F540 4  
 N59 DFC 3716 11 57 B/LG W/044 14 FT TO B/G 1025 196 & 1097 627  
 EX DESTIN RACCLUT CLUB 1/11

## AREA TABULATION

ACFRAGE 715,808 SQ FT OR 5.023 ACRES

## FLOOD ZONE INFORMATION

NOTE: THIS PARCEL IS LOCATED IN FLOOD ZONE  
 X AS DETERMINED BY SCALL FROM  
 FEMA FIRM 12151C0519G DATED SEPT 27, 2010  
 OKALOOSA COUNTY, FLORIDA AS PROVIDED BY HARE PART SURVEYING

## DEVELOPMENT OWNER DATA

WIRTH ESTATES, LLC  
 P O BOX 4551  
 DESTIN FL 32450  
 MANAGING MEMBER JO IN CUNNINGHAM

APPROVED BY  
 DESTIN CITY COUNCIL  
 DATE/INITIALS 3/3/14/JMB

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## EXISTING CONDITIONS

### DESTIN OAKS

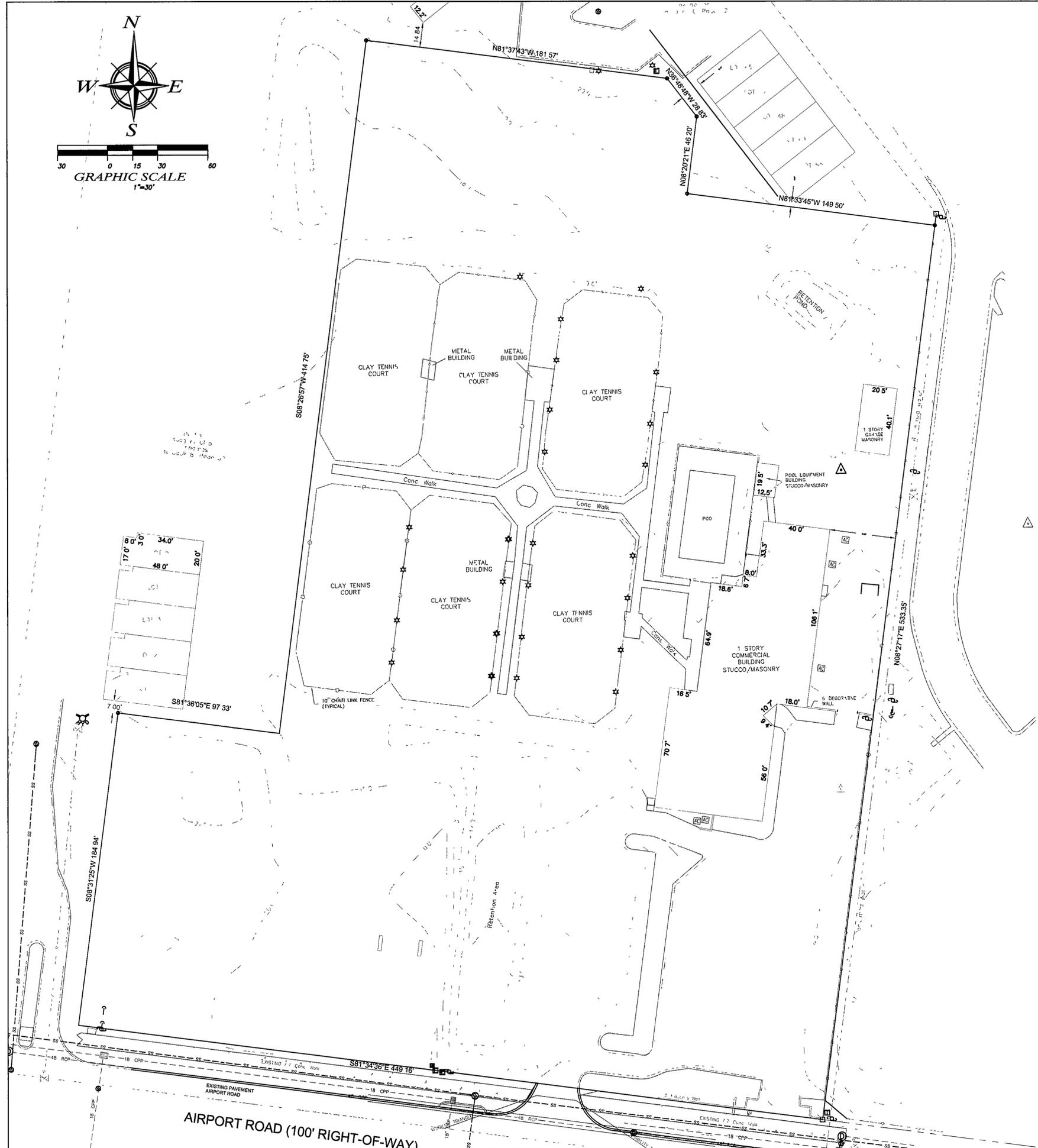
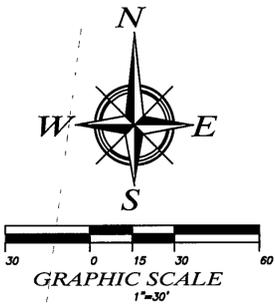
DESTIN, OKALOOSA COUNTY, FLORIDA

**ECM** a complete engineering & construction management company

4639 GULF STARR DRIVE TELEPHONE: (850) 837-7454 (ENGR)  
 DESTIN, FLORIDA 32541 TELEPHONE: (850) 837-7456 (INSP.)  
 E-MAIL: jelamad@yahoo.com FAX: (850) 654-2000

JOHN H. ELAMAD, P.E. P.E. #68840 FBPR CA 8419

DRAWN BY	BCB	DATE	7 OCTOBER 2013
CHECKED BY	JHE	DRAWING NO	1
JOB NO		SHEET	2 OF 16



**SITE DATA SUMMARY**

DEMOLITION	
TENNIS COURT DEMO	517.50 sqft
POOL BUILDING DEMO	251 sqft
COMMERCIAL BUILDING DEMO	106.37 sqft
PARKING LOT DEMO	325.70 sqft
POOL DEMO	146.5 sqft
CONCRETE PATHWAY DEMO	432.1 sqft
GARAGE DEMO	94.5 sqft
TOTAL	1019.19 sqft

**EROSION CONTROL NOTES**

EROSION CONTROL DEVICES, SUCH AS STAKED HAY BALES AND SILT FENCING MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION

NO EROSION OR SEDIMENTATION SHALL LEAVE THE SITE

STAKED HAY BALES AND SILT FENCES SHALL BE PLACED AROUND ALL UTILITIES AND MANHOLES TO PREVENT ANY INTRUSION OF SEDIMENTS

CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF SITE WORK CONSTRUCTION

CONTRACTOR SHALL IMMEDIATELY REPAIR EROSION CONTROL DEVICES SHOULD THEY BECOME DAMAGED

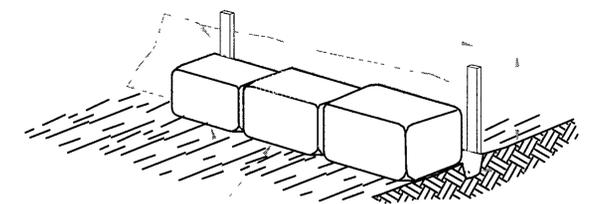
THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN PERPETUITY BY THE HOMEOWNERS ASSOCIATION

ALL DISTURBED AREAS ARE TO BE PERMANENTLY SODDED

SILT FENCE



DEMOLITION AREA  
ALL STRUCTURES INCLUDING EXISTING LIGHTING TO BE DEMOLISHED



**SILT FENCE DETAIL**

NTS

APPROVED BY  
DESTIN CITY COUNCIL  
DATE/INITIALS 3/31/14 JMB

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**DEMOLITION PLAN**

**DESTIN OAKS**

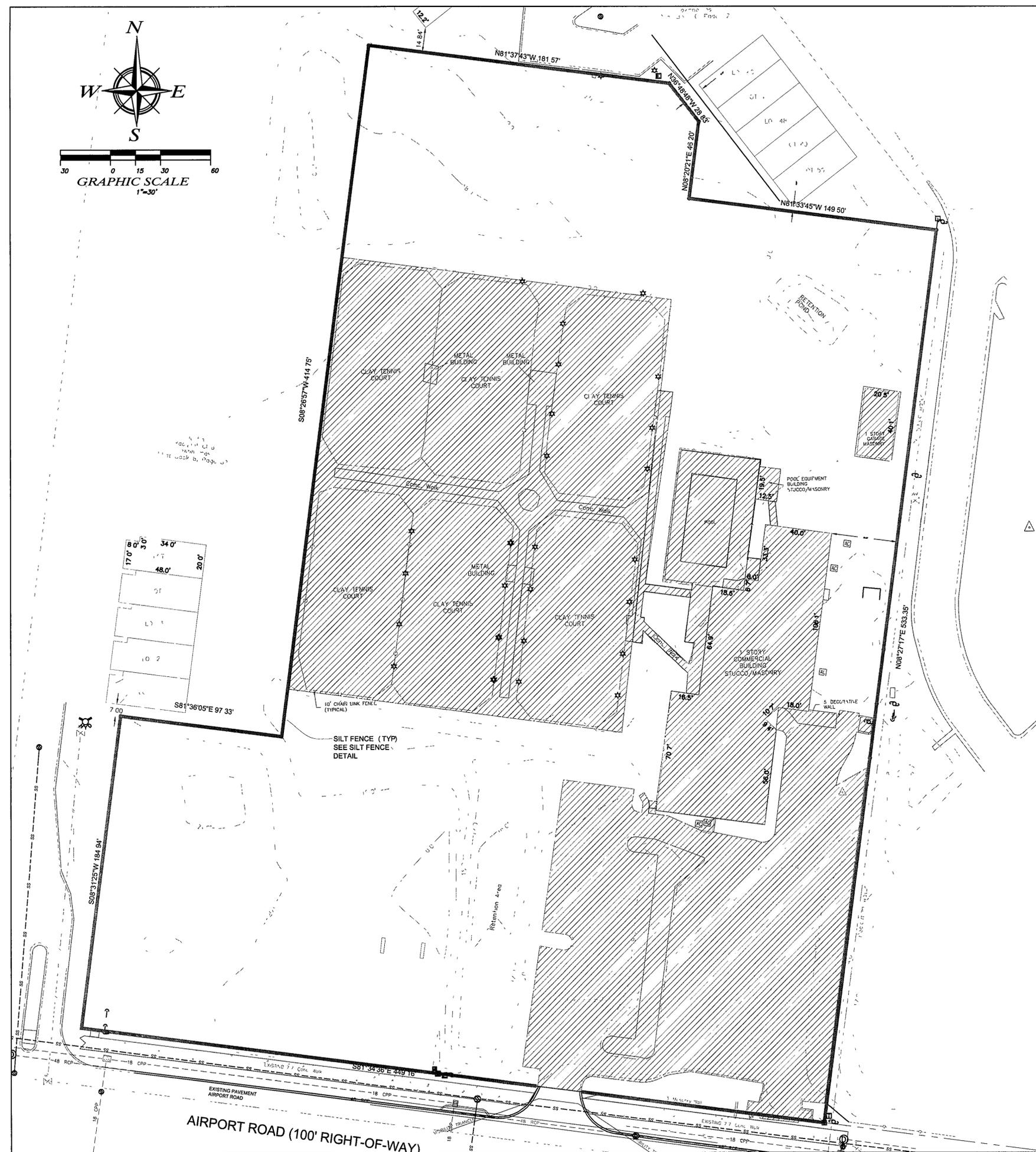
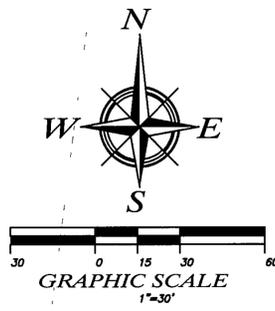
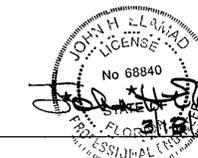
DESTIN, OKALOOSA COUNTY, FLORIDA

**ECM** a complete engineering & construction management company

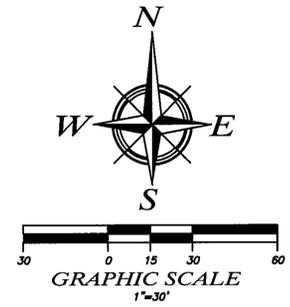
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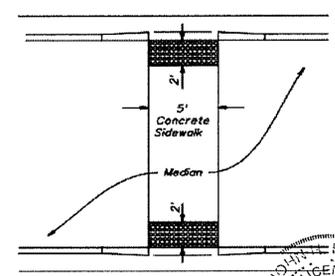
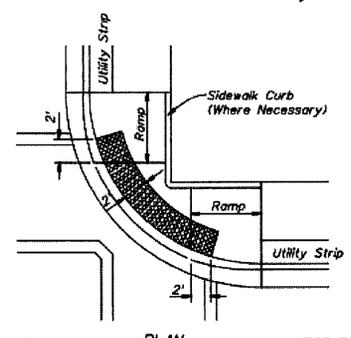
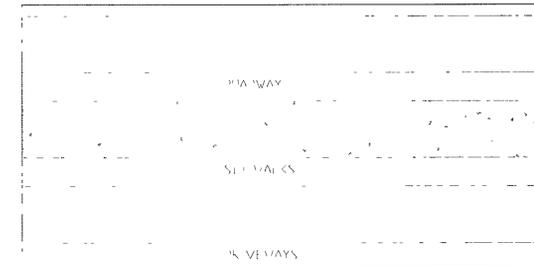
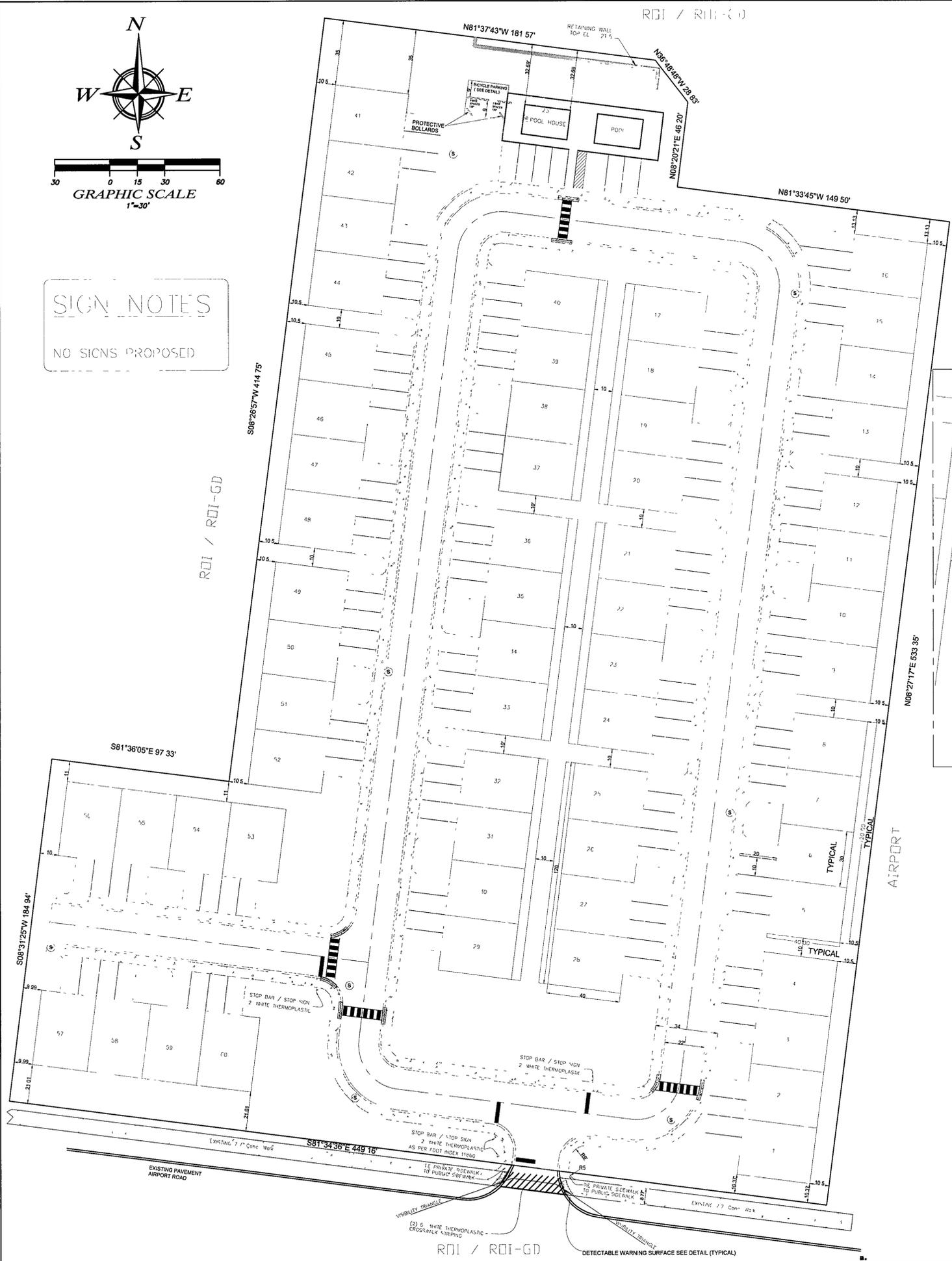
DRAWN BY	BCB	DATE	7 OCTOBER 2013
CHECKED BY	JHE	DRAWING NO.	1
JOB NO.		SHEET	3 OF 16



AIRPORT ROAD (100' RIGHT-OF-WAY)



**SIGN NOTES**  
NO SIGNS PROPOSED



**SITE DATA SUMMARY**

**LEGAL DESCRIPTION**  
PARCEL ID # 00-25-22-0000-0001-0710  
BEC SW COR LOT 75 BLK A HILL-AIRE GARDENS 5LY ALG RD 505.94 ± 1.5  
ALG AIRPORT RD 1312.5 FT TO BFC CONT ALG RD 405.91 FT N/ DEG 154.0 ± 1.5  
N/4 DEG W/4 ± 1.5/ DEG W/044.14 FT TO BEG 1025-156 ± 1047-627  
BY DESTIN PLANNING COMMISSION 1/14

**AREA TABULATION**  
ALERT AREA 219,508 SQ FT (CR 5.0 ± ACRES)  
PROJECT ACERAGE 217,796.63 SQ FT OR 5.00 ACRES  
DENSITY ALLOWED 12 UNITS PER ACRE  
PROJECT DENSITY 60 UNITS PER ACRE  
PROJECT PARKING 7.5 SPACES PER UNIT (150 SPACES REQUIRED)

**AREA SUMMARY**  
TOTAL AREA OF SITE 219,508 SQ FT CR 5.0 ± ACRES  
TOTAL PROJECT AREA 217,796.63 SQ FT OR 5.00 ACRES  
TOTAL EXISTING IMPERVIOUS AREA 55,828 SQ FT  
TOTAL PROPOSED BUILDING AREA 77,400 SQ FT  
TOTAL PROPOSED CONCRETE SIDEWALKS 14,273 SQ FT  
TOTAL PROPOSED DRIVEWAY AREA 24,467 SQ FT  
TOTAL PROPOSED ROAD AREA 31,757 SQ FT  
TOTAL PROPOSED IMPERVIOUS AREA 103,040 SQ FT  
TOTAL PROPOSED DEVELOPMENT IMPERVIOUS RATIO 69.13%  
TOTAL PERMITTED IMPERVIOUS SURFACE RATIO 75.00%  
TOTAL PROPOSED SITE DENSITY 12 UNITS PER ACRE  
TOTAL PERMITTED SITE DENSITY 12 UNITS PER ACRE  
TOTAL PROPOSED OPEN SPACE 145,998 SQ FT

**SITE DATA ZONING**  
FUTURE (ANY) USE SITE R01  
NORTH R01  
SOUTH R01  
EAST AIRPORT  
WEST R01  
CURRENT LAND USE SITE COMMERCIAL  
NORTH RESIDENTIAL  
SOUTH RESIDENTIAL  
EAST AIRPORT  
WEST RESIDENTIAL

**PARKING DATA**  
PERMANENT MULTIFAMILY ATTACHED (2.5 PER UNIT)  
TOTAL REQUIRED SPACES 150 SPACES  
TOTAL PROPOSED SPACES 150 SPACES  
TOTAL PROPOSED ADA COMPLIANT 1 ADA PER 1000 APTA PARKING  
TOTAL PROPOSED BICYCLE PARKING 16 (10.0) PER ACRE

**ROADWAYS AND ACCESS**  
ALL ROADS AND ACCESS DRIVEWAYS ARE PRIVATE

**SETBACK REQUIREMENTS LDC**  
FRONT BUILDING SETBACK 20' REQUIRED / 20' PROVIDED  
REAR BUILDING SETBACK 10' REQUIRED / 10' PROVIDED  
SIDE BUILDING SETBACKS 7' REQUIRED / 7' PROVIDED

**LANDSCAPE BUFFER REQUIREMENTS**  
RESIDENTIAL LANDSCAPE BUFFER 10' REQUIRED / 10' PROVIDED

**BUILDING HEIGHT LDC 5.00.06**  
BUILDING HEIGHT PERMITTED 3 STORIES / 35'  
PROJECT BUILDING HEIGHT 2 STORIES / 50'

**FLOOD ZONE INFORMATION**  
NOTE: THIS PARCEL IS LOCATED IN FLOOD ZONE X-AS DETERMINED BY SCALE FROM FEMA FIRM 12151C0536C DATED SEPT. 23, 2010 OKALOOSA COUNTY FLORIDA AS PROVIDED BY RARE EARTH SURVEYING

**DEVELOPMENT OWNER DATA**  
VIRTUE ESTATES, L.L.C.  
P.O. BOX 1551  
DESTIN, FL 32950  
MANAGING MEMBER JOHN CUNNINGHAM

**NOTES**  
1) DESTIN OAKS IS A SINGLE PHASE CONSTRUCTION PROJECT THEREFORE CONSTRUCTION PHASE LINES ARE NON APPLICABLE  
2) R.FUSE COLLECTION WILL BE PROVIDED VIA CURBSIDE PICK-UP  
3) NO SIGNS PROPOSED

BOUNDARY APPROVED BY DESTIN CITY COUNCIL 3/3/14 JMB  
DATE/INITIALS

SETBACK  
CENTERLINE  
RIGHT OF WAY  
CONT. JUR.

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**SITE PLAN**

**DESTIN OAKS**

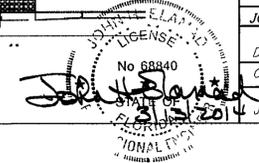
DESTIN, OKALOOSA COUNTY, FLORIDA

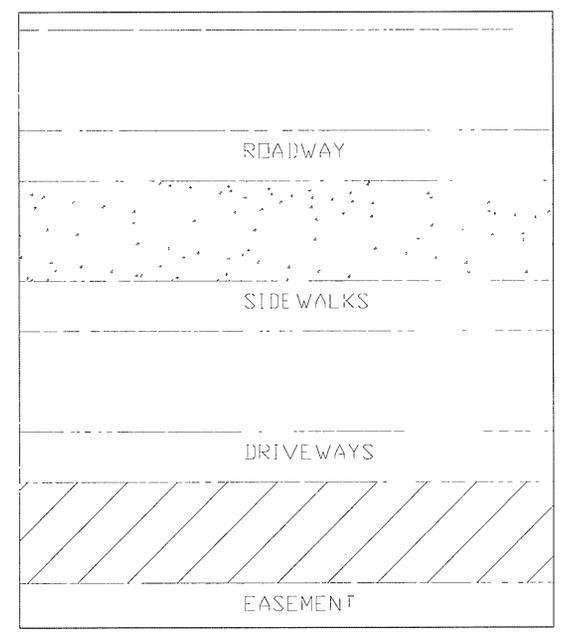
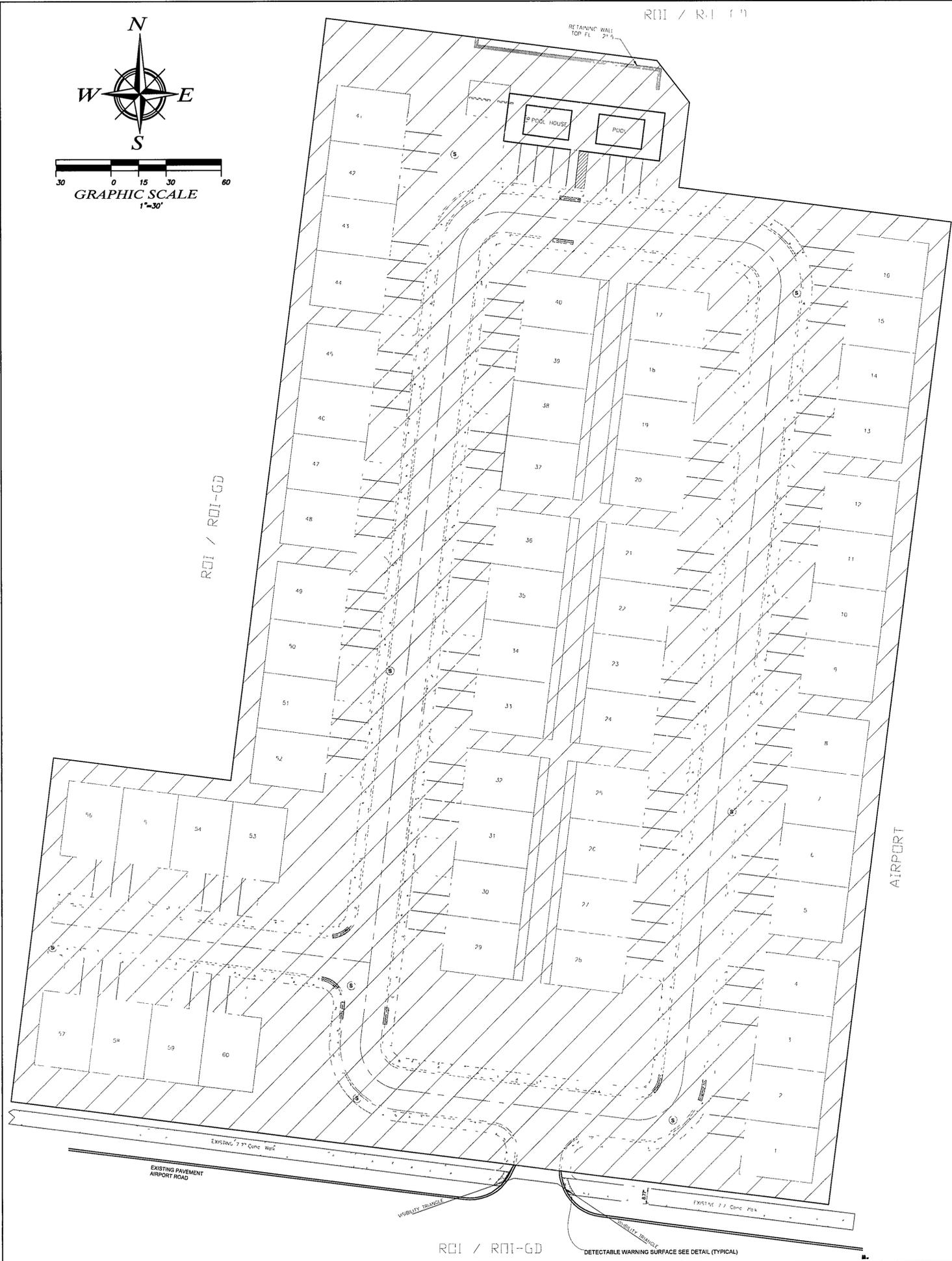
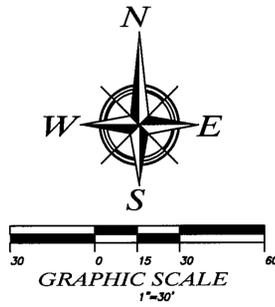
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JOHN H. ELAMAD, P.E. P.E. #68840 FBPR CA 8419

DRAWN BY BCB DATE 7 OCTOBER 2013  
CHECKED BY JHE DRAWING NO 1  
JOB NO SHEET 4 OF 16



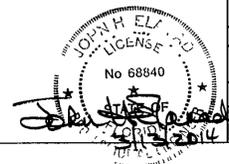


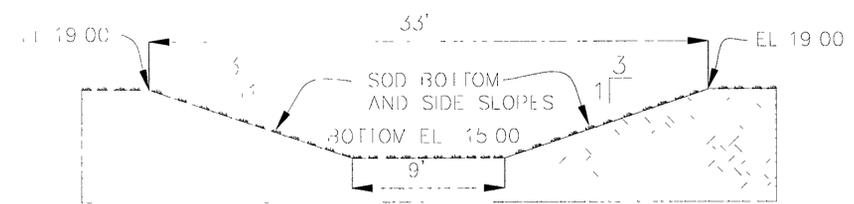
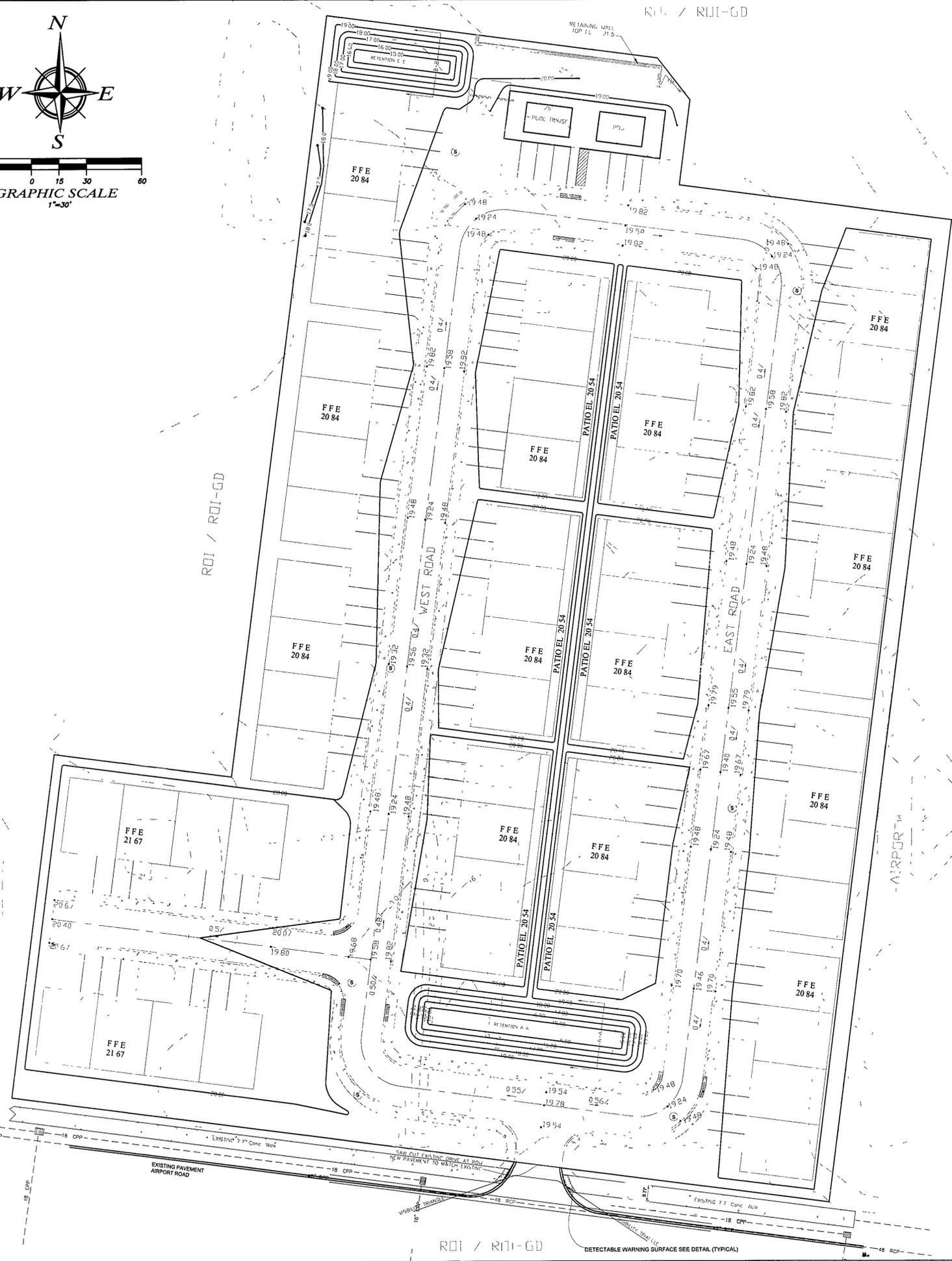
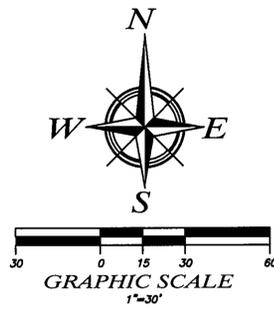
BOUNDARY  
 SETBACK  
 CENTERLINE  
 RIGHT OF WAY

APPROVED BY  
 DESTIN CITY COUNCIL  
 DATE/INITIALS 3/13/14/JHE

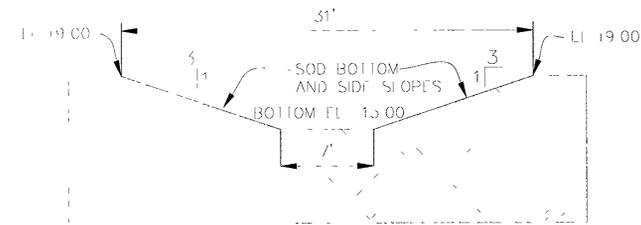
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<b>EASEMENT PLAN</b>			
DESTIN OAKS			
DESTIN, OKALOOSA COUNTY, FLORIDA			
<i>a complete engineering &amp; construction management company</i>			
<b>ECM</b>			
4639 GULF STARR DRIVE DESTIN, FLORIDA 32541 E-MAIL: <a href="mailto:jelamad@yahoo.com">jelamad@yahoo.com</a>		TELEPHONE: (850) 837-7454 (ENGR.) TELEPHONE: (850) 837-7456 (INSP.) FAX (850) 654-2000	
JOHN H. ELAMAD, P.E. No 68840	P.E. #68840	FBRCA 8419	
DRAWN BY BCB	CHECKED BY JHE	DATE 7 OCTOBER 2013	DRAWING NO 1
JOB NO		SHEET 5 OF 16	





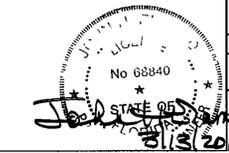
**A-A**  
TYPICAL POND DETAIL

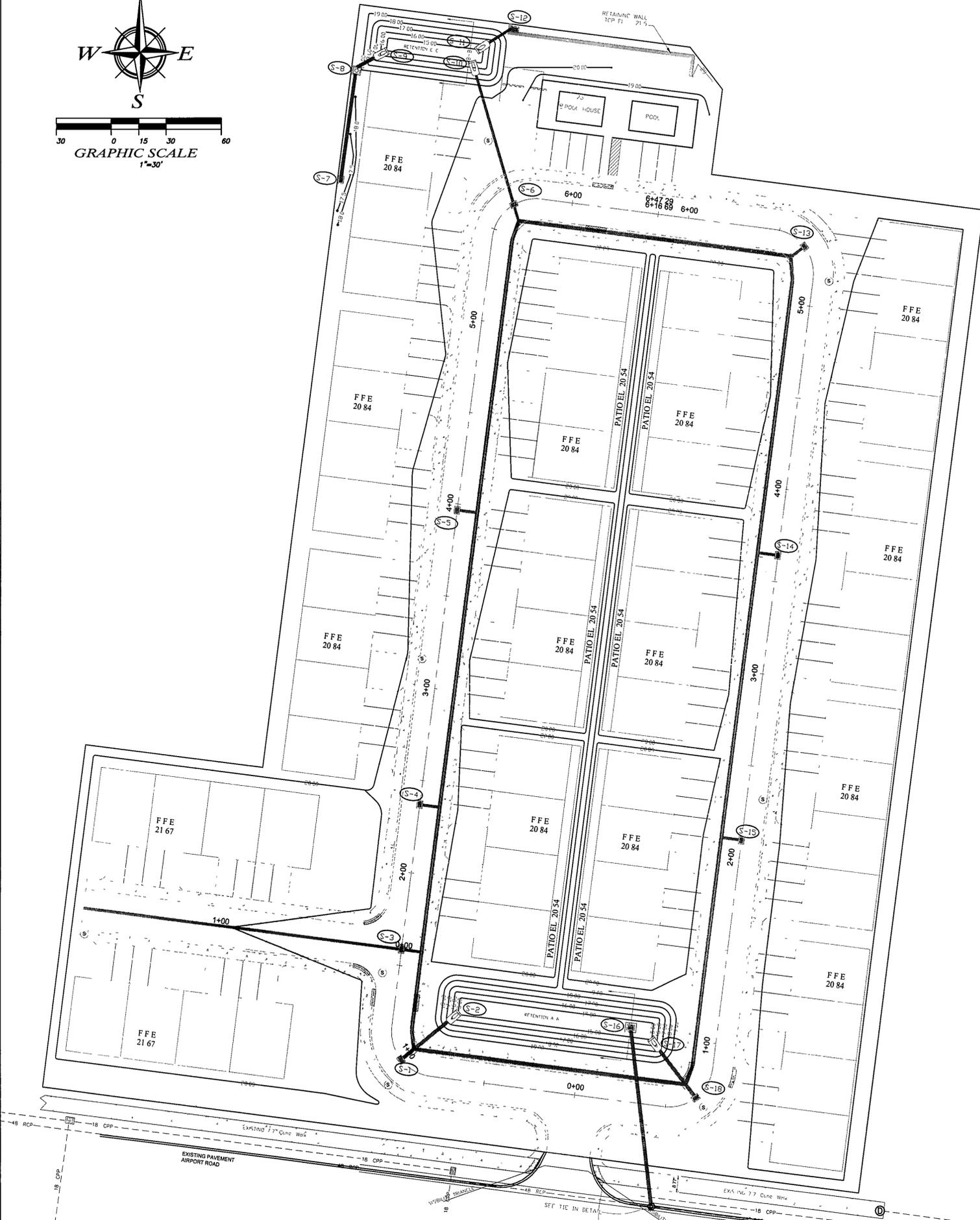
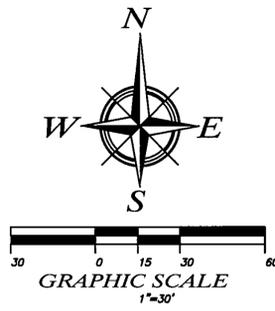


**B-B**  
TYPICAL POND DETAIL

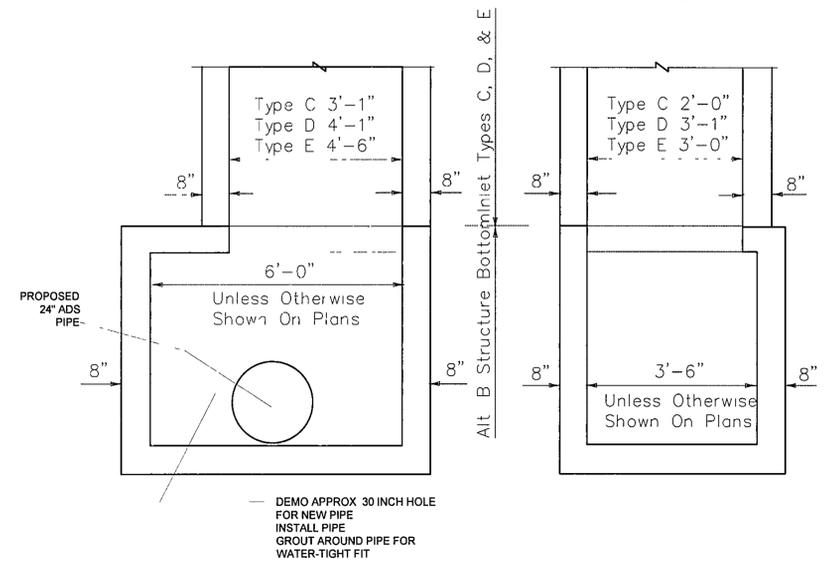
TYPICAL SPOT ELEVATIONS	19.30
BOUNDARY	
SETBACK	APPROVED BY DESTIN CITY COUNCIL DATE/INITIALS 3/3/14/JMB
CENTERLINE	
RIGHT OF WAY	No changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin. Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy.
CONTOUR	

GRADING PLAN	
DESTIN OAKS	
DESTIN, OKALOOSA COUNTY, FLORIDA	
<b>ECM</b> a complete engineering & construction management company	
4639 GULF STARR DRIVE TELEPHONE: (850) 837-7454 (ENGR) DESTIN, FLORIDA 32541 TELEPHONE: (850) 837-7456 (INSP.) E-MAIL: jelamad@yahoo.com FAX: (850) 654-2000	
JOHN H. ELAMAD, P.E.	P.E. #68840 FBPR CA 8419
DRAWN BY BCB	DATE 7 OCTOBER 2013
CHECKED BY JHE	DRAWING NO 1
STATE OF FLORIDA	SHEET 6 OF 16





**TIE IN DETAIL**  
STRUCTURE BOTTOM FOR INLETS TYPE C, D & E



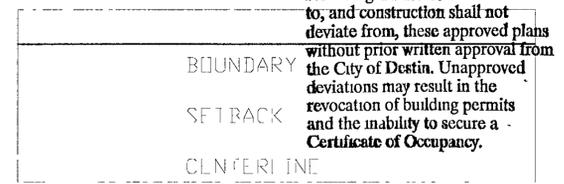
**DETAIL FOR 24" TIE IN TO EXISTING INLET TO 48" PIPE**

**DRAINAGE STRUCTURES TABLE**

Structure Number	Description	FDOT Index	Top Elev	Invert Elev
S-1	Type E	232	19 24	15 00 Pipe, 13 00 Inlet
S-2	Mitered End (3 1)	272		15 00 Pipe, 13 00 Inlet
S-3	Type E	232	19 58	15 00
S-4	Type E	232	19 24	15 00 Pipe, 13 00 Inlet
S-5	Type E	232	19 24	15 00 Pipe, 13 00 Inlet
S-6	Type E	232	19 24	15 00
S-7	Type E	232	17 25	15 00 Pipe, 13 00 Inlet
S-8	Type E	232	19 00	15 00 Pipe, 13 00 Inlet
S-9	Mitered End (3 1)	272		15 00 Pipe & Structure
S-10	Mitered End (3 1)	272		15 00 Pipe, 13 00 Inlet
S-11	Mitered End (3 1)	272		15 00 Pipe, 13 00 Inlet
S-12	Type E	232	19 50	15 00 Pipe, 13 00 Inlet
S-13	Type E	232	19 24	15 00 Pipe, 13 00 Inlet
S-14	Type E	232	19 24	15 00 Pipe, 13 00 Inlet
S-15	Type E	232	19 24	15 00 Pipe, 13 00 Inlet
S-16	Type E	232	19 00	15 00 Pipe, 13 00 Inlet
S-17	Mitered End (3 1)	272		15 00 Pipe, 13 00 Inlet
S-18	Type E	232	19 24	15 00 Pipe, 13 00 Inlet

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DESTIN CITY COUNCIL  
DATE/INITIALS 3/3/14 JMB

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**DRAINAGE PLAN**

**DESTIN OAKS**  
DESTIN, OKALOOSA COUNTY, FLORIDA

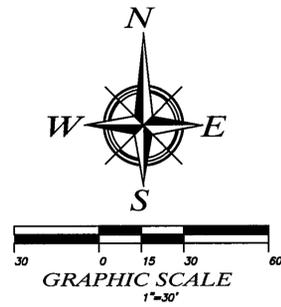
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JOHN H. ELAMAD, P.E.	P.E. #68840	FBPRCA 8419
DRAWN BY BCB	CHECKED BY JHE	DATE 7 OCTOBER 2013
		DRAWING NO 1
		SHEET 7 OF 16

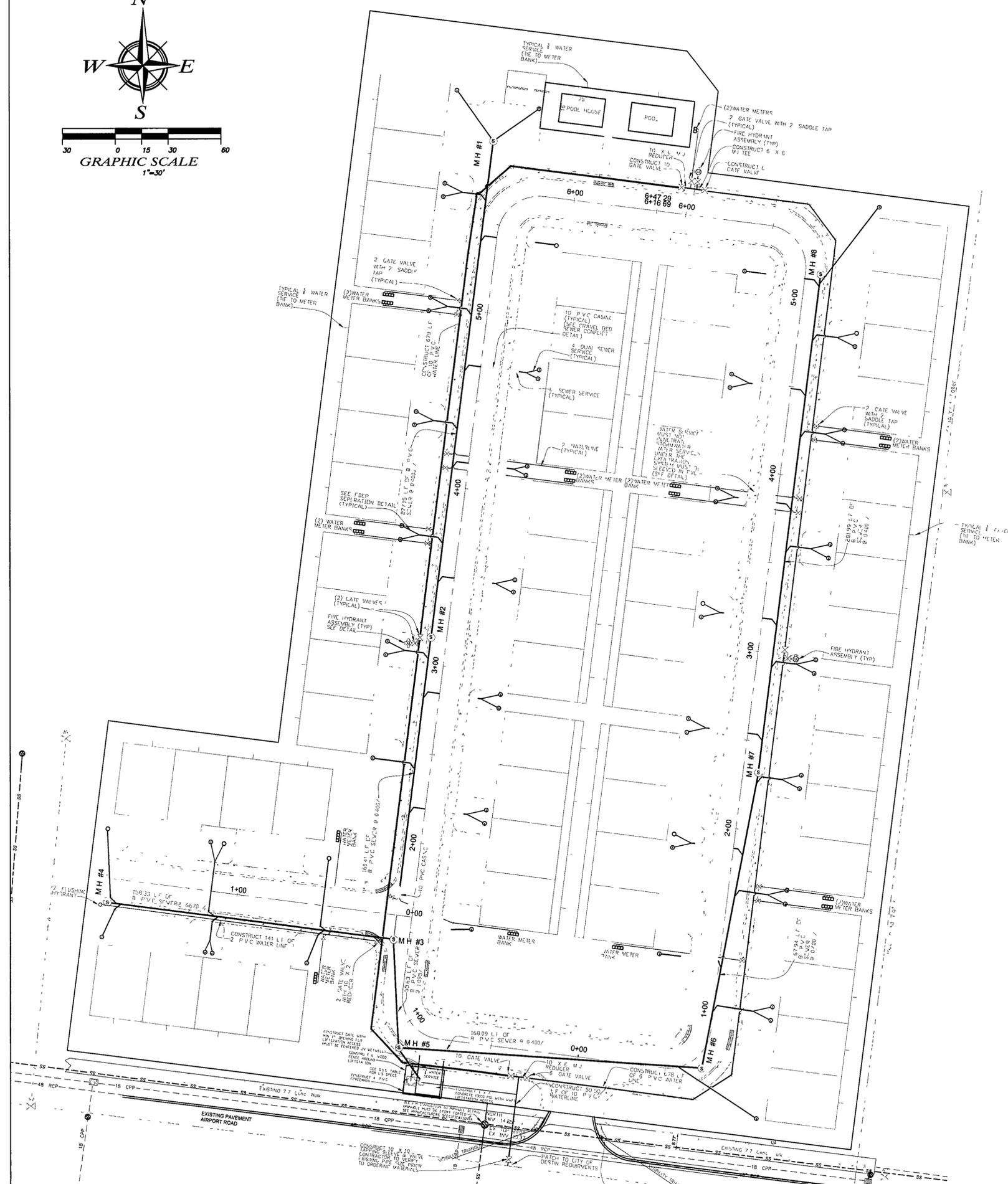
NOTE: ANY DAMAGE TO EITHER THE AIRPORT ROAD OR QUAIL LAKE SYSTEM WILL BE REQUIRED TO BE REPAIRED BY THE PROJECT'S CONTRACTOR AND THE CITY SHALL INSPECT THE CONNECTION AT AIRPORT RD PRIOR TO COVERING.

Professional Engineer Seal  
John H. Elamad, P.E.  
3/3/2014



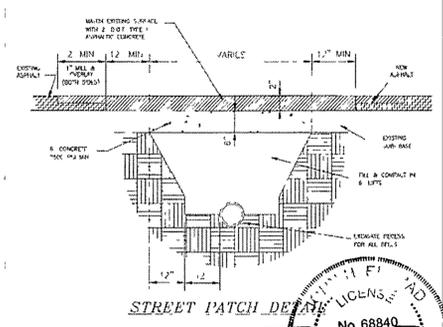
**SANITARY STRUCTURE SUMMARY TABLE**

MH #1 TOP ELEV = 19.32 INVERT EAST = 14.00 OFFSET WEST = 8.80 OFFSET NORTH = 96.74	MH #6 TOP ELEV = 19.35 INVERT NORTH = 12.31 INVERT WEST = 12.21 STA 0+38.28 OFFSET 13.36
MH #2 TOP ELEV = 19.32 INVERT NORTH = 12.89 INVERT SOUTH = 12.79 STA 3+45.00 OFFSET 8.80	MH #7 TOP ELEV = 19.36 INVERT NORTH = 13.05 INVERT SOUTH = 12.95 STA 2+32.84 OFFSET 8.74
MH #3 TOP ELEV = 19.34 INVERT NORTH = 12.39 INVERT SOUTH = 12.29 INVERT WEST = 12.39 STA 1+50.00 OFFSET 8.70	MH #8 TOP ELEV = 19.32 INVERT SOUTH = 14.16 STA 5+14.68 OFFSET 8.74
MH #4 TOP ELEV = 20.00 INVERT EAST = 13.30 STA 1+70.30 OFFSET 6.3	LIFTSTATION INVERT IN = 11.00 ALARM 10.50 LAG IN 10.00 LEAD 9.50 LAG 8.00 INV 6.00 SEE LIFTSTATION REPORT FOR MORE DETAILS
MH #5 TOP ELEV = 19.78 INVERT NORTH = 11.57 INVERT SOUTH = 11.47 STA 0+86.60 OFFSET 8.36	



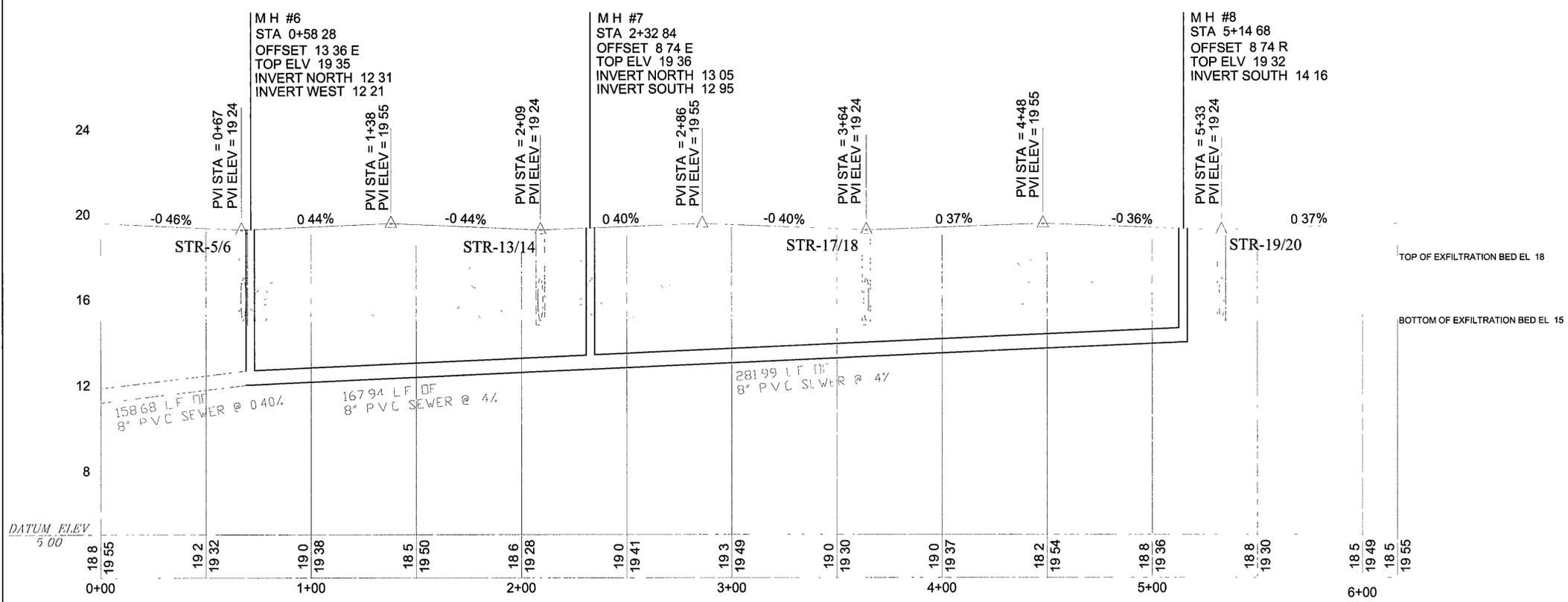
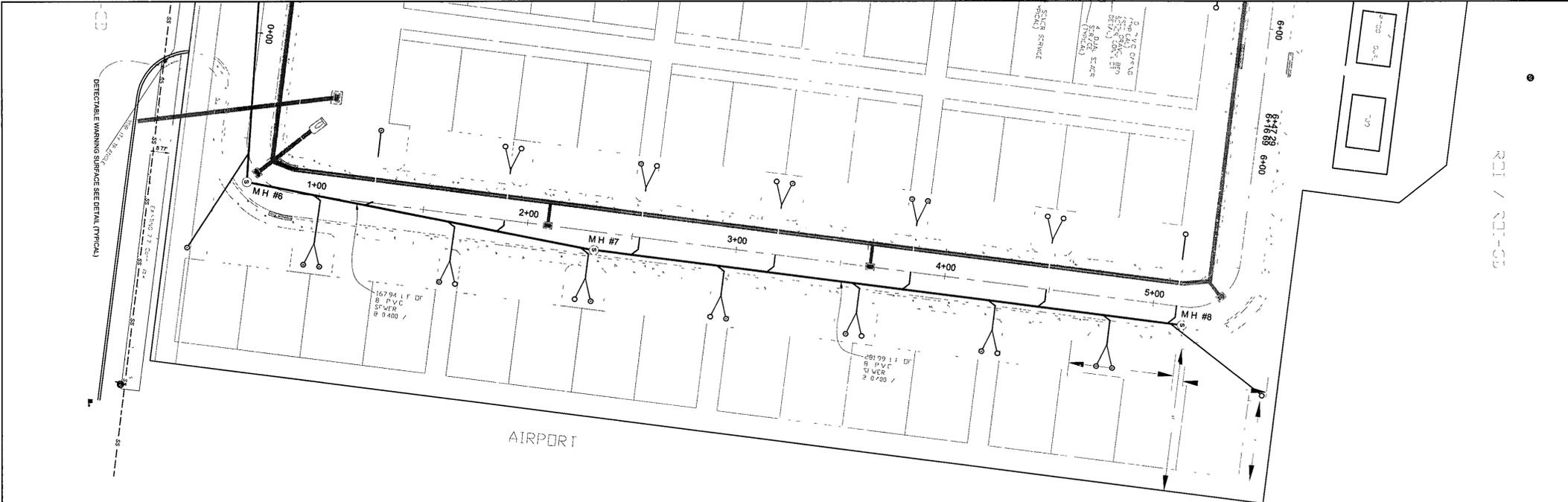
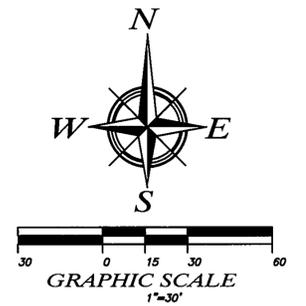
APPROVED BY  
DESTIN CITY COUNCIL 3/3/14 JMB  
DATE/INITIALS

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STREET PATCH DETAIL  
LICENSE # 68840  
DATE 3/13/14

UTILITY PLAN	
DESTIN OAKS DESTIN, OKALOOSA COUNTY, FLORIDA	
<b>ECM</b> a complete engineering & construction management company	
4639 GULF STARR DRIVE TELEPHONE: (850) 837-7454 (ENGR.) DESTIN, FLORIDA 32541 TELEPHONE: (850) 837-7456 (INSP.) E-MAIL: <a href="mailto:jelamad@yahoo.com">jelamad@yahoo.com</a> FAX: (850) 654-2000	
JOHN H. ELAMAD, P.E. DRAWN BY BCB CHECKED BY JHE	PE #68840 DATE 7 OCTOBER 2013 DRAWING NO 1 SHEET 8 OF 16



APPROVED BY  
DESTIN CITY COUNCIL  
DATE/INITIALS: 3/3/14/JMB

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PLAN & PROFILE

DESTIN OAKS

DESTIN, OKALOOSA COUNTY, FLORIDA

**ECM** a complete engineering & construction management company

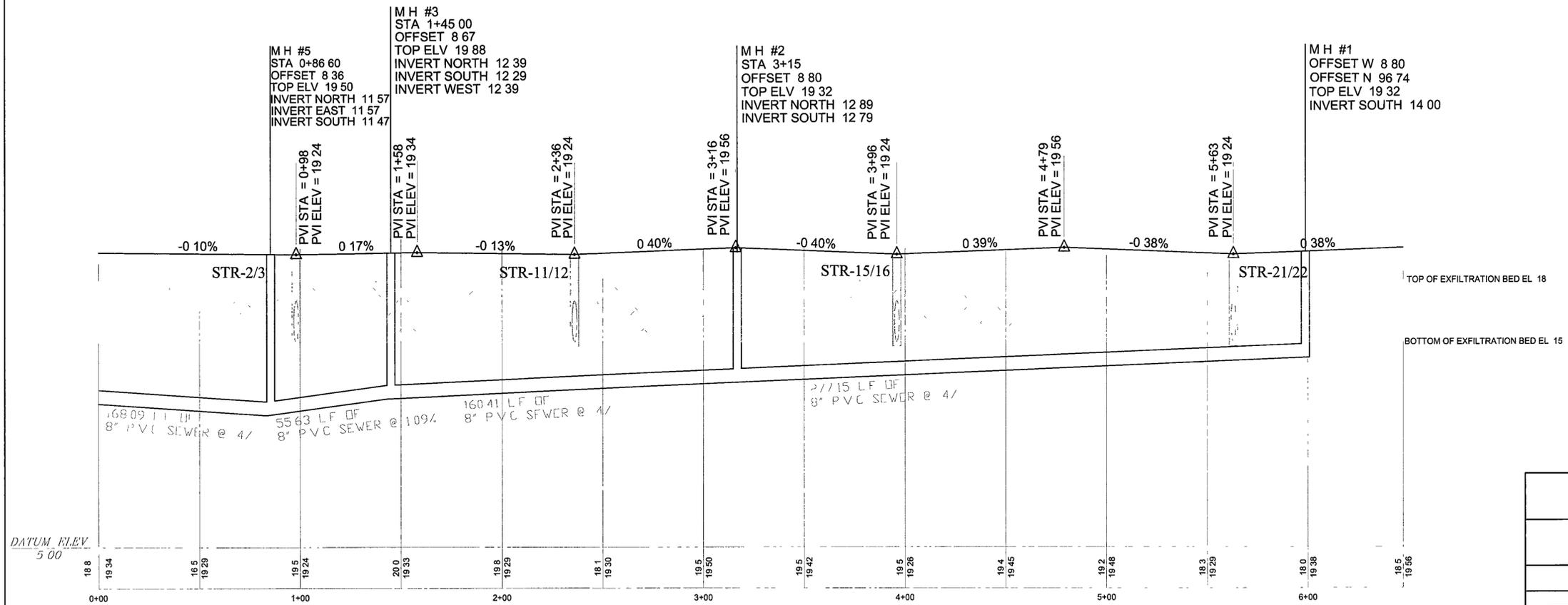
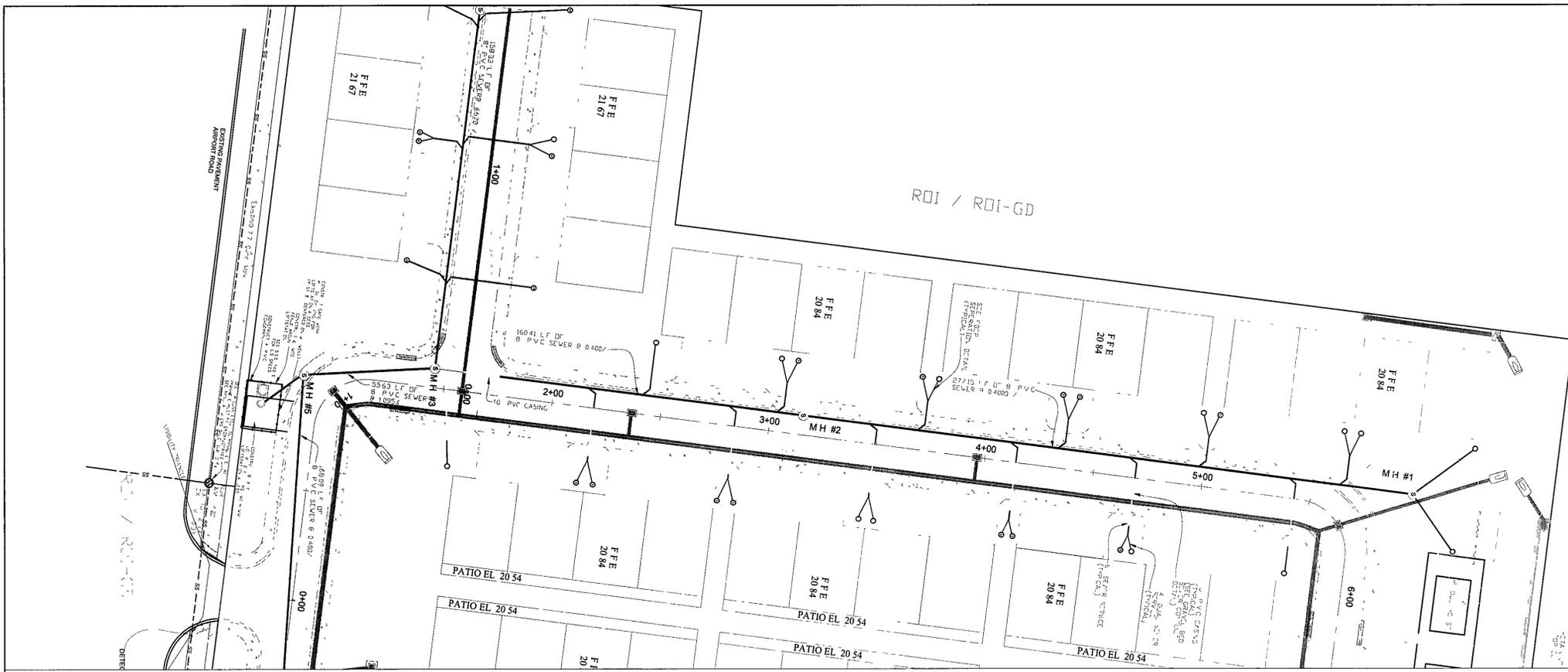
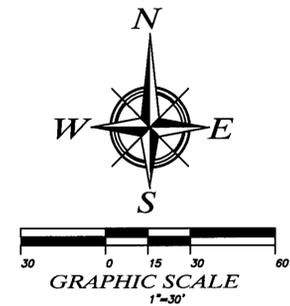
4639 GULF STARR DRIVE TELEPHONE: (850) 837-7454 (ENGR)  
DESTIN, FLORIDA 32541 TELEPHONE: (850) 837-7456 (INSP.)  
E-MAIL: jelamad@yahoo.com FAX: (850) 654-2000

JOHN H. ELAMAD, P.E. P.E. #68840 FBPR CA 8419

DRAWN BY	BCB	DATE	7 OCTOBER 2013
CHECKED BY	JHE	DRAWING NO.	1
JOB NO.		SHEET	9 OF 16

**EAST ROAD** SCALE: V= 1" = 3'  
H= 1" = 30'





APPROVED BY  
DESTIN CITY COUNCIL 3/31/14 JMB  
DATE/INITIALS

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**PLAN & PROFILE**

**DESTIN OAKS**

DESTIN, OKALOOSA COUNTY, FLORIDA

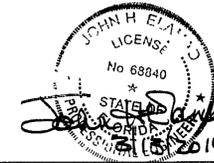
**ECM** a complete engineering & construction management company

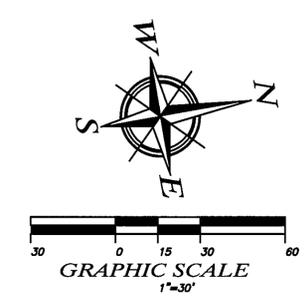
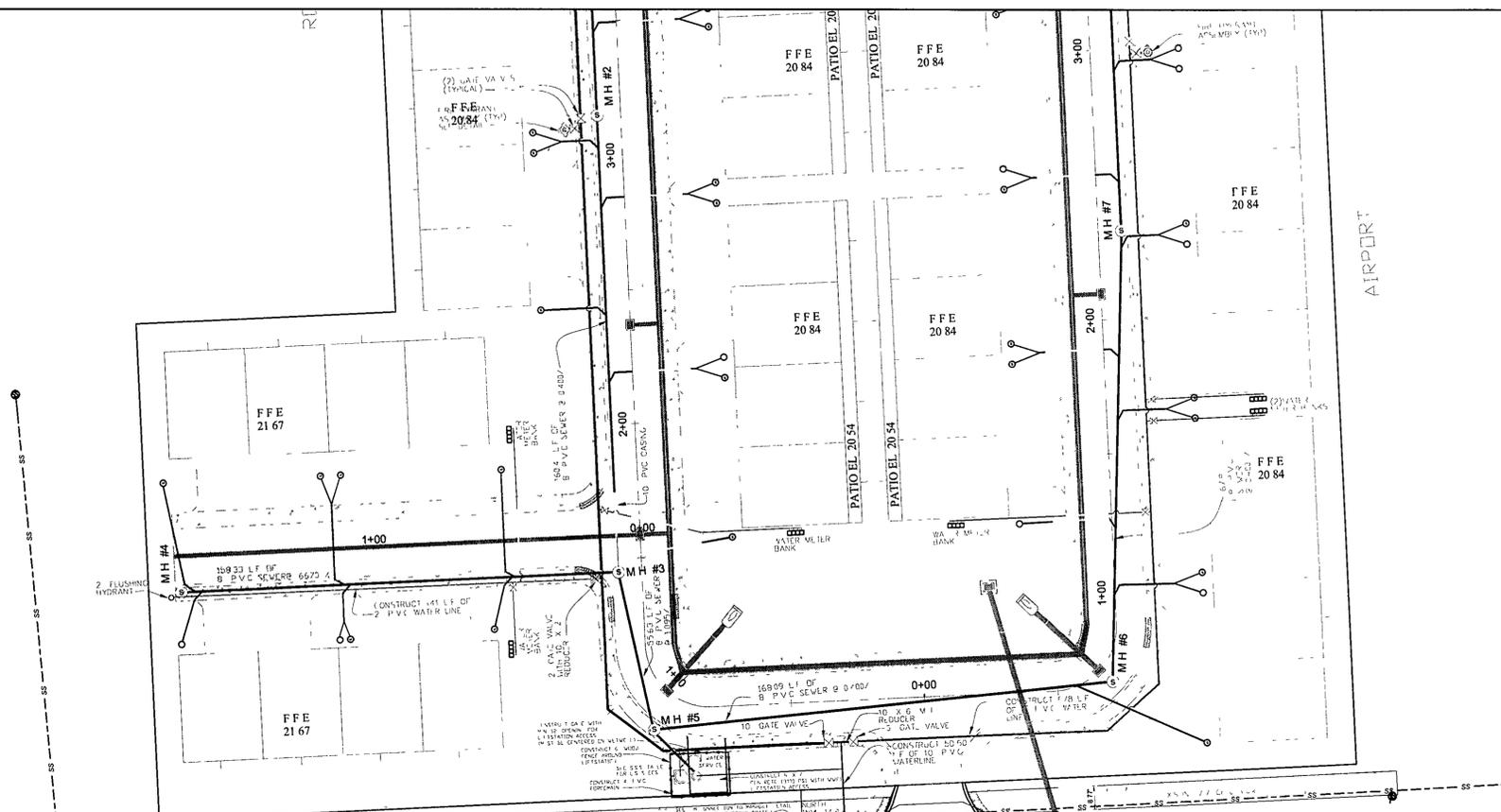
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JOHN H. ELAMAD, P.E. No. 68840	P.E. #68840 FBPR CA 8419
DRAWN BY: BCB	DATE: 7 OCTOBER 2013
CHECKED BY: JHE	DRAWING NO: 1
JOB NO:	SHEET 10 OF 16

# WEST ROAD

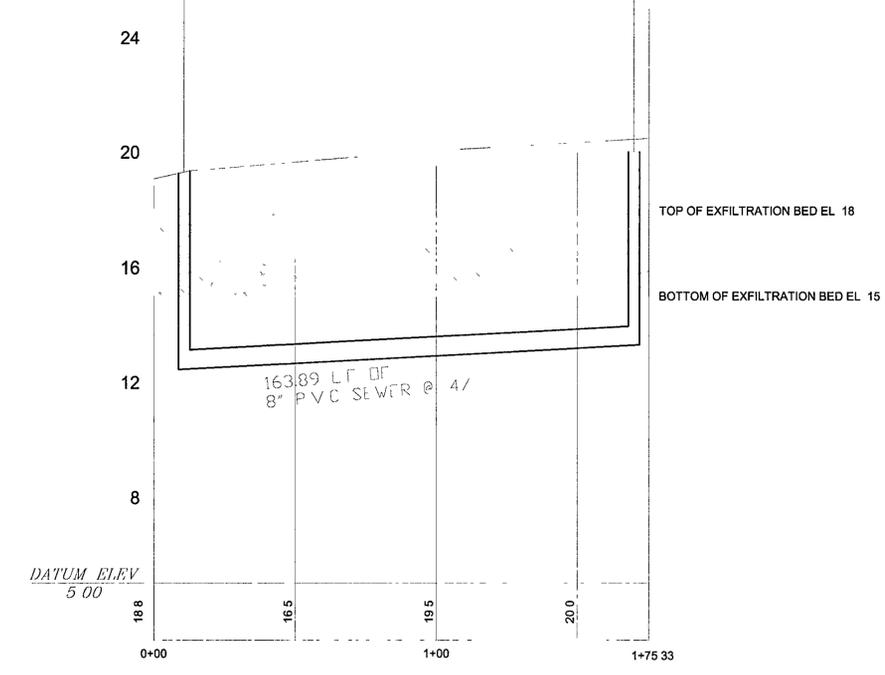
SCALE: V= 1" = 3'  
H= 1" = 30'





MH #3  
 TOP EL.FV.=19.34  
 INVERT NORTH=12.39  
 INVERT SOUTH=12.29  
 INVERT WEST=12.39  
 STA# 0+8.67  
 OFFSET=13.56

MH #4  
 TOP EL.FV.=20.00  
 INVERT EAST=13.30  
 STA# 1+70.30  
 OFFSET=6.3

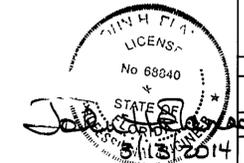


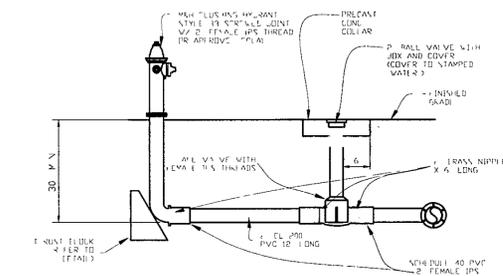
**SIDE STREET** SCALE: V= 1" =3'  
 H= 1" =30'

APPROVED BY  
 DESTIN CITY COUNCIL  
 DATE/INITIALS 3/3/14 JMB

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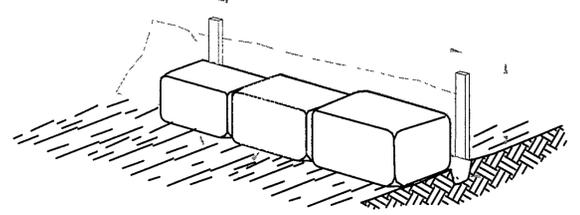
PLAN & PROFILE SIDE STREET	
DESTIN OAKS	
DESTIN, OKALOOSA COUNTY, FLORIDA	
<b>ECM</b> a complete engineering & construction management company 4639 GULF STARR DRIVE TELEPHONE: (850) 837-7454 (ENGR.) DESTIN, FLORIDA 32541 TELEPHONE: (850) 837-7456 (INSP.) E-MAIL: jelamad@yahoo.com FAX: (850) 654-2000	
JOHN H. ELAMAD, P.E.	P.E. #68840 FBPRCA 8419
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CHECKED BY JHE	DRAWING NO 1
JOB NO	SHEET 10B OF 16





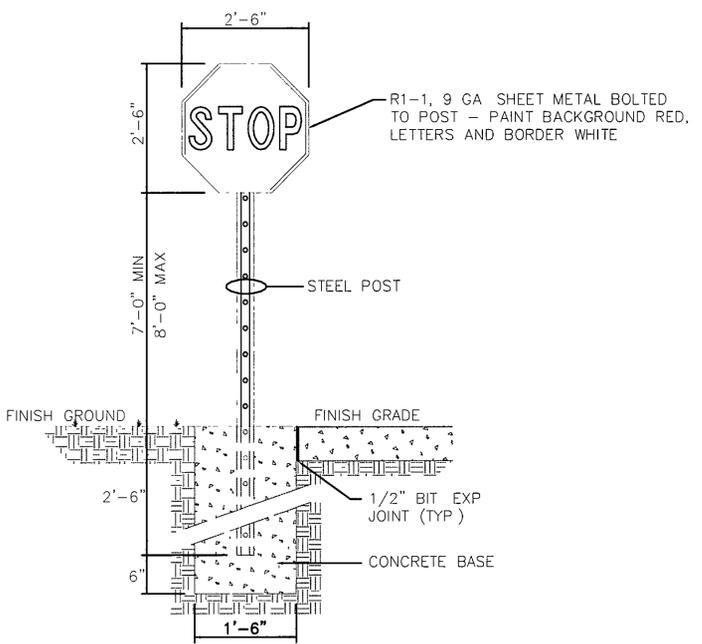
**ABOVE GRADE FLUSHING HYDRANT DETAIL**

NTS  
NOTES  
1. FIRE HYDRANTS SHALL BE INSTALLED BETWEEN FACE OF CURB AND FACE OF SIDEWALK WITHIN R/W EXCEPT WHERE CONDITIONS AND/OR REGULATION PROHIBIT. FIRE HYDRANTS SHALL BE LOCATED WITHIN RIGHTS OF WAY OR UTILITY EASEMENTS.  
2. ALL BOLTS AND ASSOCIATED HARDWARE SHALL BE STAINLESS STEEL.  
3. ALL MECHANICAL JOINTS SHALL USE HIGH-LUG RESTRAINT TYPE RETAINING GLANDS.  
4. VALVE BODIES SHALL BE EIGHT ADJUSTABLE.



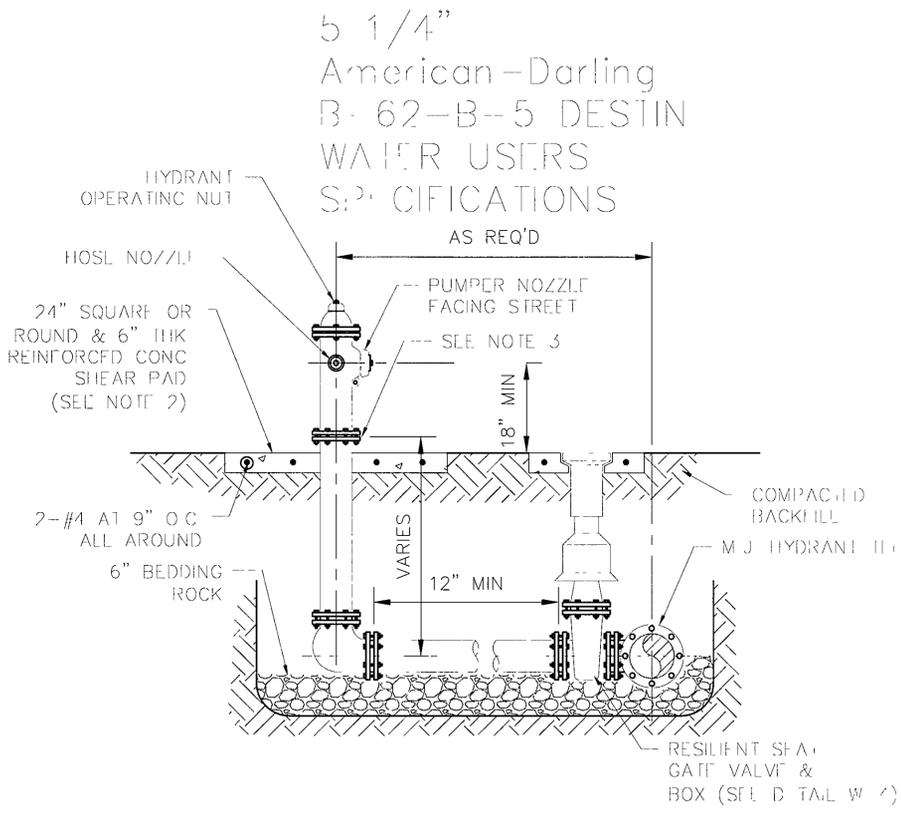
**SILT FENCE DETAIL**

NTS



**STOP SIGN (R1-1) DETAIL**

NTS

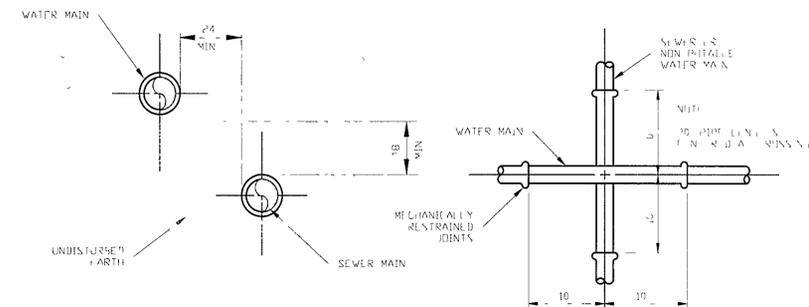


**NOTES**

1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. THE DEVELOPER MAY INSTALL THE SHEAR PAD RECESSED UP TO 4 INCHES BELOW FINISHED GRADE AND SOD THE RECESSED SECTION.
3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE 6" MINIMUM.

**FIRE HYDRANT DETAIL**

NTS

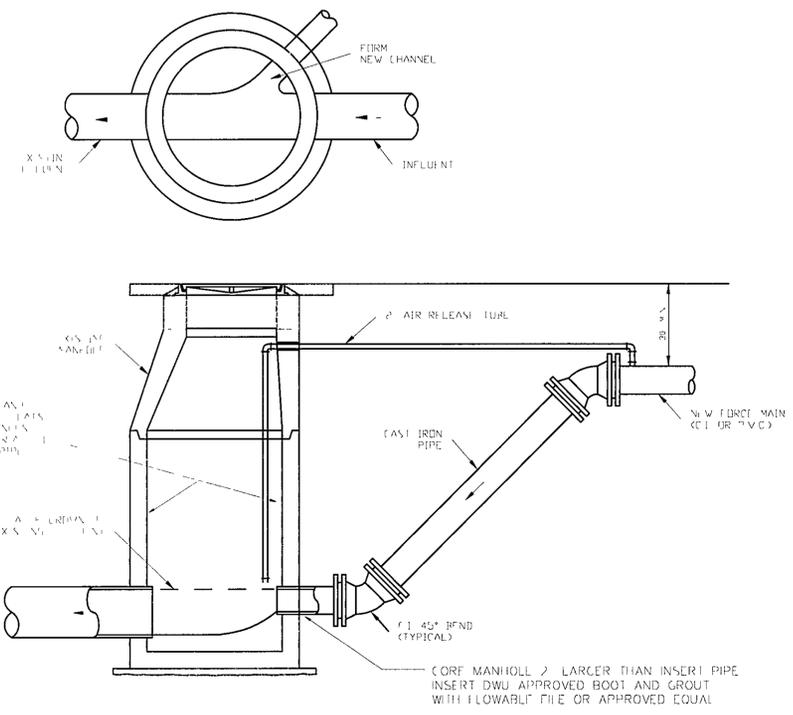


**NOTES**

1. WHERE A 10\"/>
2. WHERE A 16\"/>

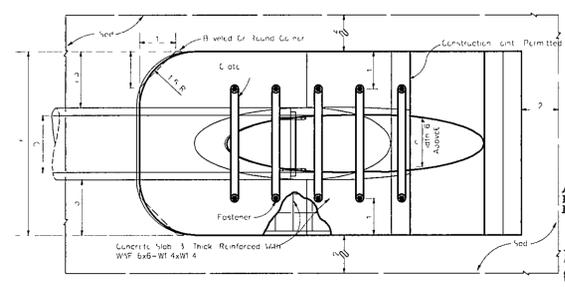
**DEP WATER/SEWER SEPARATION DETAIL**

NTS



**FORCE MAIN CONNECTION TO MANHOLE**

NTS



**MITERED SECTION DETAIL**

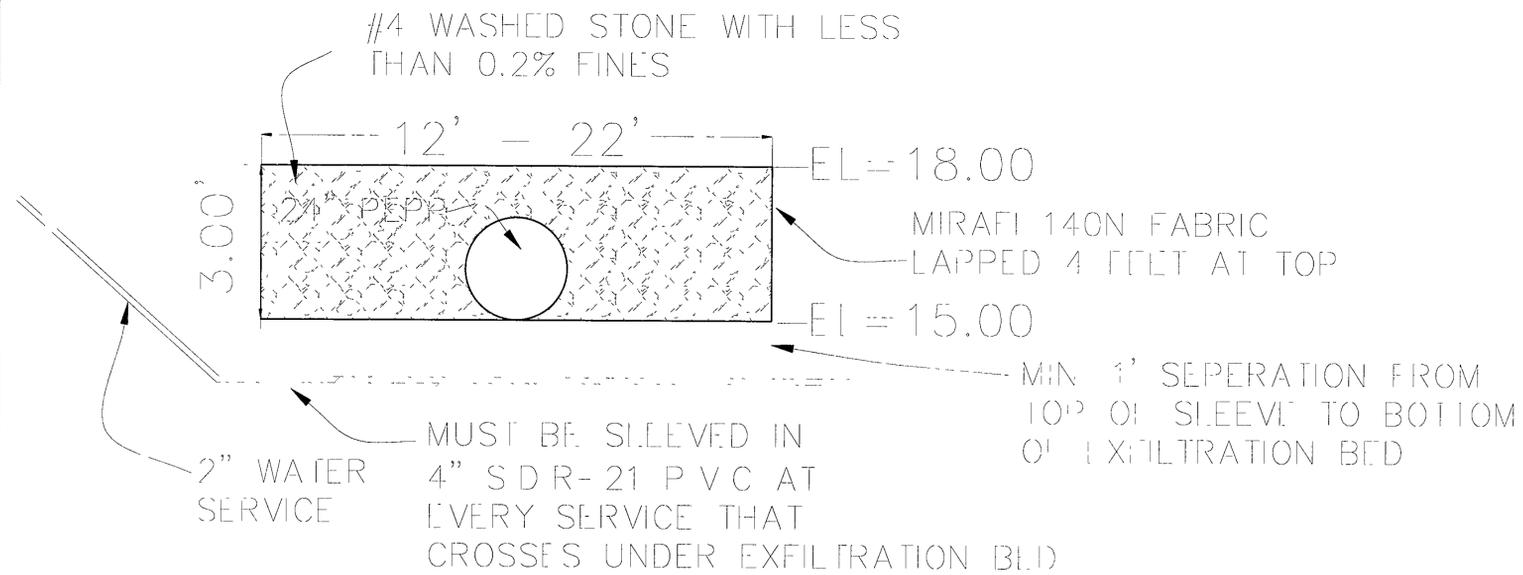
NTS

APPROVED BY DESTIN CITY COUNCIL DATE/INITIALS 3/31/14 JMB

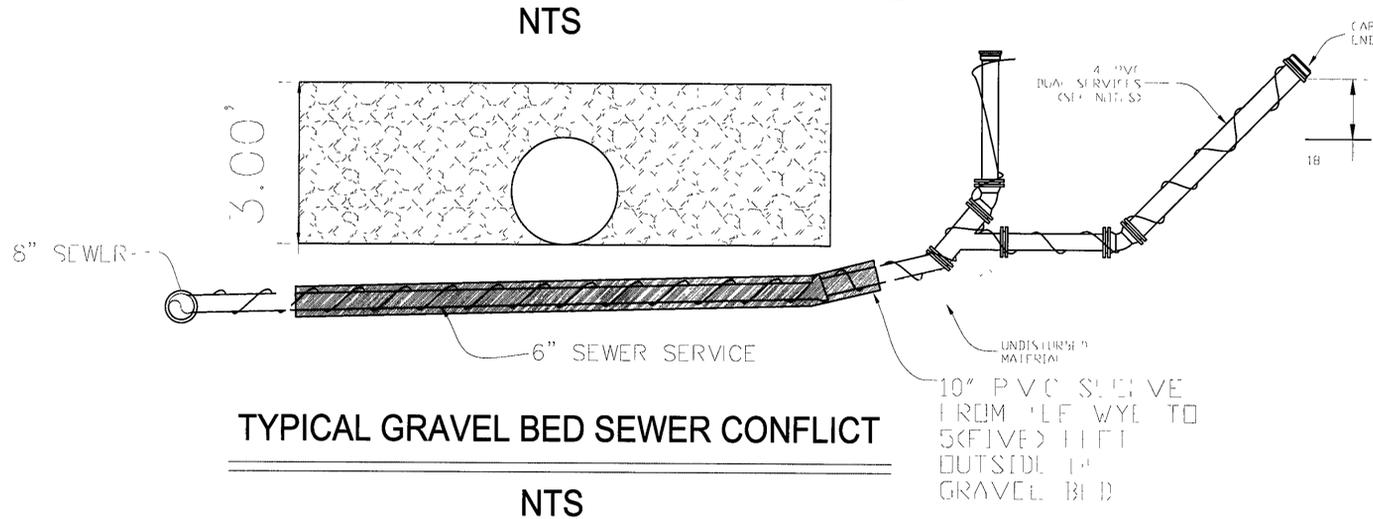
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JOHN H. ELAMAD, P.E. DRAWN BY BCB CHECKED BY JHE JOB NO.	P.E. #68840 DATE 7 OCTOBER 2013 DRAWING NO. 1 SHEET 11 OF 16

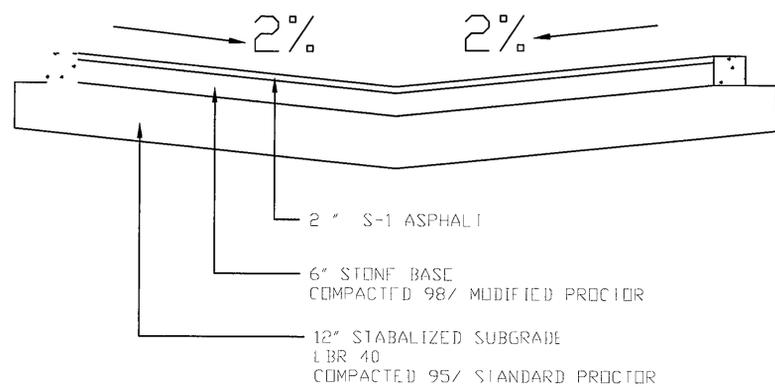




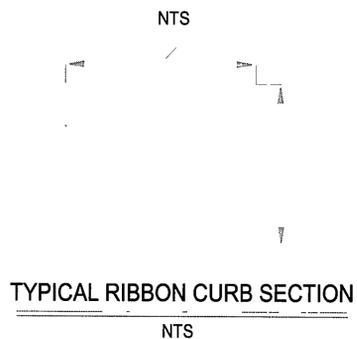
**TYPICAL EXFILTRATION / WATER SERVICE DETAIL**



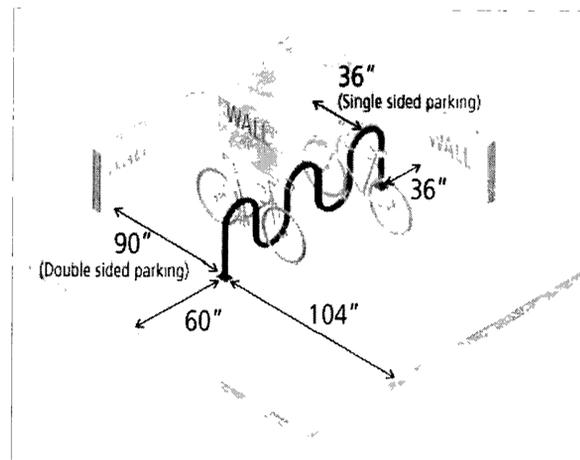
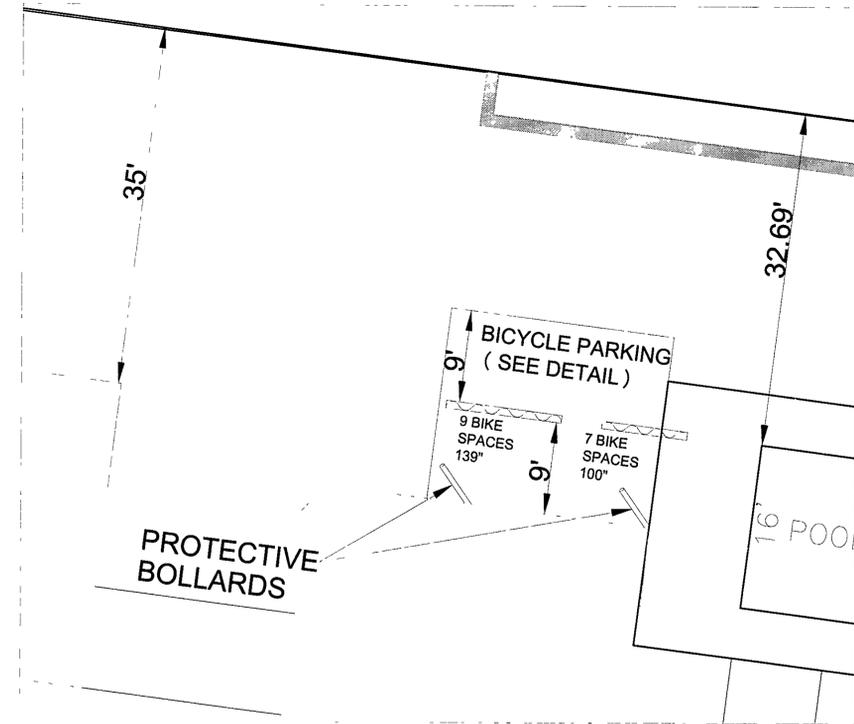
**TYPICAL GRAVEL BED SEWER CONFLICT**



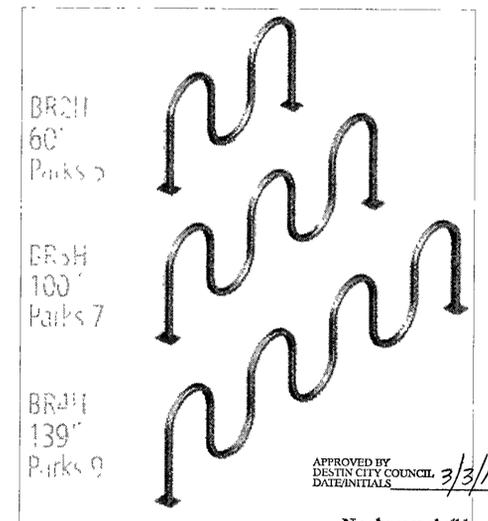
**TYPICAL ROADWAY SECTION**



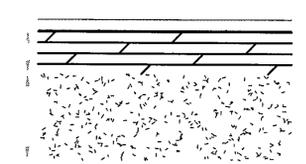
**TYPICAL RIBBON CURB SECTION**



**BICYCLE PARKING DETAILS**

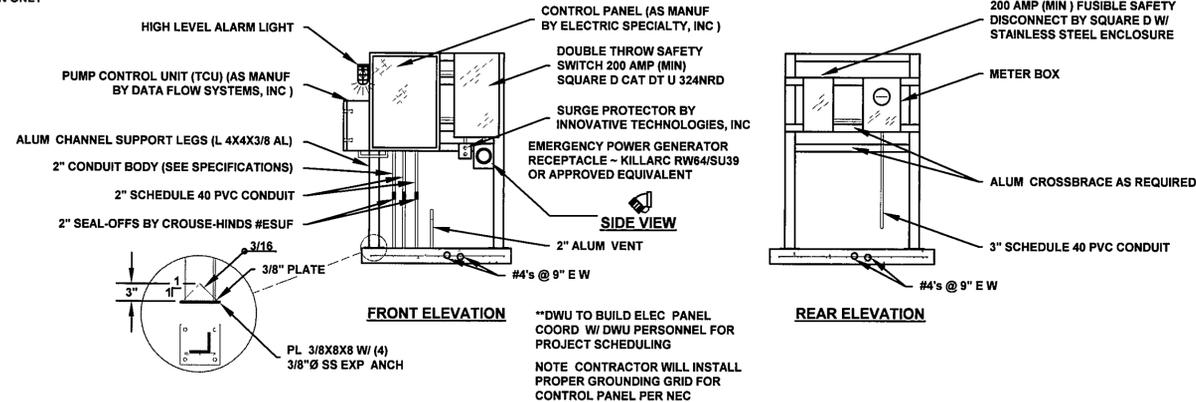
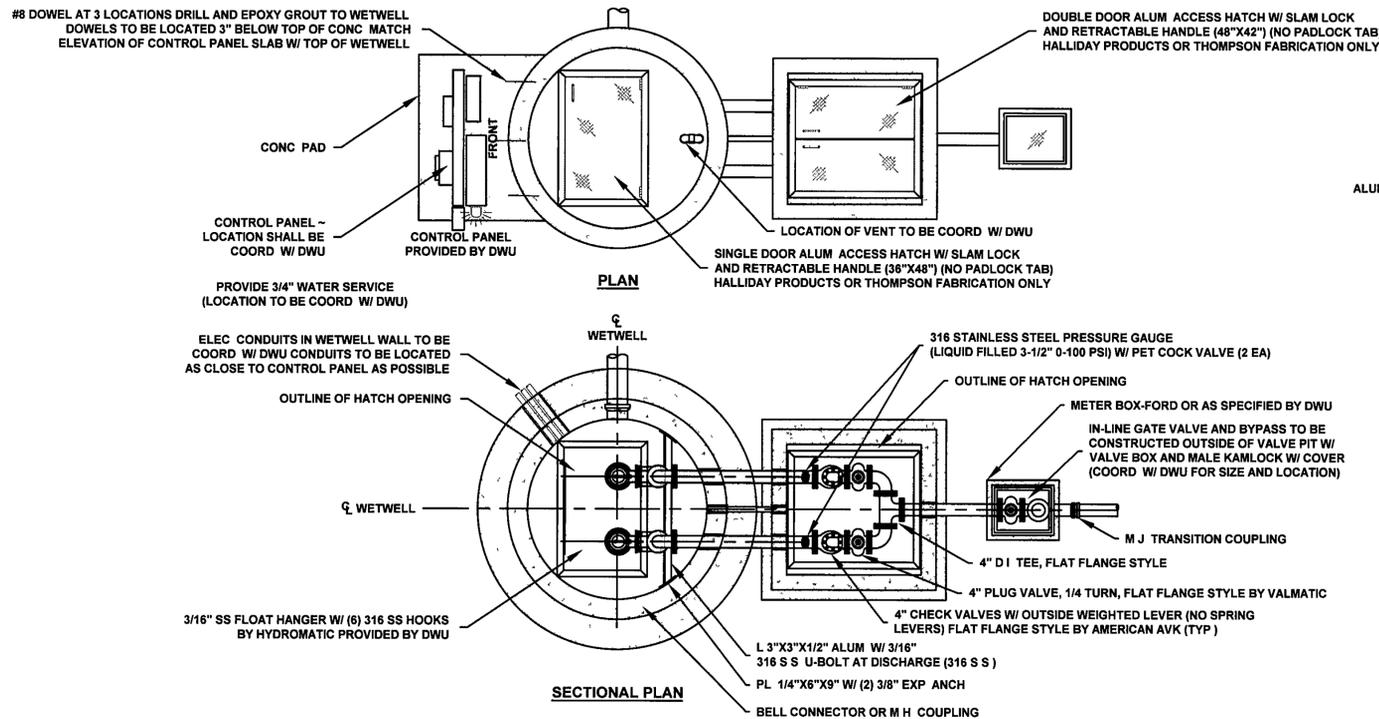


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**TYPICAL PAVEMENT DETAIL**

DETAILS	
DESTIN OAKS	
DESTIN, OKALOOSA COUNTY, FLORIDA	
<b>ECM</b> a complete engineering & construction management company	
4639 GULF STARR DRIVE DESTIN, FLORIDA 32541 TELEPHONE: (850) 837-7454 (ENGR.)	
E-MAIL: jelamad@yahoo.com FAX: (850) 654-2000	
JOHN H. ELAMAD, P.E.	P.E. #68840
DRAWN BY BCB	DATE 7 OCTOBER 2013
CHECKED BY JHE	DRAWING NO. 1
JOB NO.	SHEET 12 OF 16



LIFT STATION CONTROL PANEL INSTALLATION DETAIL

GENERAL NOTES:

- 1) VALVE VAULT SHALL BE COATED W/ KOP-COAT COAL TAR EPOXY 300-M INSIDE AND OUT (TWO COATS, 9 MILS EACH)
- 2) BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC
- 3) VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES W/ MIN CLEARANCES AS SHOWN FOR 4" Ø PIPE AND SMALLER CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES SIZE OF HATCH ON VALVE VAULT IS FOR 4" PIPE AND SHALL INCREASE ACCORDINGLY W/ LARGER PIPE SIZES
- 4) ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WETWELL OR VALVE VAULT SHALL BE MADE WATERTIGHT W/ NON-SHRINK GROUT PIPING SHALL BE WRAPPED W/ THREE LAYERS OF ASPHALTIC FELT
- 5) THERE SHALL BE NO VALVES (EXCEPT AS SHOWN) OR ELEC JUNCTION BOXES IN WETWELL
- 6) WETWELL AND VALVE VAULT COVERS SHALL BE ALUM W/ 3/16" 316 S S HARDWARE SIZE AS REQUIRED BY MANUF AND APPROVED BY DESTIN WATER USERS, INC ORIENTATION OF HATCH OPENINGS MAY VARY
- 7) FLEXIBLE COUPLING SHALL BE SLEEVE TYPE
- 8) SEE CHART FOR PUMP SPECIFICATIONS AND OPERATING CONDITIONS
- 9) ALL HARDWARE IN WETWELL AND VALVE BOX SHALL BE 316 STAINLESS STEEL
- 10) ALL CONDUIT CONNECTING TO THE CONTROL PANEL SHALL HAVE A CONDUIT BODY CROUSE-HINDS TYPE ESUF FILLED W/ APPLETON DUC NON-HARDENING COMPOUND
- 11) ALL ENCLOSURES SHALL BE NEMA 4X SS
- 12) THE CONTRACTOR SHALL FURNISH AND INSTALL THE LIFT STATION IN ACCORDANCE W/ THE PLANS AND SPECIFICATIONS, AND IN COMPLIANCE W/ THE LIFT STATION SPECIFICATIONS OF DESTIN WATER USERS, INC
- 13) ALL WIRING TO BE COPPER TYPE THW OR STO, AND SIZED TO COMPLY W/ APPROPRIATE CODES THE COMPLETE INSTALLATION SHALL COMPLY W/ THE NATIONAL ELEC CODE
- 14) ALL GATE VALVES ON SEWER FORCE MAINS TO BE OF RESILIENT SEAT DESIGN
- 15) EACH PIECE OF MECHANICAL EQUIPMENT AND MOTORS SHALL BE PROVIDED W/ A NAMEPLATE OF NON-CORRODIBLE METAL, SECURELY FASTENED IN PLACE, AND CLEARLY AND PERMANENTLY INSCRIBED W/ THE MANUFACTURER'S NAME, MODEL, TYPE DESIGNATION, SERIAL NUMBER, RATED CAPACITY, ELEC OR OTHER POWER CHARACTERISTICS SPARE NAMEPLATES SHALL BE PROVIDED AND PLACED INSIDE THE CONTROL PANEL
- 16) THE CONTRACTOR SHALL FURNISH TO ENGINEER A COMPLETE COPY OF PUMP SPECIFICATIONS AS ORDERED FROM MANUF PRIOR TO SHIPMENT
- 17) THE CONTRACTOR SHALL FURNISH TO DESTIN WATER USERS, INC, FOUR (4) COMPLETE, BOUND OPERATION AND MAINTENANCE MANUALS THE MANUALS SHALL INCLUDE CLEAR AND CONCISE INSTRUCTIONS FOR THE OPERATION, ADJUSTMENT, LUBRICATION (INCLUDING LUBRICATION CHART) AND OTHER MAINTENANCE OF THE EQUIPMENT FURNISHED THE MANUAL SHALL ALSO INCLUDE A COMPLETE PARTS LIST, W/ CATALOG NUMBERS AND OTHER DATA NECESSARY FOR ORDERING REPLACEMENT PARTS ALL INSTRUCTIONS AND PARTS LIST SHALL BE PREPARED SPECIFICALLY FOR THE MODEL TYPE OF EQUIPMENT FURNISHED
- 18) THE CONTRACTOR SHALL UTILIZE ALL APPLICABLE MISCELLANEOUS HARDWARE SUPPLIED BY PUMP MANUF (MUST MEET ALL SPECIFICATION REQUIREMENTS HEREIN)
- 19) THE CONTRACTOR SHALL KEEP A COMPLETE LIST OF AS-BUILT DRAWINGS SHOWING ALL ITEMS OF CONSTRUCTION AND EQUIPMENT WHICH DIFFER IN SIZE, SHAPE OR LOCATION FROM THOSE SHOWN ON THE PLANS THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE ENGINEER UPON COMPLETION OF THE LIFT STATION INSTALLATION

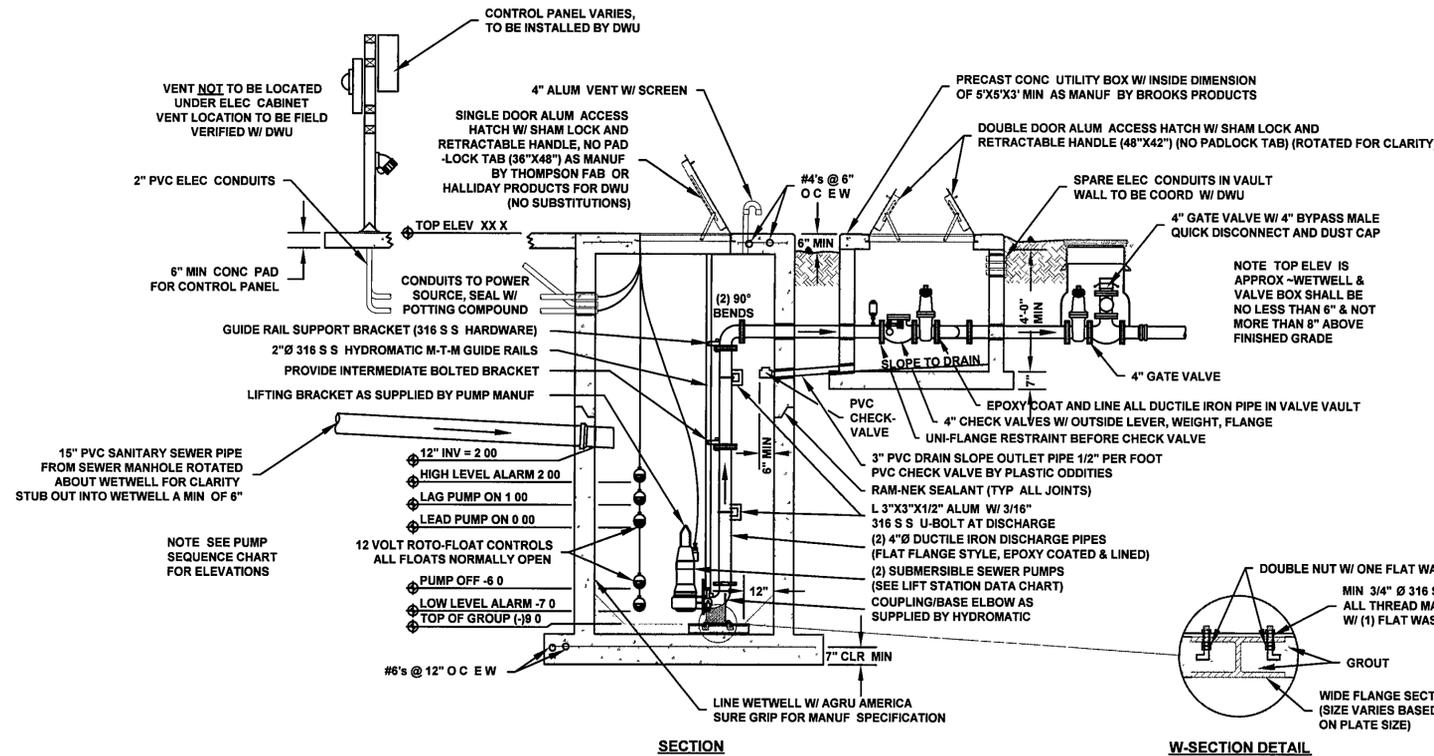
LEGEND:

- PER PUMP MANUFACTURER'S RECOMMENDATIONS IN THEIR ENGINEERING CATALOG
- ◊ ELEVATION
- DWU DESTIN WATER USERS, INC
- O C E W ON CENTER, EACH WAY
- 316 S S 316 STAINLESS STEEL
- D I DUCTILE IRON

APPROVED BY DESTIN CITY COUNCIL DATE/INITIALS 3/31/14 JMB

WET WELL MINIMUM WALL THICKNESS TABLE		
DIAMETER	MIN WALL THICKNESS	
6"	7"	

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PUMPING STATION DATA	
Pump Name	1.5 INCH DIAM
Pump Model	6.1A 1050 147
Motor Model	13
Impeller Size	
Voltage (3 P ASL)	207
HP	1.7
Flow (gpm @ 100 ft Head)	140
Flow (gpm @ 150 ft Head)	107
Flow (gpm @ 200 ft Head)	80
Flow (gpm @ 250 ft Head)	60
Flow (gpm @ 300 ft Head)	45
Flow (gpm @ 350 ft Head)	35
Flow (gpm @ 400 ft Head)	28
Flow (gpm @ 450 ft Head)	22
Flow (gpm @ 500 ft Head)	18
Flow (gpm @ 550 ft Head)	14
Flow (gpm @ 600 ft Head)	11
Flow (gpm @ 650 ft Head)	8
Flow (gpm @ 700 ft Head)	6
Flow (gpm @ 750 ft Head)	4
Flow (gpm @ 800 ft Head)	3
Flow (gpm @ 850 ft Head)	2
Flow (gpm @ 900 ft Head)	1

PUMPING STATION DATA

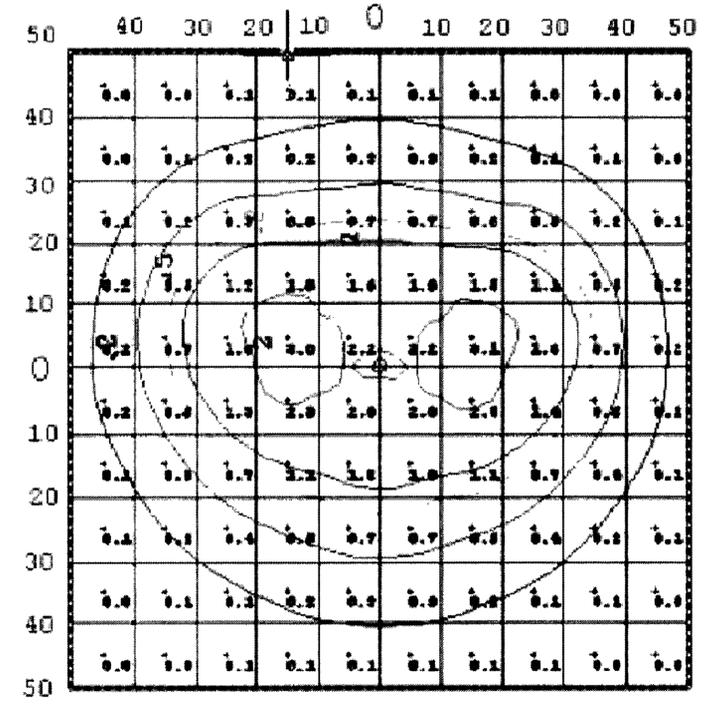
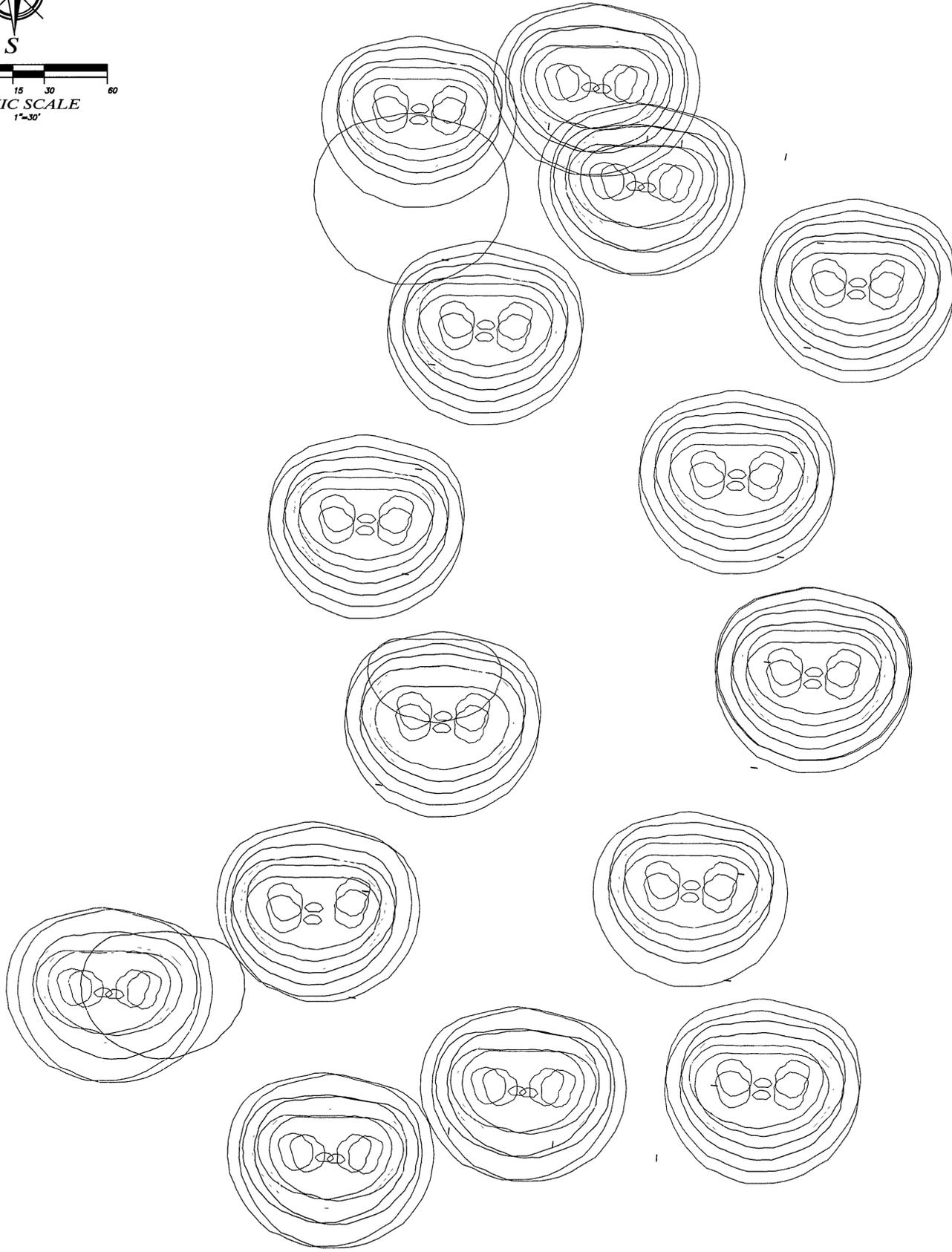
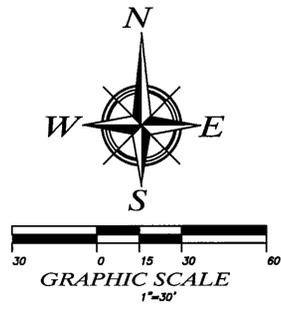
LIFT STATION / DWU DETAILS

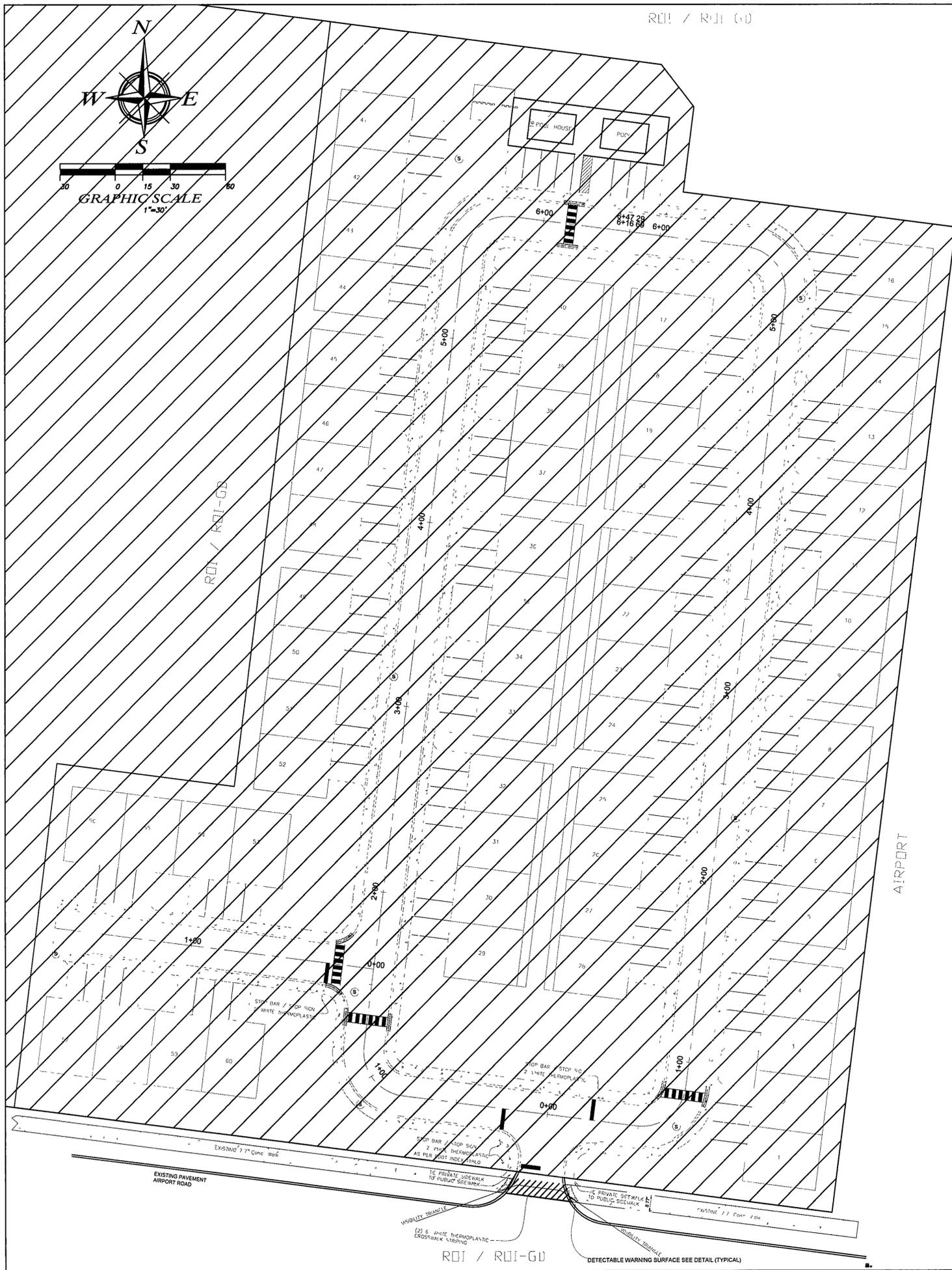
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JOHN H. ELAMAD, P.E.	P.E. #68840	FBPR C.A. 8419
DRAWN BY DWU	CHECKED BY JHE	DATE 7 OCTOBER 2013
		DRAWING NO 1
		SHEET 13 OF 16





ROI / ROI-GD

**LEGAL DESCRIPTION**  
 PARCEL ID # 00-25-22-0000-0001-0110  
 BLK SW COR LOT 75 BLK A REG AIR GARPENS SLY ALC RD 5075 94 1 57  
 ALC AIRPORT RD 1112 5 FT TO REG CONV ALC RD 708 91 1 1 N/ DEC L540 5 1  
 N/8 DEC W/16 1 57 DEG W/044 14 FT TO REG 1025-56 & 1087 627  
 EX DESTIN RACQUET CLUB T/1

**AREA TABULATION**  
 AVERAGE 218,808 SQ FT OR 5.023 ACRES  
 PROJECT AVERAGE 217,778.63 SQ FT OR 5.00 ACRES  
 DENSITY ALLOWED 12 UNITS PER ACRE  
 PROJECT DENSITY 60 UNITS OR 12 UNITS PER ACRE  
 PROJECT PARKING 2 SPACES PER UNITS (120 SPACES REQUIRED)

**AREA SUMMARY**

TOTAL AREA OF SITE	218,808 SQ FT OR 5.023 ACRES
TOTAL PROPOSED BLDG AREA	217,778.63 SQ FT OR 5.00 ACRES
TOTAL EXISTING IMPERVIOUS AREA	41,828 SQ FT
TOTAL PROPOSED BUILDING AREA	72,400 SQ FT
TOTAL PROPOSED CONCRETE SIDEWALKS	14,223 SQ FT
TOTAL PROPOSED DRIVEWAY AREA	9,708 SQ FT
TOTAL PROPOSED ROAD AREA	31,757 SQ FT
TOTAL PROPOSED IMPERVIOUS AREA	127,765 SQ FT
TOTAL PROPOSED DEVELOPMENT IMPERVIOUS RATIO	57.25%
TOTAL PERMITTED IMPERVIOUS SURFACE RATIO	75.00%
TOTAL PROPOSED SITE DENSITY	5 UNITS PER ACRE
TOTAL PERMITTED SITE DENSITY	12 UNITS PER ACRE

**SITE DATA ROI-GD**

**FUTURE LAND USE:**  
 SITE RESIDENTIAL OFFICE INSTITUTIONAL - GENERAL DEVELOPMENT (ROI-GD)  
 NORTH RESIDENTIAL OFFICE INSTITUTIONAL - GENERAL DEVELOPMENT (ROI-GD)  
 SOUTH RESIDENTIAL OFFICE INSTITUTIONAL - GENERAL DEVELOPMENT (ROI-GD)  
 EAST AIRPORT  
 WEST RESIDENTIAL OFFICE INSTITUTIONAL - GENERAL DEVELOPMENT (ROI-GD)

**CURRENT LAND USE:**  
 SITE COMMERCIAL  
 NORTH RESIDENTIAL  
 SOUTH RESIDENTIAL  
 EAST AIRPORT  
 WEST RESIDENTIAL

**PARKING DATA**  
 RESIDENTIAL (2 PER UNIT)  
 TOTAL REQUIRED SPACES 120 SPACES  
 TOTAL PROPOSED SPACES 40 SPACES  
 TOTAL PROPOSED ADA COMPLIANT N/A

**ROADWAYS AND ACCESS**  
 ALL ROADS AND ACCESS DRIVEWAYS ARE PRIVATE

**SETBACK REQUIREMENTS LDC**

FRONT BUILDING SETBACK	20 REQUIRED / 20 PROVIDED
REAR BUILDING SETBACK	10 REQUIRED / 10 PROVIDED
SIDE BUILDING SETBACKS	7 REQUIRED / 7 PROVIDED

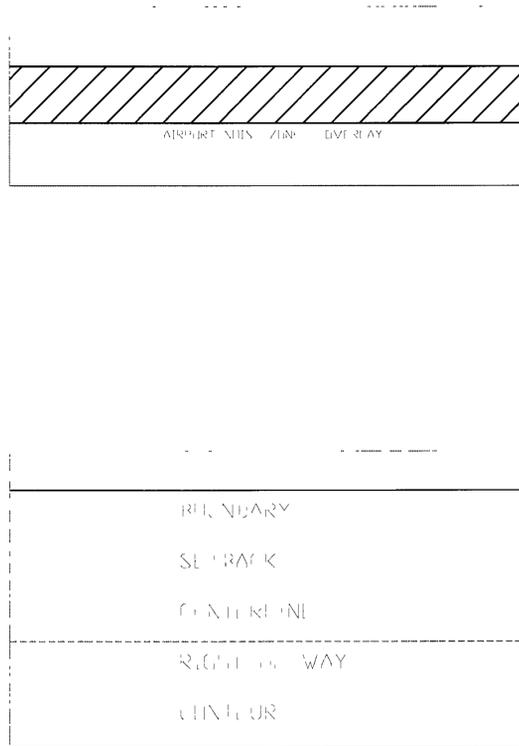
**LANDSCAPE BUFFER REQUIREMENTS**  
 RESIDENTIAL LANDSCAPE BUFFER 10 REQUIRED / 10 PROVIDED

**BUILDING HEIGHT LDC 5.00.06**

BUILDING HEIGHT PERMITTED	3 STORIES / 35
PROJECT BUILDING HEIGHT	2 STORIES

**FLOOD ZONE INFORMATION**  
 NOTE: THIS PARCEL IS LOCATED IN FLOOD ZONE X AS DETERMINED BY SCALE FROM FEMA FIRM 1215G0586 DATED SEPT 29 2010 (KALDOOSA COUNTY) GRID AS PROVIDED BY BARR PARTH SURVEYING

**DEVELOPMENT OWNER DATA**  
 DESTIN OAKS, L.L.C.  
 P.O. BOX 1951  
 DESTIN, FL 32450



APPROVED BY  
 DESTIN CITY COUNCIL 3/3/14/AMB  
 DATE/INITIALS

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**AIRPORT NOISE ZONE OVERLAY**

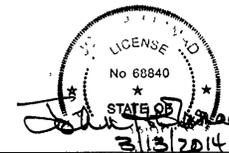
**DESTIN OAKS**

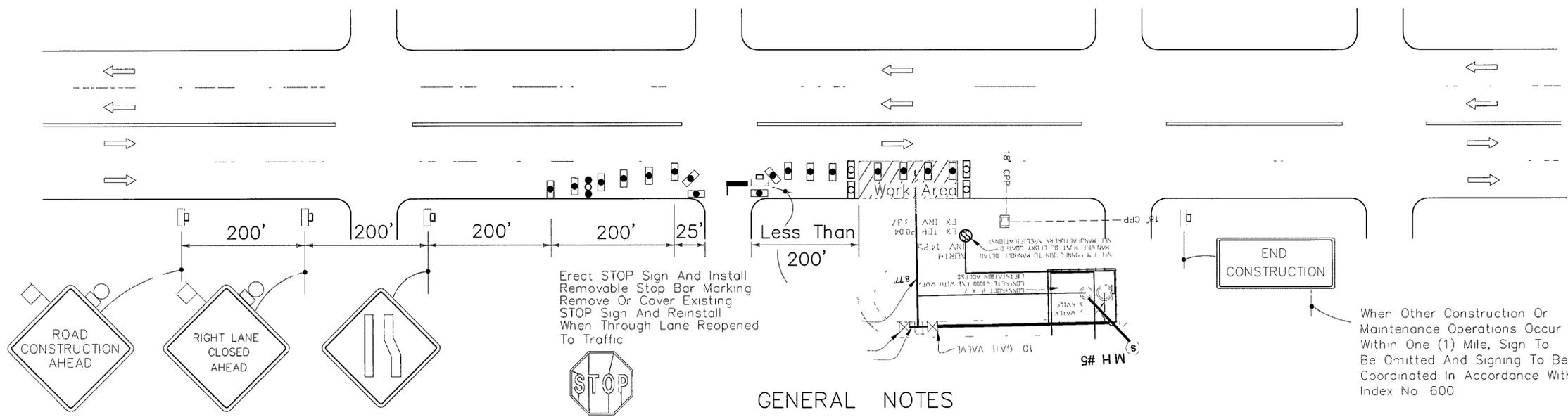
DESTIN, OKALOOSA COUNTY, FLORIDA

**ECM** a complete engineering & construction management company

4639 GULF STARR DRIVE TELEPHONE: (850) 837-7454 (ENGR)  
 DESTIN, FLORIDA 32541 TELEPHONE: (850) 837-7456 (INSP.)  
 E-MAIL: jlamad@yahoo.com FAX: (850) 654-2000

JOHN H. ELAMAD, P.E.	P.E. #68840	FBPRCA 8419
DRAWN BY BCB	DATE 7 OCTOBER 2013	
CHECKED BY JHE	DRAWING NO. 1	
JOB NO.	SHEET 15 OF 16	





CONDITIONS  
 WHERE ANY VEHICLE, EQUIPMENT, WORKER OR THEIR ACTIVITIES ENCR OACH ON THE PAVEMENT REQUIRING THE CLOSURE OF THE OUTSIDE TRAVEL LANE, AND/OR ADJOINING AUXILIARY LANE, FOR WORK AREA LESS THAN 200' FROM INTERSECTION, FOR A PERIOD OF MORE THAN 60 MINUTES.

GENERAL NOTES

- All vehicles, equipment, workers (except flaggers) and their activities are restricted at all times to one side of the roadway
- Work operations shall be confined to either one lane or lane combinations as follows  
 (a) Outside travel lane (b) Outside auxiliary lane  
 (c) Outside travel lane and adjoining auxiliary lane  
 (d) Inside travel lane (e) Inside auxiliary lane  
 (f) Inside travel lane and adjoining auxiliary lane  
 ^ See Sheet 2 Of 2
- For work operations of 60 minutes or less see Index No 612
- When vehicles in a parking zone block the line of sight to TCZ signs or when TCZ signs encroach on a normal pedestrian walkway, the signs shall be post mounted and located in accordance with Index No 17302
- The first two warning signs shall have a 18" x 18" (min) orange flag and a Type B light attached and operating at all times  
 Mesh signs may be used for (Daylight Only) operations  
 Type B Lights and Orange Flags are not required
- All signs shall be post mounted if the closure times exceeds 12 hours
- Dual signs are required for divided roadways

When Other Construction Or Maintenance Operations Occur Within One (1) Mile, Sign To Be Omitted And Signing To Be Coordinated In Accordance With Index No 600

(Continued)

CONDITIONS  
 WHERE ANY VEHICLE, EQUIPMENT, WORKER OR THEIR ACTIVITIES ENCR OACH ON THE PAVEMENT REQUIRING THE CLOSURE OF THE OUTSIDE TRAVEL LANE AND/OR ADJOINING AUXILIARY LANE, FOR WORK AREA 200' OR MORE FROM INTERSECTION, FOR A PERIOD OF MORE THAN 60 MINUTES.

SYMBOLS

- Work Area
- Sign With 18" x 18" (Min.) Orange Flag And Type B Light
- Type ~ Or Type ~~ Barricade Or Vertical Panel Or Drum (With Steady Burning Light At Night Only). Cones Or Tubular Markers May Be Used During Daylight Only.
- Type ~ Or Type ~~ Barricade Or Vertical Panel Or Drum (with Flashing Light At Night Only)
- Work Zone Sign
- Advance Warning Arrow Panel
- Stop Bar

TRAFFIC CONTROL THROUGH WORK ZONES  
 MULTILANE, TWO WAY, URBAN  
 DIVIDED OR UNDIVIDED  
 DAY OR NIGHT OPERATIONS  
 623 1 of 1

APPROVED BY  
 DESTIN CITY COUNCIL  
 DATE/TIME: 3/3/14 hmb

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TYPICAL APPLICATION  
 Utility Work  
 Pavement Repairs

MOT	
DESTIN OAKS	
DESTIN, OKALOOSA COUNTY, FLORIDA	
<b>ECM</b> a complete engineering & construction management company	
4639 GULF STARR DRIVE TELEPHONE: (850) 837-7454 (ENGR) DESTIN, FLORIDA 32541 TELEPHONE: (850) 837-7456 (INSP.) E-MAIL: jlamad@yahoo.com FAX: (850) 654-2000	
JOHN H. ELAMAD, P.E.	P.E. #68840 FBPR CA 8419
DRAWN BY BCB	DATE 7 OCTOBER 2013
CHECKED BY JHE	DRAWING NO 1
JOB NO	SHEET 16 OF 16

# DESTIN OAKS TOWNHOMES

## DESTIN, OKALOOSA COUNTY, FLORIDA

07/23/13

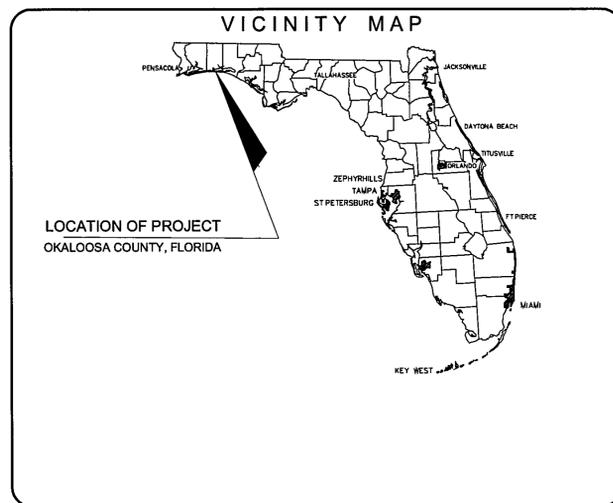
REVISED 11/18/13

PREPARED FOR  
VIRTUE ESTATES, L.L.C

P.O BOX 5  
DESTIN, FLORIDA, 32540  
MANAGING MEMBER: JOHN CUNNINGHAM  
TELEPHONE: (850) 246-5646

APPROVED BY  
DESTIN CITY COUNCIL *[Signature]*  
DATE/INITIALS

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### INDEX OF DRAWINGS ARCHITECTURAL

- C-S COVER SHEET
- A1 0 FIRST FLOOR PLAN
- A1 0 SECOND FLOOR PLAN
- A2 0 EXTERIOR ELEVATIONS
- A2 1 POOL PLAN & ELEVATIONS
- A3 0 ROOF FRAMING PLAN

### INDEX OF DRAWINGS CIVIL

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 DEMOLITION PLAN
- C-4 SITE PLAN
- C-5 EASEMENT PLAN
- C-6 GRADING PLAN
- C-7 DRAINAGE PLAN
- C-8 UTILITY PLAN
- C-9 PLAN AND PROFILE
- C-10 PLAN AND PROFILE
- 11 DETAILS
- 12 DETAILS
- 13 LIFTSTATION DETAILS
- LIGHTING
- AIRPORT NOISE ZONE OVERLAY

*[Professional Engineer Seal]*  
John Cunningham  
3/14/2014

CD  
A

4639 Gulf Star Drive  
Destin, Florida 32541  
Tel 850 837 4664  
Fax 850 654 2000

FL CORP #AA-3314  
FL COA NO 28625

**ECM**  
a complete engineering & construction management company  
4639 GULF STAR DRIVE  
DESTIN, FLORIDA 32541  
E-MAIL: [ecm@ecm.com](mailto:ecm@ecm.com) TEL: (850) 837-4664  
FAX: (850) 654-2000  
Florida Registration #6840

ISSUED FOR DO	DATE
REVISIONS	11 27 13
	12 18 13

DESTIN OAKS TOWNHOMES  
DESTIN OKALOOSA COUNTY, FLORIDA

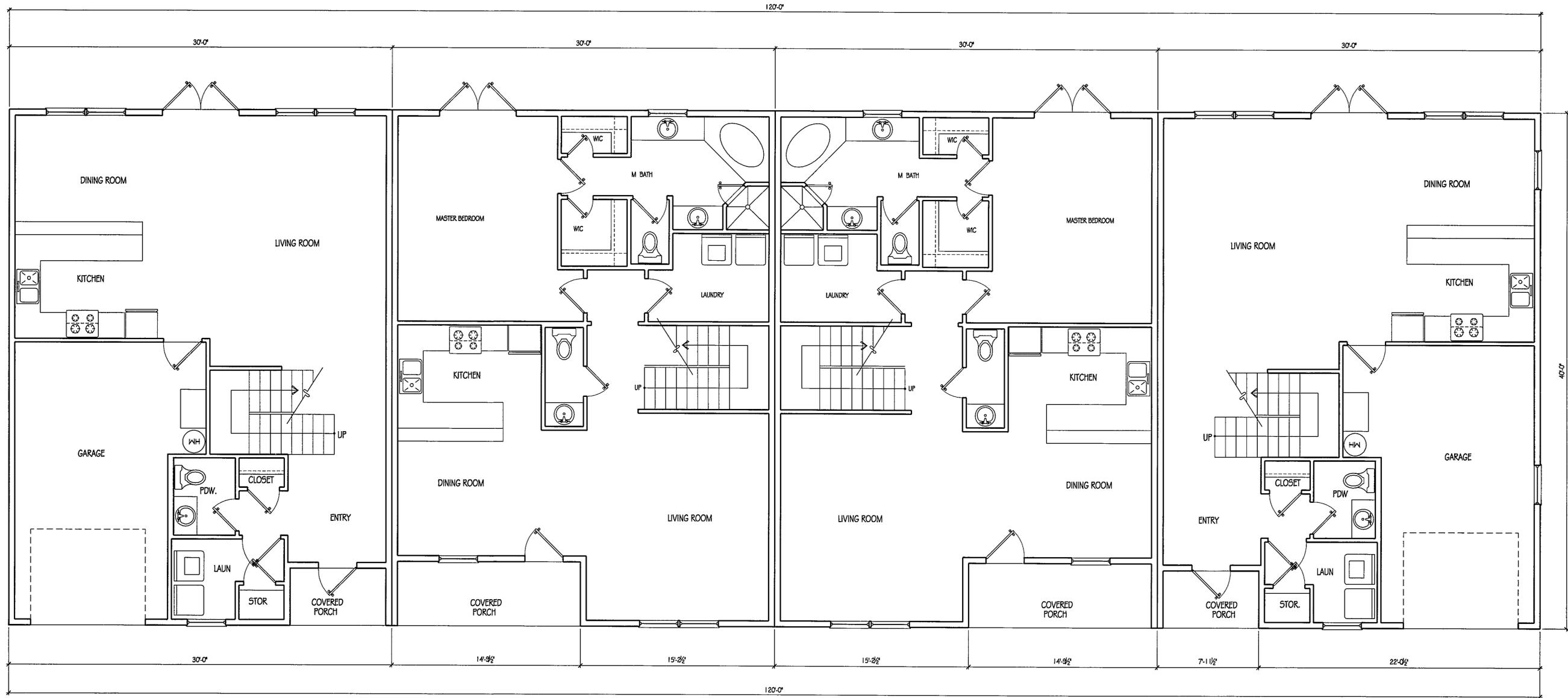
COVER SHEET

DRAWN BY JBD  
CHECKED BY JE  
JOB NO 13-75-120-497  
DATE 07 31 13

C-S  
1 of 6

ISSUED FOR DO

C:\Documents and Settings\user1\My Documents\Dropbox\2013 PROJECTS\The Oaks Townhomes\A1.0 - 12/16/2013 4:08:43 PM



APPROVED BY  
 DESTIN CITY COUNCIL  
 DATE/INITIALS 3/27/14 JMB

**TYPICAL 4 UNIT FIRST FLOOR PLAN**

1/4" = 1'-0"

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ISSUED FOR DO

DRAWN BY JBD  
 CHECKED BY JE  
 JOB NO 13-75-120 497  
 DATE 07 31 13

**A1.0**  
 2 of 6

**FIRST FLOOR PLAN**

**DESTIN OAKS TOWNHOMES**  
 DESTIN OKALOOSA COUNTY, FLORIDA

DISTRIBUTION	DATE
ISSUED FOR DO	11 27 13
REVISIONS	12 16 13

**ECM**  
 a complete engineering & construction management company  
 4639 GULF STAR DRIVE  
 DESTIN, FLORIDA 32541  
 TEL 850 654 6664  
 FAX 850 654 2000  
 JOHN H. ELAM, P.E.  
 License Registration #26260

**CD A**  
 4639 Gulf Star Drive  
 Destin, Florida 32541  
 Tel 850 654 6664  
 Fax 850 654 2000  
 FL CORP #AA-3314  
 FL COA NO 28625

THESE PLANS AND THE IDEAS AND CONCEPTS CONTAINED HEREIN INCLUDING DIGITAL INFORMATION ARE THE PROPERTY OF CDA AND ARE NOT TO BE REPRODUCED, COPIED, MODIFIED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF CDA

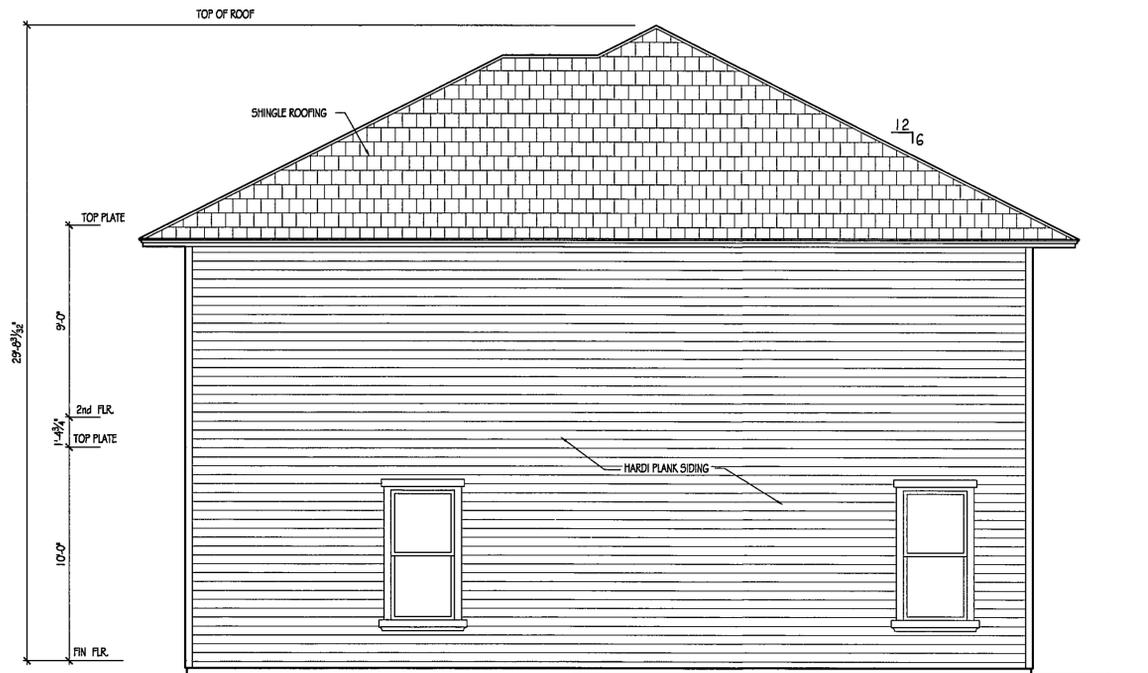




TYPICAL FRONT ELEVATION

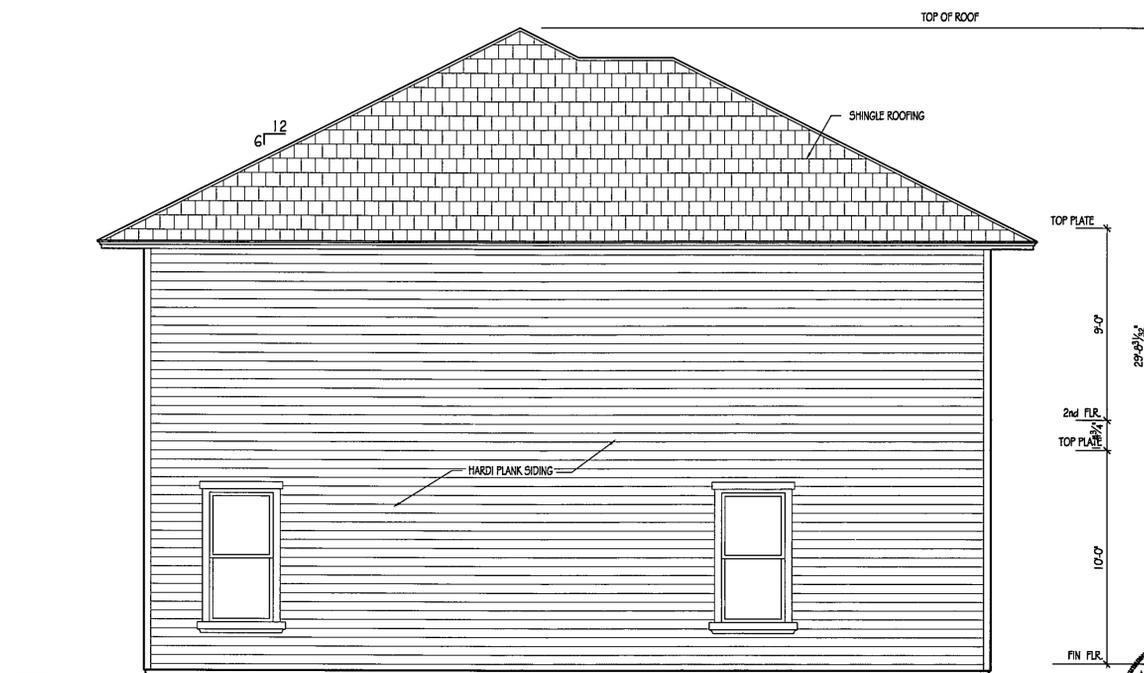
APPROVED BY  
DESTIN CITY COUNCIL  
DATE/INITIALS 3/3/14  
NWB

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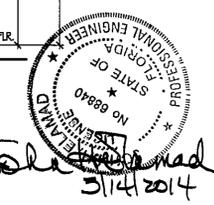
TYPICAL RIGHT SIDE ELEVATION

1/4" = 1'-0"



TYPICAL LEFT SIDE ELEVATION

1/4" = 1'-0"



ISSUED FOR DO

DRAWN BY JBD  
CHECKED BY J.E.  
JOB NO 13-75-120-497  
DATE 07 31 13

A2.0

4 of 6

DESTIN OAKS TOWNHOMES  
DESTIN OKALOOSA COUNTY, FLORIDA

EXTERIOR  
ELEVATIONS

CD  
A

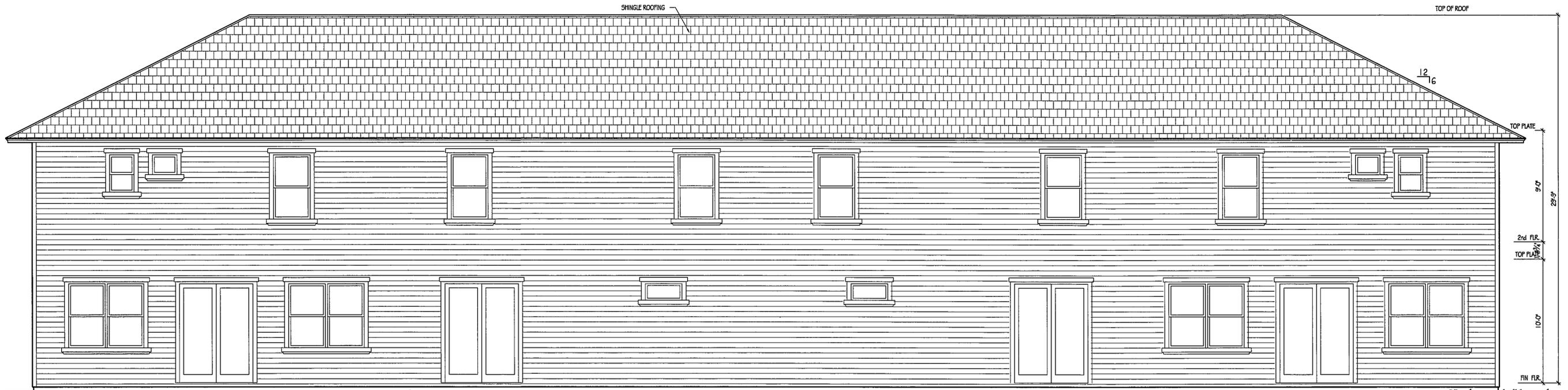
4639 Gulf Starr Drive  
Destin Florida 32541  
Tel 850 837 4664  
Fax 850 654 2000

FL CORP #AA-3314  
FL COA NO 28625

ECM  
a complete engineering & construction management company  
4639 GULF STARR DRIVE TELPHONE (850) 837-4664 (OFFICE)  
DESTIN, FLORIDA 32541 TELPHONE (850) 837-4664 (OFFICE)  
TELPHONE (850) 654-2000 FAX (850) 654-2000  
Florida Registration #06840

DISTRIBUTION	DATE
ISSUED FOR DO	11.27.13
REVISIONS	12.16.13

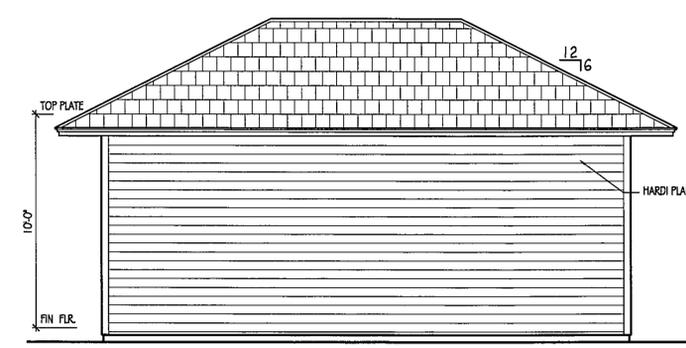
DISTRIBUTION	DATE
ISSUED FOR DO	11.27.13
REVISIONS	12.16.13



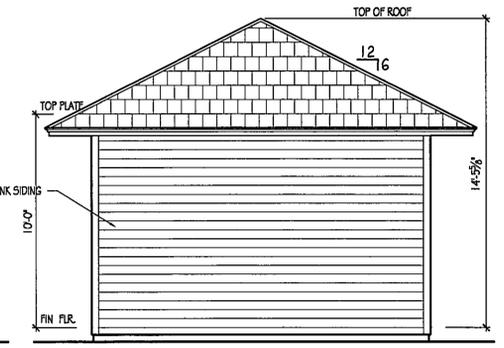
**TYPICAL REAR ELEVATION**

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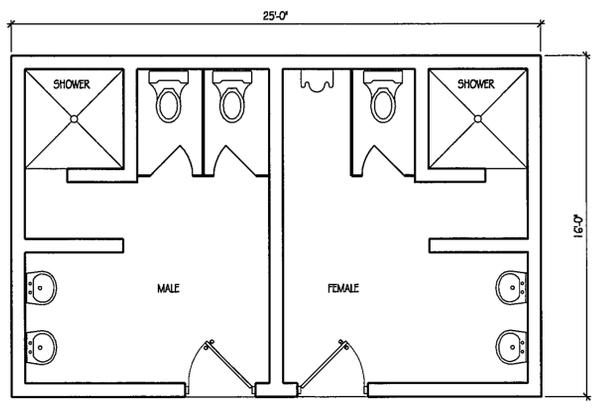
APPROVED BY  
DESTIN CITY COUNCIL  
DATE/INITIALS: 12/14/13



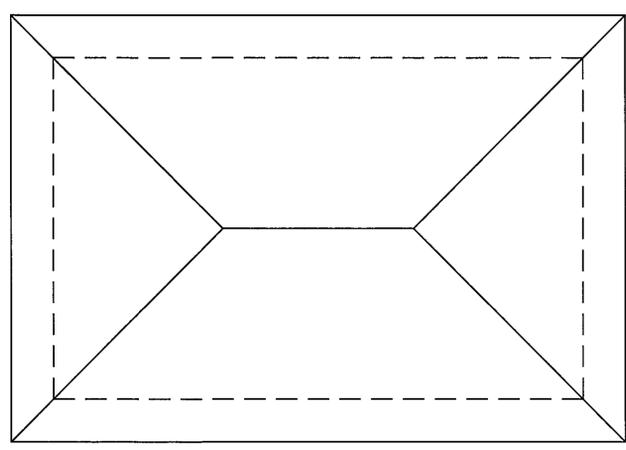
**POOL HOUSE FRONT ELEVATION**  
1/4"=1'-0"



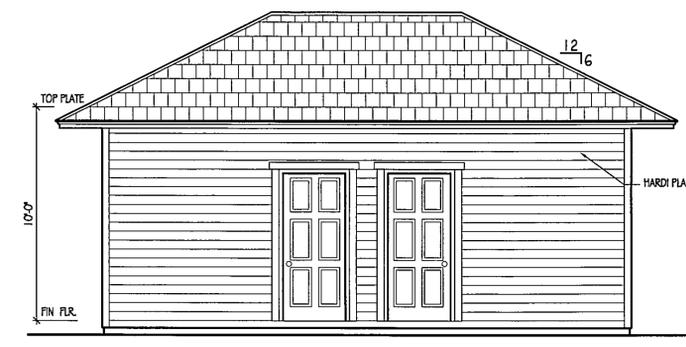
**POOL HOUSE RIGHT SIDE ELEVATION**  
1/4"=1'-0"



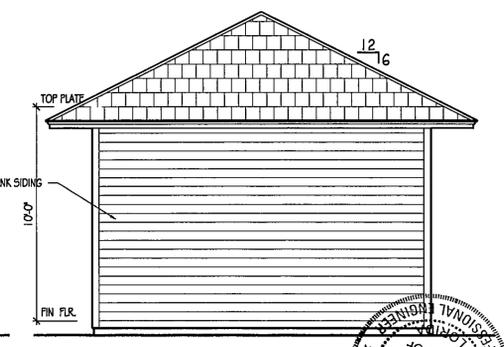
**POOL HOUSE FLOOR PLAN**  
1/4"=1'-0"



**POOL HOUSE ROOF PLAN**  
1/4"=1'-0"



**POOL HOUSE FRONT ELEVATION**  
1/4"=1'-0"



**POOL HOUSE LEFT SIDE ELEVATION**  
1/4"=1'-0"



**DESTIN OAKS TOWNHOMES**  
DESTIN OKALOOSA COUNTY, FLORIDA

**EXTERIOR ELEVATIONS**

DRAWN BY JBD  
CHECKED BY JJE  
JOB NO 13-75-120-497  
DATE 07.31.13

**A2.1**  
5 of 6

ISSUED FOR DO





- PLANT LEGEND**
- LIVE OAK
  - LIVE OAK
  - CHINESE FAN PALM
  - PHILODENDRON
  - SILVER SAW PALMETTO
  - FAKAHATCHEE GRASS
  - MUHLY GRASS
  - ENCORE AZALEA
  - KNOCK OUT ROSE
  - AFRICAN IRIS
  - AGAPANTHUS
  - DIANELLA
  - SOD

SYM		QTY	DESCRIPTION	REMARKS	SIZE	REMARKS
<b>TREES</b>						
CM	25		Lagerstroemia Indica 'Natchez'	White Crape Myrtle	10'	Multi-trunk, 3-5 Stems, B&B
LO	31		Quercus virginiana	Live Oak	10', 2 5" cal	Straight trunk, full head, B&B
<b>SHRUBS</b>						
CFP	6		Livistonia chinensis	Chinese Fan Palm	#3, 12" ht min	Full Plant, well rooted
PHIL	79		Philodendron selloum	Spilt-Leafed Philodendron	#3, 12" ht min	Full Plant, well rooted
AZA	29		Rhododendron spp 'Encore Autumn Amythest'	Autumn Amythest Encore Azalea	#3, 12" ht min	Full Plant, well rooted
KOR	19		Rosa X 'Radico'	Double Red Knockout Rose	#3, 12" ht min	Full Plant, well rooted
SAW	57		Serenoa repens	Silver Saw Palmetto	#7, 12" ht min	Full Plant, well rooted
<b>GROUNDCOVERS</b>						
AGA	57		Agapanthus africanus	Agapanthus	#1	Full Plant, well rooted
DIA	65		Dianella tasmanica 'Variegata'	Dianella - Variegated	#1	Full Plant, well rooted
IRIS	156		Dietes vegeta	African Iris - White	#1	Full Plant, well rooted
MUH	152		Muhlenbergia capillaris	Muhly Grass	#1	Full Plant, well rooted
FAK	17		Tripsacum dactyloides	Fakahatchee Grass	#1	Full Plant, well rooted

**CITY OF DESTIN LANDSCAPE REQUIREMENTS**

**FRONT PERIMETER**  
 10' BUFFER ADJUTING ROW REQ  
 1 TREE PER 25' = 449/25 = 18 TREES REQ  
 EXEMPT FROM FRONT PERIMETER (LOCATED IN OLD DESTIN MMTD)

**COMMON BOUNDARY**  
 5' LANDSCAPE BUFFER ADJUTING ADJACENT PROPERTIES  
 VISUAL SCREEN AT 6' HEIGHT IN 3 YEARS  
 EXEMPT FROM COMMON BOUNDARY (LOCATED IN OLD DESTIN MMTD)

**INTERIOR PARKING**  
 1 TREE 10' HEIGHT EVERY 15 CONTINUOUS SPACES  
 1 TREE AT 10' HT AT END OF EACH PARKING ROW  
 NOT APPLICABLE - NO PARKING LOT

**BUFFER ZONE - REQUIRED BUFFER BETWEEN COMMERCIAL AND RESIDENTIAL**  
 10' LANDSCAPE BUFFER REQUIRED WITH A 6' HIGH WOOD FENCE AND  
 1 TREE PER 25'  
 NORTH PROPERTY LINE - EXEMPT LOCATED IN OLD DESTIN MMTD  
 SOUTH PROPERTY LINE - EXEMPT LOCATED IN OLD DESTIN MMTD  
 WEST PROPERTY LINE - EXEMPT LOCATED IN OLD DESTIN MMTD  
 EAST PROPERTY LINE - EXEMPT LOCATED IN OLD DESTIN MMTD

**RESTORATION REQUIREMENTS**

CREDITS FOR EXISTING TREES (0" TO 6" DIAMETER) ON SITE	(0 TREES X 2 CREDITS PER TREE)	0
CREDITS FOR EXISTING TREES (1" TO 12" DIAMETER) ON SITE	(2 TREES X 3 CREDITS PER TREE)	6
CREDITS FOR EXISTING TREES (13" TO 19" DIAMETER) ON SITE	(0 TREES X 4 CREDITS PER TREE)	0
CREDITS FOR EXISTING TREES (20" OR 24" DIAMETER) ON SITE	(0 TREES X 5 CREDITS PER TREE)	0
CREDITS FOR EXISTING TREES (25" DIAMETER AND UP) ON SITE	(0 TREES X 6 CREDITS PER TREE)	0
<b>TOTAL REFORESTATION CREDITS FOR EXISTING, PROTECTED OR PRESERVED TREES</b>		<b>6</b>

REFORESTATION TREES (1 PER 1/10 OF AN ACRE 210,000 SQ FT / 4,356 = 50.2 REQUIRED ON SITE)  
 TOTAL REFORESTATION CREDITS FOR TREES ON SITE  
 TOTAL REFORESTATION TREES REQUIRED ON SITE  
 TOTAL REFORESTATION TREES PROVIDED  
 56 (31 LIVE OAK, 25 CRAPE MYRTLE)

IN LIEU OF COMMON BOUNDARY/FRONT PROPERTY EXEMPTIONS, PROPERTIES MUST PROVIDE  
 4 SHRUBS FOR EVERY TREE REQUIRED ON SITE

TREES REQUIRED FOR PARKING	(0 TREES X 4 SHRUBS PER TREE)	0
TREES REQUIRED FOR REFORESTATION	(45 TREES X 4 SHRUBS PER TREE)	180
	SHRUBS REQUIRED ON SITE	180
		336 PROVIDED (41=51, 43=133 & 41=454)

APPROVED BY  
 DESTIN CITY COUNCIL  
 DATE/INITIALS 3/3/14



NORTH NOT TO SCALE

NOTE:  
 NO ENTRANCE SIGN IS INCLUDED IN THE PERMITTING DRAWINGS AT THIS TIME. ANY FUTURE SIGNAGE WILL BE COORDINATED WITH THE ENGINEERING PLANS AND APPLIED FOR AT A LATER DATE

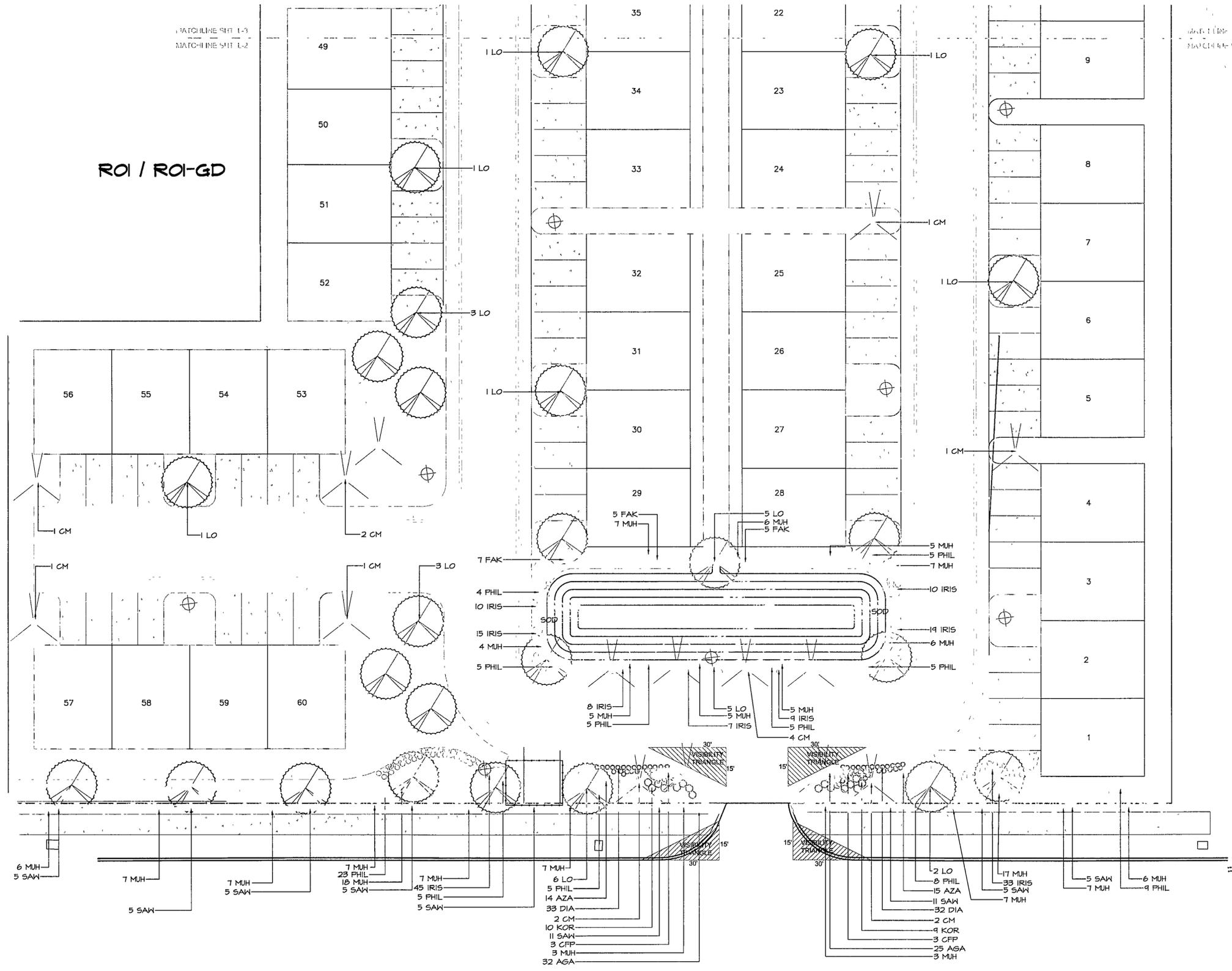
882 Highway Blvd.  
 Suite 101  
 Destin, FL 32541  
 PHONE: 850-260-0665  
 FAX: 850-260-0077  
 www.landscapem.com  
 Lead Planners  
 Landscape Architects

**OVERALL LANDSCAPE PLAN**  
**DESTIN OAKS**  
 DESTIN, FLORIDA

SCALE	N.T.S.
DATE	6-27-13
FILE NAME	DESTIN OAKS
DRAWN BY	NAT
REVIEWED BY	CRB
REVISIONS	12-17-13, 1-27-14

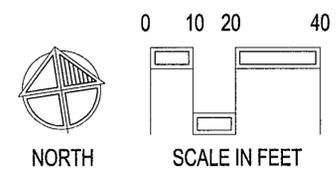
SEAL

PLANT SCHEDULE					
SYM	QTY	DESCRIPTION	SIZE	REMARKS	
<b>TREES</b>					
CM	25	Lagerstroemia indica 'Natchez'	White Crape Myrtle	10'	Multi-trunk, 3-5 Stems, B&B
LO	31	Quercus virginiana	Live Oak	10', 2 5" cal	Straight trunk, full head, B&B
<b>SHRUBS</b>					
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PHIL	79	Philodendron solium	Split-Leafed Philodendron	#3, 12" ht min	Full Plant, well rooted
AZA	29	Rhododendron spp 'Encore Autumn Amythest'	Autumn Amethyst Encore Azalea	#3, 12" ht min	Full Plant, well rooted
KOR	19	Rosa X 'Radco'	Double Red Knockout Rose	#3, 12" ht min	Full Plant, well rooted
SAW	57	Serenoa repens	Silver Saw Palmetto	#7 12" ht min	Full Plant, well rooted
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MUH	152	Muhlenbergia capillans	Muhly Grass	#1	Full Plant, well rooted
FAK	17	Tripsacum dactyloides	Fakahatchee Grass	#1	Full Plant, well rooted



APPROVED BY  
DESTIN CITY COUNCIL  
DATE/INITIALS 3/3/14 JMB

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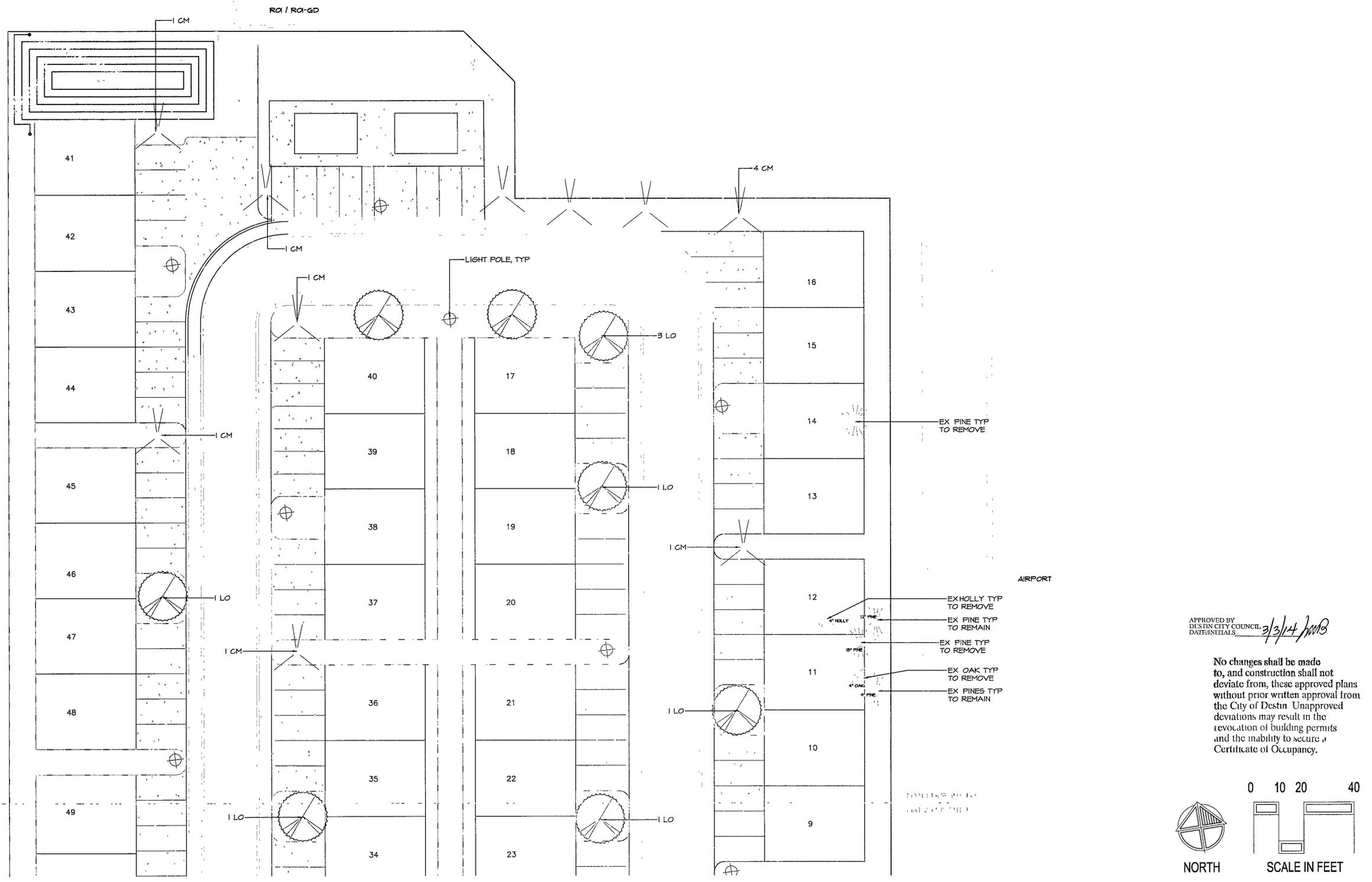
ENLARGED LANDSCAPE PLAN  
DESTIN OAKS  
DESTIN, FLORIDA

SCALE	1"=20'
DATE	6-27-13
FILE NAME	DESTIN OAKS
DRAWN BY	NAT
REVIEWED BY	CRB
REVISIONS	12-17-13, 1-27-14

SEAL  
*[Signature]*  
*[Signature]*

882 Harbor Blvd.  
Suite 101  
Destin, FL 32541  
PHONE 850-269-0669  
FAX (850) 269-0037  
www.saltwater.com  
Land Planners  
Landscape Architects

PLANT SCHEDULE			
SYM	QTY	DESCRIPTION	REMARKS
<b>TREES</b>			
CM	25	Lagerstroemia Indica 'Natchez'	White Crape Myrtle
LO	31	Quercus virginiana	Live Oak
<b>SHRUBS</b>			
CFP	6	Livistonia chinensis	Chinese Fan Palm
PHIL	79	Philodendron selloum	Split-Leafed Philodendron
AZA	29	Rhododendron spp 'Encore Autumn Amethyst'	Autumn Amethyst Encore Azalea
KOR	19	Rosa X 'Radico'	Double Red Knockout Rose
SAW	57	Serenoa repens	Silver Saw Palmetto
<b>GROUNDCOVERS</b>			
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DIA	65	Dianella tasmanica 'Variegata'	Dianella - Variegated
IRIS	156	Dietes vegeta	African Iris - White
MUH	152	Muhlenbergia capillaris	Muhly Grass
FAK	17	Tripsacum dactyloides	Fakahatchee Grass



**ENLARGED LANDSCAPE PLAN**  
**DESTIN OAKS**  
DESTIN, FLORIDA

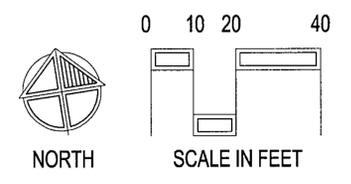
882 Harbor Blvd.  
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PHONE 850-269-0669  
FAX 850-269-0077  
www.zellum.com

Land Planners  
Landscape Architects

SCALE	1"=20'
DATE	6-27-13
FILE NAME	DESTIN OAKS
DRAWN BY	NAT
REVIEWED BY	CRB
REVISIONS	12-17-13, 1-27-14

APPROVED BY  
DESTIN CITY COUNCIL  
DATE/INITIALS 3/3/14 JMB

No changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin. Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy.



SEAL  
*[Signature]*

SHEET  
**L-3**  
OF 4

**11 DESCRIPTION**

**A** Extent of planting is shown on the drawings and in the schedules

**B** Provide all labor materials and equipment required by or referenced from the drawings and specifications to complete the work of this section

**C** Contractor shall verify plant count from plan and shall provide and install all plant material on plan

**D** Grades to within one inch of final grade throughout site shall be provided by others and is not in landscape contract

**12 QUALITY ASSURANCE**

**A** All plant material shall be number one or better grade as defined by the American Association of Nurserymen current edition of American Standard for Nursery Stock, published by American Association of Nurserymen, Inc and in addition shall conform to sizes and descriptions in the plant list

**B** Substitution from specified plant list will be accepted only when satisfactory evidence showing that the substitution is approved of the Owner and Landscape Architect. Only those substitutions of at least equivalent quality having essential characteristics similar to the original will be approved. Acceptance or rejection of substitute plant material will be issued in writing by the Landscape Architect or Owner's representative

**C** The selection of all materials and the execution of all operations required under the Drawings and Specifications is subject to the approval of the Owner and Landscape Architect. They have the right to reject any and all materials, and any work and all work which in their opinion does not meet the requirements of the Contract Documents at any stage of the operations. Remove rejected work or materials from the project site and replace promptly at no additional cost to the Owner

**D** Install all plant materials in a neat and professional manner

**E** Make minor adjustments to layout as may be required and requested at no additional cost to the Owner

**13 DELIVERY STORAGE AND HANDLING**

**A** Deliver materials in such a manner as to not damage or decrease the health and vigor of the plant materials

**B** Store materials away from detrimental elements. Coordinate with general Contractor to secure a safe staging area

**C** Handle, load, unload, and transport materials carefully to avoid damage

**D** Maintain and protect plant materials as necessary to insure health and vigor

**14 GUARANTEE**

**A** Guarantee plant materials and lawn areas for one year from the date of substantial completion. Contractor shall replace plants and lawns that fail to grow properly with plants as originally specified at the earliest practical date following plant failure without additional charges to the Owner. Replacement materials will be guaranteed for one year from the date of replacement. The Contractor shall not be responsible for replacing plants which are damaged by abuse or improper maintenance by Owner as reported by the Contractor as outlined in Section 15 below or by acts of God occurring after acceptance

**15 CONTRACTOR'S PERIODIC INSPECTION**

**A** During the guarantee period, Contractor shall make periodic inspections of the project to satisfy himself that maintenance by the Owner is adequate. Any methods or products which he deems not normal or detrimental to good plant growth shall be reported to the Owner in writing. Failure to inspect and report shall be interpreted as approval and the Contractor shall be held responsible for any and all necessary replacements

**16 PART 2 - MATERIALS**

**21 TOP SOIL**

**A** Topsoil shall be fertile friable sandy loam and shall be a natural surface soil obtained from well drained areas. Topsoil shall be characteristic of representative soils in the project vicinity that produce heavy growths of crops grass or other vegetation. Topsoil shall be free of subsoil, brush, organic litter, objectional weeds, clay clots, stumps, roots or other material harmful to plant growth or hindrance to planting or maintenance operations. Should regenerative materials be present in the topsoil, Contractor shall eradicate and remove such growth which may appear in the imported material within one year following installation. The acidity range shall be between 5.0 and 7.0 inclusive. Technical analysis of the soil shall be as follows:

Sieve Size	Percent Passing
1/2 inch mesh	99 - 100 percent
1/4 inch mesh	91 - 99 percent
No. 100 mesh	40 - 60 percent
No. 200 mesh	20 - 40 percent

**22 PLANTING SOIL MIXTURE**

**A** Provide planting soil mix amended as per laboratory recommendations. Basic planting soil mix consists of:

- 80% topsoil (as described above)
- 20% prepared additives (by volume as follows):
  - 3 parts humus (forest or peat)
  - 1 part sterilized cow manure commercial fertilizer and lime as recommended in soil analysis

**B** The components shall be thoroughly mixed to a uniform consistency by hand or machine methods

**C** Seasonal color beds shall be prepared with a mixture consisting of:

- Lime at 50 lb/1000 square feet
- Fertilizer at 30 lb/1000 square feet
- Two inches of river sand
- Two inches of old humus bark and tilling material
- Tilled to depth of 12"
- Bed raised 3" - 5" above existing grade

The bed shall then be covered with two inches of pine bark mini-nuggets

**23 FERTILIZER**

**A** Fertilizer for all trees, shrubs and ground covers shall be Sta-Green Nursery Special or equal delivered to the site in unopened containers

**B** Fertilizer for grass shall be Sta-Green fertilizer containing the following percentages by weight:

- 18% nitrogen
- 24% phosphorus
- 10% potash

or approved equal. Fertilizer shall be uniform in composition dry and free flowing and shall be delivered to the site in the original unopened container bearing the manufacturer's guaranteed analysis. Fertilizer shall not have been exposed to weather prior to delivery to the site. After delivery until used it shall be completely protected at all times. It shall not be stored in direct contact with the ground

**24 PLANTS**

**A** All plants shall conform to or surpass minimum quality standards as defined by the American Association of Nurserymen (AAN), current edition of American Standard for Nursery Stock, published by the AAN, Inc and in addition shall conform to sizes and descriptions in the plant list

**B** All necessary inspection certificates shall be supplied to the Owner's representative for each shipment of plant material, as required by law

**C** All plant materials shall be subject to inspection and approval by the Landscape Architect. The Contractor reserves the right to reject any and all plants which fail to meet this specification at any point during the installation of the job. All rejected materials shall be promptly removed from the site by the Contractor at no additional cost to the Owner

**D** All plant materials furnished shall be well branched proportioned with to height of normal habit, sound healthy and vigorous in growth. The minimum acceptable sizes of plants shall be measured before pruning with branches in normal position and shall conform to measurements specified. Plants used where symmetry is required shall be matched as closely as possible. Plants shall meet all requirements as listed in the plant list

**E** Plants shall be field nursery, container grown or collected material subject to the requirements of the specification

**F** All plants shall be of healthy stock, free from disease, insects, eggs, larvae and parasites of an objectionable or damaging nature

**25 MATERIAL FOR GUYING AND STAKING**

**A** Stakes for supporting trees shall be sound timber straight, sized as shown in planting details and of sufficient length to adequately support the plant. All visible surfaces shall be painted dark green or brown but not black

**B** Dead men or stakes for anchoring guy wires in the ground shall be of size, material, and strength adequate to hold guy taut and maintain trees firmly in an upright position

**C** Wire shall be #12 gauge galvanized wire in double twisted strand to adjust tension or substitute with green "Arborvitae" tree staking material

**D** Hoses for encasing guy wires shall be new or suitable used 3/4 inch diameter rubber or plastic garden hose black in color

**26 MULCH**

**A** Pine straw mulch shall be clean fresh free of noxious weeds, seed fire ants, Japanese beetles and/or fringed beetles

**27 SEED**

**A** Certified, blue tag clean delivered in original unopened packages and bearing an analysis of the contents, guaranteed 95 percent pure and to have a minimum germination rate of 85 percent within one year of test

**28 PART 3 - EXECUTION**

**31 TIME AND PLANTING**

**A** Planting operations shall be during favorable weather in which conditions are neither extremely cold or hot, nor to the point that the risk of loss is too great. The Contractor shall inform the Landscape Architect of high risks due to weather

**32 EXCAVATION FOR PLANTING TREES AND SHRUBS**

**A** Circular plant pits with vertical sides shall be dug by hand or machine method for planting of trees and shrubs

**B** Tree pit diameters shall be a minimum of two feet greater than the spread of the root mass

**C** Shrub pit diameter shall be a minimum of one foot greater than the spread of the root mass

**D** Contractor shall test excavated plant pits to satisfy himself that sufficient drainage is present for proper plant survival

**E** If the individual pits are arranged in a group, the area between pits shall be filled to the required grade with existing soil and mulched with pine straw mulch three inches deep. Plant beds shall be neatly edged and kept free of weeds until the work is accepted

**33 EXCAVATION FOR PLANTING GROUNDCOVERS**

**A** Groundcover beds shall be scarified by hand or machine method to a minimum depth of eight inches. Three inches of peat humus additive and 20 pounds per 1000 square feet of Sta-Green Nursery Special fertilizer shall be uniformly incorporated into the soil to the full eight inch minimum depth

**34 DRAINAGE TEST**

**A** Representative trees pits from each planting area shall be filled with water. If percolation is less than 100% within a period of 12 hours, drill a twelve-inch auger to a depth of four feet below the bottom of the pit. Retest the pit. In case drainage is still unsatisfactory notify Landscape Architect in writing of the condition before planting trees in the questionable areas. Contractor is fully responsible for warranty of the trees

**B** Shrub and groundcover beds shall be spot tested

**C** Dispose of subsoil removed from landscape excavations. Do not mix with the planting soil. Do not use as back fill or use to construct seucers around pits

**35 SETTING TREES SHRUBS GROUND COVERS**

**A** Balled and container plants shall be placed firmly upon scarified sub-grade and backfilled with planting soil mixture. Remove all wire cords and burlap from top of root ball. Hand tamp carefully around and under ball to fill all voids. Water during backfilling. Form saucer from planting soil mixture in order to retain water

**B** Gently loosen outer roots of container grown plants to encourage outward growth

**C** Fertilizer shall be thoroughly mixed and soaked into the top two inches of soil for all plant pits

**36 TREE TRANSPORTATION**

**A** The Contractor shall be responsible not only for the safe transportation of the plants to the site but also their condition upon arrival. Trees with abrasions of the bark, sunscalds, fresh cuts, or breaks of limbs which have not completely calloused will be rejected. Trees which have been damaged during transit will be replaced by the Contractor at no additional cost. All plant unit costs will reflect all the above listed specifications

**37 TREE TAGS**

**A** All plants accepted at the nursery by the Landscape Architect shall be tagged with serialized self locking tags. Trees delivered to the site without these tags or with broken tags will be rejected. The tags shall remain on the trees until the Contractor has been given instructions by the Landscape Architect for their removal

**38 PRUNING**

**A** Deciduous trees and shrubs shall have dead broken and crowded wood pruned to compensate for the loss of roots in transplanting. Requested and required additional pruning may be necessary at the direction of the Landscape Architect

**B** Evergreen trees and shrubs shall be pruned only to thin out heavy growth

**C** Cuts over 3/4 inch in diameter shall be painted with tree dressing paint. No paint containing lead shall be permitted

**39 GUYING STAKING AND MULCHING**

**A** Guy trees two-inch caliper and over. Space three guys equally about each tree attached at approximately two-fifths up the trunk. Guys should be at a 45-degree angle and anchored in the ground with stakes. Guy to trunks with wire loops and black rubber hose drain snug in all directions. These guys shall be equally taut

**B** Stake trees less than two inches caliper with two or three wood stakes driven two feet into the ground with the portion extending above the ground approximately one-half of the trunk height. Stakes one foot from trunk, fastened at approximately two-fifths of trunk height with wire run through rubber hose

**C** Mulch all planting beds and other areas designated to be mulched with three "settled" inches of pine straw mulch. Individual plants are to be mulched as detailed. Mulch is to be measured after settlement

**310 UNIT COST**

**A** All plant unit costs will reflect all the above listed specifications

**311 PREPARATION OF GRASS AREAS**

**A** Fine grade all grass areas to finish grade. All areas shall have smooth and continual grade between the existing and fixed controls such as walks and curbs. Roll evenly, rake and level as necessary to obtain true, even and firm lawn surfaces. All finished grades shall meet approval of the Landscape Architect or Owner's Representative before grassing operations begin

**B** Areas to Receive Grass

- Grade will be brought to the level of 1" of the finished grade by the General Contractor. The Landscape Contractor will be responsible for the top 1" of soil work. This is to include all topsoil hauling and placement, spreading debris removal and any grading required to bring the finished topsoil grade to the proper level for grass
- Thoroughly till existing soil to a minimum depth of four inches by running tilling device two directions at right angles over the entire surface to be grassed. Fine grade to achieve uniformity and drainage
- Spread specified fertilizer as per manufacturer's recommendations
- Apply lime uniformly with a mechanical spreader to the entire area to be hydroseeded at the rate of 50 lb/1000 square feet
- Work soil to a uniform grade so that all areas have positive drainage away from drives, buildings and landscaped areas
- Remove all trash and stones exceeding two inches in diameter from area to a depth of two inches prior to hydroseeding

**C** Hydroseeding Operations

1 Hydraulic equipment for the application of hydroseeded mulch and seed shall be equipped with a power driven agitator which will keep the mixture uniform during applications. The equipment shall have sufficient force and capacity to apply a uniform application of the mixture to the limits of the slope. Caution shall be exercised adjacent to non-grassed areas to prevent overpray onto plant beds or paved areas

**312 HYDROSEEDING MIXTURE**

**A** Hydroseeded mixture shall consist of:

- Hydroseeded mulch to be "Comsed 2000" as manufactured by Comsed Corp. or "Silva-Fibres Plus" as manufactured by Weyerhaeuser at a rate of 30 lbs/1000 square feet
- Seed mix "Common Bermuda" at a rate of 8-10 lbs/1000 square feet reference Plant and Materials List
- Seed shall not be sown when winds exceed 10 miles per hour or at any time the ground is not in a suitable condition for seeding
- Inoculated seed shall be added to the hydroseeded mix only immediately prior to hydroseeding operations

**D** Sodding Operations

1 Delivery of sod shall be scheduled so as to allow laying of sod without delay. No sod shall remain stacked longer than 24 hours. In the event that sod cannot be laid immediately upon delivery, Contractor shall lay sod on a designated site to be approved by the Landscape Architect. No sod shall overlap and it shall be lightly watered as necessary to keep moist

2 Lay sod so that no voids occur. Sod shall be tamped and rolled by hand methods. The completed surface shall be true to finish grade and even and firm all points

**41 GENERAL**

**A** During planting operations keep Project Site clean and orderly

**B** Upon completion of work, clear grounds of debris, superfluous materials and all equipment. Remove from site to the satisfaction of the Landscape Architect and Owner

**C** Protect all work and materials from damage due to irrigation operations and operations by other contractors, trades, and trespassers. Maintain protection until Date of Substantial Completion

**D** Contractor is responsible for theft of equipment and material at the job site before during and after installation until Date of Substantial Completion of the work in total

**42 RESTORATION REQUIREMENTS**

**A** Credits for existing trees (1" to 6" diameter) on site: 6

**B** Credits for existing trees (7" to 12" diameter) on site: 6

**C** Credits for existing trees (13" to 18" diameter) on site: 6

**D** Credits for existing trees (19" or 24" diameter) on site: 6

**E** Credits for existing trees (25" diameter and up) on site: 6

**F** TOTAL REFORESTATION CREDITS FOR EXISTING, PROTECTED OR PRESERVED TREES: 6

**REFORESTATION TREES (1 PER 1/10 OF AN ACRE 218,808.38 / 1,356 = 502 REQUIRED ON SITE)** 51

**TOTAL REFORESTATION CREDITS FOR TREES ON SITE:** 6

**TOTAL REFORESTATION TREES REQUIRED ON SITE:** 45

**TOTAL REFORESTATION TREES PROVIDED:** 56 (31 LIVE OAK, 25 GRAPE MYRTLE)

**43 SUBSTANTIAL COMPLETION**

**A** Submit written requests for inspection for Substantial Completion to the Landscape Architect at least seven calendar days prior to anticipated date of inspection and testing. At this time a "Punch List" will be written by the Landscape Architect for the Contractor to respond to in order to be granted Substantial Completion

**B** Submit Record Drawings and Maintenance manuals to the Owner's Representative

**C** Review the work jointly with the Owner and Landscape Architect for Substantial Completion

**D** Upon completion of repairs and replacements found necessary at the time of review the Owner and Landscape Architect will confirm the date of Substantial Completion. If all items on the punch list have been addressed, if necessary another punch list will be written to itemize any deficiencies still existing

**E** The date of Substantial Completion will constitute the beginning date of the One-Year Guarantee

**44 GUARANTEE**

**A** Guarantee all work, products, equipment and materials for one year beginning at the Date of Substantial Completion

**B** Make good any damage, loss, destruction or failure. Repairs and replacements shall be done promptly and at no additional cost to the Owner

**C** Repair damage to grade, plants and other work as necessary

**D** If the replacement is not acceptable during or at the end of the Guarantee Period the Owner may elect either subsequent replacement or credit. Replacement products shall have a similar one-year guarantee from the time of replacement

**E** Guarantee applies to all losses with the exception of those due to Acts of God, vandalism or Owner neglect as determined by the Landscape Architect

**45 FINAL INSPECTION AND ACCEPTANCE**

**A** At the end of the Guarantee Period and upon request for inspection jointly review all guaranteed work for Final Acceptance

**B** Submit written request for inspection for Final Acceptance to the Landscape Architect at least two weeks prior to anticipated date of inspection. Contractor to include a list of work substantially complete and a list of work replaced during Guarantee Period

**C** Upon completion by the Contractor of all required replacements the Owner and the Landscape Architect will confirm the date of Final Acceptance of the work

**END OF LANDSCAPE PLANTING SECTION**

**GENERAL NOTE #1**

**A** ALL WORK, MEETINGS AND INSPECTIONS WILL BE PAID FOR BY THE LANDSCAPE CONTRACTOR AT THE HOURLY RATE OF \$15.00 PER HOUR, UNLESS PREVIOUS CONTRACT HAS BEEN ISSUED FOR THESE SERVICES

**B** CALLIE & CO RESERVES THE RIGHT TO REFUSE ANY TREE TAGGED BY CONTRACTOR

**C** HOURLY RATE NOT TO EXCEED \$15.00

**CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON PLANS PRIOR TO SUBMISSION OF BID. ANY ERRORS IN QUANTITIES AFTER BIDS HAVE BEEN SUBMITTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO ADDITIONAL MONEY WILL BE GRANTED.**

**NOTE: ALL LANDSCAPED AREAS OTHER THAN PLANTING BEDS SHALL BE SODED WITH ST. AUGUSTINE SOG.**

**CITY OF DESTIN LANDSCAPE REQUIREMENTS**

**FRONT PERIMETER**

10' BUFFER ADJUTING R.O.W. REQ.

1 TREE PER 25' = 449/25' = 18 TREES REQ.

EXEMPT FROM FRONT PERIMETER (LOCATED IN OLD DESTIN MHMD)

**COMMON BOUNDARY**

1' LANDSCAPE BUFFER ADJUTING ADJACENT PROPERTIES VISUAL SCREEN AT 6' HEIGHT IN 3 YEARS

EXEMPT FROM COMMON BOUNDARY (LOCATED IN OLD DESTIN MHMD)

**INTERIOR PARKING**

1 TREE 10' HEIGHT EVERY 15' CONTIGUOUS SPACES

1 TREE AT 10' HT. AT END OF EACH PARKING ROW

NOT APPLICABLE - NO PARKING LOT

**BUFFER ZONE - REQUIRED BUFFER BETWEEN COMMERCIAL AND RESIDENTIAL**

10' LANDSCAPE BUFFER REQUIRED WITH A 6' HIGH WOOD FENCE AND 1 TREE PER 25'

**NORTH PROPERTY LINE - EXEMPT LOCATED IN OLD DESTIN MHMD**

**SOUTH PROPERTY LINE - EXEMPT LOCATED IN OLD DESTIN MHMD**

**WEST PROPERTY LINE - EXEMPT LOCATED IN OLD DESTIN MHMD**

**EAST PROPERTY LINE - EXEMPT LOCATED IN OLD DESTIN MHMD**

**RESTORATION REQUIREMENTS**

CREDITS FOR EXISTING TREES (1" TO 6" DIAMETER) ON SITE: 6

CREDITS FOR EXISTING TREES (7" TO 12" DIAMETER) ON SITE: 6

CREDITS FOR EXISTING TREES (13" TO 18" DIAMETER) ON SITE: 6

CREDITS FOR EXISTING TREES (19" OR 24" DIAMETER) ON SITE: 6

CREDITS FOR EXISTING TREES (25" DIAMETER AND UP) ON SITE: 6

TOTAL REFORESTATION CREDITS FOR EXISTING, PROTECTED OR PRESERVED TREES: 6

REFORESTATION TREES (1 PER 1/10 OF AN ACRE 218,808.38 / 1,356 = 502 REQUIRED ON SITE) 51

TOTAL REFORESTATION CREDITS FOR TREES ON SITE: 6

TOTAL REFORESTATION TREES REQUIRED ON SITE: 45

TOTAL REFORESTATION TREES PROVIDED: 56 (31 LIVE OAK, 25 GRAPE MYRTLE)

**IN LIEU OF COMMON BOUNDARY/FRONT PROPERTY EXEMPTIONS, PROPERTIES MUST PROVIDE:**

4 SHRUBS FOR EVERY TREE REQUIRED ON SITE

**TREES REQUIRED FOR PARKING** 0

**TREES REQUIRED FOR REFORESTATION** 180

**SHRUBS REQUIRED ON SITE** 180

356 PROVIDED (1191 \$3133 \$ 41,454)

**GENERAL NOTES:**

1 ALL PRICES OF PLANT MATERIAL SHALL INCLUDE FINE STRAW MULCH, TREE STAKING AND BED PREPARATION

2 LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING OF ALL PLANT MATERIAL DURING THE CONSTRUCTION OF THE PROJECT, UNTIL SUCH TIME AS SUBSTANTIAL COMPLETION. AT THAT TIME, IT SHALL BECOME THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR SELECTED BY THE OWNER.

3 WHERE SOG OR SEED IS SHOWN GOING DIRECTLY UP TO THE BUILDING, CONTRACTOR SHALL LEAVE A 6" MULCH BORDER BETWEEN THE SOG AND THE BUILDING FOR EASY MAINTENANCE

4 THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL WHICH DOES NOT MEET THE SPECIFICATIONS IN SIZE OR SHAPE

**IRRIGATION NOTES:**

1 CONTRACTOR SHALL SUBMIT A DESIGN / BUILD IRRIGATION SYSTEM FOR THIS PROJECT

2 IRRIGATION PRICE SHALL BE SUBMITTED AS A SEPARATE LINE ITEM FROM THE CONTRACTOR

3 SEE LANDSCAPE PLAN FOR LIMITS OF IRRIGATION

4 CONTRACTOR SHALL PROVIDE HEAD TO HEAD COVERAGE TO ALL LANDSCAPED AREAS SHOWN ON PLANS

5 LANDSCAPE ARCHITECT AND CLIENT WILL REVIEW IRRIGATION DESIGN WITH SELECTED CONTRACTOR TO REVIEW DESIGN OF SYSTEM

6 AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE INSTALLED THAT HAS 100% COVERAGE, 95% MINIMUM OVERLAP, AND MATCHED PRECIPITATION RATES ACROSS ZONES

**APPROVED BY DESTIN CITY COUNCIL DATE: INITIALS**

*[Handwritten initials]*

**No changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin. Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy.**

**SCALE** 1" = 10'

**DATE** 6-27-13

**FILE NAME** DESTIN OAKS

**DRAWN BY** CRB

**REVIEWED BY** CRB

**REVISIONS** 12-17-13, 1-27-14

**SEAL**

*[Handwritten signature]*

**SHEET L-4 OF 4**

**PLANT SCHEDULE**

SYM	QTY	DESCRIPTION	SIZE	REMARKS
CM	25	Lagerstroemia Indica 'Natchez'	10'	Multi-trunk, 3-5 Stems B&B
LO	31	Quercus virginiana Live Oak	10', 2 5" cal	Straight trunk, full head, B&B
<b>SHRUBS</b>				
CFP	6	Livistonia chinensis	#3, 12" ht min	Full Plant, well rooted
PHIL	79	Philodendron sellowii	#3, 12" ht min	Full Plant, well rooted
AZA	29	Rhododendron spp 'Encore Autumn Amythest'	#3, 12" ht min	Full Plant, well rooted
KOR	19	Rosa X 'Radco'	#3, 12" ht min	Full Plant, well rooted
SAW	57	Serenos repens	#7, 12" ht min	Full Plant, well rooted
<b>GROUNDCOVERS</b>				
AGA	57	Agapanthus africanus	#1	Full Plant, well rooted
DIA	65	Dianella tasmanica 'Variegata'	#1	Full Plant, well rooted
IRIS	156	Dietes vegeta	#1	Full Plant, well rooted
MUH	152	Muhlenbergia capillaris	#1	Full Plant, well rooted
FAK	17	Tripsacum dactyloides	#1	Full Plant, well rooted

**LANDSCAPE SPECS**

**DESTIN OAKS**

**DESTIN, FLORIDA**

**882 Harbor Blvd**

**Suite 101**

**Destin, FL 32541**

**PHONE (850) 266-0666**

**FAX (850) 266-0097**

**www.callieandco.com**

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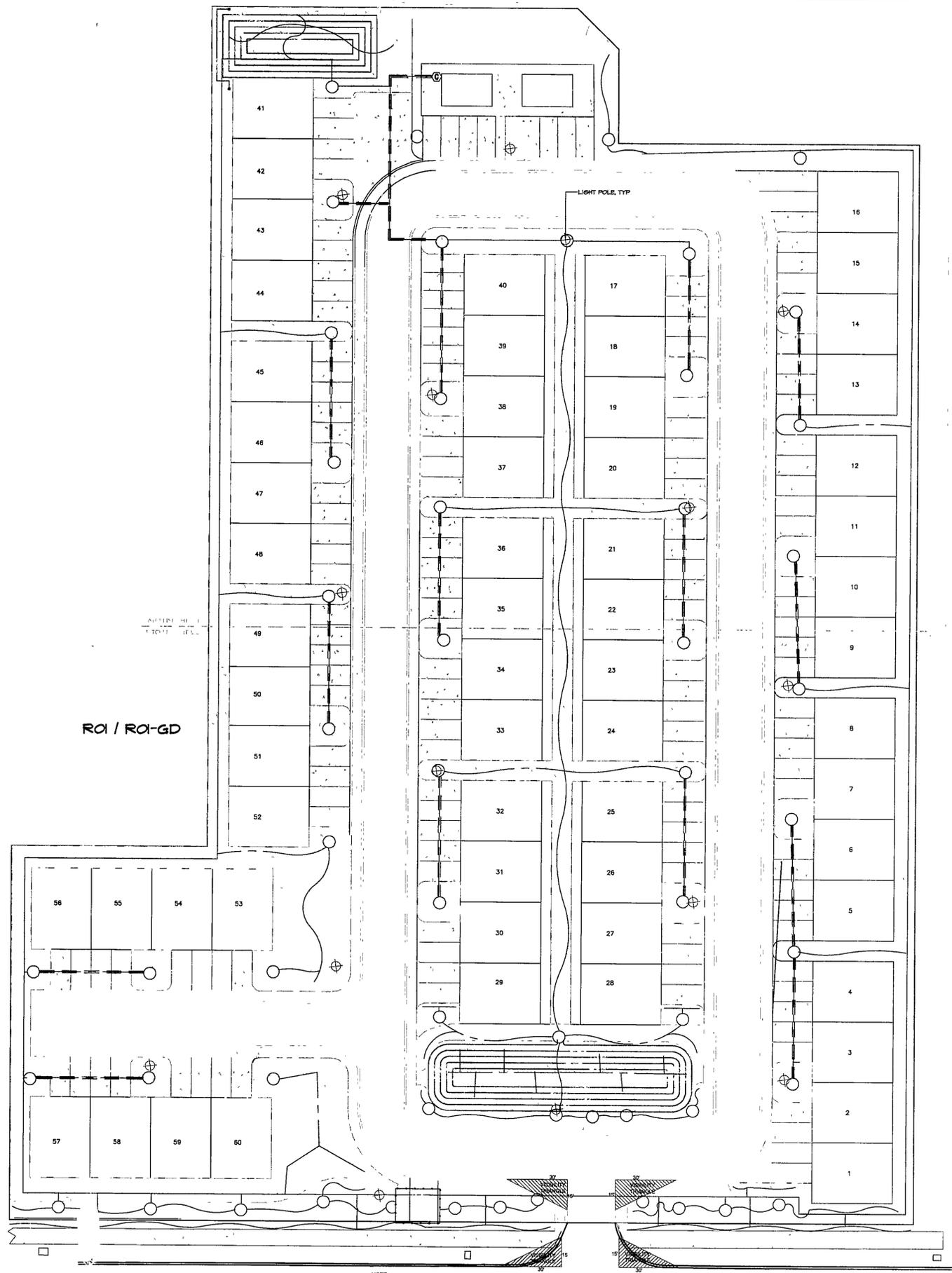
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**DESTIN OAKS**

**DESTIN, FLORIDA**



**GENERAL NOTES:**

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2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING OF ALL PLANT MATERIAL DURING THE CONSTRUCTION OF THE PROJECT, UNTIL SUCH TIME AS SUBSTANTIAL COMPLETION AT THAT TIME, IT SHALL BECOME THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR SELECTED BY THE OWNER.
3. WHERE SOIL OR SEED IS SHOWN GOING DIRECTLY UP TO THE BUILDING, CONTRACTOR SHALL LEAVE A 6" MULCH BORDER BETWEEN THE SOIL AND THE BUILDING FOR EASY MAINTENANCE.
4. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL WHICH DOES NOT MEET THE SPECIFICATIONS IN SIZE OR SHAPE.

**IRRIGATION NOTES:**

1. CONTRACTOR SHALL SUBMIT A DESIGN / BUILD IRRIGATION SYSTEM FOR THIS PROJECT.
2. IRRIGATION PRICE SHALL BE SUBMITTED AS A SEPARATE LINE ITEM FROM THE CONTRACTOR.
3. SEE LANDSCAPE PLAN FOR LIMITS OF IRRIGATION.
4. CONTRACTOR SHALL PROVIDE HEAD TO HEAD COVERAGE TO ALL LANDSCAPED AREAS SHOWN ON PLANS.
5. LANDSCAPE ARCHITECT AND CLIENT WILL REVIEW IRRIGATION DESIGN WITH SELECTED CONTRACTOR TO REVIEW DESIGN OF SYSTEM.
6. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE INSTALLED THAT HAS 100% COVERAGE, 55% MINIMUM OVERLAP, AND MATCHED PRECIPITATION RATES ACROSS ZONES.

**IRRIGATION NOTES:**

1. CONTRACTOR TO INSTALL RAIN BIRD PRESSURE COMPENSATING EMITTERS TO ESTABLISH THE FOLLOWING FLOW RATES:  
 1 GAL PLANT 1/2 GAL/DAY  
 3 GAL PLANT 1 GAL/DAY  
 7 GAL PLANT 2 GAL/DAY  
 13 GAL PLANT 5 GAL/DAY  
 TREES 10 GAL PER CALIPER INGH/DAY
2. CONNECTION FROM 16 MM TO EMITTER TO BE MADE WITH 4" SPAGHETTI TUBING.
3. CONTRACTOR TO ROUTE ALL PIPING TO INSURE MINIMAL DISTURBANCE TO EXISTING VEGETATION.
4. PVC PIPING TO BE BURIED A MINIMUM OF 12".
5. ALL 16MM BLUE STRIPE TO BE INSTALLED AT GRADE AND COVERED WITH A MINIMUM OF 4" OF PINESTRAK.
6. CONTROL WIRE TO BE A MINIMUM 18 GAUGE DIRECT BURIAL WIRE.
7. USE 3M DBY SPLICE KITS AT ALL CONNECTION POINTS.
8. CONTROL VALVES TO BE PLACED IN 6" ROUND VALVE BOXES.
9. WHEN TEMPERATURES FALL BELOW 40 DEGREES FAHRENHEIT DISCONNECT AND DRAIN SYSTEM TO PREVENT FREEZE DAMAGE.
10. THIS DRAWING IS DIAGRAMMATIC IN NATURE AND IS INTENDED FOR FIELD REFERENCE AND BIDDING PURPOSE ONLY.

**LEGEND:**

- ⊙ CONTROLLER - RAIN BIRD ESP-4
- ⊕ VALVE - RAIN BIRD 100 DVF
- 1" FR 200 SUB MAIN
- 16 MM "BLUE STRIPE"



**IRRIGATION LEGEND**

- ⊙ CONTROLLER (RAINBIRD ESP-16LX)
- ⊕ ELECTRIC VALVE (RAINBIRD 100-DV)
- IRRIGATION MAINLINE (1 1/2")  
(All piping to be pressure rated at 200psi)
- FLEXIBLE PIPE (16MM "BLUE PIPE")  
(Contractor shall verify pipe sizes are correct not exceed 5 feet per second velocity)  
All pipe sizes 1/2" unless otherwise stated on the plan.
- IRRIGATION PVC SLEEVE
- ⊙ TREE BUBBLER

**IRRIGATION NOTES:**

1. THE CONTRACTOR'S ATTENTION IS CALLED TO THE FACT THAT THERE ARE OTHER ACTIVE UTILITIES AND SERVICES IN AND AROUND THE SITE. CONTRACTOR IS RESPONSIBLE FOR LOCATING THESE TO AVOID DAMAGE TO THEM.
2. THE CONTRACTOR SHALL MAKE ANY NECESSARY ADJUSTMENTS IN THE PROPOSED IRRIGATION SYSTEM TO AVOID DAMAGE TO EXISTING STRUCTURES, PAVING, AND UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A WELL AND PUMP AND VERIFYING THERE IS PROPER WATER PRESSURE FOR THE PROPOSED SYSTEM.
4. ALL WORK, ADJUSTMENTS, AND INSPECTIONS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR TO FULLY EXECUTE AND GUARANTEE, AS REQUIRED, THE TOTAL WORK SHOWN ON THIS PLAN IN ACCORDANCE WITH SPECIFICATIONS, AND ALSO AS PER INSTRUCTIONS OF THE LANDSCAPE ARCHITECT AND THE OWNER.
6. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND FLOWS TO ASSURE ADEQUATE INSTALLATION OF THE SYSTEM.
7. LINE LOCATIONS AS INDICATED ON THE PLAN ARE SCHEMATIC. THE CONTRACTOR SHALL LOCATE ALL LINES IN SUCH A WAY AS TO CAUSE THE LEAST CONFLICT WITH THE LOCATION OF PROPOSED PLANT MATERIALS (AS SHOWN ON THE LANDSCAPE PLANTING PLAN) AND OTHER SITE AMENITIES.
8. ALL MAINLINES SHALL BE INSTALLED AT A MINIMUM OF 18" DEEP AND ALL LATERAL LINES SHALL BE INSTALLED AT A MINIMUM OF 12" DEEP.
9. THE ENTIRE SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY THE IRRIGATION CONTRACTOR AGAINST ALL DEFECTIVE WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE.
10. CONTRACTOR SHALL PROVIDE HEAD TO HEAD COVERAGE.

APPROVED BY  
DESTIN CITY COUNCIL 3/3/14  
DATE/INITIALS

No changes shall be made to, and construction shall not deviate from, these approved plans without prior written approval from the City of Destin. Unapproved deviations may result in the revocation of building permits and the inability to secure a Certificate of Occupancy.



NORTH NOT TO SCALE

NOTE:  
NO ENTRANCE SIGN IS INCLUDED IN THE PERMITTING DRAWINGS AT THIS TIME. ANY FUTURE SIGNAGE WILL BE COORDINATED WITH THE ENGINEERING PLANS AND APPLIED FOR AT A LATER DATE.

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Landscape Architects

OVERALL LANDSCAPE PLAN  
DESTIN OAKS  
DESTIN, FLORIDA

N.T.S.	6-27-13
SCALE	DESTIN OAKS
DATE	FILE NAME
	DRAWN BY
	REVIEWED BY
	REVISIONS
	IF-14-13

SEAL  
[Signature]

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