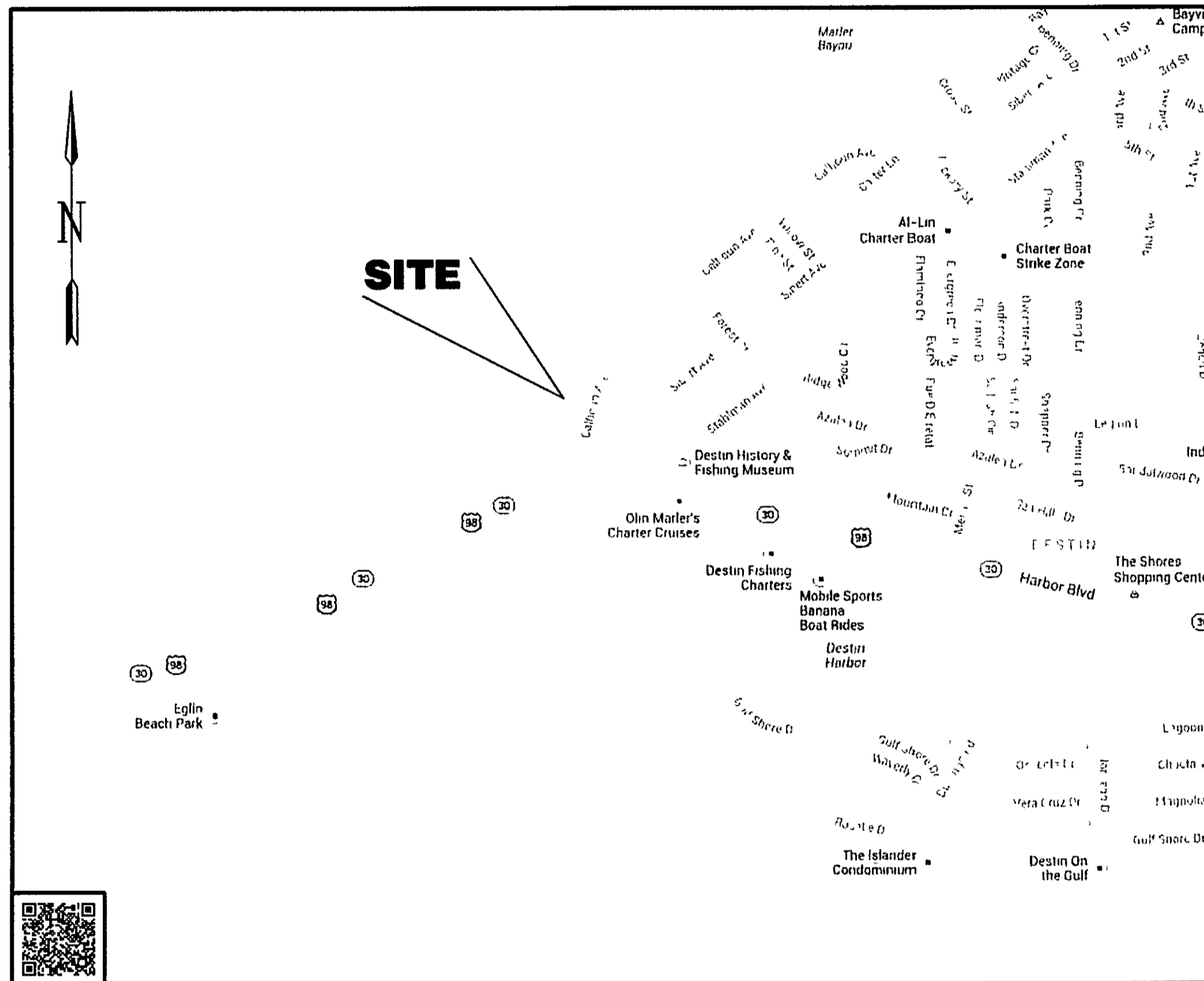


SUNSET BEACH DESTIN, FLORIDA



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

(AS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY)

"COMMENCE AT A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF LOT NO 13, MORENO POINT MILITARY RESERVATION, OKALOOSA COUNTY, FLORIDA, SURVEY OF LOTS, THENCE SOUTH 7 DEGREES 52' 40" WEST ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 7 DEGREES 52' 40" WEST TWO HUNDRED EIGHTY AND FIFTY SIX HUNDREDTHS (280 56) FEET TO THE NORTHEAST CORNER OF LOT NO 11-A MORENO POINT MILITARY RESERVATION, OKALOOSA COUNTY, FLORIDA, SURVEY OF LOTS; THENCE NORTH 72 DEGREES 08' 50" WEST FOUR HUNDRED EIGHTY EIGHT AND NINETY TWO HUNDREDTHS (488 92) FEET MORE OR LESS TO THE SHORE LINE OF CHOCTAWHATCHEE BAY (PASSING THROUGH AN IRON PIPE IN LINE TWENTY THREE (23) FEET MORE OR LESS FROM THE SHORE LINE OF CHOCTAWHATCHEE BAY), THENCE WITH THE SHORE LINE OF CHOCTAWHATCHEE BAY IN THE NORTHERLY DIRECTION TWO HUNDRED EIGHT (280) FEET MORE OR LESS TO A POINT; SAID POINT BEING SOUTH 7 DEGREES 52' 40" WEST ONE HUNDRED (100) FEET FROM THE NORTHERN BOUNDARY LINE OF SAID LOT NO. 12 OR THE EXTENSION THEREOF, THENCE SOUTH 72 DEGREES 08' 50" EAST FIVE HUNDRED (500) FEET MORE OR LESS TO THE POINT OF BEGINNING BEING A PORTION OF LOT 12"

UTILITIES INFO:

WATER/SEWER DESTIN WATER USERS 218 MAIN STREET DESTIN, FL 32541 (850) 837-6146	ELECTRIC GULF POWER ONE ENERGY PLACE PENSACOLA, FL 32520 (800) 225-5797	GAS OKALOOSA GAS DISTRICT 367 VALPARAISO BLVD. VALPARAISO, FL 32580 (850) 729-4700
--	---	--

CLIENT INFO:

CALHOUN WATERFRONT
DEVELOPMENT LLC
P.O. BOX 7066
DESTIN, FL 32541

NOTE:

USE LATEST OKALOOSA COUNTY
AND/OR F.D.O.T TECHNICAL
SPECIFICATIONS AND DETAILS UNLESS
OTHERWISE NOTED

DUTY TO INDEMNIFY:

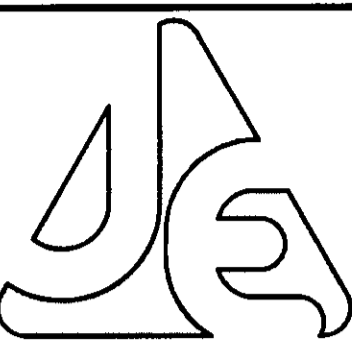
THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE OWNER AND ENGINEER AND THEIR RESPECTIVE MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING 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

SHEET INDEX

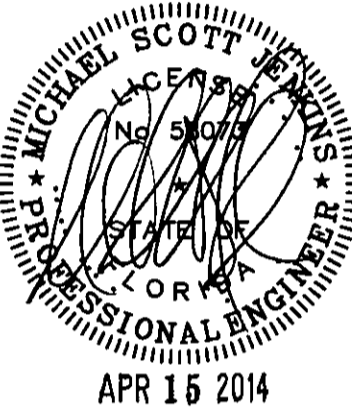
DRAWING	SHEET	TITLE
1	C01	COVER SHEET
2	C02	EXISTING CONDITIONS
3	C03	SITE & UTILITY PLAN
4	C04	GRADING & DRAINAGE PLAN
5	C05	MISCELLANEOUS DETAILS

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APPROVED
APR 16 2014
City of Destin
Technical Review Team



JENKINS ENGINEERING, INC.
1284 AIRPORT ROAD, SUITE 126
DESTIN, FLORIDA 32541
850 837 2448 - 850 837 2450 (FAX)
JEICIVIL.COM
CERTIFICATE OF AUTHORIZATION NO 9927



M. SCOTT JENKINS, P.E.
FL REGISTRATION NO 58073

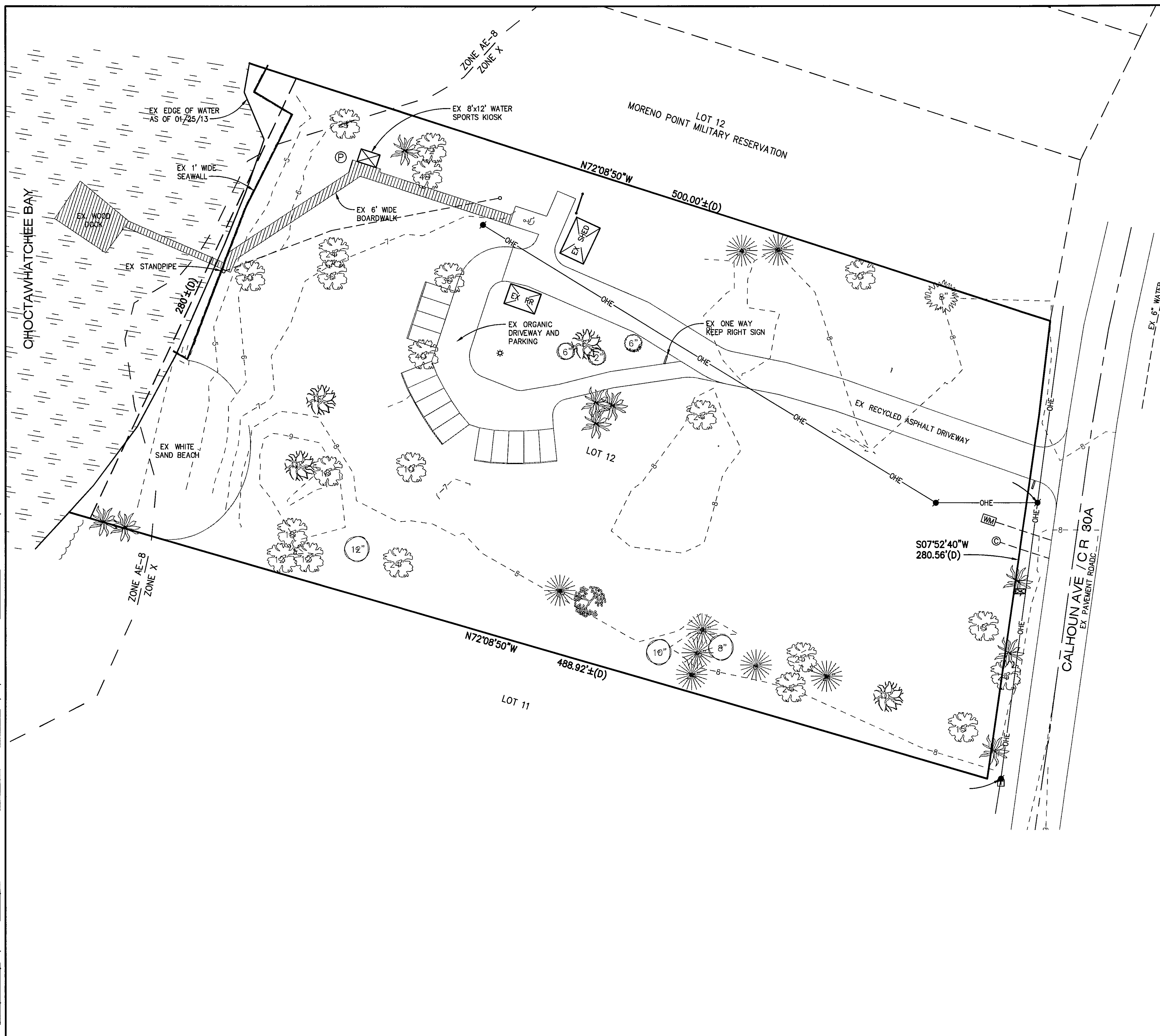
REV	DATE	DESCRIPTION
1	4/15/2014	FINAL DEVELOPMENT ORDER PLANS

SCAN QR CODE
USING MOBILE
DEVICE FOR THE
SITE LOCATION

CALHOUN WATERFRONT DEVELOPMENT LLC
SUNSET BEACH
DESTIN, FLORIDA
COVER SHEET
NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB 13-01
DATE 01-2014
DESIGNED MSJ
DRAWN MPF
BAR IS ONE INCH ON ORIGINAL
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY
DRAWING NUMBER
1 OF 5
SHEET NUMBER
C01

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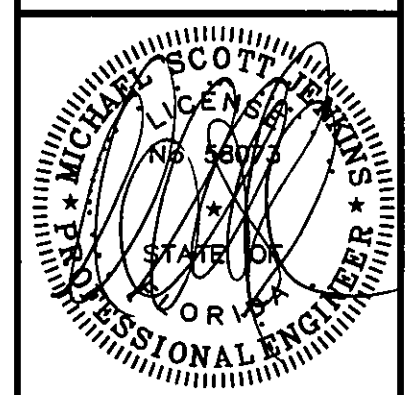
NOTE

AS-BUILT INFORMATION PROVIDED BY THE CLIENT



JENKINS ENGINEERING, INC.
 1234 AIRPORT ROAD, SUITE 126
 DESTIN, FLORIDA 32541
 850 837 2448 - 850 837 2450 (FAX)
 JE/CIVIL.COM

CERTIFICATE OF AUTHORIZATION NO 9927



APR 15 2014
 M. SCOTT JENKINS, P.E.
 FL REGISTRATION NO. 58073

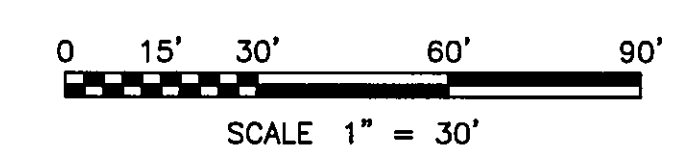
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1	4/15/2014	FINAL DEVELOPMENT ORDER PLANS

SCAN QR CODE USING MOBILE DEVICE FOR THE SITE LOCATION



APPROVED
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CALHOUN WATERFRONT DEVELOPMENT LLC

SUNSET BEACH
 DESTIN, FLORIDA

EXISTING CONDITIONS

NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

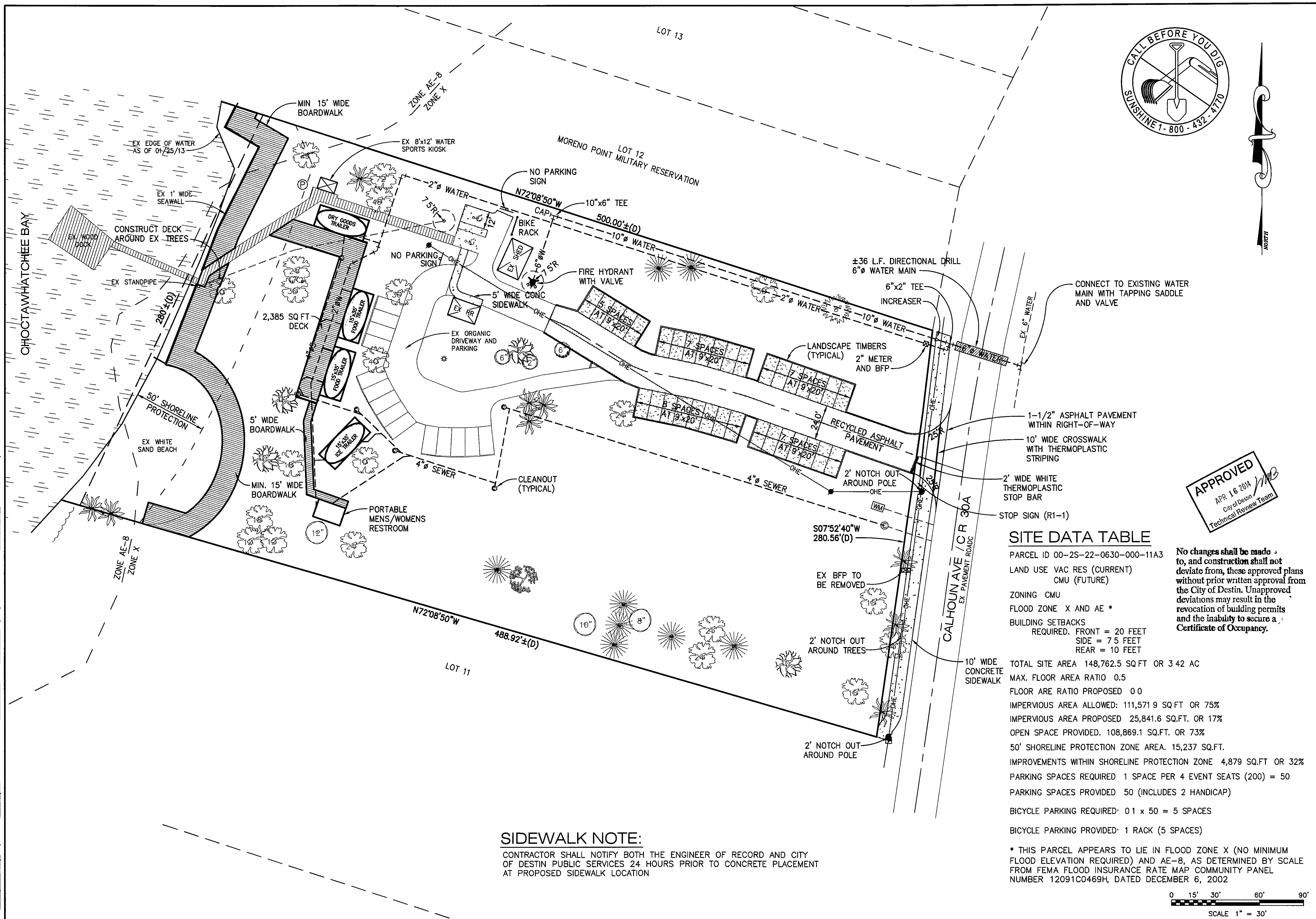
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 DATE 01-2014
 DESIGNED MSJ
 DRAWN MPF

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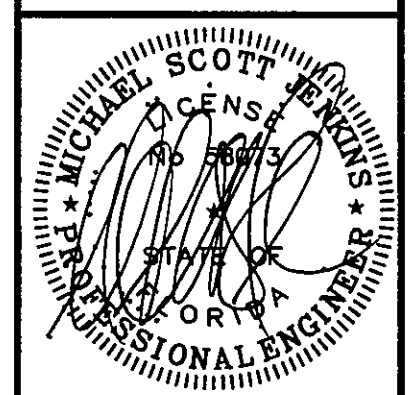
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SHEET NUMBER
 C02

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JENKINS ENGINEERING, INC.
 1234 AIRPORT ROAD, SUITE 126
 DESTIN, FLORIDA 32541
 850 837 2448 - 860 837 2450 (FAX)
 JEICVIL.COM
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APR 15 2014
 M. SCOTT JENKINS P.E.
 FL REGISTRATION NO 59073

REV	DATE	DESCRIPTION
1	4/15/2014	FINAL DEVELOPMENT ORDER PLANS

SCAN QR CODE USING MOBILE DEVICE FOR THE SITE LOCATION

CALHOUN WATERFRONT DEVELOPMENT LLC
SUNSET BEACH
 DESTIN, FLORIDA
SITE & UTILITY PLAN
NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB DATE 13-01 01-2014
 DESIGNED MSJ
 DRAWN MPF
 DRAWING NUMBER 3 OF 5
 SHEET NUMBER **C03**

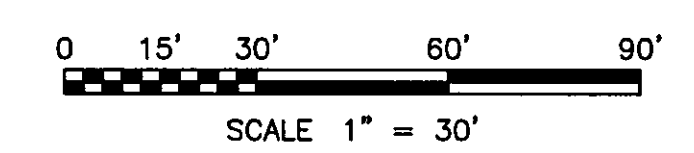
SIDEWALK NOTE:

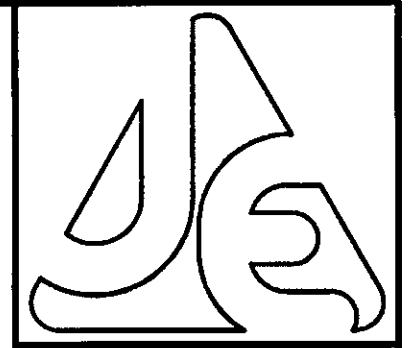
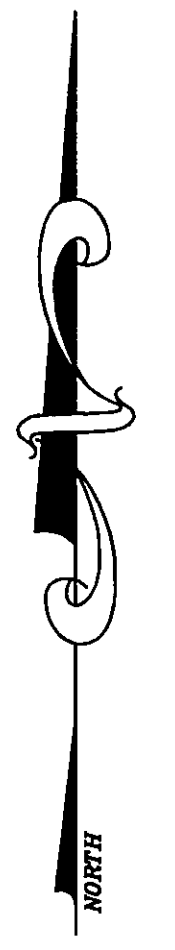
CONTRACTOR SHALL NOTIFY BOTH THE ENGINEER OF RECORD AND CITY OF DESTIN PUBLIC SERVICES 24 HOURS PRIOR TO CONCRETE PLACEMENT AT PROPOSED SIDEWALK LOCATION

SITE DATA TABLE

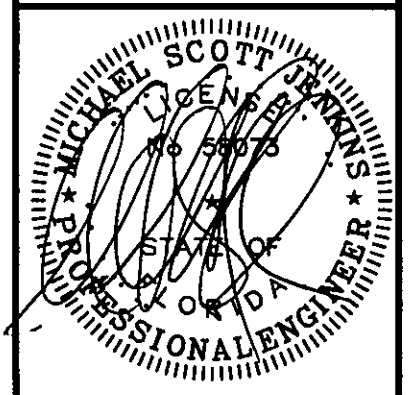
- PARCEL ID 00-2S-22-0630-000-11A3
- LAND USE VAC RES (CURRENT)
CMU (FUTURE)
- ZONING CMU
- FLOOD ZONE X AND AE *
- BUILDING SETBACKS REQUIRED: FRONT = 20 FEET
SIDE = 7.5 FEET
REAR = 10 FEET
- TOTAL SITE AREA 148,762.5 SQ FT OR 3.42 AC
- MAX. FLOOR AREA RATIO 0.5
- FLOOR AREA RATIO PROPOSED 0.0
- IMPERVIOUS AREA ALLOWED: 111,571.9 SQ FT OR 75%
- IMPERVIOUS AREA PROPOSED 25,841.6 SQ.FT. OR 17%
- OPEN SPACE PROVIDED: 108,869.1 SQ.FT. OR 73%
- 50' SHORELINE PROTECTION ZONE AREA: 15,237 SQ.FT.
- IMPROVEMENTS WITHIN SHORELINE PROTECTION ZONE 4,879 SQ.FT OR 32%
- PARKING SPACES REQUIRED 1 SPACE PER 4 EVENT SEATS (200) = 50
- PARKING SPACES PROVIDED 50 (INCLUDES 2 HANDICAP)
- BICYCLE PARKING REQUIRED: 0.1 x 50 = 5 SPACES
- BICYCLE PARKING PROVIDED: 1 RACK (5 SPACES)

* THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X (NO MINIMUM FLOOD ELEVATION REQUIRED) AND AE-8, AS DETERMINED BY SCALE FROM FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12091C0469H, DATED DECEMBER 6, 2002





JENKINS ENGINEERING, INC.
 1234 AIRPORT ROAD, SUITE 126
 DESTIN, FLORIDA 32541
 860 837 2448 - 850 837 2450 (FAX)
 JE@JENKINS.COM



APR 15 2014
 M. SCOTT JENKINS P.E.
 FL REGISTRATION NO. 58073

APPROVED
 APR 16 2014
 City of Destin
 Technical Review Team

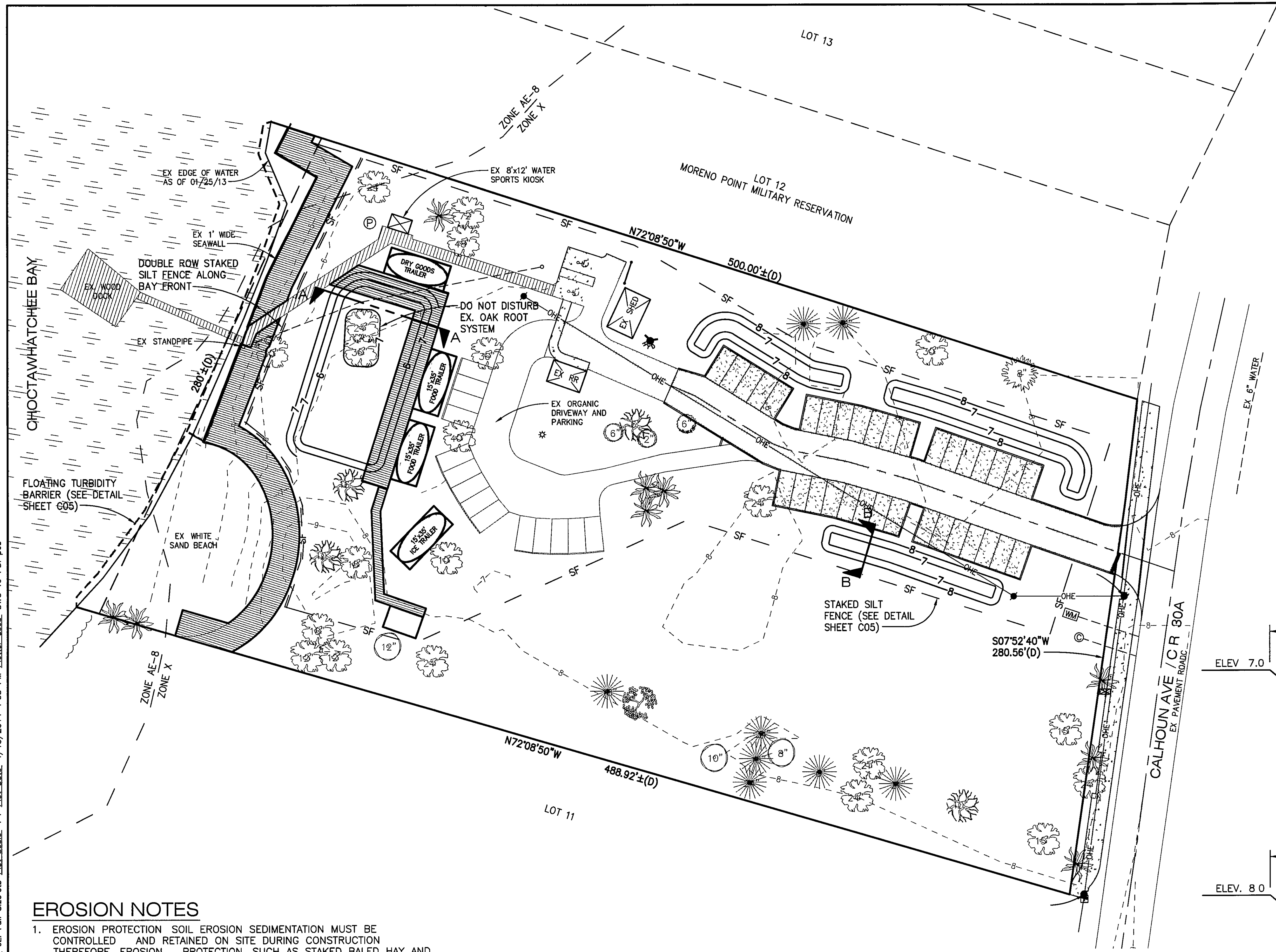
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REV	DATE	DESCRIPTION
1	4/15/2014	FINAL DEVELOPMENT ORDER PLANS

SCAN QR CODE USING MOBILE DEVICE FOR THE SITE LOCATION

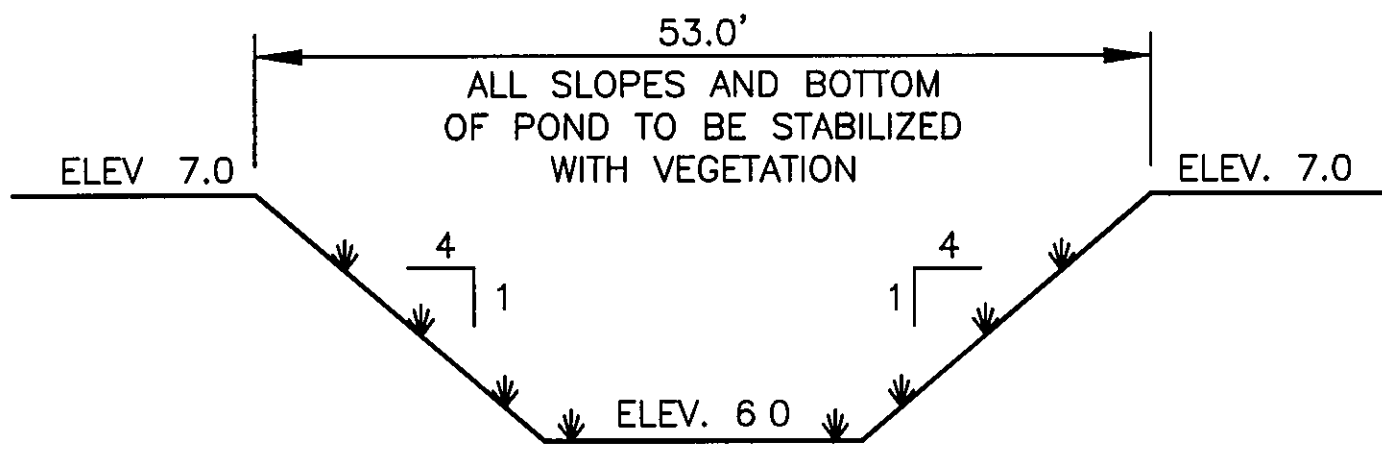
CALHOUN WATERFRONT DEVELOPMENT LLC
 SUNSET BEACH
 DESTIN, FLORIDA
 GRADING & DRAINAGE PLAN
 NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB: 13-01
 DATE: 01-2014
 DESIGNED: MSJ
 DRAWN: MPF
 BAR IS ONE INCH ON ORIGINAL
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY
 DRAWING NUMBER: 4 OF 5
 SHEET NUMBER: C04

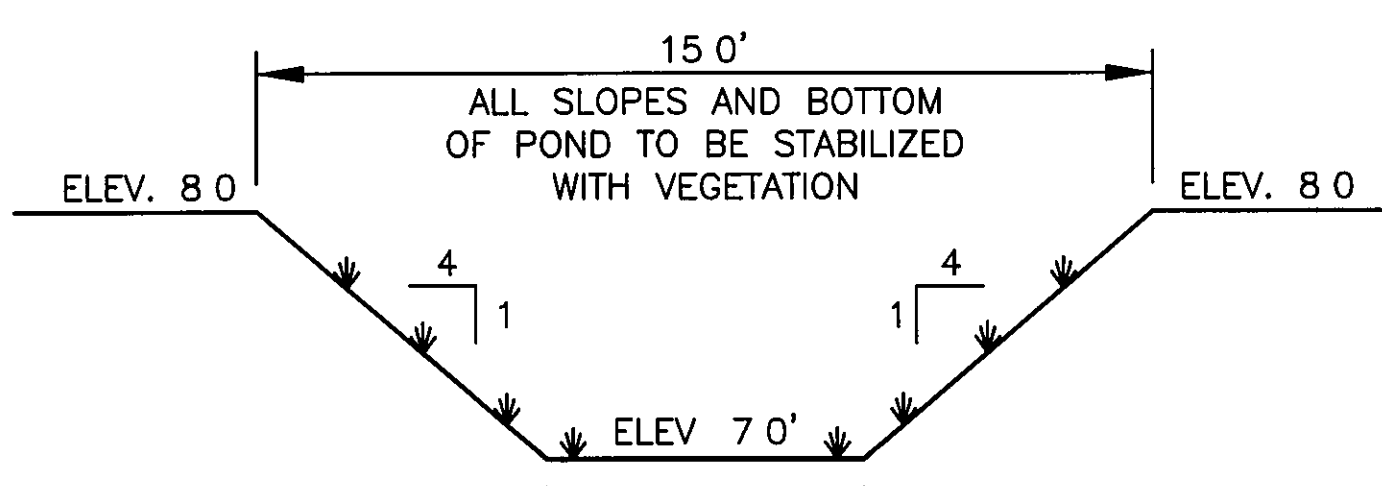


EROSION NOTES

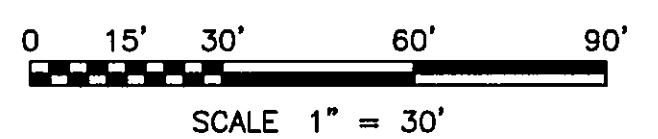
1. EROSION PROTECTION SOIL EROSION SEDIMENTATION MUST BE CONTROLLED AND RETAINED ON SITE DURING CONSTRUCTION THEREFORE, EROSION PROTECTION, SUCH AS STAKED BALED HAY AND SILT FENCE BARRIERS, MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION
2. SILT FENCE BARRIER SHALL BE INSTALLED AS SHOWN ON PLANS, AND IN ALL AREAS SUBJECT TO SOIL EROSION SEDIMENTATION
3. STORMWATER DETENTION AREAS SHALL BE SODDED
4. GRADES AT CURBS ARE AT FLOWLINE
5. SILT FENCE TO BE CONSTRUCTED AND MAINTAINED AROUND ALL INLETS; ALSO ACROSS ALL COURSE AT EDGE OF SITE AND AT 150' INTERVALS



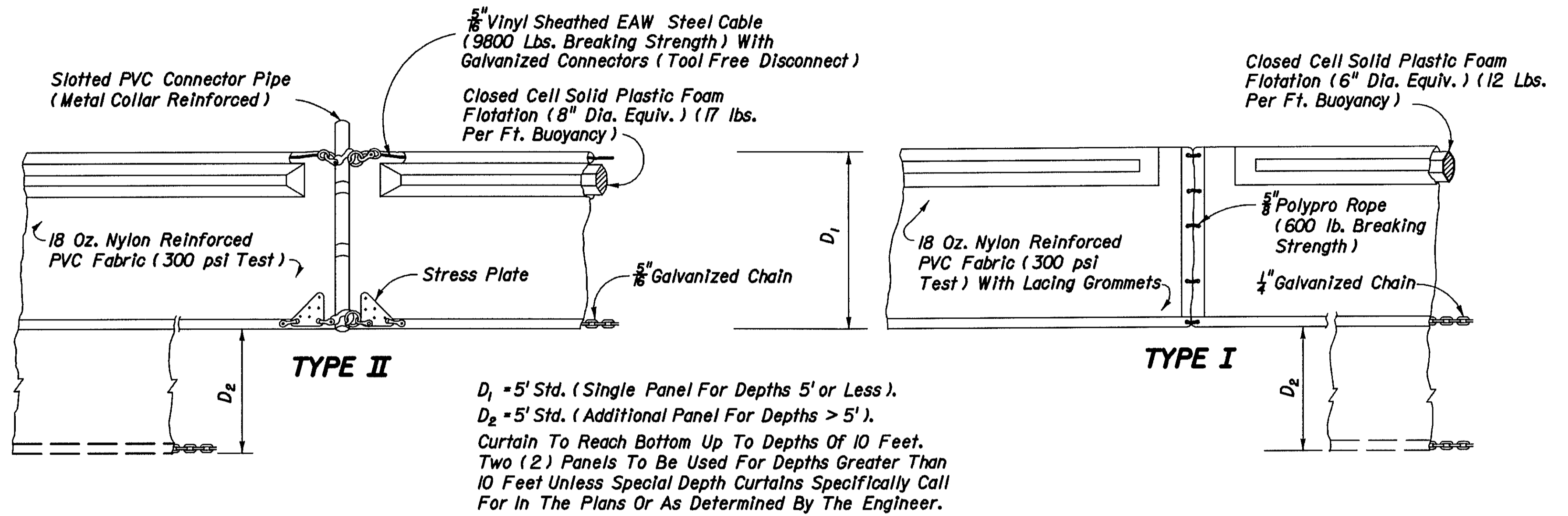
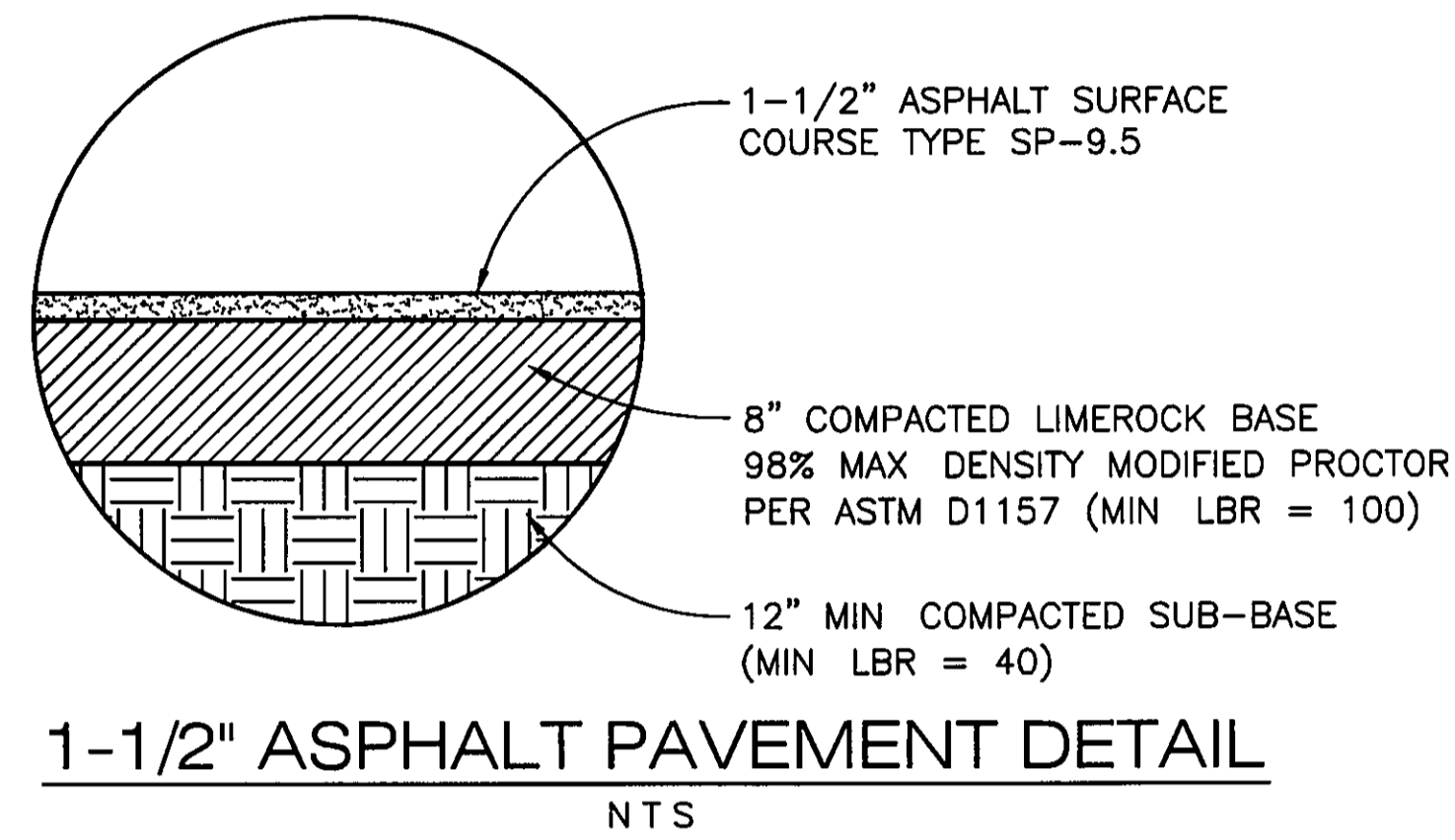
SECTION A-A
 N.T.S.



SECTION B-B
 N.T.S.

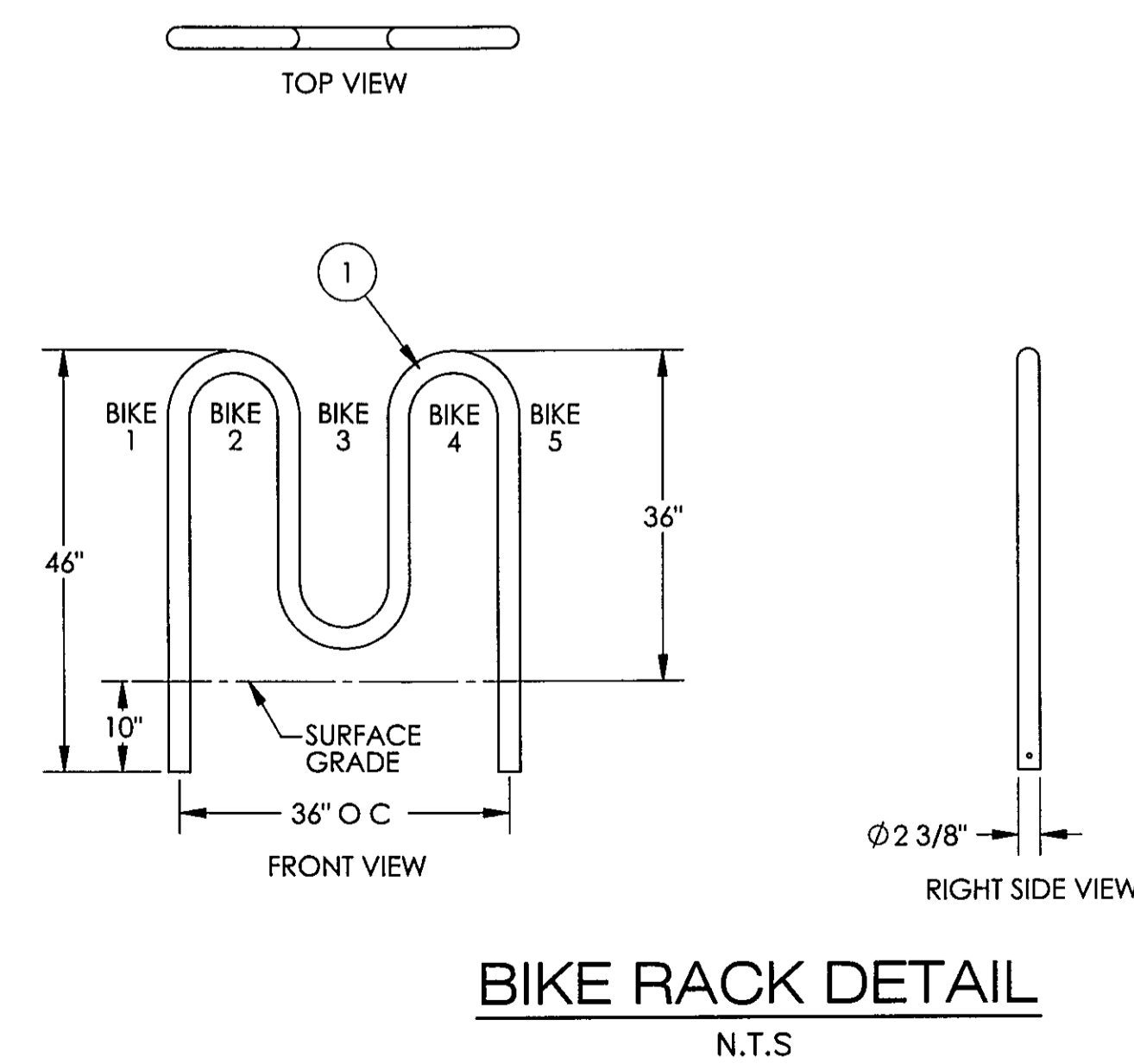
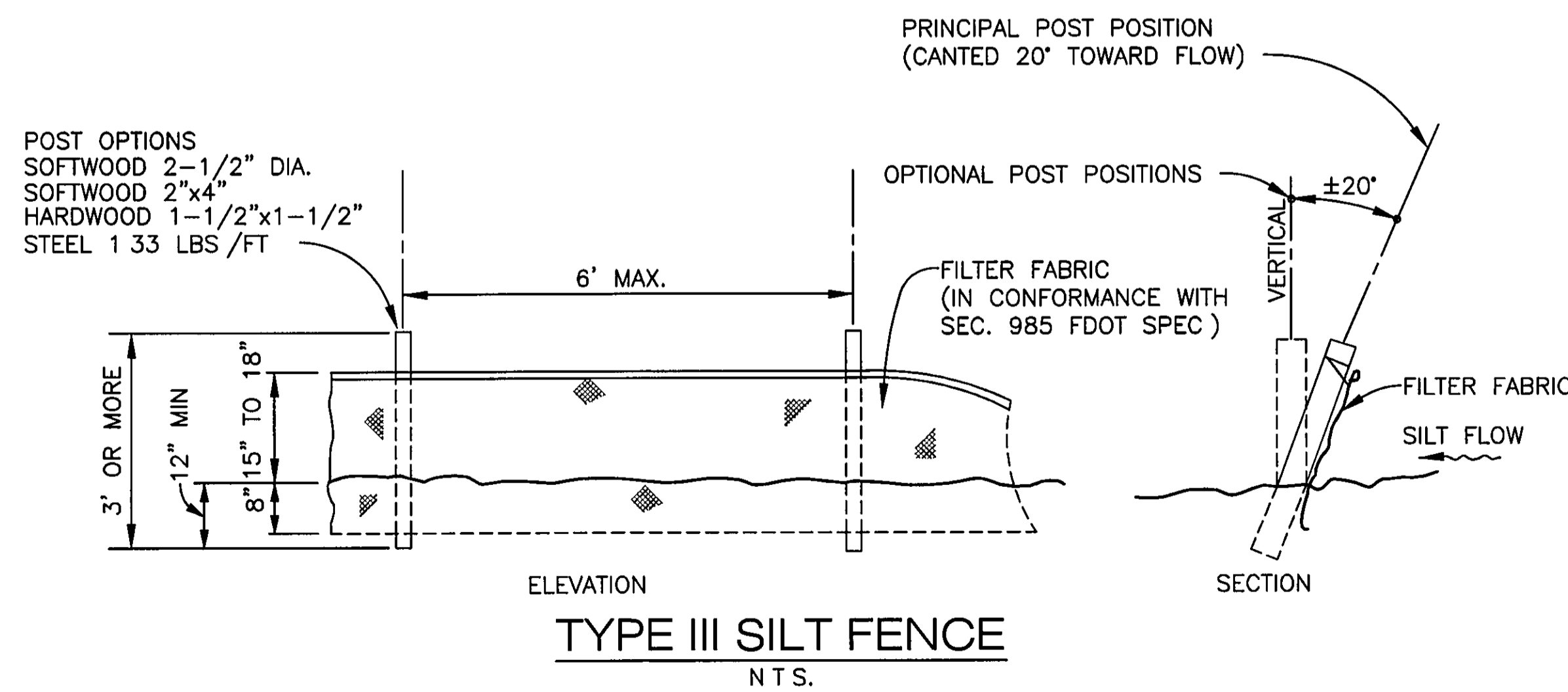


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NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

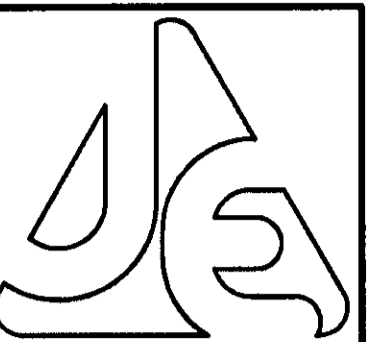
FLOATING TURBIDITY BARRIER
NTS



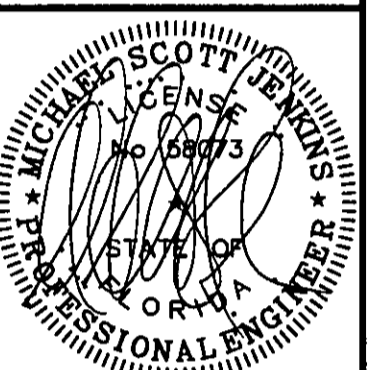
APPROVED
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City of Destin
Technical Review Team

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JENKINS ENGINEERING, INC.
1234 AIRPORT ROAD, SUITE 126
DESTIN, FLORIDA 32541
850 837 2448 - 850 837 2450 (FAX)
JE@CIVIL.COM



APR 15 2014
M. SCOTT JENKINS P.E.
FL REGISTRATION NO. 58073

REV	DATE	DESCRIPTION	BY
1	4/15/2014	FINAL DEVELOPMENT ORDER PLANS	MPF

CALHOUN WATERFRONT DEVELOPMENT LLC
SUNSET BEACH
DESTIN, FLORIDA
MISCELLANEOUS DETAILS

JOB 13-01
DATE 01-2014
DESIGNED MSJ
DRAWN MPF
BAR IS ONE INCH ON ORIGINAL
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY
DRAWING NUMBER 5 OF 5
SHEET NUMBER C05

LANDSCAPE NOTES

SECTION I: GENERAL
CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACCUANT WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION. PRIOR TO SUBMITTING A BID, VERIFY ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS, OR SITE CONDITIONS WITH THE LANDSCAPE ARCHITECT.
SOME TREES AND SPECIMEN PLANT MATERIAL MAY BE SUPPLIED BY OWNER. VERIFY WITH OWNER.
CONTRACTOR SHALL LAYOUT TREES AND BED LINES FOR PLANTS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. A MINIMUM 24 HOURS NOTICE SHOULD BE GIVEN AND ANTICIPATED BY THE CONTRACTOR FOR THIS REVIEW.

DUE TO EXISTING VEGETATION AND OTHER SITE CONDITIONS, THE CONTRACTOR SHOULD ANTICIPATE FIELD ADJUSTMENTS BY THE LANDSCAPE ARCHITECT.
CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE FULL YEAR (365 DAYS) FROM DATE OF FINAL ACCEPTANCE.

SECTION II: MATERIALS
PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OR VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS #1 QUALITY AS DETERMINED IN THE CURRENT ISSUE OF "GRASSES AND STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE.
ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REJECTION BY THE LANDSCAPE ARCHITECT AT THE JOB SITE. ALL MATERIAL REJECTED SHALL BE REMOVED FROM THE PROJECT SITE AT NO ADDITIONAL COST TO THE OWNER.
ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES, AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED.
ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. REJECT ALL CRACKED ROOTBALLS.

SECTION III: EXECUTION
ALL TREES SHALL BE STAKED AND GUYED ON THREE SIDES. SEE DETAIL.
BACK ROW OF SHRUBS SHALL BE PLANTED AT 36" FROM FACE OF BUILDING WALL. GROUND COVERS SHALL BE 12" OUT FROM BUILDING AS REQUIRED BY PLANT SPECIFICATIONS.
FRONT ROW OF SHRUBS SHALL BE PLANTED A MINIMUM OF 24" BEHIND (12" FOR GROUND COVER) BED LINE = LAWNS OR WALKS AND MINIMUM 36" BACK FROM DRIVEWAY AND PARKING AREAS.
CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 2% POSITIVE DRAINAGE IN ALL PLANTED AREAS.
ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" (AFTER SETTLEMENT) LAYER OF CLEAN PINE STRAW.
REMOVE ALL GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.
EXCAVATE EDGE OF ALL PLANTING BEDS TO 2" DEPTH TO FORM A NEAT CRISP DEFINITION.
CONTRACTOR SHALL REMOVE ALL DEBRIS AND FINE GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT.
PLANT LIST PROVIDED AS A COURTESY, VERIFY ALL QUANTITIES.
PRICING TO INCLUDE ALL COMPONENTS NEEDED FOR A COMPLETE AND PROFESSIONAL INSTALLATION.
UNLESS OTHERWISE SPECIFIED ALL AREAS NOT PLANTED WILL BE SODDED TRWAY 413 BERMUDA 30D.
IRRIGATION PRACTICES SHALL BE IN ACCORDANCE TO THE FLORIDA STATUTES 379.62.

PLANTING SCHEDULE & KEY

SYMBOL	QTY	COTION NAME	BOTANICAL NAME	SIZE
	16	LIVE OAK	Quercus virginiana	12" caliper at 10' min 10" ht.
	40	Sea Palmetto	Savannah palmetto	36" ht.

SITE AREA DATA:

PARCEL ID 00-2S-22-0630-000-11A3
LAND USE VAC RES (CURRENT)
CMU (FUTURE)
ZONING CMU
FLOOD ZONE X AND AE *
BUILDING SETBACKS
REQUIRED FRONT = 20 FEET
SIDE = 7.5 FEET
REAR = 10 FEET
TOTAL SITE AREA 148,762.5 SQ FT OR 3.42 AC
MAX FLOOR AREA RATIO 0.5
FLOOR ARE RATIO PROPOSED 0.0
IMPERVIOUS AREA ALLOWED 111,571.9 SQ FT OR 75%
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OPEN SPACE PROVIDED 108,869.1 SQ FT OR 73%
50' SHORELINE PROTECTION ZONE AREA 15,237 SQ FT
IMPROVEMENTS WITHIN SHORELINE PROTECTION ZONE 4,879 SQ FT OR 32%
PARKING SPACES REQUIRED 1 SPACE PER 4 EVENT SEATS (200) = 50
PARKING SPACES PROVIDED 50 (INCLUDES 2 HANDICAP)
BICYCLE PARKING REQUIRED 01 x 50 = 5 SPACES
BICYCLE PARKING PROVIDED 1 RACK (5 SPACES)
* THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X (NO MINIMUM FLOOD ELEVATION REQUIRED) AND AE-8, AS DETERMINED BY SCALE FROM FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12091C0469H, DATED DECEMBER 6, 2002

REFORESTATION CALCULATIONS

TREES TO BE REMOVED DIAMETER # DBH	TREES TO BE PRESERVED DIAMETER # DBH	CREDIT	DIAMETER # DBH	CREDIT
15"	24"	5	30"	5
18"	16"	4	20"	5
18"	10"	3	18"	5
18"	12"	4	24"	4
21"	12"	3	8"	4
18"	24"	5	6"	2
18"	40"	5	10"	3
18"	6"	2	24"	3
18"	22"	5	15"	1B
18"	48"	2		
18"	6"	2		
18"	6"	2		
18"	20"	5		
18"	6"	2		
18"	20"	5		
18"	15"	3		
18"	24"	5		
18"	21"	5		
18"	18"	4		
18"	26"	5		
18"	8"	3		
	21"	5		
TOTAL 18			TOTAL 145	

TOTAL PRESERVED TREE CREDITS: 145
TOTAL TREES REMOVED: 18
TOTAL CREDITS REQUIRED: 121
REFORESTATION REQUIRED: 3.42 ACRES * 10 TREES PER ACRE = 34.2/25
SURPLUS TREE CREDITS (-12)
TOTAL REFORESTATION TREES REQUIRED -32

PARKING LOT TREES

10 TREES REQUIRED, 10 TREES PROVIDED

IRRIGATION NOTES

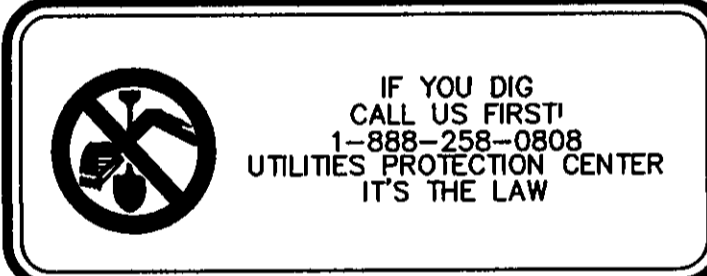
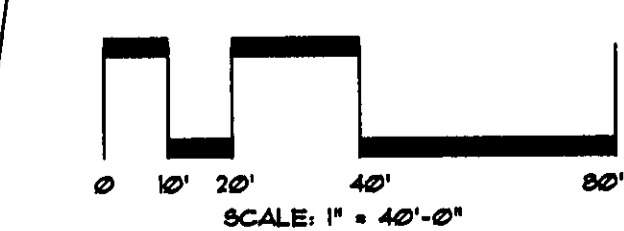
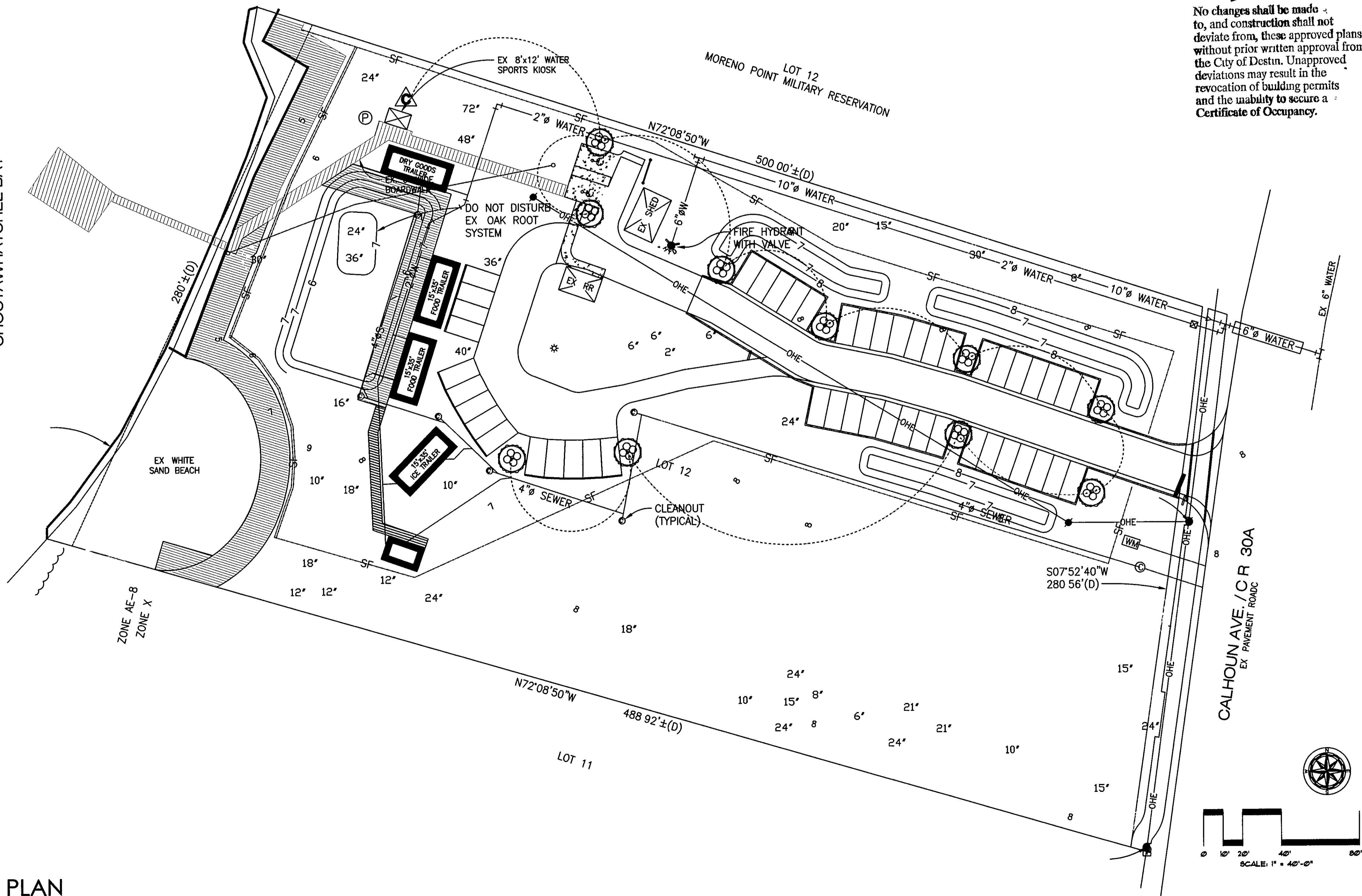
- CONTRACTOR TO INSTALL RAIN BIRD PRESSURE COMPENSATING EMITTERS TO ESTABLISH THE FOLLOWING FLOW RATES:
1 Gall/Plant
2 Gall/Plant
3 Gall/Plant
5 Gall/Plant
Total: 30 Gall/Per emitter inch / Day
- CONNECTION FROM 1/2" PIPING TO EMITTER TO BE MADE WITH 1/4" SPAGHETTI TUBING.
- CONTRACTOR TO ROUTE ALL PIPING TO INSURE MINIMAL DISTURBANCE TO EXISTING VEGETATION.
- PVC PIPING TO BE BURIED A MINIMUM OF 12".
- ALL 1/2" BLUE STRIPE TO BE INSTALLED AT GRADE AND COVERED WITH A MINIMUM OF 4" OF PINE STRAW.
- CONTROL WIRE TO BE A MINIMUM 18 GAUGE DIRECT BURIAL WIRE.
- USE 3/4" DRY SPlice KITS AT ALL CONNECTION POINTS.
- CONTROL VALVES TO BE PLACED IN 6" ROUND VALVE BOXES.
- WHEN TEMPERATURES FALL BELOW 40 DEGREES FAHRENHEIT DISCONNECT AND DRAIN SYSTEM TO PREVENT FREEZE DAMAGE.
- THIS DRAWING IS DIAGRAMMATIC IN NATURE AND IS INTENDED FOR FIELD REFERENCE AND BIDDING PURPOSE ONLY.



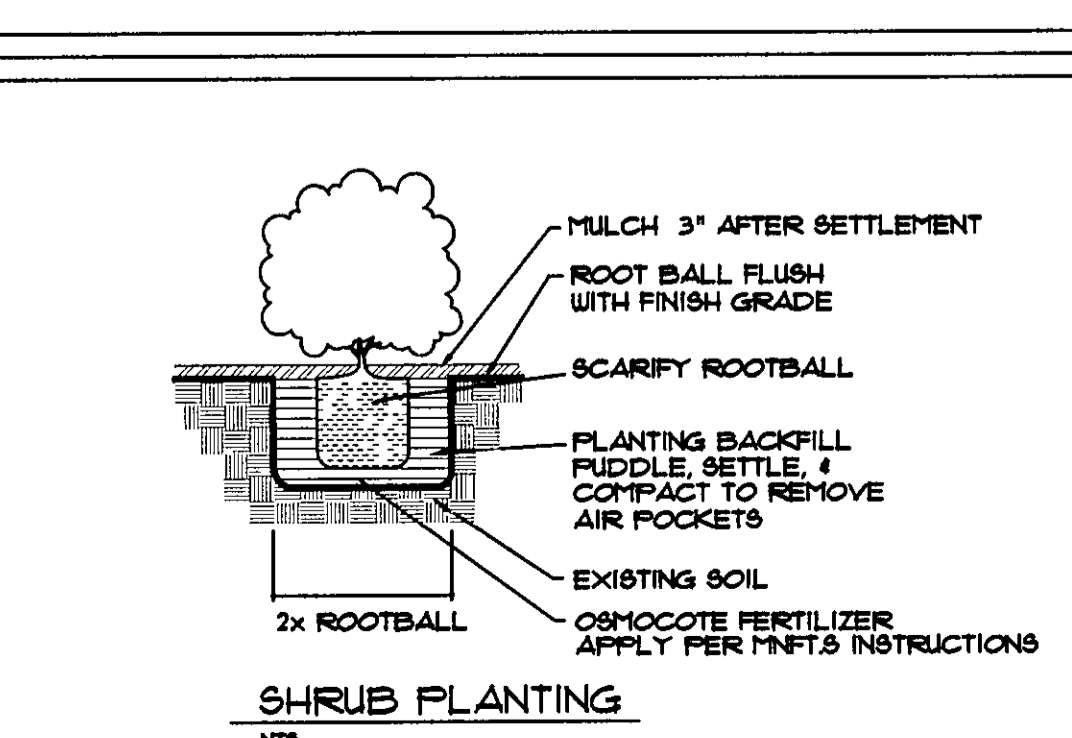
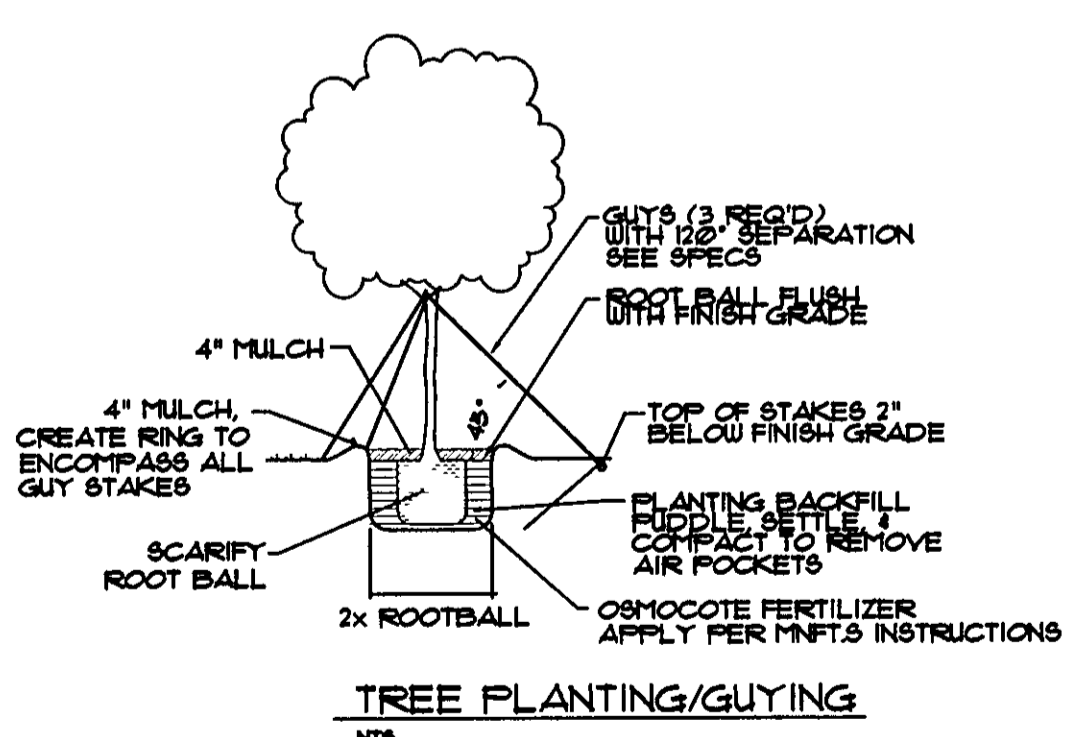
APPROVED
APR 16 2014
City of Destin
Technical Review Team

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.

CHOCTAWHATCHEE BAY



PLANTING DETAILS



LANDSCAPE PLAN

bradford robert davis
790 Highway 393 north, 2c
SUNSET BEACH, FL 32409
phone 850.974.0616
bradford@davislandscape.com
FL 0001730
LC 24000474
landscape architect



date	revision	description
4/15/14		REVISED TREE COUNT

CALHOUN WATERFRONT DEVELOPMENT LLC
PREPARED FOR JENKINS ENGINEERING
DUNSTON, FLORIDA
SUNSET BEACH

SHEET NUMBER	OF	PERMIT SET
L-1	1	PERMIT SET