



**AGENDA
HARBOR AND WATERWAYS BOARD MEETING
MONDAY, SEPTEMBER 27, 2021
5:00 PM
DESTIN CITY HALL ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - A) January 11, 2021**
- 3. PUBLIC COMMENTS**
- 4. NEW BUSINESS**
 - A) 1 Gulf Shore Drive - Point Mezzanine Docking Facility (20-32-SP)**
- 5. OLD BUSINESS**
- 6. COMMITTEE MEMBER REPORTS**
- 7. DIRECTOR'S REPORT**
- 8. NEXT MEETING DATE: October 25, 2021**
- 9. ADJOURNMENT**

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)

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**MINUTES OF THE
HARBOR AND WATERWAYS BOARD MEETING
DESTIN CITY HALL, JANUARY 11, 2021 - 5:00 P.M.**

1. CALL TO ORDER:

The City Attorney called the Destin Harbor and Waterways Board meeting to order at approximately 5:00 p.m. on Monday, January 11, 2021 at Destin City Hall.

2. ROLL CALL:

Member Present:

Richard Hoey
Jim Green
Guy Tadlock
Bill McKissick
John Stephens

Members Absent

Casey Jones

Staff:

Kim Montgomery, Deputy City Clerk
Traci Goodheart, Planner
Louis Zunguze, CD Director
Himangi Mutha, Planner
Daniel Butler, Planner
Donald Smith, City Engineer
Steven Bauman, City Attorney

3. CHAIRMAN & VICE CHAIRMAN NOMINATIONS:

Chairman:

Motion to nominate Board member Hoey as Chairman was made by Board member McKissick with Board member Green providing the second. A roll call vote of 5-0 was taken and the motion passed.

Vice Chairman:

Motion to nominate Board member Green as Vice Chairman was made by Board member Tadlock with Board Hoey providing the second. A roll call vote of 5-0 was taken and the motion passed.

4. APPROVAL OF MINUTES:

➤ **September 28, 2020**

Board member Green moved to approve the minutes of the September 28, 2020 minutes as corrected with Board member Tadlock providing the second; the motion passes with a 5-0 vote.

5. PUBLIC COMMENT:

Mr. Ted Martel who is a general contractor and installs docks and seawalls from Panama City to Pensacola, spoke of how he is concerned that a lot of the docks are not being built to the specifications for storms. And asked if there are specifications in place that they must be built to.

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He spoke of how there was so much dock debris that he has witnessed along the coast after Hurricane Sally, that he questions their quality.

Mrs. Goodhart assured Mr. Martel that all docks built since her tenor of being employed with the City have. She also informed him that they have to be built in accordance with the Code requirements of Section 11.05 Marina Siting. And that she will get with the Building Dept to find out their criteria and bring back her findings at their next meeting.

Board member Tadlock asked if the owner pulls the permit, do they still have to have a licensed general contractor for the project construction. According to Mrs. Goodhart, yes, they must have a licensed general contractor for the project.

Motion by Vice Chairman Green to request for staff to investigate the design and material standards in construction practices to improve structural integrity and weatherability of docks. Board member Stephens provided the second. A roll call vote of 5-0 was taken, and the motion passed.

6. Sunshine Law/Public Records Presentation – Kyle Bauman

The City Attorney presented the members with Resolution 19-27 which was adopted by Council as well as a short Power Point Presentation and a Sunshine Law Handout and touched briefly on each important item. Noting that they all should be using their City of Destin email addresses for all city business. And if they get an email to their personal email account to just forward it to their city email address so that it can be captured and searchable. He also covered social media comments and likes and how now that they are a public official, they are responsible to keep those Under the Sunshine as well.

7. NEW BUSINESS:

➤ 823 Cross Street –

Mrs. Goodhart explained the project details to the board and how the request meets all the requirements of the code as well as the 25-foot riparian setback, was a self-certification by the property owner at the State and Federal level and staff recommends approval.

Board member Green asked why they were still reviewing these types of projects noting that he thought they already changed the section of the code to allow staff to review them prior to going to City Council. According to Mrs. Goodhart, the ordinance was sent back to the staff level by the Local Planning Agency, so it is still being worked on prior to going before Council for their approval. And until the changes are made to the Land Development Code, they will continue to come before them for their recommendation to City Council.

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Board member Green made the recommended motion that the Harbor and Waterways Board recommends City Council approve the request for a single-family marine construction project located at 823 Cross Street, subject to the applicant meeting all applicable Federal, State, and City permit requirements. With Board member McKissick providing the second. A roll call vote was taken, and the motion passed 5-0.

➤ **944 Bambi Drive –**

Mrs. Goodhart explained that the project details to the board and that the request meets all the requirements of Article 11.03 in the code and the contractor provided the Florida Department of Environmental self-certification. However, the Army Corps of Engineers approval must first be obtained prior to permit issuance, but staff does recommend approval of this single-family marine construction project request, subject to the applicant meeting all applicable federal state and city permitting requirements.

Chairman Hoey opened the discussion and Vice Chairman Green made the recommended motion, **that the Harbor and Waterways Board recommends City Council approve the single-family Marine construction project located at 944 Bambi Drive subject to the applicant meeting all applicable Federal, State and City permit requirements. Board member Tadlock providing the second.**

In discussion, the Chairman spoke of how they have always predicated the final permitting taking place prior to construction for anyone placing a single piling in the ground and how they may see more of these type requests when the paperwork is not in order. **With no further discussion, the Chairman called for the vote and the motion passed 5-0.**

➤ **952 Bambi Drive –**

Mrs. Goodhart explained the project details to the Board members and how this project request meets all the requirements of Article 11.03 of the Code, as well as meeting the required 25-foot riparian setbacks. Additionally, the contractor provided the Florida Department of Environmental self-certification, which included the Army Corp of Engineers and staff recommends approval.

Vice Chairman Green made the recommended motion for the Harbor and Waterways Board recommends City Council approve the request of the single-family marine construction project located at 952 Bambi Drive subject to the applicant meeting all applicable Federal, State and City permit requirements. Board member Stephens provided the second. A roll call vote of 5-0 was taken and the motion passed.

8. DIRECTOR'S REPORT:

➤ **Livery Vessel Rental Video**

Board members McKissick and Stephens both briefly discussed being involved in separate water safety videos that are being produced for people who rent vessels to watch prior to renting vessels and going out on the local waterways.

Mr. Zunguze also spoke of a video that the city is working on in conjunction with the Okaloosa County Sheriff's Department. The City Attorney advised that Board member McKissick and Board member Stephens separately share what information they have with staff.

Mr. Zunguze informed the members that staff has the OCSO video scheduled to be shown at the January 19, 2021 City Council Meeting. And he will also schedule it to be shown to this board at their next meeting.

➤ **Harbor Capacity Study**

Mr. Zunguze informed the members that the study is scheduled to begin in the harbor in March in conjunction with the Army Corp. of Engineers to study three specific areas:

- Recreational/Leisure Industry
- Economic Vitality in the Harbor
- Environmental Health of the Harbor

He explained further that staff is in the final stages of surveying requirements of the study for the Harbor that will be turned over to the ACOE and staff will be providing them with the updates as they proceed. As well as the Harbor Capacity Study Committee will be assisting with the study.

Board member Stephens asked how long the study is anticipated to last. According to Mr. Zunguze it will be throughout the spring and summer peak tourist season.

Mr. Zunguze introduced his two new staff members Don Smith, City Engineer and Himangi Mutha, City Planner.

9. BOARD MEMBER COMMENTS:

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Board member Tadlock: Asked staff if the abutter letters that are sent out for Marine Project Requests are sent Certified or Registered Mail. According to Mrs. Goodhart, they are just sent regular mail. Board member Tadlock suggested that they strongly consider sending them out Certified or Registered so there is a record of the letters being received by the adjacent property owners. Mr. Zunguze stated that he would take that suggestion under consideration.

10. MEETING DATES: February 22, 2021

ADJOURNMENT:

With there being no further discussion, the meeting adjourned at 6:05 p.m.

Adopted and approved this _____ day of _____ 2021.

Richard Hoey, Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: September 27, 2021**BOARD/COMMITTEE:** Harbor & Waterways Board**TYPE OF AGENDA ITEM:** Action Item**OUTLINE NUMBER:** 4.A.**TO:** Harbor & Waterways Board**THRU:** Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney**FROM:** Steve O'Connor, Principal Planner**DATE:** September 17, 2021**SUBJECT:** 1 Gulf Shore Drive - Point Mezzanine Docking Facility (20-32-SP)

I. BACKGROUND: Pointe Mezzanine, LLC, is proposing a docking facility along the western shoreline of Destin Harbor, between the existing East Pass Towers condominium and the City's Norriego Point property. Such proposed project is a 50-slip docking facility with 3 mooring points for a total of 53 vessel spaces, with approximately 1 acre of dredge area located immediately offshore of the existing sheetpile wall. The proposal is anticipated to be a multi-family private docking facility to be associated with upland development. For clarity, boat slip ownership is proposed to be directly tied to the upland condominium development.

The upland development was previously reviewed and approved by the City under Development Order #09-17, but a marina was specifically excluded from said Development Order. Therefore, approval of the docking facilities in connection with the upland development requires City Council review and approval of a major development order.

Any outstanding issues related to the Development Order and/or any application for a major deviation are not before the Harbor Board this evening but will be considered by the City Council on October 18, 2021. ***Review by the Harbor Board is limited to a recommendation to the City Council on the marine construction permit only, per Section 11.05.01, Land Development Code. Additional information has been attached to this staff report for informational purposes only and is not for review and recommendation of the Harbor Board.***

REQUEST: The Marine Construction application seeks a recommendation of approval from the Harbor and Waterways Board for the construction of a 53-slip private docking facility to support the previously authorized upland development. The proposed docking

facility consists of three docks (Dock A: ± 177 LF of dock from the Mean High-Water Line (MHWL), Dock B: ± 186.5 LF of dock from the MHWL, and Dock C: ± 197.8 LF of dock from the MHWL). The total project footprint is $\pm 7,400$ square feet located at 1 Gulf Shore Drive within Destin Harbor, Class III Florida Waters.

II. DISCUSSION: The proposed private docking facility consists of a total of 50 permanent slips and three (3) flexible mooring areas. The approximate linear feet of waterfront for the parcel is 600 feet. Per **LDC 11.05.01.N**, slip density may not exceed more than one slip per 8 lineal feet of water frontage. The maximum slip density allowed for this parcel is 75 slips.

The proposed project is comprised of three (3) dock structures:

- **Dock A** proposes 4,350 SF and will accommodate fourteen (14) slips with two (2) flexible mooring areas. The applicant provided a width of 829 feet from the MHWL of Dock A with an overall linear length of 162 feet.
- **Dock B** proposes 4,235 SF and will accommodate eighteen (18) slips. The applicant provided a width of 939 feet from the MHWL of Dock B with an overall linear length of 175 feet.
- **Dock C** proposes 3,870 SF and will accommodate eighteen (18) slips with one (1) flexible mooring area. The applicant provided a width of 1,388 feet from the MHWL of Dock C with an overall linear length of 196 feet.

In sum, the Harbor and Waterways Board is being asked to review the proposed private docking facility only. In addition, the Harbor and Waterways Board is being provided additional information regarding the overall project and upland development *for informational purposes only*.

The Harbor Board is being asked to review the private docking facility under **Section 11.05.01** of the Land Development Code. Below are staff's comments with respect to **Section 11.05.01**, LDC. Sections not applicable to this project are marked "Not Applicable."

11.05.01. *General regulations; prohibitions.* This article establishes and regulates procedures and standards by which the City controls and regulates development, construction and activities within and contiguous to the Harbor and Waterways of Destin. The following regulations and prohibitions shall apply to the Harbor and waterways of Destin:

A. No person shall construct or add to an existing dock, seawall, bulkhead, mooring or piling, modify an existing submerged land lease, or conditions thereto, or conduct dredge or fill operations in, or contiguous to, the Harbor or waterways of Destin without first obtaining the proper authorization from the appropriate federal, state and City agencies.

Staff response: *The applicant provided a Florida Department of Environmental Protection (FDEP), Permit No: 0251677-007-EI/46 and Army Corps of Engineers (ACE), Permit No. SAJ-2005-06882 (SP-MDZ). The Permit Construction Phase*

Expiration Date is January 2024. Additionally, the applicant will be requesting approval from the City Council on October 18, 2021.

B. The addition or modification of a boat lift or pilings within an existing legal and conforming boat slip shall not require the review of the Harbor and Waterways Board or the City Council. Rather, a copy of the U.S. Army Corps of Engineers permit, DEP permit, and a homeowner's association approval (if applicable) shall accompany a completed application for a building permit, provided no additional slips are created.

Staff response: *Not Applicable.*

C. No fish carcasses and debris shall be discharged into the Harbor or waterways of Destin.

Staff response: *The applicant's proposed private docking facilities will be an ancillary use to an existing upland structure (a condominium, which was approved by the City in 2009, and which is not subject to review by the Harbor Board). There are no commercial activities allowed at the private docking facilities. The applicant shall not discharge fish carcasses or debris into the Harbor or waterways.*

D. No person who maintains or operates a dock shall allow or permit the disposal of fish carcasses, litter, waste petroleum products or other pollutants into the Harbor or waterways of Destin. Trash disposal receptacles shall be anchored to each dock to ensure compliance with the provisions of this article.

Staff response: *The applicant's proposed private docking facilities will be an ancillary use to an existing upland structure (a condominium, which was approved by the City in 2009, and which is not subject to review by the Harbor Board). There are no commercial activities allowed at the private docking facilities. The applicant shall not dispose of fish carcasses, litter, waste petroleum products or other pollutants into the Harbor or waterways. Trash receptacles will be anchored.*

E. No fuel or oil shall be willfully or knowingly discharged in the Harbor or waterways of Destin. No dock which sells fuel or oil shall be constructed, operated or maintained in the Harbor or waterways of Destin unless an oil abatement plan, in accordance with Coast Guard guidelines, is available at each dock. The Destin Harbor and Waterways Board shall review and recommend approval or disapproval of each oil abatement plan to the City Council, which shall have approval authority. Each existing dock which sells fuel or oil shall develop and have approved an oil abatement plan acceptable to the City. All new docks which sell fuel or oil shall develop and have an approved oil abatement plan, which is acceptable to the City, prior to receiving a building permit from the City.

Staff response: *Not applicable/No fuel or oil will be discharged into the Harbor or waterways.*

F. No new or existing dock shall be constructed or modified such that the length of any pier as completed is greater than 20 percent of the width of the Harbor or waterway at the place where the pier is located, or out 200 feet, whichever is less, except in Choctawhatchee Bay.

Staff response: *The proposed private docking facilities are compliant with this*

requirement.

G. No piling(s) shall be added to the waterward end of any pier which piling(s) would make the total length of the dock more than 200 feet, or 20 percent of the waterway, whichever is less, except in Choctawhatchee Bay.

Staff response: *The proposed private docking facilities are compliant with this requirement.*

H. No vessel shall be moored or docked on the waterward end of any pier of the maximum legal length, as determined pursuant to subsection F above, for more than 72 hours.

Staff response: *The proposed private docking facilities shall be compliant with this requirement.*

I. No dock shall be constructed which permits the commercial docking of boats with on-board toilets unless such the dock is equipped with a sewage pump-out.

Staff response: *Commercial docking of boats is prohibited at the proposed private docking facilities.*

J. No dock shall be constructed which permits the docking of a live-aboard unless such vessel has an operable holding tank.

Staff response: *Docking of live-aboard boats shall be prohibited at the proposed private docking facilities.*

K. No boat shall be moored in the Harbor or waterways of Destin such that constitutes a hazard to navigation.

Staff response: *The proposed private docking facilities shall be compliant with this requirement.*

L. No dock shall be constructed such that it constitutes a hazard to navigation.

Staff response: *The proposed private docking facilities do not constitute a hazard to navigation.*

M. Excepting docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, no dock shall be longer than the width, at the mean high-water line, of the lot to which the dock is attached.

Staff response: *The proposed private docking facilities are zoned HDR (High Density Residential) and are compliant with this requirement.*

1. For those docks connected to uplands zoned SHMU, or those located on Choctawhatchee Bay, a dock may be constructed to a length of 1.5 times the width of the property at the mean high-water line, provided the length of the dock not exceed the maximum length established by paragraphs F and G above. **(Not Applicable).**

2. For the purpose of this subsection, lots may be combined with neighboring lots. However, no dock may exceed the limitations specified in subsection F above. **(Not Applicable).**

N. No dock shall be constructed or modified such that slip density exceeds one slip per eight lineal feet of waterfront footage except that, on canals, no lot may have more than one slip per 45 linear feet of waterfront. However, all lots riparian to a canal shall be entitled to at least two slips on the canal.

Staff response: *The slip density of the proposed docking facilities do not exceed one slip per eight lineal feet of waterfront footage.*

O. No boat or vessel, entering into, exiting or operating within the Destin Harbor shall operate at such speed that would create a wake that endangers other boats or vessels, swimmers or other persons within the Destin Harbor, or would contribute to any adjacent land erosion.

Staff response: *Vessels associated with the proposed private docking facilities shall be compliant with this requirement.*

P. No heated or cooled water may be emitted into the Harbor, waterways, or the Harbor canals other than from a boat.

Staff response: *The proposed private docking facilities shall be compliant with this requirement.*

Q. No pier shall extend more than six feet into a canal right-of-way.

Staff response: *Not applicable.*

R. No discharge of water shall contain phosphorous or any other substance likely to cause a violation of the water quality standards specified in Chapter 17-302, Florida Administrative Code.

Staff response: *The proposed private docking facilities shall be compliant with this requirement.*

S. No dock or vessel shall be placed within the 25-foot setback of a property line without providing prior written notification to the adjoining landowners and requesting their response. Any objections received from the adjoining property owners will be considered by the Harbor and Waterways Board in their recommendations to the City Council.

Staff response: *Notice has been provided and the Harbor and Waterways Board shall consider any objections received from the adjoining property owners in its recommendation to the City Council.*

T. No dock shall unreasonably interfere with the riparian rights of others.

Staff response: *The proposed private docking facilities do not unreasonably interfere with the riparian rights of others.*

U. No dock of 100 feet or longer shall be constructed unless a white navigation/security night-light is installed at the furthest point seaward on said dock and such light is to be illuminated continuously from dusk to dawn every night of the year. All existing docks 100 feet or longer shall install and operate a navigation/security light pursuant to this subsection. Each light shall be installed within 90 days after adoption of this Code.

Staff response: *The proposed private docking facilities shall be compliant with this requirement.*

V. No commercially operated boat docking facilities shall be permitted or operated unless equipped with firefighting facilities as specified by the City.

Staff response: *No commercial activity is permitted at the proposed private docking facilities.*

W. No construction shall be allowed which violates any provision of the Standard Building Code, as adopted by the City.

Staff response: *The proposed private docking facilities shall be compliant with this requirement.*

X. No electrical or water service upon any dock shall be installed unless a permit is obtained from the Planning Department and Building Department for that service.

Staff response: *The proposed private docking facilities shall be compliant with this requirement.*

Y. No person, while operating a boat within the or waterways of Destin shall allow or permit the disposal of fish carcasses, litter, waste, petroleum products or other pollutants into the Harbor or waterways of Destin from such boats.

Staff response: *Vessels docked at the proposed private docking facilities shall be compliant with this requirement.*

Z. No lot or multi-contiguous lots, with less than 50 feet of waterfront footage shall be allowed individual docks, unless they are parallel to the shoreline. However, docks may be allowed under the provisions of subsection 11.05.01.M.2.

Staff response: *Not applicable.*

Pursuant to **Section 11.05.03, Land Development Code**, all construction shall be inspected by the City Building Inspector for compliance with applicable building codes. The applicant shall be responsible for the condition and repair of permitted docks and failure to maintain said docks in a safe condition shall constitute grounds for revocation of the permit.

Additionally, the proposal addresses the following City standards:

A. **Link to Strategic Goals / Objectives:** Improved quality of life for residents

B. **Effect on Budget (EOB):**

The Florida Department of Environmental Protection (FDEP) Permit No: 0251677-007-EI/46 permit mentions a required State Net Positive Public Benefit (NPPB) fee \$500,000 to be paid to the Trust for Public Land for exclusive use to fund Captain Leonard Destin Park.

In addition to the State's Net Positive Public Benefit, all new projects constructed in the Harbor are required to provide Net Positive Environmental Benefit (NPEB) equal to 25% of the construction cost per **LDC section 11.05.02.N. – *Permitting Procedures***

C. **Level of Service (LOS):** Increased connectivity and recreational opportunities

III. CONCLUSION: The project consists of a private 53-slip, residential docking facility to support the approved upland development under DO-09-17 (i.e., Point One, LLC). The Community Development Department reviewed the application and determined that the plans comply with City Codes and regulations. Specifically, the proposed dock complies with **Article 11.05.01., City of Destin Land Development Code**, and the Coastal Management Element of the City's Comprehensive Plan (**Coastal Management Element Policy 6-1.1.3**).

Staff recommends approval of the marine construction permit, subject to the City Council's approval of a Major Development Order and Major Subdivision for the project. The Harbor Board's recommendations with respect to the marine construction permit in no way binds the City Council with respect to any aspect of the project, including the marine construction permit, Major Development Order, subdivision, or any other proposed applications currently pending on the subject property.

The proposed marine construction project meets the requirements of **Article 11.05.00, City of Destin Land Development Code**, in addition to including the required 25-foot riparian setback.

Review by the Harbor Board is limited to a recommendation to the City Council on the marine construction permit only, per Section 11.05.01, Land Development Code.

Additional information has been attached to this staff report for informational purposes only, and is not for review and recommendation of the Harbor Board.

STAFF RECOMMENDATION:

The proposed marine construction project meets the development criteria set forth in **Section 11.05.01** of the City of Destin's LDC. However, Staff does not have evidence of payment to the Trust for Public Lands for the FDEP NPPB fee. To that end, staff recommends the Harbor and Waterways Board forward the following conditions to City Council's for consideration:

1. Prior to permit approval, the applicant must provide proof that the State's Net Positive Public Benefit fee of \$500,000 has been paid to the Trust for Public Land.

2. Prior to permit approval and issuance, the applicant must satisfy the City's Net Positive Environmental Benefit by offsetting the impacts with improvements or paying a fee equal to 25% of the cost of construction of the docking facilities.

3. Use of the docking facilities and issuance of a Certificate of Completion for the docking facilities are contingent upon (1) a final Certificate of Occupancy for the previously approved upland development and (2) City Council approval of the proposed Major Development Order and Major Subdivision approval, both of which are currently anticipated to be considered by the City Council on October 18, 2021.

PUBLIC COMMENT: Please see "Attachment F" for public comments and questions received before September 20, 2021.

IV. RECOMMENDED MOTION: I move that the Harbor & Waterways Board recommend City Council approval of a 53-slip private docking facility at 1 Gulf Shore Drive to support the approved upland development, subject to the applicant meeting all applicable City permit requirements and recommended conditions.

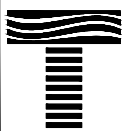
ALTERNATIVE MOTION:

I move that the Harbor & Waterways Board recommend City Council approval of a 53-slip private docking facility at 1 Gulf Shore Drive to support the approved upland development, **with the following modifications**, subject to the applicant meeting all applicable City permit requirements and recommended conditions.

Attachments:

1. Attachment A - Site Plans
2. Attachment B - FDEP Permit
#0251677-007-EI-46
3. Attachment C - USACE Permit
4. Attachment D - DO 09-17
5. Attachment E - 21-24-MS Point
Mezzanine Subdivision
6. Attachment F - Public Comments
received before 9-20-2021

CATHY SHELL X:\SYS\PROJECTS\2017-004-01 PONTE RESORT MARINA\PERMIT\2017-004-P\PROJECT LOCATION 2.DWG 6/11/2021 12:38:02 PM



TAYLOR ENGINEERING INC.

4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
REGISTRY # 4815

FIGURE 1
PROJECT LOCATION MAP
PONTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT	C2017-004-01
DRAWN BY	CAS/NP
SHEET	1 of 20
DATE	NOV 2018

SEAL

MATTHEW TRAMMELL P.E. # 69244

DATE

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

GENERAL NOTES:

1. ALL ELEVATIONS REFERENCE THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88).
2. ALL DRAWING COORDINATES REFERENCE STATE PLANE FLORIDA NORTH NAD 83.
3. AERIAL IMAGERY TAKEN IN 2016 AND OBTAINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION, UNLESS NOTED OTHERWISE. AERIAL IMAGERY DISPLAYED HEREON FOR INFORMATIONAL PURPOSES ONLY, NO PHOTOGRAPHIC ACCURACY IS IMPLIED BY THIS MAP.
4. EXISTING PARCEL BOUNDARIES AND TOPOGRAPHY SURVEYED ON SEPTEMBER 13, 2017 BY GUSTIN, COTHERN AND TUCKER, INC.
5. DESTIN HARBOR ENTRANCE CHANNEL BATHYMETRY SURVEYED ON JANUARY 21, 2016 BY GUSTIN, COTHERN AND TUCKER, INC.
6. FEDERAL NAVIGATION CHANNEL LIMITS OBTAINED FROM THE U.S. ARMY CORPS OF ENGINEERS MOBILE DISTRICT DRAWING FILE "DESTIN, FLORIDA, WEST BAY TO SANTA ROSA SOUND. EAST PASS PROPOSED DREDGING AND DISPOSAL LOCATION." SHEET 2 OF 13, DATED JULY 2008. (FDEP MAINTENANCE DREDGING PERMIT #0288799-001-JC). FEDERAL NAVIGATION CHANNEL MARKERS DERIVED FROM FILE "ENTRANCE CHANNEL STA 43+00 TO STA 95+00 CONDITION SURVEY" DATED SEPT. 2012.
7. TIDAL DATUMS OBTAINED FROM NOAA CENTER FOR OPERATIONAL OCEANOGRAPHIC PRODUCTS AND SERVICES ([HTTP://TIDESANDCURRENTS.NOAA.GOV/](http://tidesandcurrents.noaa.gov/)).
8. CONSTRUCTION SHALL NOT VIOLATE STATE WATER QUALITY STANDARDS.
9. THE PROPOSED PROJECT DOES NOT INCLUDE ANY IMPACTS TO EXISTING NATURAL RESOURCES, WETLAND AREAS OR SEAGRASSES

GENERAL DOCKING FACILITY NOTES:

1. NO FUELING FACILITIES OR LIVEBOARDS ARE PROPOSED.
2. THE DOCKING FACILITY WILL INCLUDE A SEWAGE PUMP-OUT SYSTEM CONNECTED TO AN UPLAND CENTRALIZED SEWER COLLECTION SYSTEM.
3. STRUCTURE ELEVATIONS AND CONSTRUCTION MATERIALS ARE SUBJECT TO CHANGE IN THE FINAL DESIGN. PILE EMBEDMENT AND DIMENSIONS WILL BE DETERMINED DURING FINAL DESIGN.
3. DOCK PILINGS WILL BE WRAPPED TREATED TIMBER OR OTHERWISE MADE FROM NON-LEACHING MATERIALS.
4. THE LOCATION OF TURBIDITY CURTAINS SHOWN ON THESE DRAWINGS FOR INFORMATIONAL PURPOSES ONLY. TURBIDITY CURTAINS SHALL BE LOCATED AND REPOSITIONED BY THE CONTRACTOR USING BEST MANAGEMENT PRACTICES TO ASSURE WATER QUALITY STANDARDS ARE MAINTAINED THROUGHOUT CONSTRUCTION.

GENERAL DREDGE AND FILL NOTES:

1. ALL PROPOSED DREDGE MATERIAL SHALL BE MECHANICALLY OR HYDRAULICALLY DREDGED FROM THE DREDGE AREA DESIGNATED IN THESE DRAWINGS. FOR MECHANICAL DREDGING, DREDGED MATERIAL SHALL BE PLACED ALONG THE UPLANDS AND REGRADED ON-SITE. FOR HYDRAULIC DREDGING, DREDGED MATERIAL SHALL BE PUMPED TO THE PROPOSED UPLAND DREDGE MATERIAL MANAGEMENT AREA AND DEWATERED IN-PLACE. NO DIRECT DISCHARGE TO OPEN WATERS IS PROPOSED.
2. DREDGE MATERIAL MANAGEMENT AREAS (DMMA's) WILL BE SITED TO REMAIN WITHIN THE APPLICANT'S UPLAND PROPERTY AND ABOVE THE MEAN HIGH WATER LINE. DMMA's WILL INCLUDE STAKED HAY BALES, TURBIDITY CURTAINS, AND/OR OTHER BMPS AT ANY CONTROLLED OVERFLOW/DISCHARGE AREAS.

PROPOSED DOCK PLAN:

1. TOTAL NUMBER OF PERMANENT SLIPS: 50
2. FLEXIBLE MOORING AREA: ~ 328 L.F. (3 SLIPS)
3. FIXED TIMBER DOCK AREA: ~12,179 S.F.
4. PROPOSED SOVEREIGN SUBMERGED LAND LEASE AREA: 100,174 S.F. (2.30 ACRES)

PROPOSED DREDGE PLAN:

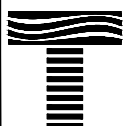
1. TOTAL RIP RAP: ~ 600 L.F. (~ 9,000 C.F.)
2. PROPOSED TOTAL DREDGE AREA: ~ 39,438 S.F. (~0.9 ACRE)
3. DREDGE VOLUME BELOW MHW: ~ 2,898 C.Y.
DREDGE VOLUME ABOVE MHW: ~ 5,957 C.Y.
TOTAL DREDGE VOLUME: ~8,855 C.Y.
4. PROPOSED DMMA CAPACITY: ~14,180 C.Y.

TIDAL DATUM REFERENCE:

MHHW ——— 0.73'
MHW ——— 0.72'

MSL ——— 0.40'

MLW ——— 0.13'
MLLW ——— 0.12'
NAVD 88 ——— 0.00'



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4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
REGISTRY # 4815

FIGURE 2
GENERAL NOTES
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

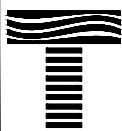
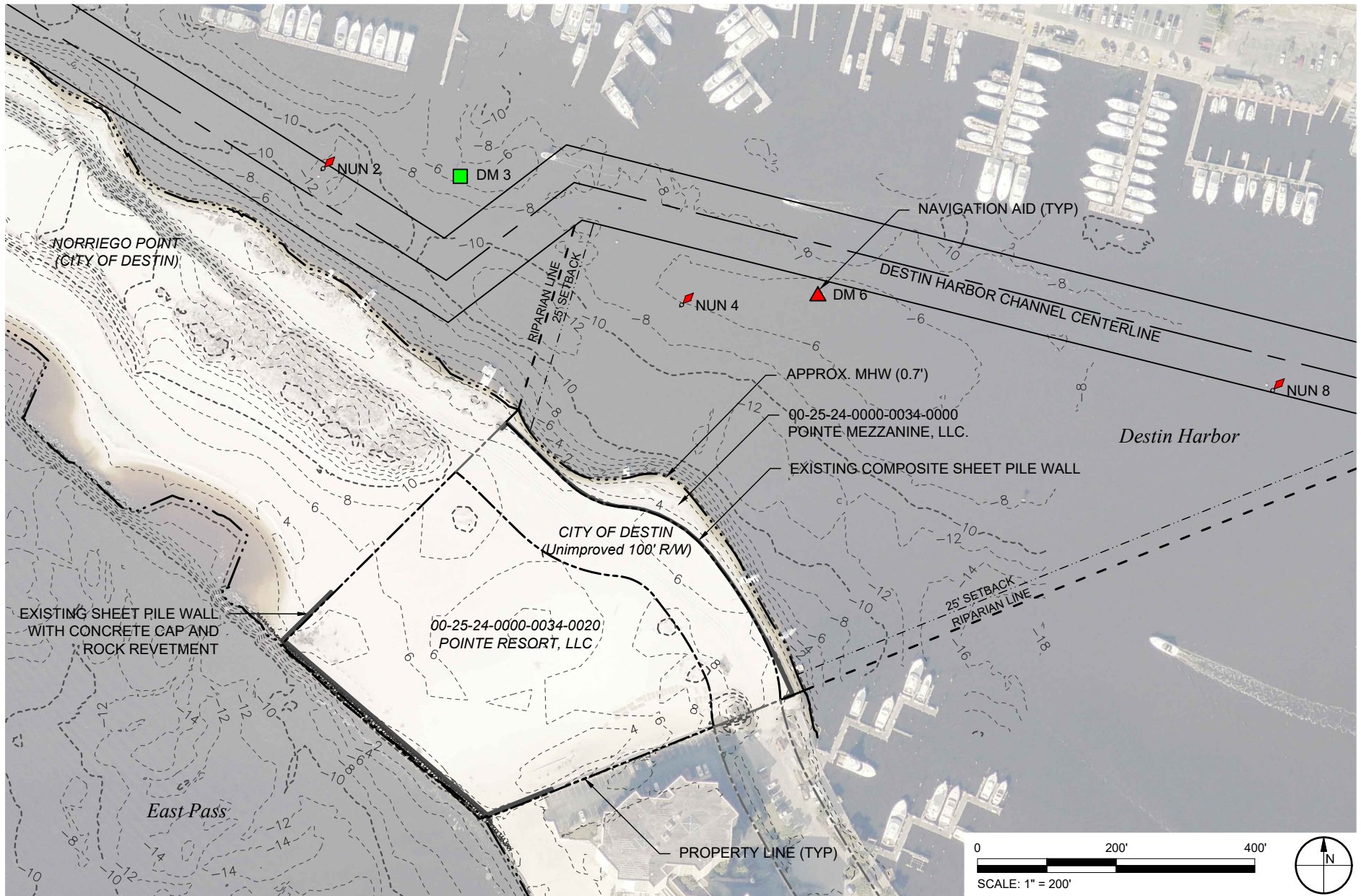
PROJECT C2017-004-01 DRAWN BY CAS/NP SHEET 2 of 20 DATE NOV 2018

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CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 3
EXISTING CONDITIONS
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

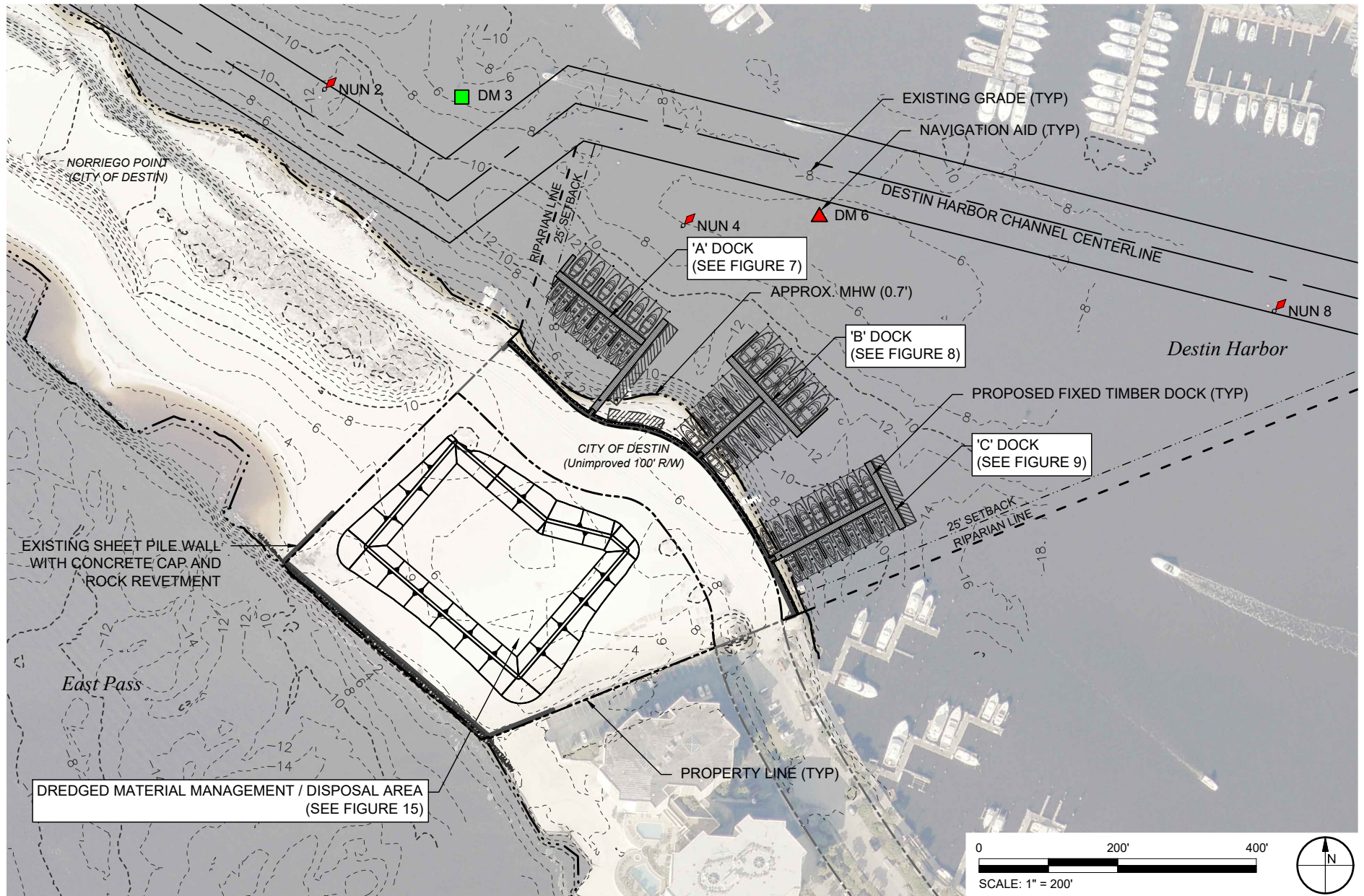
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CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 4
PROJECT OVERVIEW
PONTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

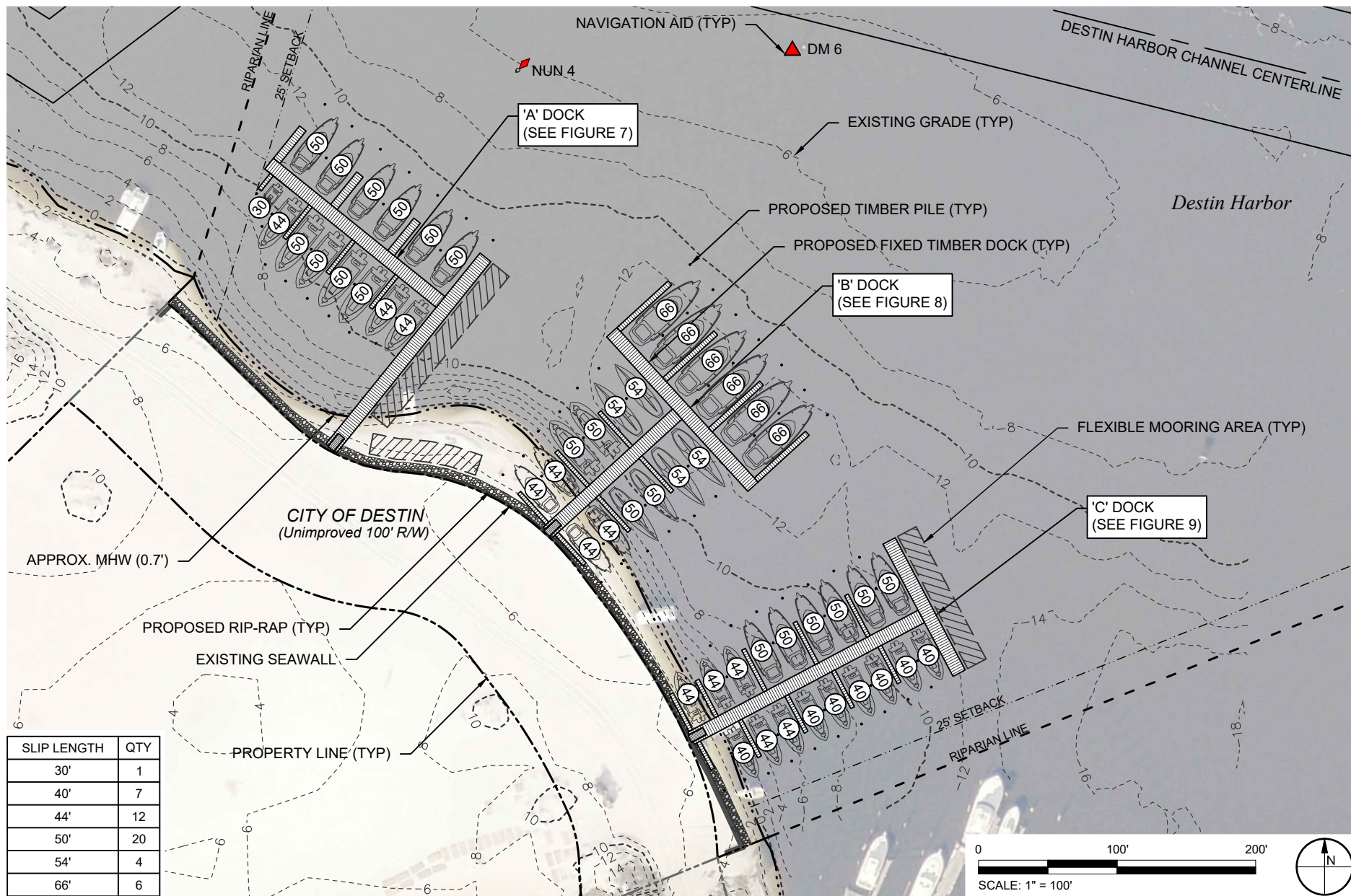
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REGISTRY # 4815

FIGURE 5
PROPOSED MARINA SITE PLAN
PONTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT C2017-004-01

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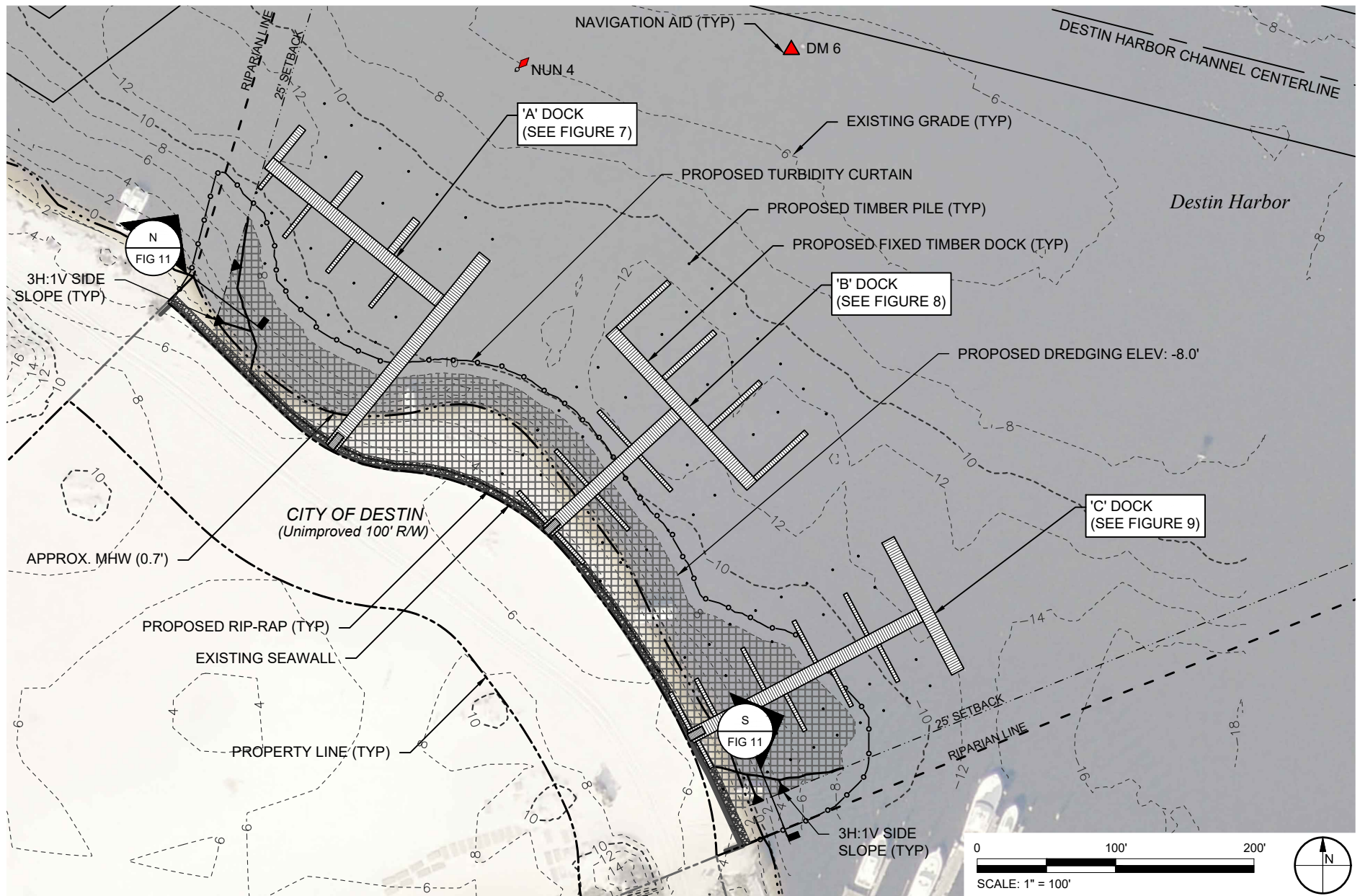
DATE NOV 2018

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FIGURE 6
PROPOSED MARINA DREDGE PLAN
PONTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

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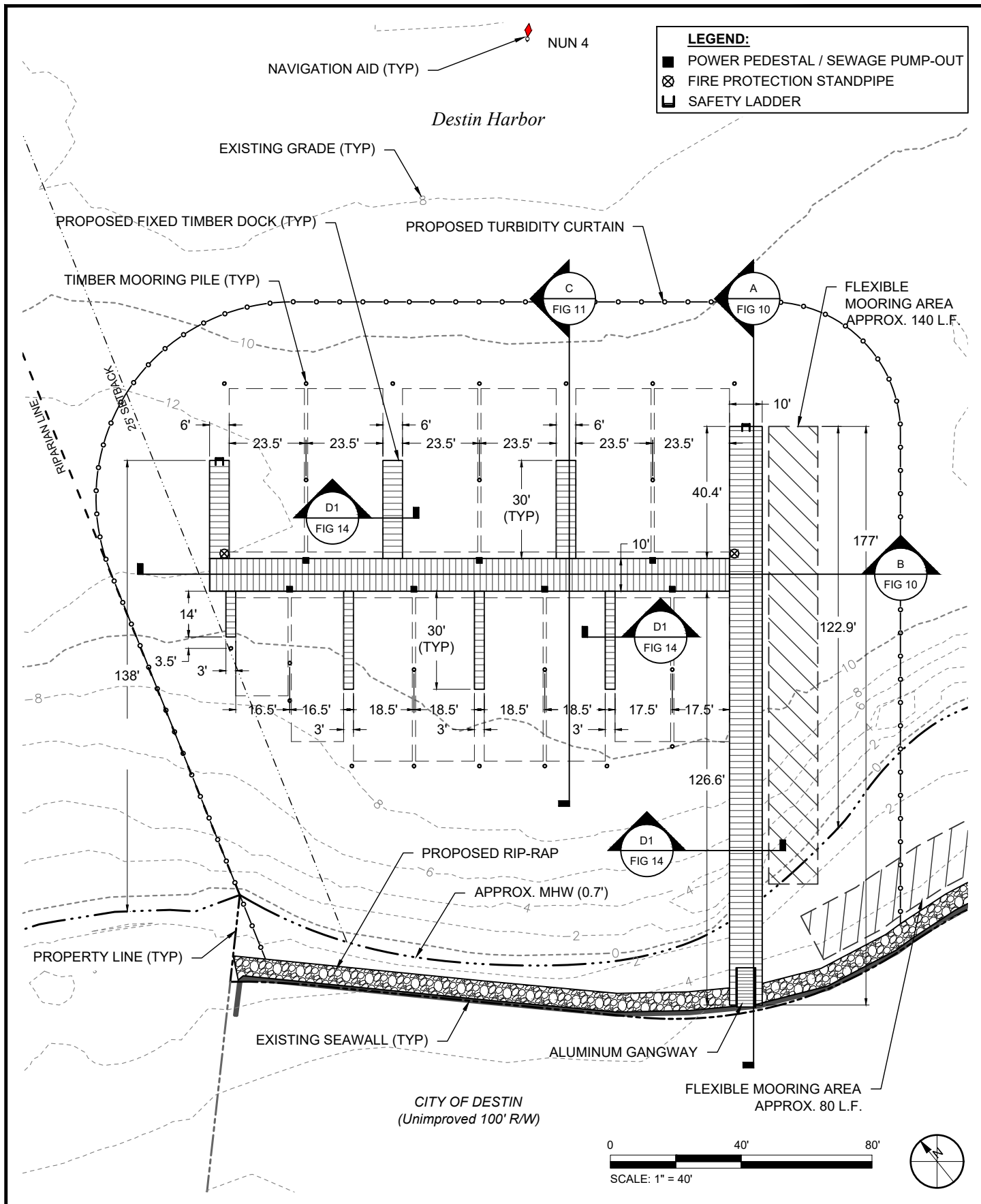
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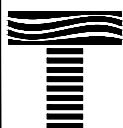
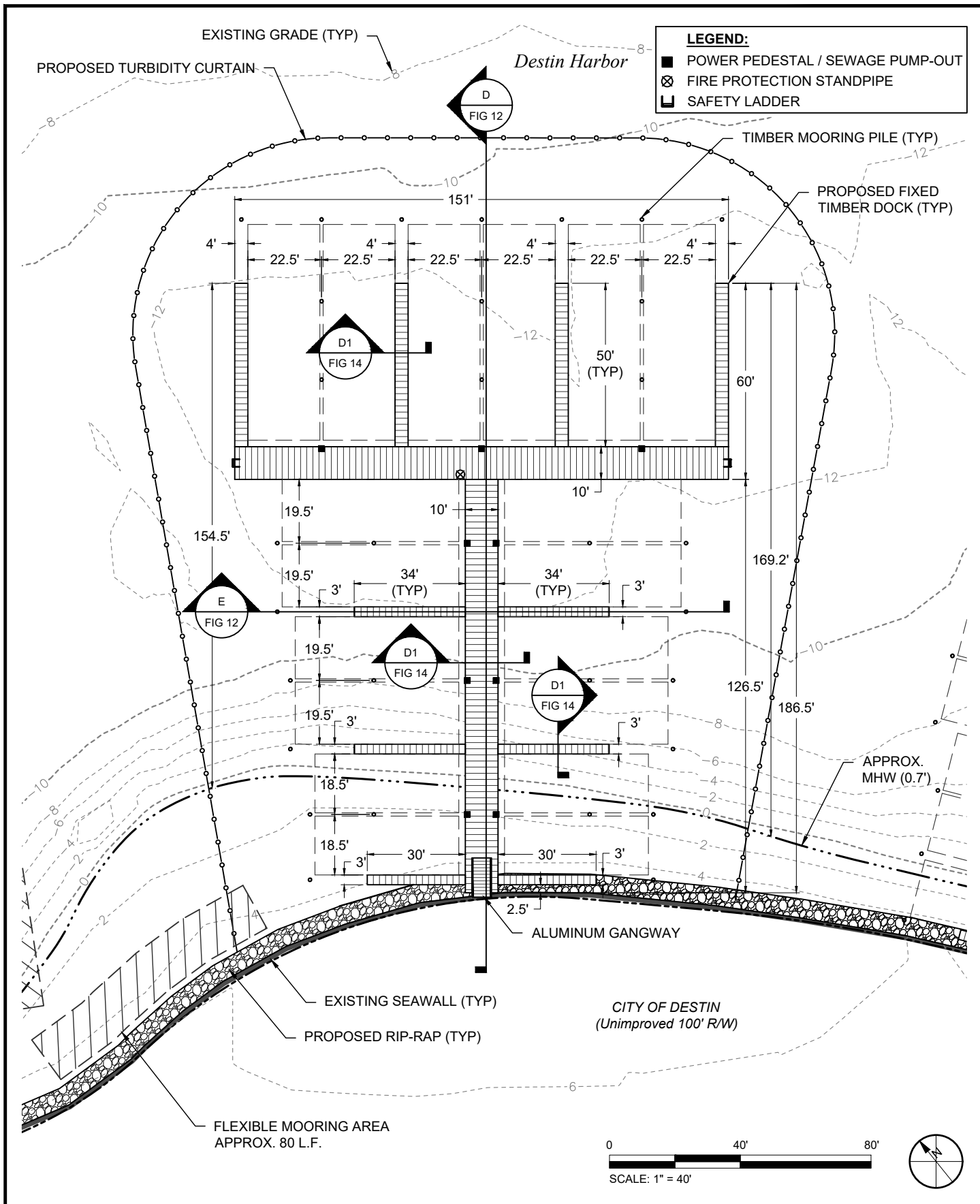
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C2017-004-01

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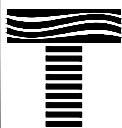
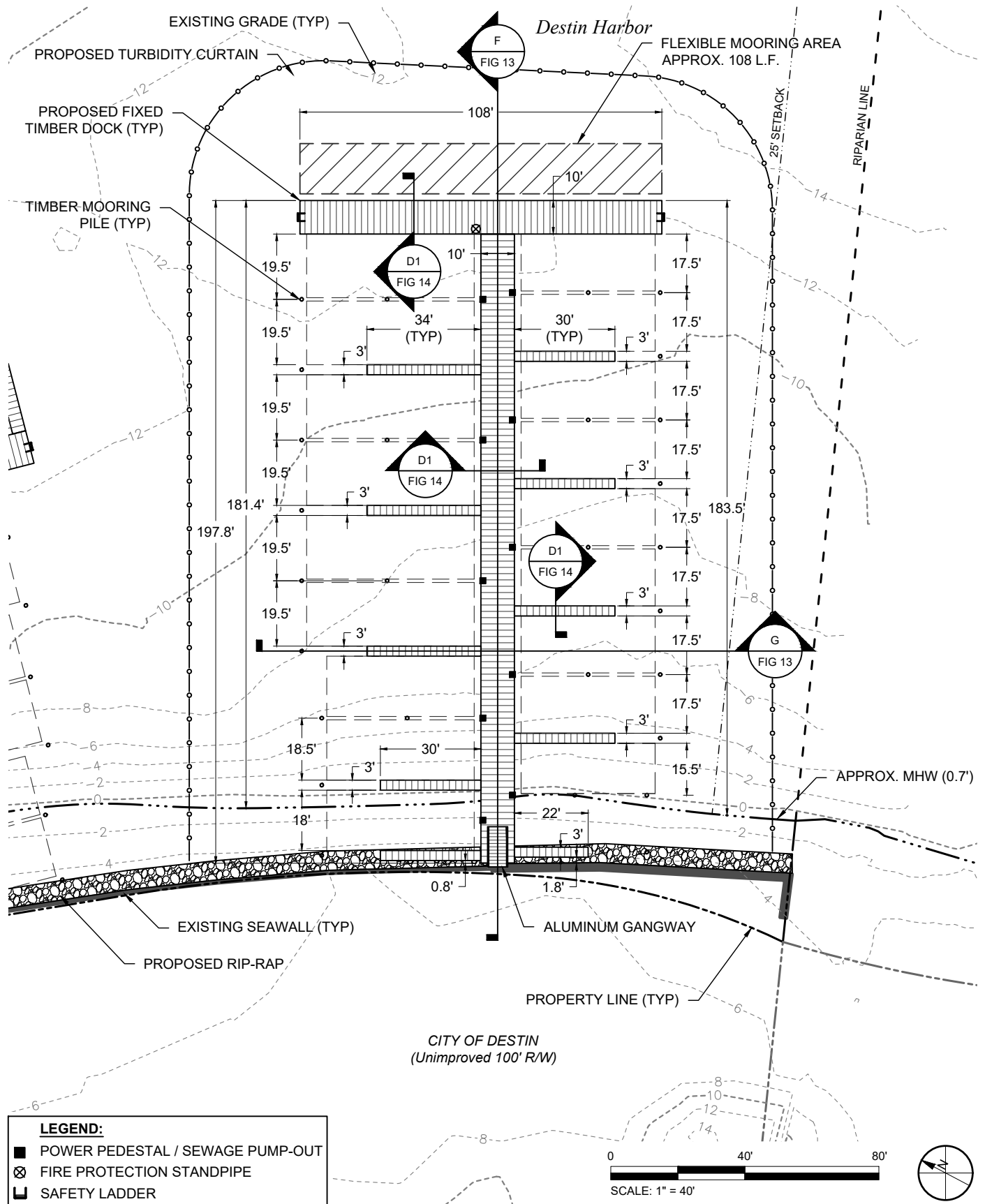
DATE
NOV 2018

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4300 LEGENDARY DRIVE
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DESTIN, FL 32541
REGISTRY # 4815

FIGURE 9
PROPOSED DOCK PLAN - 'C'
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

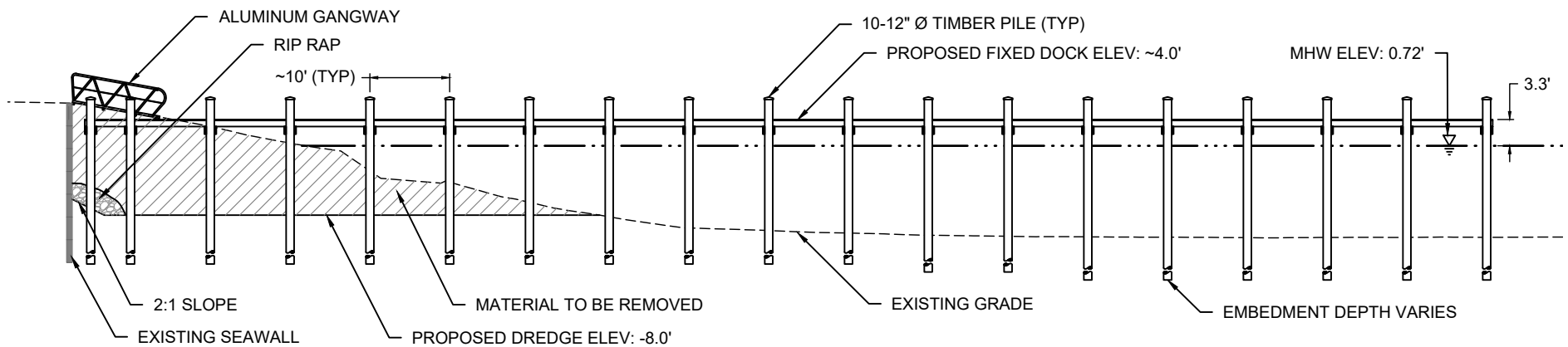
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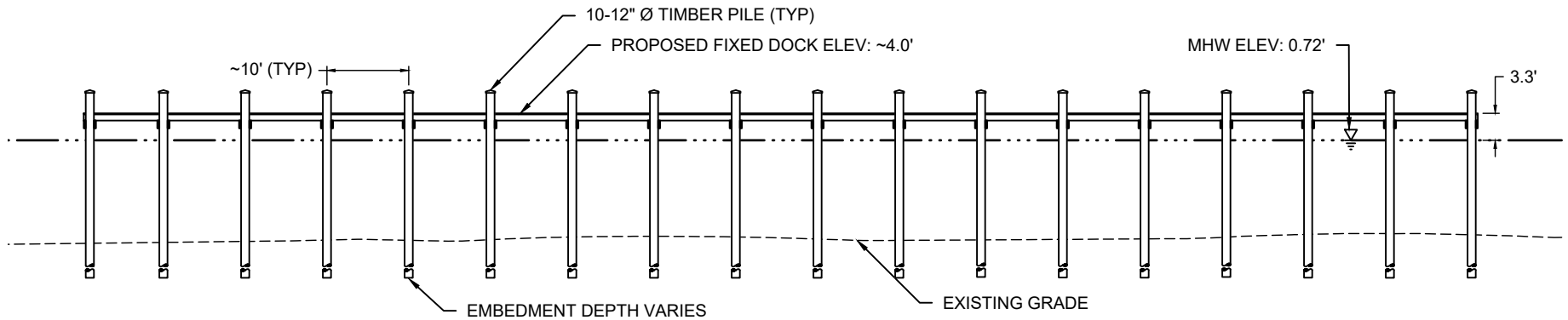
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DATE

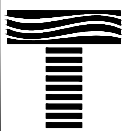
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A
FIG 7
'A' DOCK - SECTION A
SCALE: 1" = 20'



B
FIG 7
'A' DOCK - SECTION B
SCALE: 1" = 20'



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4300 LEGENDARY DRIVE
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FIGURE 10
SECTIONS - 'A' DOCK
PONTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

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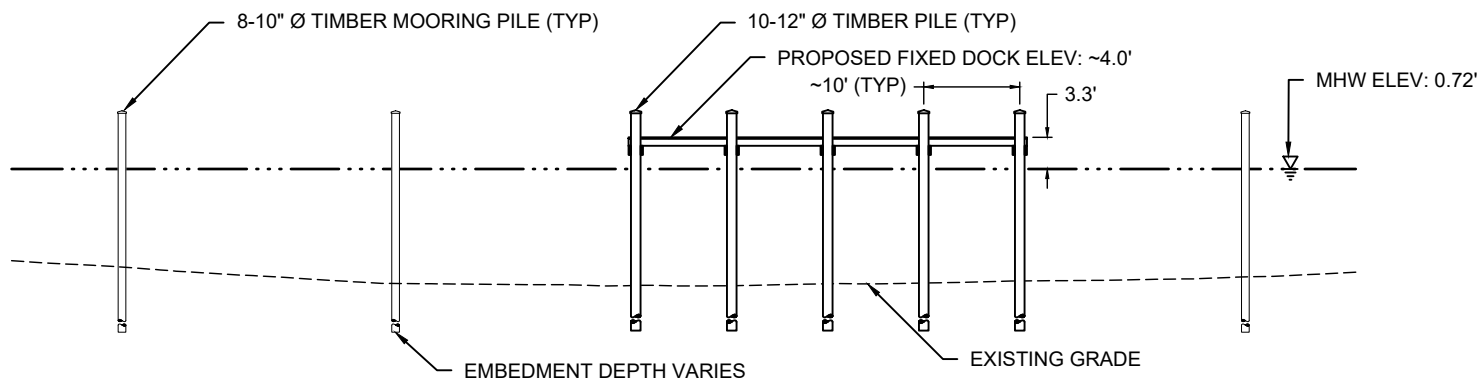
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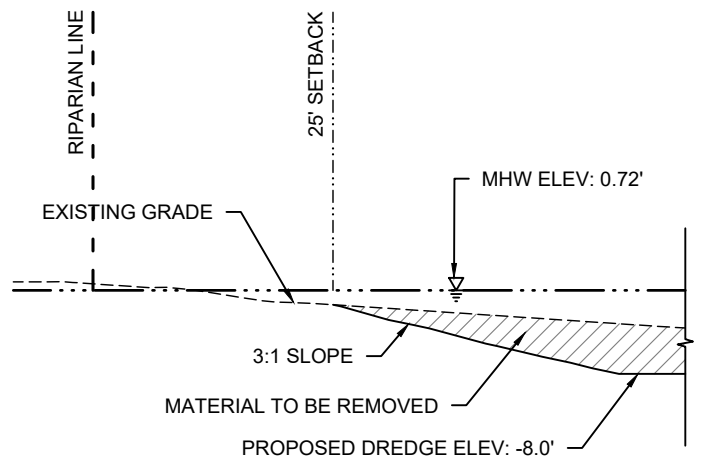
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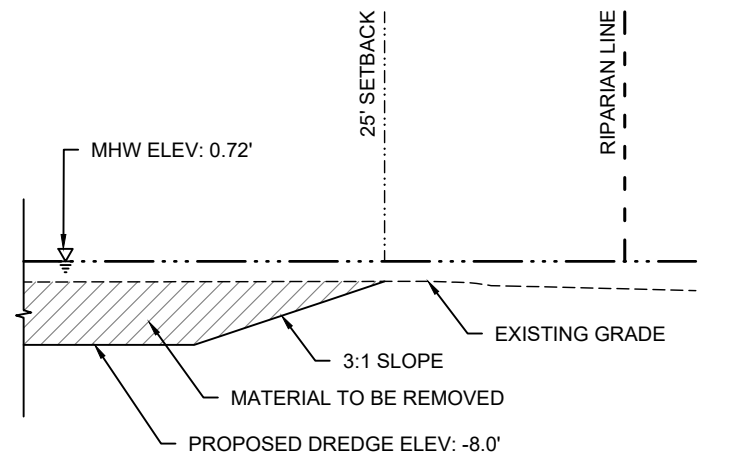
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'A' DOCK - SECTION C
FIG 7 SCALE: 1" = 20' 0 20'



N SIDE SLOPE DREDGE SECTION - NORTH
FIG 6 SCALE: 1" = 20' 0 20'



S SIDE SLOPE DREDGE SECTION - SOUTH
FIG 6 SCALE: 1" = 20' 0 20'



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4300 LEGENDARY DRIVE
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DESTIN, FL 32541
REGISTRY # 4815

FIGURE 11
SECTIONS - 'A' DOCK
PONTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

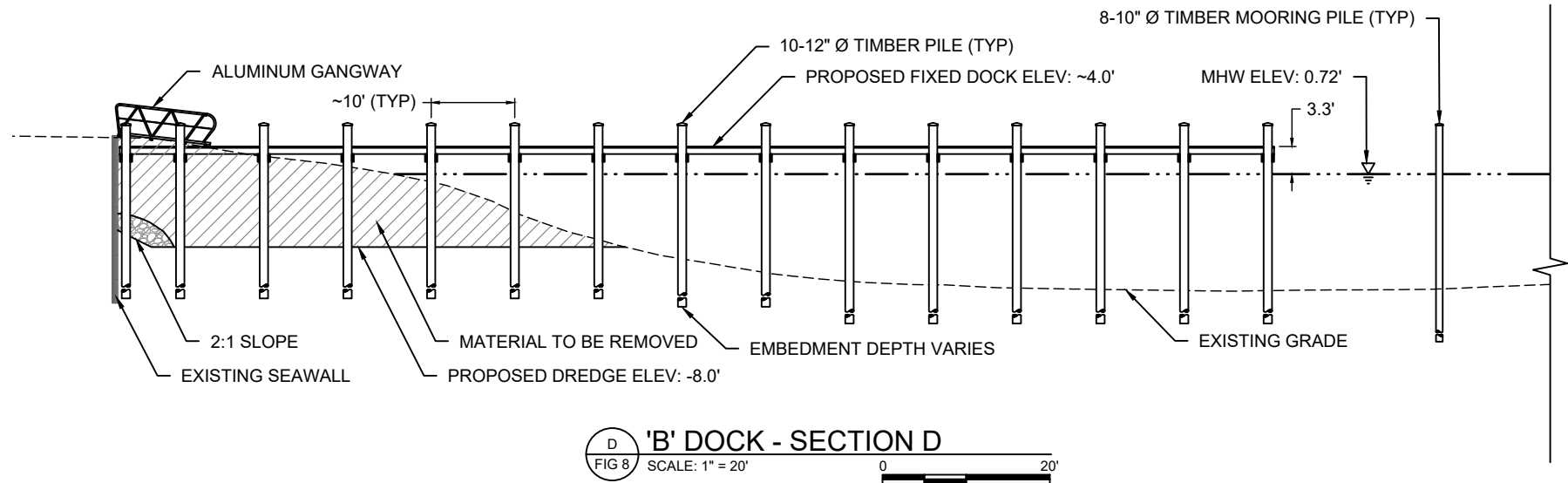
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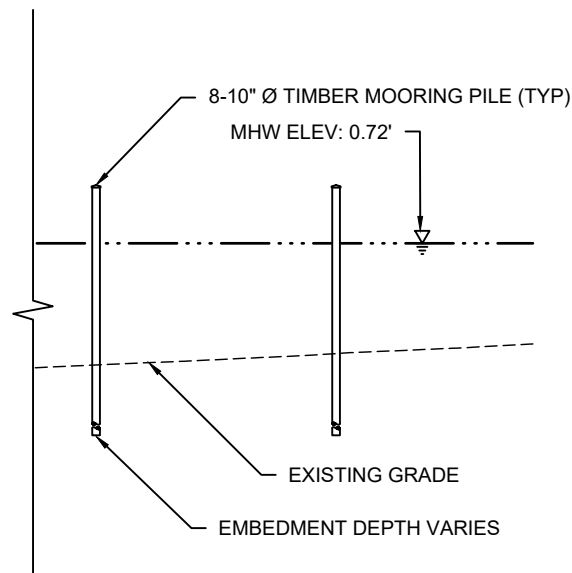
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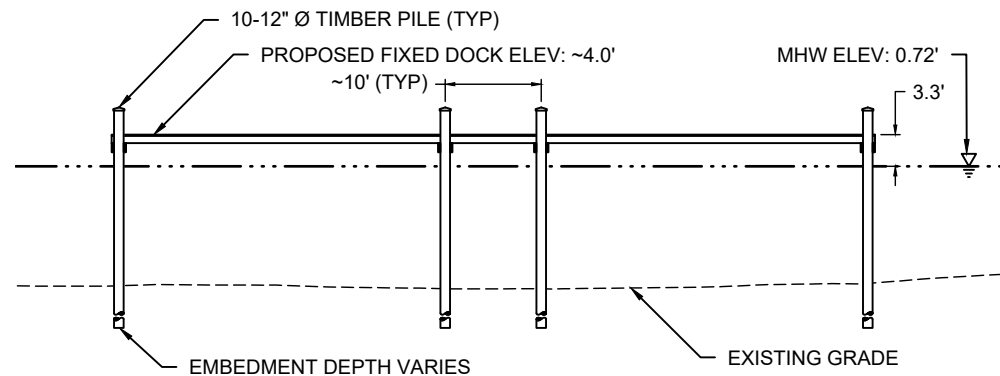
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D 'B' DOCK - SECTION D
FIG 8 SCALE: 1" = 20'



D 'B' DOCK - SECTION D (CONTINUED)
FIG 8 SCALE: 1" = 20'



E 'B' DOCK - SECTION E
FIG 8 SCALE: 1" = 20'



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FIGURE 12
SECTIONS - 'B' DOCK
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT C2017-004-01

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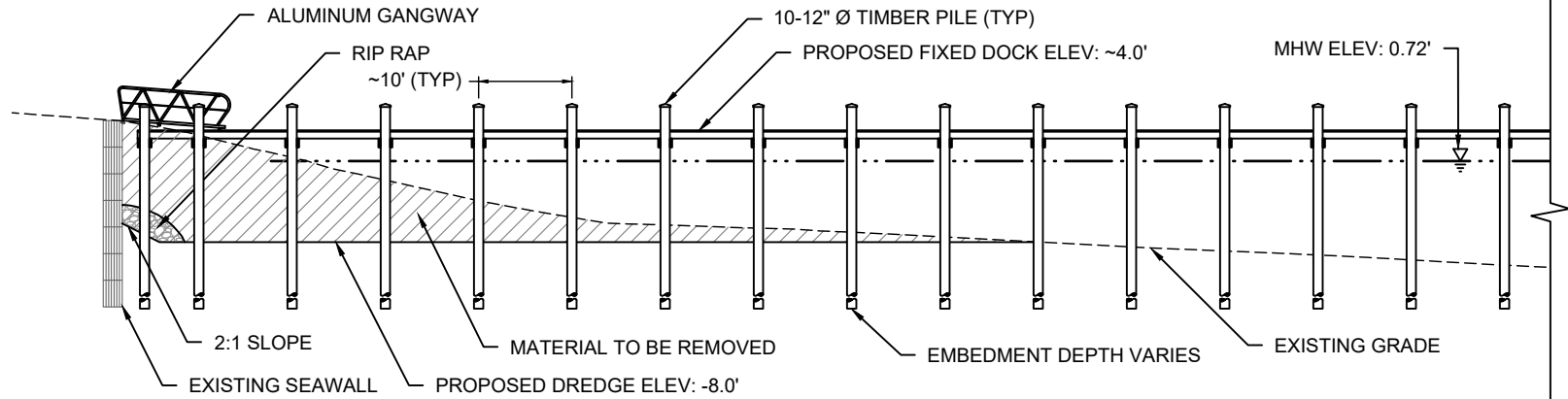
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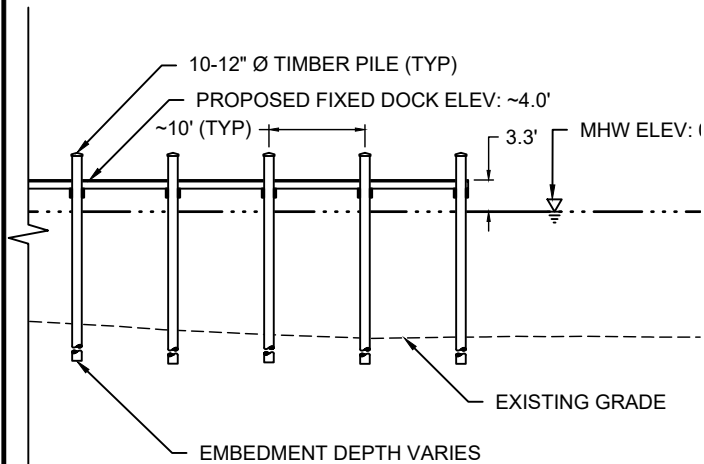
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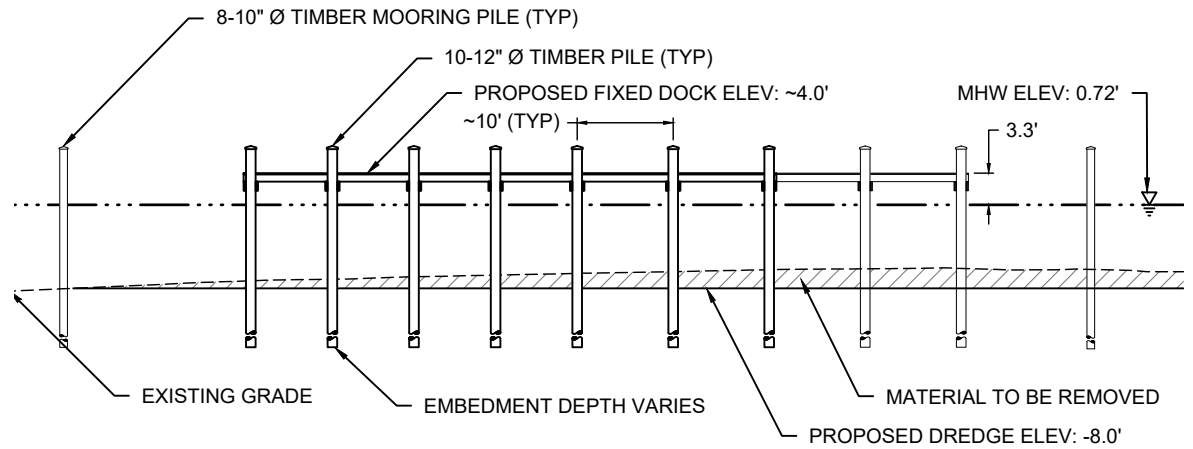
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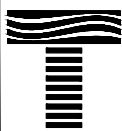
'C' DOCK - SECTION F
FIG 9 SCALE: 1" = 20' 0 20'



'C' DOCK - SECTION F (CONTINUED)
FIG 9 SCALE: 1" = 20' 0 20'



'C' DOCK - SECTION G
FIG 9 SCALE: 1" = 20' 0 20'



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4300 LEGENDARY DRIVE
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REGISTRY # 4815

FIGURE 13
SECTIONS - 'C' DOCK
PONTA RESORT MARINA
OKALOOSA COUNTY, FLORIDA

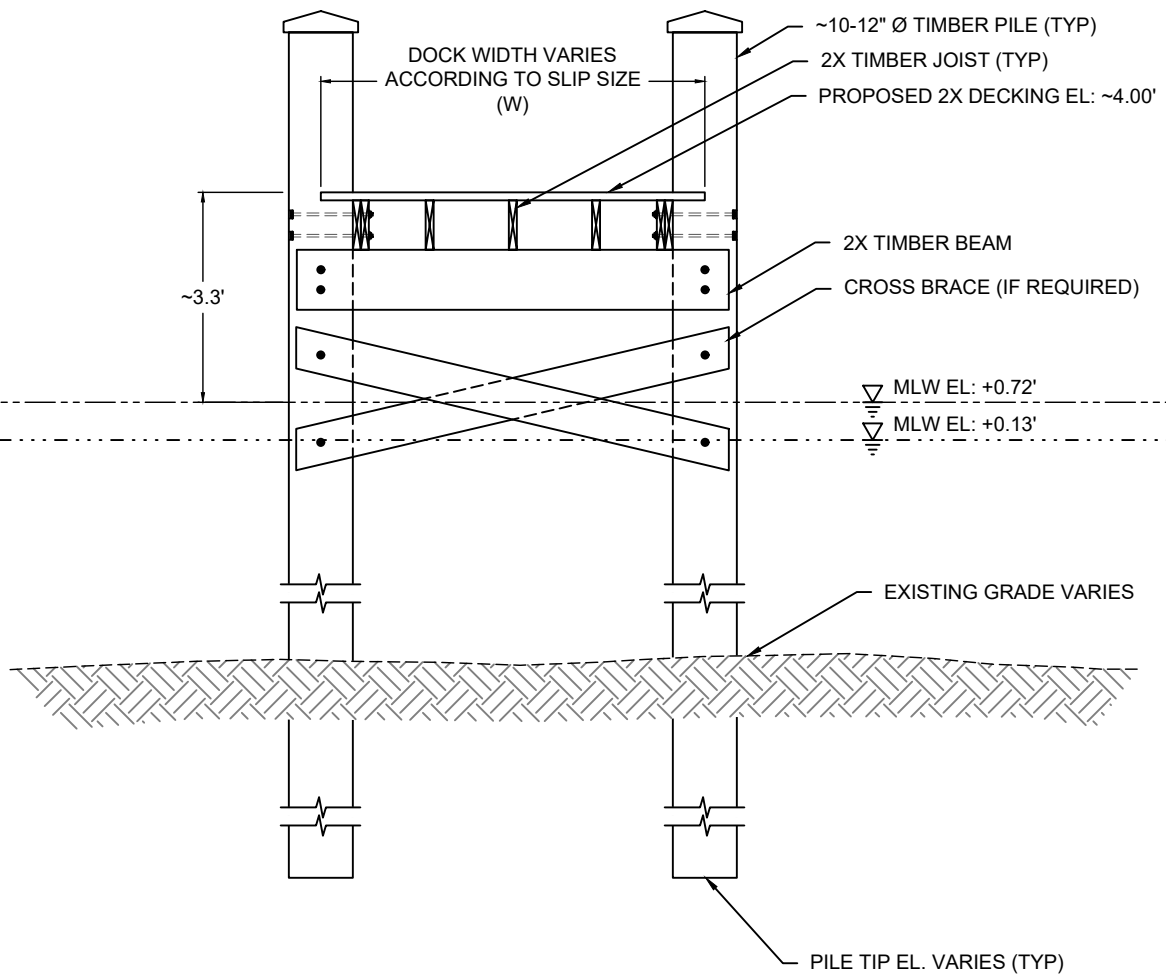
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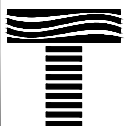
MATTHEW TRAMMELL P.E. # 69244

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SLIP SIZE AND WIDTH (W)	
SLIP SIZE	W
30' - 50'	3' - 6'
66'	4'
MAIN ACCESS DOCK	10'



(D1) TYPICAL FLOATING DOCK SECTION
NOT TO SCALE



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4300 LEGENDARY DRIVE
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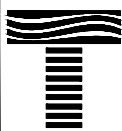
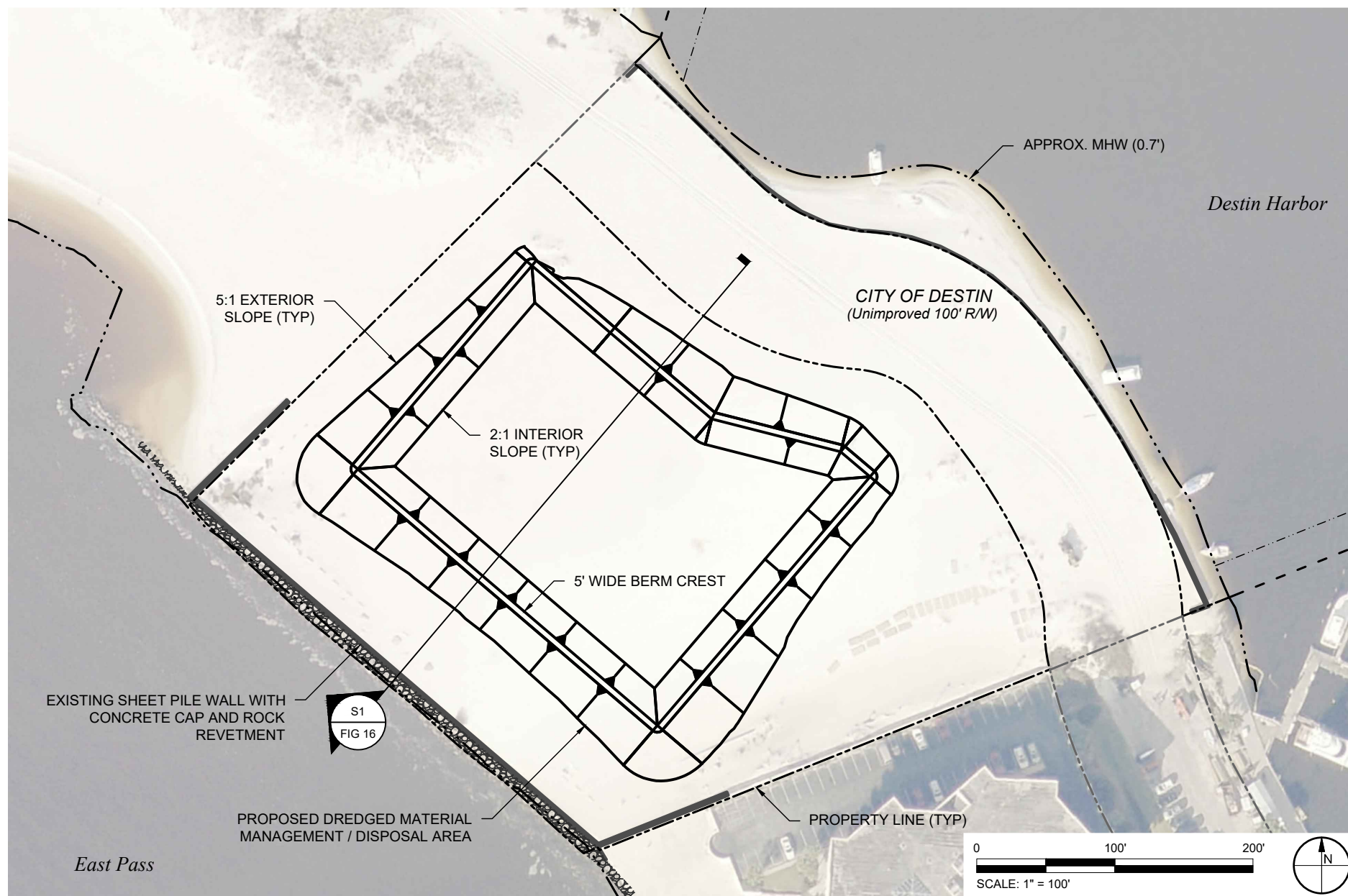
FIGURE 14
TYPICAL FLOATING DOCK
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

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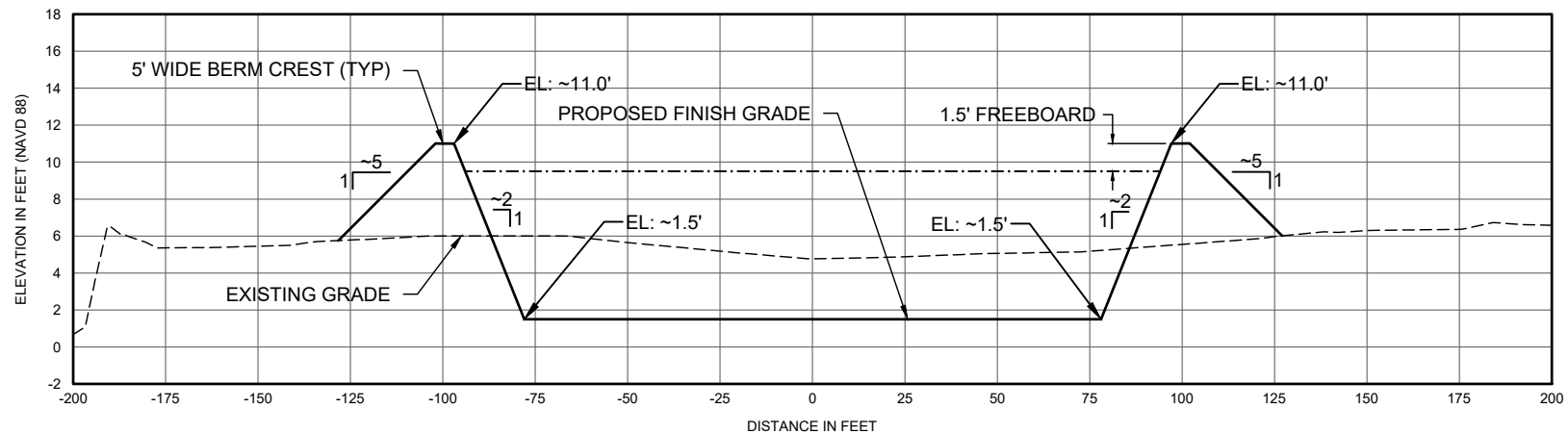
FIGURE 15
DREDGED MATERIAL MANAGEMENT / DISPOSAL AREA SITE PLAN
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

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S1
FIG 15

DREDGED MATERIAL MANAGEMENT / DISPOSAL AREA TYPICAL SECTION

SCALE: 1" = 50'
V-SCALE: 1" = 10'

0 50'



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FIGURE 16
DREDGED MATERIAL MANAGEMENT DISPOSAL AREA TYPICAL
SECTION
PONTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

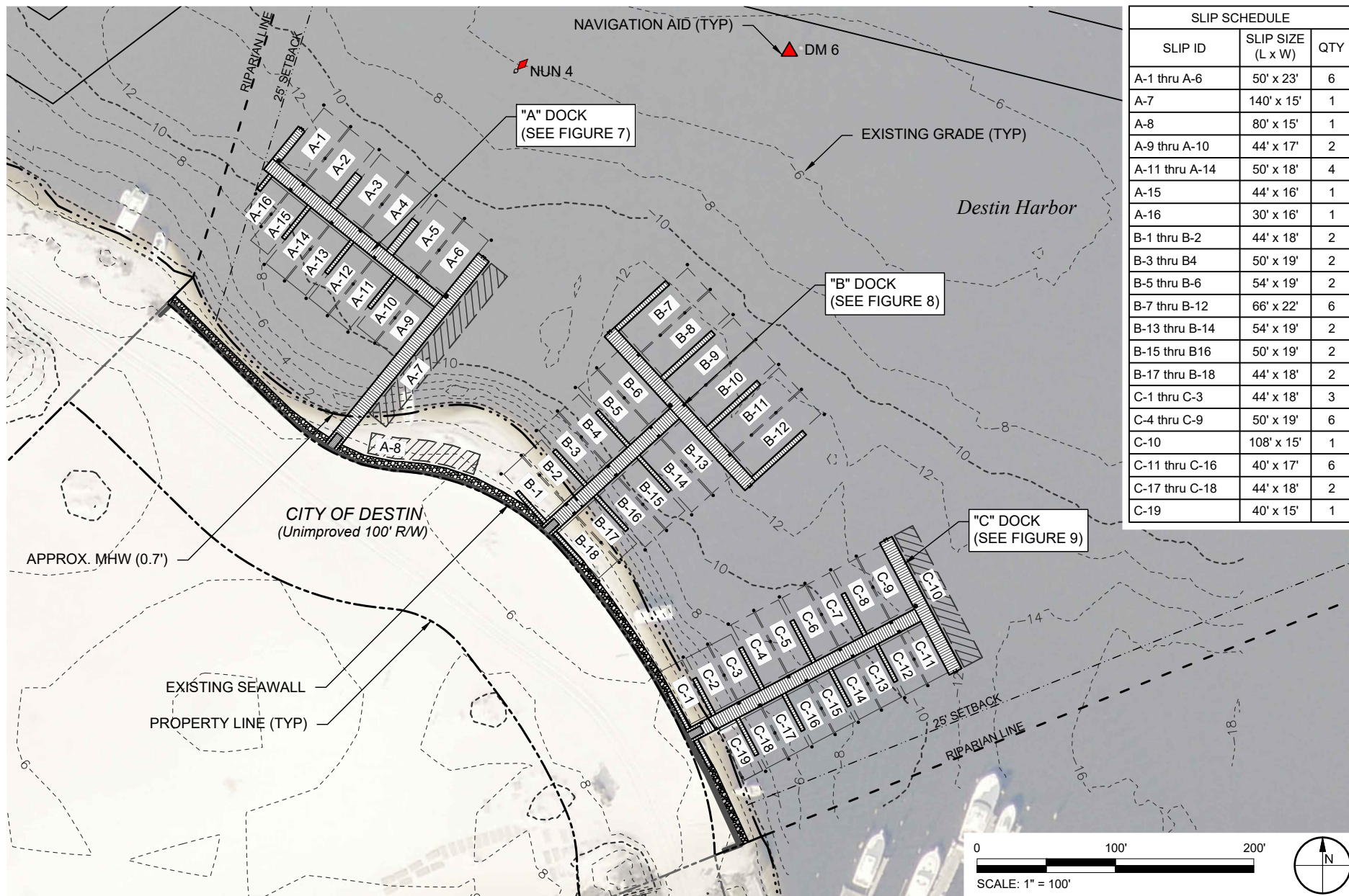
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SLIP SCHEDULE		
SLIP ID	SLIP SIZE (L x W)	QTY
A-1 thru A-6	50' x 23'	6
A-7	140' x 15'	1
A-8	80' x 15'	1
A-9 thru A-10	44' x 17'	2
A-11 thru A-14	50' x 18'	4
A-15	44' x 16'	1
A-16	30' x 16'	1
B-1 thru B-2	44' x 18'	2
B-3 thru B-4	50' x 19'	2
B-5 thru B-6	54' x 19'	2
B-7 thru B-12	66' x 22'	6
B-13 thru B-14	54' x 19'	2
B-15 thru B-16	50' x 19'	2
B-17 thru B-18	44' x 18'	2
C-1 thru C-3	44' x 18'	3
C-4 thru C-9	50' x 19'	6
C-10	108' x 15'	1
C-11 thru C-16	40' x 17'	6
C-17 thru C-18	44' x 18'	2
C-19	40' x 15'	1



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FIGURE 17
PROPOSED MARINA SLIP PLAN
PONTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

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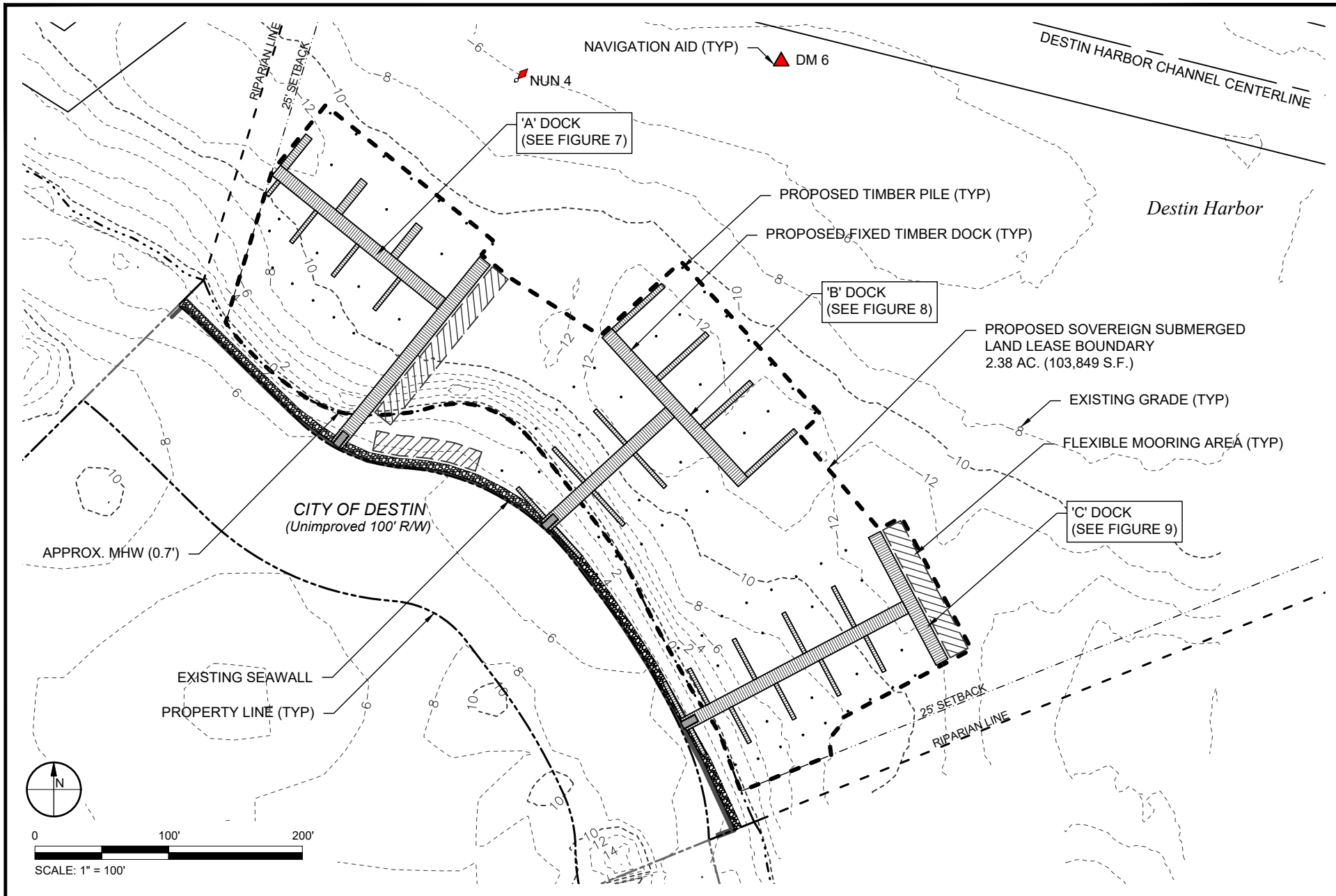
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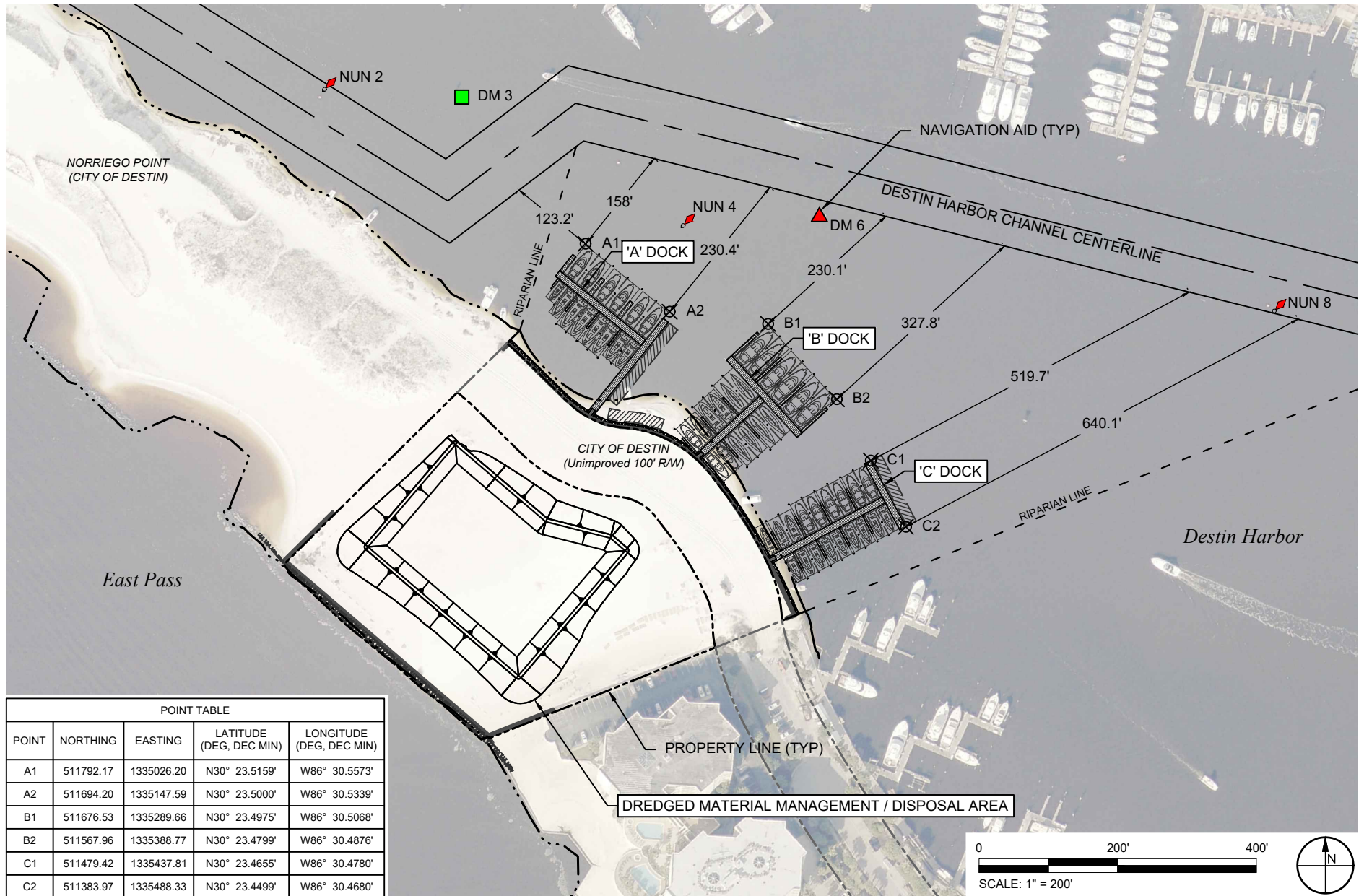
4300 LEGENDARY DRIVE
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CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 18
PROPOSED SOVEREIGN SUBMERGED LAND LEASE BOUNDARY
PONTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

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POINT TABLE

POINT	NORTHING	EASTING	LATITUDE (DEG, DEC MIN)	LONGITUDE (DEG, DEC MIN)
A1	511792.17	1335026.20	N30° 23.5159'	W86° 30.5573'
A2	511694.20	1335147.59	N30° 23.5000'	W86° 30.5339'
B1	511676.53	1335289.66	N30° 23.4975'	W86° 30.5068'
B2	511567.96	1335388.77	N30° 23.4799'	W86° 30.4876'
C1	511479.42	1335437.81	N30° 23.4655'	W86° 30.4780'
C2	511383.97	1335488.33	N30° 23.4499'	W86° 30.4680'



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4300 LEGENDARY DRIVE
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REGISTRY # 4815

FIGURE 19
FEDERAL NAVIGATION CHANNEL OFFSETS
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT C2017-004-01

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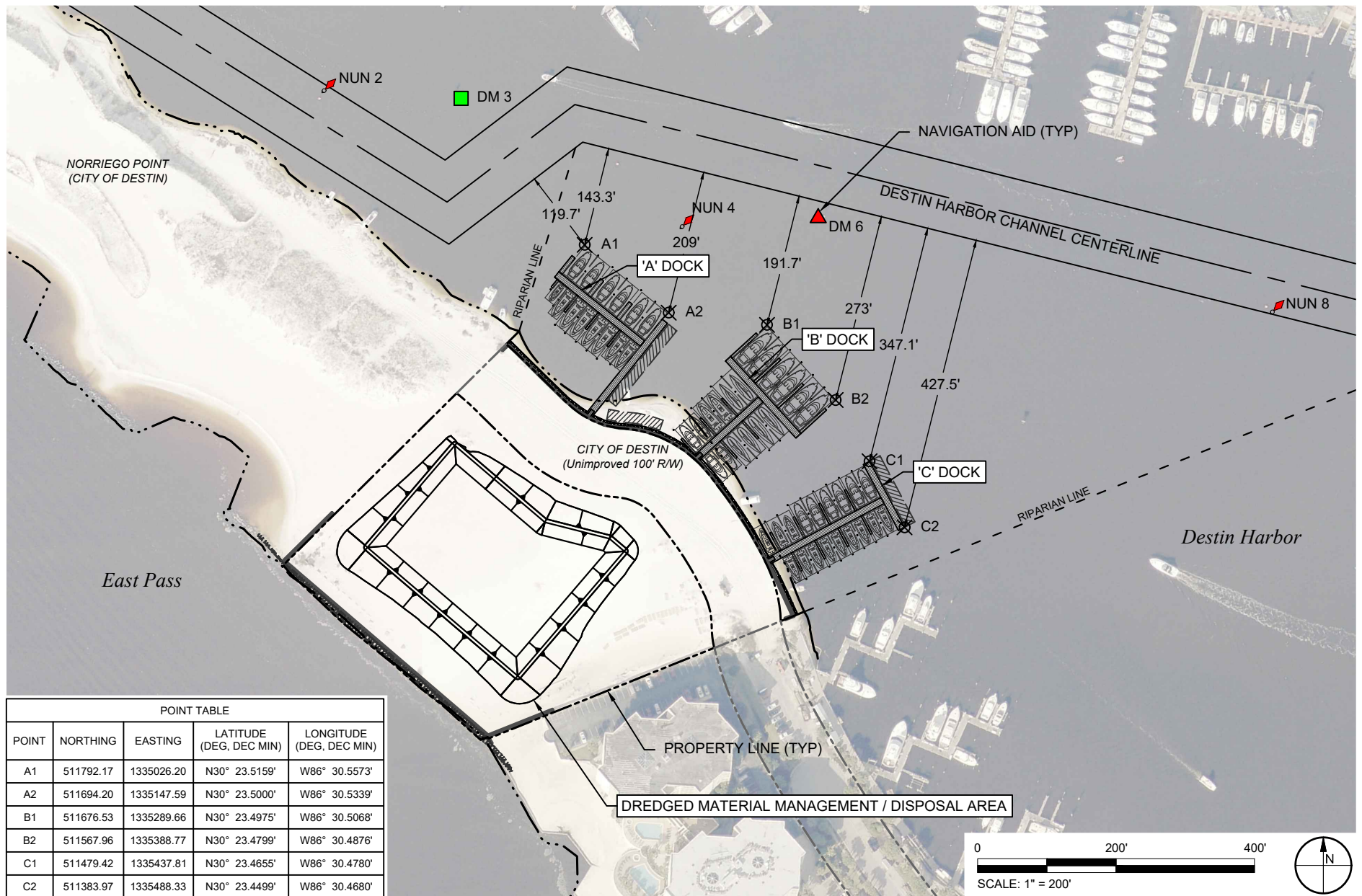
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POINT TABLE

POINT	NORTHING	EASTING	LATITUDE (DEG, DEC MIN)	LONGITUDE (DEG, DEC MIN)
A1	511792.17	1335026.20	N30° 23.5159'	W86° 30.5573'
A2	511694.20	1335147.59	N30° 23.5000'	W86° 30.5339'
B1	511676.53	1335289.66	N30° 23.4975'	W86° 30.5068'
B2	511567.96	1335388.77	N30° 23.4799'	W86° 30.4876'
C1	511479.42	1335437.81	N30° 23.4655'	W86° 30.4780'
C2	511383.97	1335488.33	N30° 23.4499'	W86° 30.4680'



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SUITE C246
DESTIN, FL 32541
REGISTRY # 4815

FIGURE 19A
FEDERAL NAVIGATION CHANNEL OFFSETS
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

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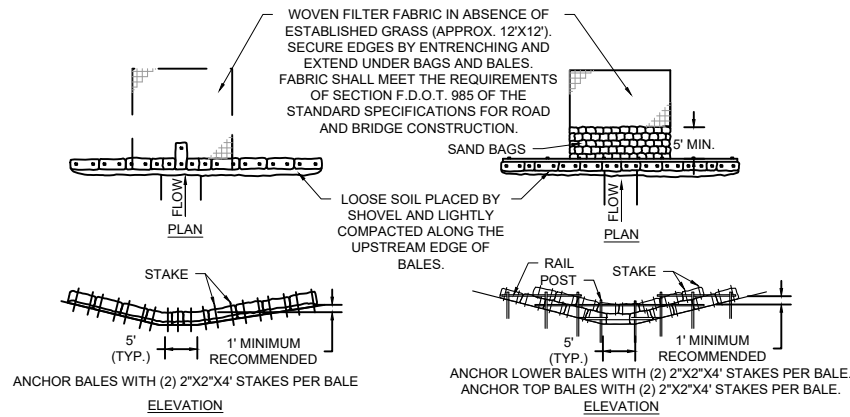
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PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

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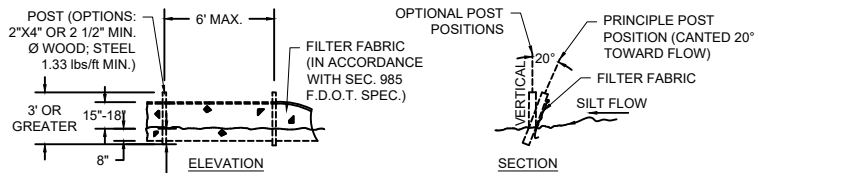


APPLICATION AND SPACING OF TYPES I & TYPES II HAY BALE BARRIERS SHALL BE IN ACCORDANCE WITH SHEET 1 OF 3, F.D.O.T. INDEX NO. 102

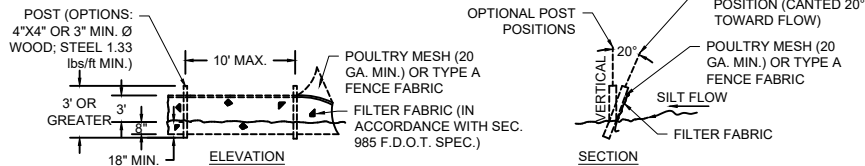
TYPE II

TYPE I

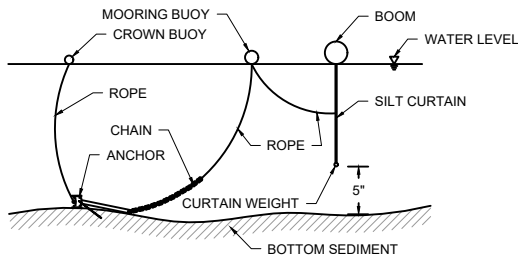
TYPICAL STRAW BALE DETAIL



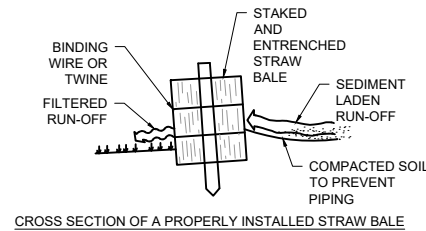
TYPE III SILT FENCE



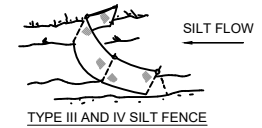
TYPE IV SILT FENCE



TURBIDITY CURTAIN DETAIL



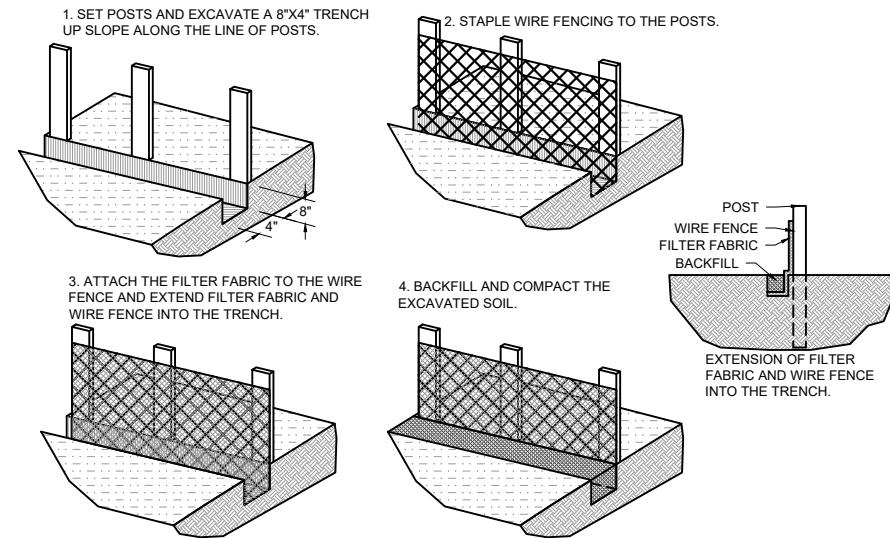
CROSS SECTION OF A PROPERLY INSTALLED STRAW BALE



TYPE III AND IV SILT FENCE

DITCH INSTALLATION AND SPACING FOR TYPE III & TYPE IV FENCE TO BE IN ACCORDANCE WITH SHEET 1 OF 3, OF THE F.D.O.T. INDEX NO. 102

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



SILT FENCE INSTALLATION DETAILS



TAYLOR ENGINEERING INC.

4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 20
EROSION AND TURBIDITY CONTROL DETAILS
PONTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT	C2017-004-01
DRAWN BY	CAS/NP
SHEET	20 of 20
DATE	NOV 2018

SEAL

MATTHEW TRAMMELL P.E. # 69244

DATE

ATTACHMENT 4

Docking Facility FDEP Permit



FLORIDA DEPARTMENT OF Environmental Protection

Northwest District
160 W. Government Street, Suite 308
Pensacola, Florida 32502

Rick Scott
Governor
Carlos Lopez-Cantera
Lt. Governor
Noah Valenstein
Secretary

Permittees/Authorized Entities:

Pointe Mezzanine, LLC and
Pointe Resort, LLC
c/o Robert Guidry
1901 Manhattan Blvd.
Building H, Suite 101
Harvey, Louisiana 70058
Mark.embree@arlaw.com

Pointe Resort Docking Facility

Authorized Agent:
Matthew Trammell
Taylor Engineering Inc.
4300 Legendary Drive, Suite C246
Destin, Florida 32541
mtrammell@tayloengineering.com

Environmental Resource Permit State-owned Submerged Lands Authorization – Granted Pending Document Execution

U.S. Army Corps of Engineers Authorization – Separate Corps Authorization Required

Okaloosa County
Permit No.: 0251677-007-EI/46
Lease File No.: 460338621

Permit Issuance Date: January 03, 2019
Permit Construction Phase Expiration Date: January 03, 2024

Consolidated Environmental Resource Permit and Sovereignty Submerged Lands Authorization

Permittees: Pointe Mezzanine, LLC and Pointe Resort, LLC

Grantee: Pointe Mezzanine, LLC

Permit No: 0251677-007-EI/46

PROJECT LOCATION

The activities authorized by this permit and sovereignty submerged lands authorization are located at the west end of Gulf Shore Drive, Destin, Florida 32541, Parcel IDs [00-2S-24-0000-0034-0000](#) and [00-2S-24-0000-0034-0020](#), in Section 00, Township 02 South, Range 22 West in Okaloosa County, at 30°23'28.20" North Latitude, 86°30'31.80" West Longitude.

PROJECT DESCRIPTION

The permittee is authorized to construct a 53-slip private residential multi-family docking facility and to dredge approximately 8,855 cubic yards of materials. In addition, the permittee is authorized to install a fixed sewage pumpout system connected to an upland collection system and place approximately 600 linear feet of riprap along an existing bulkhead which is the boundary between uplands and the dredge limits. The docking facility will consist of 50 permanent slips and 3 flexible mooring areas for a total of 53 slips. This facility will be used in conjunction with an upland 79-unit condominium. The proposed dredging will consist of 2,898 cubic yards of sovereignty submerged lands and 5,957 cubic yards of privately owned uplands for a total of 8,855 cubic yards of dredged materials. The proposed dredge depth is -8 feet NAVD88. The project is located within Destin Harbor, a Class III Florida Waterbody, Prohibited Shellfish Harvesting Area. Those activities include the preemption of 100,174 square feet of state-owned sovereignty submerged lands. Authorized activities are depicted on the attached exhibits.

The permittee's net positive public benefit required by rule 18-21.004(4)(b)2.e., F.A.C., shall be a cash contribution to the Trust for Public Land in the amount of \$500,000 for the Leonard Destin Park project. The permittee shall provide proof to the Department's Northwest District Office that the \$500,000 has been paid to the Trust for Public Land prior to the permittee's receipt of a fully executed lease.

AUTHORIZATIONS

Pointe Resort Docking Facility

Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

Sovereignty Submerged Lands Authorization

The activity is located on sovereignty submerged lands owned by the State of Florida. It therefore also requires authorization from the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), pursuant to Article X, Section 11 of the Florida Constitution, and Section 253.77, F.S. On December 4th, 2018, the Board of Trustees granted authority for the Department, acting as staff to the Board in accordance with Sections 253.002, F.S., to proceed with issuance of a lease for the use for the activity described.

The final documents required to execute the lease will be sent to the permittee/lessee by the Department's Division of State Lands for execution. The Department intends to issue the lease, upon satisfactory execution of those documents, including payment of required fees and compliance with the conditions in the previously issued Recommended Consolidated Intent to Issue lease. **You may not begin construction of the activities described until you receive a copy of the executed lease from the Department.**

Federal Authorization

Your proposed activity as outlined on your application and attached drawings **does not qualify** for federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **shall be required** from the U.S. Army Corps of Engineers (Corps). You must apply separately to the Corps using the federal application form (ENG 4345). More information about Corps permitting may be found online in the Jacksonville District Regulatory Division Sourcebook. **Failure to obtain Corps authorization prior to construction could subject you to federal enforcement action by that agency.**

Authority for review – an agreement with the Corps entitled “Coordination Agreement Between the U.S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection, or Duly Authorized Designee, State Programmatic General Permit,” Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Coastal Zone Management

Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Water Quality Certification

This permit also constitutes a water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. 1341.

Other Authorizations

You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

PERMIT CONDITIONS

The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action. Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit and sovereignty submerged lands authorization, as described.

SPECIFIC CONDITIONS – ADMINISTRATIVE/EMERGENCIES

1. The construction phase expires at 11:59 p.m. on the date indicated on the cover page of this permit.
2. For emergencies involving a serious threat to the public health, safety, welfare, or environment, the emergency telephone contact number is (800) 320-0519 (State Warning Point). The Department telephone number for reporting nonthreatening problems or system malfunctions is (850) 595-0663, day or night.
3. The mailing address for submittal of forms for the “Construction Commencement Notice”, “As-Built Certification ...”, “Request for Conversion of Stormwater Management Permit Construction Phase to Operation and Maintenance Phase”, or other correspondence is FDEP, SLERP, Northwest District Office, 160 W Government Street, Pensacola, Florida 32502-5794.

SPECIFIC CONDITIONS – PRIOR TO ANY CONSTRUCTION

4. Prior to the initiation of any work authorized by this permit, floating turbidity screens with weighted skirts that extend to within 1 ft. of the bottom shall be placed around the active construction areas of the site. The screens shall be maintained and shall remain in place for the duration of the project construction to ensure that turbidity levels outside the construction area do not exceed 29 NTU’s above background levels. The permittee shall be responsible for ensuring that turbidity control devices are inspected daily and maintained in good working order so that there are no violations of state water quality standards outside of the turbidity screens.
5. The permittee’s net positive public benefit project [pursuant to rule 18-21.004(4)(b)2.e., F.A.C.] is a contribution of \$500,000 to the Trust for Public Land for exclusive application towards water-access amenities at the Leonard Destin Park. Prior to receipt of a fully executed lease, the permittee shall submit proof to the Department’s Northwest District Office that the \$500,000 has been paid to the Trust for Public Land.

SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES

6. If the approved permit drawings and/or narrative conflict with the specific conditions, then the specific conditions shall prevail.
7. This permit does not authorize the construction of any additional structures not illustrated on the permit drawings. Examples of additional structures include but are not limited to impervious surfaces, walkways, awnings, enclosed sides and covers over slip areas, finger piers, step-down stairs, storage closets and decking.
8. Best management practices for erosion control shall be implemented and maintained at all times during construction to prevent siltation and turbid discharges in excess of State water quality standards pursuant to Rule 62-302, F.A.C. Methods shall include, but are not limited to the use of staked hay bales, staked filter cloth, sodding, seeding, and mulching; staged construction; and the installation of turbidity screens around the immediate project site.
9. The permittee shall be responsible for ensuring erosion control devices/procedures are inspected and maintained daily during all phases of construction authorized by this permit until areas disturbed during construction are sufficiently stabilized to prevent erosion, siltation, and turbid discharges.
10. The following measures shall be taken by the permittee whenever turbidity levels within waters of the State surrounding the project site exceed 29 NTU's above background:
 - a. Immediately cease all work contributing to the water quality violation.
 - b. Modify the work procedures that were responsible for the violation, and install more turbidity containment devices and repair any non-functioning turbidity containment devices.
 - c. Notify the Department of Environmental Protection, Submerged Lands & Environmental Resources Program, Compliance and Enforcement Section, Northwest District Office, 160 W Government Street, Pensacola, Florida 32502-5794, in writing or by telephone at (850)595-8300 within 24 hours of the time the violation is first detected.
11. Unauthorized impacts to wetlands or the littoral zone as a result of the pier or dock construction shall be reported immediately to the Department.
12. There shall be no stock piling of tools, materials, (i.e., lumber, pilings, riprap, and debris) within wetlands, along the shoreline within the littoral zone, or elsewhere within waters/waters of the state.
13. All cleared vegetation, excess lumber, scrap wood, trash, garbage and any other type of debris shall be removed from wetlands/waters of the state within 14 days of completion of the work authorized in this permit.
14. Construction equipment shall not be repaired or refueled in wetlands or elsewhere within waters of the state.
15. All watercraft associated with the construction of the permitted structure shall only operate within waters of sufficient depth so as to preclude bottom scouring and prop dredging.
16. Riprap shall be placed along the toe of the entire bulkhead, approximately 600 linear feet. The slope of the riprap shall be no steeper than 2:1, Horizontal/Vertical.

17. "Riprap" shall consist of unconsolidated boulders, rocks, or clean concrete rubble with no exposed reinforcing rods or similar protrusions. The riprap shall be free of sediment, debris and toxins or otherwise deleterious substances. Riprap shall have a diameter of at least 12 inches to 3 feet.

18. Handrails shall be installed along western waterward faces of the western-most finger piers on "A-dock" and "B-dock" concurrently with dock construction. Handrails shall be constructed to eliminate access by boaters and shall be maintained for the life of the facility. "No Mooring" signs shall be posted on the waterward faces of these structures. The "No Mooring" signs must be installed prior to occupancy.

19. The waterward corners of the dock shall be marked by a sufficient number of reflectors so as to be visible from the water at night by reflected light. The reflectors shall not be green or red in color.

SPECIFIC CONDITIONS – SEWAGE PUMPOUT FACILITIES

20. Employees and users of the docking facility shall be trained in the proper use and maintenance of the sewage pump-out system.

21. The sewage pump-out and the upland sewage collection system shall be connected to a department permitted wastewater treatment plant. Please note: direct sewage pump-out hook-up to a wastewater treatment plant may require a permit from the Department's Water Facilities Section.

SPECIFIC CONDITIONS – DREDGING & SPOIL CELL CONDITIONS

22. No dredging or filling of submerged grassbeds or live bottom communities is authorized by this permit.

23. No portion of any dredge related equipment, shall be stored, anchored on, or laid on or over seagrass beds without prior Department approval. Anchoring done to secure the dredge or equipment shall be done within the navigation channel or in areas where seagrass beds are not present during dredging and related activities.

24. Areas to be dredged shall be dredged in accordance with the attached permit drawings and shall not exceed the areas and depths indicated on those drawings. The dredged material shall be placed in the self-contained, upland disposal site, as depicted on Sheet 15 of 21. The dewatering/disposal area shall be constructed in a manner which shall prevent the escape of dredged material and associated effluent into wetlands and surface waters. Discharge of water or dredged material to waters of the State shall not be allowed during disposal or transport.

25. The dredge area shall be excavated mechanically or hydraulically. All spoil material shall be properly contained during operation within the project area as well as during transportation to the upland spoil site in a manner that prevents return of the spoil material to wetlands and other surface waters.

26. If at any time spoil disposal cell banks are not stable (i.e., develop a break or leak), corrective actions shall be taken immediately and the Department of Environmental Protection, Submerged Lands & Environmental Resources Program, Compliance Assurance Program, Northwest District Office, 160 W Government Street, Pensacola, Florida 32502-5794, shall be notified. The

Department telephone number for reporting problems, malfunctions or exceedances under this permit is (850)595-8300 during normal working hours.

SPECIFIC CONDITIONS – MARINE TURTLES AND MANATEES

27. All on-site project personnel are responsible for observing water-related activities for the presence of marine turtles and manatee(s). All in-water operations, including vessels, must be shut down if a sea turtle or manatee comes within 50 feet of the operation. Activities will not resume until the animal(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the animal(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

28. Any **collision** with or injury to a marine turtle or manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922, and to FWC at ImperiledSpecies@myFWC.com. Any collision with and/or injury to a sea turtle should also be reported immediately to the Sea Turtle Stranding and Salvage Network (STSSN) at SeaTurtleStranding@myfwc.com

SPECIFIC CONDITIONS – SHOREBIRDS

29. Shorebird Nesting Surveys. The term “shorebird” refers to all solitary nesting shorebirds and colonial nesting seabirds. If any project related activities involving movement of equipment or operation of vehicles on the beach are conducted at any time during shorebird breeding season, surveys shall be conducted, and buffers established for the protection of shorebirds, their nests, eggs and chicks. Shorebird breeding season dates for this project area is **February 15 through September 1** (note that while most species have completed the breeding cycle by September 1, flightless young may be present through September and must be protected if present).

30. Pre-Construction Meeting. The Permittee is responsible for arranging a meeting with the U.S. Fish and Wildlife Service (USFWS), the Florida Fish and Wildlife Conservation Commission (FWC), and the Bird Monitor(s) before any work begins. The Permittee shall notify the USFWS, the FWC Regional Species Conservation Biologist (contact information available at: <http://www.myfwc.com/shorebirds>), and the Bird Monitor(s) at least 10 business days before the date of that meeting. The purpose of this meeting is to ensure that the Permittee and Bird Monitor(s) fully understand and agree with the protection measures and any additional site-specific measures that need to be taken before, during, and after construction.

31. Bird Monitor Qualifications. Nesting shorebird surveys should be conducted by trained, dedicated individuals (Bird Monitor) with proven shorebird identification skills and avian survey experience. Bird Monitors shall meet the minimum qualifications outlined at <http://myfwc.com/shorebirds>

32. Bird Survey Protocols. Prior to any construction or shorebird surveys, a list of Bird Monitors with their contact information, summary of qualifications including bird identification skills, and avian survey experience shall be provided to the FWC (see <http://myfwc.com/shorebirds> for FWC Regional Biologist Contacts) and copied to DEP for review and consultation. Bird Monitors shall use the following survey protocols:

- a) Bird Monitors shall review and become familiar with the general information, employ the data collection protocol, and implement data entry procedures outlined on the FWC's FSD website (<http://www.flshorebirddatabase.org>). An outline of data to be collected, including downloadable field data sheets, is available on the website.
- b) Breeding season surveys shall be conducted in all potential beach-nesting bird habitats within the project boundaries that may be impacted by construction or pre- construction activities. One or more shorebird survey routes shall be established in the FSD website to cover these areas. [Note that breeding season varies by species. Most species have completed the breeding cycle by September 1, but flightless young may be present through September. Please see (<http://www.myfwc.com/shorebirds>) for breeding season dates.] Portions of the project area that will have no project-related activities (including any vehicle or equipment movement) during the nesting season may be excluded from the survey requirements.
- c) During the pre-construction and construction phases of the project, surveys for detecting breeding activity and the presence of flightless chicks shall be completed on a daily basis prior to movement of equipment, operation of vehicles, or other activities that could potentially disrupt breeding behavior or cause harm to the birds or their eggs or young. Once construction is completed and all personnel and equipment have been removed from the beach, surveys shall be conducted at least weekly through the end of the breeding season.
- d) Surveys shall be conducted by walking the length of the project area and visually surveying for the presence of shorebirds exhibiting breeding behavior, shorebird chicks or shorebird juveniles, as outlined in the FSD *Breeding Bird Protocol for Shorebirds and Seabirds*. Use of binoculars is required.
- e) Once breeding or nesting behavior is confirmed by the presence of a scrape, eggs or young, the Permittee (or their designee) shall notify the FWC Regional Species Conservation Biologist (see <http://myfwc.com/shorebirds> for FWC Regional Biologist Contacts) within 24 hours. All breeding activity shall be reported to the FSD website within one week of data collection.

33. Beach Driving. All vehicles driven on the beach shall be operated in accordance with the FWC's Best Management Practices for Operating Vehicles on the Beach (<http://myfwc.com/conservation/you- conserve/wildlife/beach-driving/>). Specifically, the vehicle must be operated at a speed less than 10 mph (<6 mph within 100 feet of a posted shorebird nesting area) and run at or below the high-tide line. All personnel associated with the project shall be instructed about the potential presence of nesting shorebirds and sea turtles and the potential of chicks and sea turtle hatchlings to be outside posted areas and the need to avoid Take of (including disturbance to) these protected species.

34. Shorebird Buffer Zones and Travel Corridors. Within the project area, the Permittee shall establish a disturbance-free buffer zone around any location where the Bird Monitor has observed shorebirds engaged in breeding behavior, including territory defense. A 300-foot wide buffer shall be established to prevent disturbance (this distance is based on published studies). All construction activities, movement of vehicles, stockpiling of equipment, and pedestrian traffic are prohibited in the buffer zone. Smaller-site specific buffers may be established if approved in writing by the FWC Regional Species Conservation Biologist (contact information available at: <http://www.myfwc.com/shorebirds>). Separate buffers may be necessary for pedestrians and equipment or vehicular traffic.

- a) The Bird Monitor shall keep breeding sites under sufficient surveillance to determine if birds appear agitated or disturbed by construction or other activities in adjacent areas. If birds do appear to be agitated or disturbed by these activities, then the width of the buffer zone shall be increased immediately to a sufficient size to protect breeding birds.
- b) Reasonable and traditional pedestrian access should not be blocked where breeding birds will tolerate pedestrian traffic. This is generally the case with lateral movement of beach-goers walking parallel to the beach at or below the highest tide line. Pedestrian traffic may also be tolerated when breeding was initiated within 300 feet of an established beach access pathway. As stated above, these site-specific buffers must be approved in writing by the FWC Regional Species Conservation Biologist.
- c) Designated buffer zones shall be marked (according to FSA Posting Guidelines: <http://flshorebirdalliance.org/resources/instructions-manuals.aspx>) with posts, twine and FWC-approved signs stating “Do Not Enter, Important Nesting Area” or similar language around the perimeter (see Figure 1). Posts shall not exceed 3 feet in height once installed. Symbolic fencing (twine, string or rope) should be placed between all posts at least 2.5 feet above the ground and rendered clearly visible to pedestrians. If pedestrian pathway and/or equipment travel corridor modifications are approved by the FWC Regional Species Conservation Biologist, these shall be clearly marked. The posting shall be maintained in good repair until breeding is completed or terminated. Although solitary nesters may leave the buffer zone with their chicks, the posted area continues to provide a potential refuge for the family until breeding is complete. Breeding is not considered to be completed until all chicks have fledged.
- d) Travel corridors shall be designated and marked outside the buffer areas so as not to cause disturbance to breeding birds. Heavy equipment, other vehicles, or pedestrians may transit past breeding areas in these corridors. However, other activities such as stopping or turning heavy equipment and vehicles shall be prohibited within the designated travel corridors adjacent to the breeding site. When flightless chicks are present within or adjacent to travel corridors, movement of vehicles shall be adequately monitored by the Bird Monitor, who shall advise the contractor whose responsibility it is to ensure no chicks are in the path of the moving vehicle and no tracks capable of trapping flightless chicks result.
- e) It is recommended that the Bird Monitor conduct a shorebird education and identification program with the Permittee and on-site staff to ensure protection of precocial (mobile) chicks.

35. Notification. If the Bird Monitor finds that shorebirds are breeding within the project area, a bulletin board shall be placed and maintained in the construction staging area with the location map of the construction site showing the bird breeding areas and a warning, clearly visible, stating that “NESTING BIRDS ARE PROTECTED BY LAW INCLUDING THE FLORIDA ENDANGERED AND THREATENED SPECIES ACT AND THE STATE and FEDERAL MIGRATORY BIRD ACTS”.

36. Equipment Storage and Placement. If it will be necessary to extend construction pipes past a known shorebird nesting site, then those pipes shall be placed landward of the site before birds are active in that area. No pipe or sand shall be placed seaward of a shorebird nesting site during the shorebird nesting season.

37. Equipment Tracks. All tracks, holes, or ruts above mean high tide shall be removed from the beach after completion of the authorized activities, unless otherwise determined by FWC biologists. Before filling, all holes or ruts shall be inspected for the presence of flightless young.

SPECIFIC CONDITIONS – OPERATION AND MAINTENANCE ACTIVITIES

38. Prior to opening the docking facility for use, the permittee shall provide adequate upland parking facilities, which may require a stormwater treatment (ERP) permit from the Department.

39. The number of vessels moored at the docking facility shall not exceed the number of approved and constructed residential units of the upland condominium.

40. Waterborne craft moored over sovereign submerged lands at the docking facility, on either a temporary or permanent basis, shall not extend beyond the limits of the sovereignty submerged land lease. The slip sizes shown on the attached permit drawings and on the survey to be attached to the sovereignty submerged land lease indicate a length over all (LOA) for the slips designated. The permittee shall take all measures necessary to ensure all boats moored over sovereign submerged lands at the docking facility are completely within the limits of the submerged land lease.

41. Boat mooring at the docking facility shall be limited to no more than a total of 55 vessels. Any further expansion in vessel capacity will require an additional Net Positive Environmental Benefit evaluation.

42. Slips shall not be occupied by liveaboards. A liveaboard is defined as a vessel docked at a facility and inhabited by a person or persons for any five (5) consecutive days or a total of ten (10) days within any thirty (30) day period.

43. There shall be a minimum 12-inch clearance between the deepest draft of the vessels (with the motor in the down position) and the bottom of the waterbody at mean low water so as to preclude bottom scouring or prop dredging.

44. Overboard discharges of trash, human or animal waste, or fuel shall not occur at the facility.

45. No fueling facilities or fuel storage shall be allowed at the facility or within the associated uplands.

46. Boat maintenance or repair activities requiring removal of a vessel from the water, or removal of major portions of the vessel, including the engine, for purposes of routine repair or maintenance on site, shall be prohibited for the life of the facility, except where removal is necessitated by emergency conditions which have resulted in or can result in the sinking of a vessel. Specifically prohibited shall be hull cleaning, hull painting, and discharges or release of oils or greases associated with engine and hydraulic repairs, and related metal-based bottom paints associated with hull scraping, cleaning, and painting. Minor repairs and boat maintenance that will not cause or contribute to the release of water pollutants and which are performed by owners or qualified marine mechanics are allowed.

GENERAL CONDITIONS FOR INDIVIDUAL PERMITS

The following general conditions are binding on all individual permits issued under chapter 62-330, F.A.C., except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," [October 1, 2013], which is incorporated by reference in paragraph 62-330.350(1)(d), F.A.C., indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or
 - b. For all other activities – “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:

- a. Immediately if any previously submitted information is discovered to be inaccurate; and
- b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S. by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Thank you for applying to the Submerged Lands and Environmental Resource Permit Program. If you have any questions regarding this matter, please contact Wade Dandridge at the letterhead address, at 850-595-0655, or at Wade.Dandridge@FloridaDEP.gov

EXECUTION AND CLERKING

Executed in Orlando, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Emile D. Hamilton
Director of District Management

EDH:wd

Attachments:

Project Drawings and Design Specs., 21 pages

Florida Fish and Wildlife Conservation Commission Recommendations, 5 pages

Copies of 62-330 forms may be obtained at: <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/forms-environmental-resource>

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Florida DEP, Kim.Allen@FloridaDEP.gov, agency_clerk@FloridaDEP.gov,
Kathy.Griffin@FloridaDEP.gov, Pearce.Barrett@FloridaDEP.gov
Kristen Sella, Florida Fish and Wildlife Conservation Commission, Kristen.sella@myfwc.com
Okaloosa County, mmartinez@co.okaloosa.fl.us, jautrey@co.okaloosa.fl.us,
sbitterman@co.okaloosa.fl.us, propertyappraiser@okaloosapa.com
Joe Winkeler, joeawinkeler@oceanllc.com
William Harrison, wharrison@harrisonrivard.com
Concerned Persons: daculamike@aol.com, phaseliner@aol.com, salty.gators@yahoo.com,
pmitchell@earthlink.net, crystalchel@gmail.com, rgalbers@charter.net, gtad@cox.net,
jimlibba@gmail.com, rick.chappell@vanderbilt.edu, jsawyer@expressoil.com,
larrymcanally@gmail.com, grandoneal@comlinkinc.net, darrylshelton01@gmail.com,
bobg51541@gmail.com, fm@lorion.com, judybdecker@aol.com, nlmktg@aol.com,
john.pipes@icloud.com, john.goolsby@cox.net, silvanaallen@yahoo.com, jeffryaski@aol.com,
jdfurn@aol.com, krhodey@aol.com, beckyjohanson1648@gmail.com, gtad@cox.net,
jbaldwin.bam@gmail.com, drew.clark13@icloud.com, jbc3417@gmail.com,
russw818@gmail.com, gcpetty@gmail.com, cristyrpsgt@gmail.com

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F.S., with the designated Department Clerk, receipt of which is hereby acknowledged.



Syed Shabbir Azher Rizvi
Clerk

January 3, 2019
Date



Florida Fish and Wildlife Conservation Commission

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Bo Rivard
Chairman
Panama City

Robert A. Spottswood
Vice Chairman
Key West

Joshua Kellam
Palm Beach Gardens

Gary Lester
Oxford

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Jupiter

Sonya Rood
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Executive Staff

Eric Sutton
Executive Director

Thomas H. Eason, Ph.D.
Assistant Executive Director

Jennifer Fitzwater
Chief of Staff

**Division of Habitat and
Species Conservation**
Kipp Frohlich
Director

(850) 488-3831
(850) 921-7793 FAX

*Managing fish and wildlife
resources for their long-term
well-being and the benefit
of people.*

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: 850-488-4676

Hearing/speech-impaired:
800-955-8771 (T)
800-955-8770 (V)

MyFWC.com

November 21, 2018

Mr. Wade Dandridge
Department of Environmental Protection
Northwest District
160 West Government Street, Suite 308
Pensacola, FL 32502-5740

Re: Pointe One Development and Dredge, File No. 0251677-007-EI/46, Pointe Mezzanine, Norriego Point, Okaloosa County, Florida

Dear Mr. Dandridge:

Florida Fish and Wildlife Conservation Commission (FWC) staff has coordinated agency review of the above-referenced Environmental Resource Permit (ERP) application. We provide the following comments and recommendations as technical assistance during your review of the ERP application under Chapter 373, Florida Statutes (F.S.), and in accordance with FWC's authorities under Chapter 379, F.S.

Project Description

The project proposes the creation of a 53-slip docking facility and a Dredged Material Management Area (DMMA) located at the terminal end of Gulf Shore Drive on Norriego Point, Destin. The docking facility extends into Destin Harbor. The proposed project includes three (3) primary dock structures capable of mooring boats ranging in size from 40 to 60 feet in length. The project also includes dredging a small area seaward of the existing bulkhead to a depth of -8 feet, NAVD. This dredged material is proposed to be dewatered within a contained DMMA constructed on the uplands of the property. No fueling facilities or liveaboard vessels are proposed. The dredge area does not include salt marsh or seagrass area resources.

Potentially Affected Resources

The Florida Fish and Wildlife Conservation Commission has reviewed the above referenced application and have concluded that the proposed project may potentially affect the Florida manatee (*Trichechus manatus latirostris*), loggerhead (*Caretta caretta*), green (*Chelonia mydas*), and Kemp's ridley (*Lepidochelys kempii*) turtles, as well as state-listed least terns (*Sterna antillarum*) and snowy plover (*Charadrius nivosus*).

This project site is less than 0.3 miles away from a least tern colony that has been active in recent years and a least tern was documented as nesting within the proposed project site as recently as 2018. Sandy areas may attract ground nesting species such as least terns or other imperiled beach-nesting birds (IBNB) during nesting season. Least terns deposit their eggs in shallow depressions or scrapes in the substrate, possibly lined with pebbles, grasses, or coquina shells (FWC 2013). Egg-laying usually begins in late April or early May and colonies may range in size from a few breeding pairs to many hundreds (FWC 2013). FWC staff recommends conducting the sand placement activities outside of the shorebird breeding season (February 15 to September 1) if feasible.



Comments and Recommendations

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the above-referenced application under 373.414(1)(a) 2, F.S., for wildlife impacts. It is our recommendation that the following measures, if they are made conditions of the permit, will satisfy the statute's requirements:

Marine Turtles and Manatees

- 1) All on-site project personnel are responsible for observing water-related activities for the presence of marine turtles and manatee(s). All in-water operations, including vessels, must be shut down if a sea turtle or manatee comes within 50 feet of the operation. Activities will not resume until the animal(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the animal(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- 2) Any **collision** with or injury to a marine turtle or manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922, and to FWC at ImperiledSpecies@myFWC.com. Any collision with and/or injury to a sea turtle should also be reported immediately to the Sea Turtle Stranding and Salvage Network (STSSN) at SeaTurtleStranding@myfwc.com.

Shorebirds

The following conditions are intended to avoid anticipated shorebird impacts associated with the construction of the project and may not address all potential shorebird impacts related to the project.

- 1) Shorebird Nesting Surveys. The term "shorebird" refers to all solitary nesting shorebirds and colonial nesting seabirds. If any project related activities involving movement of equipment or operation of vehicles on the beach are conducted at any time during shorebird breeding season, surveys shall be conducted, and buffers established for the protection of shorebirds, their nests, eggs and chicks. Shorebird breeding season dates for this project area is **February 15 through September 1** (note that while most species have completed the breeding cycle by September 1, flightless young may be present through September and must be protected if present).
- 2) Pre-Construction Meeting. The Permittee is responsible for arranging a meeting with the U.S. Fish and Wildlife Service (USFWS), the Florida Fish and Wildlife Conservation Commission (FWC), and the Bird Monitor(s) before any work begins. The Permittee shall notify the USFWS, the FWC Regional Species Conservation Biologist (contact information available at: <http://www.myfwc.com/shorebirds>), and the Bird Monitor(s) at least 10 business days before the date of that meeting. The purpose of this meeting is to ensure that the Permittee and Bird Monitor(s) fully understand and agree with the protection measures and any additional site-specific measures that need to be taken before, during, and after construction.

- 3) Bird Monitor Qualifications. Nesting shorebird surveys should be conducted by trained, dedicated individuals (Bird Monitor) with proven shorebird identification skills and avian survey experience. Bird Monitors shall meet the minimum qualifications outlined at <http://myfwc.com/shorebirds>.
- 4) Bird Survey Protocols. Prior to any construction or shorebird surveys, a list of Bird Monitors with their contact information, summary of qualifications including bird identification skills, and avian survey experience shall be provided to the FWC (see <http://myfwc.com/shorebirds> for FWC Regional Biologist Contacts) and copied to DEP for review and consultation. Bird Monitors shall use the following survey protocols:
 - a) Bird Monitors shall review and become familiar with the general information, employ the data collection protocol, and implement data entry procedures outlined on the FWC's FSD website (<http://www.flshorebirddatabase.org>). An outline of data to be collected, including downloadable field data sheets, is available on the website.
 - b) Breeding season surveys shall be conducted in all potential beach-nesting bird habitats within the project boundaries that may be impacted by construction or pre-construction activities. One or more shorebird survey routes shall be established in the FSD website to cover these areas. [Note that breeding season varies by species. Most species have completed the breeding cycle by September 1, but flightless young may be present through September. Please see (<http://www.myfwc.com/shorebirds>) for breeding season dates.] Portions of the project area that will have no project-related activities (including any vehicle or equipment movement) during the nesting season may be excluded from the survey requirements.
 - c) During the pre-construction and construction phases of the project, surveys for detecting breeding activity and the presence of flightless chicks shall be completed on a daily basis prior to movement of equipment, operation of vehicles, or other activities that could potentially disrupt breeding behavior or cause harm to the birds or their eggs or young. Once construction is completed and all personnel and equipment have been removed from the beach, surveys shall be conducted at least weekly through the end of the breeding season.
 - d) Surveys shall be conducted by walking the length of the project area and visually surveying for the presence of shorebirds exhibiting breeding behavior, shorebird chicks or shorebird juveniles, as outlined in the FSD *Breeding Bird Protocol for Shorebirds and Seabirds*. Use of binoculars is required.
 - e) Once breeding or nesting behavior is confirmed by the presence of a scrape, eggs or young, the Permittee (or their designee) shall notify the FWC Regional Species Conservation Biologist (see <http://myfwc.com/shorebirds> for FWC Regional Biologist Contacts) within 24 hours. All breeding activity shall be reported to the FSD website within one week of data collection.
- 5) Beach Driving. All vehicles driven on the beach shall be operated in accordance with the FWC's *Best Management Practices for Operating Vehicles on the Beach* (<http://myfwc.com/conservation/you-conserve/wildlife/beach-driving/>). Specifically, the vehicle must be operated at a speed less than 10 mph (<6 mph within 100 feet of a

posted shorebird nesting area) and run at or below the high-tide line. All personnel associated with the project shall be instructed about the potential presence of nesting shorebirds and sea turtles and the potential of chicks and sea turtle hatchlings to be outside posted areas and the need to avoid Take of (including disturbance to) these protected species.

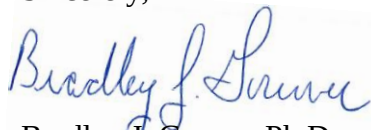
- 6) Shorebird Buffer Zones and Travel Corridors. Within the project area, the Permittee shall establish a disturbance-free buffer zone around any location where the Bird Monitor has observed shorebirds engaged in breeding behavior, including territory defense. A 300-foot wide buffer shall be established to prevent disturbance (this distance is based on published studies). All construction activities, movement of vehicles, stockpiling of equipment, and pedestrian traffic are prohibited in the buffer zone. Smaller-site specific buffers may be established if approved in writing by the FWC Regional Species Conservation Biologist (contact information available at: <http://www.myfwc.com/shorebirds>). Separate buffers may be necessary for pedestrians and equipment or vehicular traffic.
 - a) The Bird Monitor shall keep breeding sites under sufficient surveillance to determine if birds appear agitated or disturbed by construction or other activities in adjacent areas. If birds do appear to be agitated or disturbed by these activities, then the width of the buffer zone shall be increased immediately to a sufficient size to protect breeding birds.
 - b) Reasonable and traditional pedestrian access should not be blocked where breeding birds will tolerate pedestrian traffic. This is generally the case with lateral movement of beach-goers walking parallel to the beach at or below the highest tide line. Pedestrian traffic may also be tolerated when breeding was initiated within 300 feet of an established beach access pathway. As stated above, these site-specific buffers must be approved in writing by the FWC Regional Species Conservation Biologist.
 - c) Designated buffer zones shall be marked (according to FSA Posting Guidelines: <http://flshorebirdalliance.org/resources/instructions-manuals.aspx>) with posts, twine and FWC-approved signs stating “Do Not Enter, Important Nesting Area” or similar language around the perimeter (see Figure 1). Posts shall not exceed 3 feet in height once installed. Symbolic fencing (twine, string or rope) should be placed between all posts at least 2.5 feet above the ground and rendered clearly visible to pedestrians. If pedestrian pathway and/or equipment travel corridor modifications are approved by the FWC Regional Species Conservation Biologist, these shall be clearly marked. The posting shall be maintained in good repair until breeding is completed or terminated. Although solitary nesters may leave the buffer zone with their chicks, the posted area continues to provide a potential refuge for the family until breeding is complete. Breeding is not considered to be completed until all chicks have fledged.
 - d) Travel corridors shall be designated and marked outside the buffer areas so as not to cause disturbance to breeding birds. Heavy equipment, other vehicles, or pedestrians may transit past breeding areas in these corridors. However, other activities such as stopping or turning heavy equipment and vehicles shall be prohibited within the designated travel corridors adjacent to the breeding site. When flightless chicks are present within or adjacent to travel corridors, movement of vehicles shall be adequately monitored by the Bird Monitor, who

shall advise the contractor whose responsibility it is to ensure no chicks are in the path of the moving vehicle and no tracks capable of trapping flightless chicks result.

- e) It is recommended that the Bird Monitor conduct a shorebird education and identification program with the Permittee and on-site staff to ensure protection of precocial (mobile) chicks.
- 7) Notification. If the Bird Monitor finds that shorebirds are breeding within the project area, a bulletin board shall be placed and maintained in the construction staging area with the location map of the construction site showing the bird breeding areas and a warning, clearly visible, stating that "NESTING BIRDS ARE PROTECTED BY LAW INCLUDING THE FLORIDA ENDANGERED AND THREATENED SPECIES ACT AND THE STATE and FEDERAL MIGRATORY BIRD ACTS".
- 8) Equipment Storage and Placement. If it will be necessary to extend construction pipes past a known shorebird nesting site, then those pipes shall be placed landward of the site before birds are active in that area. No pipe or sand shall be placed seaward of a shorebird nesting site during the shorebird nesting season.
- 9) Equipment Tracks. All tracks, holes, or ruts above mean high tide shall be removed from the beach after completion of the authorized activities, unless otherwise determined by FWC biologists. Before filling, all holes or ruts shall be inspected for the presence of flightless young.

The above-mentioned recommendations are considered necessary for the conservation of wildlife. If your staff has any technical questions regarding our comments, please contact Kristen Nelson Sella for manatees and marine turtles at 850-922-4330 or Kristen.Sella@MyFWC.com, or Paula Grendel for shorebirds at 850-265-3676 or Paula.Grendel@MyFWC.com.

Sincerely,



Bradley J. Gruver, Ph.D.
Section Leader
Species Conservation Planning Section
Division of Habitat and Species Conservation

cc: Ms. Tanya McHale, DEP
Ms. Kristen Sella, FWC
Ms. Paula Grendel, FWC



AERIAL: FDOT, 2007

0 2,000 4,000

SCALE: 1" = 2,000'

No. 69244

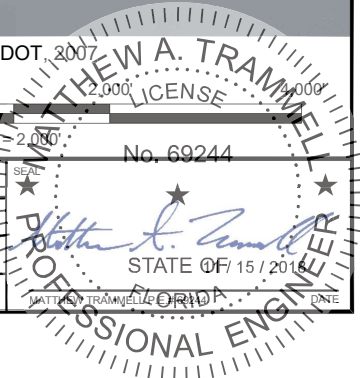


TAYLOR ENGINEERING INC.

4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 1
PROJECT LOCATION MAP
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT	C2017-004-01
DRAWN BY	CAS/NP
SHEET	1 of 20
DATE	NOV 2018



GENERAL NOTES:

1. ALL ELEVATIONS REFERENCE THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88).
2. ALL DRAWING COORDINATES REFERENCE STATE PLANE FLORIDA NORTH NAD 83.
3. AERIAL IMAGERY TAKEN IN 2016 AND OBTAINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION, UNLESS NOTED OTHERWISE. AERIAL IMAGERY DISPLAYED HEREON FOR INFORMATIONAL PURPOSES ONLY, NO PHOTOGRAPHIC ACCURACY IS IMPLIED BY THIS MAP.
4. EXISTING PARCEL BOUNDARIES AND TOPOGRAPHY SURVEYED ON SEPTEMBER 13, 2017 BY GUSTIN, COTHERN AND TUCKER, INC.
5. DESTIN HARBOR ENTRANCE CHANNEL BATHYMETRY SURVEYED ON JANUARY 21, 2016 BY GUSTIN, COTHERN AND TUCKER, INC.
6. FEDERAL NAVIGATION CHANNEL LIMITS OBTAINED FROM THE U.S. ARMY CORPS OF ENGINEERS MOBILE DISTRICT DRAWING FILE "DESTIN, FLORIDA, WEST BAY TO SANTA ROSA SOUND. EAST PASS PROPOSED DREDGING AND DISPOSAL LOCATION." SHEET 2 OF 13, DATED JULY 2008. (FDEP MAINTENANCE DREDGING PERMIT #0288799-001-JC). FEDERAL NAVIGATION CHANNEL MARKERS DERIVED FROM FILE "ENTRANCE CHANNEL STA 43+00 TO STA 95+00 CONDITION SURVEY" DATED SEPT. 2012.
7. TIDAL DATUMS OBTAINED FROM NOAA CENTER FOR OPERATIONAL OCEANOGRAPHIC PRODUCTS AND SERVICES ([HTTP://TIDESANDCURRENTS.NOAA.GOV/](http://tidesandcurrents.noaa.gov/)).
8. CONSTRUCTION SHALL NOT VIOLATE STATE WATER QUALITY STANDARDS.
9. THE PROPOSED PROJECT DOES NOT INCLUDE ANY IMPACTS TO EXISTING NATURAL RESOURCES, WETLAND AREAS OR SEAGRASSES

GENERAL DOCKING FACILITY NOTES:

1. NO FUELING FACILITIES OR LIVEBOARDS ARE PROPOSED.
2. THE DOCKING FACILITY WILL INCLUDE A SEWAGE PUMP-OUT SYSTEM CONNECTED TO AN UPLAND CENTRALIZED SEWER COLLECTION SYSTEM.
3. STRUCTURE ELEVATIONS AND CONSTRUCTION MATERIALS ARE SUBJECT TO CHANGE IN THE FINAL DESIGN. PILE EMBEDMENT AND DIMENSIONS WILL BE DETERMINED DURING FINAL DESIGN.
3. DOCK PILINGS WILL BE WRAPPED TREATED TIMBER OR OTHERWISE MADE FROM NON-LEACHING MATERIALS.
4. THE LOCATION OF TURBIDITY CURTAINS SHOWN ON THESE DRAWINGS FOR INFORMATIONAL PURPOSES ONLY. TURBIDITY CURTAINS SHALL BE LOCATED AND REPOSITIONED BY THE CONTRACTOR USING BEST MANAGEMENT PRACTICES TO ASSURE WATER QUALITY STANDARDS ARE MAINTAINED THROUGHOUT CONSTRUCTION.

GENERAL DREDGE AND FILL NOTES:

1. ALL PROPOSED DREDGE MATERIAL SHALL BE MECHANICALLY OR HYDRAULICALLY DREDGED FROM THE DREDGE AREA DESIGNATED IN THESE DRAWINGS. FOR MECHANICAL DREDGING, DREDGED MATERIAL SHALL BE PLACED ALONG THE UPLANDS AND REGRADED ON-SITE. FOR HYDRAULIC DREDGING, DREDGED MATERIAL SHALL BE PUMPED TO THE PROPOSED UPLAND DREDGE MATERIAL MANAGEMENT AREA AND DEWATERED IN-PLACE. NO DIRECT DISCHARGE TO OPEN WATERS IS PROPOSED.
2. DREDGE MATERIAL MANAGEMENT AREAS (DMMA's) WILL BE SITED TO REMAIN WITHIN THE APPLICANT'S UPLAND PROPERTY AND ABOVE THE MEAN HIGH WATER LINE. DMMA's WILL INCLUDE STAKED HAY BALES, TURBIDITY CURTAINS, AND/OR OTHER BMPS AT ANY CONTROLLED OVERFLOW/DISCHARGE AREAS.

PROPOSED DOCK PLAN:

1. TOTAL NUMBER OF PERMANENT SLIPS: 50
2. FLEXIBLE MOORING AREA: ~ 328 L.F. (3 SLIPS)
3. FIXED TIMBER DOCK AREA: ~12,179 S.F.
4. PROPOSED SOVEREIGN SUBMERGED LAND LEASE AREA: 100,174 S.F. (2.30 ACRES)

PROPOSED DREDGE PLAN:

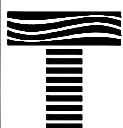
1. TOTAL RIP RAP: ~ 600 L.F. (~ 9,000 C.F.)
2. PROPOSED TOTAL DREDGE AREA: ~ 39,438 S.F. (~0.9 ACRE)
3. DREDGE VOLUME BELOW MHW: ~ 2,898 C.Y.
DREDGE VOLUME ABOVE MHW: ~ 5,957 C.Y.
TOTAL DREDGE VOLUME: ~8,855 C.Y.
4. PROPOSED DMMA CAPACITY: ~14,180 C.Y.

TIDAL DATUM REFERENCE:

MHHW ——— 0.73'
MHW ——— 0.72'

MSL ——— 0.40'

MLW ——— 0.15'
MLLW ——— 0.72'
NAVD 88 ——— 0.00'



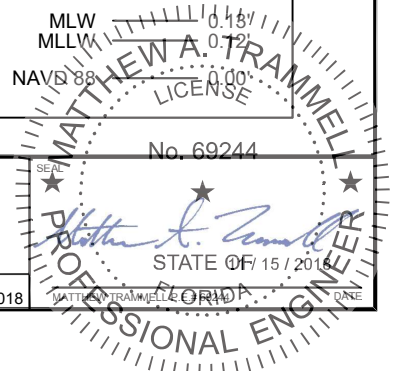
TAYLOR ENGINEERING INC.

4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541

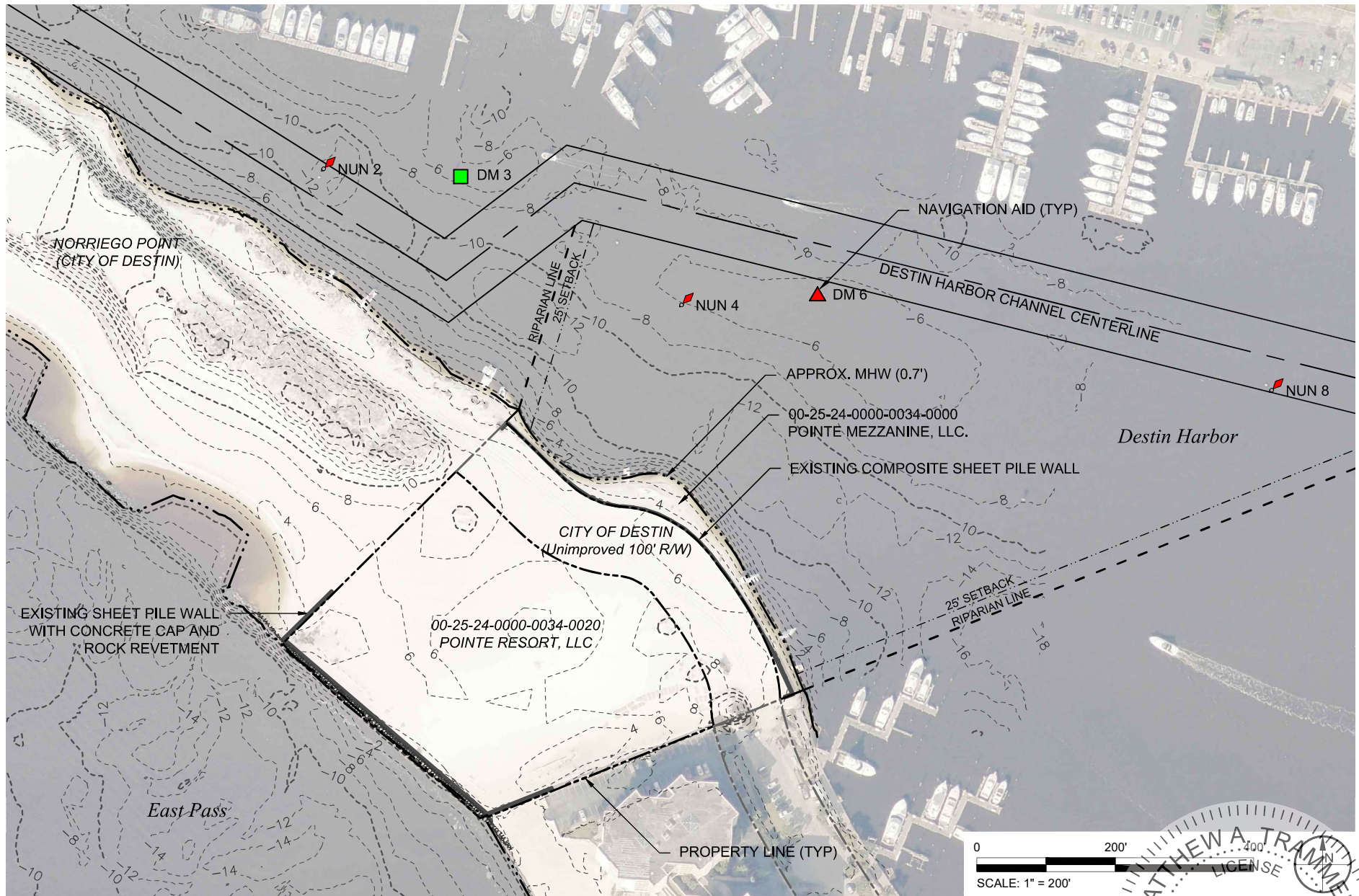
CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 2
GENERAL NOTES
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT C2017-004-01 DRAWN BY CAS/NP SHEET 2 of 20 DATE NOV 2018



CATHY SHELL\XIS\PROJECTS\2017-2004-01 POINTE RESORT MARINA\PERMIT\2017-2004-01 EXISTING CONDITIONS.DWG 11/15/2018 11:00:23 AM



TAYLOR ENGINEERING INC.

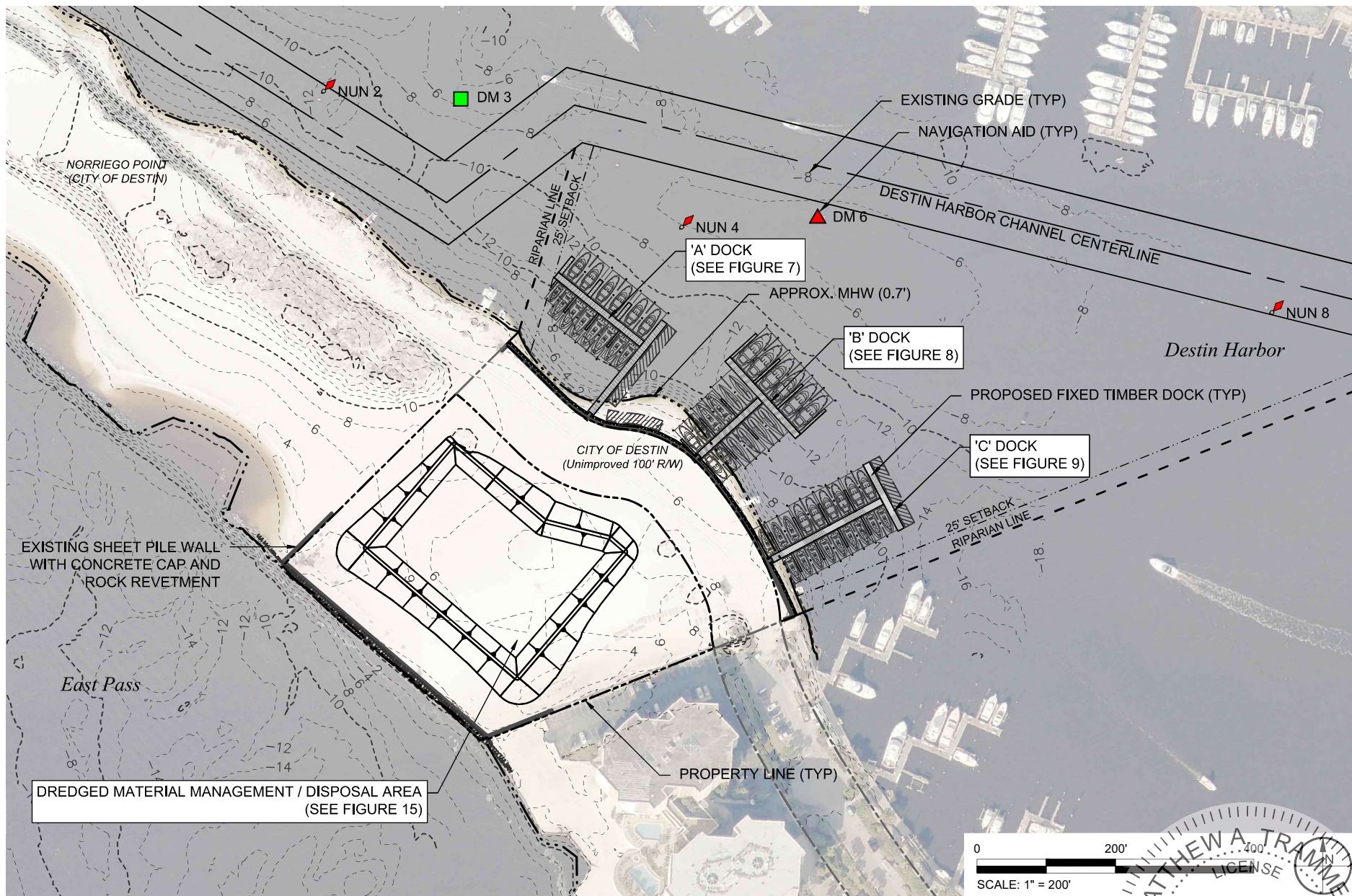
4300 LEGENDARY DRIVE
SUITE C246
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FIGURE 3
EXISTING CONDITIONS
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT	C2017-004-01
DRAWN BY	CAS/NP
SHEET	3 of 20
DATE	NOV 2018



CATHY SHELL X:\SIS\PROJECTS\2017-004-01 POINTE RESORT MARINA\PERMIT\C2017-004-01-PROJECT OVERVIEW.DWG 11/15/2018 11:00:38 AM



TAYLOR ENGINEERING INC.

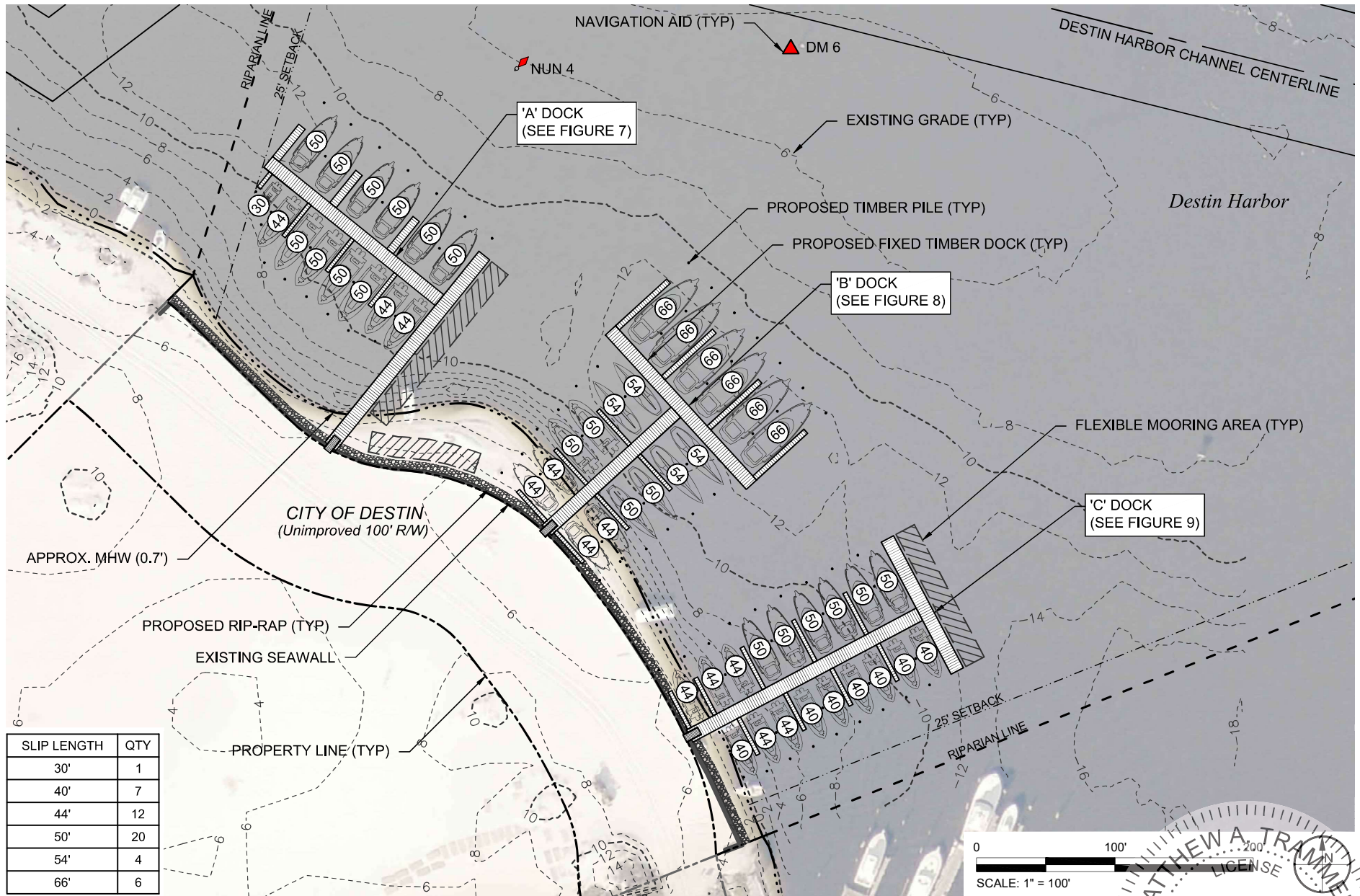
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SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 4
PROJECT OVERVIEW
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT	C2017-004-01
DRAWN BY	CAS/NP
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DATE	NOV 2018



CATHY SHELL X:\S\PROJECTS\2017-004-01 POINTE RESORT MARINA\PERMIT\2017-004-01-PROPOSED SITE.DWG 11/15/2018 11:00:56 AM

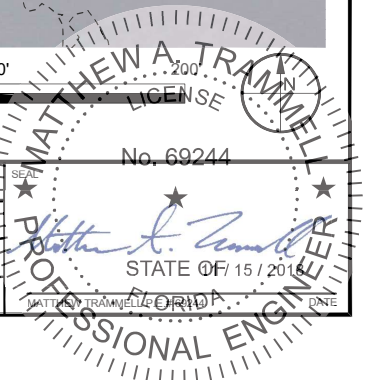


TAYLOR ENGINEERING INC.

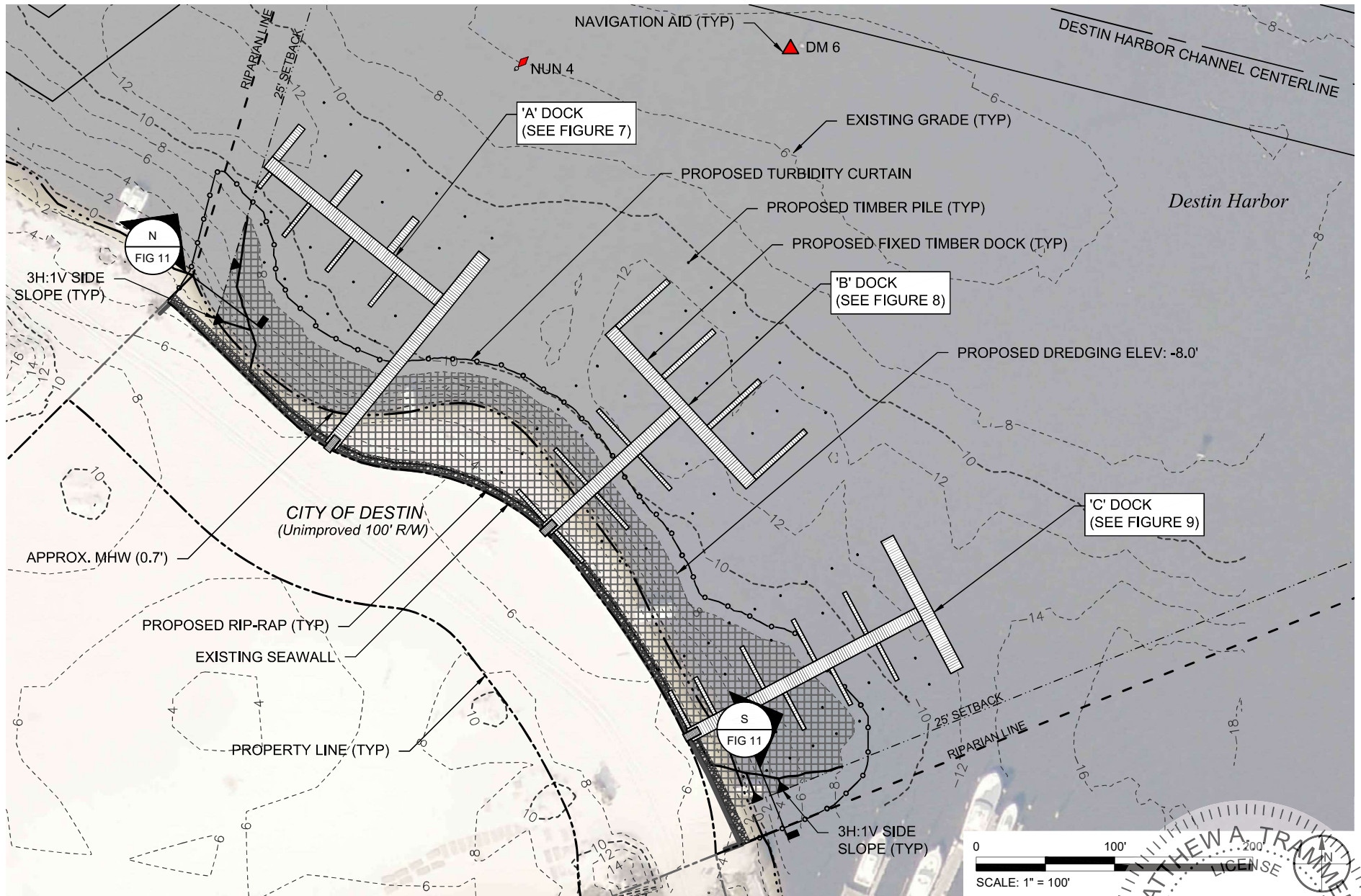
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
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FIGURE 5
PROPOSED MARINA SITE PLAN
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT	C2017-004-01
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SHEET	5 of 20
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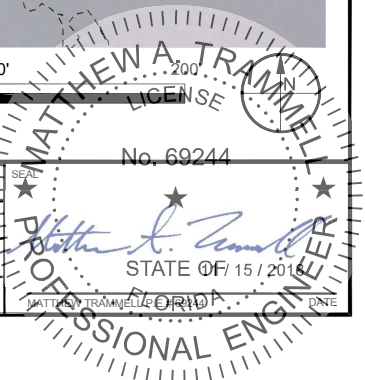


TAYLOR ENGINEERING INC.

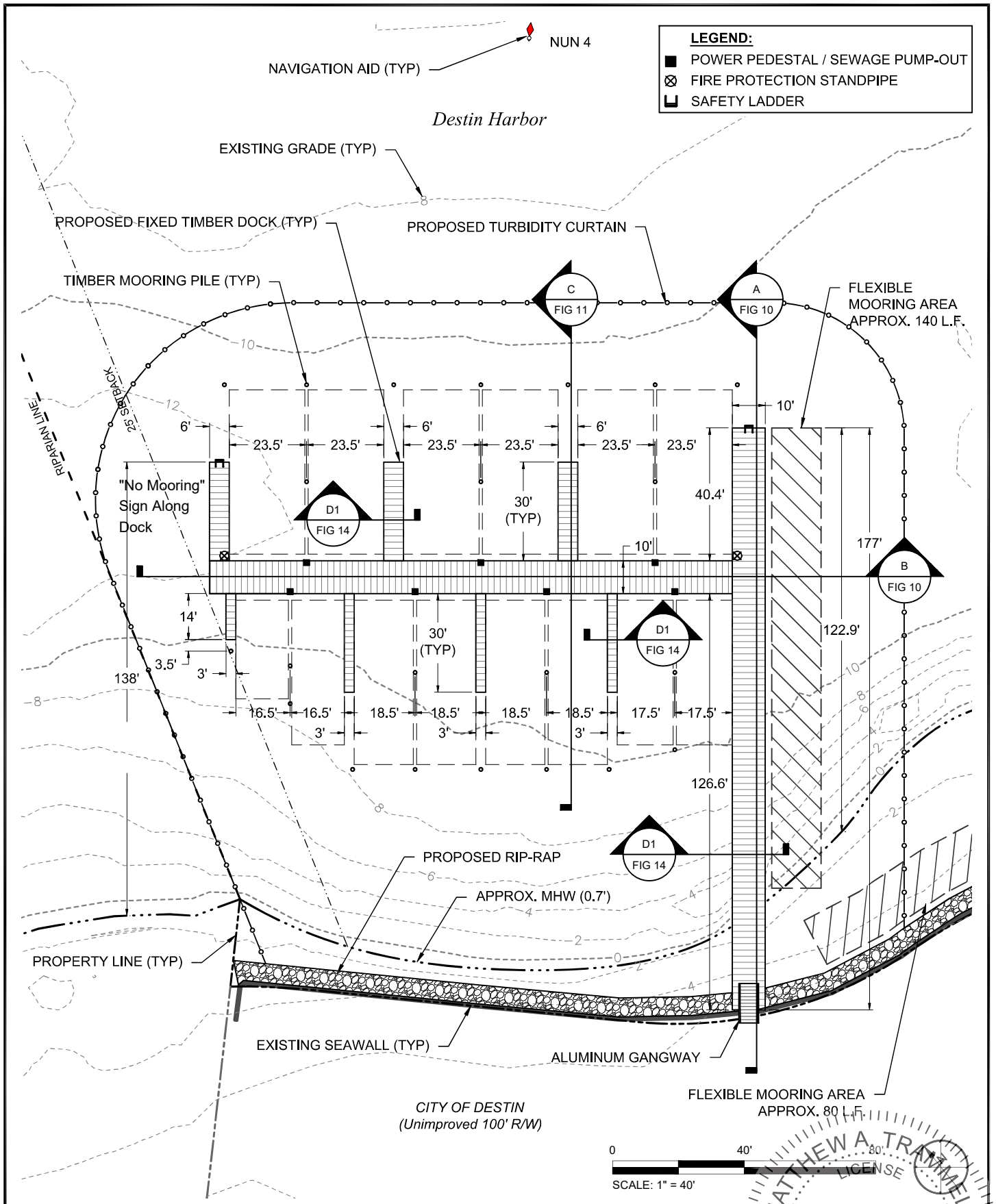
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 6
PROPOSED MARINA DREDGE PLAN
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT	C2017-004-01
DRAWN BY	CAS/NP
SHEET	6 of 20
DATE	NOV 2018



CATHY SHELL X:\S\PROJECTS\2017-2004-01 POINTE RESORT MARINA\PERMIT\2017-2004-P-PROPOSED DOCK PLANS.DWG 11/15/2018 11:01:20 AM

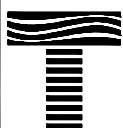
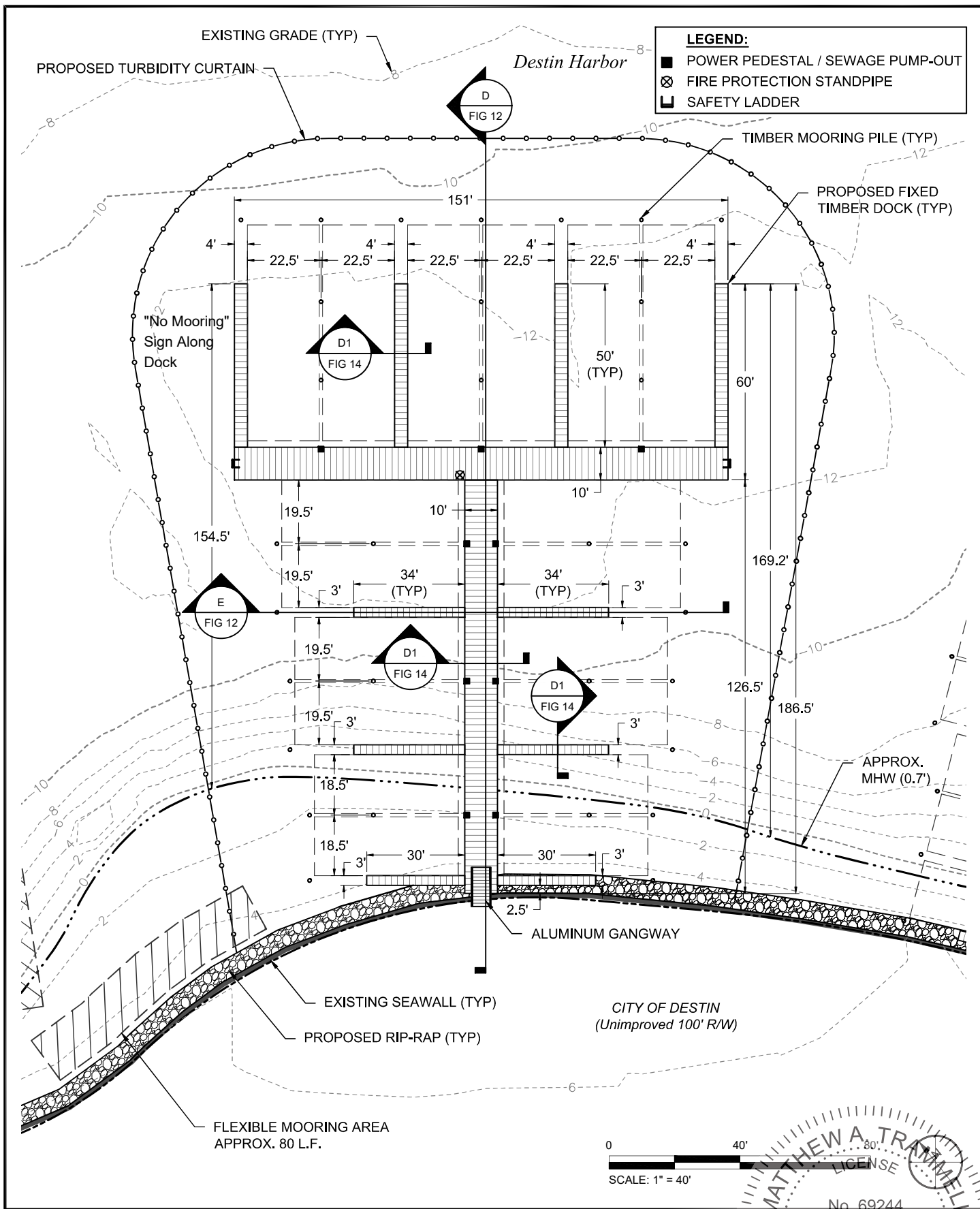


TAYLOR ENGINEERING INC.
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

PROJECT C2017-004-01 DRAWN BY CAS/NP SHEET 7 of 20 DATE NOV 2018

PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

CATHY SHELL X:\SIS\PROJECTS\2017-2004-01 POINTE RESORT MARINA\PERMIT\2017-2004-P-PROPOSED DOCK PLANS.DWG 11/15/2018 11:01:25 AM



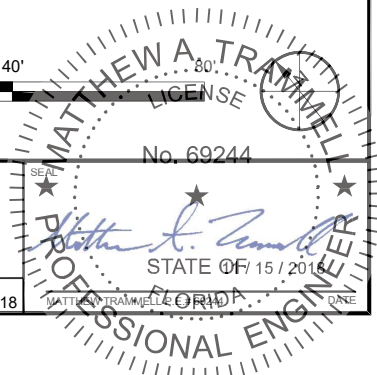
TAYLOR ENGINEERING INC.

4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541

CERTIFICATE OF AUTHORIZATION # 4815

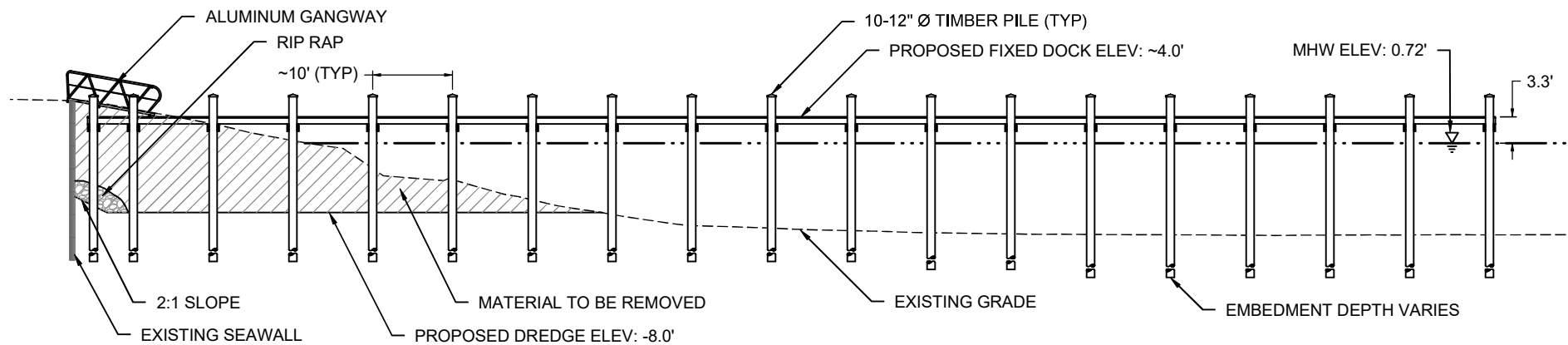
FIGURE 8
PROPOSED DOCK PLAN - 'B'
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT: C2017-004-01 DRAWN BY: CAS/NP SHEET: 8 of 20 DATE: NOV 2018

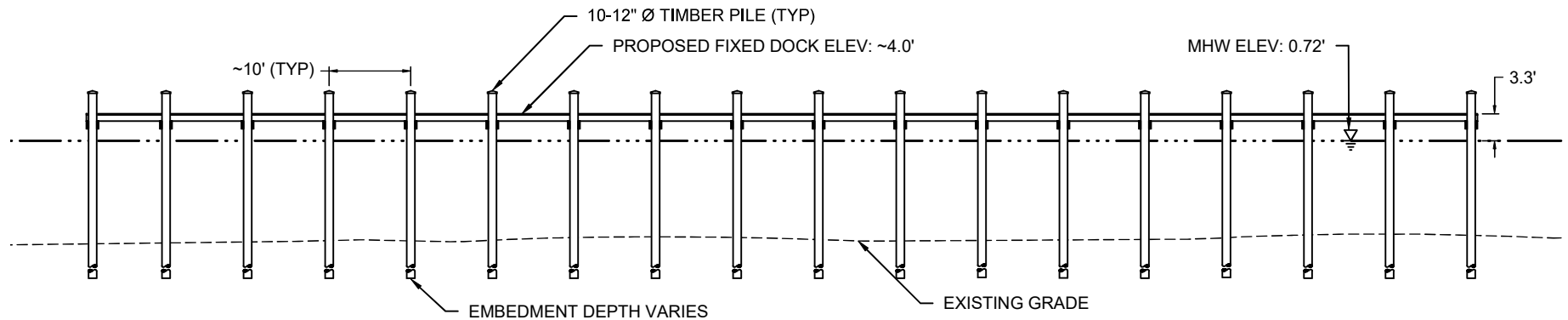


PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW.

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A
FIG 7 'A' DOCK - SECTION A
SCALE: 1" = 20'



B
FIG 7 'A' DOCK - SECTION B
SCALE: 1" = 20'

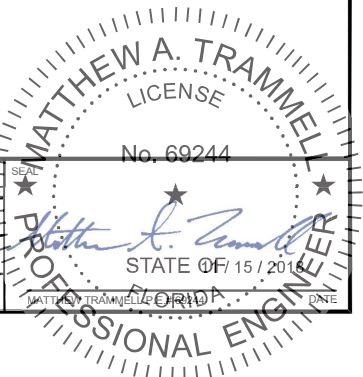


TAYLOR ENGINEERING INC.

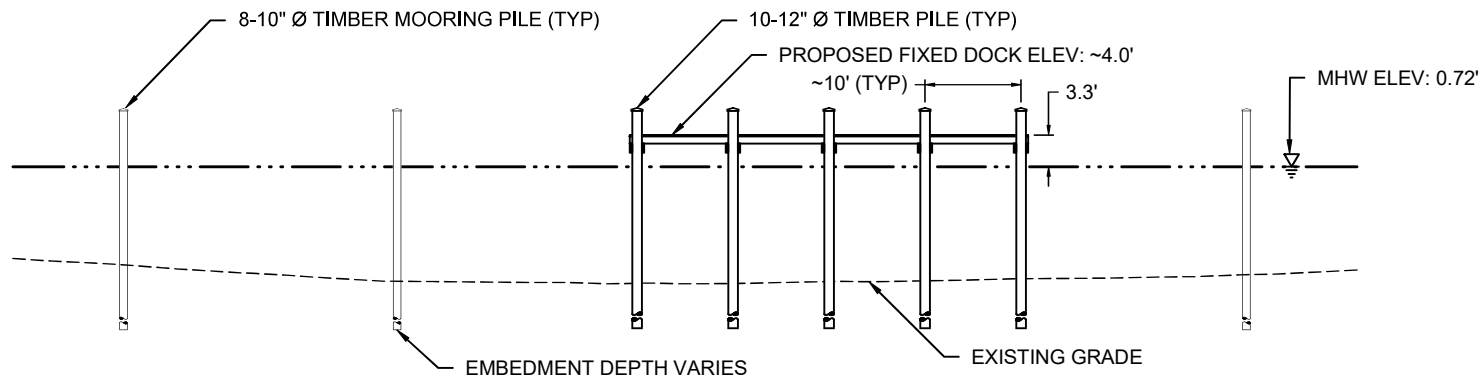
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 10
SECTIONS - 'A' DOCK
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

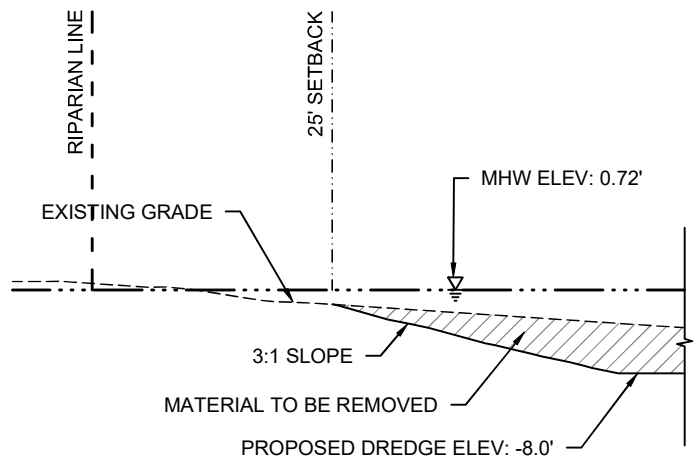
PROJECT	C2017-004-01
DRAWN BY	CAS/NP
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DATE	NOV 2018



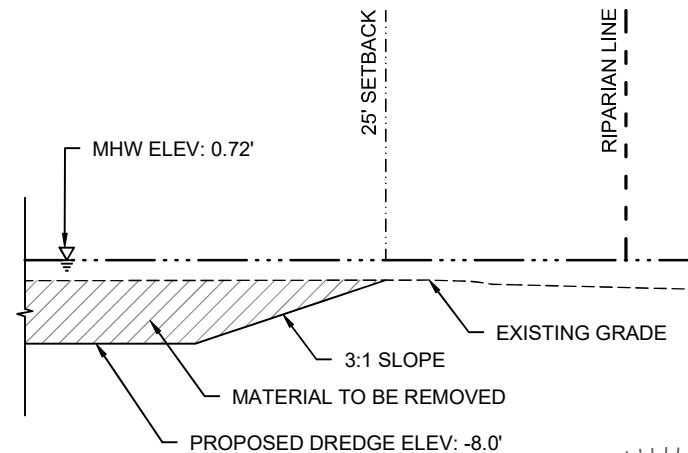
C:\HY-SHELL\X\PROJECTS\2017-004-01 POINTE RESORT MARINA\PERMIT\2017-004-01\FIG 11\FIG 11.DWG 11/15/2018 11:01:44 AM



'A' DOCK - SECTION C
FIG 7 SCALE: 1" = 20'



SIDE SLOPE DREDGE SECTION - NORTH
FIG 6 SCALE: 1" = 20'



SIDE SLOPE DREDGE SECTION - SOUTH
FIG 6 SCALE: 1" = 20'

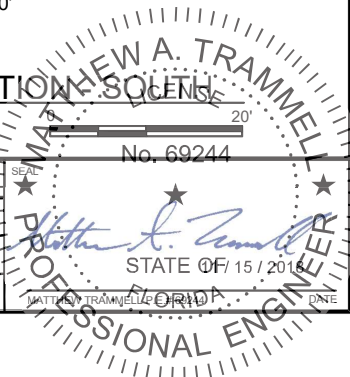


TAYLOR ENGINEERING INC.

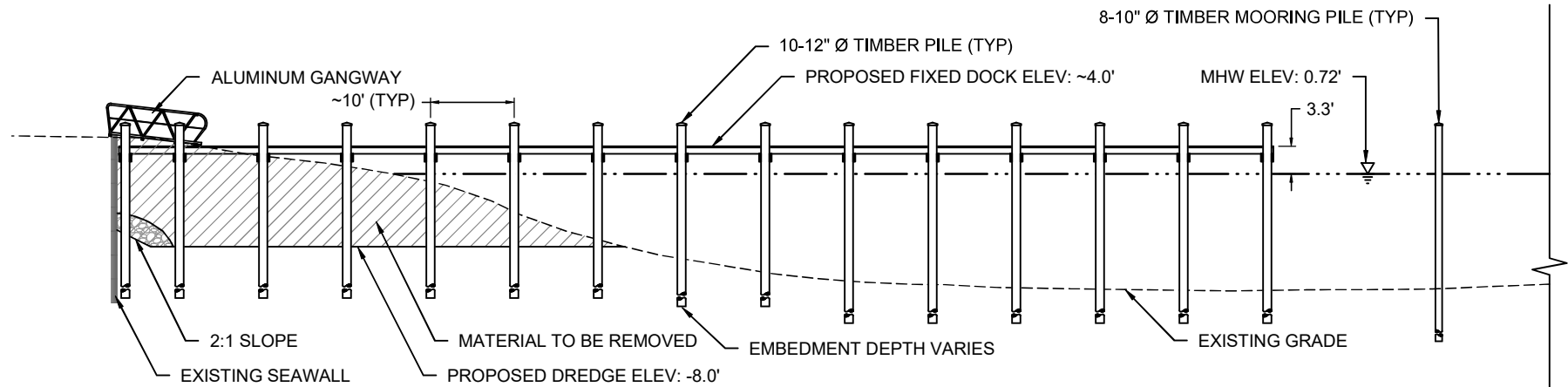
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 11
SECTIONS - 'A' DOCK
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

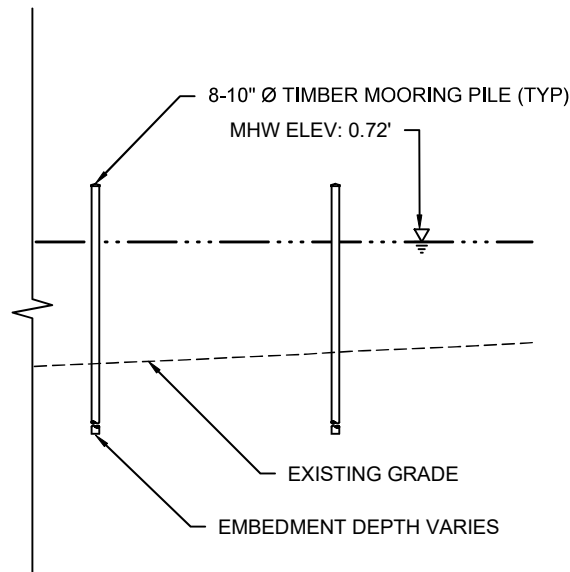
PROJECT	C2017-004-01
DRAWN BY	CAS/NP
SHEET	11 of 20
DATE	NOV 2018



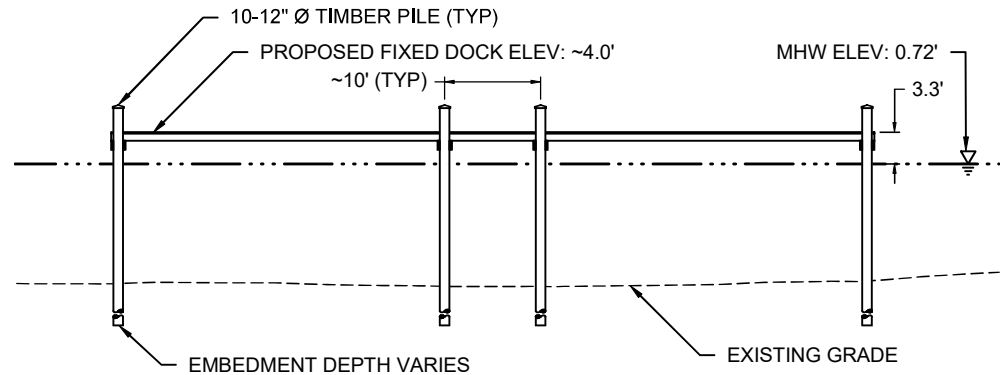
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'B' DOCK - SECTION D
FIG 8 SCALE: 1" = 20'



'B' DOCK - SECTION D (CONTINUED)
FIG 8 SCALE: 1" = 20'



'B' DOCK - SECTION E
FIG 8 SCALE: 1" = 20'

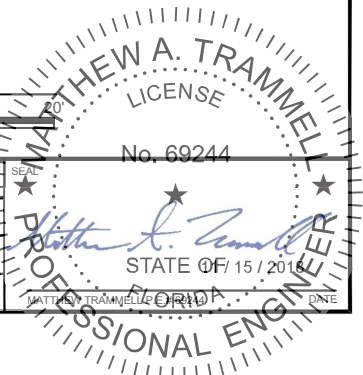


TAYLOR ENGINEERING INC.

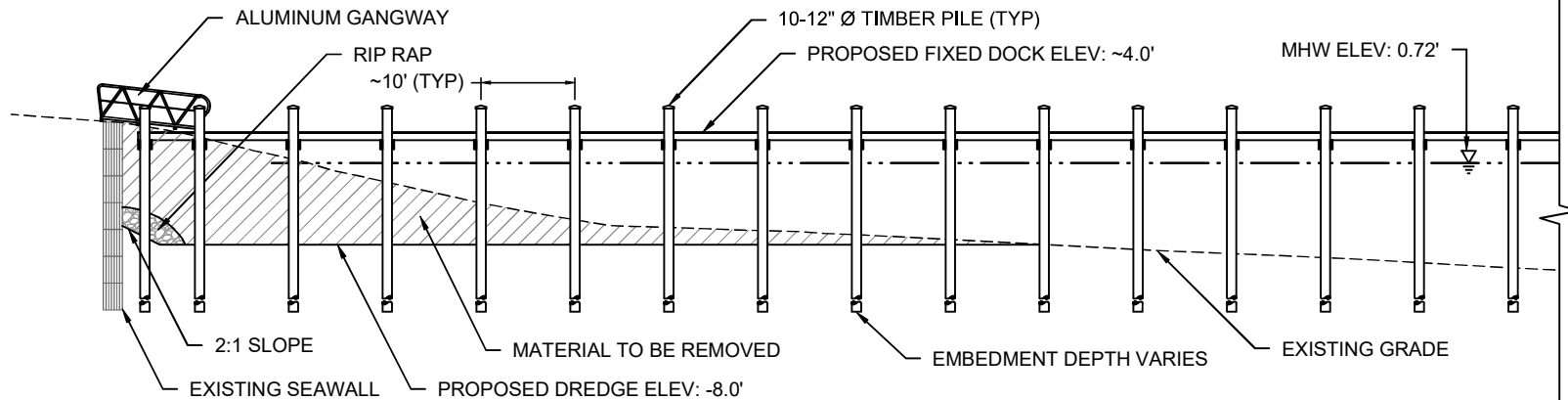
4300 LEGENDARY DRIVE
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CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 12
SECTIONS - 'B' DOCK
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

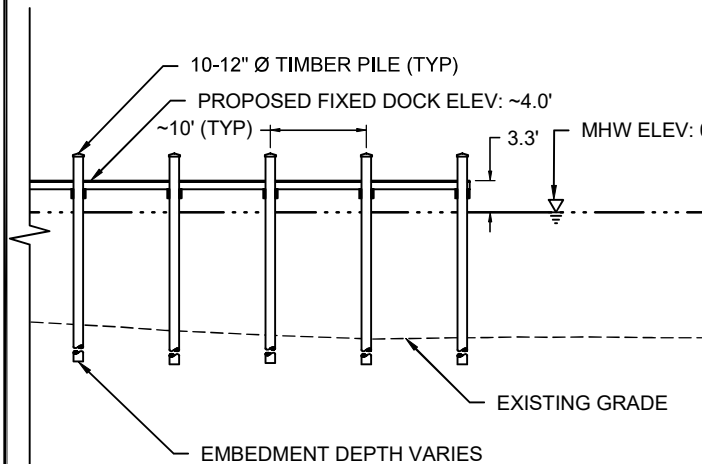
PROJECT	C2017-004-01
DRAWN BY	CAS/NP
SHEET	12 of 20
DATE	NOV 2018



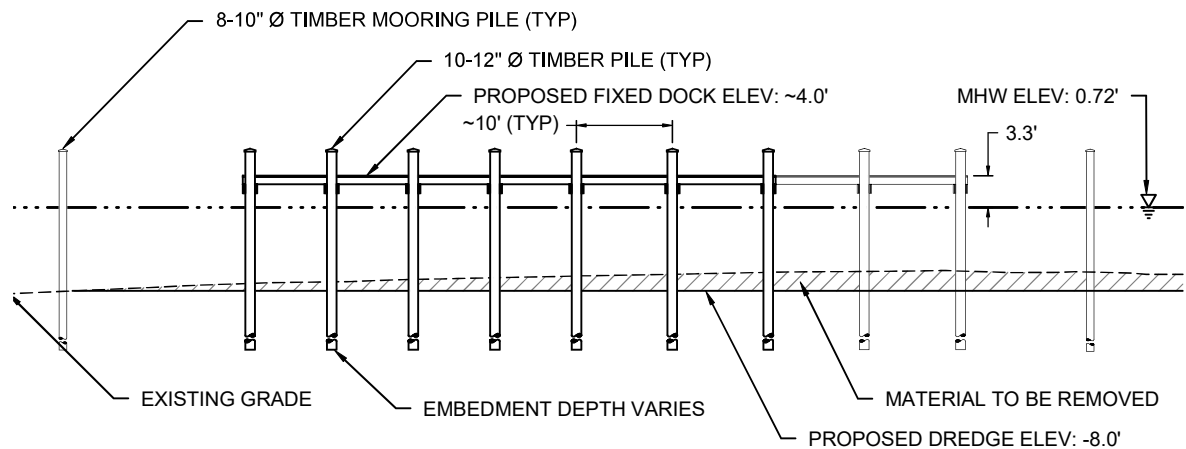
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F 'C' DOCK - SECTION F
FIG 9 SCALE: 1" = 20' 0 20'



F 'C' DOCK - SECTION F (CONTINUED)
FIG 9 SCALE: 1" = 20' 0 20'



G 'C' DOCK - SECTION G
FIG 9 SCALE: 1" = 20' 0 20'



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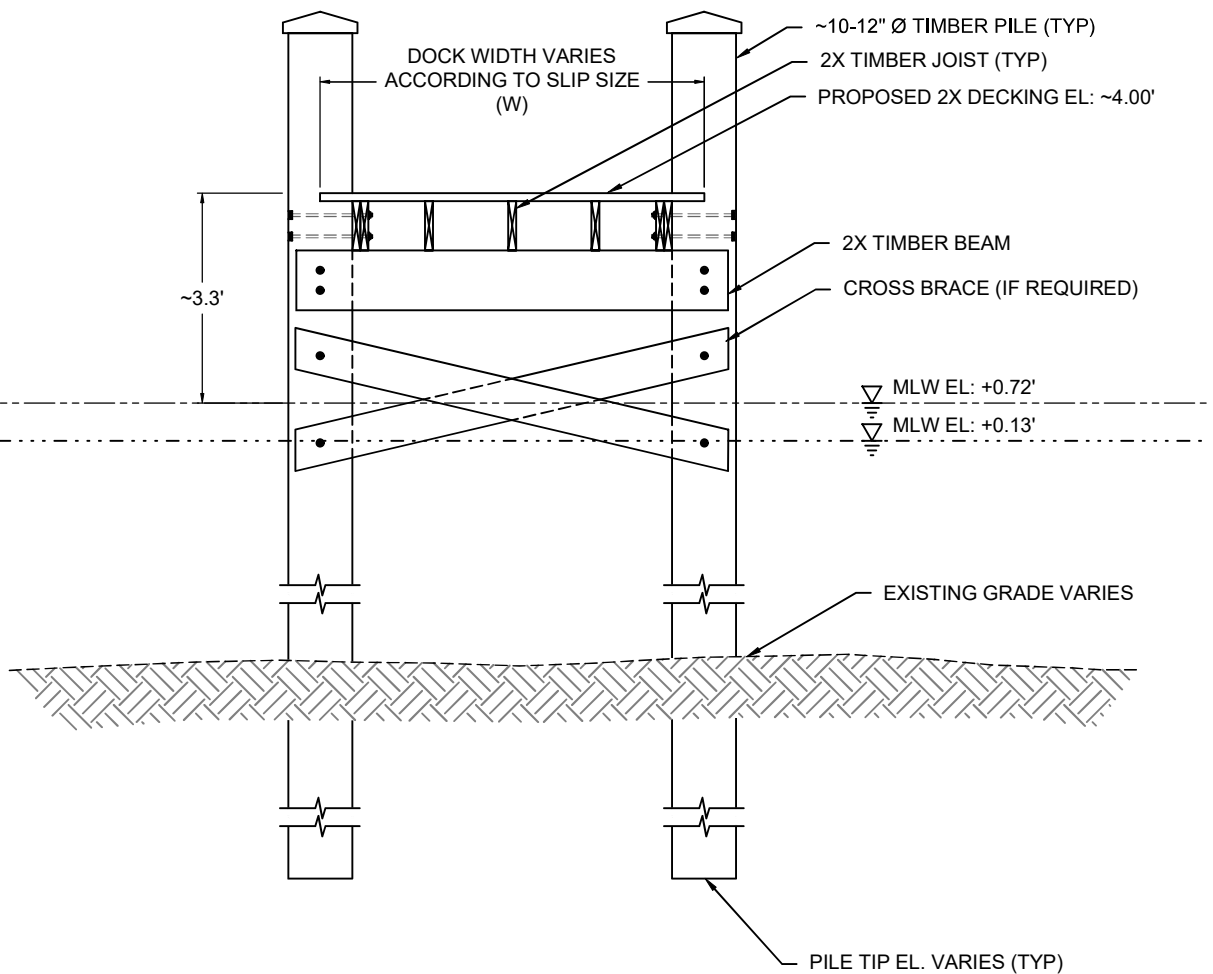
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 13
SECTIONS - 'C' DOCK
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

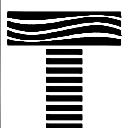
PROJECT	C2017-004-01
DRAWN BY	CAS/NP
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SLIP SIZE AND WIDTH (W)	
SLIP SIZE	W
30' - 50'	3' - 6'
66'	4'
MAIN ACCESS DOCK	10'



D1 TYPICAL FIXED FINGER PIER TIMBER DOCK
NOT TO SCALE



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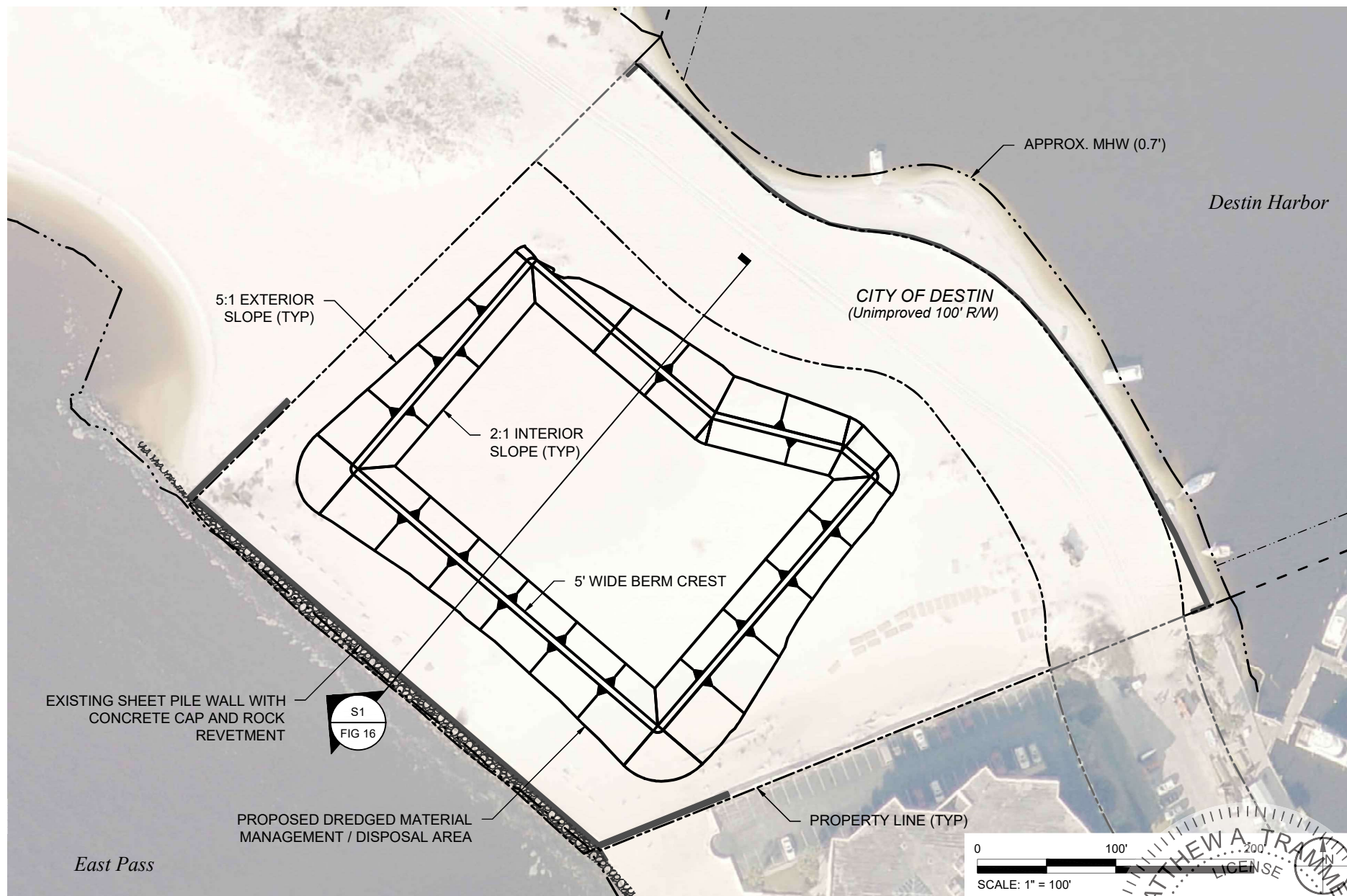
CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 14
TYPICAL FIXED TIMBER DOCK
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT C2017-004-01 DRAWN BY CAS/NP SHEET 14 of 20 DATE NOV 2018



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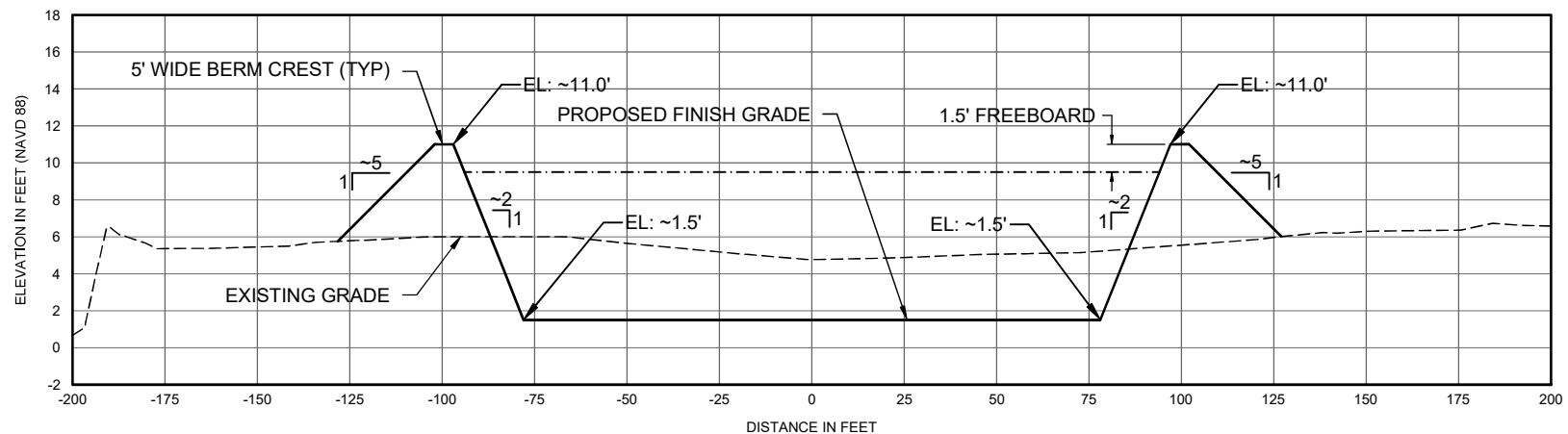
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 15
DREDGED MATERIAL MANAGEMENT / DISPOSAL AREA SITE PLAN
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT	C2017-004-01
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S1
FIG 15

DREDGED MATERIAL MANAGEMENT / DISPOSAL AREA TYPICAL SECTION

SCALE: 1" = 50'
V-SCALE: 1" = 10'

0 50'

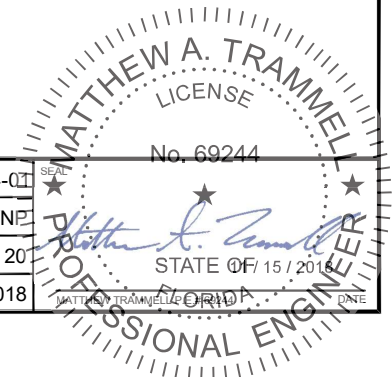


TAYLOR ENGINEERING INC.

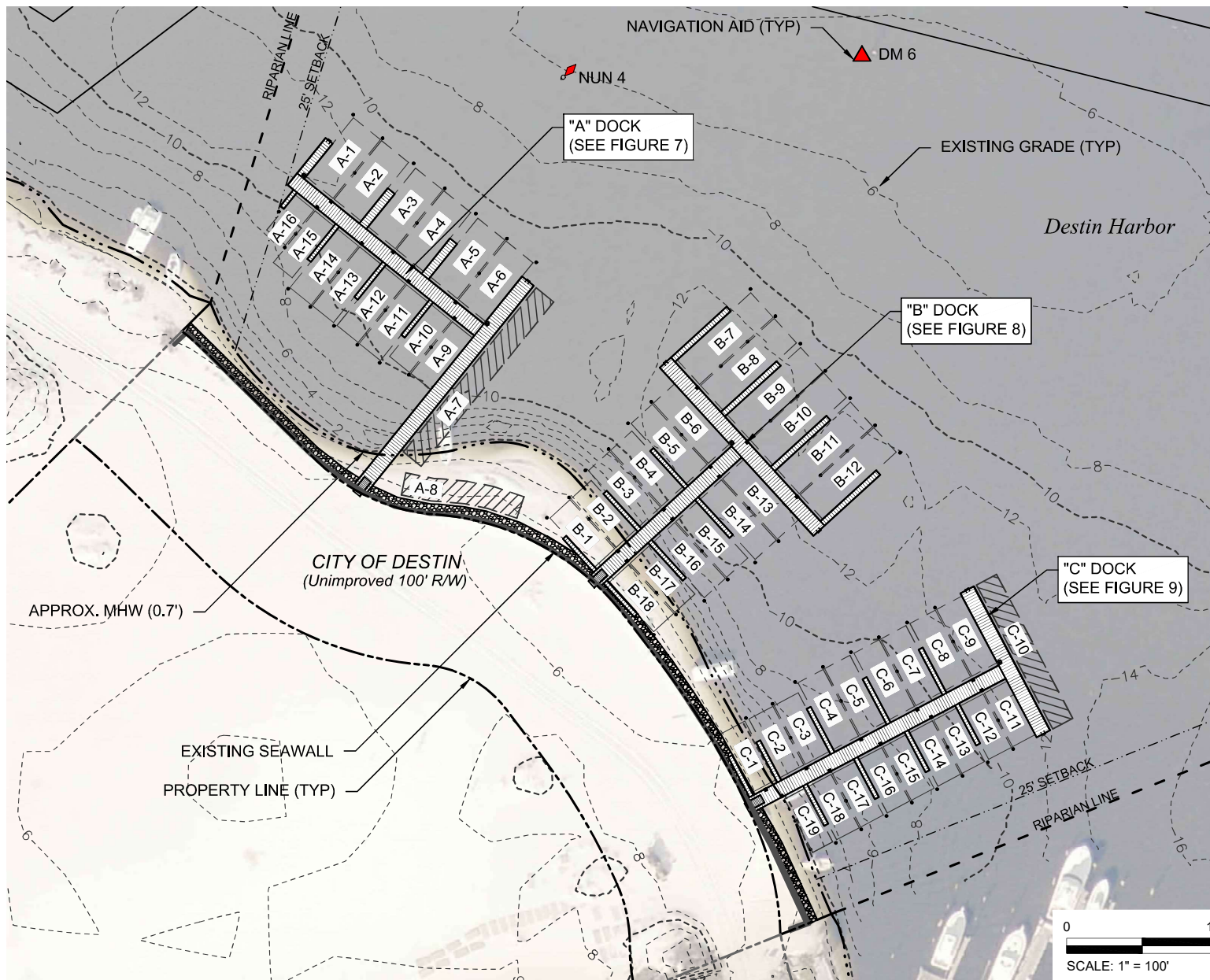
4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 16
DREDGED MATERIAL MANAGEMENT DISPOSAL AREA TYPICAL
SECTION
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

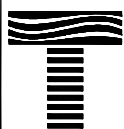
PROJECT	C2017-004-01
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SLIP SCHEDULE		
SLIP ID	SLIP SIZE (L x W)	QTY
A-1 thru A-6	50' x 23'	6
A-7	140' x 15'	1
A-8	80' x 15'	1
A-9 thru A-10	44' x 17'	2
A-11 thru A-14	50' x 18'	4
A-15	44' x 16'	1
A-16	30' x 16'	1
B-1 thru B-2	44' x 18'	2
B-3 thru B-4	50' x 19'	2
B-5 thru B-6	54' x 19'	2
B-7 thru B-12	66' x 22'	6
B-13 thru B-14	54' x 19'	2
B-15 thru B-16	50' x 19'	2
B-17 thru B-18	44' x 18'	2
C-1 thru C-3	44' x 18'	3
C-4 thru C-9	50' x 19'	6
C-10	108' x 15'	1
C-11 thru C-16	40' x 17'	6
C-17 thru C-18	44' x 18'	2
C-19	40' x 15'	1

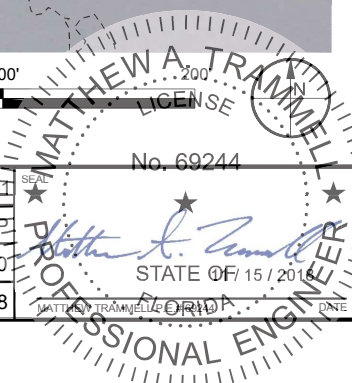


TAYLOR ENGINEERING INC.

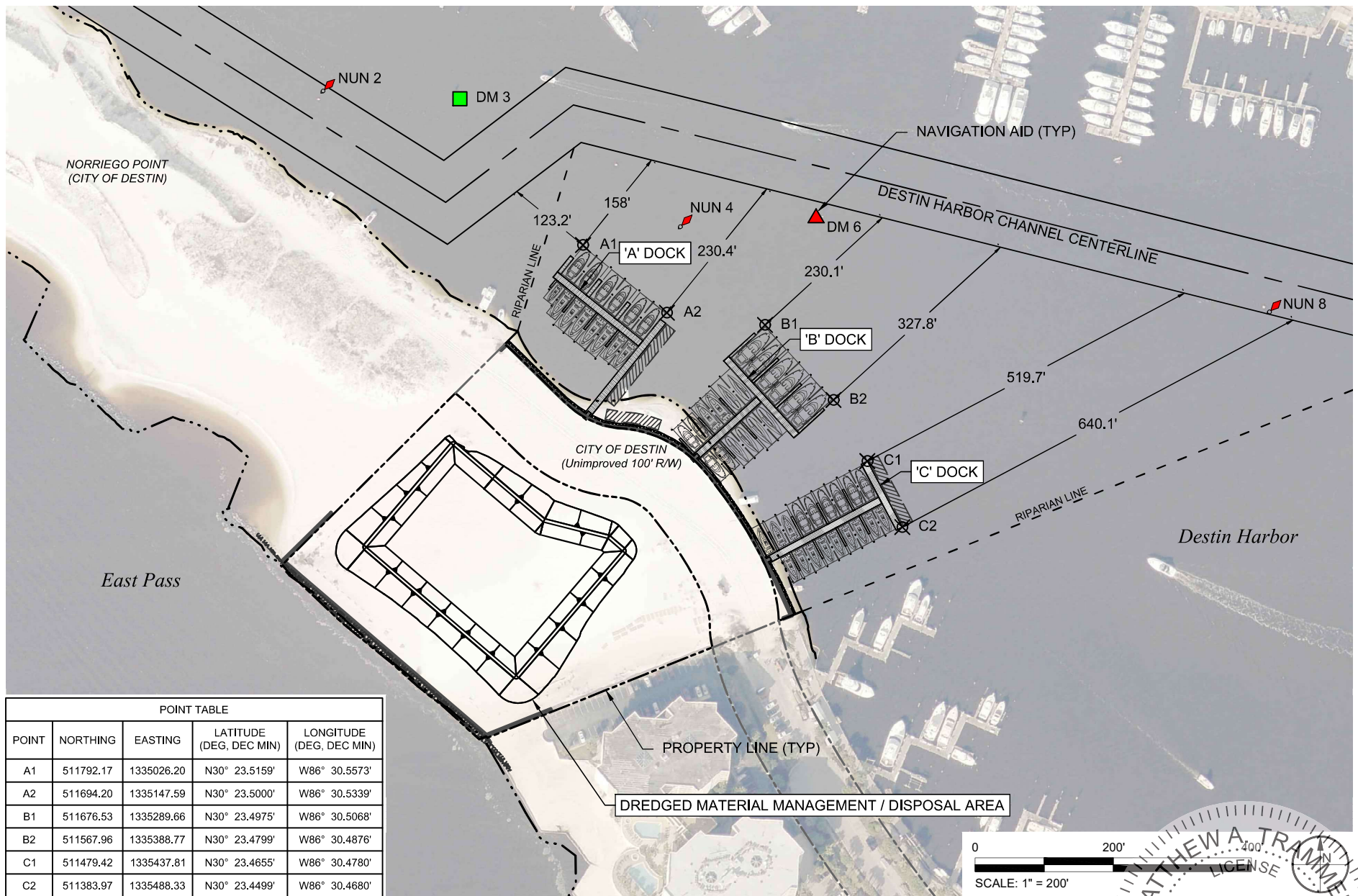
4300 LEGENDARY DRIVE
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FIGURE 17
PROPOSED MARINA SLIP PLAN
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT	C2017-004-01
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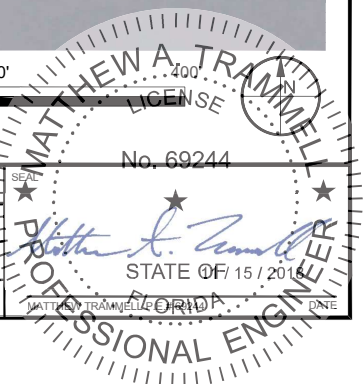


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4300 LEGENDARY DRIVE
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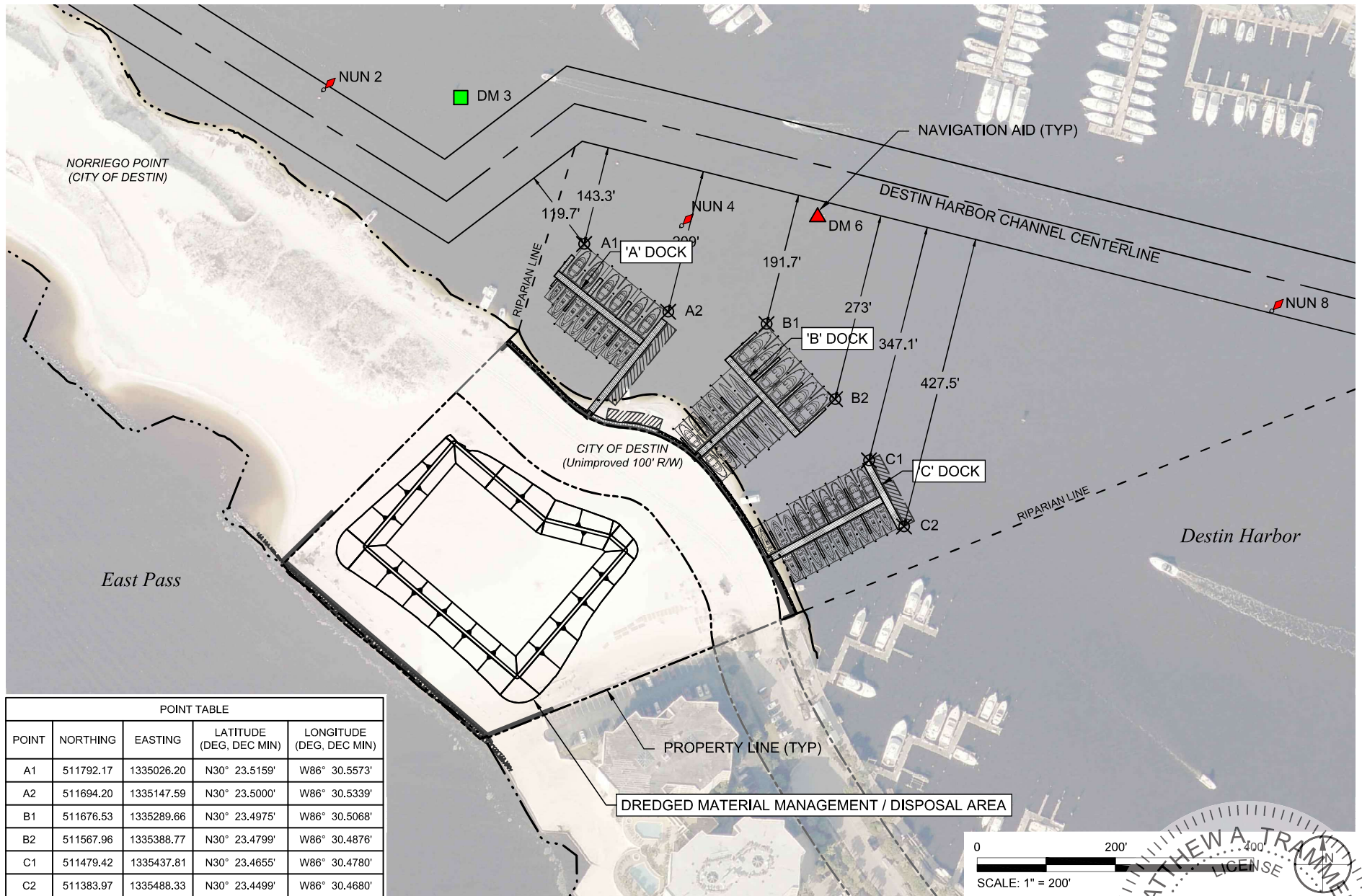
FIGURE 19
FEDERAL NAVIGATION CHANNEL OFFSETS
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT C2017-004-01
DRAWN BY CAS/NP
SHEET 19 of 20
DATE NOV 2018



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POINT TABLE				
POINT	NORTHING	EASTING	LATITUDE (DEG, DEC MIN)	LONGITUDE (DEG, DEC MIN)
A1	511792.17	1335026.20	N30° 23.5159'	W86° 30.5573'
A2	511694.20	1335147.59	N30° 23.5000'	W86° 30.5339'
B1	511676.53	1335289.66	N30° 23.4975'	W86° 30.5068'
B2	511567.96	1335388.77	N30° 23.4799'	W86° 30.4876'
C1	511479.42	1335437.81	N30° 23.4655'	W86° 30.4780'
C2	511383.97	1335488.33	N30° 23.4499'	W86° 30.4680'



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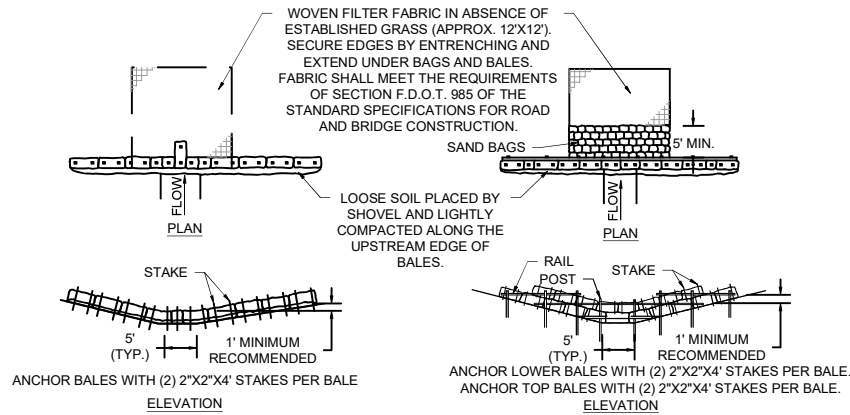
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DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 19A
FEDERAL NAVIGATION CHANNEL OFFSETS
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT	C2017-004-01
DRAWN BY	CAS/NP
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CATHY SHELL X:\S\PROJECTS\2017-204-01 POINTE RESORT MARINA\ERMITC2017-204-01 PERSON CONTROL.DWG 11/15/2018 11:02:45 AM

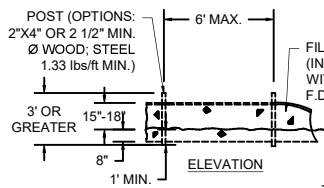


APPLICATION AND SPACING OF TYPES I & TYPES II HAY BALE BARRIERS SHALL BE IN ACCORDANCE WITH SHEET 1 OF 3, F.D.O.T. INDEX NO. 102

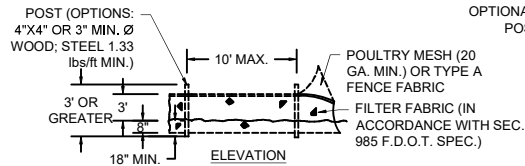
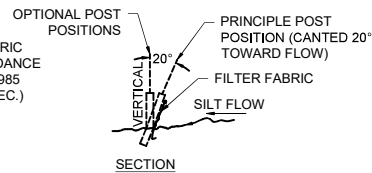
TYPE II

TYPE I

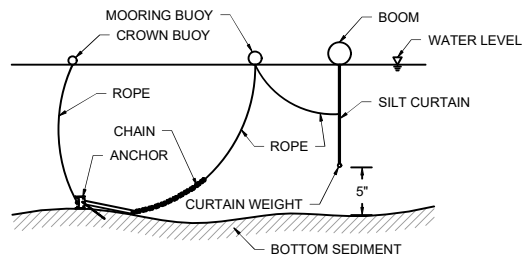
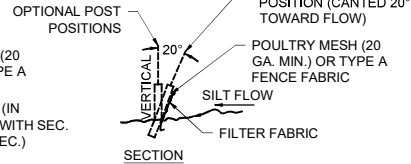
TYPICAL STRAW BALE DETAIL



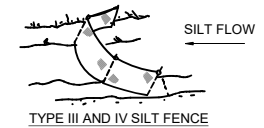
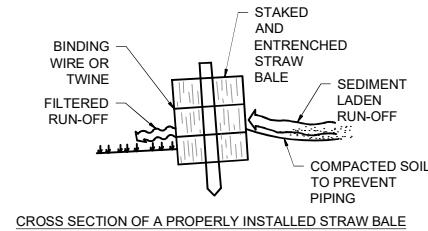
TYPE III SILT FENCE



TYPE IV SILT FENCE



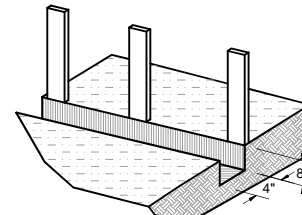
TURBIDITY CURTAIN DETAIL



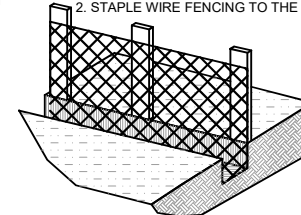
DITCH INSTALLATION AND SPACING FOR TYPE III & TYPE IV FENCE TO BE IN ACCORDANCE WITH SHEET 1 OF 3, OF THE F.D.O.T. INDEX NO. 102

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

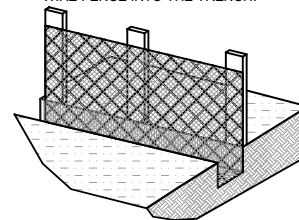
1. SET POSTS AND EXCAVATE A 8"x4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.



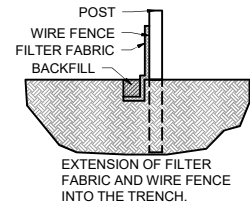
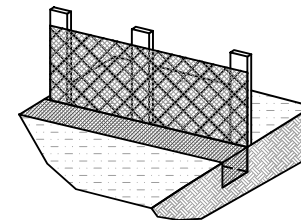
2. STAPLE WIRE FENCING TO THE POSTS.



3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND FILTER FABRIC AND WIRE FENCE INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



SILT FENCE INSTALLATION DETAILS

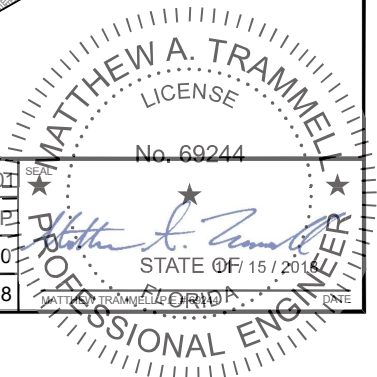


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4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 20
EROSION AND TURBIDITY CONTROL DETAILS
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT	C2017-004-01
DRAWN BY	CAS/NP
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DATE	NOV 2018



ATTACHMENT 5

Docking Facility USACE Permit

DEPARTMENT OF THE ARMY PERMIT

Permittee: ROBERT GUIDRY
POINTE MEZZANINE, LLC
1901 MANHATTAN BLVD, BUILDING H, SUITE 101
HARVEY, LOUISIANA 70058

Permit No: SAJ-2005-06882 (SP-MDZ)

Issuing Office: U.S. Army Engineer District, Jacksonville

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the U.S. Army Corps of Engineers (Corps) having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: Construct a new private commercial marina. The marina will be comprised of three dock structures (Docks A, B, and C) to accommodate a total of 51 slips and 4 flexible mooring areas. The flexible mooring areas will be used for larger vessels ranging in size from 60 to 100-feet in length. Dock A will consist of 4,350 square feet of structure to accommodate 14 slips with two flexible mooring areas (70 linear feet and 140 linear feet). Dock B will consist of 4,235 square feet of structure to accommodate 18 slips with one flexible mooring area measuring 80 linear feet. Dock C will consist of 3,870 square feet of structure to accommodate 19 slips with one flexible mooring area measuring 108 linear feet. The marina will be constructed with an estimated total of 480 timber piles for all docks, finger piers, and mooring piles. All pilings will be installed utilizing low-pressure jetting. Any treated timber pilings utilized for the project will be wrapped to minimize leaching into the aquatic environment.

The proposed project will also involve dredging in the area immediately waterward of the existing seawall in Destin Harbor. The dredging aspect of the project is depicted on sheets 6, 10, 12, and 13 of the project drawings. The project will involve excavation of 3,320 cubic yards above the plane of the Mean High Water Line (MHWL) and dredging of 6,340 cubic yards from 43,772 square feet (1.004 acre) to a depth of 8.7-feet below the plane of the MHWL. Dredged material will be placed in an on-site upland spoil containment area with no return water to surrounding surface waters.

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The proposed project includes the installation of riprap along 596-linear feet of the waterward face of the existing seawall and will extend a maximum of 7-feet from the toe of the seawall into the waterway.

Project Location: The project will affect waters of the United States associated with Destin Harbor. The project site is located at Tax Parcel ID: 00-2S-24-0000-0034-0000, on Gulf Shore Drive, in Section 04, Township 02 South, Range 23 West, Destin, Okaloosa County, Florida.

Directions to site: From Destin, travel east on US-98. Turn right onto Gulf Shore Drive. Follow Gulf Shore Drive to the end where it terminates in the parking lot of East Pass Towers Yacht Club. The project site is located to the north of the parking lot.

Approximate Central Coordinates: Latitude 30.391023°
Longitude -86.508632°

Permit Conditions

General Conditions:

1. The time limit for completing the work authorized ends **January 24, 2024**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

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4. If you sell the property associated with this permit, you must obtain the signature and the mailing address of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

1. **Reporting Address:** The Permittee shall submit all reports, notifications, documentation and correspondence required by the general and special conditions of this permit to the following address:
 - a. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, 41 North Jefferson Street, Suite 301, Pensacola, Florida, 32502-5794.
 - b. For electronic mail SAJ-RD-Enforcement@usace.army.mil (not to exceed 10 MB).
 - c. The Permittee shall reference this permit number, SAJ-2005-06882 (SP-MDZ), on all submittals.
2. **Commencement Notification:** Within 10 days from the date of initiating the work authorized by this permit, the Permittee shall provide a written notification of the date of commencement of authorized work to the Corps.
3. **As-Built Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall submit as-built drawings of the authorized work and a completed "As-Built Certification By Professional Engineer" form (Attachment) to the Corps. The as-built drawings shall be signed and sealed by a registered professional engineer and include the following:
 - a. A plan view drawing of the location of the authorized work footprint, as shown on the permit drawings, with transparent overlay of the work as constructed in the

same scale as the permit drawings on 8½-inch by 11-inch sheets. The plan view drawing should show all "earth disturbance," including wetland impacts and water management structures.

- b. A list of any deviations between the work authorized by this permit and the work as constructed. In the event that the completed work deviates, in any manner, from the authorized work, describe on the attached "As-Built Certification By Professional Engineer" form the deviations between the work authorized by this permit and the work as constructed. Clearly indicate on the as-built drawings any deviations that have been listed. Please note that the depiction and/or description of any deviations on the drawings and/or "As-Built Certification By Professional Engineer" form does not constitute approval of any deviations by the Corps.
 - c. Include the Department of the Army permit number on all sheets submitted.
4. **Agency Changes/Approvals:** Should any other agency require and/or approve changes to the work authorized or obligated by this permit, the Permittee is advised a modification to this permit instrument is required prior to initiation of those changes. It is the Permittee's responsibility to request a modification of this permit from the Pensacola Permits Section. The Corps reserves the right to fully evaluate, amend, and approve or deny the request for modification of this permit.
5. **Assurance of Navigation and Maintenance:** The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.
6. **Posting of Permit:** The Permittee shall have available and maintain for review a copy of this permit and approved plans at the construction site.
7. **Turbidity Barriers:**
- a. Shall be used throughout construction to control erosion and siltation and ensure that turbidity levels within the project area do not exceed background conditions.

- b. Shall be made of material in which listed species cannot become entangled (i.e., reinforced impermeable polycarbonate vinyl fabric [PVC]), and shall be monitored to ensure listed species are not entangled or trapped in the project area.
 - c. Shall be removed promptly when the work is complete and the water quality in the project area has returned to background conditions.
 - d. Shall not block entry to or exit from designated critical habitat.
8. **Fill Material:** The Permittee shall use only clean fill material for this project. The fill material shall be free from items such as trash, debris, automotive parts, asphalt, construction materials, concrete block with exposed reinforcement bars, and soils contaminated with any toxic substance, in toxic amounts in accordance with Section 307 of the Clean Water Act.
9. **Dredged material Disposal:** The Permittee shall place all dredged material in a self-contained, upland disposal site as detailed on drawing sheets 4, 15, and 16 of 20. The Permittee shall maintain the upland disposal site to prevent the discharge of dredged material and associated effluent into waters of the United States.
10. **Standard Manatee Conditions:** The Permittee shall comply with the “Standard Manatee Conditions for In-Water Work – April 2013” provided as an attachment to this permit.
11. **Sea Turtle and Smalltooth Sawfish Conditions:** The Permittee shall comply with National Marine Fisheries Service's “Sea Turtle and Smalltooth Sawfish Construction Conditions” dated March 23, 2006, provided as an attachment to this permit.
12. **Project Design Criteria (PDCs) for In-Water Activities:** The Permittee shall comply with National Marine Fisheries Service's “PDCs for In-Water Activities” dated November 20, 2017 provided as an attachment to this permit.
13. **Daylight Hours:** All activities must be completed during daylight hours.
14. **Cultural Resources/Historic Properties:**
- a. No structure or work shall adversely affect impact or disturb properties listed in the National Register of Historic Places (NRHP) or those eligible for inclusion in the NRHP.

PERMIT NUMBER: SAJ-2005-06882 (SP-MDZ)
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- b. If during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work and ground-disturbing activities within a 100-meter diameter of the discovery and notify the Corps within the same business day (8 hours). The Corps shall then notify the Florida State Historic Preservation Officer (SHPO) and the appropriate Tribal Historic Preservation Officer(s) (THPO(s)) to assess the significance of the discovery and devise appropriate actions.
- c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition ; and if deemed necessary by the SHPO, THPO(s), or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.
- d. In the unlikely event that unmarked human remains are identified on non-federal lands, they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO and THPO(s). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the State Archeologist and from the Corps.

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) and Section 404 of the Clean Water Act (33 U.S.C. 1344).

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2. Limits of this authorization:

- a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
- b. This permit does not grant any property rights or exclusive privileges.
- c. This permit does not authorize any injury to the property or rights of others.
- d. This permit does not authorize interference with any existing or proposed Federal projects.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
- b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
- c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
- d. Design or construction deficiencies associated with the permitted work.
- e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

- a. You fail to comply with the terms and conditions of this permit.

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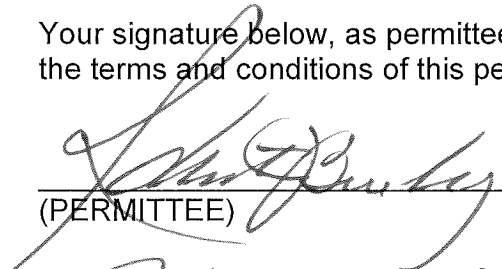
- b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 4 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
 - d. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
6. Extensions: General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

PERMIT NUMBER: SAJ-2005-06882 (SP-MDZ)

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Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.


(PERMITTEE)

2-7-19
(DATE)

Robert J. Guidry
(PERMITTEE NAME-PRINTED)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.


(DISTRICT ENGINEER)

14 Feb 2019
(DATE)

for Andrew Kelly, P.E.
Colonel, U.S. Army
District Commander

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PERMIT TRANSFER

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFEREE-SIGNATURE)

(DATE)

(NAME-PRINTED)

(ADDRESS)

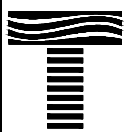
(CITY, STATE, AND ZIP CODE)

PERMIT NUMBER: SAJ-2005-06882 (SP-MDZ)
PERMITTEE: Pointe Mezzanine, LLC
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***Attachments to Department of the Army
Permit Number SAJ-2005-06882***

1. PERMIT DRAWINGS: 20 pages, dated September 19, 2018
2. AS-BUILT CERTIFICATION FORM: 2 pages
3. MANATEE CONDITIONS: 1 page, *Standard Manatee Conditions for In-Water Work – 2013*
4. SEA TURTLE – SAWFISH CONDITIONS: 1 page, *Sea Turtle and Smalltooth Sawfish Construction Conditions, revised March 23, 2006*
5. JAXBO PDCs FOR IN-WATER ACTIVITIES: 3 pages, *PDCs for In-Water Activities dated November 20, 2017*
6. WATER QUALITY CERTIFICATION: 42 pages, Specific Conditions of the water quality permit/certification in accordance with General Condition number 5 on page 2 of this DA permit

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TAYLOR ENGINEERING INC.

4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 1
PROJECT LOCATION MAP
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT C2017-004-01

SEAL

DRAWN

SHEET

DATE



SAJ-2005-06882
Pointe Mezzanine, LLC
September 19, 2018
Page 1 of 20

GENERAL NOTES:

1. ALL ELEVATIONS REFERENCE THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88).
2. ALL DRAWING COORDINATES REFERENCE STATE PLANE FLORIDA NORTH NAD 83.
3. AERIAL IMAGERY TAKEN IN 2016 AND OBTAINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION, UNLESS NOTED OTHERWISE. AERIAL IMAGERY DISPLAYED HEREON FOR INFORMATIONAL PURPOSES ONLY, NO PHOTOGRAPHIC ACCURACY IS IMPLIED BY THIS MAP.
4. EXISTING PARCEL BOUNDARIES AND TOPOGRAPHY SURVEYED ON SEPTEMBER 13, 2017 BY GUSTIN, COTHERN AND TUCKER, INC.
5. DESTIN HARBOR ENTRANCE CHANNEL BATHYMETRY SURVEYED ON JANUARY 21, 2016 BY GUSTIN, COTHERN AND TUCKER, INC.
6. FEDERAL NAVIGATION CHANNEL LIMITS OBTAINED FROM THE U.S. ARMY CORPS OF ENGINEERS MOBILE DISTRICT DRAWING FILE "DESTIN, FLORIDA, WEST BAY TO SANTA ROSA SOUND. EAST PASS PROPOSED DREDGING AND DISPOSAL LOCATION." SHEET 2 OF 13, DATED JULY 2008. (FDEP MAINTENANCE DREDGING PERMIT #0288799-001-JC). FEDERAL NAVIGATION CHANNEL MARKERS DERIVED FROM FILE "ENTRANCE CHANNEL STA 43+00 TO STA 95+00 CONDITION SURVEY" DATED SEPT. 2012.
7. TIDAL DATUMS OBTAINED FROM NOAA CENTER FOR OPERATIONAL OCEANOGRAPHIC PRODUCTS AND SERVICES ([HTTP://TIDESANDCURRENTS.NOAA.GOV/](http://tidesandcurrents.noaa.gov/)).
8. CONSTRUCTION SHALL NOT VIOLATE STATE WATER QUALITY STANDARDS.
9. THE PROPOSED PROJECT DOES NOT INCLUDE ANY IMPACTS TO EXISTING NATURAL RESOURCES, WETLAND AREAS OR SEAGRASSES

GENERAL DOCKING FACILITY NOTES:

1. NO FUELING FACILITIES OR LIVEBOARDS ARE PROPOSED.
2. THE DOCKING FACILITY WILL INCLUDE A SEWAGE PUMP-OUT SYSTEM CONNECTED TO AN UPLAND CENTRALIZED SEWER COLLECTION SYSTEM.
3. STRUCTURE ELEVATIONS AND CONSTRUCTION MATERIALS ARE SUBJECT TO CHANGE IN THE FINAL DESIGN. PILE EMBEDMENT AND DIMENSIONS WILL BE DETERMINED DURING FINAL DESIGN.
3. DOCK PILINGS WILL BE WRAPPED TREATED TIMBER OR OTHERWISE MADE FROM NON-LEACHING MATERIALS.
4. THE LOCATION OF TURBIDITY CURTAINS SHOWN ON THESE DRAWINGS FOR INFORMATIONAL PURPOSES ONLY. TURBIDITY CURTAINS SHALL BE LOCATED AND REPOSITIONED BY THE CONTRACTOR USING BEST MANAGEMENT PRACTICES TO ASSURE WATER QUALITY STANDARDS ARE MAINTAINED THROUGHOUT CONSTRUCTION.

GENERAL DREDGE AND FILL NOTES:

1. ALL PROPOSED DREDGE MATERIAL SHALL BE MECHANICALLY OR HYDRAULICALLY DREDGED FROM THE DREDGE AREA DESIGNATED IN THESE DRAWINGS. FOR MECHANICAL DREDGING, DREDGED MATERIAL SHALL BE PLACED ALONG THE UPLANDS AND REGRADED ON-SITE. FOR HYDRAULIC DREDGING, DREDGED MATERIAL SHALL BE PUMPED TO THE PROPOSED UPLAND DREDGE MATERIAL MANAGEMENT AREA AND DEWATERED IN-PLACE. NO DIRECT DISCHARGE TO OPEN WATERS IS PROPOSED.
2. DREDGE MATERIAL MANAGEMENT AREAS (DMMA's) WILL BE SITED TO REMAIN WITHIN THE APPLICANT'S UPLAND PROPERTY AND ABOVE THE MEAN HIGH WATER LINE. DMMA's WILL INCLUDE STAKED HAY BALES, TURBIDITY CURTAINS, AND/OR OTHER BMPS AT ANY CONTROLLED OVERFLOW/DISCHARGE AREAS.

PROPOSED DOCK PLAN:

1. TOTAL NUMBER OF PERMANENT SLIPS: 51
2. FLEXIBLE MOORING AREA: ~ 398 L.F. (4 SLIPS)
3. FIXED TIMBER DOCK AREA: ~12,383 S.F.
4. PROPOSED SOVEREIGN SUBMERGED LAND LEASE AREA: 105,411 S.F. (2.42 ACRES)

PROPOSED DREDGE PLAN:

1. TOTAL RIP RAP: ~ 600 L.F. (~ 9,000 C.F.)
2. PROPOSED TOTAL DREDGE AREA: ~ 43,772 S.F. (~1.0 ACRES)
3. DREDGE VOLUME BELOW MHW: ~ 6,340 C.Y.
DREDGE VOLUME ABOVE MHW: ~ 3,320 C.Y.
TOTAL DREDGE VOLUME: ~9,660 C.Y.
4. PROPOSED DMMA CAPACITY: ~14,180 C.Y.

TIDAL DATUM REFERENCE:

MHHW ——— 0.73'
MHW ——— 0.72'

MSL ——— 0.40'

MLW ——— 0.13'
MLLW ——— 0.12'
NAVD 88 ——— 0.00'



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4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541

CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 2
GENERAL NOTES
POINTE RESORT MARIN/
OKALOOSA COUNTY, FLOR

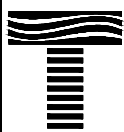
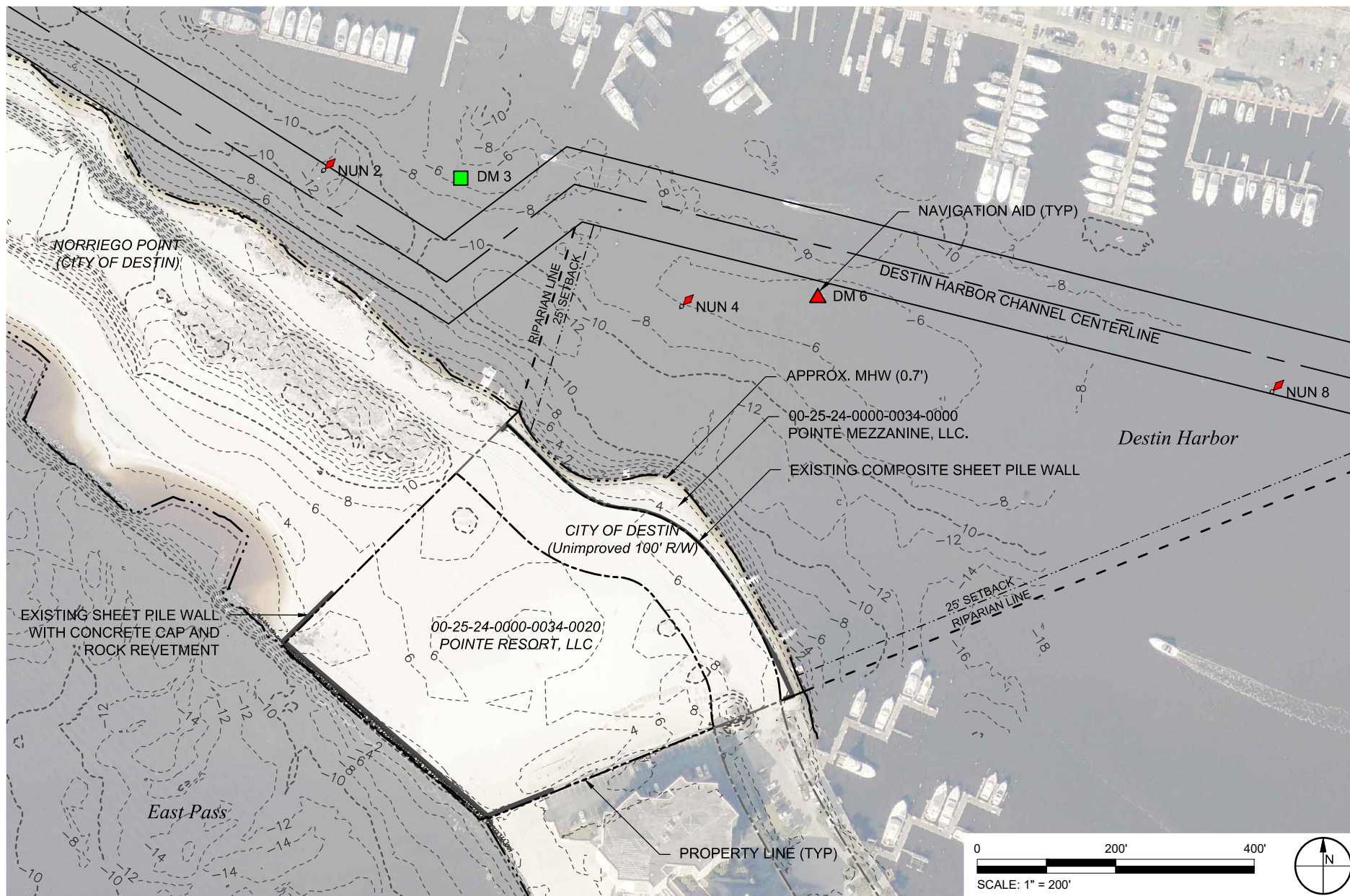
PROJECT C2017-004-01 DRAWN BY CAS/NP SHEET 2 of 2

SEAL



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CATHY SHELL X:\S\PROJECTS\2017-004-01 POINTE RESORT MARINA\PERMIT\2017-004-01 EXISTING CONDITIONS.DWG 1/22/2018 11:20:35 AM



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CERTIFICATE OF AUTHORIZATION # 4815

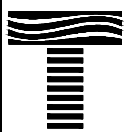
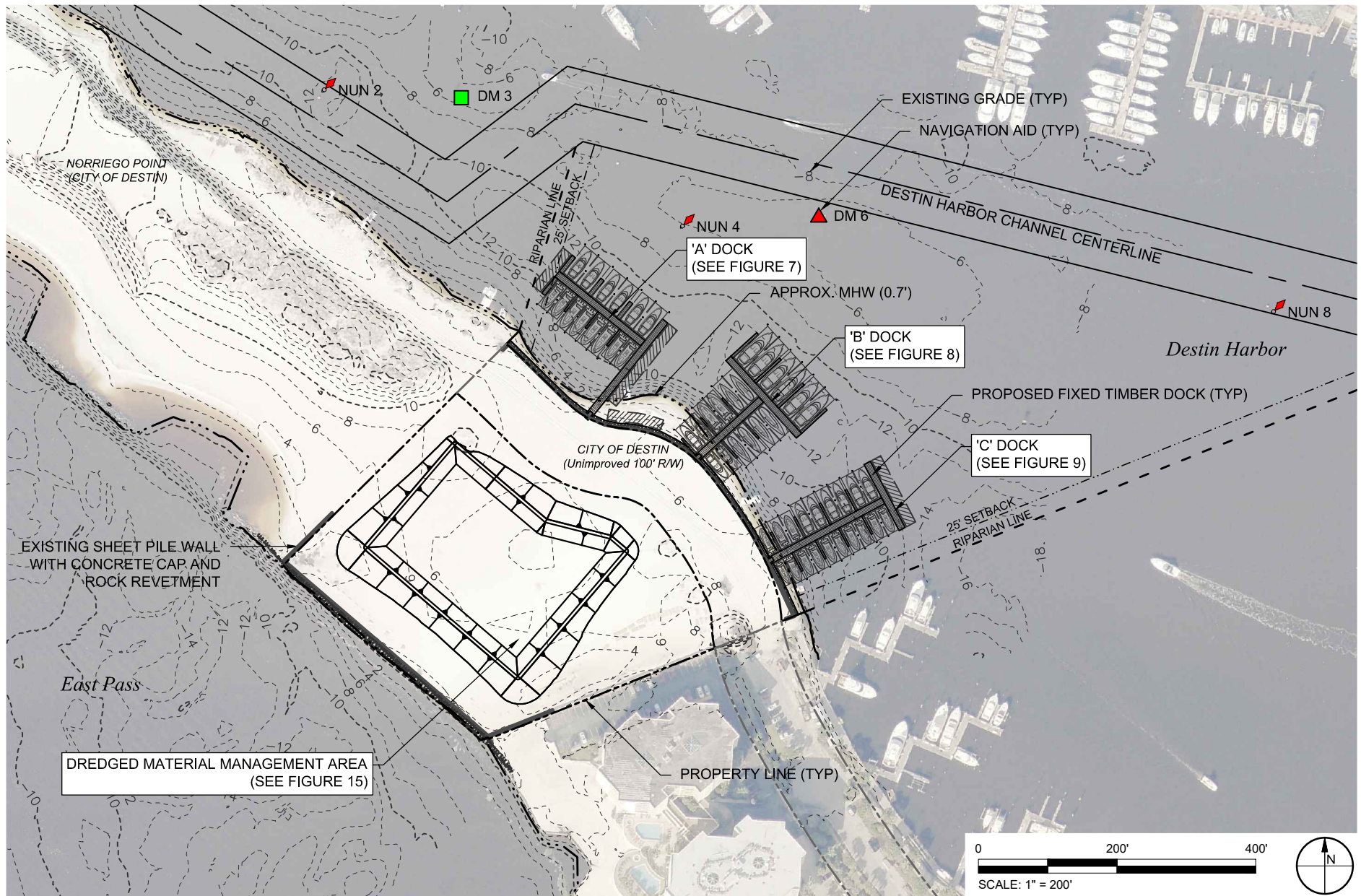
FIGURE 3
EXISTING CONDITIONS
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT	C2017-004-01	SEAL
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Pointe Mezzanine, LLC
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CATHY SHELL X:\SIS\PROJECTS\2017-004-01 POINTE RESORT MARINA\PERMIT\2017-004-P-PROJECT OVERVIEW.DWG 11/2/2018 11:29:48 AM



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SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

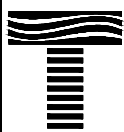
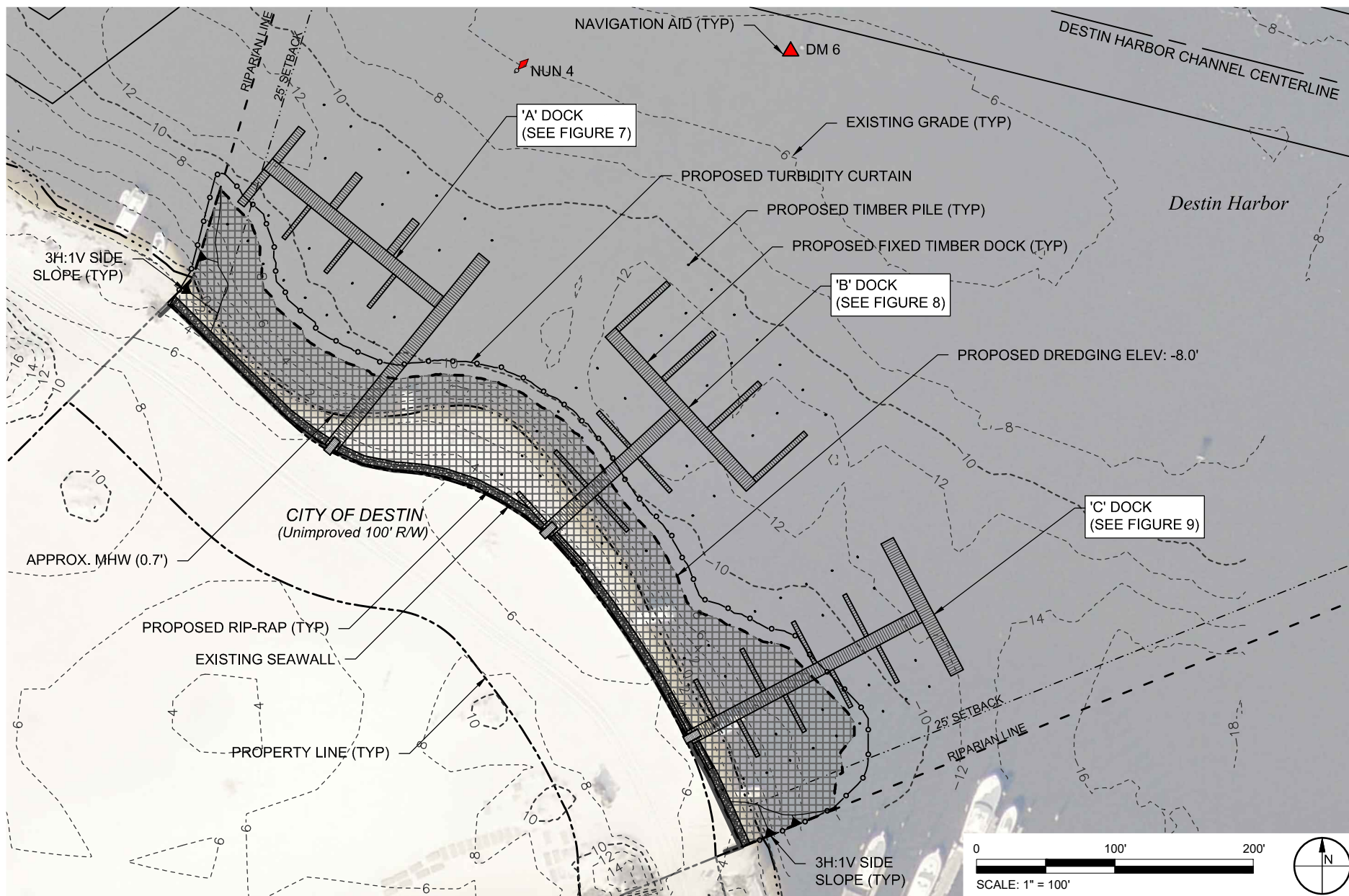
FIGURE 4
PROJECT OVERVIEW
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT	C2017-004-01	SEAL
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SAJ-2005-06882
Pointe Mezzanine, LLC
September 19, 2018
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4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

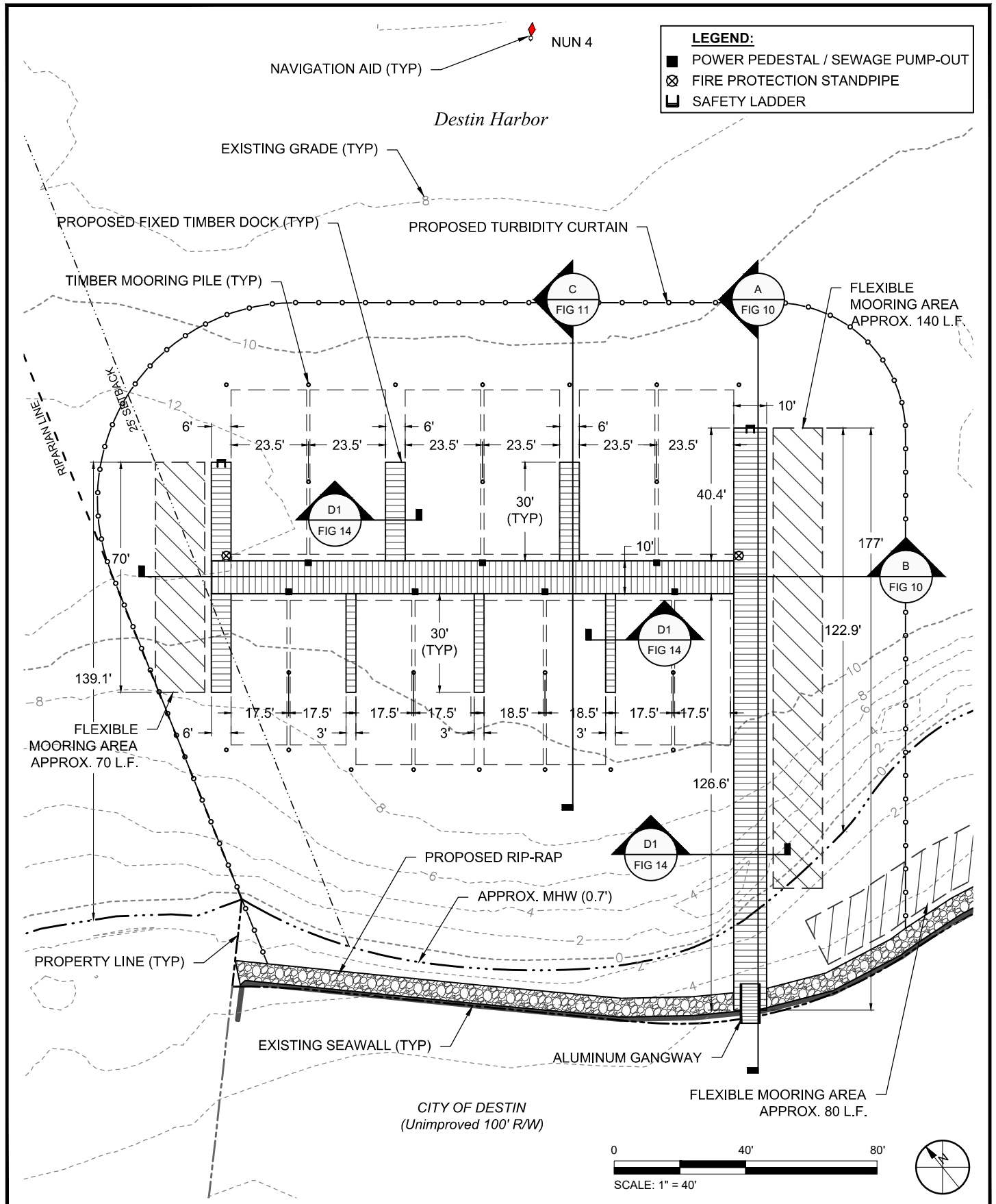
FIGURE 6
PROPOSED MARINA DREDGE PLAN
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT C2017-004-01 SEAL
DRAWN BY
SHEET
DATE

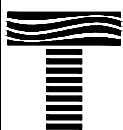
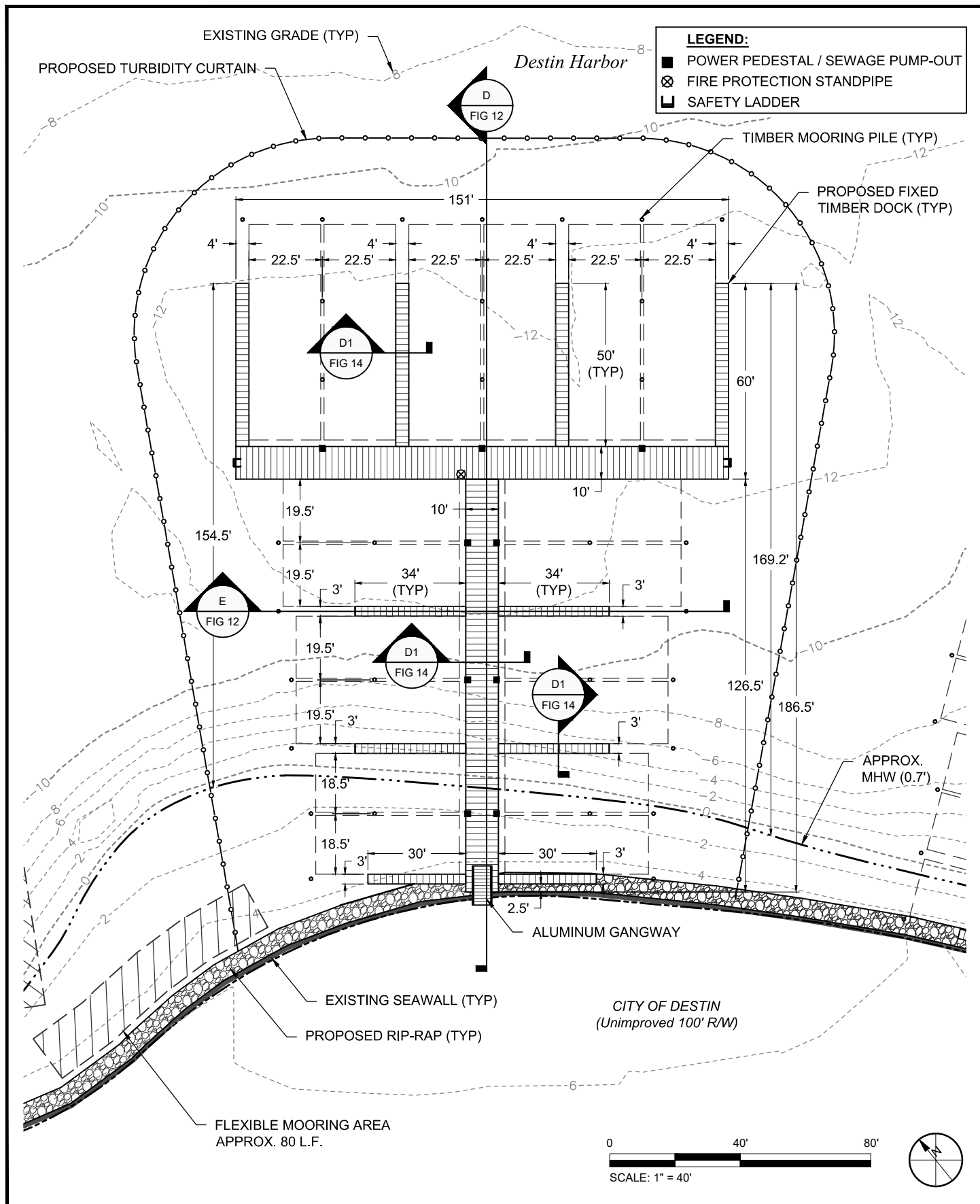


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Pointe Mezzanine, LLC
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DESTIN, FL 32541

CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 8
PROPOSED DOCK PLAN - 'R'
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT C2017-004-01	DRAWN BY CAS/NP	SHEET 8 of 20
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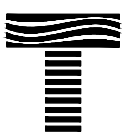
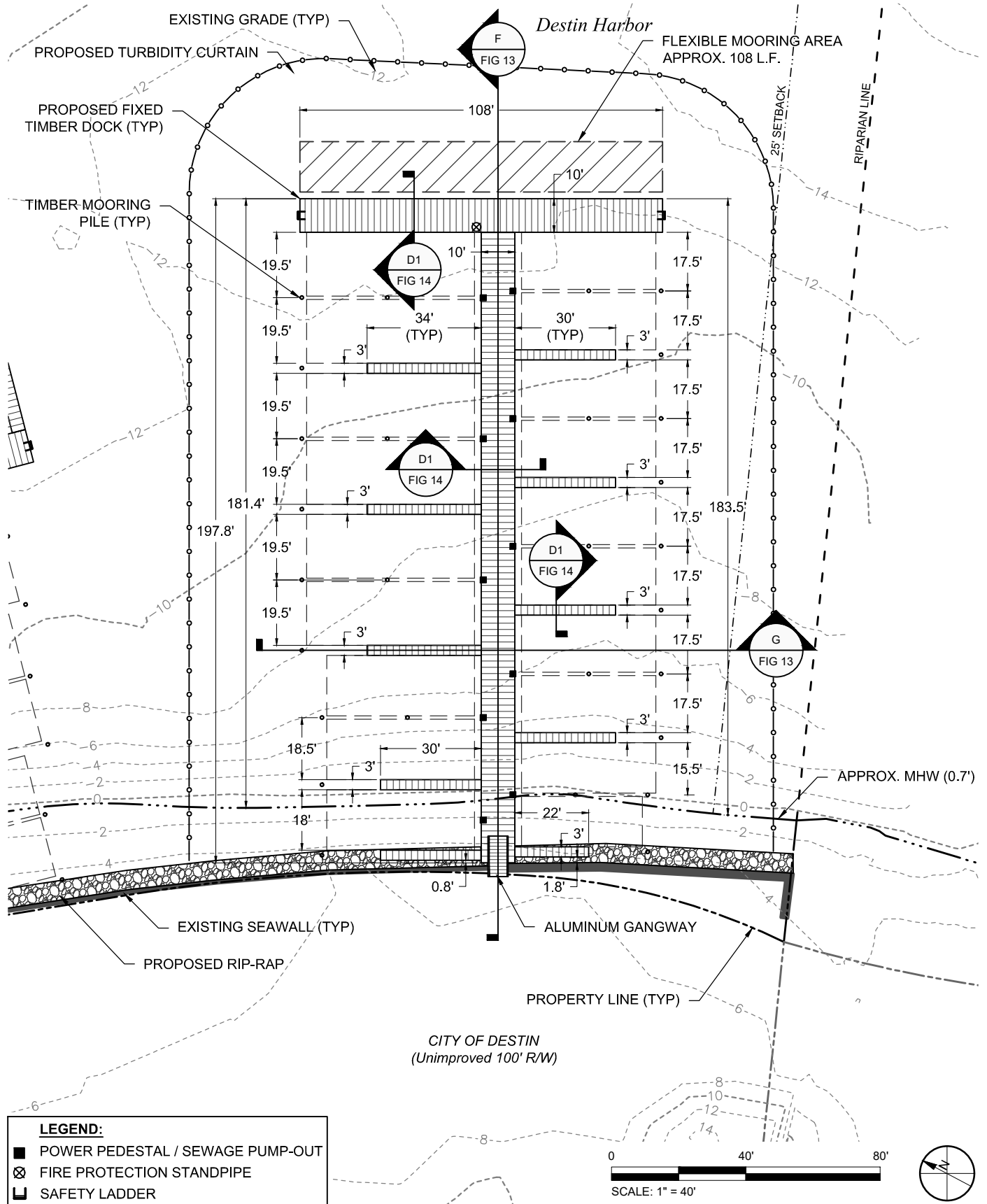
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PRELIMINARY DRAWINGS: THESE DRAWINGS ARE NOT IN FINAL FORM, BUT ARE BEING TRANSMITTED FOR AGENCY REVIEW

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CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 9
PROPOSED DOCK PLAN - '
POINTE RESORT MARINA
OKALOOSA COUNTY, FLOR

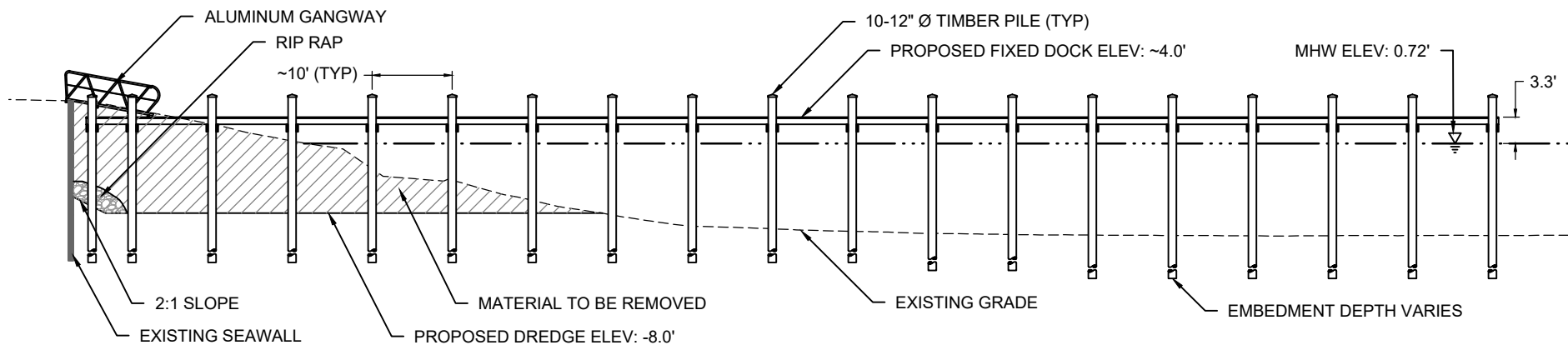
PROJECT C2017-004-01	DRAWN BY CAS/NP	SHEET 9 of 20
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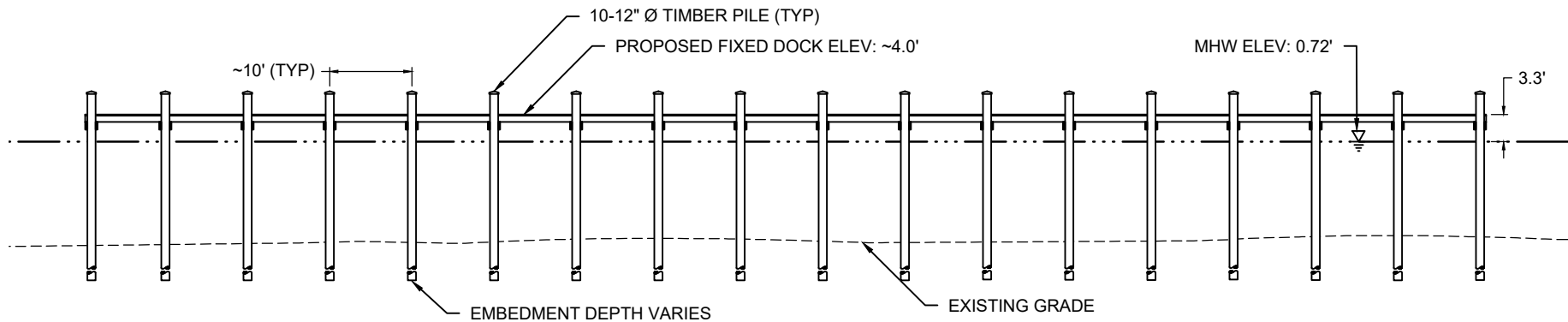
SEAL

SAJ-2005-06882
Pointe Mezzanine, LLC
September 19, 2018
Page 9 of 20

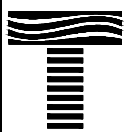
CATHY SHELL X:\SIS\PROJECTS\2017-004-01 POINTE RESORT MARINA\PERMIT\2017-004-01 P-PROFILES.DWG 1/12/2018 11:30:37 AM



'A' DOCK - SECTION A
FIG 7 SCALE: 1" = 20'



'A' DOCK - SECTION B
FIG 7 SCALE: 1" = 20'



TAYLOR ENGINEERING INC.

4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

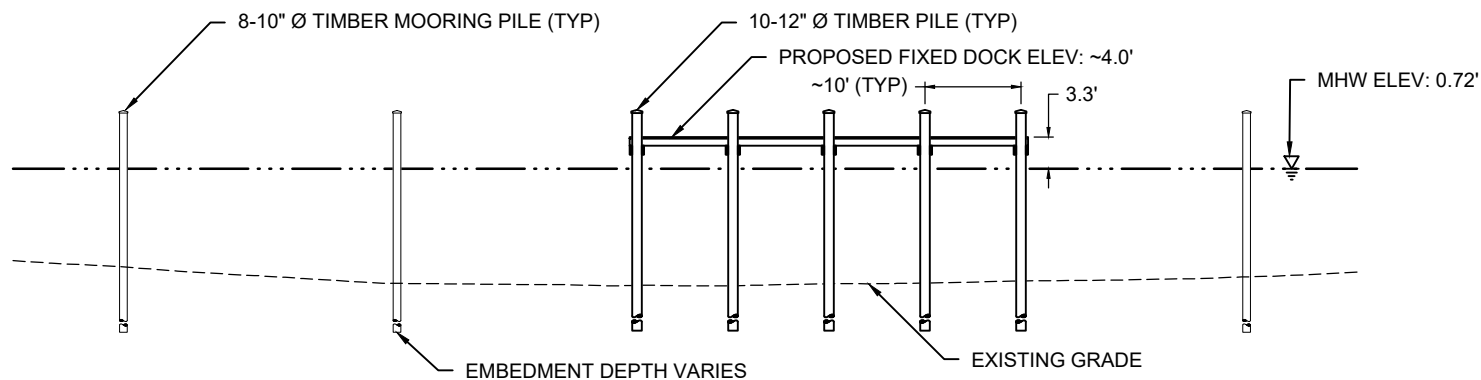
FIGURE 10
SECTIONS - 'A' DOCK
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT	C2017-004-01	SEAL
DRAWN BY	CAS/MD	
SHEET		
DATE		



SAJ-2005-06882
Pointe Mezzanine, LLC
September 19, 2018
Page 10 of 20

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C
FIG 7 'A' DOCK - SECTION C
SCALE: 1" = 20'



TAYLOR ENGINEERING INC.

4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

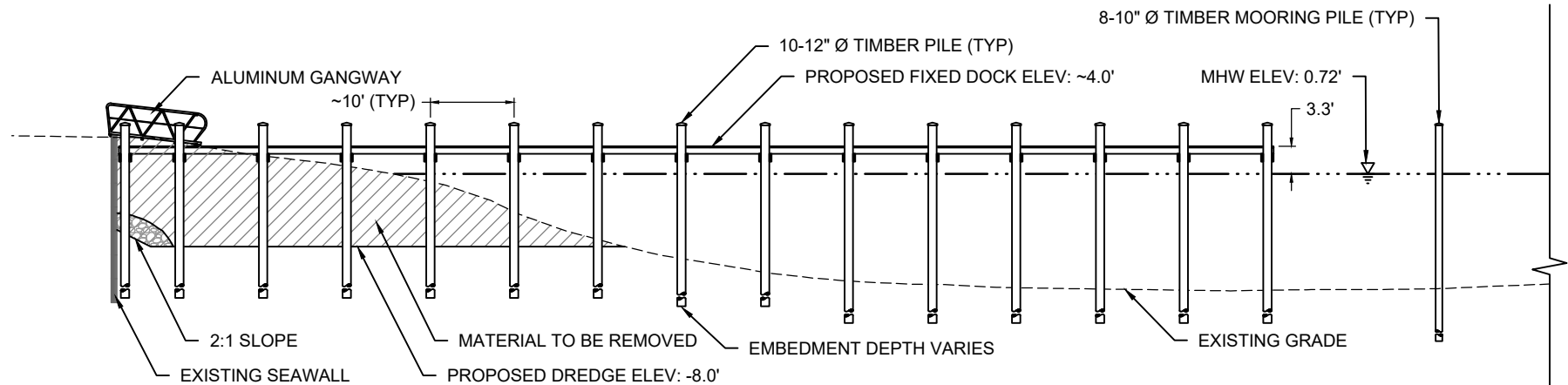
FIGURE 11
SECTIONS - 'A' DOCK
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT	C2017-004-01	SEAL
DRAWN BY		
SHEET		
DATE		

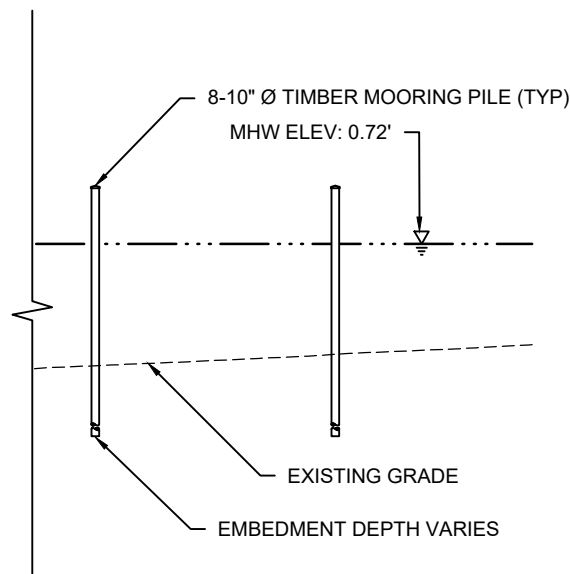


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Pointe Mezzanine, LLC
September 19, 2018
Page 11 of 20

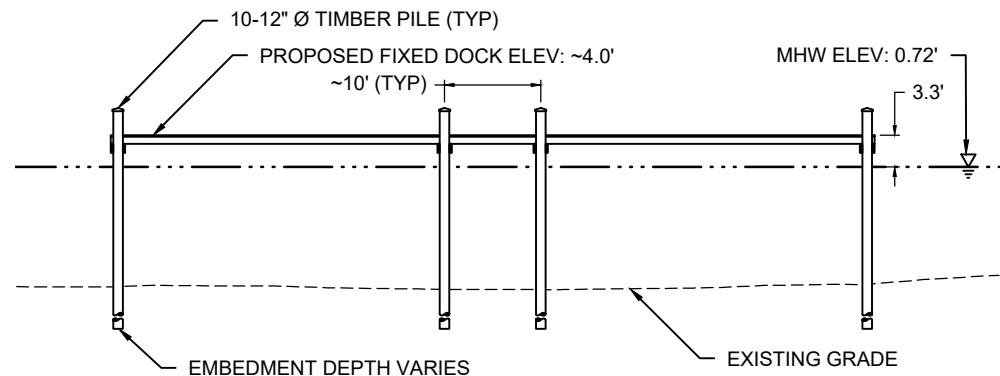
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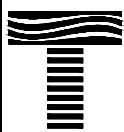
'B' DOCK - SECTION D
FIG 8 SCALE: 1" = 20'



'B' DOCK - SECTION D (CONTINUED)
FIG 8 SCALE: 1" = 20'



'B' DOCK - SECTION E
FIG 8 SCALE: 1" = 20'



TAYLOR ENGINEERING INC.

4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

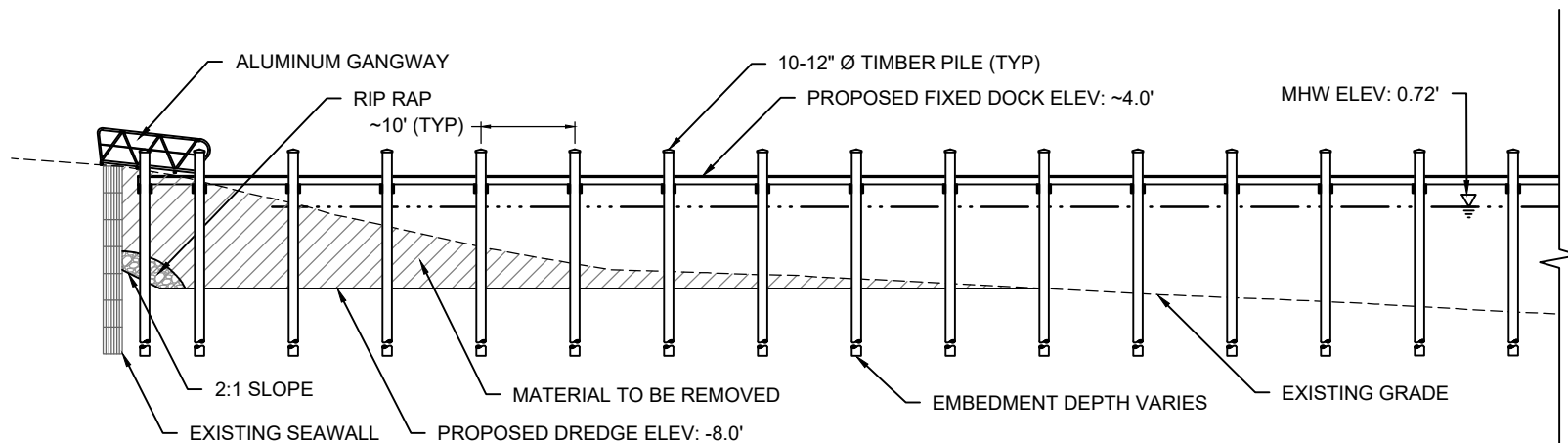
FIGURE 12
SECTIONS - 'B' DOCK
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT	C2017-004-01	SEAL
DRAWN BY	CAS/NP	
SHEET		
DATE	J/	

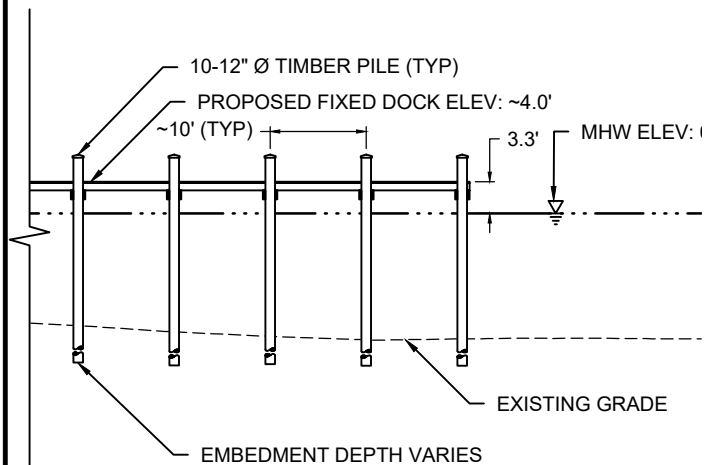


SAJ-2005-06882
Pointe Mezzanine, LLC
September 19, 2018
Page 12 of 20

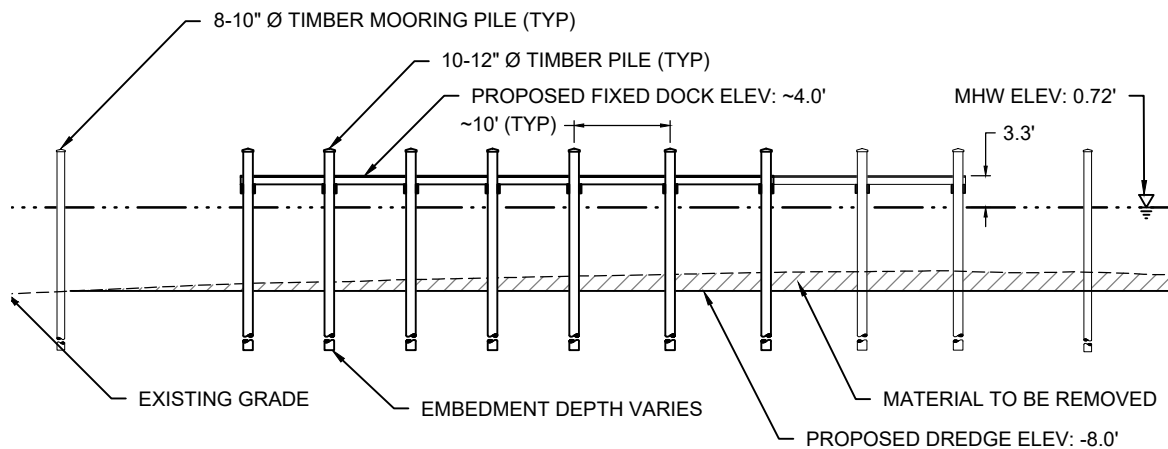
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F
FIG 9 'C' DOCK - SECTION F
SCALE: 1" = 20' 0 20'



F
FIG 9 'C' DOCK - SECTION F (CONTINUED)
SCALE: 1" = 20' 0 20'



G
FIG 9 'C' DOCK - SECTION G
SCALE: 1" = 20' 0 20'



TAYLOR ENGINEERING INC.

4300 LEGENDARY DRIVE
SUITE C246
DESTIN, FL 32541
CERTIFICATE OF AUTHORIZATION # 4815

FIGURE 13
SECTIONS - 'C' DOCK
POINTE RESORT MARINA
OKALOOSA COUNTY, FLORIDA

PROJECT C2017-004-01
DRAWN BY
SHEET
DATE



SAJ-2005-06882
Pointe Mezzanine, LLC
September 19, 2018
Page 13 of 20

CONSTRUCTION PLANS FOR THE POINTE BEACH AND YACHT CLUB

OWNER

POINTE ONE, L.L.C.
MR. LUKE EVINS, MGR
1400 MCCRORY LANE
BIRMINGHAM, AL 35216
(205) 251-2200

PROJECT ARCHITECT

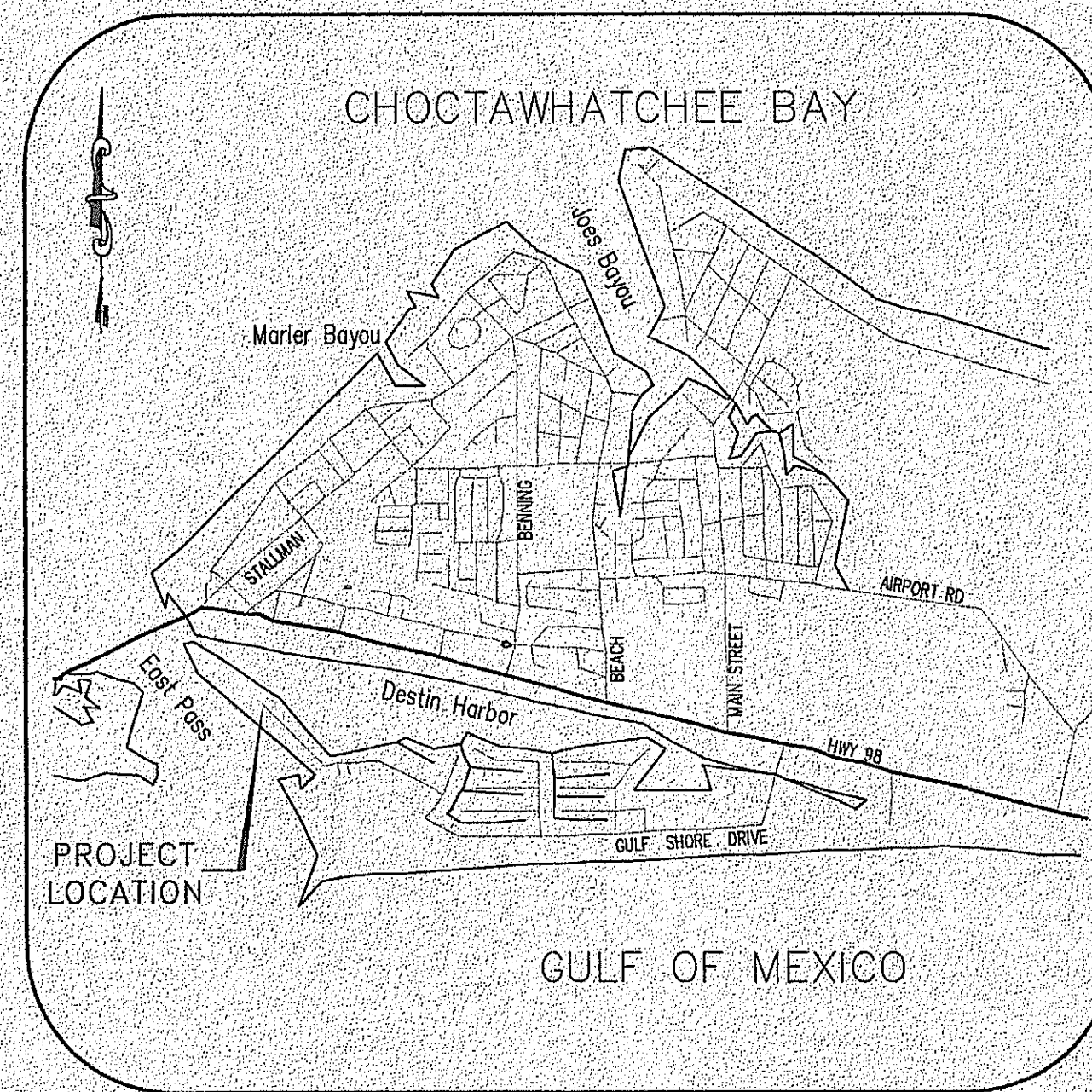
DOUGHERTY AND CHAVEZ ARCHITECTS PA.
4300 LEGENDARY DRIVE
BUILDING C, SUITE 240
DESTIN, FLORIDA 32541
(850) 650-5881

PROJECT SURVEYOR

EMERALD COAST ASSOCIATES, INC.
4636 GULFSTARR DR.
DESTIN, FL 32550
(850) 837-8242

LANDSCAPE ARCHITECT

LANDRY DESIGN ASSOCIATES
110 FAREWELL LANE
JOHN'S CREEK, GA 30022
(678) 591-4571



LOCATION MAP

TOWNSHIP 2S, RANGE 23W
CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA

**HENDERSON ENGINEERING
& ENVIRONMENTAL, INC.**
HEEI
980 MACK BAYOU RD. SUITE 3
SANTA ROSA BEACH, FL 32459
PHONE: (850) 622-6264 FAX: (850) 622-2364
Certificate of Authorization No. 00009883

JANUARY 28, 2009

PROJECT NO.
09-01

LEGAL DESCRIPTION:

AS SURVEYED AND WRITTEN

A PARCEL OF LAND IN UNSECTIONALIZED TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE EXPLICITLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 124, BLOCK F, HOLIDAY ISLE, RESIDENTIAL SECTION NUMBER 6, AS RECORDED IN PLAT BOOK 4, PAGE 39 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, THENCE ON THE EASTERLY RIGHT OF WAY LINE OF DURANGO ROAD (65 FOOT RIGHT OF WAY) SOUTH 31 DEGREES 33 MINUTES 00 SECONDS WEST, A DISTANCE OF 724.75 FEET, THENCE DEPARTING SAID EASTERLY RIGHT OF WAY NORTH 65 DEGREES 28 MINUTES 19 SECONDS WEST, A DISTANCE OF 1877.26 FEET, THENCE NORTH 24 DEGREES 31 MINUTES 41 SECONDS EAST, A DISTANCE OF 16.04 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF GULF SHORE DRIVE, THENCE ON SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING FOUR CALLS: THENCE (1) ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 613.27 FEET THROUGH A CENTRAL ANGLE OF 48 DEGREES 59 MINUTES 18 SECONDS, AN ARC DISTANCE OF 524.35 FEET (CHORD BEARING = NORTH 60 DEGREES 02 MINUTES 13 SECONDS WEST, CHORD DISTANCE = 508.52 FEET) TO THE POINT OF TANGENCY, THENCE (2) NORTH 38 DEGREES 35 MINUTES 42 SECONDS WEST, A DISTANCE OF 388.78 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2025.15 FEET, THENCE (3) THROUGH A CENTRAL ANGLE OF 11 DEGREES 00 MINUTES 05 SECONDS, AN ARC DISTANCE OF 388.85 FEET (CHORD BEARING = NORTH 33 DEGREES 12 MINUTES 52 SECONDS WEST, CHORD DISTANCE = 388.25 FEET) TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 503.88 FEET, THENCE (4) THROUGH A CENTRAL ANGLE OF 13 DEGREES 36 MINUTES 19 SECONDS AN ARC DISTANCE OF 119.65 FEET (CHORD BEARING = NORTH 20 DEGREES 24 MINUTES 51 SECONDS WEST, CHORD DISTANCE = 119.37 FEET) TO THE NORTHWEST CORNER OF EAST PASS TOWERS, PHASE I, A CONDOMINIUM, SAID POINT BEING THE POINT OF BEGINNING, THENCE ON THE WESTERN BOUNDARY OF SAID EAST PASS TOWERS, PHASE I, A CONDOMINIUM, SOUTH 68 DEGREES 06 MINUTES 38 SECONDS WEST, A DISTANCE OF 351.00 FEET TO A POINT ON THE SEAWARD VERTICAL FACE OF AN EXISTING SEAWALL AND MEAN HIGH WATER LINE OF THE GULF OF MEXICO, THENCE ON SAID VERTICAL FACE OF SAID EXISTING SEAWALL AND MEAN HIGH WATER LINE OF THE GULF OF MEXICO THE FOLLOWING TWO CALLS: (1) NORTH 38 DEGREES 01 MINUTES 05 SECONDS WEST, A DISTANCE OF 2.50 FEET, THENCE (2) NORTH 49 DEGREES 25 MINUTES 44 SECONDS WEST, A DISTANCE OF 385.65 FEET, THENCE DEPARTING SAID VERTICAL FACE OF SEAWALL AND MEAN HIGH WATER LINE OF THE GULF OF MEXICO, NORTH 45 DEGREES 13 MINUTES 52 SECONDS EAST, A DISTANCE OF 456.28 FEET TO A POINT ON THE MEAN HIGH WATER LINE AND 0.77 FOOT CONTOUR (NORTH AMERICAN VERTICAL DATUM OF 1988) OF OLD PASS LAGOON, THENCE ON SAID MEAN-HIGH WATER LINE THE FOLLOWING APPROXIMATING TEN CALLS: THENCE (1) SOUTH 46 DEGREES 50 MINUTES 23 SECONDS EAST, A DISTANCE OF 141.88 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY HAVING A RADIUS OF 75.44 FEET, THENCE (2) ON THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56 DEGREES 18 MINUTES 39 SECONDS, A DISTANCE OF 74.14 FEET (CHORD BEARING = SOUTH 81 DEGREES 15 MINUTES 01 SECONDS EAST, CHORD DISTANCE = 71.19 FEET) TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 57.88 FEET, THENCE (2) ON THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74 DEGREES 10 MINUTES 30 SECONDS, AN ARC DISTANCE OF 74.93 FEET (CHORD BEARING = SOUTH 78 DEGREES 42 MINUTES 32 SECONDS EAST, CHORD DISTANCE = 68.81 FEET), THENCE (3) SOUTH 38 DEGREES 32 MINUTES 58 SECONDS EAST, A DISTANCE OF 52.61 FEET, THENCE (4) SOUTH 33 DEGREES 51 MINUTES 06 SECONDS EAST, A DISTANCE OF 58.25 FEET, THENCE (5) SOUTH 37 DEGREES 02 MINUTES 14 SECONDS EAST, A DISTANCE OF 57.72 FEET, THENCE (6) SOUTH 28 DEGREES 36 MINUTES 06 SECONDS EAST, A DISTANCE OF 45.66 FEET, THENCE (7) SOUTH 43 DEGREES 05 MINUTES 21 SECONDS EAST, A DISTANCE OF 20.93 FEET, THENCE (8) SOUTH 18 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 36.20 FEET, THENCE (10) SOUTH 25 DEGREES 51 MINUTES 45 SECONDS EAST, A DISTANCE OF 54.65 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE AFORESAID WESTERLY BOUNDARY LINE OF EAST PASS TOWERS, PHASE I, A CONDOMINIUM, THENCE DEPARTING SAID MEAN HIGH WATER LINE AND ON SAID NORTHERLY EXTENSION, SOUTH 68 DEGREES 06 MINUTES 38 SECONDS WEST, A DISTANCE OF 126.92 FEET TO CLOSE ON THE POINT OF BEGINNING, SAID PARCEL CONTAINING 5.35 ACRES MORE OR LESS.

SERVICES

POTABLE WATER..... DESTIN WATER USERS
SANITARY SEWER..... DESTIN WATER USERS
ELECTRIC..... GULF POWER CORPORATION
TELEPHONE..... SPRINT
CABLE TELEVISION..... COX
FIRE PROTECTION..... DESTIN FIRE CONTROL DISTRICT
POLICE PROTECTION... OKALOOSA COUNTY SHERIFF
SCHOOLS..... OKALOOSA COUNTY PUBLIC SCHOOLS

SHEET INDEX

COVER SHEET	1
EXISTING CONDITIONS	2
GEOMETRY PLAN 1	3
GEOMETRY PLAN 2	4
GRADING & DRAINAGE PLAN 1	5
GRADING & DRAINAGE PLAN 2	6
UTILITY PLAN	7
EARTHWORK	8
PAVING AND DRAINAGE DETAILS	9
POTABLE WATER DETAILS	10
SANITARY SEWER DETAILS	11
GULF SHORE DRIVE PLAN AND PROFILE	12
CROSS SECTIONS	13
SEWER PROFILES	14
LIFT STATION DETAIL	15
AERIAL OVERLAY	16
STORMWATER POLLUTION PREVENTION PLAN	17

SP-09-07

APPROVED BY TRC
DATE 9/28/09

CD

9/14/09

9/14/09

T.B.M.

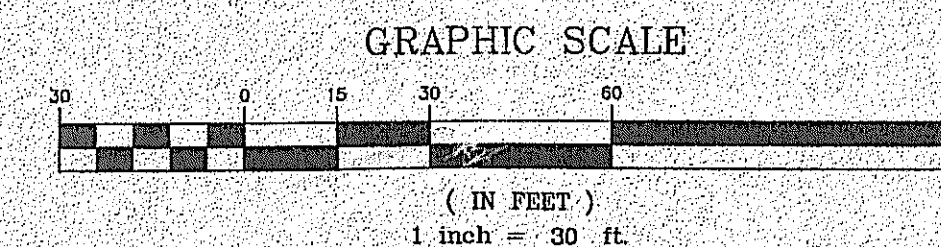
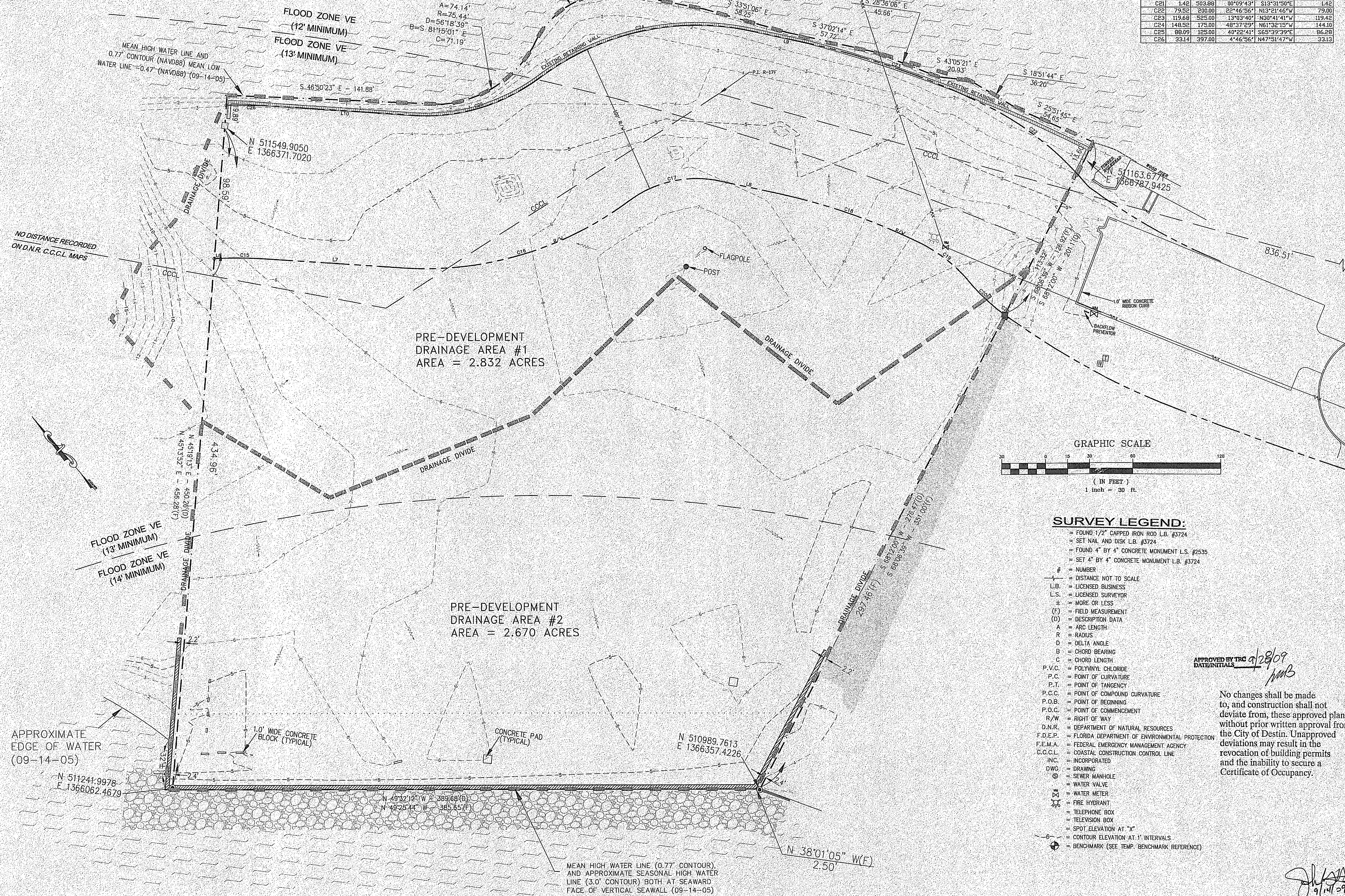
FOUND 60 PENNY NAIL IN POWER POLE AT ENTRANCE TO THE "ULTIMATE CONDOMINIUM", ELEVATION = 7.00' (1929)
ELEVATION = 6.59' (1988)

RIM OF SEWER MANHOLE, ELEVATION = 5.81' (1929)
ELEVATION = 5.40' (1988)

R/W GEO

LINE	LENGTH	BEARING
L6	5.71	S31°29'39"E
L7	90.85	S45°28'19"E
L8	38.17	S37°13'31"E
L9	38.17	N37°13'31"W
L10	90.85	N45°28'19"W

CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD
C15	28.70	297.00	5°32'11"	N48°14'25"W	28.69
C16	158.56	225.00	40°22'41"	S65°39'39"E	155.30
C17	63.65	75.00	49°37'29"	N61°35'15"W	61.76
C18	97.46	425.00	13°09'19"	N30°59'22"W	97.25
C19	44.23	100.00	25°20'21"	N12°20'37"E	43.87
C20	30.05	125.00	13°46'31"	S06°23'42"E	29.98
C21	1.42	503.88	00°09'43"	S13°31'50"E	1.42
C22	79.52	200.00	22°46'56"	N13°21'46"W	79.00
C23	119.68	555.00	13°03'40"	N30°41'41"W	119.42
C24	149.52	175.00	49°37'29"	N61°35'15"W	144.10
C25	88.09	125.00	40°22'41"	S65°39'39"E	86.28
C26	33.14	397.00	4°46'56"	N47°51'47"W	33.13



SURVEY LEGEND:

- = FOUND 1/2" CAPPED IRON ROD L.B. #3724
- = SET NAIL AND DISK L.B. #3724
- = FOUND 4" BY 4" CONCRETE MONUMENT L.S. #2535
- = SET 4" BY 4" CONCRETE MONUMENT L.B. #3724
- # = NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- ± = MORE OR LESS
- (F) = FIELD MEASUREMENT
- (D) = DESCRIPTION DATA
- A = ARC LENGTH
- R = RADIUS
- D = DELTA ANGLE
- B = CHORD BEARING
- C = CHORD LENGTH
- P.V.C. = POLYVINYL CHLORIDE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- D.N.R. = DEPARTMENT OF NATURAL RESOURCES
- F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- INC. = INCORPORATED
- DWG. = DRAWING
- ⊙ = SEWER MANHOLE
- ⊙ = WATER VALVE
- ⊙ = WATER METER
- ⊙ = FIRE HYDRANT
- ⊙ = TELEPHONE BOX
- ⊙ = TELEVISION BOX
- ⊙ = SPOT ELEVATION AT "X"
- ⊙ = CONTOUR ELEVATION AT "X" INTERVALS
- ⊙ = BENCHMARK (SEE TEMP. BENCHMARK REFERENCE)

APPROVED BY TRC
DATE/INITIALS 1/28/09
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.

JOHN GARRETT HENDERSON
1/14/09

HENDERSON ENGINEERING
& ENVIRONMENTAL, INC.

HEEI

THE POINTE BEACH AND YACHT CLUB

TOWNSHIP 2S, RANGE 22W, OKALOOSA COUNTY, FLORIDA
OWNER: POINTE ONE, LLC
1400 MCCROY LANE, BIRMINGHAM, AL (205) 251-2200

DATE:
JANUARY 28, 2009

DRAWN BY:
HEEI

APPROVED BY:
JGH

SCALE:
1"=30'

REVISIONS:
3/14/09 ADDRESS
TRC COMMENTS

PROJECT NO.
09-01

EXISTING
CONDITIONS

SHEET: C2

LINE	LENGTH	BEARING
L11	57.81	S45°28'20"E
L12	46.24	N70°26'36"E

CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD
C27	116.22	175.00	38°12'36"	S64°29'54"E	114.10
C28	131.98	175.00	43°12'36"	N61°55'10"W	128.87
C29	172.09	475.00	20°45'28"	N29°56'08"W	171.15
C30	34.15	475.00	0°47'11"	N17°29'48"W	34.15
C31	3.93	350.00	0°38'37"	S15°45'31"E	3.93
C32	28.16	50.00	32°16'14"	S54°18'29"W	27.79
C33	41.63	37.00	64°27'42"	N70°24'13"E	39.47

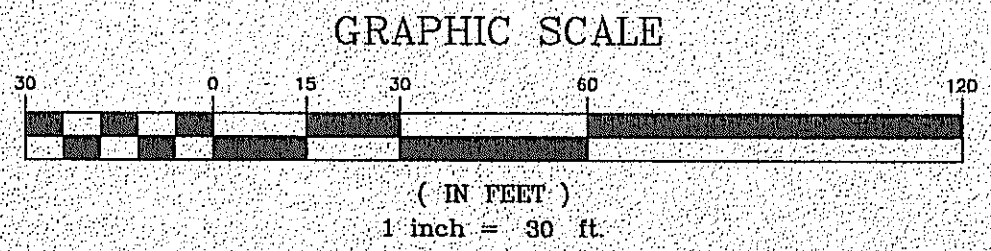
CENTERLINE GEOMETRY

NO DISTANCE RECORDED
ON DNR C.C.C.L. MAPS

APPROXIMATE
EDGE OF WATER
(09-14-05)

GULF SEAWALL LINE
PROTECTION ZONE

MEAN HIGH WATER LINE (0.77' CONTOUR),
AND APPROXIMATE SEASONAL HIGH WATER
LINE (3.0' CONTOUR) BOTH AT SEAWARD
FACE OF VERTICAL SEAWALL (09-14-05)



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- LANDSCAPE BUFFER LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- COASTAL CONST. CONTROL LINE
- TRAFFIC FLOW ARROW
- WHEEL STOP
- STOP SIGN (R1-1), STOP FOR PEDESTRIAN SIGN (R1-6A), AND 24" THERMOPLASTIC STOP BAR FDOT STD. INDEX # 17346

PROJECT CHARACTERISTICS

EXISTING ZONING..... HDR
FUTURE LAND USE..... HDR
EXISTING CONDITION:
THE PROPERTY IS CURRENTLY UNDEVELOPED. A SEAWALL AND RIPRAP EXIST ALONG THE SOUTHWEST SIDE OF THE PROPERTY. THE UNDERLYING SOIL CONSISTS OF BEACH SAND.
BUILDING SETBACK REQUIREMENTS:
FRONT (HT<40') = 10'-20' REQUIRED - 21.82 PROVIDED
FRONT (HT>40') = 30' MIN. REQUIRED - 30.55 PROVIDED
SIDE (HT<35') = 0' REQUIRED - 29.73 PROVIDED
SIDE (35<HT<50') = 15' REQUIRED - 29.73 PROVIDED
SIDE (HT=100') = 25' REQUIRED - 29.73 PROVIDED
REAR (PER FDEP) = 50' REQUIRED - 53.66 PROVIDED
LOT AREA..... 4.017 AC
NO. OF UNITS..... 79
DENSITY..... 19.7 UNITS / AC
UNIT BREAKDOWN:
5-BR..... 7
4-BR..... 17
3-BR..... 45
2-BR..... 5
1-BR..... 5

PARKING

MAXIMUM PARKING SPACES ALLOWED:
66 - 3BR+ UNITS @ 2.5 SP/UNIT = 172.5 SPCS
5 - 2BR UNITS @ 2.25 SP/UNIT = 11.25 SPCS
5 - 1BR UNITS @ 1.5 SP/UNIT = 7.5 SPCS
TOTAL MAX PARKING = 191 SPCS
TOTAL MINIMUM PARKING = 191+80% = 153 SPCS
HANDICAP SPACES REQUIRED = 6 SPACES
PARKING SPACES PROVIDED:
1ST FLOOR - 91 STANDARD
3 COMPACT
3 HANDICAPPED
2ND FLOOR - 51 STANDARD
3 COMPACT
3 HANDICAPPED
TOTAL - 142 STANDARD
5 COMPACT
6 HANDICAPPED
BICYCLE PARKING REQUIRED:
10% OF MAX PARKING = 19 SPACES
75 BICYCLE LOCKERS ARE PROVIDED

LAND COVER SUMMARY

TOTAL AREA..... 232,857 SF (5.346 AC)
R/W AREA..... 57,856 SF (1.328 AC)
NET PROJECT AREA..... 175,001 SF (4.017 AC) = 100.00%
BUILDING AND POOL DECK..... 98,760 SF (2.267 AC) = 56.44%
EAST DRIVEWAY..... 3,959 SF (0.090 AC) = 2.24%
WEST DRIVEWAY..... 8,625 SF (0.198 AC) = 4.93%
TOTAL IMPERVIOUS AREA..... 111,324 SF (2.556 AC) = 63.61%
TOTAL OPEN SPACE..... 63,667 SF (1.462 AC) = 36.39%

APPROVED BY TRC
DATE: 9/28/09
INITIALS: 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.

9/14/09

HENDERSON ENGINEERING
& ENVIRONMENTAL, INC.
35 CAROL PLACE
FREEPORT, FL 32439
PHONE: (850) 835-8436 FAX: (850) 835-0436
Certificate of Authorization No. 00009883

THE POINTE BEACH AND YACHT CLUB

TOWNSHIP 2S, RANGE 22W, OKALOOSA COUNTY, FLORIDA
OWNER: POINTE ONE LLC
1400 MCCORY LANE, BIRMINGHAM, AL (205) 251-2200

DATE:
JANUARY 28, 2009
DRAWN BY:
HEEI
APPROVED BY:
JGH
SCALE:
1"=30'
REVISIONS:
5/14/09 ADDRESS
TRC COMMENTS

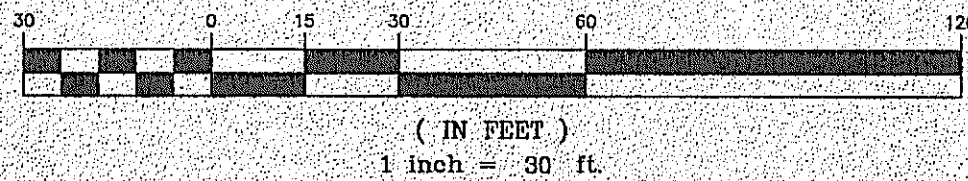
PROJECT NO.
09-01
1ST LEVEL
GEOMETRY
PLAN

SHEET: C3

JOHN GARRETT HENDERSON - FL PE NO. 55520

FDEP NOTE:
THE PROJECT WILL NOT INCREASE WASTE OR STORM WATER DISCHARGE ONTO, OVER, UNDER, OR ACROSS THE BEACH AND DUNE SYSTEM, INCLUDING BUT NOT LIMITED TO STORMWATER RUNOFF, SWIMMING POOL DRAINAGE, AIR CONDITIONER COOLING WATER DISCHARGE, WELL DISCHARGE, DOMESTIC WATER SYSTEMS, OR OUTFALLS.

GRAPHIC SCALE



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- LANDSCAPE BUFFER LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- COASTAL CONST. CONTROL LINE
- TRAFFIC FLOW ARROW
- WHEEL STOP
- STOP SIGN (R1-1), STOP FOR PEDESTRIAN SIGN (R1-6A), AND 24" THERMOPLASTIC STOP BAR FOOT STD. INDEX # 17348

HENDERSON ENGINEERING
& ENVIRONMENTAL, INC.
35 CAROL PLACE
FREEPORT, FL 32439
PHONE: (850) 835-8436 FAX: (850) 835-0436
Certificate of Authorization No. 00009883

HEEI

THE POINTE BEACH AND YACHT CLUB

TOWNSHIP 2S; RANGE 22W, OKALOOSA COUNTY, FLORIDA
OWNER: PONTONE ONE, LLC
1400 MCCORRY LANE, BIRMINGHAM, AL (205) 251-2200

CITY OF DESTIN NOTES:

1. THIS PROJECT IS LOCATED IN FLOOD ZONES VE12, VE13, AND VE14. THE MINIMUM HABITABLE FLOOR ELEVATION IN FLOOD ZONE VE14 IS 14.0 NGVD. THE MINIMUM HABITABLE FFE IS 16.67.
2. THIS DEVELOPMENT IS IN COMPLIANCE WITH FEMA STANDARDS, NFIP FLOOD INSURANCE REGULATIONS, AND THE REQUIREMENTS SET FORTH IN THE CITY OF DESTIN LAND DEVELOPMENT CODE, ARTICLE 11, SECTION 11.04.02, AND APPENDIX E, ARTICLE III.
3. THIS GRADING PLAN COMPLIES WITH THE ADA REGULATIONS REGARDING BUILDING ACCESS.
4. THIS PROJECT IS LOCATED IN THE CITY OF DESTIN WHITE SAND ZONE 1. ALL FILL MATERIAL BROUGHT ONTO THIS SITE SHALL CONFORM TO THE THE FDEP AND THE CITY'S REQUIREMENTS FOR WHITE SAND. ALL MATERIAL SHALL BE INSPECTED BY A FDEP REPRESENTATIVE. ANY RED CLAY UNCOVERED SHALL BE REMOVED WITHIN 92 HOURS.
5. THIS PROJECT IS NOT A PHASED PROJECT.
6. SIGNAGE AND OUTDOOR LIGHTING ARE NOT INCLUDED AS PART OF THIS APPROVAL.
7. ALL PAINTING IN THE RIGHT OF WAY SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FOOT STANDARD SPECIFICATIONS.
8. ALL NEW OR RELOCATED UTILITIES SHALL BE UNDERGROUND.
9. THE CONTRACTOR SHALL CONTACT DESTIN WATER USERS 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

GENERAL NOTES:

EXCAVATION LIKELY TO DISCOCCATE, DAMAGE, OR IMPAIR THE STRENGTH OF OTHER STRUCTURES ALREADY IN PLACE SHALL BE DONE ONLY AFTER ADEQUATE PROTECTION HAS BEEN PROVIDED FOR THE IN PLACE STRUCTURES.

SIDEWALKS OR DRIVEWAYS THAT ARE DAMAGED OR CUT BY THE CONTRACTORS OPERATIONS SHALL BE REPAIRED TO CONFORM TO THE EXISTING TYPE OF CONSTRUCTION.

ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORMWATER MANAGEMENT SYSTEM.

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: EMERALD COAST ASSOCIATES, INC. 4636 GULFSTAR DR. DESTIN, FL 32541 (850) 837-8242 PROJECT NO. 05-251

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APPROVED BY TRC
DATE/INITIALS 9/28/09 /MB

DATE: JANUARY 28, 2009
DRAWN BY: HEEI
APPROVED BY: JGH
SCALE: 1"=30'
REVISIONS: 5/14/09 ADDRESS TRC COMMENTS

PROJECT NO. 09-01
2ND LEVEL GEOMETRY & STRIPING PLAN
SHEET: C4

JOHN GARET HENDERSON FL PE NO. 65520

9/14/09

APPROXIMATE
EDGE OF WATER
(09-14-05)

MEAN HIGH WATER LINE (0.77' CONTOUR),
AND APPROXIMATE SEASONAL HIGH WATER
LINE (3.0' CONTOUR) BOTH AT SEAWARD
FACE OF VERTICAL SEAWALL (09-14-05)

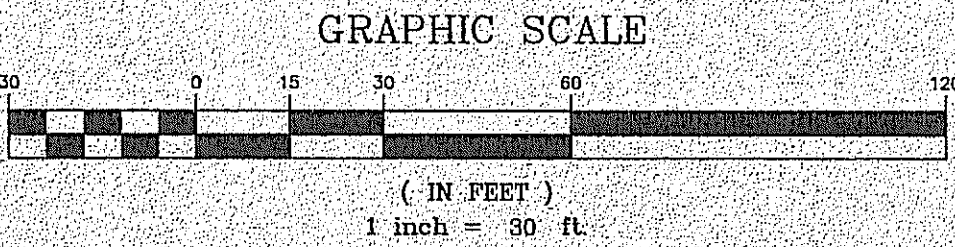
T.B.M.

FOUND 60 PENNY NAIL IN POWER POLE AT ENTRANCE TO THE "ULTIMATE CONDOMINIUM", ELEVATION = 7.00' (1929)
ELEVATION = 6.59' (1988)

RIM OF SEWER MANHOLE, ELEVATION = 5.81' (1929)
ELEVATION = 5.40' (1988)

WRA #1B
TOP EL=7.00
TOP AREA=4,110 SF
BOT. EL=5.00
BOT. AREA=1,885 SF

WRA #1C
TOP EL=7.00
TOP AREA=1,298 SF
BOT. EL=5.00
BOT. AREA=473 SF



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33 CAROL PLACE
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THE POINTE BEACH AND YACHT CLUB

TOWNSHIP 2S, RANGE 22W, OKALOOSA COUNTY, FLORIDA
OWNER: PONTONE, LLC
1400 MCCORRY LANE, BIRMINGHAM, AL 35202

DATE:
JANUARY 28, 2009

DRAWN BY:
HEEI

APPROVED BY:
JGH

SCALE:
1"=30'

REVISIONS:

PROJECT NO.
09-01

1ST LEVEL
GRADING
PLAN

SHEET: C5

WRA #1A
TOP EL=7.00
TOP AREA=10,169 SF
BOT. EL=5.00
BOT. AREA=6,974 SF

POST-DEVELOPMENT
DRAINAGE AREA #1
AREA = 2.372 ACRES

POST-DEVELOPMENT
DRAINAGE AREA #2
AREA = 1.622 ACRES

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- LANDSCAPE BUFFER LINE
- EXISTING 1" CONTOUR LINE
- PROPOSED STORM DRAIN
- DRAINAGE DIVIDE
- EXISTING STORM DRAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- SILT FENCE
- COASTAL CONST. CONTROL LINE
- BENCHMARK ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DRAINAGE FLOW ARROW
- STORM INLET

APPROVED BY TRC
DATE/INITIALS: 9/28/09/mmb

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DRAINAGE STRUCTURE TABLE

FROM:				TO:		PIPE:			
I.D.	TYPE	TOP ELEV.	INV. ELEV.	OUTLET I.D.	INV. ELEV.	PIPE MAT.	DIA. (in)	LGTH (ft)	SLOPE (%)
DS1	C	4.50	2.00	HARBOR	2.00	RCP	12"	16	0.00
DS2	C	4.67	2.00	DS1	2.00	HDPE	12"	56	0.00
DS3	C	7.00	5.00	MES	5.00	HDPE	12"	55	0.91
DS4	C	7.85	5.50	MES	5.00	HDPE	12"	55	0.91

WRA #2
TOP EL=6.75
TOP AREA=16,883 SF
BOT. EL=6.00
BOT. AREA=8,562 SF

MEAN-HIGH WATER LINE (0.77' CONTOUR)
AND APPROXIMATE SEASONAL HIGH WATER
LINE (3.0' CONTOUR) BOTH AT SEAWARD
FACE OF VERTICAL SEAWALL (09-14-05)

9/14/09

T.B.M.

FOUND 60 PENNY NAIL IN POWER POLE AT ENTRANCE TO THE "ULTIMATE CONDOMINIUM", ELEVATION = 7.00' (1929)
ELEVATION = 6.59' (1988)

RIM OF SEWER MANHOLE, ELEVATION = 5.81' (1929)
ELEVATION = 5.40' (1988)

WRA #1B
TOP EL=7.00
TOP AREA=4,110 SF
BOT. EL=5.00
BOT. AREA=1,885 SF

WRA #1C
TOP EL=7.00
TOP AREA=1,298 SF
BOT. EL=5.00
BOT. AREA=473 SF

WRA #1A
TOP EL=7.00
TOP AREA=10,169 SF
BOT. EL=5.00
BOT. AREA=6,974 SF

WRA #2
TOP EL=6.75
TOP AREA=16,883 SF
BOT. EL=6.00
BOT. AREA=8,562 SF

POST-DEVELOPMENT
DRAINAGE AREA #2
AREA = 1.622 ACRES

R/W DRAINAGE AREA
AREA = 1.539 ACRES

POST-DEVELOPMENT
DRAINAGE AREA #1
AREA = 2.372 ACRES

APPROXIMATE
EDGE OF WATER
(09-14-05)

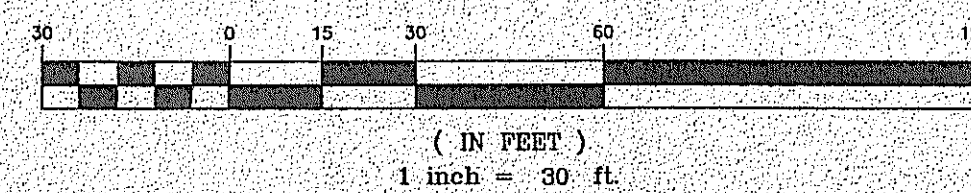
FLOOD ZONE VE
(13' MINIMUM)
FLOOD ZONE VE
(14' MINIMUM)

FLOOD ZONE VE
(12' MINIMUM)
FLOOD ZONE VE
(13' MINIMUM)

MEAN HIGH WATER LINE AND
0.77' CONTOUR (NAV088) MEAN LOW
WATER LINE = 0.47' (NAV088) (09-14-05)

MEAN HIGH WATER LINE (0.77' CONTOUR),
AND APPROXIMATE SEASONAL HIGH WATER
LINE (3.0' CONTOUR) BOTH AT SEAWARD
FACE OF VERTICAL SEAWALL (09-14-05)

GRAPHIC SCALE



LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	ROADWAY CENTERLINE
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	LANDSCAPE BUFFER LINE
---	EXISTING 5' CONTOUR LINE
---	EXISTING 1' CONTOUR LINE
---	PROPOSED STORM DRAIN
---	DRAINAGE DIVIDE
---	EXISTING STORM DRAIN
X-WM	EXISTING WATER MAIN
WM	PROPOSED WATER MAIN
X-SS	EXISTING SANITARY SEWER LINE
SS	PROPOSED SANITARY SEWER LINE
S/F	SILT FENCE
CCCL	COASTAL CONST. CONTROL LINE
+	BENCHMARK ELEVATION
+	EXISTING SPOT ELEVATION
+	PROPOSED SPOT ELEVATION
---	DRAINAGE FLOW ARROW
+	STORM INLET

APPROVED BY TRC
DATE/INITIALS: 9/28/09 /mmb

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Certificate of Authorization No. 00009883

THE POINTE BEACH AND YACHT CLUB

TOWNSHIP 2S, RANGE 22W, OKALOOSA COUNTY, FLORIDA
OWNER: POINTE ONE, LLC
1400 MCCRORY LANE, BIRMINGHAM, AL (205) 251-2200

DATE:
FEBRUARY 9, 2005

DRAWN BY:
HEEI

APPROVED BY:
JGH

SCALE:
1"=30'

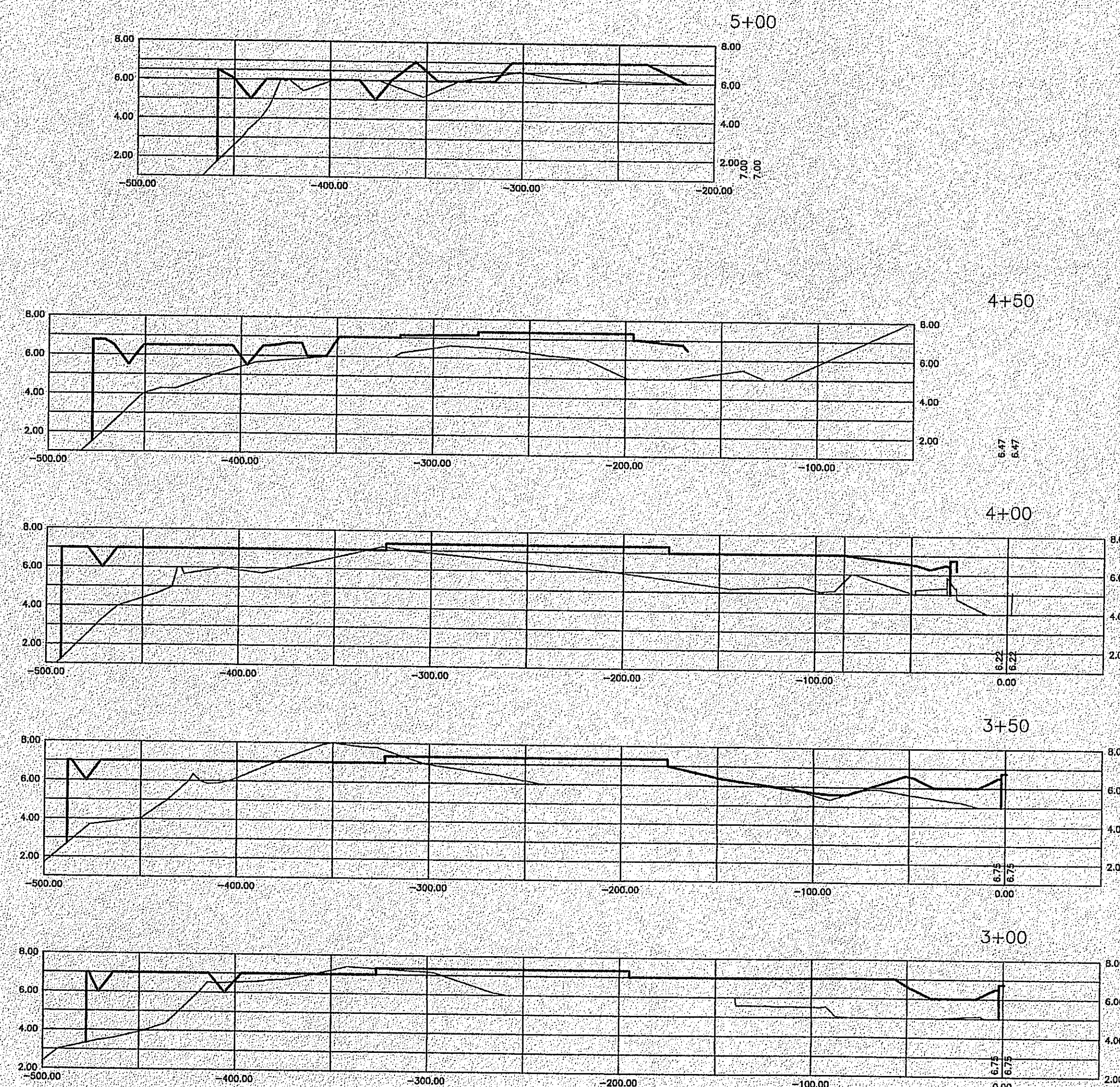
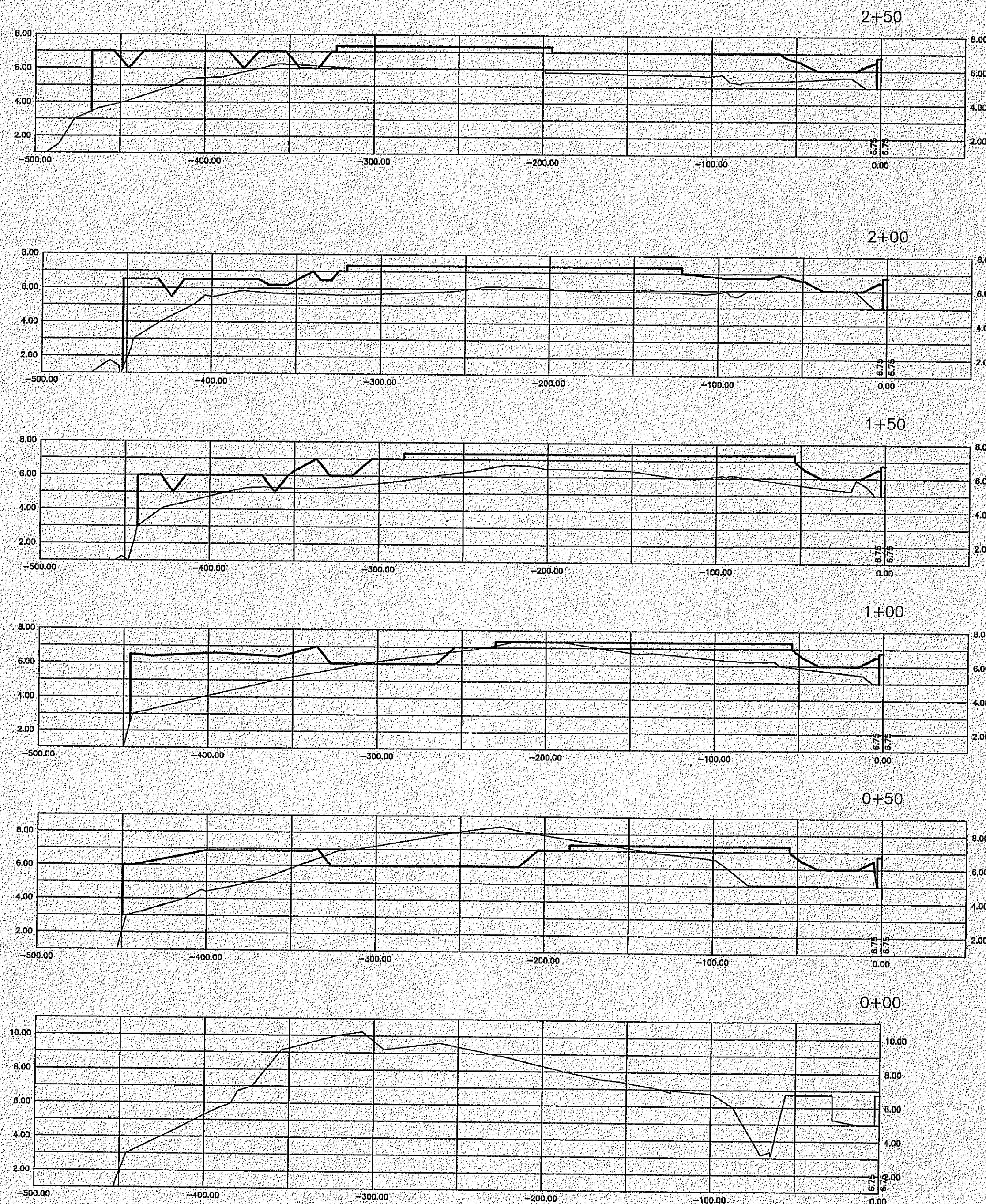
REVISIONS:
5/14/09 ADDRESS
TRC COMMENTS

PROJECT NO.
04-07

2ND LEVEL
GRADING PLAN

SHEET: C6

JOHN GARETT HENDERSON - FL PE NO. 55320



APPROVED BY TRC
DATE/INITIALS 9/28/09 JMB

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EARTHWORK SUMMARY

SITE GRADING = 7,668 CY FILL
FOUNDATION EXCAVATION = 6,335 CY CUT

NET = 1,333 CY FILL

ALL FILL MATERIAL BROUGHT ONTO THE SITE MUST CONFORM TO THE FDEP AND CITY OF DESTIN REQUIREMENTS FOR WHITE SAND

FOUNDATION EXCAVATION

1372 PILING @ 18" DIA X 50' LONG = 4,489.9 CY

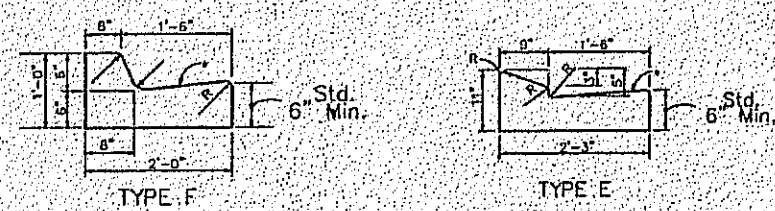
PILE CAP EXCAVATION

PC2 - 4 @ 5.04 CY EA = 20.16 CY
PC4 - 10 @ 10.70 CY EA = 107.00 CY
PC5 - 2 @ 15.81 CY EA = 31.62 CY
PC6 - 6 @ 16.37 CY EA = 98.22 CY
PC7 - 7 @ 20.07 CY EA = 140.49 CY
PC8 - 6 @ 25.51 CY EA = 153.06 CY
PC9 - 4 @ 25.04 CY EA = 100.16 CY
PC10 - 12 @ 41.03 CY EA = 492.44 CY
PC11 - 6 @ 41.03 CY EA = 246.22 CY
PC12 - 2 @ 33.70 CY EA = 67.40 CY
PC14 - 6 @ 42.13 CY EA = 252.78 CY
PC15 - 2 @ 50.85 CY EA = 101.70 CY

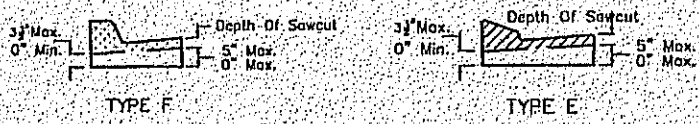
TOTAL PILE CAP EXCAVATION = 1,843.58 CY

TOTAL FOUNDATION EXCAVATION = 6,333.48 CY

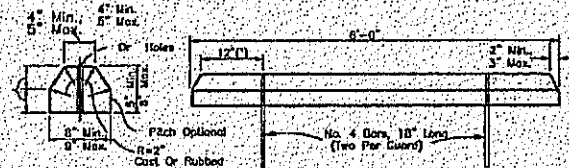
Site	Station	Surf1	Surf2	Volume Table	Unadjusted Cut	Fill	Net	Method
				cuyds	cuyds	cuyds	cuyds	
04-07-NORRIEGO POINT								
		composite	existing	proposed	598	8279	7681 (F)	Composite
					502	7369	7067 (F)	Grid
					584	8252	7668 (F)	Prismoidal



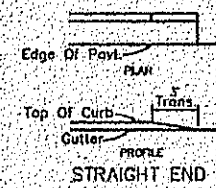
TYPE E & F CURB AND GUTTER



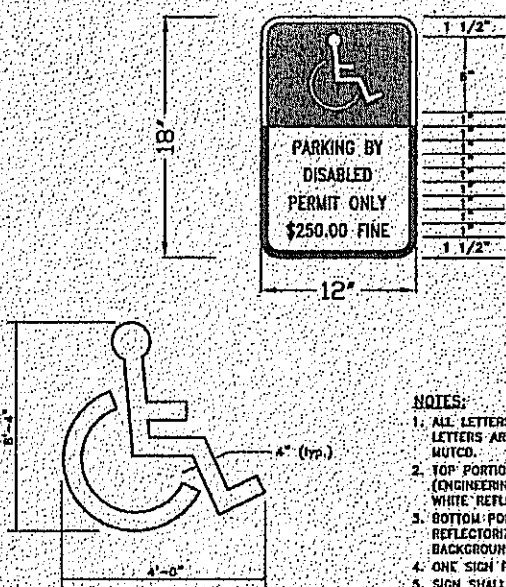
CONTRACTION JOINT IN CURB AND GUTTER



CONCRETE BUMPER GUARD

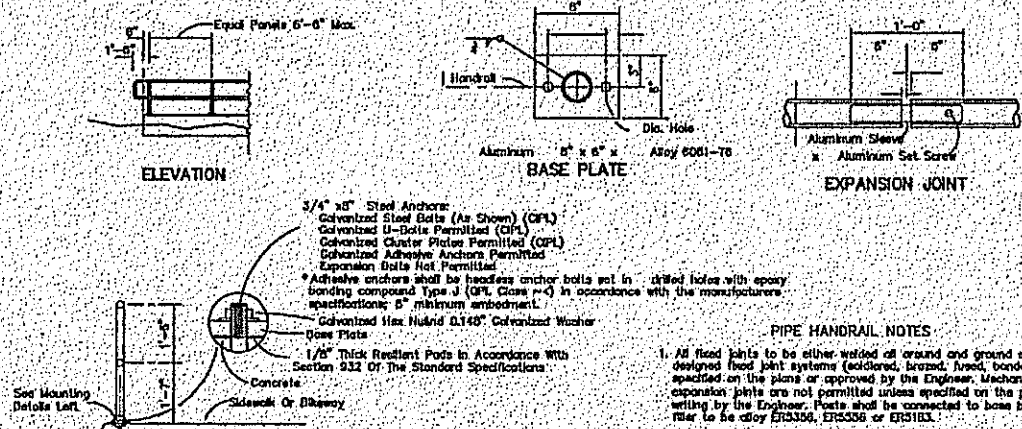


CURB AND GUTTER TYPES E & F



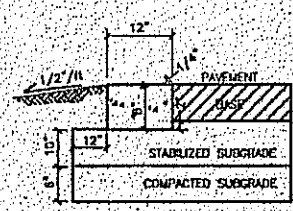
HANDICAPPED PARKING SYMBOL

NTS



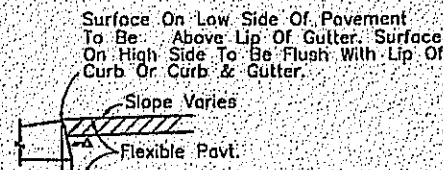
HANDRAIL DETAIL

NTS

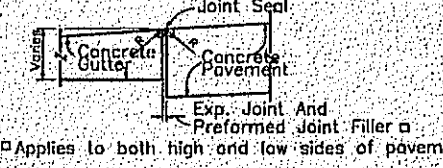


RIBBON CURB

N.T.S.

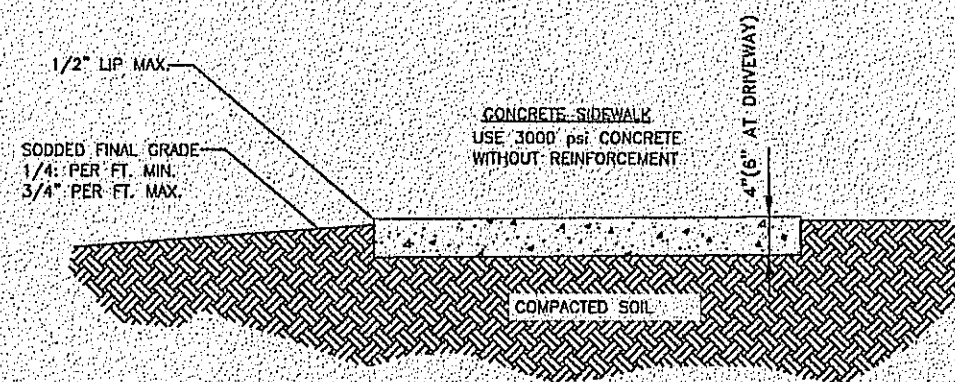


CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT



EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT

- GENERAL NOTES
1. For curb, gutter, and curb and gutter, provide contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and full curves are to match the pavement joints, with intermediate joints not to exceed 10' centers. Curb, gutter, and curb & gutter expansion joints shall be located in accordance with Section 520 of the standard specifications.
 2. Ends of Curb Types B and D shall transition from full to zero heights in 3' feet.

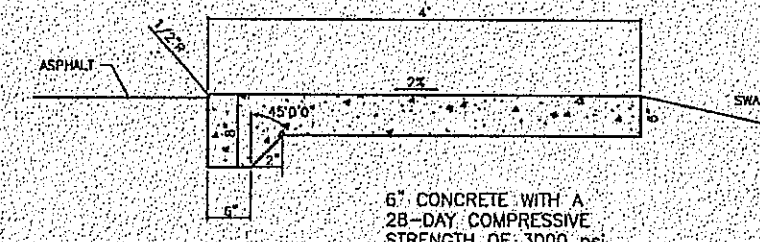


TYPICAL SIDEWALK DETAIL

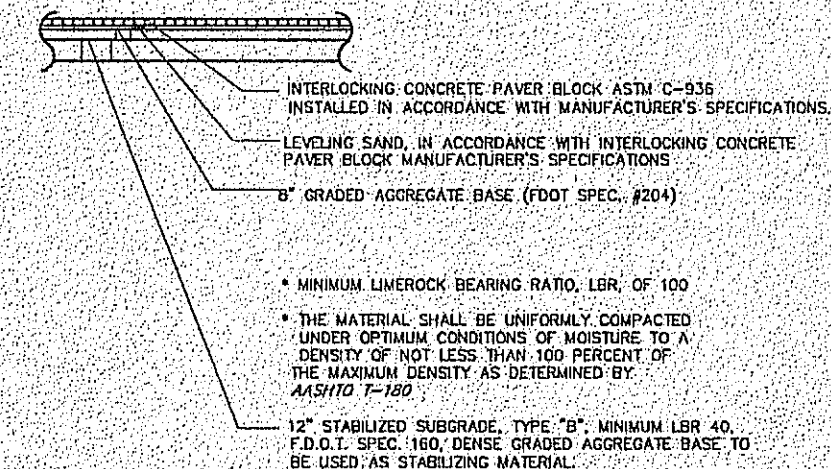
NTS

EXPANSION & CONTRACTION NOTES

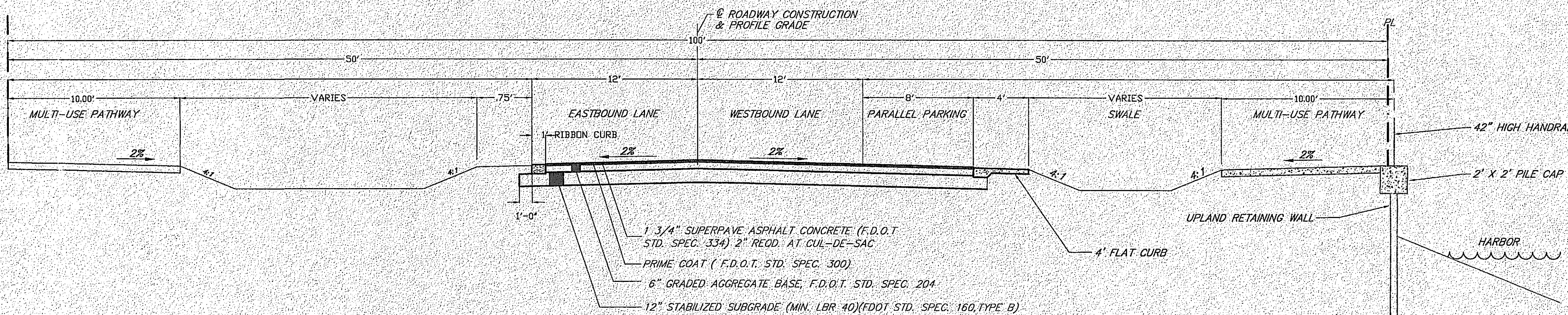
- Provide contraction joints at 10' O.C. and expansion joints at 50' O.C. on all exterior sidewalks and curbing.
- Provide 1/2" preformed expansion joints at 30' max. spacing in roadways.
- Provide stay-in-place key contraction joint or approves equiv. at centerline of roadways and at 10' max. spacing transversely along roadways.
- Spacing shall be adjusted to blend aesthetically with paving finish as approved by Owner.



FLAT CURB DETAIL

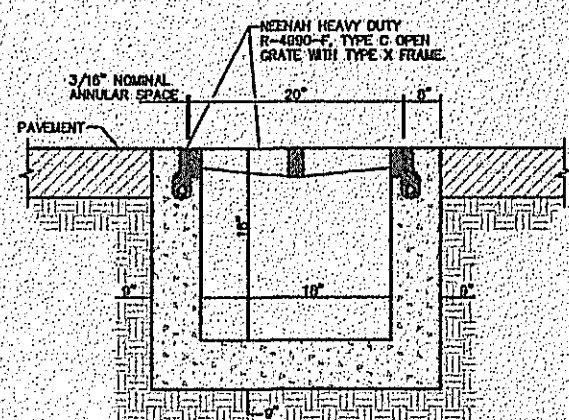


CONCRETE PAVER DETAIL



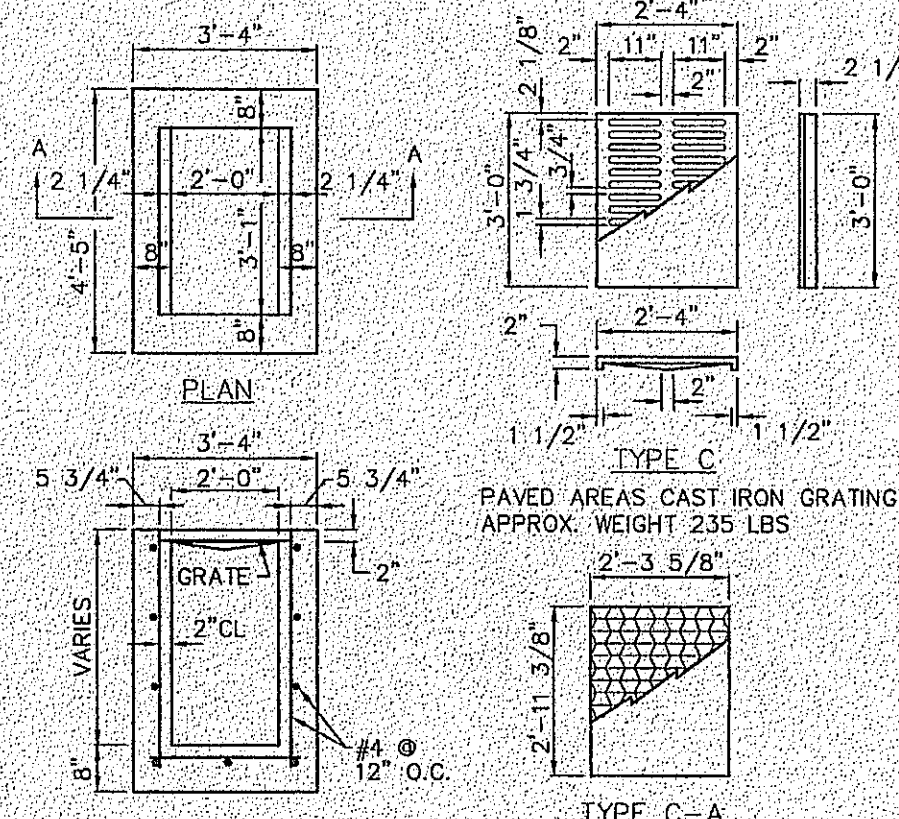
TYPICAL ROADWAY SECTION

Scale: 3/16" = 1'



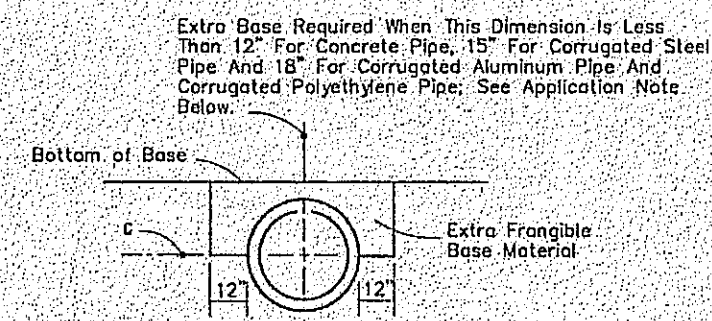
TRENCH DRAIN DETAIL

NTS



TYPE "C" INLET DETAIL

NTS



FRANGIBLE BASE

The Contractor shall furnish and install coarse aggregate on filter fabric. The coarse aggregate shall be placed in a 6 inch lifts and compacted sufficiently as to be firm and unyielding. The coarse aggregate shall be gravel or stone meeting the requirements of Section 901-2 or 901-3 respectively. The gradation shall meet Section 901-6, Grades 4, 407, 5, 56, or 57 unless restricted in the plans. The filter fabric shall be Type D-3 (See Index 199). The cost of furnishing and installing the coarse aggregate and filter fabric shall be included in the cost of the culvert.

EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENTS

EXTRA BASE MATERIAL FOR PIPES WITH MINIMAL COVER

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FREEPORT, FL 32439
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THE POINTE BEACH AND YACHT CLUB

TOWNSHIP 2S, RANGE 22W, OKALOOSA COUNTY, FLORIDA
OWNER: POINTE ONE, LLC
1400 MCCORRY LANE, BIRMINGHAM, AL (205) 251-2200

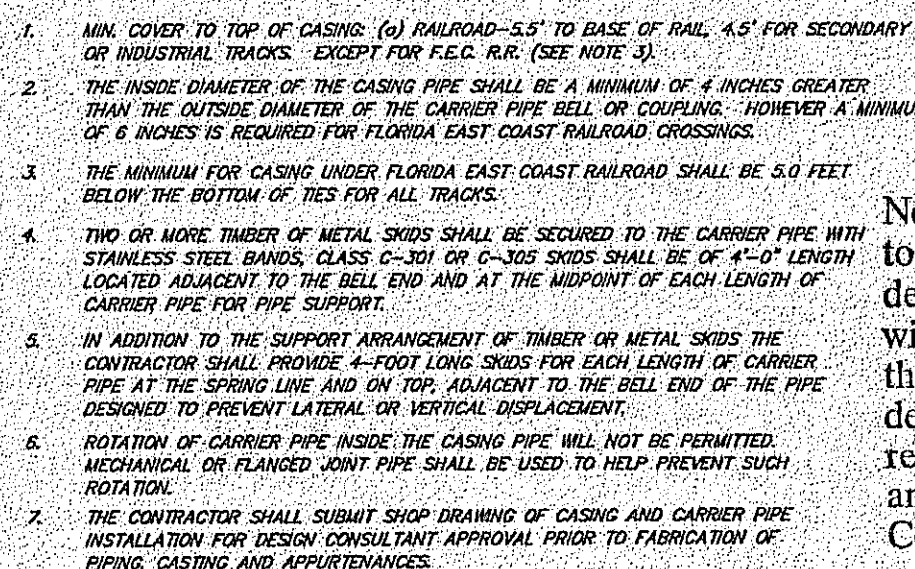
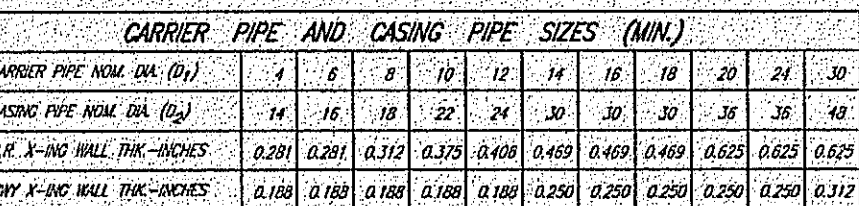
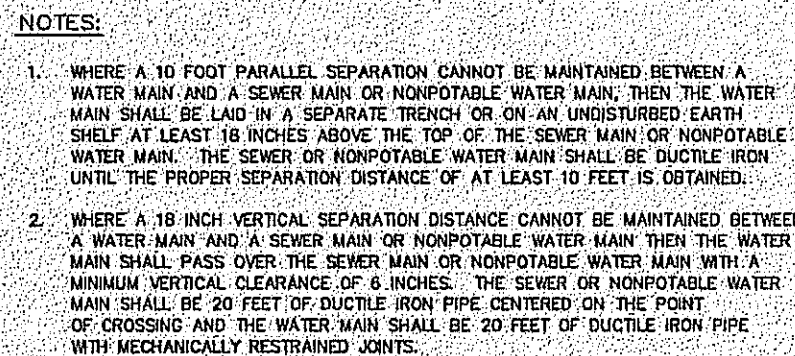
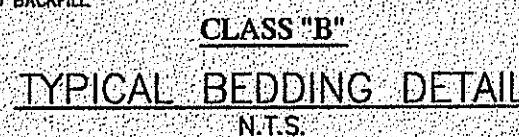
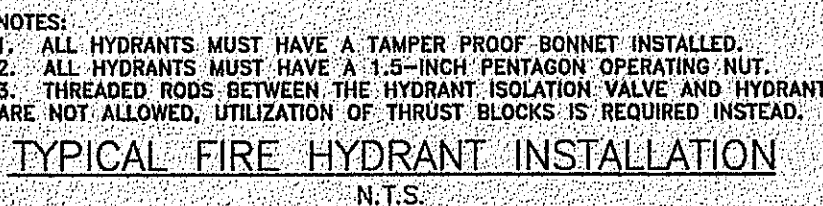
DATE:
JANUARY 28, 2009
DRAWN BY:
HEEI
APPROVED BY:
JOH
SCALE:
AS SHOWN
REVISIONS:

PROJECT NO.
09-01
PAVING AND DRAINAGE DETAILS

SHEET: 09

9/11/09

JOHN GARETT, HENDERSON - FL PE NO. 553220



1. Lateral locations of manholes reference to property lines. Location in opposing direction of street intersections.
2. Manholes will be stationed in opposite direction of flow.
3. Size and type of structure for the manholes.
4. Location and size of all house service connections (stationed from manhole).
5. The "S" described in the curb to be directly perpendicular to service.
6. Detail drawings of all structures, connections, etc., including in the project.
7. For pump stations and low voltage locations.
8. Special detail drawings covering installation to meet field conditions.
9. a. Size of wet well
10. b. Pump capacity
11. c. Manufacturer and model
12. d. Pump capacity in gpm
13. e. TMI in feet
14. f. Impeller size in inches
15. g. Shaft
16. g. Pump curve chart
17. h. Motor data
18. i. Manufacturer and model
19. j. Horsepower
20. k. Voltage
21. 10. For meter locations at all bends, turns and/or angles
22. 11. Reference to direction datum
23. 12. For manhole locations reference to three permanent points.

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1400 MCCRORY LANE, BIRMINGHAM, AL (205) 251-2200

DATE:
JANUARY 28, 2009

DRAWN BY:
HEEI

APPROVED BY:

APPROVED BY:
JGH

SCALE:
AS SHOWN

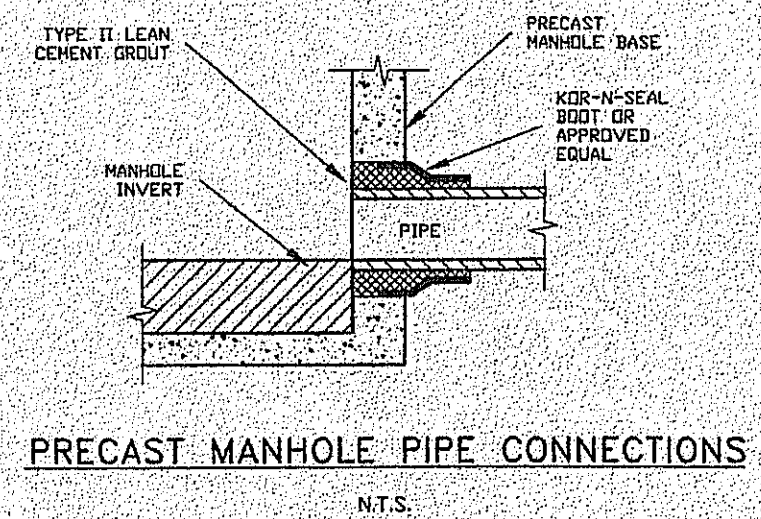
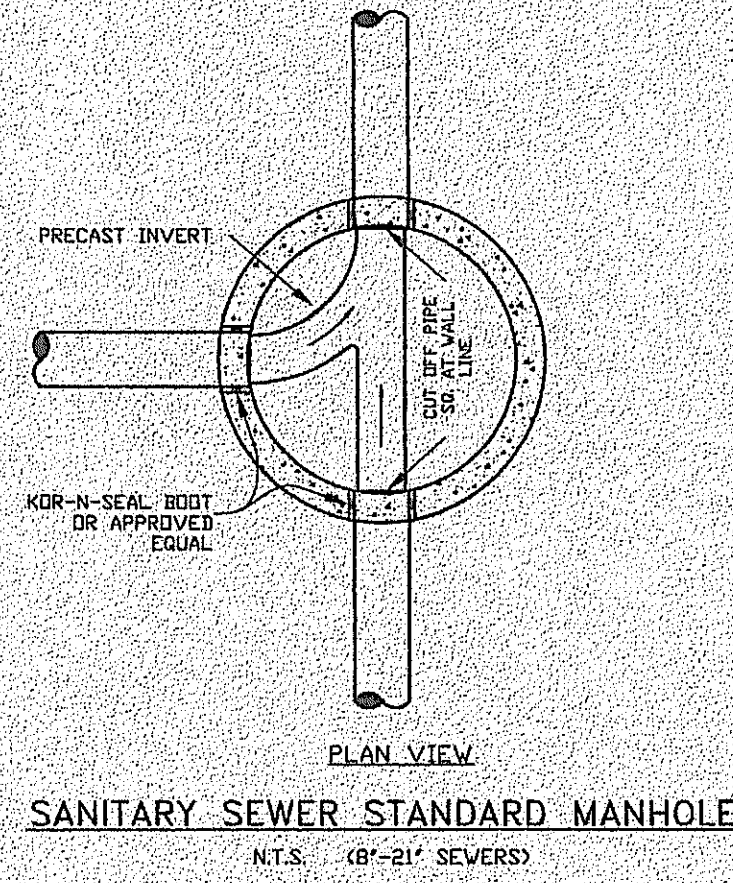
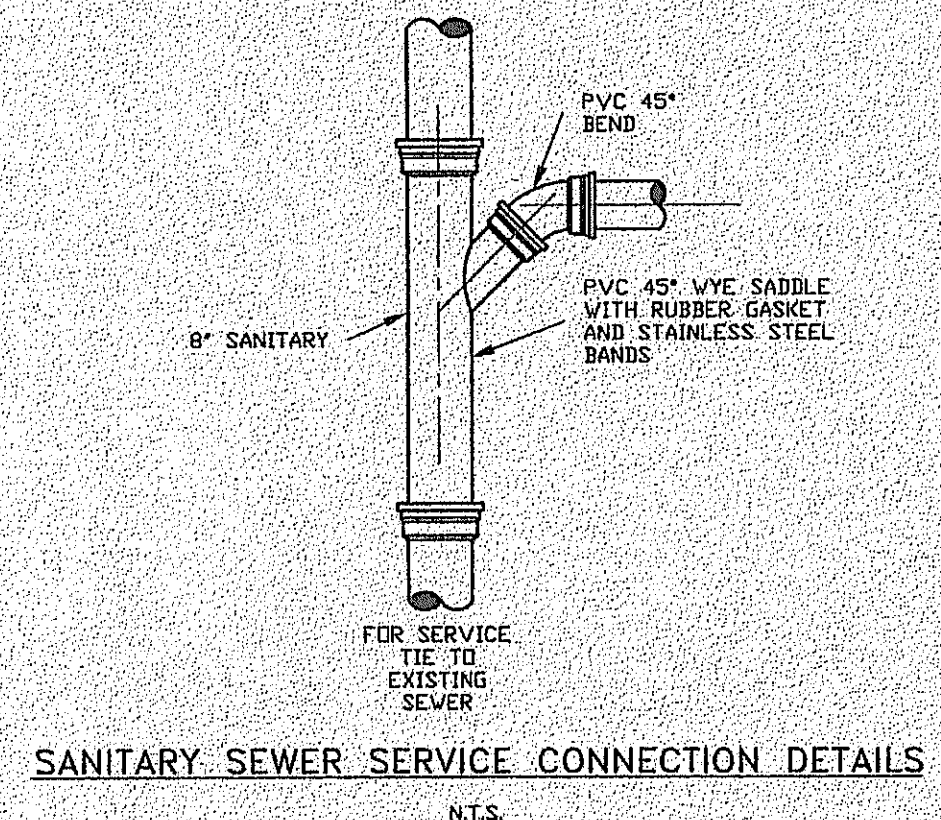
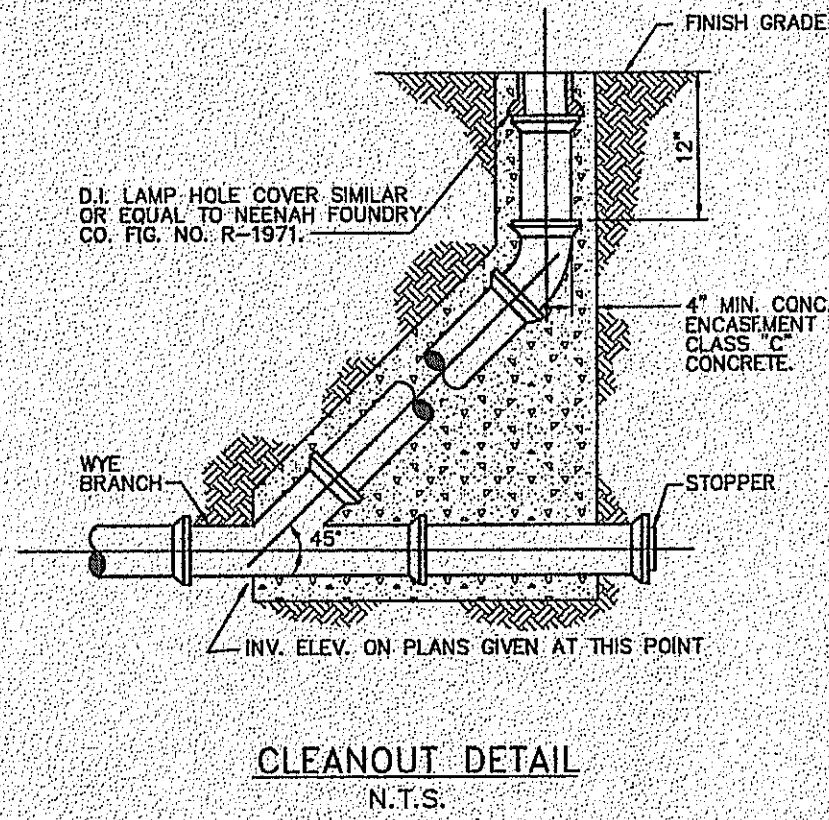
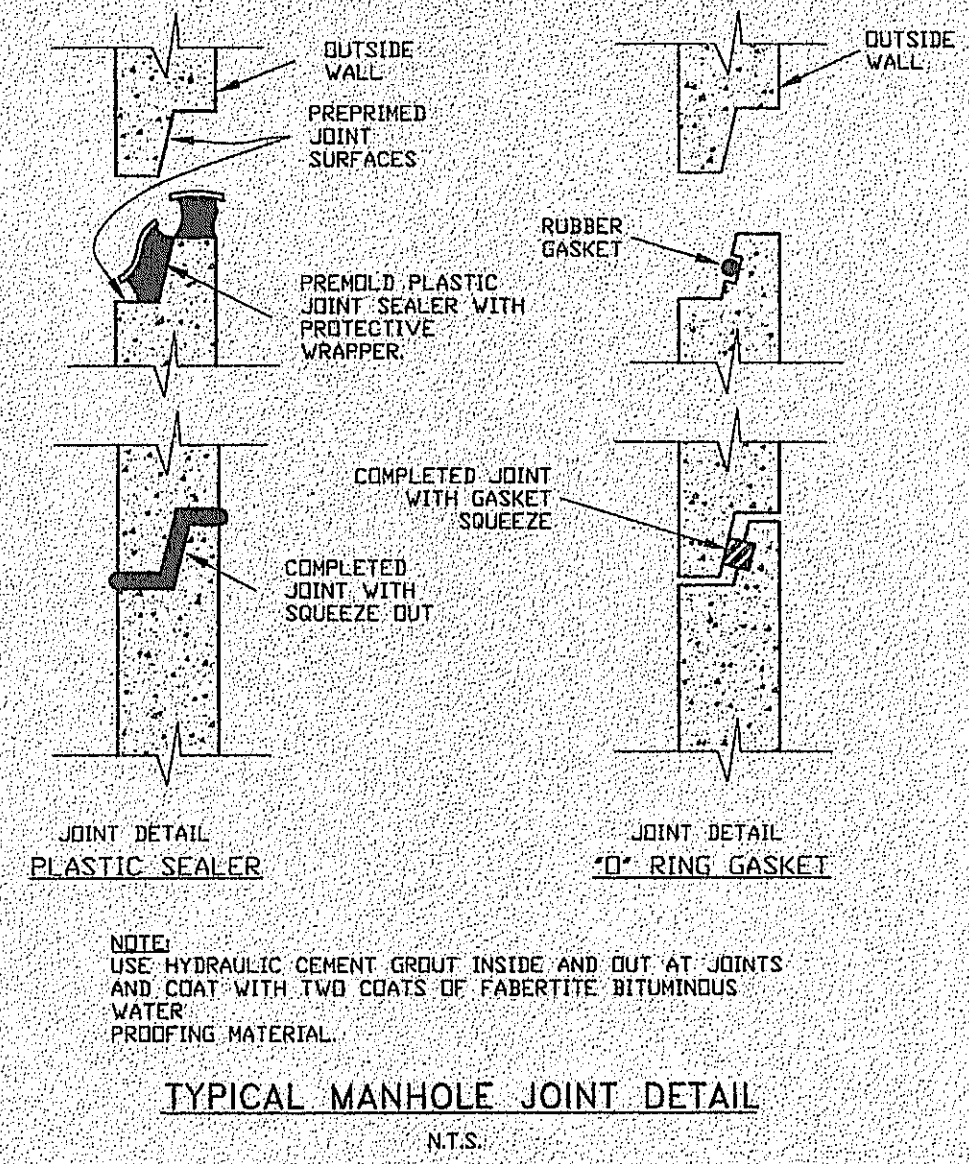
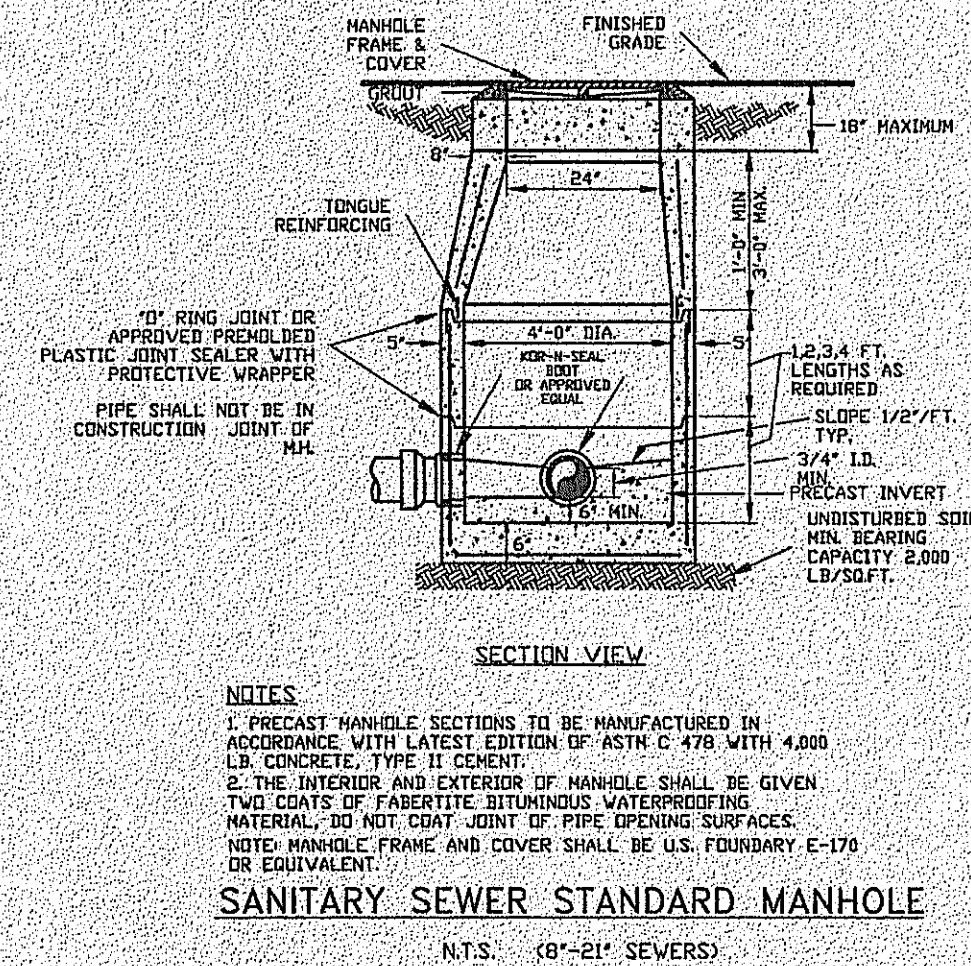
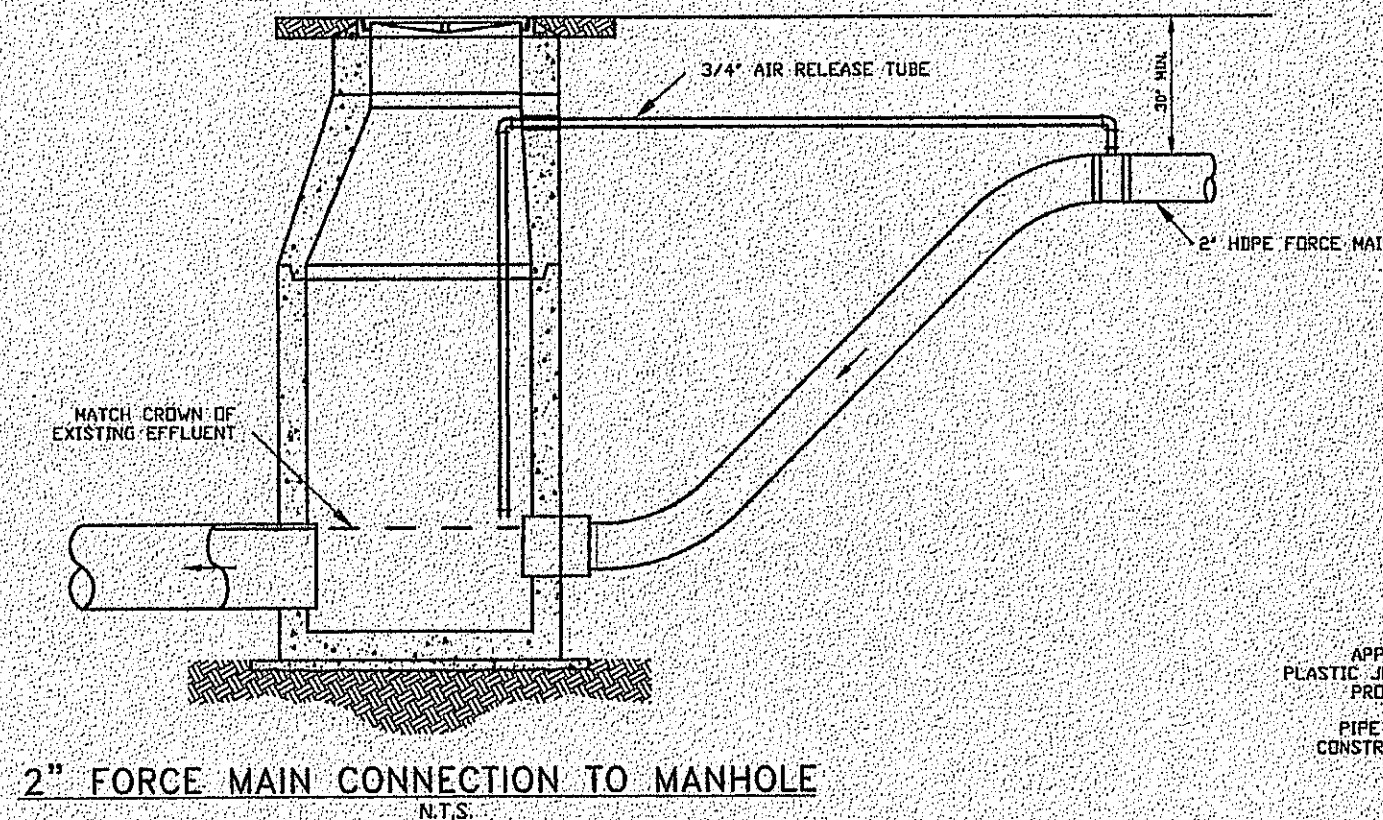
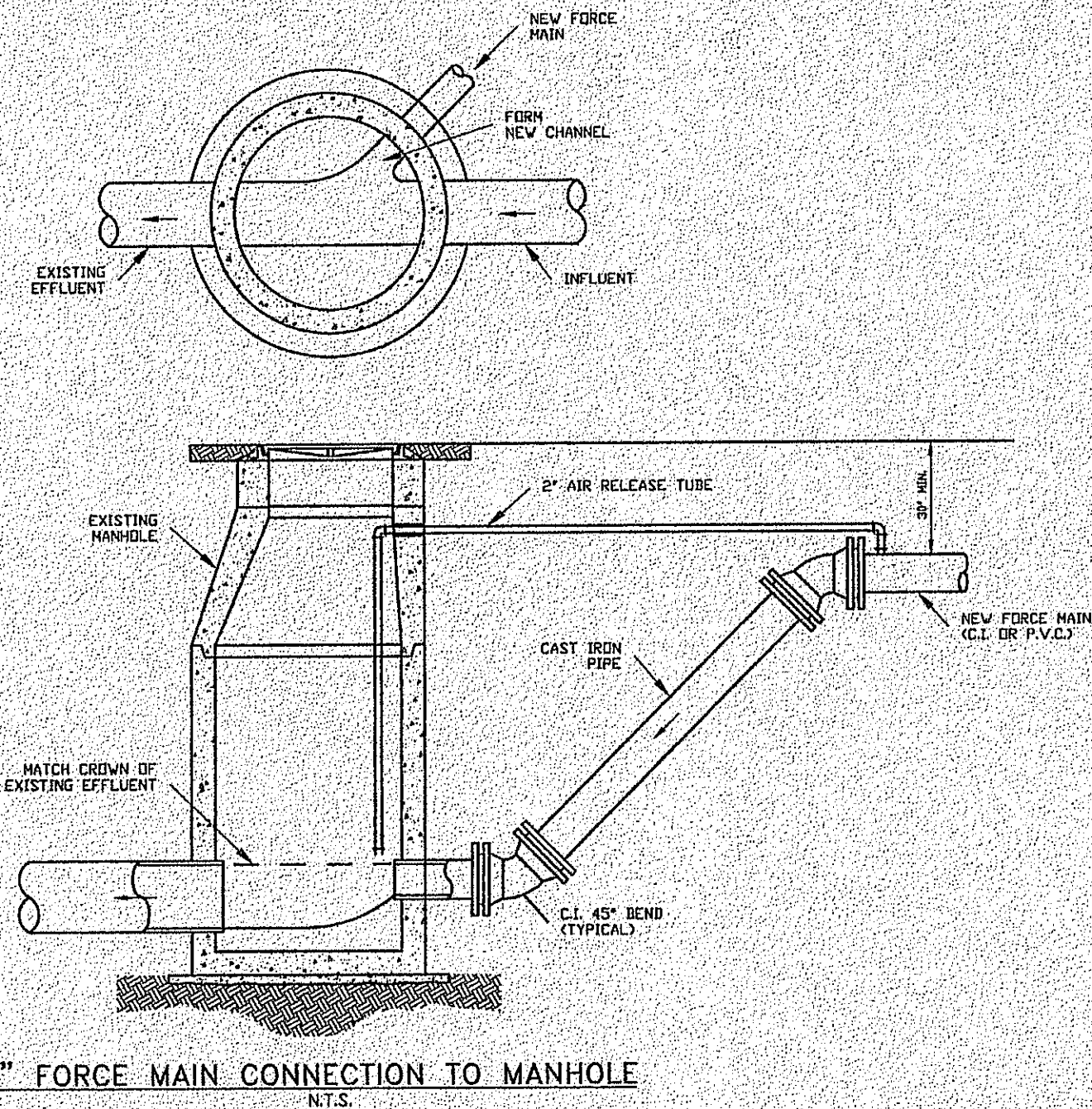
REVISIONS:

PROJECT NO.
09-01

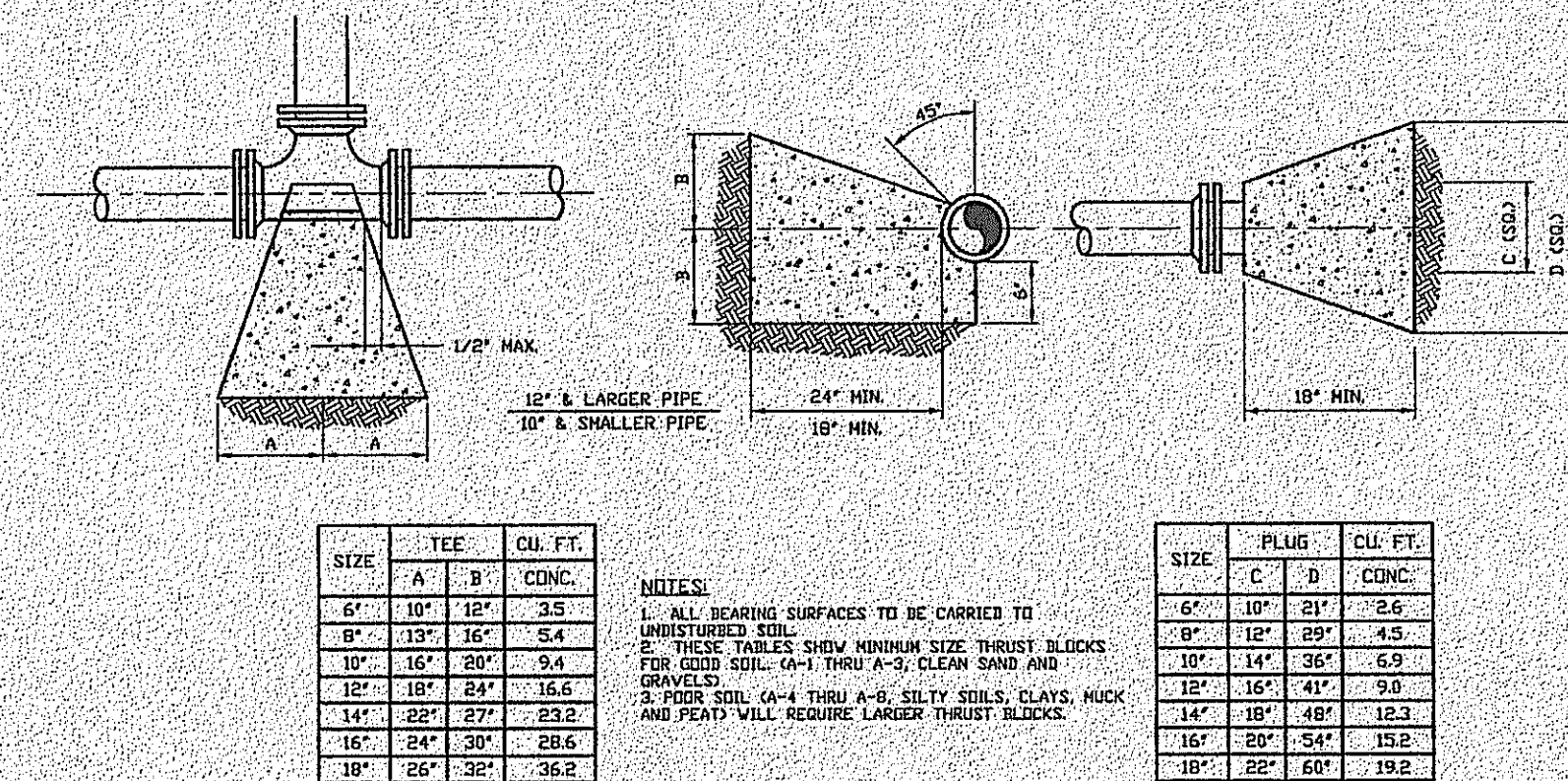
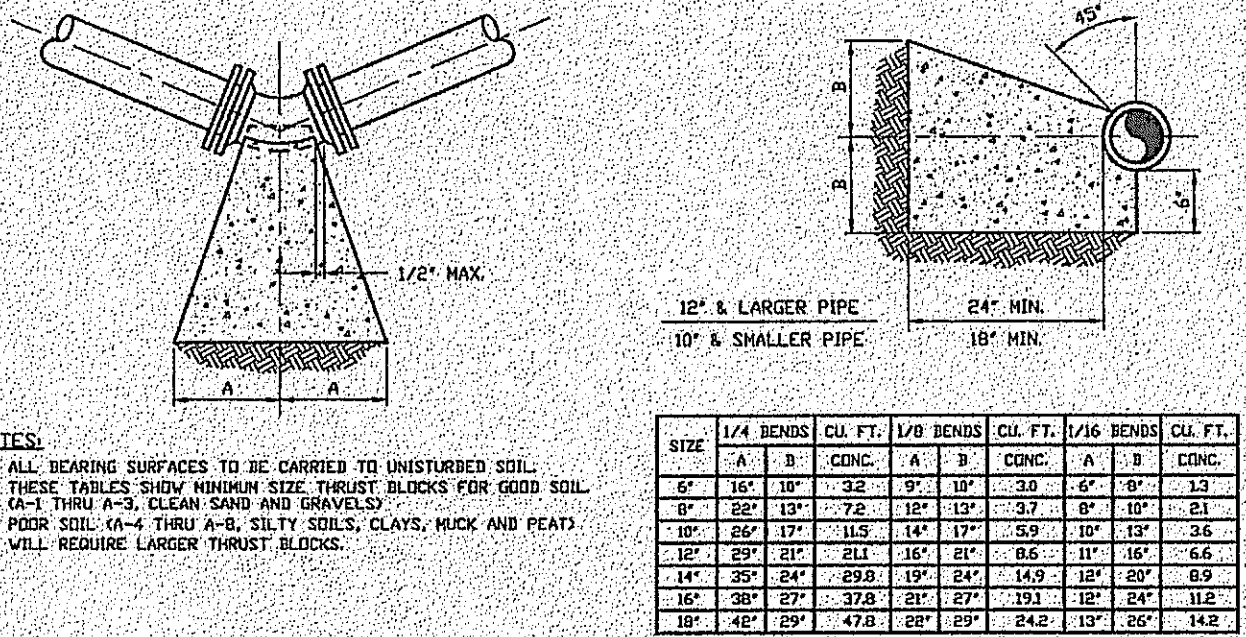
POTABLE WATER DETAILS

SHEET: C10

JOHN GARETT HENDERSON - FL PE NO. 55320



- DESTIN WATER USERS
GENERAL NOTES-SANITARY SEWER CONSTRUCTION**
- CONTRACTOR SHALL COORDINATE INSTALLATION OF SANITARY SEWERS WITH ALL OTHER UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
 - TELEVISION INSPECTION IS REQUIRED FOR ALL GRAVITY SEWERS. IN ADDITION, A 5% DEFLECTION TEST IS REQUIRED FOR ALL P.V.C. GRAVITY SEWERS. A FULL REPORT OF THESE TESTS SHALL BE PROVIDED TO THE OWNER AND ENGINEER FOR APPROVAL. INFILTRATION TESTS MAY BE WAIVED IF TELEVISION INSPECTION IS SATISFACTORY. COST OF ALL TESTING SHALL BE BORNE BY CONTRACTOR.
 - NO SANITARY SEWER CONSTRUCTION SHALL COMMENCE UNTIL SHOP DRAWING SUBMITTALS HAVE BEEN APPROVED.



FITTING TYPE	PIPE SIZE - INCHES															
	4	6	8	10	12	14	16	18	20	24	30	36	42	48	60	72
VERT. UP OR HORIZ.	2	3	4	5	6	7	8	9	10	12	15	18	21	24	30	36
11-1/4 BEND	2	3	4	5	6	7	8	9	10	12	15	18	21	24	30	36
22-1/2 BEND	3	4	5	6	7	8	9	10	12	15	18	21	24	30	36	42
45 BEND	4	5	6	7	8	9	10	12	15	18	21	24	30	36	42	48
90 BEND	5	6	7	8	9	10	12	15	18	21	24	30	36	42	48	60
11-1/4 BEND	6	7	8	9	10	12	15	18	21	24	30	36	42	48	60	72
22-1/2 BEND	7	8	9	10	12	15	18	21	24	30	36	42	48	60	72	84
45 BEND	8	9	10	12	15	18	21	24	30	36	42	48	60	72	84	96
90 BEND	9	10	12	15	18	21	24	30	36	42	48	60	72	84	96	108
BRANCH OF TEE	10	12	15	18	21	24	30	36	42	48	60	72	84	96	108	120
CRAD. END	11	13	16	19	22	26	30	36	42	48	60	72	84	96	108	120
REDUCERS	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40	42
SIZE	6X4	8X4	8X6	10X6	10X8	12X8	12X10	12X12	14X12	14X14	16X14	16X16	18X16	18X18	20X18	20X20
SIZE	4	6	8	10	12	14	16	18	20	24	30	36	42	48	60	72
RESTRAINT LENGTH	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150

- NOTES:**
- SAND-SILT SOIL (COHESION LESS SOIL WITH 10% INTERNAL FRICTION ANGLE).
 - PIPE PROTECTION: PROTECT FROM ALL SOIL DEBRIS OR ROOTS.
 - PIPE LAYING CONDITION: (NO SELECT BEDDING OR BACKFILL).
 - 100 PSI DESIGN PRESSURE. FOR 200 PSI DESIGN PRESSURE (PRELIMINARY), INCREASE RESTRAINT LENGTH BY 50%.
 - 3 FOOT MINIMUM COVER ON THE PIPE.
 - ALL RESTRAINTED JOINT LENGTHS IN FEET.

RESTRAINTED JOINT PIPE LENGTHS
C900 PVC PIPE
N.T.S.

APPROVED BY TRC *9/28/09* *JMB*
DATE/INITIALS

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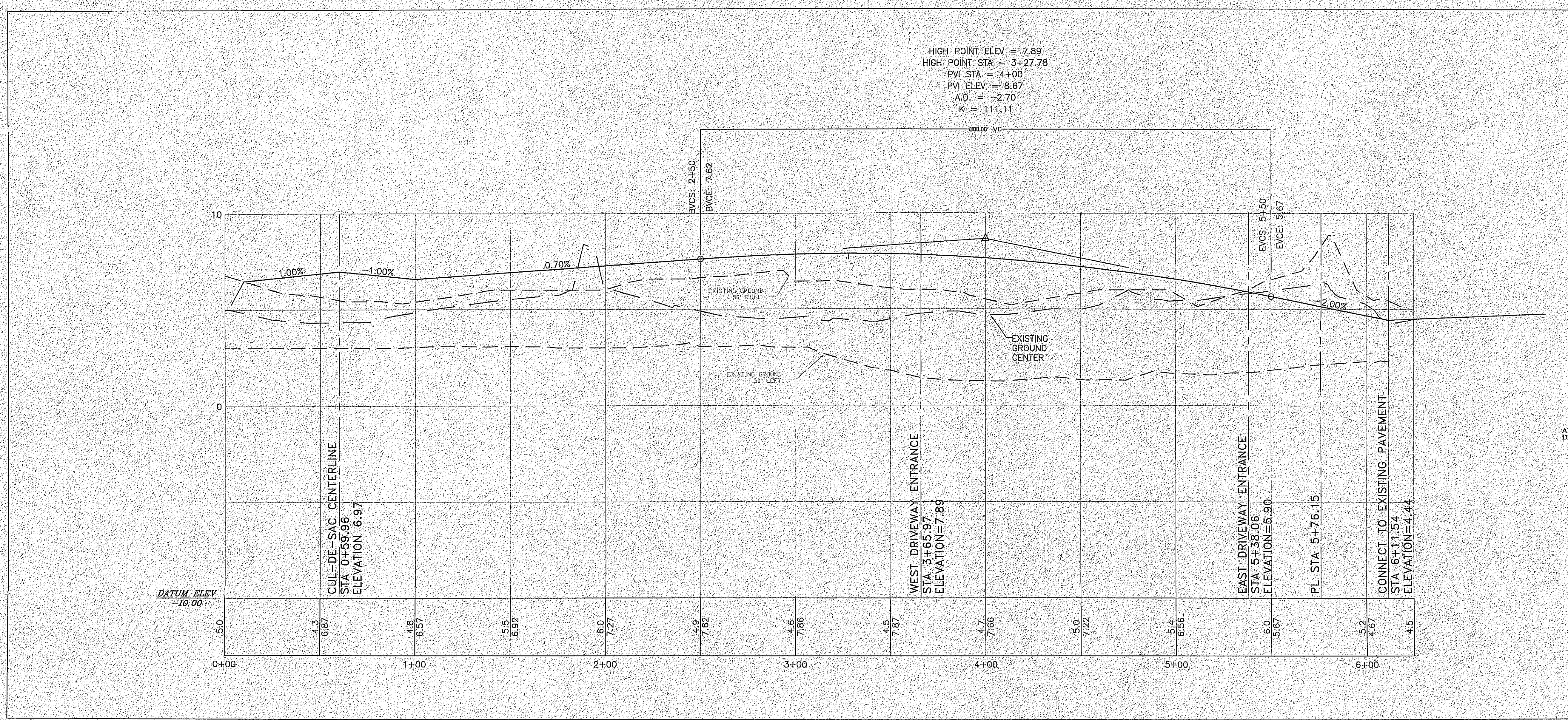
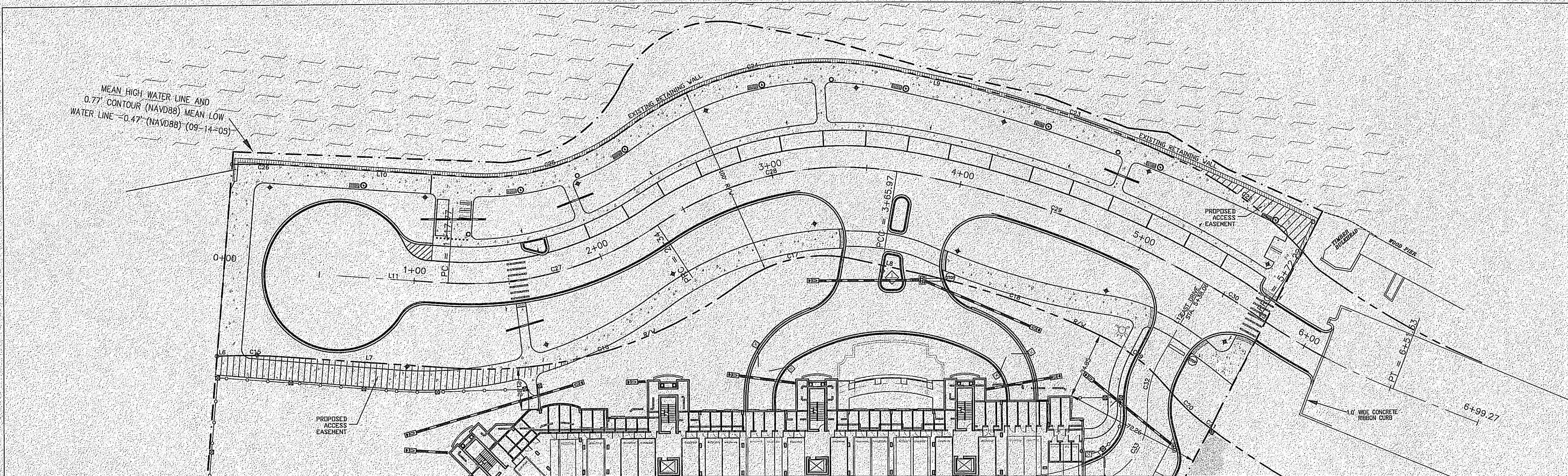
9/14/09

HENDERSON ENGINEERING & ENVIRONMENTAL, INC.
HEEL
35 CAROL PLACE
FREEPORT, FL 32439
PHONE: (850) 835-8436 FAX: (850) 835-0436
Certificate of Authorization No. 00009883

THE POINTE BEACH AND YACHT CLUB
TOWNSHIP 2S, RANGE 22W, OKALOOSA COUNTY, FLORIDA
OWNER: POINTE ONE, LLC
1400 MCCRODY LANE, BIRMINGHAM, AL (205) 251-2200

DATE:
JANUARY 28, 2009
DRAWN BY:
HEEL
APPROVED BY:
JGH
SCALE:
AS SHOWN
REVISIONS:

PROJECT NO.
09-01
SANITARY SEWER
DETAILS
SHEET: C11



APPROVED BY TRC 9/28/09 / JMB
DATE: JANUARY 28, 2009

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[Signature]
9/11/09

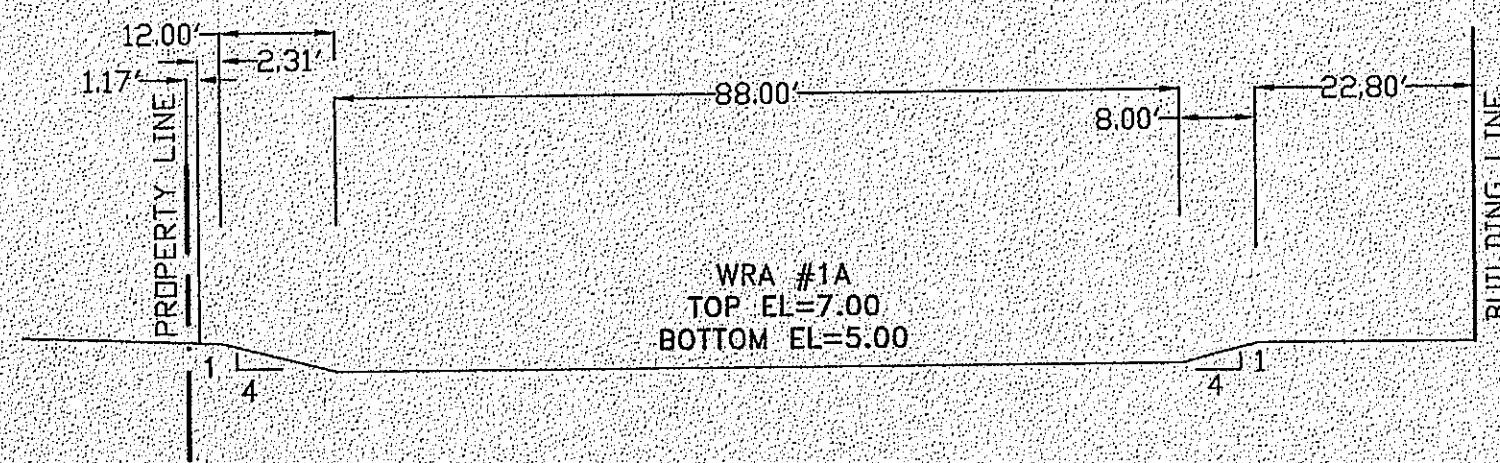
HENDERSON ENGINEERING & ENVIRONMENTAL, INC.
HEEI
35 CAROL PLACE
FREEPORT, FL 32439
PHONE: (850) 835-8436 FAX: (850) 835-0436
Certificate of Authorization No. 00009983

THE POINTE BEACH AND YACHT CLUB
TOWNSHIP 2S; RANGE 22W, OKALOOSA COUNTY, FLORIDA
OWNER: POINTE ONE, LLC
1400 MCCRORY LANE, BIRMINGHAM, AL (205) 251-2200

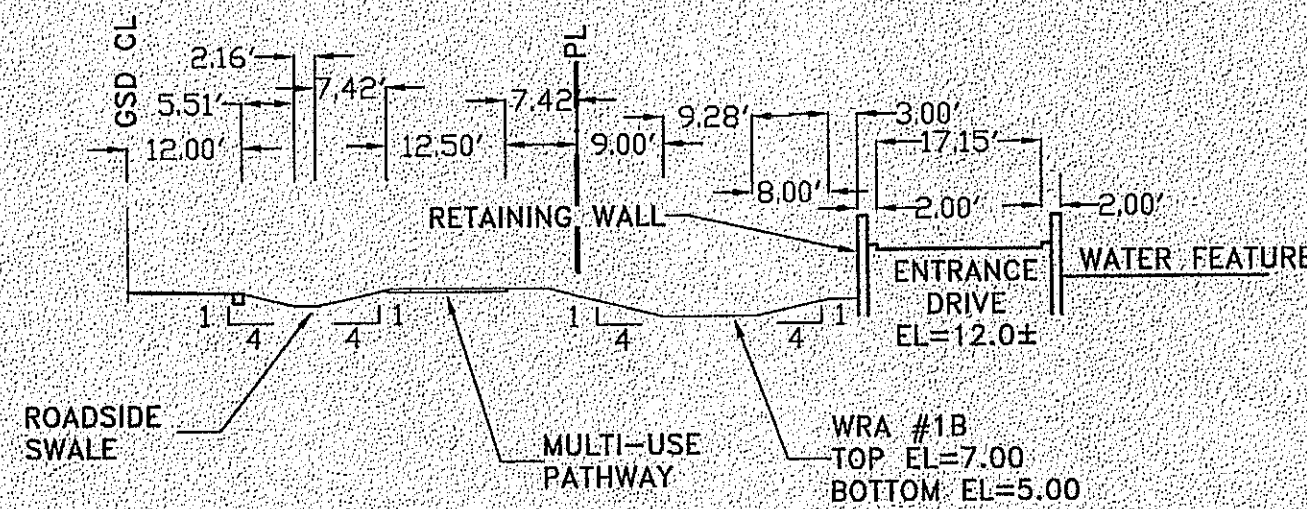
DRAWN BY: JGH
APPROVED BY: JGH
SCALE: 1"=30' HORIZ / 1"=3' VERT
REVISIONS: 5/14/09 ADDRESS TRC COMMENTS

PROJECT NO. 09-01
GULF SHORE DRIVE PLAN & PROFILE
SHEET: C12

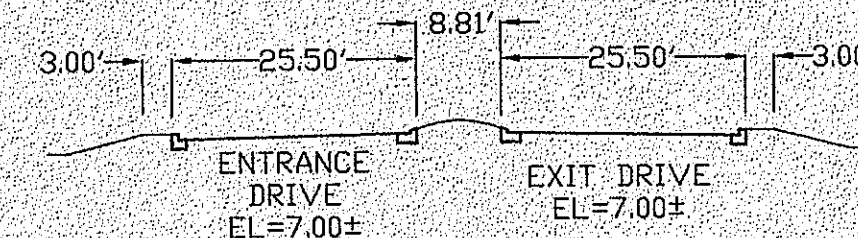
JOHN GARETT, HENDERSON - FL PE NO. 55520



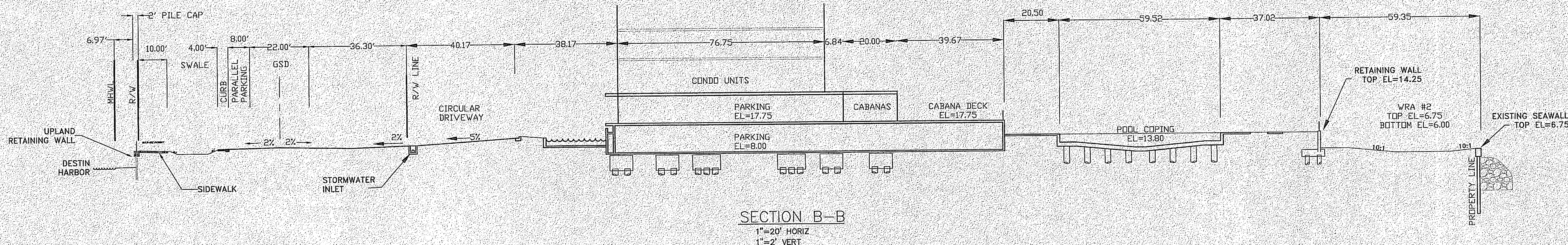
SECTION A-A
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1"=2' VERT



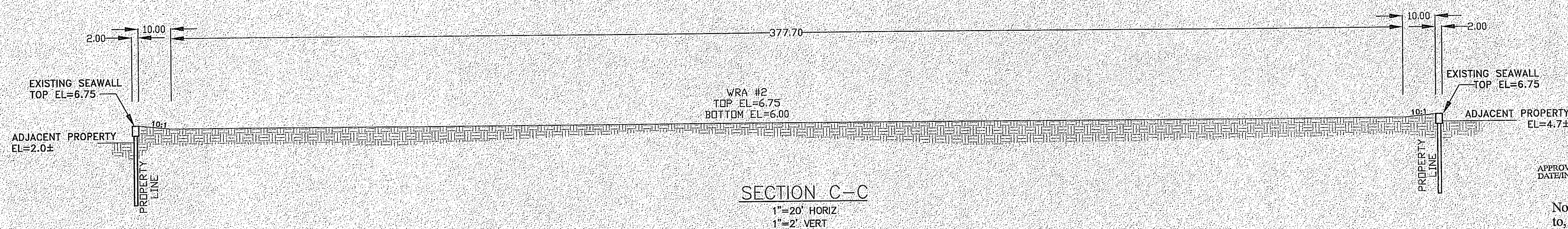
SECTION E-E
1"=20' HORIZ
1"=2' VERT



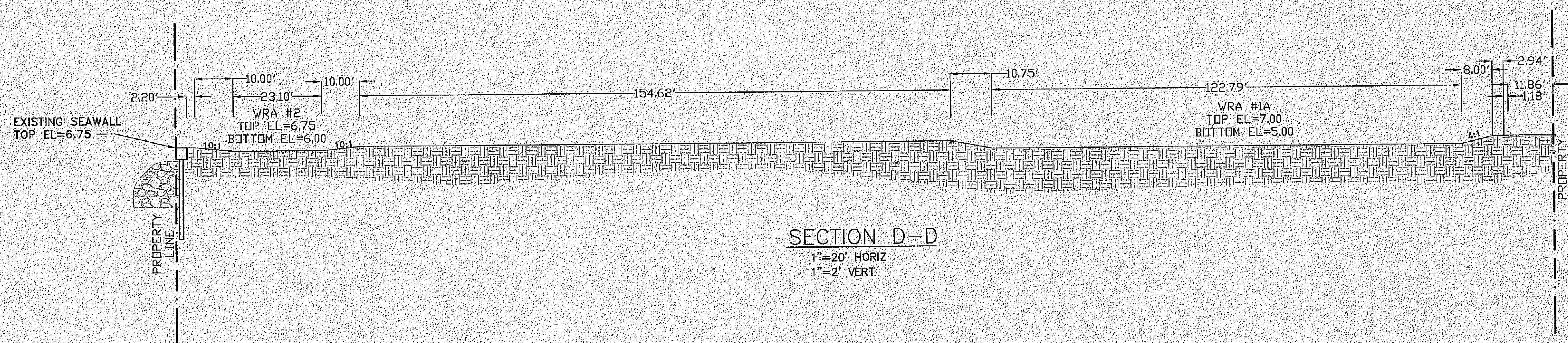
SECTION F-F
1"=20' HORIZ
1"=2' VERT



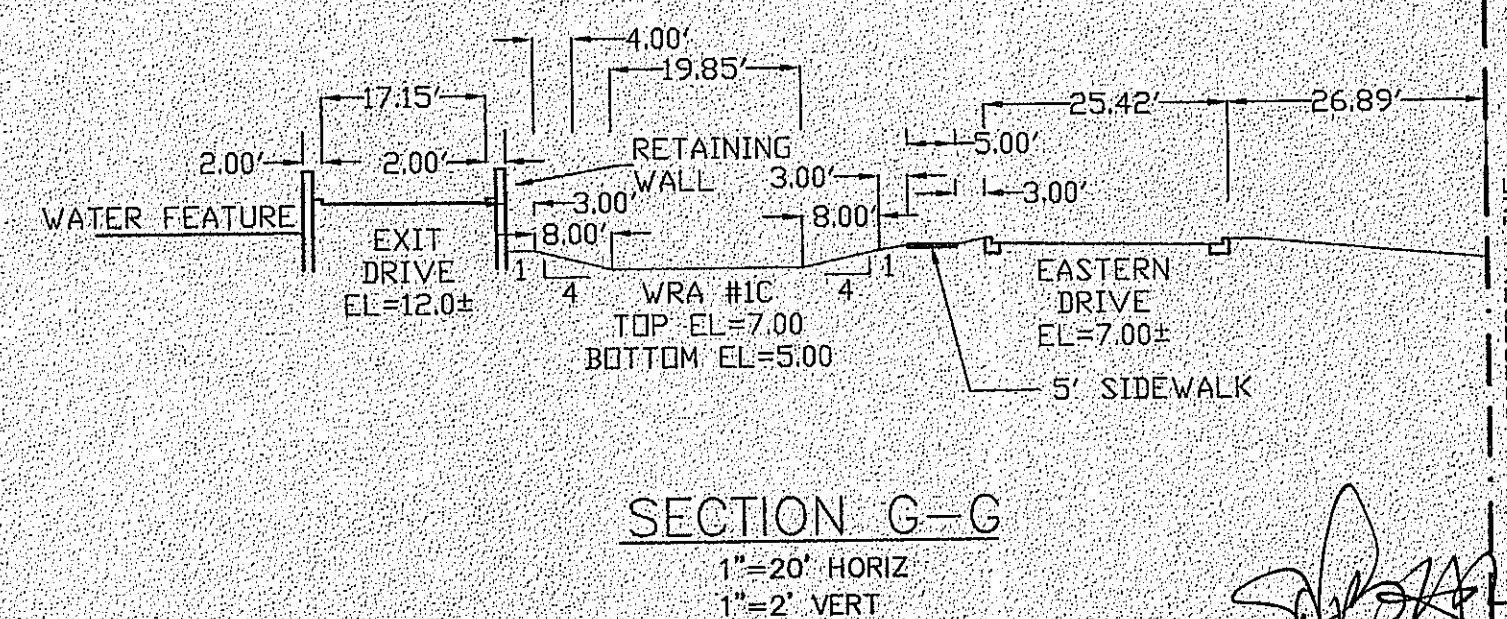
SECTION B-B
1"=20' HORIZ
1"=2' VERT



SECTION C-C
1"=20' HORIZ
1"=2' VERT



SECTION D-D
1"=20' HORIZ
1"=2' VERT



SECTION G-G
1"=20' HORIZ
1"=2' VERT

APPROVED BY TRC
DATE/INITIALS 9/28/09/MB

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FREEPORT, FL 32439
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Certificate of Authorization No. 00009883

THE POINTE BEACH AND YACHT CLUB

TOWNSHIP 25; RANGE 22W, OKALOOSA COUNTY, FLORIDA
OWNER: POINTE ONE, LLC
1400 MCCORRY LANE, BIRMINGHAM, AL (205) 251-2200

DATE:
JANUARY 28, 2009
DRAWN BY:
HEEI
APPROVED BY:
JGH
SCALE:
AS SHOWN
REVISIONS:

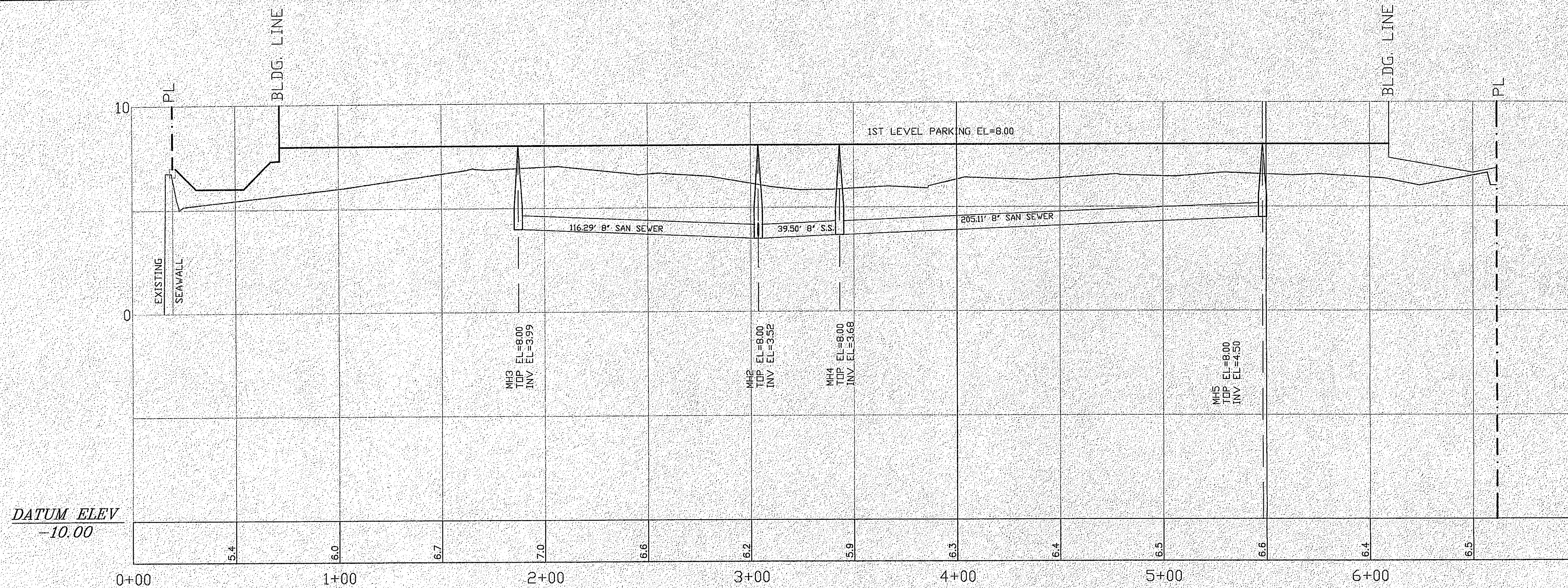
PROJECT NO.
09-01

CROSS SECTIONS

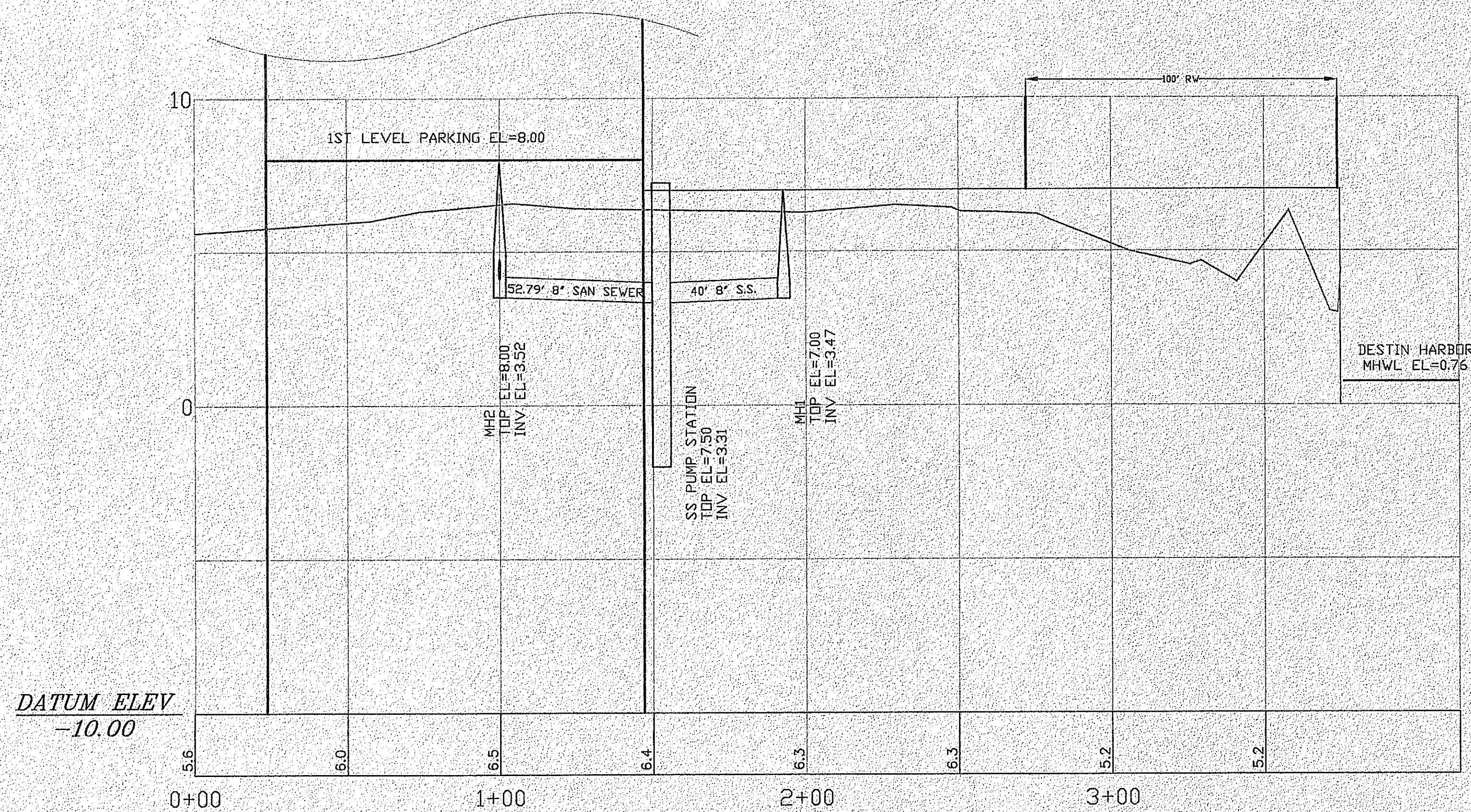
SHEET: C13

JOHN CARET, HENDERSON - FL PE NO. 56320

9/14/09



SECTION E-E
1"=30' HORIZ
1"=3' VERT



SECTION F-F
1"=30' HORIZ
1"=3' VERT

APPROVED BY TRC
DATE/INITIALS 9/28/09
JMB

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[Signature]
9/14/09

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FREETPORT, FL 32439
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Certificate of Authorization No. 0000983

THE POINTE BEACH AND YACHT CLUB

TOWNSHIP 2S, RANGE 22W, OKALOOSA COUNTY, FLORIDA
OWNER: POINTE ONE, LLC
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DATE: JANUARY 28, 2009

DRAWN BY: HEEI

APPROVED BY: JGH

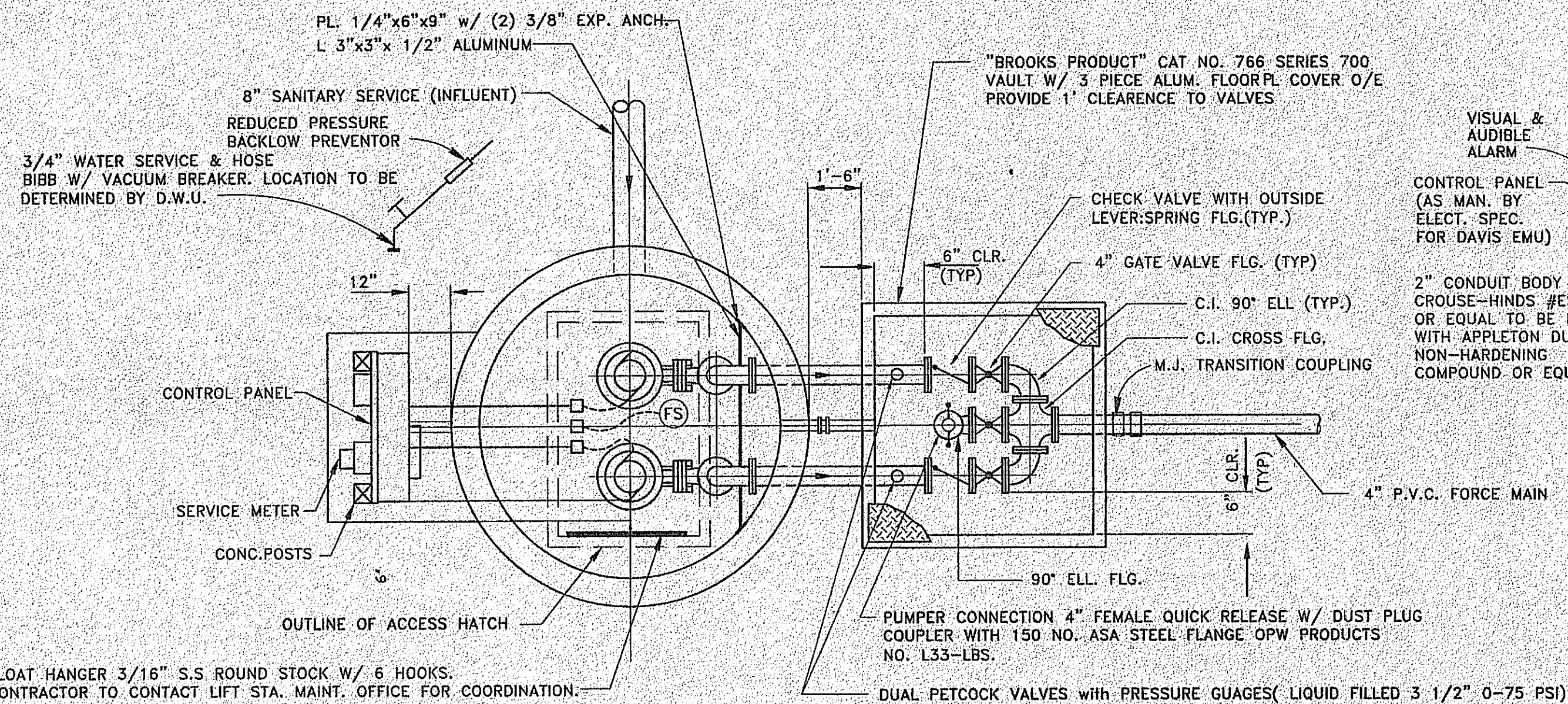
SCALE: AS SHOWN

REVISIONS:

PROJECT NO. 09-01

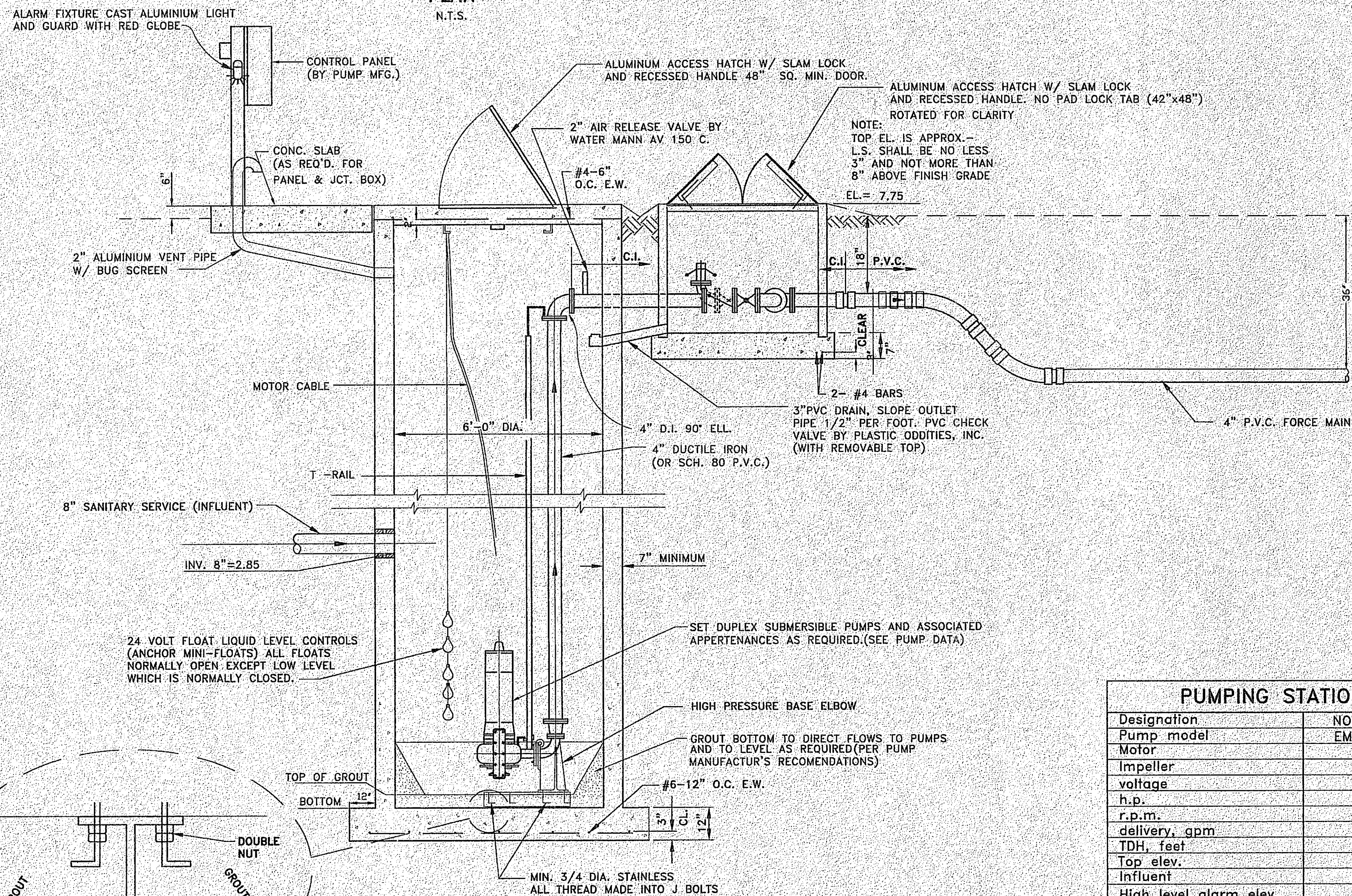
SEWER PROFILES

SHEET: C14



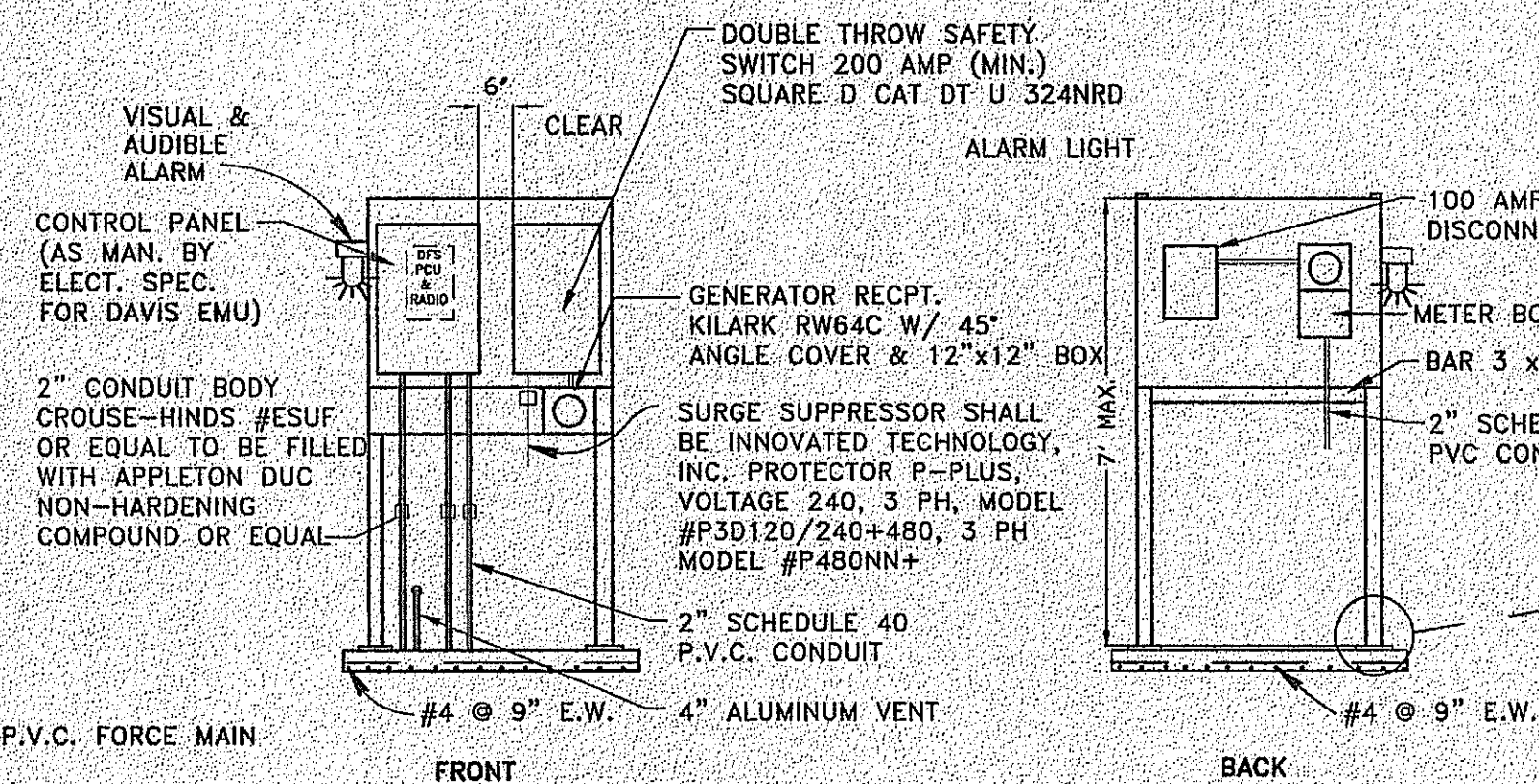
PLAN

N.T.S.



TYPICAL WET WELL SECTION

N.T.S.
NOTE: REINFORCEMENT AND DIMENSIONS SHOWN ARE FOR 6" DIA. WET WELL WITH A TOTAL DEPTH LESS THAN 20' ON LARGER STATIONS THE ADEQUACY NEEDS TO BE VERIFIED.



CONTROL PANEL SCHEMATIC

N.T.S.

GENERAL NOTES:

1. WET WELL AND VALVE VAULT SHALL BE COATED WITH 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 WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER 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 WITH LARGER PIPE SIZES.
4. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE OR NON-SHRINK GROUT.
5. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
6. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY DESTIN WATER USERS.
7. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.
8. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE STAINLESS STEEL.
9. ALL CONDUIT CONNECTING TO THE CONTROL PANEL WILL HAVE A CONDUIT BODY CROUSE-HINDS TYPE ESUF OR EQUAL FILLED WITH NON-HARDENING COMPOUND.
10. SURGE SUPPRESSOR SHALL BE CONNECTED TO THE MIDDLE BAR OF DOUBLE THROW SAFETY SWITCH.
11. ALL EXPOSED FERROUS METAL WITHIN WET WELL AND VAULT SHALL BE COATED WITH KOP-COAT COAL TAR EPOXY 300-M.
12. INSTALLATION SOUTH OF EMERALD COAST PARKWAY (U.S.98): ENCLOSURES SHALL BE NEMA 4X SS. NORTH OF EMERALD COAST PARKWAY (U.S.98): ENCLOSURES SHALL BE NEMA 4X SS OR ALUMINUM EXCEPT CONTROL PANEL WHICH IS ALWAYS NEMA 4X SS.

STRUCTURAL NOTES:

1. CONCRETE: DESIGN PER CURRENT EDITION OF A.C.I. (318-83).

CONCRETE STRENGTH @ 28 DAYS IS:

$F_c = 3500$ PSI

CONCRETE MIX SHOULD NOT CONTAIN MORE THAN 5 GALLONS OF WATER PER SACK OF CEMENT. AGGREGATES SHOULD HAVE LOW ABSORPTION AND SHOULD BE CLEAN, SOUND AND WELL GRADED FROM FINE TO COARSE. SAND MUST HAVE 10 TO 20 PERCENT OF PARTICLES PASSING # 50 MESH SIEVE. COARSE AGGREGATE MUST BE GRADED FROM 1/4" UP TO A MAXIMUM OF 2". KEEPING THE CONCRETE CURED FOR AT LEAST 7 DAYS IS ADVISABLE.

REINFORCING: ASTM A-615, GRADE 60.

2. CLEAR COVER FOR BASE SLAB - 3" FOR BOTTOM BARS. - 2" FOR TOP BARS.
3. CLEAR COVER FOR TOP SLAB - 2" FOR TOP & BOTTOM BARS.
4. CLEAN SAND BACKFILL WITH A FRICTION FACTOR OF 30% ROUND AND WEIGHING 120 PCF TO 130 PCF IS ASSUMED. THE DESIGN IS BASED ON A SUBMERGED CONDITION.
5. ALL REINFORCING SHALL BE SECURELY HELD IN POSITION WITH STANDARD ACCESSORIES DURING THE PLACING OF THE CONCRETE.
6. SPLICES IN REINFORCEMENT ARE NOT PERMITTED.
7. IF FOOTING ELEVATIONS SHOWN OCCUR IN A DISTURBED, UNSTABLE OR UNSUITABLE SOIL, THE ENGINEER SHALL BE NOTIFIED.
8. PROVIDE AN INORGANIC WATERPROOFING MEMBRANE PRIOR TO BACK-FILLING.
9. MAXIMUM DESIGN SOIL PRESSURE ASSUMED = 2000 PSF.

APPROVED BY TRC
DATE/INITIALS

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PUMPING STATION DATA	
Designation	NORRIEGO POINTE
Pump model	EMU FA 10.33
Motor	5 h.p.
Impeller	194 mm
voltage	230
h.p.	5
r.p.m.	1120
delivery, gpm	120
TDH, feet	22'
Top elev.	7.50
Influent	3.31
High level alarm elev.	3.00
Lag pump on elev.	2.50
Lead pump on elev.	2.00
Both pumps off elev.	0.00
Low level alarm elev.	-1.00
Top of grout	-1.00
Bottom elev.	-2.00
Force main dia.	4"

HENDERSON ENGINEERING & ENVIRONMENTAL, INC.

HEEI

35 CAROL PLACE
FREETPORT, FL 32439
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Certificate of Authorization No. 00009883

THE POINTE BEACH AND YACHT CLUB

TOWNSHIP 2S; RANGE 22W; OKALOOSA COUNTY, FLORIDA
OWNER: POINTE ONE, LLC
1400 MCCORMY LANE, BIRMINGHAM, AL (205) 251-2200

DATE: JANUARY 28, 2009

DRAWN BY: HEEL

APPROVED BY: JGH

SCALE: AS SHOWN

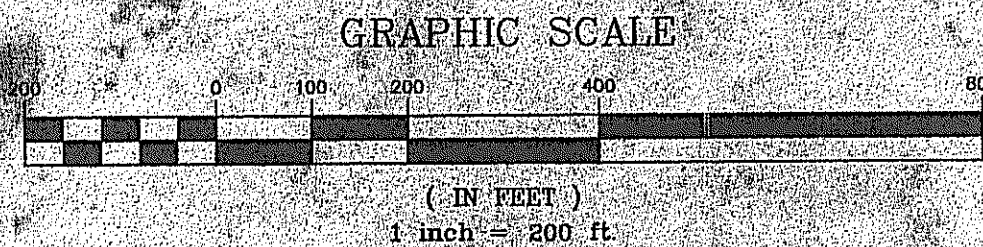
REVISIONS:

JOHN GARRETT HENDERSON - FL PE NO. 55320

PROJECT NO. 09-01

LIFT STATION DETAILS

SHEET: C15



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THE POINTE BEACH AND YACHT CLUB

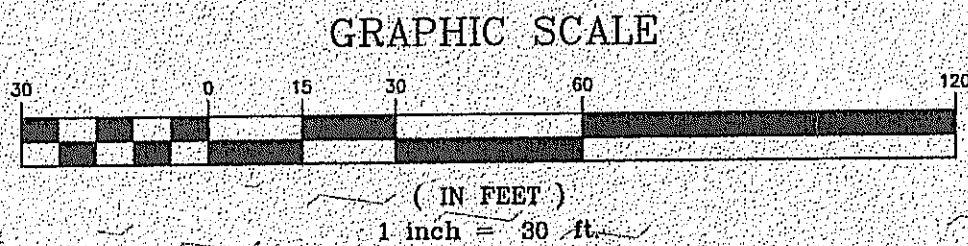
TOWNSHIP 2S; RANGE 22W, OKALOOSA COUNTY, FLORIDA
OWNER: PONTI ONE, LLC
1400 MCCRORY LANE, BIRMINGHAM, AL (205) 251-2200

DATE:
JANUARY 28, 2009
DRAWN BY:
HEEI
APPROVED BY:
JGH
SCALE:
1"=200'

REVISIONS:
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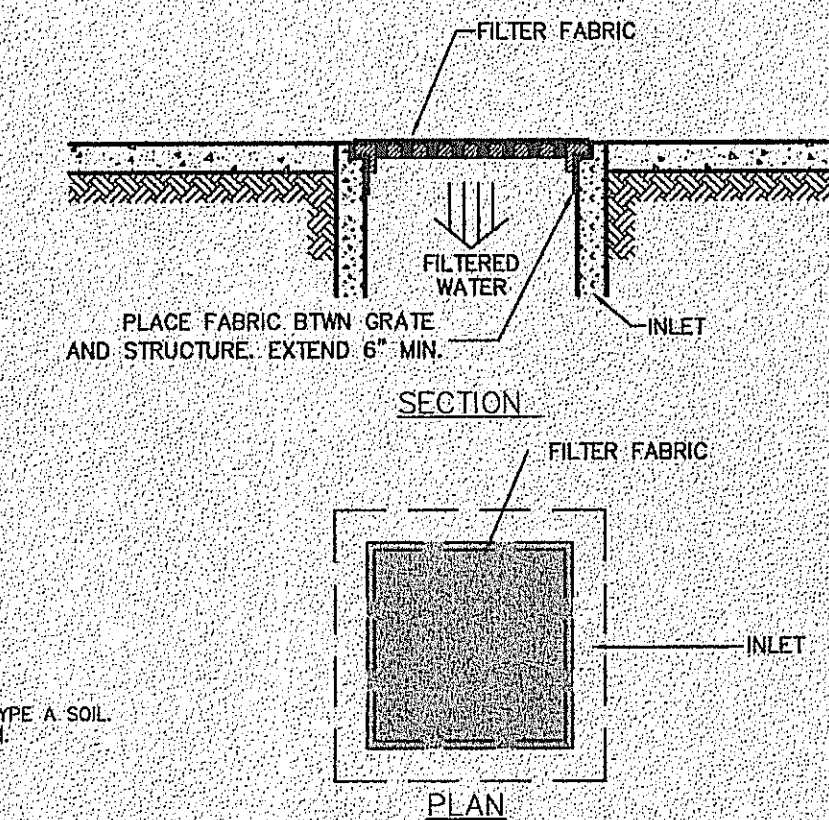
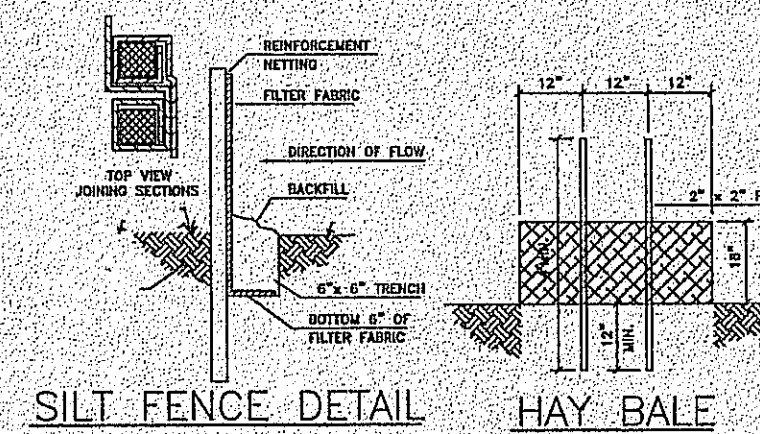
PROJECT NO.
09-01
AERIAL OVERLAY
SHEET: C16

APPROVED BY TPO: *[Signature]* *7/28/09* *hmb*
HENDERSON



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE
- EASEMENT LINE
- EXISTING 5' CONTOUR LINE
- EXISTING 1' CONTOUR LINE
- PROPOSED STORM DRAIN
- DRAINAGE DIVIDE
- SILT FENCE
- COASTAL CONST. CONTROL LINE
- BENCHMARK ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DRAINAGE FLOW ARROW
- STORM INLET



STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

THE SITE IS CURRENTLY UNDEVELOPED. THE UNDERLYING SOIL IS BEACH SAND, WHICH IS A TYPE A SOIL. THE PROBABILITY FROM STORMWATER RUNOFF IS LOW, BUT THE ERODIBILITY FROM WIND IS HIGH. THE PROPOSED PROJECT INVOLVES THE CONSTRUCTION OF A 79-UNIT CONDOMINIUM.

TOTAL AREA OF THE SITE: 5.35 ACRES

TOTAL AREA OF THE SITE TO BE DISTURBED: 5.35 ACRES

SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES

ACTIVITY	ESTIMATED START DATE	ESTIMATED END DATE
1. CLEARING AND GRUBBING	FEBRUARY 1, 2010	10 DAYS
2. SITE GRADING AND BASIN EXCAVATION		10 DAYS
3. UTILITY INSTALLATION		30 DAYS
4. PARKING AREA SUBGRADE AND BASE		30 DAYS
5. BUILDING CONSTRUCTION		730 DAYS
6. PAVEMENT		60 DAYS
7. IRRIGATION		10 DAYS
8. FINAL GRADING AND LANDSCAPING		10 DAYS

BMPs

THE CONTRACTOR SHALL ERECT SILT BARRIERS AROUND THE ENTIRE PERIMETER OF THE SITE PRIOR TO BEGINNING CONSTRUCTION OR DEMOLITION. COVER ALL INLETS AND FLOOR DRAINS WITH FILTER FABRIC IMMEDIATELY AFTER INSTALLATION. THE SILT BARRIERS SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION OF THE PROJECT AND UNTIL THE SITE IS STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING THE INTEGRITY OF THE SILT BARRIERS DURING THE CONSTRUCTION. SEDIMENTATION RESULTING FROM FAILED SILT BARRIERS SHALL BE REMOVED IMMEDIATELY.

THE STORMWATER RETENTION AREAS SHALL BE CONSTRUCTED DURING THE INITIAL PHASES OF CONSTRUCTION. HOWEVER, THE RETENTION AREAS SHALL BE UNDER EXCAVATED BY APPROXIMATELY ONE FOOT. THE REMAINING EXCAVATION SHALL BE PERFORMED IMMEDIATELY PRIOR TO FINAL GRASSING AND AFTER THE REST OF THE SITE IS STABILIZED. MATERIAL FROM THE FINAL EXCAVATION SHALL BE DISPOSED OF OFF-SITE. THE CONTRACTOR SHALL ALSO INSPECT THE RETENTION AREAS PERIODICALLY THROUGHOUT THE CONSTRUCTION OF THE PROJECT, AND REMOVE SEDIMENTS AS NECESSARY.

ALL CONSTRUCTION AND DEBRIS SHALL BE DISPOSED OF AT AN APPROVED C&D LANDFILL. ALL HAZARDOUS MATERIALS SHALL BE DISPOSED OF AT AN APPROVED HAZ-MAT MATERIAL DISPOSAL FACILITY.

EXCAVATED MATERIAL SHALL NOT BE STOCKPILED IN SUCH A MANNER AS TO DIRECT STORMWATER OR SEDIMENTATION OFF THE PROJECT SITE OR INTO ANY ADJACENT WETLANDS OR STORMWATER COLLECTION SYSTEM. SILT BARRIERS SHALL BE CREDITED AROUND STOCKPILED MATERIAL TO ENSURE SEDIMENT IS NOT TRANSPORTED OFF SITE.

DISTURBED AREAS THAT WILL NOT RECEIVE FINAL DRESSING AND GRASSING WITHIN 30 DAYS SHALL BE SEEDED AT A RATE OF 30 LBS. PER ACRE WITH A QUICK GROWING GRASS WHICH WILL PROVIDE EARLY COVER IN THE SEASON IN WHICH IT IS PLANTED, AND WILL NOT LATER COMPETE WITH THE FINAL GRASSING.

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ALL SILT BARRIERS AND CLEAN AND REPAIR ALL AREAS AFFECTED BY THE CONSTRUCTION ACTIVITIES. DRAINAGE FACILITIES, INCLUDING INLETS, PIPES, AND STORMWATER RETENTION AREAS SHALL BE INSPECTED FOR SEDIMENTATION. SEDIMENTATION SHALL BE REMOVED.

PORTABLE SANITARY FACILITIES SHALL BE CLEANED AND EMPTIED WEEKLY.

THE CONTRACTOR SHALL CONSTRUCT A TEMPORARY GRAVEL DRIVEWAY APRON. THE DRIVEWAY APRON SHALL BE AT LEAST 50' LONG, 6" THICK, AND WIDE ENOUGH TO ACCOMMODATE CONSTRUCTION TRAFFIC.

FERTILIZERS, HERBICIDES AND PESTICIDES USED AT THE CONSTRUCTION SITE SHALL BE APPLIED AT THE MANUFACTURERS RECOMMENDED RATE. FERTILIZERS AND PESTICIDES SHALL BE STORED IN AN ENCLOSED AREA.

ALL TOXIC SUBSTANCES SHALL BE STORED, POWDER, MIXED, ETC. IN SPILLS SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY. WASTE FROM CLEAN-UP SHALL BE PLACED IN PLASTIC BAGS AND DISPOSED OF AT AN APPROVED HAZARDOUS MATERIAL DISPOSAL FACILITY.

ALL CONCRETE AND PAINT CLEAN-UP SHALL BE DONE IN THE APPROVED WASH AREA.

MAINTENANCE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING THE INTEGRITY OF THE SILT BARRIERS DURING THE CONSTRUCTION. SEDIMENTATION RESULTING FROM FAILED SILT BARRIERS SHALL BE REMOVED IMMEDIATELY. THE CONTRACTOR SHALL SWEEP THE PAVEMENT AREAS BOTH ON-SITE AND AROUND THE PERIMETER OF THE SITE DAILY. THE TEMPORARY GRAVEL DRIVEWAY APRON SHALL BE REPAIRED AS NECESSARY.

INSPECTIONS

INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR MORE OF RAINFALL.

NON-STORMWATER DISCHARGES

WATER MAINS WILL BE FLUSHED TO REMOVE CONTAMINATES. DISCHARGE FROM FLUSHING SHALL BE DIRECTED INTO THE SEDIMENTATION BASIN. DEWATERING WILL NOT BE REQUIRED DURING FOUNDATION CONSTRUCTION.

ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) MUST SIGN THE FOLLOWING CERTIFICATION:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

NAME	TITLE	COMPANY NAME, ADDRESS AND PHONE NUMBER	DATE
1.			
2.			
3.			
4.			
5.			

HENDERSON ENGINEERING
& ENVIRONMENTAL, INC.
35 CAROL PLACE
FREEPORT, FL 32439
PHONE: (850) 853-8436 FAX: (850) 853-0436
Certificate of Authorization No. 00009883

THE POINTE BEACH AND YACHT CLUB

TOWNSHIP 2S; RANGE 22W, OKALOOSA COUNTY, FLORIDA
OWNER: PIONEER ONE, LLC
1400 MCCORRY LANE, BIRMINGHAM, AL (205) 251-2200

DATE:
JANUARY 28, 2009

DRAWN BY:
HEEI

APPROVED BY:
JGH

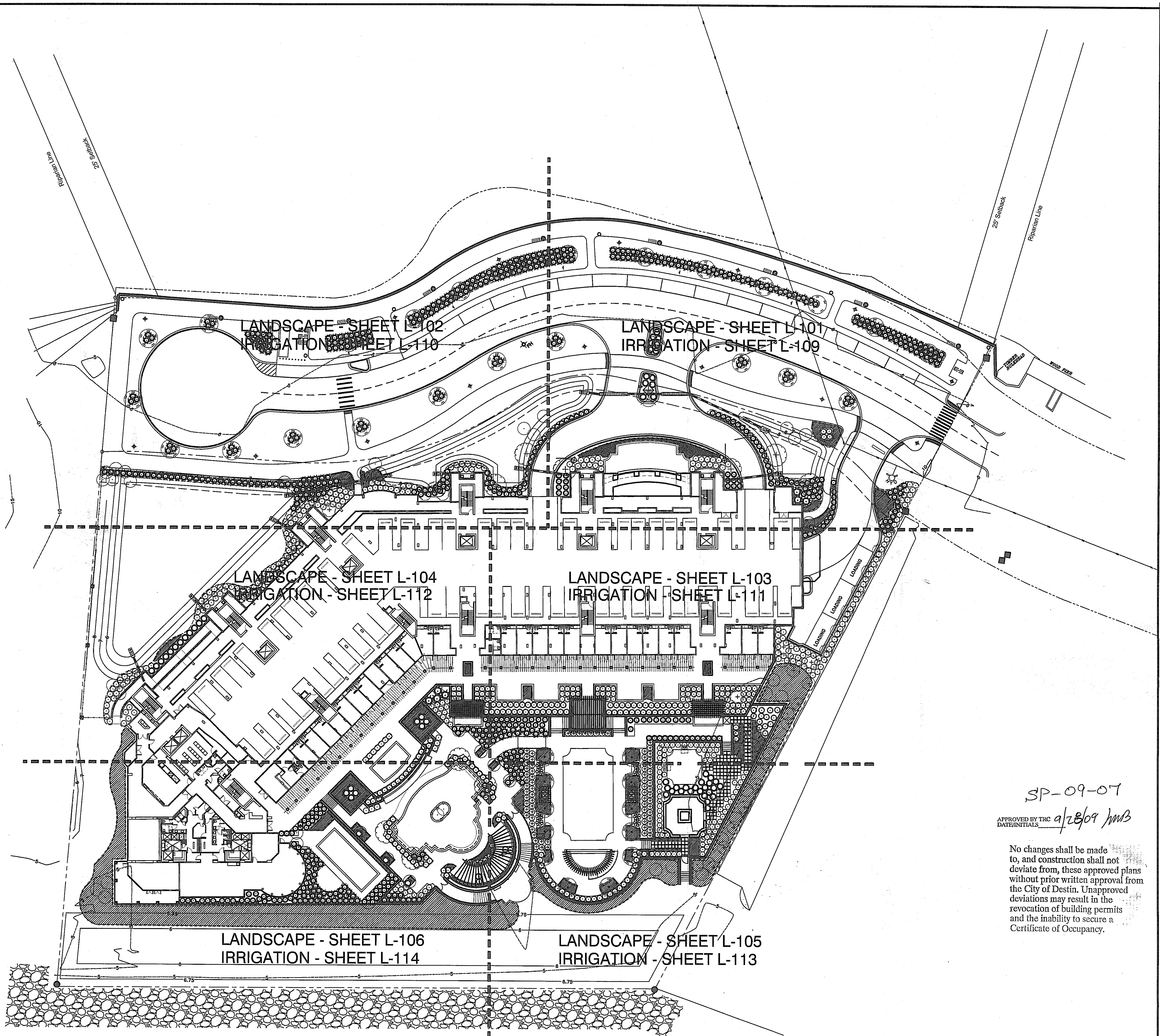
SCALE:
AS SHOWN

REVISIONS:

PROJECT NO.
09-01

SWPPP

SHEET: C17



Jeff
9-1-09

SEAL

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NO.	DATE	REVISIONS / SUBMISSIONS
1	1/28/09	SUBMITTAL TO CITY OF DESTIN
2	5/11/09	REVISION PER CITY COMMENTS
3	6/9/09	REVISION PER CITY COMMENTS
4		
5		
6		
7		
8		
9		
10		

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DOUGHERTY + CHAVEZ ARCHITECTS
4300 LEGENDARY DRIVE
BUILDING C, SUITE 240
DESTIN, FLORIDA 32541

PROJECT NO: LDA09-001
THE POINTE BEACH & YACHT CLUB
DESTIN, FLORIDA
SCALE 1"=10'-0"
DATE 1/28/09
DRAWN BY TML

CITY LANDSCAPE INDEX PLAN
- TIER 2 -

SHEET **L-100**
OF L-116

SP-09-07
APPROVED BY TRC 9/28/09 JMB
DATE/INITIALS

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9-10

SEARCH

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THE POINTE
BEACH & YACHT
CLUB

DESTIN, FLORIDA

SCALE	1"=10'-0"
DATE	1/28/09
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CITY
LANDSCAPE PLAN
- TIER 2 -

SHEET L-101

OF L-116

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SEE SHEET 4-102

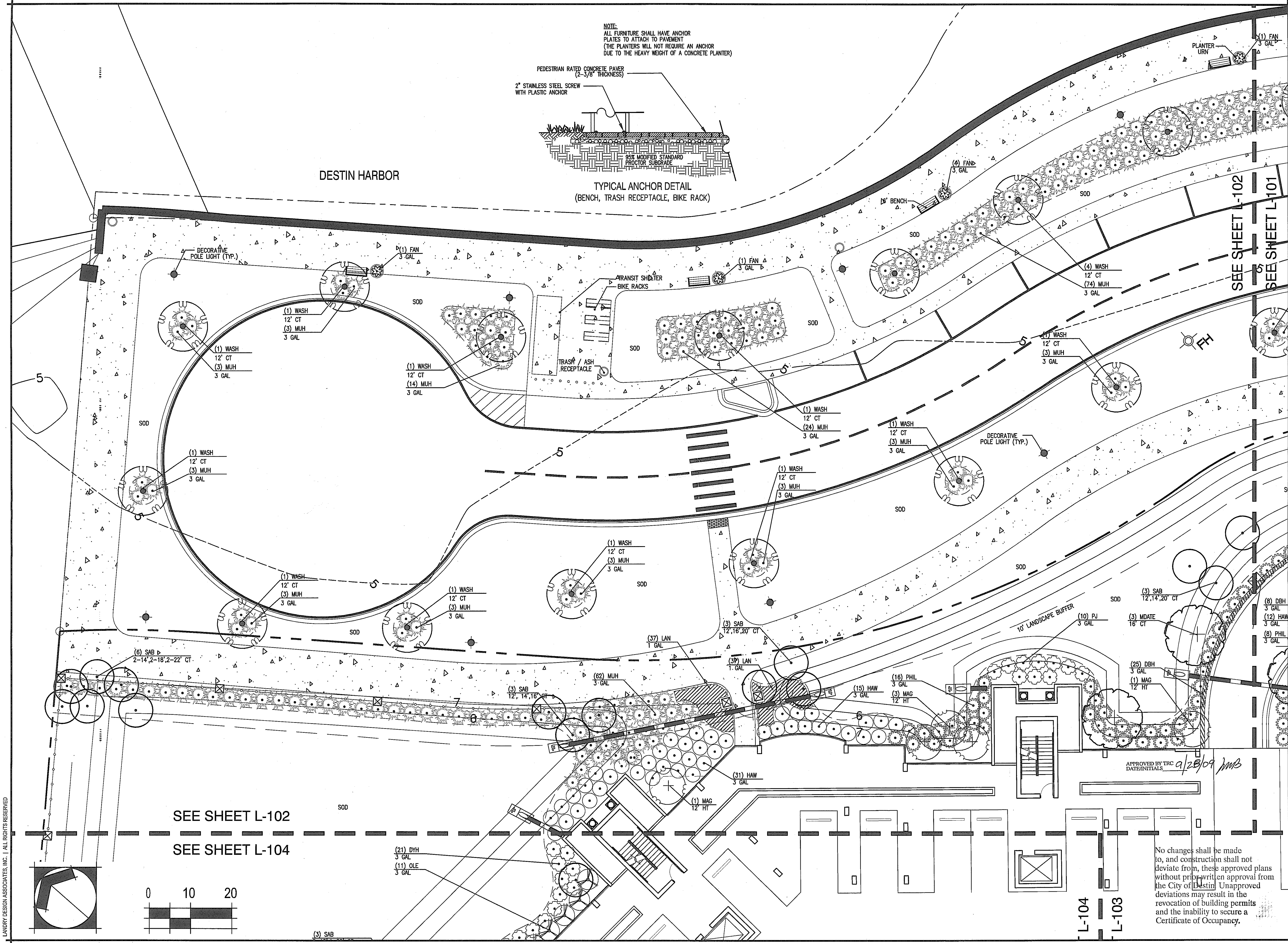
SEE SHEET L-101

~~SEE SHEET L-101~~

~~SEE SHEET L-103~~

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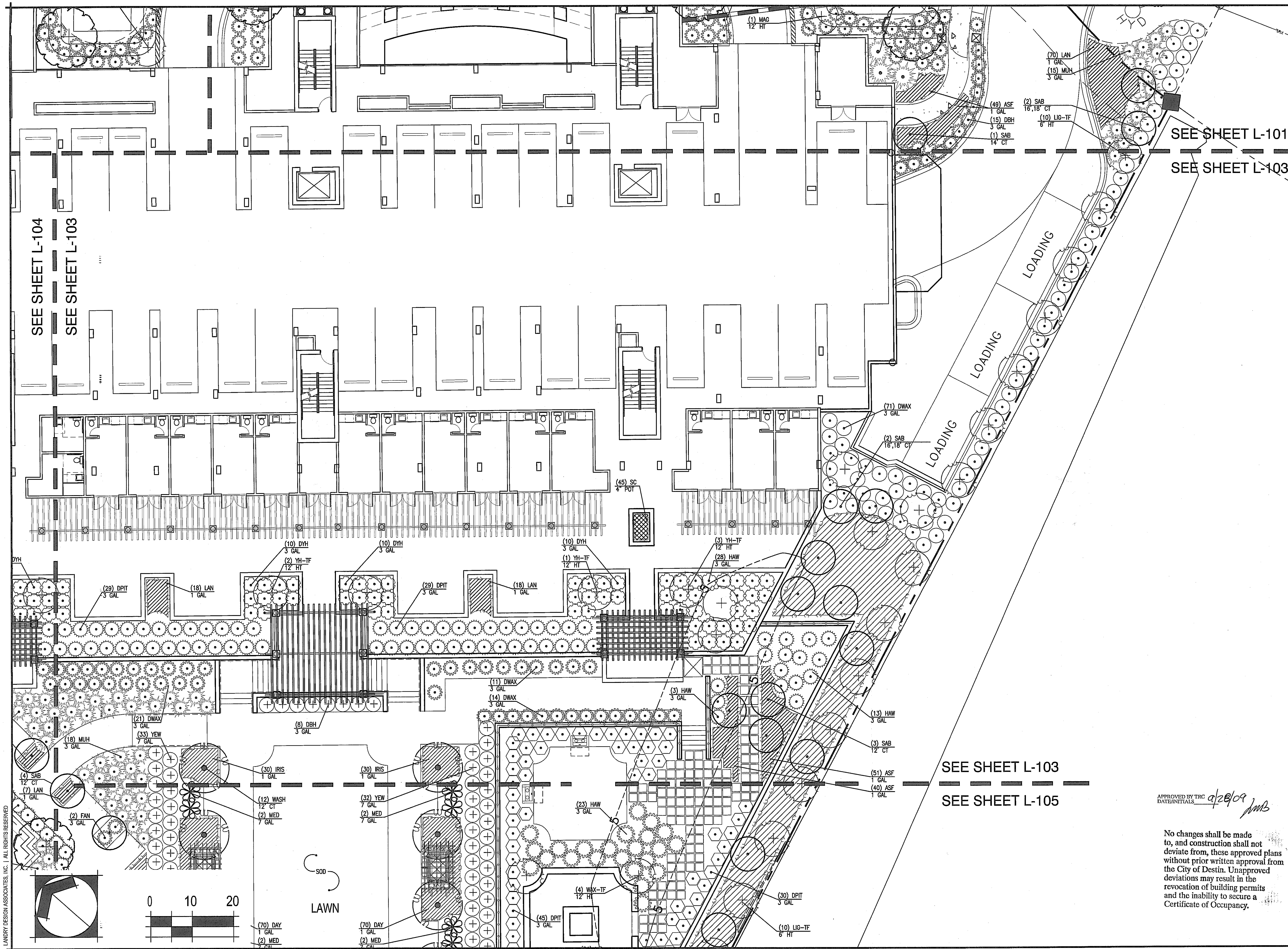
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CITY LANDSCAPE PLAN - TIER 2 -

SHEET **L-102**
OF L-116

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SEE SHEET L-104
SEE SHEET L-103

SEE SHEET L-101
SEE SHEET L-103

SEE SHEET L-103
SEE SHEET L-105

APPROVED BY TRC
DATE/INITIALS 9/28/09 JMB

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9-1-09
SEAL

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NO.	DATE	REVISIONS / SUBMISSIONS
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3	6/8/09	REVISION PER CITY COMMENTS

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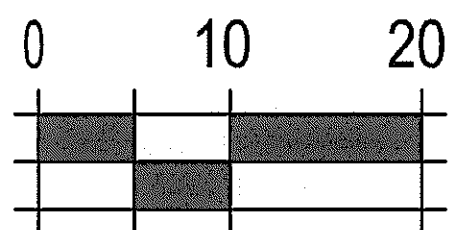
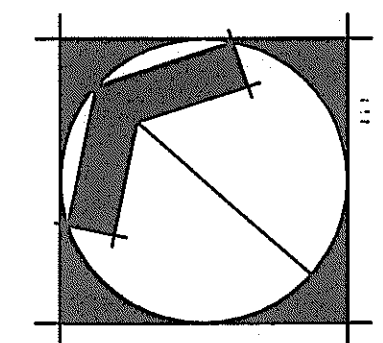
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CITY LANDSCAPE PLAN - TIER 2 -

SHEET **L-103**
OF L-116

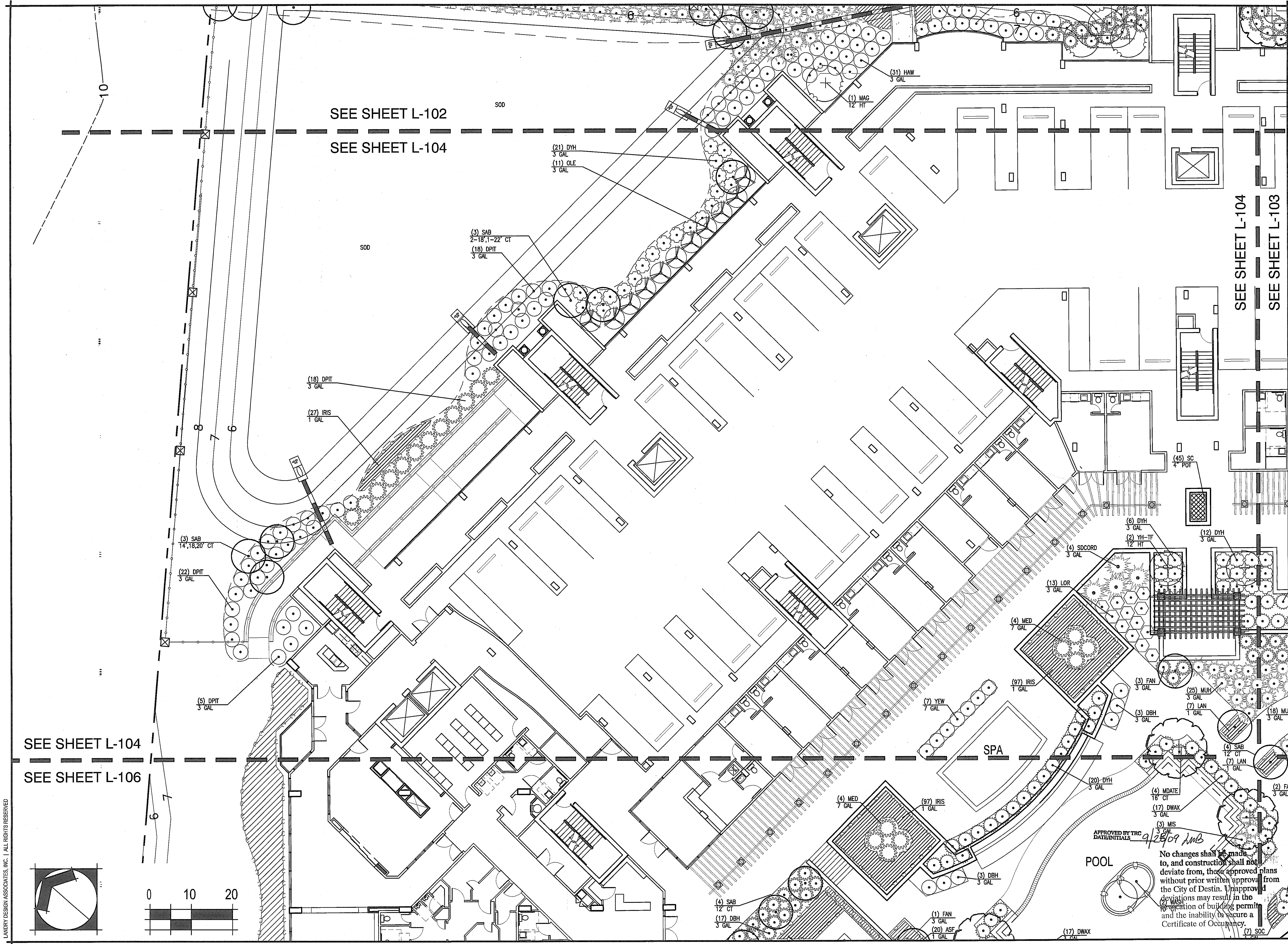
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SEE SHEET L-104
SEE SHEET L-106

SEE SHEET L-102
SEE SHEET L-104

SEE SHEET L-104
SEE SHEET L-103



APPROVED BY TRC
DATE/INITIALS 9/28/09 LMB

POOL
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 and signature of the designer, dated 9-1-09.

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3	6/30/09	REVISION PER CITY COMMENTS

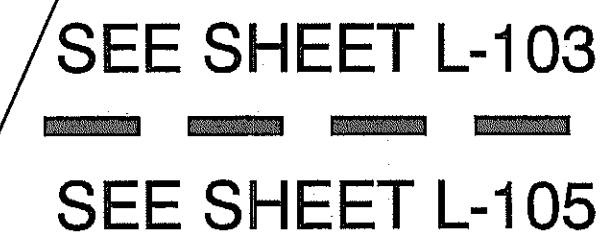
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CITY LANDSCAPE PLAN - TIER 2 -

SHEET **L-104**
OF L-116



SEE SHEET L-105

DESTIN EAST PASS

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CITY
LANDSCAPE PLAN
- TIER 2 -

SHEET L-105

OF L-116

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[illegible]

FL LA0001769

SEE SHEET L-106

(5) $\frac{DF}{3 \text{ GAL}}$



POOL

LAP
POOL

(3) SAB
16', 18', 24' CT

SEE SHEET L-106

SEE SHEET L-105

DESTIN EAST PASS

APPROVED BY TRC 9/28/09
DATE/INITIALS hmf

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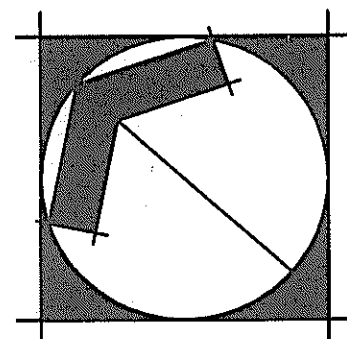
THE POINTE
BEACH & YACHT
CLUB

DESTIN, FLORIDA

SCALE	1"=10'-0"
DATE	1/28/09
DRAWN BY	TML

CITY
LANDSCAPE PLAN
- TIER 2 -

SHEET **L-106**
OF L-116



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PLANT LIST

	SYM	QTY.	COMMON NAME	SCIENTIFIC NAME	HT.	SPRD.	CAL.	ROOT	REMARKS
NATIVE	PALMS / TREES								
	MDATE	10	MEDJOOl DATE PALM	PHOENIX DACTYLIFERA	16' C.T. HT.			B&B	STRAIGHT, WELL BRANCHED, MATCHED
N	SAB	21	SABAL PALM	SABAL PALMETTO	12' C.T. HT.			B&B	STRAIGHT, NOT BOOTED
N	SAB	10	SABAL PALM	SABAL PALMETTO	14' C.T. HT.			B&B	STRAIGHT, NOT BOOTED
N	SAB	5	SABAL PALM	SABAL PALMETTO	16' C.T. HT.			B&B	STRAIGHT, NOT BOOTED
N	SAB	13	SABAL PALM	SABAL PALMETTO	18' C.T. HT.			B&B	STRAIGHT, NOT BOOTED
N	SAB	4	SABAL PALM	SABAL PALMETTO	20' C.T. HT.			B&B	STRAIGHT, NOT BOOTED
N	SAB	8	SABAL PALM	SABAL PALMETTO	22' C.T. HT.			B&B	STRAIGHT, NOT BOOTED
N	SAB	1	SABAL PALM	SABAL PALMETTO	24' C.T. HT.			B&B	STRAIGHT, NOT BOOTED
	WASH	2	WASHINGTON PALM	WASHINGTONIA ROBUSTA	10' C.T. HT.			B&B	STRAIGHT, FULLY BOOTED
	WASH	38	WASHINGTON PALM	WASHINGTONIA ROBUSTA	12' C.T. HT.			B&B	STRAIGHT, FULLY BOOTED
N	LIG-TF	20	LIGUSTRUM - TREE FORM	LIGUSTRUM JAPONICUM	8' HT.	4'-5'		B&B	FULL, WELL BRANCHED, MIN. 5 TRUNKS
N	WAX-TF	4	WAX MYRTLE - TREE FORM	MYRICA CERIFERA	12' HT.	7'-8'		B&B	FULL, WELL BRANCHED, MIN. 5 TRUNKS
N	YH-TF	8	YAUPON HOLLY - TREE FORM	ILEX VOMITORIA	12' HT.	7'-8'		B&B	FULL, WELL BRANCHED, MIN. 5 TRUNKS
N	MAG	6	MAGNOLIA	MAGNOLIA GRANDIFLORA 'BLANCHARD'	12' HT.	6'-7'		B&B	FULL, WELL BRANCHED

	SYM	QTY.	COMMON NAME	SCIENTIFIC NAME	HT.	SPRD.	CAL.	ROOT	REMARKS
NATIVE	SHRUBS								
	FAN	17	CHINESE FAN PALM	LIVISTONIA CHINENSIS	24"			3 GAL.	FULL, WELL BRANCHED
	MED	15	MED. FAN PALM	CHAMAEROPS HUMILIS	30"			7 GAL.	FULL, WELL BRANCHED
	DBH	167	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	18-24"			3 GAL.	FULL, WELL SHAPED
	DPIT	202	DWARF PITTOSPORUM	PITTOSPORUM TOBIRA 'WHEELERSDWARF'	18-24"			3 GAL.	FULL, WELL SHAPED
	HAW	174	INDIAN HAWTHORN	RAPHIOLEPIS INDICA	18-24"			3 GAL.	FULL, WELL SHAPED
N	OLE	17	OLEANDER - RED	NERIUM OLEANDER	18-24"			3 GAL.	FULL, WELL SHAPED
	PHIL	39	PHILODENDRON	PHILODENDRON SELLOUM	18-24"			3 GAL.	FULL, WELL SHAPED
N	MUH	417	MUHLY GRASS	MUHLENBERGIA CAPILLARIS	18-24"			3 GAL.	FULL, WELL SHAPED
	PJ	10	PARSONS JUNIPER	JUNIPERUS DAURICA 'PARSON'	16-18"			3 GAL.	FULL, WELL SHAPED
N	SDCOORD	4	SAND CORDGRASS	SPARTINA BAKERI	24-30"			3 GAL.	FULL, WELL SHAPED
N	DWAX	151	DWARF WAX MYRTLE	MYRICA CERIFERA 'DWARF'	18-24"			3 GAL.	FULL, WELL SHAPED
N	DYH	99	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	18-24"			3 GAL.	FULL, WELL SHAPED
N	YEW	72	JAPANESE YEW	PODOCARPUS MACROPHYLLUS	36-42"			7 GAL.	FULL, WELL SHAPED
	MIS	6	MISCANTHUS	MISCANTHUS SINENSIS	24-30"			3 GAL.	FULL, WELL SHAPED
	LOR	13	LOREPETALUM	LOREPETALUM CHINESE 'BURGUNDY'	18-24"			3 GAL.	FULL, WELL SHAPED
N	PAL	17	SAW PALMETTO	SERENOA REPENS	18-24"			3 GAL.	FULL, WELL SHAPED

SYM	QTY.	COMMON NAME	SCIENTIFIC NAME	HT.	SPRD.	CAL.	ROOT	REMARKS
GROUNDCOVERS								
ASF	164	ASPARAGUS FERN	ASPARAGUS DENSIFLORUS 'SPRENGERI'				1 GAL.	18" ON CENTER
DAZE	28	BLUE DAZE	EVOLVULUS GLOMERATA				1 GAL.	18" ON CENTER
LAN	274	NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'				1 GAL.	18" ON CENTER
LJR	57	LIRIOPE	LIRIOPE MUSCARI				1 GAL.	18" ON CENTER
IRIS	405	AFRICAN IRIS	DIETIS VEGETA				1 GAL.	18" ON CENTER
SOC	14	SOCIETY GARLIC	TULBAGHIA VIOLACEA				1 GAL.	18" ON CENTER
DAY	140	DAYLILY	HEMOROCALLIS FULVA 'STELLA DE ORO'				1 GAL.	18" ON CENTER
PH	76	PURPLE HEART	SETOREASEA PALLIDA				1 GAL.	18" ON CENTER
SOAT	3,454	SEA OATS	UNIOLA PANCULATA				4" POTS	48" ON CENTER

SYM	QTY.	COMMON NAME	SCIENTIFIC NAME	HT.	SPRD.	CAL.	ROOT	REMARKS
MISCELLANEOUS								
SOD	7,550 SQ. FT.	BERMUDA	CYNODEN DACTYLON					
SC	1,269	SEASONAL COLOR	VARIES				4" POTS	8" ON CENTER

CITY LANDSCAPE REQUIREMENTS FOR TIER 2

1. SITE INFORMATION:

TOTAL SITE AREA:

232,857 SF / 5.346 AC

R/W AREA:

57,856 SF / 1.328 AC

NET PROJECT AREA:

175,001 SF / 4.017 AC 100%

BUILDING AND POOL DECK:

98,760 SF / 2.267 AC = 56.44%

EAST DRIVEWAY:

3,939 SF / 0.090 AC = 2.24%

WEST DRIVEWAY:

8,625 SF / 0.198 AC = 4.93%

TOTAL IMPERVIOUS AREA:

111,324 SF / 2.556 AC = 63.61%

TOTAL OPEN SPACE:

63,667 SF / 1.462 AC = 36.39%

2. FRONT / COMMON BOUNDARY LANDSCAPING:

YES

NO

REQUIRED

PROVIDED

A. 10' LANDSCAPE STRIP ALONG FRONT PERIMENTER

N/A

EXEMPT

B. 1 TREE PER 25' L.F., PLUS 20%

N/A

EXEMPT

C. 5' LANDSCAPE STRIP ALONG SIDES

X

SEE PLAN

D. VISUAL SCREEN ALONG SIDE PROPERTIES

X

SEE PLAN

3. INTERIOR PARKING LANDSCAPING:

YES

NO

REQUIRED

PROVIDED

A. NO MORE THAN 15 STALLS IN A ROW

N/A

B. 1 TREE PER PARKING ISLAND

N/A

C. PARKING ISLES TERMINATED WITH LANDSCAPE ISLAND

N/A

D. 1 TREE PER PARKING TERMINATION LANDSCAPE ISLAND

N/A

4. REFORESTATION TREES:

YES

NO

REQUIRED

PROVIDED

A. 1 TREE FOR EACH ONE-TENTH OF AN ACRE

X

48

48

4.017 ACRE / .10 = 40 TREES X 20% = 48 TREES REQ'D

(THESE TREES ARE IN ADDITION TO OTHER REQUIRED TREES)

- 80% OF TREES CAN BE PALM TREES

#

%

TOTAL NUMBER OF TREES USED IN MEETING REQUIREMENT

90

PALM TREES (WASHINGTON, SABAL)

72

80%

OTHER TREES (MAGNOLIA, YAUPON, WAX MYRTLE)

18

20%

- 75% OF REQUIRED TREES MUST BE INDIGENOUS TO FLORIDA

TREES REQ'D

NO. INDIGENOUS

INDIGENOUS TREES INCLUDED ARE SABAL PALM, MAGNOLIA, YAUPON,

48

76 NATIVE = 84%

AND WAX MYRTLE.

(90 USED TO ACHIEVE 48)

SAB

58

NATIVE

MAG

6

NATIVE

YH-TF

8

NATIVE

WAX

4

NATIVE

WASH

14

TOTAL

90

5. SHRUBS REQUIRED:

A. 4 SHRUBS REQUIRED FOR EVERY TREE REQUIRED FOR CODE.

REQUIRED

PROVIDED

- FRONT PERIMETER

EXEMPT

- REFORESTATION TREES

48

322

: 48 REQUIRED TREES X 4 SHRUBS EACH = 192 REQUIRED SHRUBS

SHRUBS COUNTED TOWARDS THIS REQUIREMENT

DYH

99

YEW

72

DWAX

151

TOTAL

322

6. STREET TREES REQUIRED:

A. A MEDIUM SIZED STREET TREE IS USED FOR THIS PROJECT AT 40' SPACING.

- TREES SHOWN WITHIN THE R/W ARE NOT COUNTED TOWARDS ANY OTHER CREDITS. THEY ARE ONLY USED TO MEET STREET TREE REQUIREMENTS.

CANOPY NOTES:

(2) SABAL PALMS = (1) 20' CANOPY TREE

(2) WASHINGTON PALMS = (1) 20' CANOPY TREE

(1) MEDJOOl DATE PALM = (1) 20' CANOPY TREE

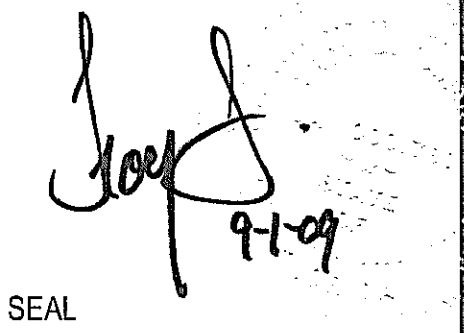
(2) LIGUSTRUM, GRAPE MYRTLE, YAUPON = (1) 20' CANOPY TREE

NOTES:

1. PROJECTS LOCATED SOUTH OF HARBOR BLVD AND EMERALD COAST PARKWAY, PALM TREES MAY COMPRISE UP TO 80% OF THE TOTAL NUMBER OF ALL REQUIRED TREES.
2. THE NUMBER OF REQUIRED TREES SHALL BE INCREASED BY TWENTY (20) PERCENT ABOVE MINIMUM REQUIREMENTS FOR TREES SET FORTH IN SECTION 12.04.04.
3. ALL REQUIRED TREES SHALL BE A MINIMUM OF 12 FEET IN HEIGHT AND HAVE A 3 1/2 INCH CALIPER AT THE TIME OF PLANTING.
4. A MINIMUM OF 75% OF ALL PLANT MATERIAL USED TO SATISFY THE REQUIREMENTS SHALL BE NATIVE TO THE NORTHWEST FLORIDA AREA.
5. SHRUB SIZES SHALL BE: 1/3 SHALL BE A MINIMUM OF 36" IN HEIGHT AT TIME OF PLANTING; 1/3 SHALL BE A MINIMUM OF 18" IN HEIGHT AT TIME OF PLANTING; 1/3 SHALL BE GROUND COVER PLANTINGS OF 1 GALLON SIZE. THE NUMBER OF REQUIRED SHRUBS SHALL BE INCREASED BY 20% ABOVE THE MINIMUM REQUIREMENTS FOR SHRUBS SET FORTH IN SECTION 12.04.04.
6. ALL PLANT QUALITY FOR TIER 2 AND TIER 3 DEVELOPMENTS SHALL BE FLORIDA GRADE NUMBER ONE (1) OR BETTER. ALL TREE CALIPERS SHALL BE MEASURED FOUR AND ONE-HALF (4 1/2") FEET ABOVE GRADE WHEN PLANTED.
7. DECORATIVE POLE LIGHTS SHALL BE SPACED AT 80 FEET ON CENTER ALONG SIDEWALKS.
8. PROPERTIES LOCATED IN THE NORTH HARBOR MIXED USE, SOUTH HARBOR MIXED USE, TOWN CENTER MIXED USE, HIGH DENSITY RESIDENTIAL, CALHOUN MIXED USE, HOLIDAY ISLE MIXED USE, COMMERCIAL GENERAL, CRYSTAL BEACH RESORT AND GULF RESORT MIXED USE ZONING DISTRICTS ARE EXEMPT FROM THE FRONT PERIMETER / COMMON BOUNDARY LANDSCAPE REQUIREMENTS.

APPROVED BY TRC
DATE/INITIALS 9/28/09
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.



ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF LANDRY DESIGN ASSOCIATES AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF LANDRY DESIGN ASSOCIATES.

REVISIONS / SUBMISSIONS		SUBMITTAL TO CITY OF DESTIN		REVISION PER CITY COMMENTS		REVISION PER CITY COMMENTS	
NO.	DATE	1/28/09	5/11/09	6/8/09			
1							
2							

LANDRY DESIGN
- ASSOCIATES -

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DOUGHERTY +
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4300 LEGENDARY DRIVE
BUILDING C, SUITE 240
DESTIN, FLORIDA 32541

PROJECT NO: LDA09-001

THE POINTE
BEACH & YACHT
CLUB

DESTIN, FLORIDA

SCALE N/A

DATE 1/28/09

DRAWN BY TML

PLANT LEGEND /
CITY REQUIREMENTS
- TIER 2 -

SHEET

L-107

OF L-116

PART 1 - GENERAL

1.1 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.

1.2 QUALITY ASSURANCE

A. All plants shall conform to or surpass minimum quality standards 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 the specified plant list will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect, showing that the specified plant material is not available. Requests for approval of substitute plant material shall include common and botanical names and the size of substitute material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material 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.

1.3 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.

1.4 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 1.5 below, or by acts of God occurring after acceptance.

1.5 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.

PART 2 - MATERIALS

2.1 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, objectionable 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 soil, Contractor shall eradicate and remove such growth, both surface and root, which may appear in the imported material within one year following acceptance of the work. Topsoil shall not be hauled in a frozen or muddy condition. The acidity range shall be between 5.0 and 7.0 inclusive. The mechanical analysis of the soil shall be as follows:

Sieve Size Percent Passing

1 inch mesh 99 - 100 percent
3/4 inch mesh 97 - 98 percent
No. 100 mesh 40 - 60 percent
No. 200 mesh 20 - 40 percent

2.2 PLANTING SOIL MIXTURE

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

50% topsoil (as described above)
50% 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:

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

The bed shall then be covered with two inches of pinebark mini-nuggets.

2.3 FERTILIZER

A. Fertilizer for all trees, shrubs and groundcovers 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.

2.4 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. The Landscape Architect 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 width 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.

G. Balled and burlapped plant materials are to be wrapped with organic wrapping burlap only. Synthetic material will not be accepted. Remove all nursery loading straps once plant material is placed in the pit.

2.5 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. Deadmen or stakes for anchoring guy wires in the ground shall be of size, material, and strength adequate to hold guy taut and maintain tree firmly in an upright position.

C. Wire shall be #12 gauge galvanized wire in double twisted strand to adjust tension.

D. Hose for enclosing guy wires shall be new or suitable used 3/4 inch diameter rubber or plastic garden hose, black in color.

2.6 MULCH

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

2.7 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.

PART 3 - EXECUTION

3.1 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.

3.2 EXCAVATION FOR PLANTING TREES AND SHRUBS

A. Circular plant pits with vertical sides shall be dug by hand or machine methods 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.

3.3 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.

3.4 DRAINAGE TEST

A. Representative tree 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 backfill or use to construct saucers around pits.

3.5 SETTING TREES, SHRUBS, GROUNDCOVERS

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.

3.6 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.

3.7 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.

3.8 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.

3.9 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 shall be at a 45-degree angle and anchored in the ground with stakes. Guy to trunks with wire loops and black rubber hose down 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. Stake 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.

3.10 UNIT COST

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

3.11 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, scarify, 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

1. Grade will be brought to the level of $\pm 1"$ of the finished grade by the General Contractor. The Landscape Contractor will be responsible for the top $\pm 1"$ 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.

2. 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 grass. Fine grade to achieve uniformity and drainage.

3. Spread specified fertilizer as per manufacturer's recommendations.

4. Apply lime uniformly with a mechanical spreader to the entire area to be hydroseeded at the rate of 50 lbs/1000 square feet.

5. Work soil to a uniform grade so that all areas have positive drainage away from drives, buildings, and landscape areas.

6. 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 hydroseed 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 slopes. Caution shall be exercised adjacent to non-grassed areas to prevent overspray onto plant beds or paved areas.

2. Hydroseed mixture shall consist of:

a. Hydroseed mulch to be: "Conwed 2000" as manufactured by Conwed Corp., or "Silva-Fibres Plus" as manufactured by Weyerhaeuser at a rate of 30 lbs/1000 square feet.

b. Seed mix: Common Bermuda at a rate of 2 lbs/1000 square feet, reference Plant and Materials List.

3. 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.

4. Inoculated seed shall be added to the hydroseed 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.

PART 4 - CLEANUP & PROTECTION

4.1 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.

PART 5 - ACCEPTANCE AND GUARANTEE

5.1 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 taken care of. 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.

5.2 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.

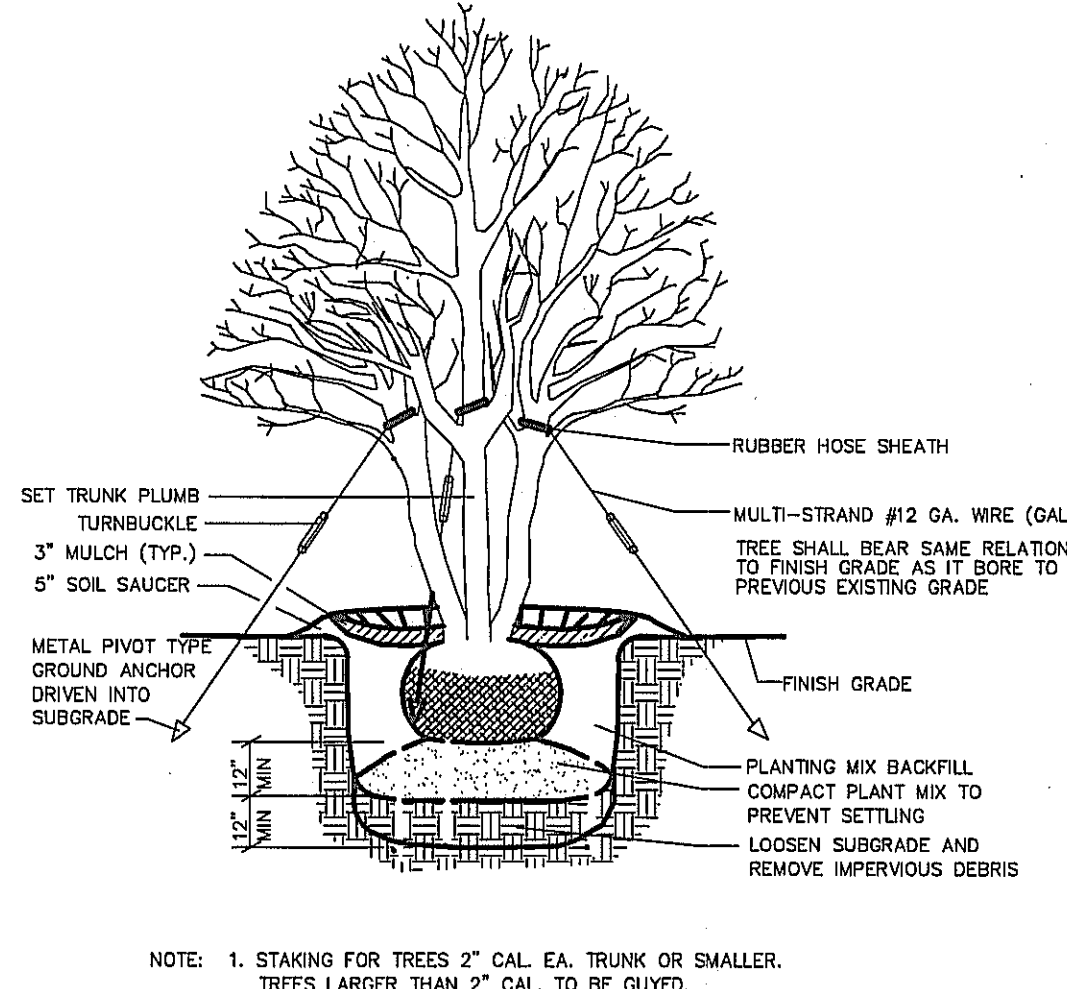
5.3 FINAL INSPECTION AND ACCEPTANCE

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

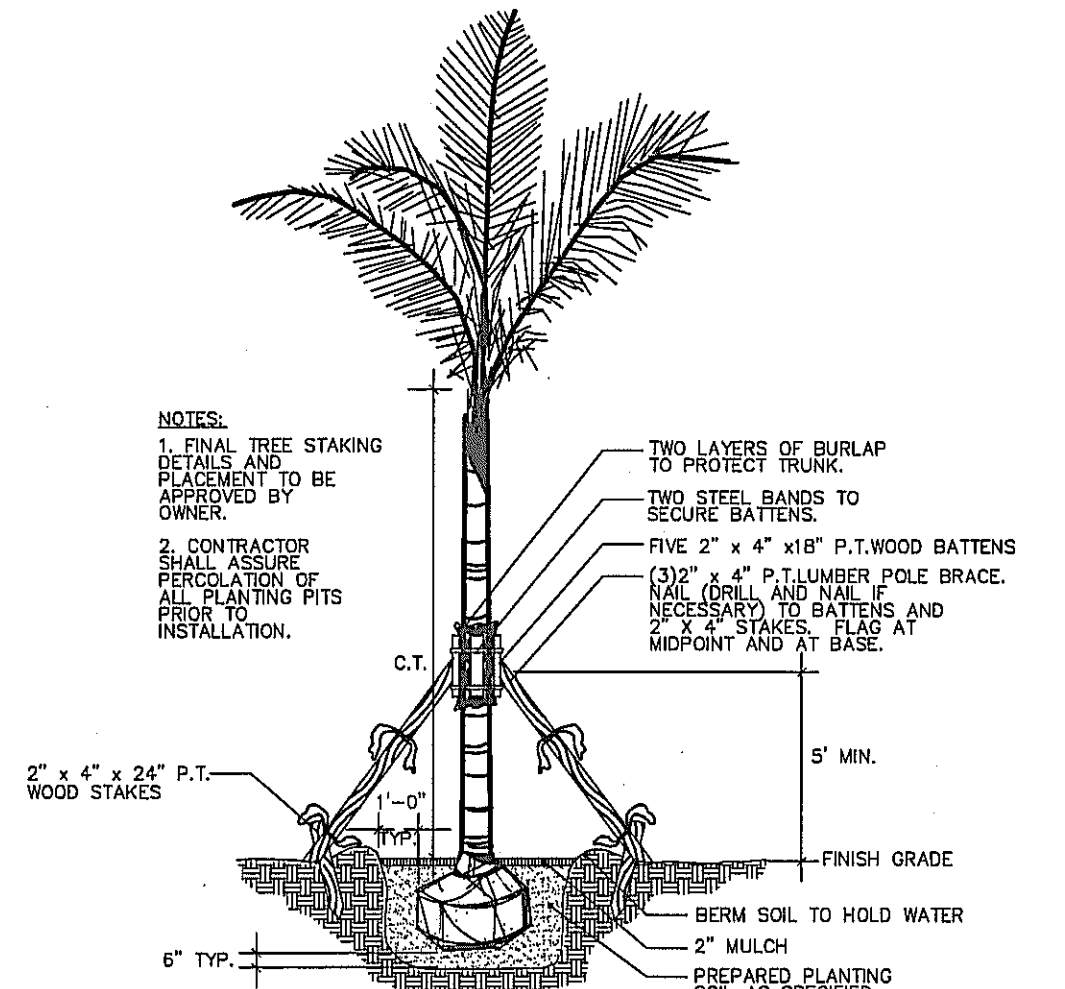
B. Submit written request for inspection for Final Acceptance to the Landscape Architect at least two weeks prior to anticipated date of inspection; include list of work substantially complete and a list of work replaced during Guarantee Period.

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.

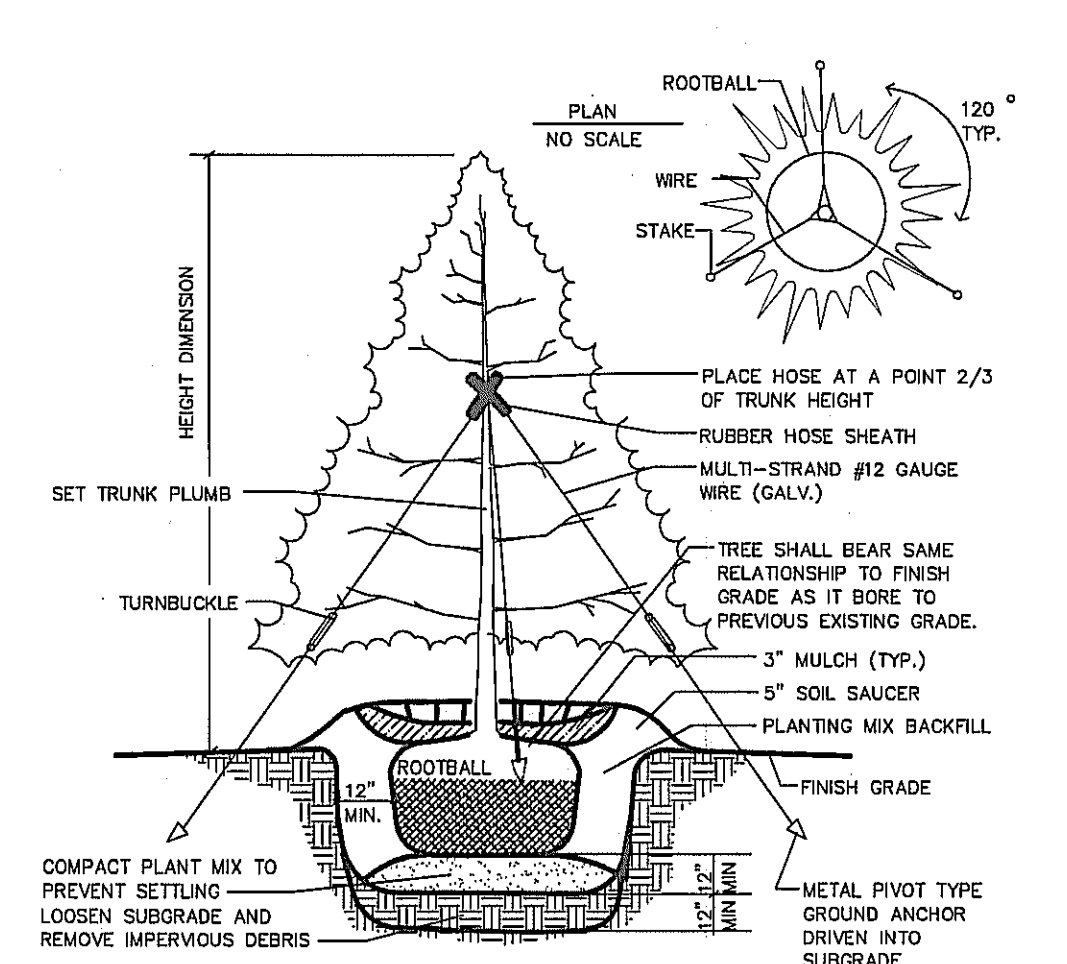
END OF LANDSCAPE PLANTING SECTION



1 DETAIL MULTI-TRUNKED TREE PLANTING
NOT TO SCALE

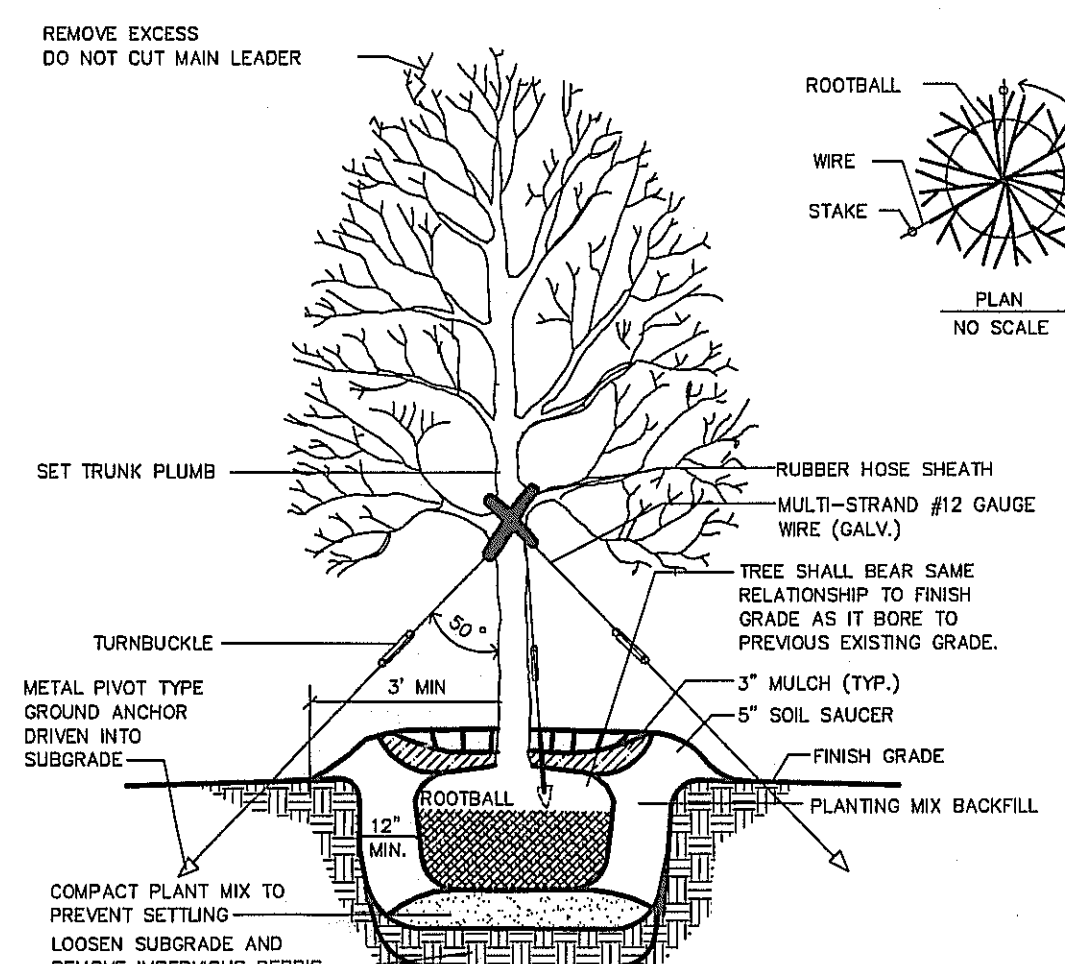


2 DETAIL PALM PLANTING
NOT TO SCALE



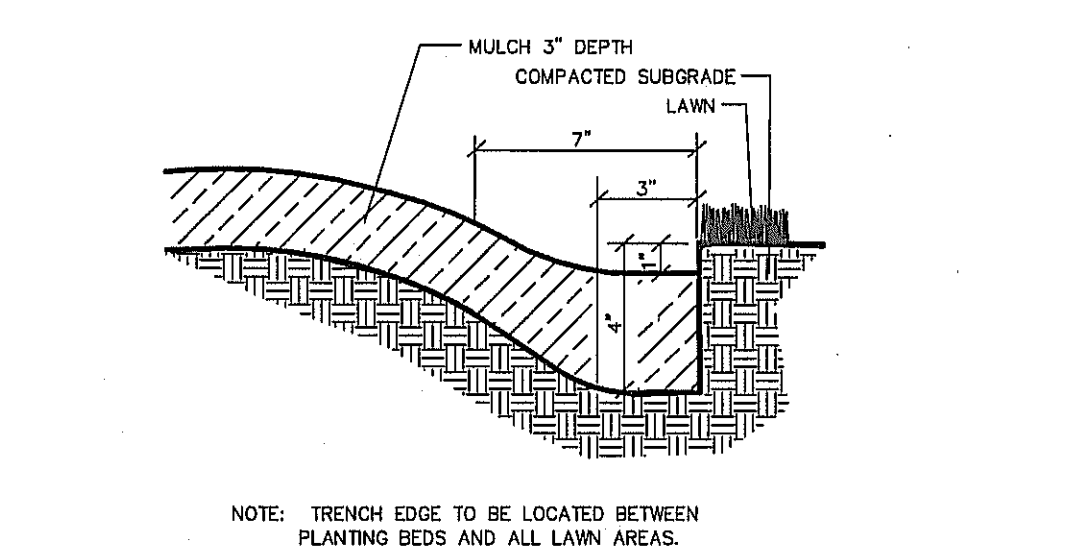
NOTES: 1. EVERGREEN TREES 2\"/>

3 DETAIL EVERGREEN TREE PLANTING
NOT TO SCALE

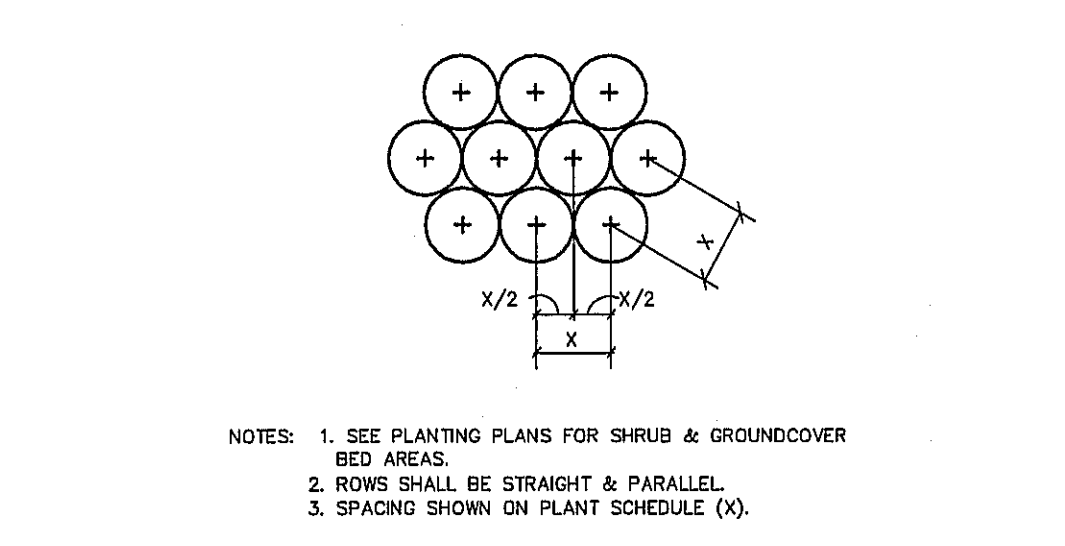


NOTES: 1. SEE PLANTING PLANS FOR SHRUB & GROUNDCOVER BED AREAS.
2. ROWS SHALL BE STRAIGHT & PARALLEL.
3. SPACING SHOWN ON PLANT SCHEDULE (X).

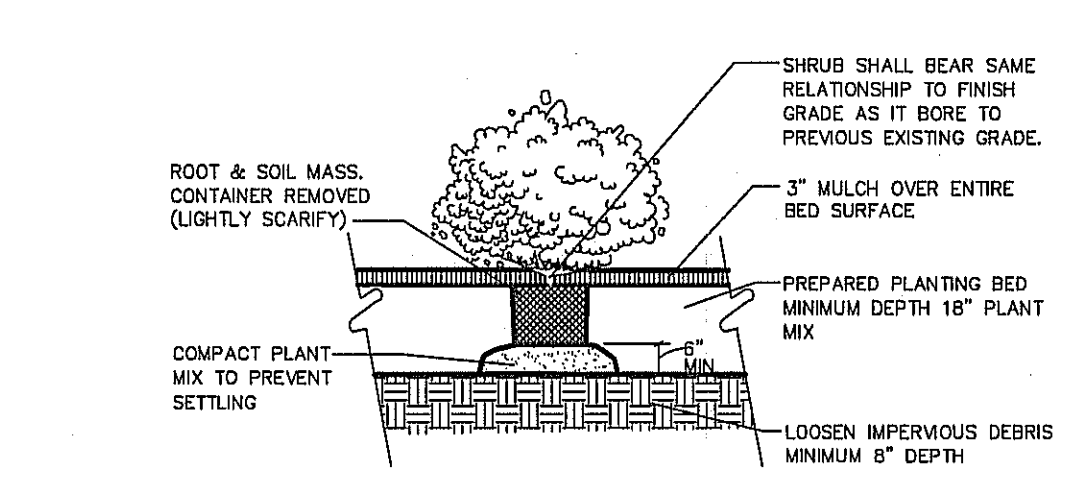
4 DETAIL TYPICAL TREE PLANTING AND GUYING
NOT TO SCALE



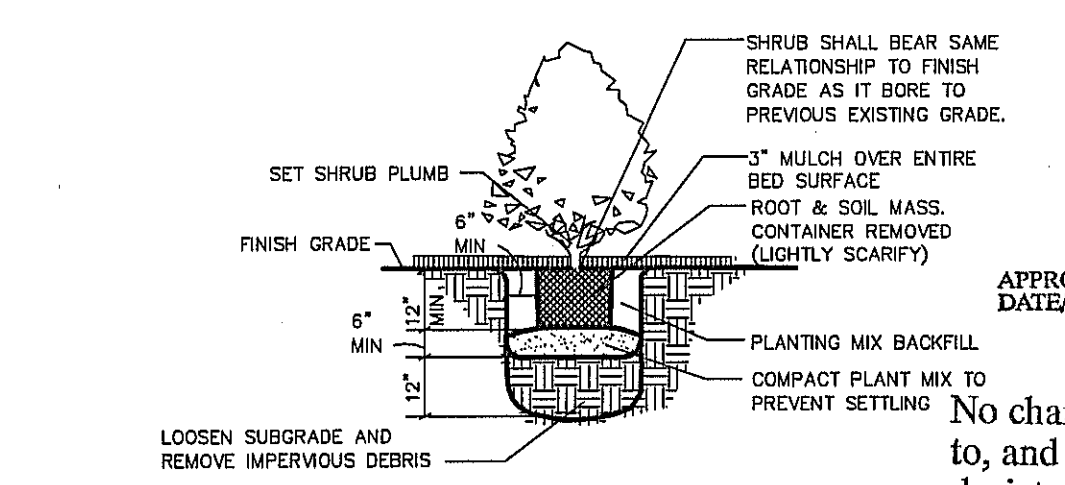
5 TRENCH EDGER DETAIL FOR ALL BEDS
NOT TO SCALE



6 DETAIL TYPICAL STAGGERED ROW SPACING
NOT TO SCALE



7 DETAIL TYPICAL FOR ALL PLANTS SPACED LESS THAN 36\"/>



8 DETAIL TYPICAL CONTAINERIZED SHRUB PLANTING
NOT TO SCALE

HURRICANE / SEVERE WEATHER CONDITIONS

As per the specifications listed on this sheet under Part 5 - Acceptance and Guarantee, the landscape contractor is responsible for all materials and labor until such time as the project has been accepted by the owner / landscape architect and the 1 year warranty time has started. It shall be the landscape contractors responsibility to have proper insurance for any losses that may occur to the project and his installed or stored plant material due to a Hurricanes or Severe Weather Conditions (or other acts of God or Vandalism) that may occur during the construction of the project. The owner of the project will not be responsible for additional fees incurred due to losses, damages, or labor to repair site to the proposed plans if this circumstance occurs prior to the start of the 1 year guarantee period.

SEAL

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NO.	DATE	REVISIONS / SUBMISSIONS
	1/28/09	SUBMITTAL TO CITY OF DESTIN
1	5/1/09	REVISION PER CITY COMMENTS
2	6/8/09	REVISION PER CITY COMMENTS

LANDRY DESIGN ASSOCIATES - LANDSCAPE ARCHITECTURE

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CLIENT

DOUGHERTY + CHAVEZ ARCHITECTS

4300 LEGENDARY DRIVE
BUILDING C, SUITE 240
DESTIN, FLORIDA 32541

PROJECT NO: LDA09-001

THE POINTE BEACH & YACHT CLUB

DESTIN, FLORIDA

SCALE: N/A

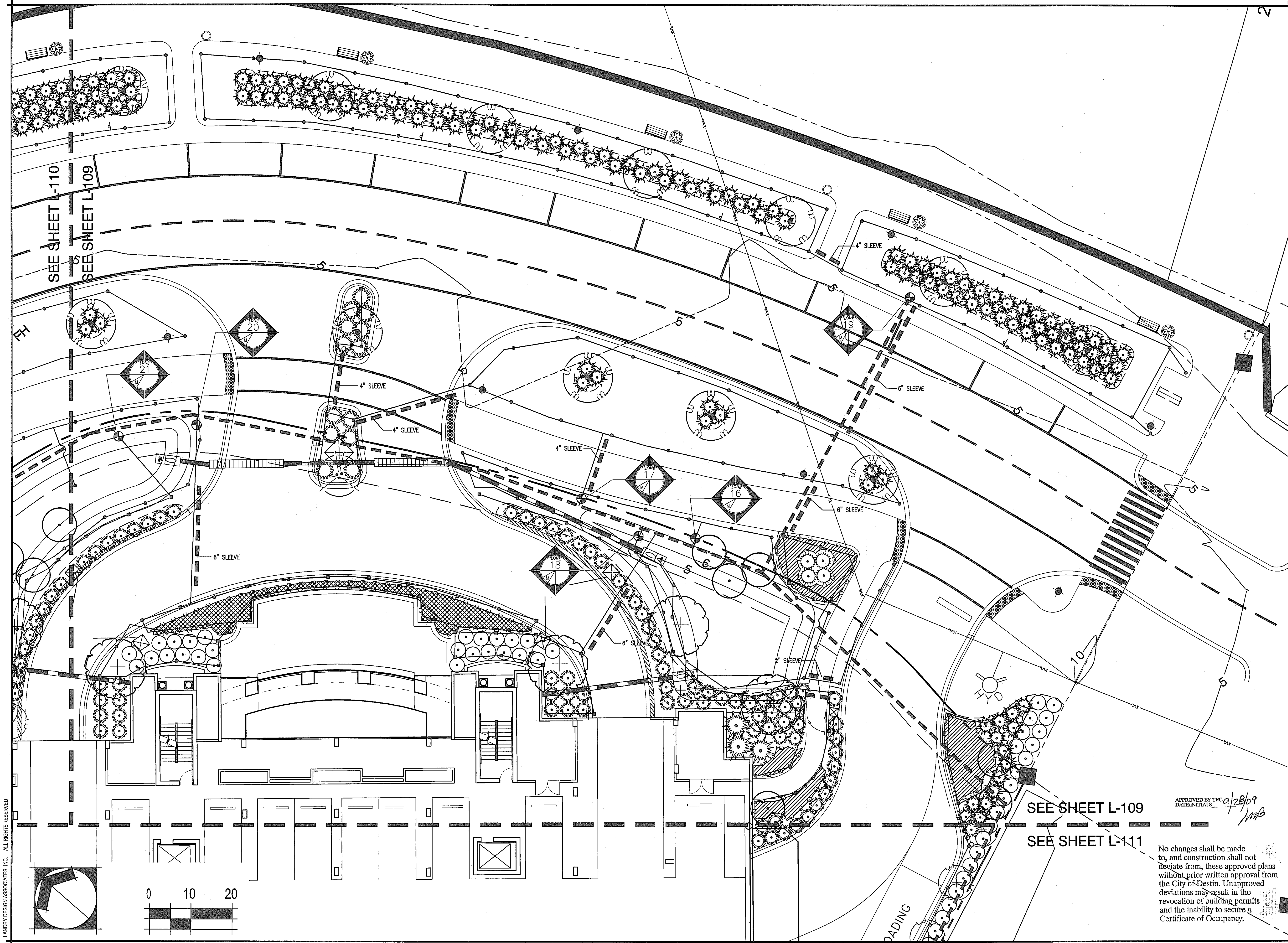
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DRAWN BY: TML

CITY LANDSCAPE SPECIFICATIONS - TIER 2 -

SHEET L-108 OF L-116

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SEE SHEET L-110

SEE SHEET L-109

SEE SHEET L-109

SEE SHEET L-111

APPROVED BY TRC
DATE/INITIALS 9/28/09
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.

[Signature]
9-10-09

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LANDRY DESIGN
- ASSOCIATES -

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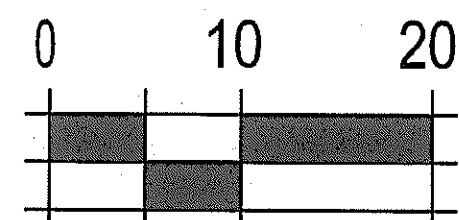
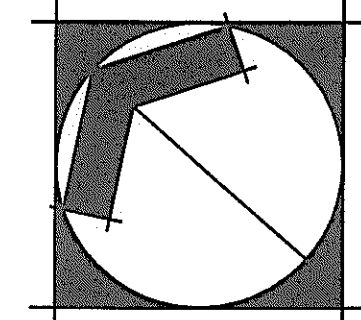
THE POINTE
BEACH & YACHT
CLUB

DESTIN, FLORIDA

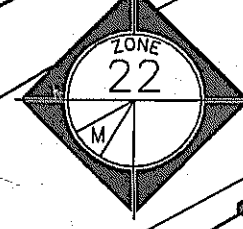
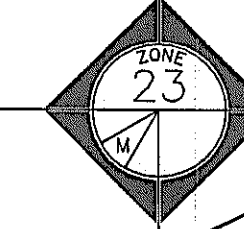
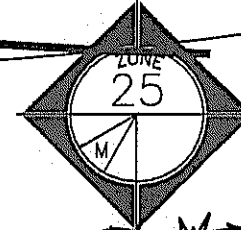
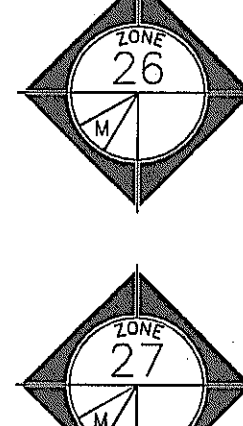
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DATE 1/28/09
DRAWN BY TML

CITY
IRRIGATION PLAN
- TIER 2 -

SHEET
L-109
OF L-116



SEE SHEET L-110
SEE SHEET L-112



SEE SHEET L-110
SEE SHEET L-109

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2	5/11/09	REVISION PER CITY COMMENTS
3	6/8/09	REVISION PER CITY COMMENTS

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DESTIN, FLORIDA 32541

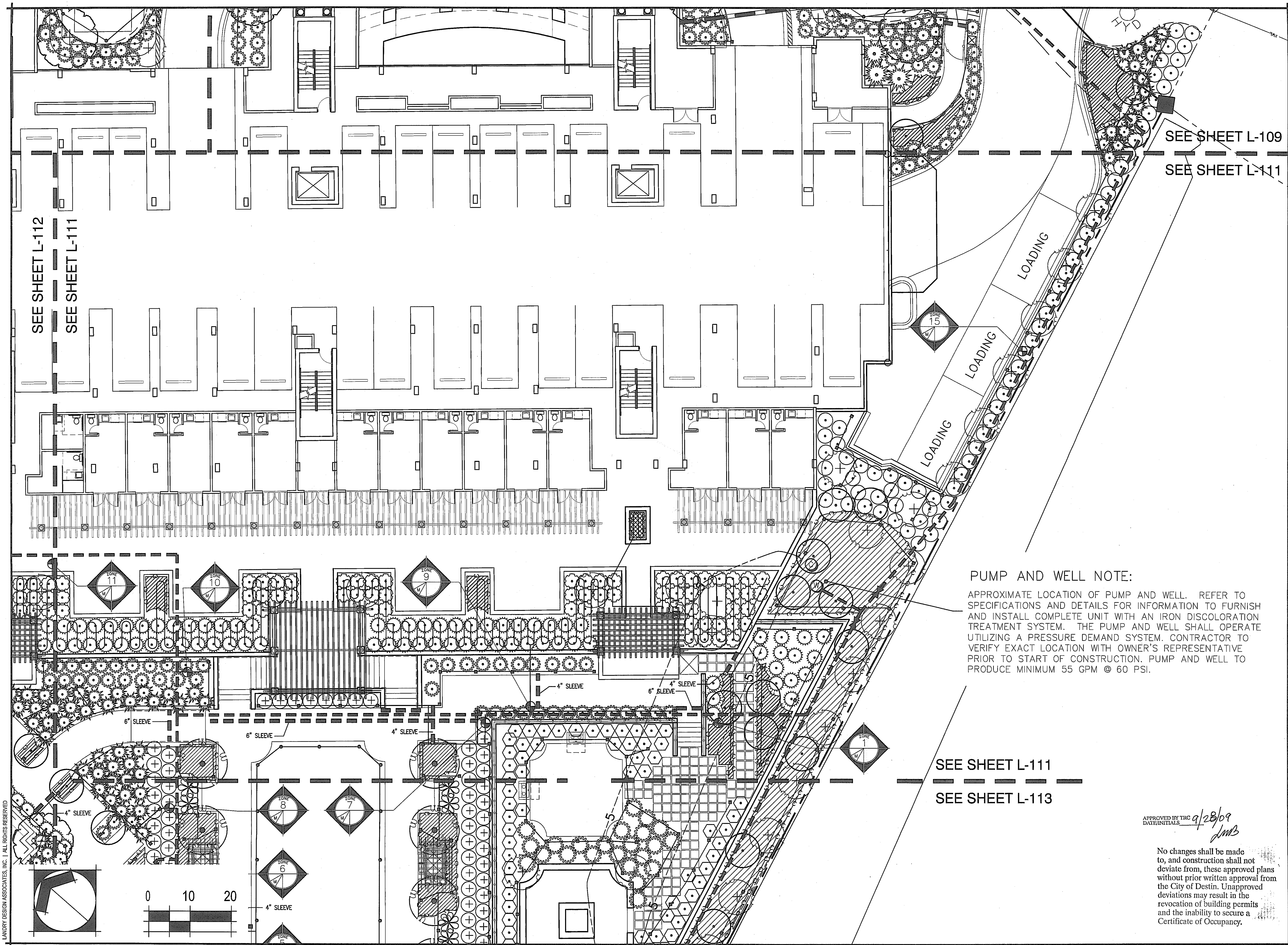
PROJECT NO: LDA09-001
THE POINTE BEACH & YACHT CLUB
DESTIN, FLORIDA
SCALE 1"=10'-0"
DATE 1/28/09
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CITY IRRIGATION PLAN - TIER 2 -

SHEET L-110
OF L-116

APPROVED BY TRC
DATE/INITIALS 9/28/09 /mmb

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PUMP AND WELL NOTE:
APPROXIMATE LOCATION OF PUMP AND WELL. REFER TO SPECIFICATIONS AND DETAILS FOR INFORMATION TO FURNISH AND INSTALL COMPLETE UNIT WITH AN IRON DISCOLORATION TREATMENT SYSTEM. THE PUMP AND WELL SHALL OPERATE UTILIZING A PRESSURE DEMAND SYSTEM. CONTRACTOR TO VERIFY EXACT LOCATION WITH OWNER'S REPRESENTATIVE PRIOR TO START OF CONSTRUCTION. PUMP AND WELL TO PRODUCE MINIMUM 55 GPM @ 60 PSI.

APPROVED BY TRC 9/28/09
DATE/INITIALS JMB

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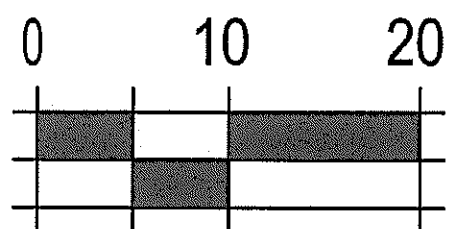
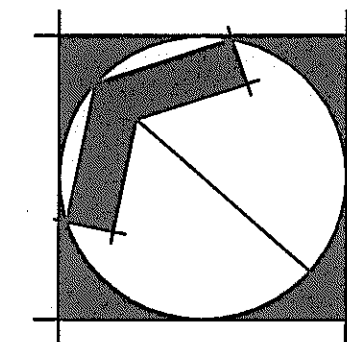
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CITY IRRIGATION PLAN - TIER 2 -

SHEET **L-111**
OF L-116

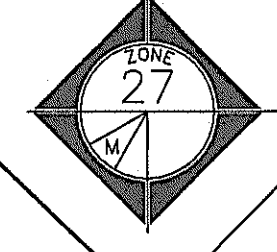
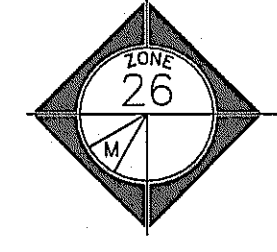
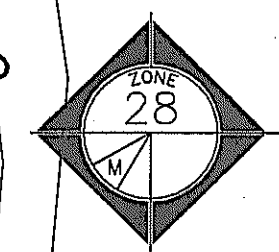
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SEE SHEET L-112
SEE SHEET L-114

SEE SHEET L-110
SEE SHEET L-112

SEE SHEET L-112
SEE SHEET L-111



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APPROVED BY TMC
DATE 07/28/09
TMC

Seal
9-1-09

SEAL

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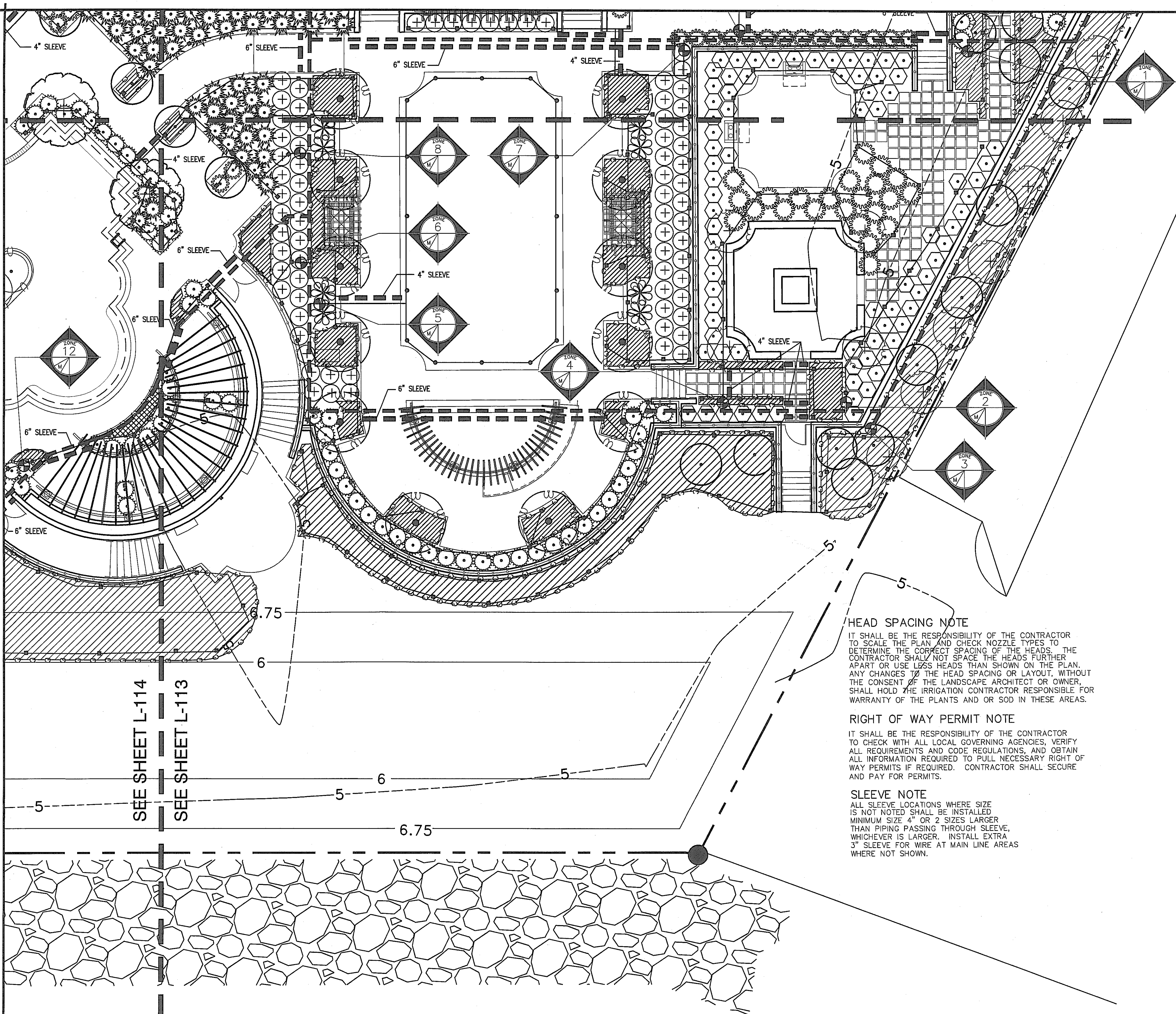
**THE POINTE
BEACH & YACHT
CLUB**

DESTIN, FLORIDA

SCALE 1"=10'-0"
DATE 1/28/09
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**CITY
IRRIGATION PLAN
- TIER 2 -**

SHEET **L-112**
OF L-116



SEE SHEET L-111
SEE SHEET L-113

HEAD SPACING NOTE
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.

RIGHT OF WAY PERMIT NOTE
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH ALL LOCAL GOVERNING AGENCIES, VERIFY ALL REQUIREMENTS AND CODE REGULATIONS, AND OBTAIN ALL INFORMATION REQUIRED TO PULL NECESSARY RIGHT OF WAY PERMITS IF REQUIRED. CONTRACTOR SHALL SECURE AND PAY FOR PERMITS.

SLEEVE NOTE
ALL SLEEVE LOCATIONS WHERE SIZE IS NOT NOTED SHALL BE INSTALLED MINIMUM SIZE 4" OR 2 SIZES LARGER THAN PIPING PASSING THROUGH SLEEVE, WHICHEVER IS LARGER. INSTALL EXTRA 3" SLEEVE FOR WIRE AT MAIN LINE AREAS WHERE NOT SHOWN.

SEE SHEET L-114
SEE SHEET L-113

APPROVED BY TRC 9/28/09
DATE/INITIALS HMB

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Seal
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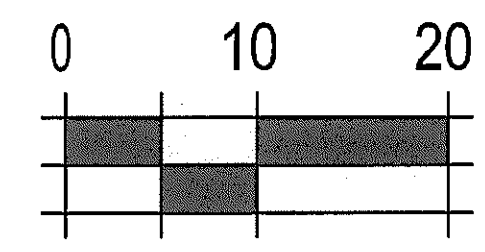
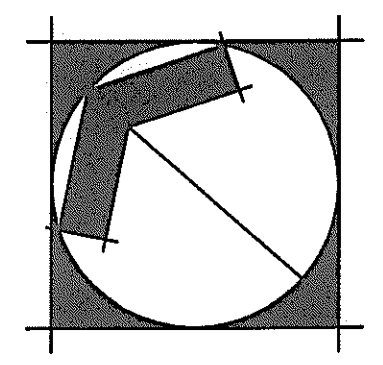
DESTIN, FLORIDA

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CITY
IRRIGATION PLAN
- TIER 2 -

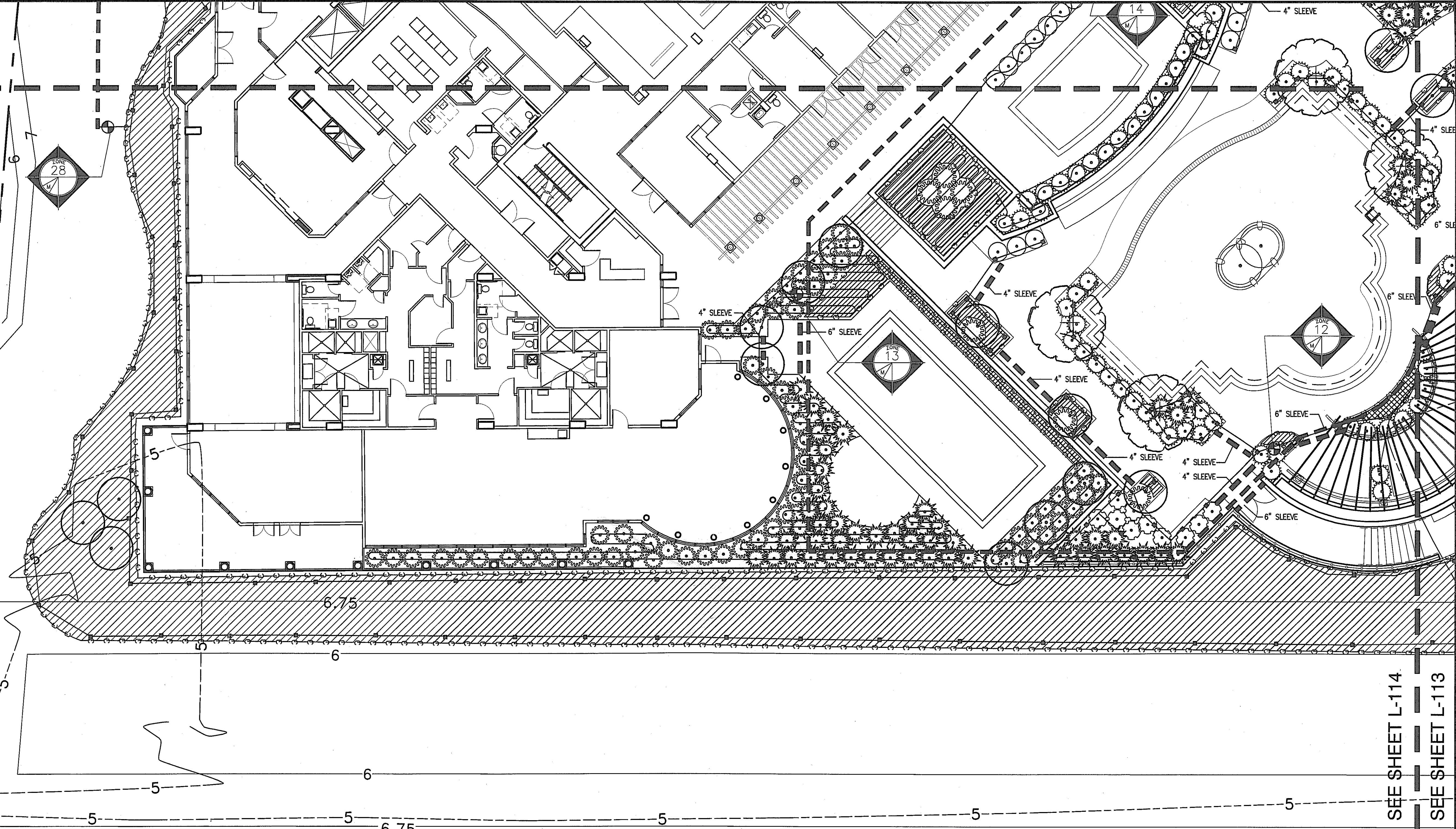
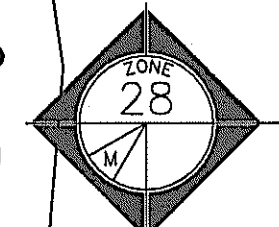
SHEET
L-113
OF L-116

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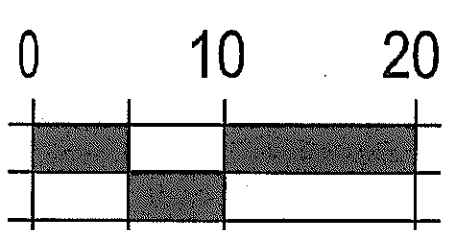
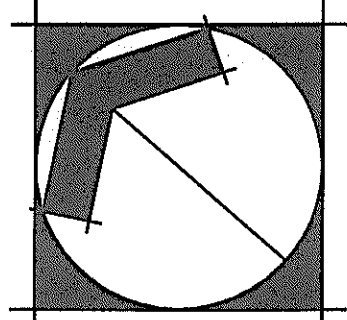
SEE SHEET L-112

SEE SHEET L-114



SEE SHEET L-114

SEE SHEET L-113



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Seal of a professional engineer, labeled 'Seal' and '1919'.

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THE POINTE
BEACH & YACHT
CLUB

DESTIN, FLORIDA

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CITY
IRRIGATION PLAN
- TIER 2 -

SHEET
L-114
OF L-116

- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCING TO AVOID TREES AND SHRUBS, NEW & EXISTING.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER.
- 3) ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 4) ADJUST AND REDUCE WATER PRESSURE ON SHRUBS TO PREVENT FOGGING.
- 5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- 6) ALL RISERS SHALL BE PAINTED A COLOR CHOSEN BY THE LANDSCAPE ARCHITECT AND STAKED WITH STEEL ANGLE IRON SECURED WITH PVC ULTRA-VIOLET LIGHT PROTECTED PVC CLAMPS.
- 7) BACKFILL MATERIAL FOR TRENCHES MUST CONTAIN NO ROCKS OVER 1/4" IN DIAMETER.
- 8) APPLY 100% OF THE TIGHT TEFLOON TO THE VALVE AND THE BULB OF THE VALVE.
- 9) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING DEB CONNECTORS AND SEALANT WITH WIRE NUTS. PROVIDE 12" LONG EXPANSION COILS AT ALL WIRE CONNECTIONS.
- 10) THE CONTRACTOR SHALL PROVIDE ALL PRELIMINARY DRAWINGS AND THE LANDSCAPE ARCHITECT PAPER (SEPIA OR MYLAR) SHOWING ALL IRRIGATION INSTALLATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE SPRINKLING SHALL LOCATE THE MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- 11) ALL LINES TO BE FLUSHED UNTIL CLEAN BEFORE INSTALLATION OF SPRINKLER HEADS.
- 12) ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS, AS THEY MAY RELATE TO MATERIALS, QUANTITIES AND DIMENSIONS, SHALL BE SETTLED BY THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PRECEDING WITH INSTALLATION.
- 13) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES IN LANDSCAPE AREAS WHERE POSSIBLE.
- 14) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERLY SIZED AND SLOPED LANDSCAPE AREA.
- 15) ALL 24 VOLT WIRE SHALL BE #14 UF/UL WHITE FOR COMMON WIRE, AND #14 RED FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
- 16) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- 17) CONTRACTOR IS RESPONSIBLE FOR OBTAINING 100% COVERAGE OF AREAS TO BE IRRIGATED. MAKE ADJUSTMENTS AS NECESSARY.
- 18) CONTRACTOR TO PROVIDE AUTOMATIC DRAIN DRAIN OR BUILT-IN CHECK VALVE OCCUR ON SPRINKLER HEAD WHERE LOW HEAD DRAINAGE MAY OCCUR.
- 19) CONTRACTOR SHALL PROVIDE AND INSTALL THE MANUFACTURER'S RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY.
- 20) ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION. (BY OWNER OR AS PART OF ELECTRICAL PLANS AS SPECS)
- 21) CONTRACTOR TO ADD EXTENSIONS TO RISERS TO POP UP HEADS WHEN NEEDED TO PROVIDE COVERAGE.
- 22) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AT THE COST OF ANY DAMAGE CAUSED BY HIS WORK. THE CONTRACTOR SHALL COORDINATE.
- 23) SPRINKLERS TO BE MOUNTED ON RAIN BIRD OR EQUAL SP/SPX SWING PIPE AND SPIRAL BARBED FITTINGS SAME SIZE AS SPRINKLER INLET.
- 24) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- 25) DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS WILL BE A MAJOR WEIGHT BEING CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION IS TO BE ASSUMED TO BE CORRECT.
- 26) THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES TO PROVIDE OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ON WALKS, STREETS, WALLS, ETC. IN ORDER TO ACCOMPLISH THIS, THE CONTRACTOR MAY SUBSTITUTE VARIABLE ARC NOZZLES IN PLACE OF THE STANDARD FIXED ARC NOZZLES. IT IS NECESSARY USE PRESSURE COMPENSATING SCREENS WHEN NECESSARY TO REDUCE SPRAY DISTANCE. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. THESE ALTERNATE METHODS SHALL BE PERMITTED TO PROVIDE ADDITIONAL COVERAGE.
- 27) ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER: A.) TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED. B.) TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS. C.) TWO QUICK COUPLER KEYS WITH 1/2" HOSE MATCH HOSE MATCH. D.) TWO EXTRA HEADS AND NOZZLES OF EACH TYPE.
- 28) INSTALL MATCHED PRECIPITATION RATE NOZZLES ON ALL FIXED SPRAY PATTERN HEADS.

RAINBIRD YS-180 XERI-SPRAY MASTER - 2 PER POT WITH FLOW RATE OF 0-31 GPM EACH

RAINBIRD 1404 SERIES BUBBLER - 1.0 GPM/REFER TO LATERAL LINE PIPE SIZES FOR ZONE INSTALLATION

RAIN BIRD 100/150-200 PESB-PRS-D ELECTRIC VALVE. INSTALL IN A CARSON OR EQUIV-UP VALVE BOX. 0-24 GPM @ 1/2" 25-35 GPM @ 1/1" 1/256 AND HIGHER GPM = 2"

HUNTER FLOW-CLK-159 OVERFLOW SHUT DOWN DEVICE. INSTALLED ON FCT-159 TEE (REFER TO DETAIL) AND INTERFACE PANEL. INSTALL INTERFACE PANEL ON WALL NEXT TO CONTROLLER. INSTALL (2) #1/4-1 WIRE-2 CONTROLLER AND (2) TO FLOW-CLK.

4" SCH. 80 PVC VERTICAL PENETRATION (BY OTHERS)

RAIN BIRD #3RC QUICK COUPLING VALVE/SUPPLY 1-33DK KEY & HOSE SWIVEL PER 5 Q.C. VALVES

ISOLATION VALVE/SAME SIZE AS MAIN LINE

4" SCH. 80 PVC VERTICAL PENETRATION (BY OTHERS)

SCH. 40 SLEEVE MINIMUM OF 24" DEPTH. ALL SLEEVE LOCATIONS WHERE SIZE IS NOT NOTED SHALL BE INSTALLED 2" SIZE LARGER THAN PIPE SIZE. INSTALL EXTRA 3" SLEEVE FOR WIRE WHERE SIZE IS NOT SHOWN AT MAIN LINE LOCATIONS.

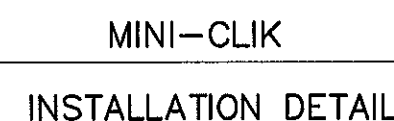
CLASS 200 PVC MAINLINE-SIZE NOTED ON PLANS

CLASS 200 PVC LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN.

RAIN BIRD 150 PESB-PRS-D MASTER VALVE

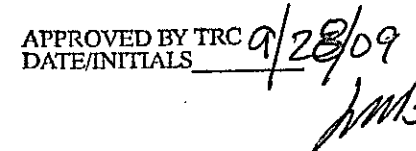
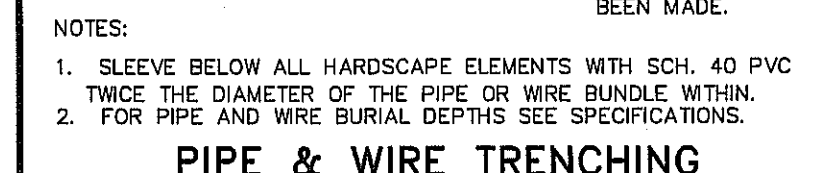
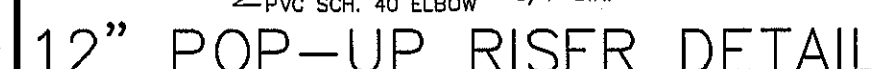
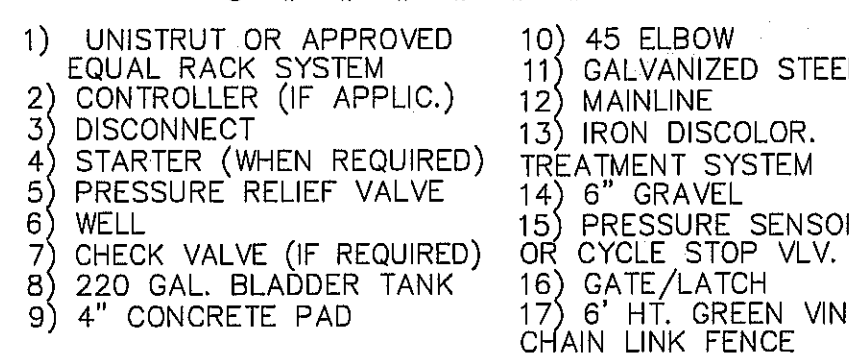
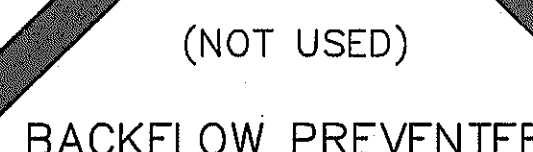
CONTROLLER - HUNTER ICC-2400M 24 STATION WALL MOUNT. AS SHOWN ON THE PLAN. INSTALL MIN CLK II RAIN SENSOR. GROUND WITH MINIMUM (2) 1/2" COLD PLAD RODS. INSTALL (2) #1/4-1 WIRE FROM FLOW CLK II TO INTERFACE PANEL (TO SENSE ZONE #11). INSTALL INTERFACE PANEL NEXT TO CONTROLLER.

4" DEEP WELL & 3 OR 5 H.P. SUBMERSIBLE PUMP (VARIABLE SPEED) CAPABLE OF PRODUCING MIN. 35 GPM @ 80 PSI. WELL & PUMP TO BE ACCOMPANIED WITH AN IN-POUR DISINTEGRATION TREATMENT SYSTEM/RUST ELIMINATOR FILTRATION AND AIR SYSTEM MODEL 36"X1" 72" TALL/ OR EQUAL. USE PRESSURE SENSOR, CYCLE STOP VALVE, OR EQUAL WITH PUMP EQUIPMENT IF REQUIRED.

[illegible]

LATERAL LINE PIPE SIZE SCHEDULE

0	-	10	GPM-	3/4"	CLASS 200	PVC PIPE
11	-	16	GPM-	1"	CLASS 200	PVC PIPE
17	-	35	GPM-	1 1/2"	CLASS 200	PVC PIPE
36	-	55	GPM-	2"	CLASS 200	PVC PIPE
56	-	80	GPM-	2 1/2"	CLASS 200	PVC PIPE
81	-	120	GPM-	3"	CLASS 200	PVC PIPE
121	-	200	GPM-	4"	CLASS 200	PVC PIPE



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THE POINTE
BEACH & YACHT
CLUB

DESTIN, FLORIDA

SCALE	N/A
DATE	1/28/09
DRAWN BY	TML

CITY
IRRIGATION DETAILS
- TIER 2 -

SHEET **L-115**
OF 1-11

PART 1 – GENERAL

Conditions stated in the General and Specific Conditions shall apply to this section.

1.01 DESCRIPTION OF WORK

A. Extent of underground irrigation system is shown on the Drawings and in Schedules. Provide all labor, materials, and equipment required by or inferred from the Drawings and Specifications to complete the work of this section.

B. Provide additional work and materials required by local authorities at no extra cost to owner.

C. Sprinkler system shall include backflow preventers, check valves, sprinklers, valves, fittings, controllers, wiring, all as sizes and types as shown on drawings and specified. System shall be constructed to grades and conform to areas and locations as shown on the drawings.

D. Sprinkler lines shown on the drawings are diagrammatic. Spacing of the sprinkler heads or quick coupling valves are shown on the drawings and shall be exceeded only with written permission of Designer.

E. Unless otherwise specified or shown on drawings, construction of the sprinkler system shall include furnishing, installing, and testing of all main lines, lateral lines, risers and fittings, sprinkler heads, gate valves, control valves, controllers, wiring, controls, backflow preventers, enclosures and other necessary specialties. Construction shall also include the removal and/or restoration of existing improvements, excavating and backfilling, and all other work in accordance with the plans and specifications required for a complete system.

1.02 QUALITY ASSURANCE

A. Referenced Standards: American Society for Testing and Materials, Annual Book of ASTM Standards, latest edition.

B. Subcontract Irrigation Work to a single firm specializing in irrigation installation, acceptable to the Landscape Architect. The Irrigation Contractor shall continuously maintain a competent superintendent, satisfactory to the Owner, on the work during progress with authority to act in all matters pertaining to the work.

C. Conference: Before any work is started a conference shall be held between the Irrigation Contractor, General Contractor and/or the Owner concerning the work under this contract.

D. Codes and Standards: Perform irrigation work in compliance with applicable requirements of governing authorities having jurisdiction. County regulations supersede these specifications. Notify Landscape Architect in writing of all discrepancies immediately.

E. Do not make substitutions: If the Irrigation Contractor desires to make substitutions of materials, sufficient descriptive literature and material samples must be furnished to establish the material as an equal substitute. In addition, the Irrigation Contractor must state his reasons for the substitution. Submit this request and information to the Landscape Architect.

F. Approval and Selection of Materials and Work: 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 or work which, in their opinion, does not meet the requirements of the Contract Documents at any stage of the operations. Remove rejected work and or materials from project site and replace promptly.

G. Workmanship: Install materials in a neat and professional manner following manufacturer's recommendations.

1.03 SUBMITTALS

A. General: Submit in accordance with Shop Drawings, Product Data, and Samples.

B. Shop Drawings and Equipment Product Information: 1. Prior to purchasing materials, submit product information on all sprinkler heads, automatic valves, quick coupling valves, controller, and piping. 2. Contractor shall review drawings and data to supply actual precipitation rates and times for each zone in maintenance package.

C. Record Drawings and Instructions 1. Upon completion of installation, furnish one set of reproducible and one set of printed record drawings showing all sprinkler heads, valves, drains, and pipelines to scale with dimensions. These drawings shall have dimensions from easily located stationary points. Clearly note all approved substitutions of size, material, etc. Complete, concise instruction sheets and parts lists covering all operating equipment and weathering techniques shall be bound into folders and furnished to the Owner in three (3) copies. Submission of this information is a requirement for final acceptance.

D. Before irrigation system acceptance, submit written operating and maintenance instructions in a format set forth by the Landscape Architect.

1.04 PROJECT CONDITIONS

A. The irrigation system is designed to operate under the following conditions: a minimum of 70 psi water pressure at the top, and at least 32 gpm available water supply.

B. It shall be the responsibility of the Irrigation Contractor to report in writing to the Landscape Architect any deviations between drawings, specifications and the site. Should deviations exist, installation without resolution will be at the Irrigation Contractor's expense.

C. Obtain all required permits and pay all required fees at no additional cost to the Owner. Any penalties due to failure to obtain permits or pay fees shall be the responsibility of the Irrigation Contractor.

D. Existing Site Improvements: Perform work in a manner which will avoid possible damage. The Irrigation Contractor is responsible for any damage of mechanical nature or damage resulting from leaks in the irrigation system.

E. Test water conditions: It will be the responsibility of the Irrigation Contractor to check the pressure at the top and confirm pressure meets operating pressure noted in specifications: If the water pressure is insufficient to operate the system at 100% efficiency, the Irrigation Contractor is responsible for providing and installing a booster pump system capable of increasing the pressure to the recommended gallonage. The pump will be operated by a magnetic starter connected to the pump start switch located in the irrigation controller unless otherwise detailed or specified. If the booster pump is required, electrical service for the pump shall be the responsibility of the Owner. The cost of this pump system will be agreed upon prior to installation and shall be paid for by the Owner. In the event water pressure significantly exceeds the operation pressure noted in specifications, it will be the contractor's responsibility to provide and install a pressure regulator downstream of the backflow preventer.

F. Sleeves, whether installed by the General Contractor or Irrigation Contractor, shall be installed per details. The General Contractor is to expose irrigation sleeves for the Irrigation Contractor prior to start of irrigation work in all areas where sleeving is not installed per details and specifications. Coordination and scheduling for sleeve end excavation is the responsibility of the Irrigation Contractor.

G. Coordinate and schedule all work with General Contractor.

H. Damages to work of other trades resulting from irrigation installation must be repaired at the expense of the Irrigation Contractor in a timely fashion.

I. Make minor adjustments to system layout as may be required and requested at no additional cost to the Owner.

J. Keep site clean and orderly at all times.

K. Adjustment of the sprinkler heads and automatic equipment to provide optimum performance will be done by the Irrigation Contractor upon completion of installation.

L. After completion, testing, and acceptance of the system, the Irrigation Contractor shall verbally instruct the Owner or his representative in the operation and maintenance of the system.

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS

A. Hunter Industries Sprinkler Manufacturing Company, San Marcos, California

B. Rainbird Sprinkler Manufacturing Company, Glendora, California

2.02 GENERAL

A. All materials used in the system must be new and without flaws or defects of any type and be the best quality available. All materials have a minimum guarantee of one year against material defects or defective workmanship.

B. Comply with pipe sizes indicated. No substitution of smaller pipes will be permitted. Larger sizes may be used subject to acceptance of the Landscape Architect. Remove damaged and defective pipe.

C. Provide pipe continuously and permanently marked with manufacturer's name or trademark, size schedule and type of pipe, working pressure at 73 degrees F and National Sanitation Foundation (NSF) approval.

2.03 PIPE AND FITTINGS

A. All plastic pipe from sizes 4" and above shall be Class 200, SDR 21, unplasticized rigid PVC pipe with integral bell and rubber ring gasket unless otherwise specified. Pipe from sizes 3" to 3/4" shall be Class 200, solvent weld PVC pipe. All pipe shall be supplied in 20' standard lengths and shall be manufactured by CertainTeedCorp., Crestline, Dura or equal. All pipe that is exposed or not below grade shall be Schedule 80 PVC.

B. Fittings for integral bell with rubber ring gasket pipe shall be of the gasket type. Fittings for solvent weld pipe shall be a Schedule 40 PVC fitting rated for 200 psi (ASTM D-3139) and shall be manufactured by Lasco Plastic Pipe Fittings or equal.

C. All pipe fittings size 4" and greater shall be gasket type. All fittings 3" and under shall be Schedule 40 solvent weld.

D. Solvent weld PVC pipe, if and when used in construction of this system, shall be rigid PVC pipe and shall be assembled using appropriate PVC pipe cleaner/primer and solvent cement in accordance with the manufacturer's recommendations.

E. All solvent weld fittings shall conform to Schedule 40 or Schedule 80 PVC dimensions and specifications for solvent weld fittings and shall be as manufactured by Plastiline, Inc. or equal.

F. All piping downstream of electric valves, sizes 3" and smaller, shall be rigid unplasticized PVC 200 psi working pressure extruded from virgin parent material of the type specified on the drawings. The pipe shall be homogeneous throughout and free from visible cracks, holes, foreign materials, blisters, and wrinkles.

G. All plastic fittings to be installed shall be molded fittings manufactured of the same material as the pipe and shall be suitable for solvent weld, slip joint ring tight seal, or screwed connections. No fitting of other materials shall be used except as hereinafter specified.

2.04 SLEEVES

A. All sleeves shall be Schedule 40 PVC or stronger. All sleeves are required at every crossing indicated on drawings. (Size noted)

B. All sleeves shall be installed under proposed pavement areas prior to subgrade and base construction.

C. Sleeves shall have a minimum horizontal separation of 18" and a maximum of twenty four inch clearance below bottom of curb.

D. All sleeves shall have a minimum horizontal separation of twenty four and maximum of thirty six inches from center to center.

E. Stub up sleeve pipe twelve (12) inches above ground surface and cap. Point cap with fluorescent orange paint for easy identification.

F. The location of all sleeves shown on the plans is schematic. The Irrigation Contractor shall make any adjustments necessary to accommodate existing vegetation, utilities, or other existing conditions.

G. If the road crossings are designated as being bore locations the bore must be of ample size to accommodate the size sleeve specified.

2.05 CONTROL SYSTEM

A. The automatic controllers shall be as shown on the plans and shall be made by the same manufacturer as valves.

B. Install Rain Check or Mini-Click type shut off device to override the control timer in the event of rain.

2.06 ELECTRIC WIRING

A. All 120 Volt AC Wiring: 120 volt service to consist of three wires: one black, one white, and one ground. Electrical service to be provided by General Contractor unless otherwise directed by Owner.

B. All splices in controller wiring shall be waterproof using 3M-DBY wire connectors.

C. All control wiring shall be 24 volt solid wire UL approved for direct burial in ground. Minimum wire size: 14 gauge for control wire and common wire. All control wiring and wiring connections from the controller to the valves is included in this contract.

2.07 CONTROL VALVES

A. Provide electric remote control valve model – size as indicated on contract documents. Valve to conform to manufacturer's specifications concerning performance and given pressure.

B. Zone Control Valves 1. Globe-type diaphragm valves of normally closed design, with bronze bodies and covers (type noted on drawings). Operation accomplished by means of an integrally mounted heavy-duty 24-volt AC solenoid complying with National Electrical Code, Class II Circuit, solenoid coil potted in epoxy resin within a plastic coated stainless steel housing. Solenoids shall be completely waterproof, suitable for direct underground burial. Provide a flow stem adjustment in each valve.

2.08 VALVE BOXES

A. All valves shall be installed in thermoplastic valve access boxes of the size required to permit access to the valve. Valve boxes shall include manufacturer Ametek, Carson, or equal. Remote Control Valve Boxes shall be 10" round with green lids. Box lid shall be marked "RCV". Gate Valves 3" and larger shall require Ametek, Carson, or equal valve boxes 12"x18" rectangular with green lids and extensions as needed. For gate valves 2 1/2" & smaller and quick coupling valves, use Ametek, Carson, or equal 10" round with green lids.

B. Gate Valve Box lids shall be permanently marked "Irr. Gate" or "Water".

2.09 THRUST BLOCKS

A. Place one cubic foot of concrete for each inch of pipe diameter for thrust block. Thrust shall not allow vertical or horizontal movement of pipe in any direction unless otherwise noted on design. Thrust blocking shall be provided on all piping two and one half (2 1/2) inches diameter and larger.

PART 3 – EXECUTION

3.01 GENERAL

A. During the installation, the Landscape Architect may make regular inspections and reject any work and materials which do not meet the Standards called for in the contract documents. Rejected work must be promptly corrected and no time extension will be allowed for this reason.

3.02 INSPECTION

A. Inspect project site prior to start of work to determine that all site conditions are acceptable for irrigation work to begin. Inform Landscape Architect of unsuitable conditions. Do not proceed with installation of irrigation system until unsatisfactory conditions have been corrected in a manner acceptable to Irrigation Contractor.

3.03 EXCAVATION AND BACKFILL

A. Trenches for sprinkler lines shall be excavated to sufficient depth and width to permit proper handling by the Irrigation Contractor. The backfill shall be thoroughly compacted and evened off with the adjacent soil level. Selected fill dirt or sand shall be used if soil conditions are rocky. In rocky areas the trenching depth shall be two (2) inches below normal trenching depth to allow for this bedding. The fill dirt or sand shall be used in filling four (4) inches above the pipe. The remainder of the backfill shall contain no lumps or rocks larger than three (3) inches. The top twelve (12) inches of backfill shall be topsoil, free of rocks, subsoil, or trash. Any open trenches or partially backfilled trenches left overnight or unsupervised shall be barricaded to prevent undue hazard to the public.

B. The Irrigation Contractor shall backfill in six (6) inch compacted lifts as needed to bring the soil to its original density.

C. In the spring following the year of installation, the Irrigation Contractor shall repair any settlement of trenches by returning them to grade of surrounding areas. This shall be followed by seeding with type appropriate to adjacent areas. Watering and maintenance of the repaired areas shall be the responsibility of the Owner.

3.04 INSTALLATION OF PIPING

A. Plastic pipe shall be installed in a manner that permits expansion and contraction as recommended by the manufacturer.

B. Pipe shall be cut in such a fashion to ensure square cuts without burrs. Burrs at cut ends shall be removed prior to installation in order that a smooth unobstructed flow will be obtained.

C. All plastic to plastic joints shall be solvent weld joints or slip seal joints. Only the solvent recommended for the pipe and fittings shall be installed. Installation shall be according to manufacturer's recommendations. The Irrigation Contractor assumes full responsibility for proper installation.

D. PVC pipe joints shall be allowed to set for twenty four (24) hours before pressure is applied to the system.

3.05 CONTROLLER/ELECTRICAL CONNECTIONS

A. All electrical connections shall conform to the National Electrical Code, latest edition.

B. Control wiring placed under walkways, drives, or other permanent surfaces shall be installed in sleeving.

C. All wire splices shall be located in valve boxes.

D. Twenty four (24) inch wiring loops shall be provided at each valve location for expansion/contraction and servicing.

E. 120 VAC electrical power supply to the controller location shall be provided by others.

3.06 SPRINKLER HEADS

A. High Pop-Up Shrub Heads: Finish height to be determined by Landscape Architect.

B. Backfill around sprinkler head assembly to stabilize the head so that no lateral motion is exhibited during operation.

C. Sprinkler heads on risers shall be maintained on a Schedule 80 PVC riser coupled by a Schedule 40 F.I.P.T. coupling (Lasco #420-007) to a polyethylene riser first out of the lateral fitting. Height of all sprinklers located in bed areas to be determined in the field by the Landscape Architect. All risers to be painted a color specified by the Landscape Architect.

D. Drip Irrigation Emitters are to be located in a manner that will provide optimum concentration of water to the plant material.

3.07 CONTROL EQUIPMENT

A. Install automatic valves and controllers according to manufacturer's recommendations. Locations are shown on the drawings.

3.08 SURGE PROTECTION EQUIPMENT

A. Install surge protection equipment on primary (110 VAC) power lines. Connect each surge protection unit to at least one 5/8" diameter by 3' long copper clad grounding electrode driven into the soil to its full depth. Place electrodes no closer than two (2) feet from the controller cabinet or any control or power wire. Be consistent in locating ground rods throughout the installation with respect to controller positions and note locations on As-Built drawings.

B. Ground wire between surge protection device and grounding electrode to be single strand bare copper wire at least one size greater than the wire supplying power to the control unit. Route ground wire away from power and control wires where possible. When it is necessary to pass through the controller cabinet wall, use two (2) #1-70 copper grounding lugs and a brass bolt. Use a #WE 5/8 ground rod clamp to make connection between ground rod and ground wire. Bury ground wire passing between controller and ground rod a minimum of ten (10) inches.

3.09 METER

A. To be installed by the Owner or General Contractor. Provide meter(s) as indicated on the drawings. Comply with manufacturer's specifications and applicable local codes.

3.10 BACKFLOW PREVENTER

A. To be installed by the Irrigation Contractor. Provide Watts Double Check Valve Assembly Backflow Preventer Model 007-QT or equal. The backflow preventer shall be a double check valve assembly type capable of having a flow rate of 100 gallons per minute (GPM) with a pressure loss not to exceed 5 pounds per square inch (psi) and shall be suitable for supply pressure up to 150 psi. The backflow preventer body to be bronze, internal parts stainless steel, and the check valve assemblies tight seating rubber. The backflow preventer assembly must include two gate valves for isolating unit and two ball valve test cocks for testing unit to insure proper operation. All backflow devices must conform to all local codes and regulations.

3.11 FLUSHING AND TESTING

A. Prior to the installation of sprinklers heads on new piping and risers, all control valves shall be opened and a full head of water used to flush out the system.

B. Sprinkler mains shall be tested under normal water pressure for a period of twelve (12) hours. If leaks occur, make necessary repairs and repeat testing. Testing shall be scheduled with the Landscape Architect with at least twenty four (24) hours prior notice.

C. Prior to final inspection for final payment, the entire installation shall be tested for proper operation, adequate coverage, and any necessary repairs. Repairs to be made at the expense of the Irrigation Contractor.

D. Adjustment of sprinkler heads and automatic equipment for optimum coverage will be completed by the Irrigation Contractor. Minor adjustments during the guarantee period will be the responsibility of the Owner.

PART 4 – WARRANTY AND GUARANTEE

4.01 WARRANTY AND GUARANTEE

A. The Irrigation Contractor shall furnish a Certificate of Warranty and a written Guarantee of Work and Materials for a one year period from the date of final acceptance of the irrigation system by the Owner.

4.02 OWNER ORIENTATION

A. Upon completion of the irrigation system and final acceptance by the Owner and Landscape Architect, the Irrigation Contractor is responsible for the orientation of maintenance personnel in the operation, maintenance, and repair of the system. Furnish copies of all available parts lists, troubleshooting lists, and specifications sheets to the Owner prior to final payment.

B. Set the initial watering schedule and program the automatic controller at the direction of the Landscape Architect.

PART 5 – PUMP AND WELL

1.1 THE CONTRACTOR SHALL DRIVE OR DRILL ONE 4" DEEP WELL WITH SCH. 40 PVC CASING FOR THE OPERATION OF THE IRRIGATION SYSTEM. THE WELL SHALL PRODUCE MINIMUM 55 GALLONS PER MINUTE WITH NOT MORE THEN A 5 FT. PUMPING DRAWDOWN. IF TWO WELLS ARE USED, IT IS RECOMMENDED THE WELLS BE POSITIONED MINIMUM OF 50 FEET FROM EACH OTHER.

1.2 THE WELL SHALL BE INSTALLED AS PER STATE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED TO DRILL THE WELL OR WELLS. WELLS SHALL BE APPROX. 80' DEEP PLUS OR MINUS.

2.1 THE CONTRACTOR SHALL INSTALL ONE 3 OR 5 H.P. (VARIABLE SPEED) SUBMERSIBLE PUMP IN THE WELL. THE PUMP SHALL BE CAPABLE OF PRODUCING MIN. 55 GALLONS PER MINUTE AT 140 T.D.H. (TOTAL DYNAMIC HEAD) THE T.D.H. IS AT GROUND LEVEL. THE PUMP OR PUMPS SHALL BE INSTALLED USING THE FOLLOWING EQUIPMENT AND MATERIALS. ALL EQUIPMENT MAY NOT BE LISTED. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL ALL NECESSARY EQUIPMENT FOR THE OPERATION OF THE WELL PUMP AND ITS CONNECTION TO THE IRRIGATION SYSTEM..

- A) 4 INCH SANITARY WELL SEAL
- B) GALVANIZED DROP PIPE
- C) SUBMERSIBLE PUMP CABLE, SIZE AS REQUIRED
- D) ALL NECESSARY GALVANIZED FITTINGS THAT ARE REQUIRED FOR THE CONNECTION OF THE SYSTEM. ALL ABOVE GROUND PIPE SHALL BE GALVANIZED STEEL.
- E) ALL NECESSARY ELECTRICAL WIRE, SWITCHES AND CONDUIT
- F) ISOLATION VALVE
- G) SILENT CHECK VALVE IF REQUIRED
- H) MAGNETIC STARTER FOR THREE PHASE SYSTEMS, SIZE AS REQUIRED
- I) ABOVE GROUND CHECK VALVE, WHERE REQUIRED BY CODE
- J) PRESSURE SENSOR, CYCLE STOP, OR EQUAL TO REGULATE PRESSURE IF NEEDED.
- K) 4" SCH. 80 PVC OR STEEL WELL CASING
- L) 220 GALLON CAPTIVE AIR BLADDER TANK AND PRESSURE SWITCH.

3.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND CONNECTION OF ALL THE ABOVE EQUIPMENT AND THE CONNECTION TO THE IRRIGATION SYSTEM. CONTRACTOR.

3.2 POWER FOR THE OPERATION OF THE WELL PUMP SHALL BE SUPPLIED TO A JUNCTION BOX AT THE WELL LOCATION BY OTHERS. UNLESS NOTED OTHERWISE ON THE PLAN. COORDINATE ALL POWER REQUIREMENTS WITH THE OWNER OR GEN. CONTRACTOR.

4.1 BEFORE SETTING THE PUMP THE WELL DRILLER SHALL PROVIDE A BORING REPORT AND WATER QUALITY ANALYSIS TO THE LANDSCAPE ARCHITECT FOR HIS OR HER APPROVAL.

4.2 BEFORE SETTING THE PUMP THE WELL DRILLER SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE STATIC WATER LEVEL. TO DETERMINE IF THE PUMP CAN PROVIDE THE PROPER GPM AND PSI FOR THE OPERATION OF THE IRRIGATION SYSTEM.

5.1 THE WELL DRILLER SHALL BE RESPONSIBLE TO VISIT THE SITE AND BECOME FAMILIAR WITH THE ON SITE LOCATION OF THE WELL. IT SHALL BE HIS RESPONSIBILITY TO NOTIFY THE OWNER IF HE FEELS THE LOCATION SHOULD BE MOVED. THE OWNER SHALL NOT BE RESPONSIBLE TO PAY FOR ANY WELL OR PART OF A WELL THAT DOES NOT MEET THE FULL INTENT OF THESE SPECIFICATIONS.

6.1 IRRIGATION CONTRACTOR SHALL SELECT AN EXPERIENCED WELL DRILLER HAVING DRILLED PREVIOUS WELLS IN PANAMA CITY, I.E. SPIVA'S WELL DRILLING COMPANY. MIKE SPIVA CAN BE REACHED AT (850) 298-5838. IRRIGATION CONTRACTOR SHALL OBTAIN ALL PERTINENT AND NECESSARY WELL AND PUMP INFORMATION PRIOR TO SUBMITTING A BID ON THIS PROJECT.

PART 6 – RUST ELIMINATOR SYSTEM FOR WELL & PUMP

1.1 CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL A RUST DISCOLORATION TREATMENT SYSTEM TO ELIMINATE STAINING OF BUILDINGS, WALLS, HARDSCAPE, SIDEWALKS, ETC. IT IS REQUIRED TO ALLOW FOR A UNIT THAT IS CAPABLE OF A MINIMUM DEMAND OF 70 GPM PER WELL. CONTRACTOR SHALL SUBMIT SPECIFICATIONS TO LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION. WATER ANALYSIS TEST SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF UNIT TO ENSURE UNIT IS 100% RELIABLE AND CAPABLE REMOVING ALL STAINS. SYSTEM SHALL BE CAPABLE OF AUTOMATIC OPERATION.

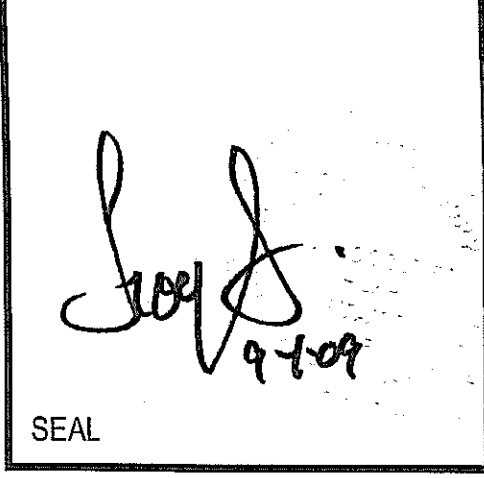
2.1 CONTRACTOR SHALL BE HELD RESPONSIBLE FOR RELIABILITY, WARRANTY, AND EFFECTIVE RESULTS OF UNIT.

PART 7 – CONTROLLER VALVE COMMON WIRING AND PROGRAMMING NOTE:

A. Irrigation contractor shall be responsible to install separate common wires from each of the "A" and "B" controllers (if applicable) to the zone valves.

APPROVED BY TRC
DATE/INITIALS 9/28/09
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.



ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF LANDRY DESIGN ASSOCIATES AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF LANDRY DESIGN ASSOCIATES.

NO.	DATE	REVISIONS / SUBMISSIONS		
		SUBMITTAL TO CITY OF DESTIN	REVISION PER CITY COMMENTS	REVISION PER CITY COMMENTS
1	12/08/09	5/11/09		
2	6/08/09			

LANDRY DESIGN ASSOCIATES -

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FL LA000769

CLIENT

DOUGHERTY + CHAVEZ ARCHITECTS

4300 LEGENDARY DRIVE
BUILDING C, SUITE 240
DESTIN, FLORIDA 32541

PROJECT NO: LDA09-001

THE POINTE BEACH & YACHT CLUB

DESTIN, FLORIDA

SCALE N/A

DATE 1/28/09

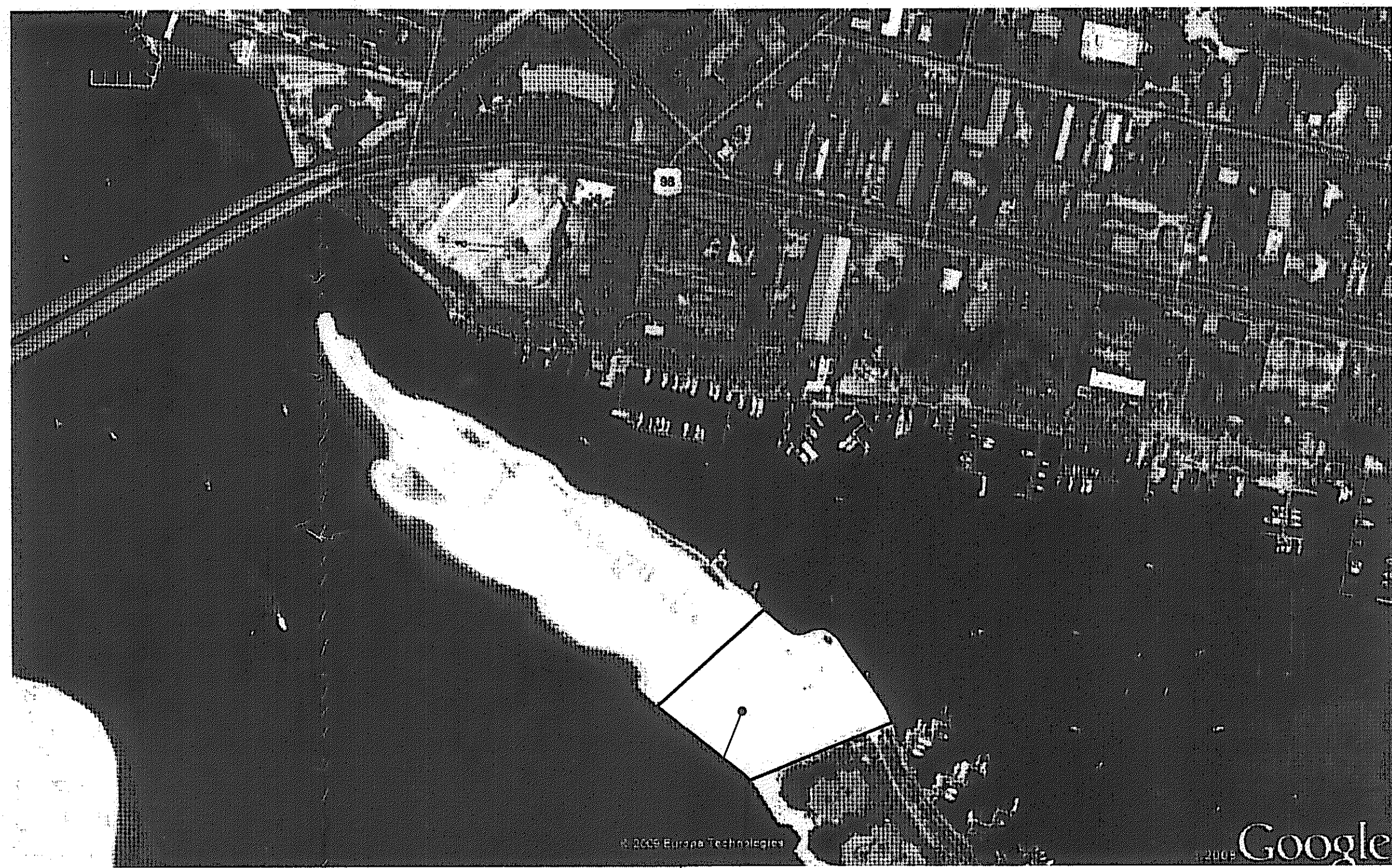
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CITY IRRIGATION SPECIFICATIONS - TIER 2 -

SHEET L-116 OF L-116

A New Condominium

THE POINTE BEACH & YACHT CLUB



PROPOSED PROJECT SITE LOCATION

SITE LOCATION PLAN

SCALE: NTS



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DO-201	EXTERIOR ELEVATIONS
DO-202	EXTERIOR ELEVATIONS

SP-09-07

APPROVED BY TRC
DATE/INITIALS 9/28/09
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.

Dougherty + Chavez
ARCHITECTS, PA

4300 Legendary Drive
Building C, Suite 240
Destin, Florida 32541
Telephone : 850.650.5881
Telefax : 850.650.5882

The
Pointe Beach & Yacht Club, A Condominium
Destin, Florida
1 Gulf Shores Drive

Dennis J. Chavez, AIA
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AR 0014812

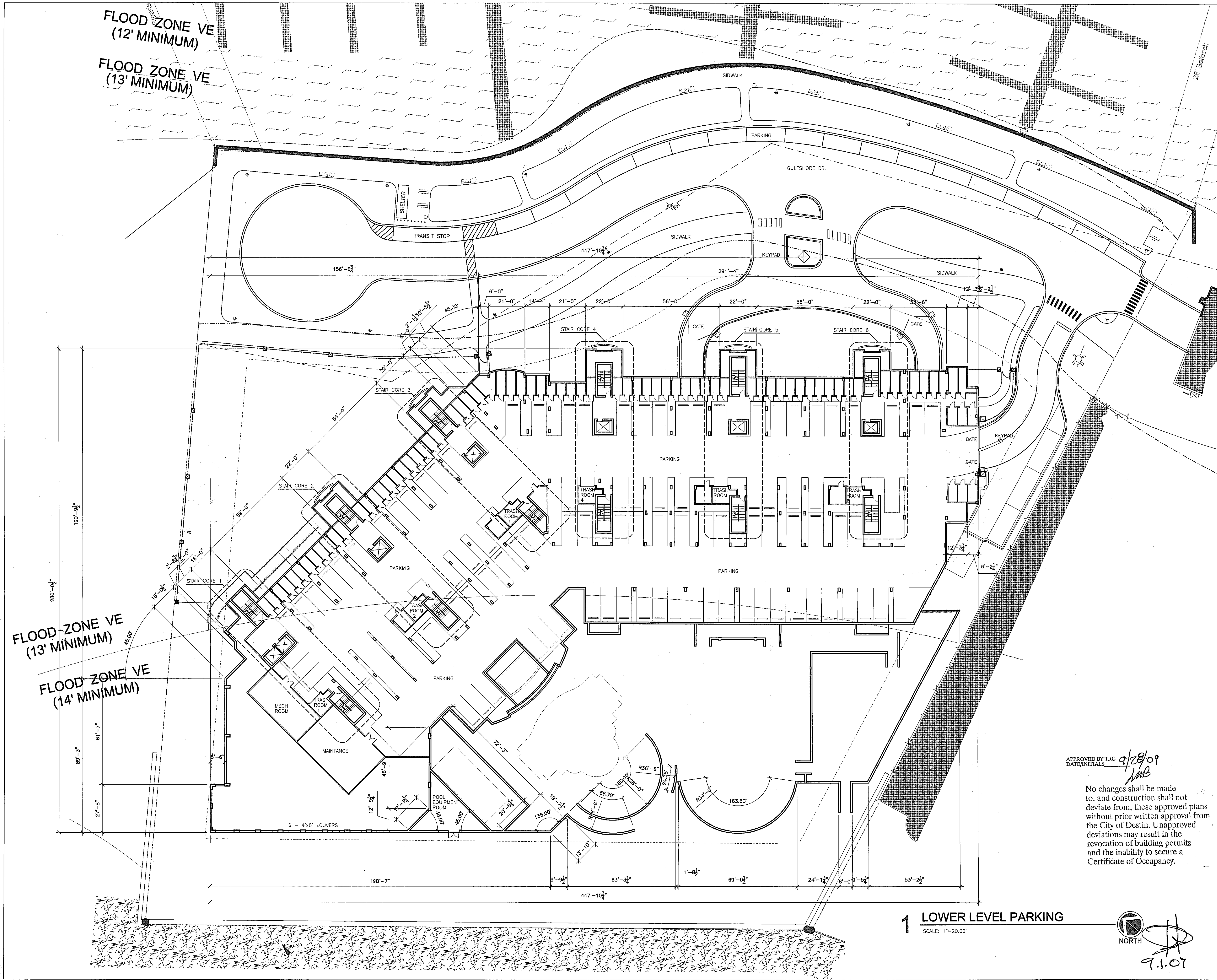
REV. NO.	DATE	DESCRIPTION

PROJ. ARCHITECT : JPD
DRAWN BY : WD
CHECKED BY : JPD

DWG. TITLE
TITLE SHEET

DATE
2/25/09
SHEET
OF

DWG. NO.
DO-001
PROJECT NO.
07023



FLOOD ZONE VE
(12' MINIMUM)

FLOOD ZONE VE
(13' MINIMUM)

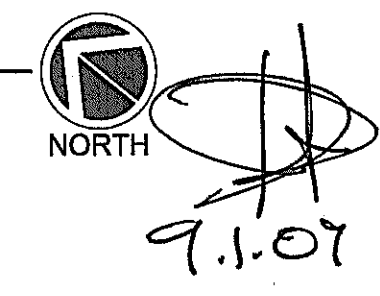
FLOOD ZONE VE
(13' MINIMUM)

FLOOD ZONE VE
(14' MINIMUM)

APPROVED BY TRC
DATE/INITIALS 9/28/09
NMB

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.

1 LOWER LEVEL PARKING
SCALE: 1"=20.00'



Dougherty + Chavez
ARCHITECTS, PA

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Telefax 850.650.5882

The
Pointe Beach & Yacht Club, A Condominium
Destin, Florida

I Gulf Shores Drive

Dennis J. Chavez, AIA
ARC0015798

Joseph P. Dougherty, AIA
ARC0014612

REV. NO.	DATE	DESCRIPTION
1	2/25/09	DEVELOPMENT ORDER DRAWINGS

PROJ. ARCHITECT	: JPD
DRAWN BY	: WD
CHECKED BY	: JPD

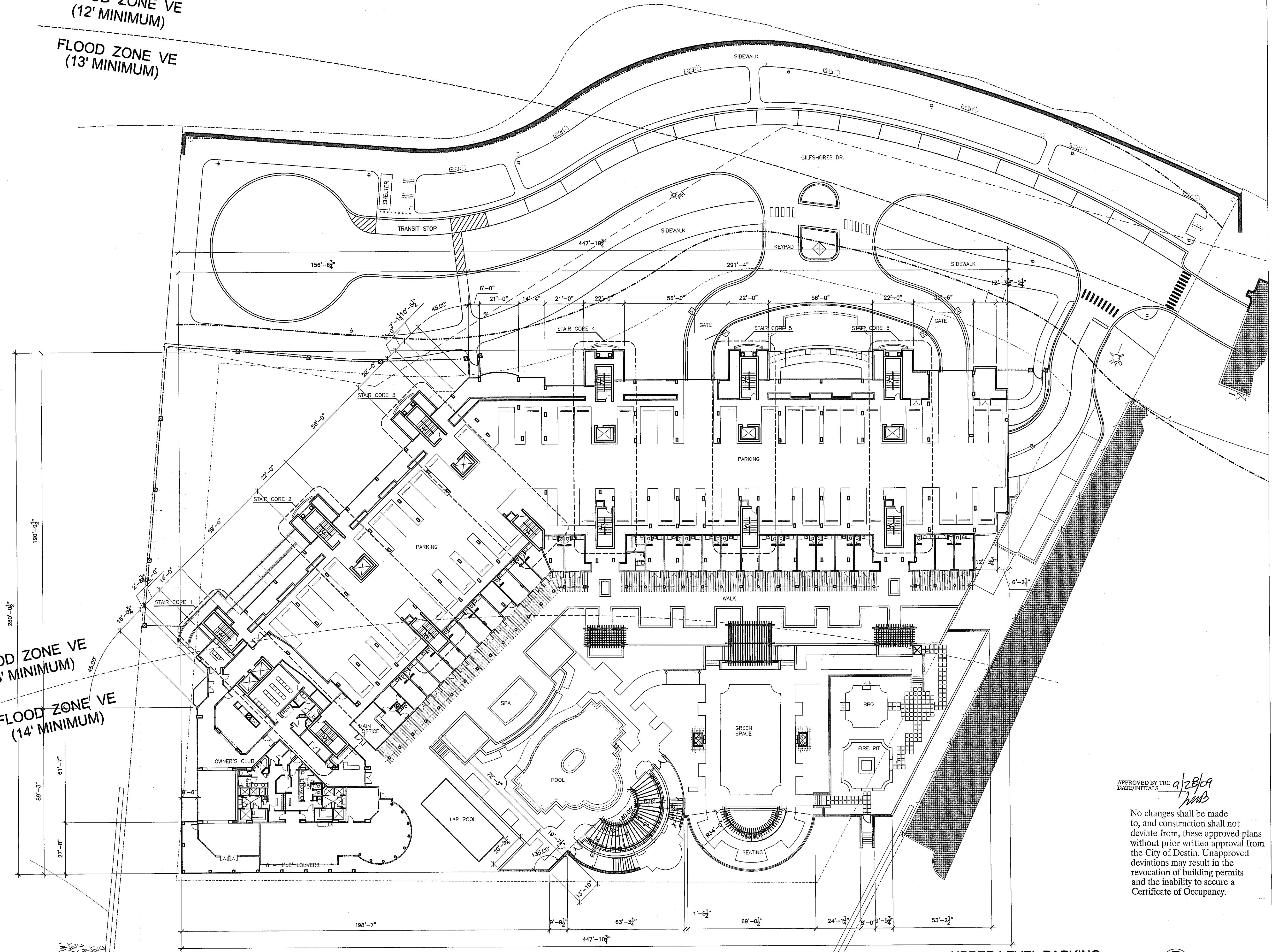
DWG. TITLE	LOWER LEVEL PARKING AND SITE PLAN
DATE	2/25/09
SHEET	OF
DWG. NO.	DO-101
PROJECT NO.	08035

FLOOD ZONE VE
(12' MINIMUM)

FLOOD ZONE VE
(13' MINIMUM)

FLOOD ZONE VE
(13' MINIMUM)

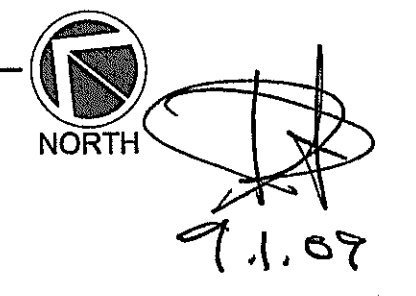
FLOOD ZONE VE
(14' MINIMUM)



APPROVED BY TRC
DATE/INITIALS 9/28/09
JMB

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1 UPPER LEVEL PARKING
SCALE: 1"=20.00'



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ARCHITECTS, PA

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Destin, Florida

1 Gulf Shores Drive

Dennis J. Chavez, AIA
AR.0016798

Joseph P. Dougherty, AIA
AR.0014612

REV. NO.	DATE	DESCRIPTION
2/25/09		DEVELOPMENT ORDER DRAWINGS

PROJ. ARCHITECT	JPD
DRAWN BY	JPD
CHECKED BY	JPD

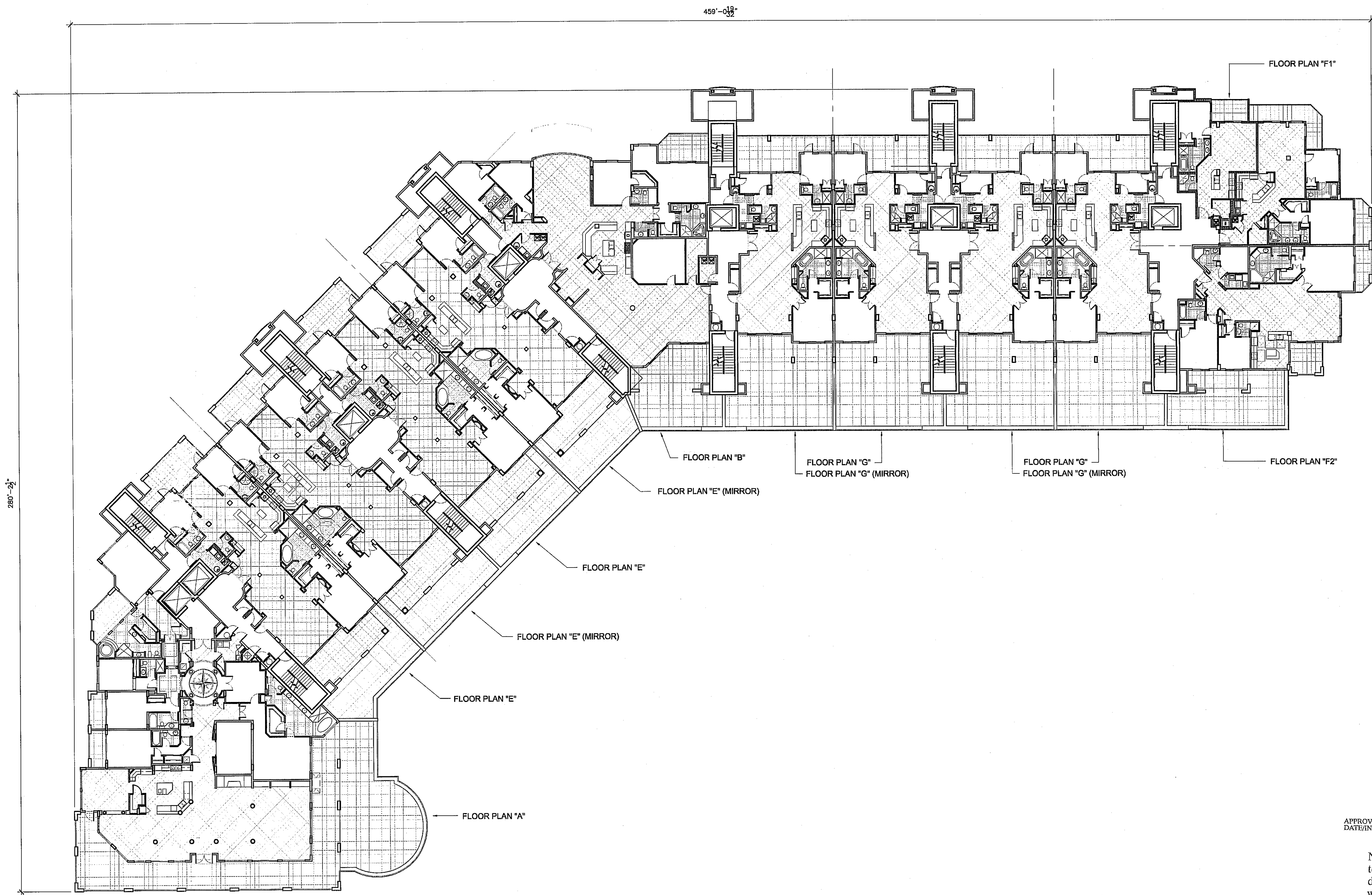
DWG. TITLE
UPPER LEVEL PARKING

DATE
2/25/09

SHEET
OF

DWG. NO.
DO-102

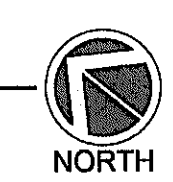
PROJECT NO.
08035



APPROVED BY TRC
DATE/INITIALS 9/28/09
JMB

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1 1st FLOOR PLAN
SCALE: 1/16"=1'-0"



[Handwritten signature]
9.1.09

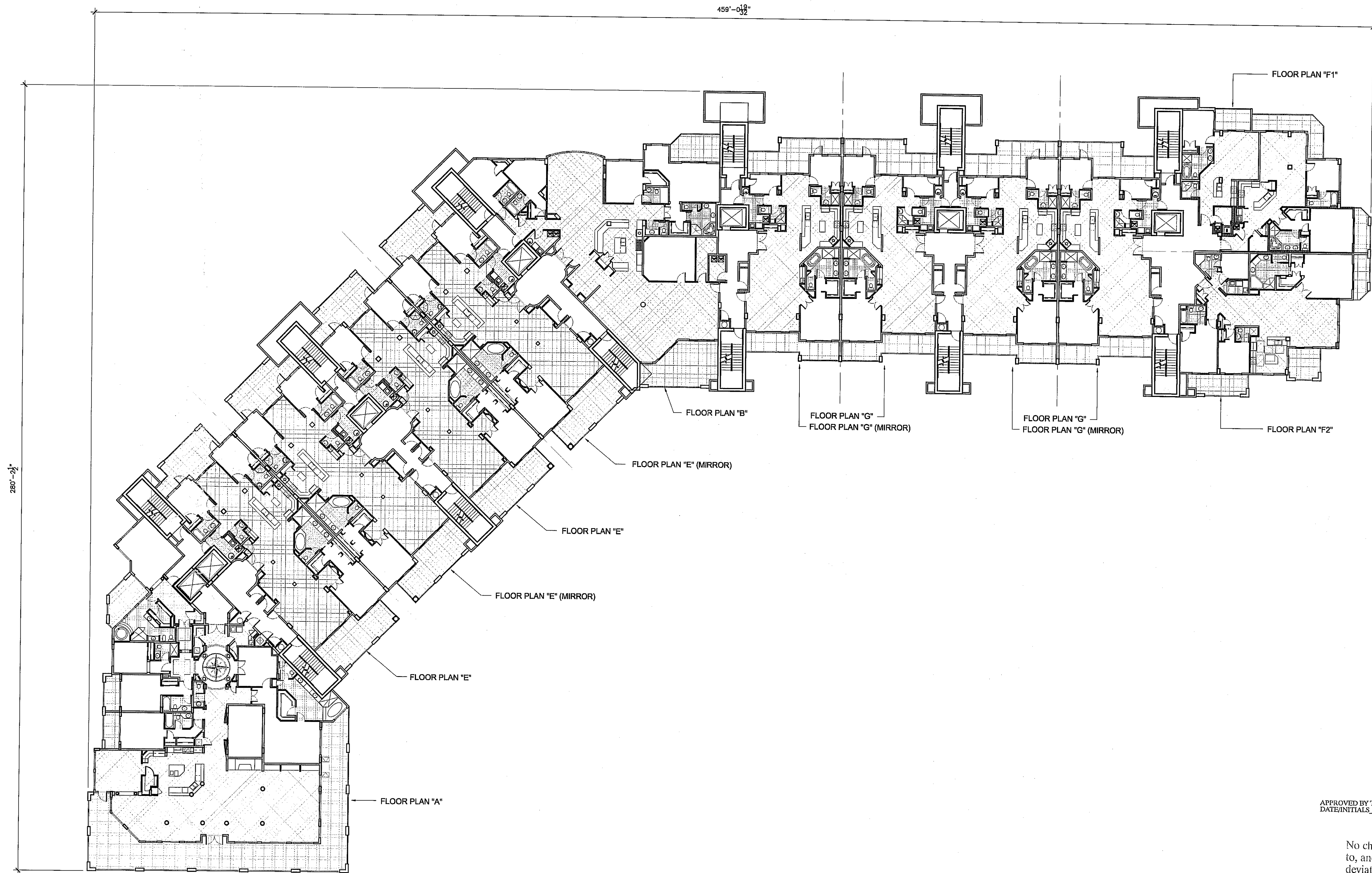
Dougherty + Chavez
ARCHITECTS, PA
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Building C, Suite 240
Destin, Florida 32541
Telephone : 850.650.5881
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AR-0014812
Joseph P. Dougherty, AIA
AR-0014812

REV. NO.	DATE	DESCRIPTION
1	2/25/09	DEVELOPMENT ORDER DRAWINGS

PROJ. ARCHITECT : JPD
DRAWN BY : JPD
CHECKED BY : JPD

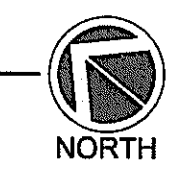
DWG. TITLE
1st FLOOR PLAN
DATE
2/25/09
SHEET
7
OF
7
DWG. NO.
DO-103
PROJECT NO.
08035



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DATE/INITIALS 9/28/09
WMB

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1 2nd FLOOR PLAN
SCALE: 1/16"=1'-0"



9.1.09

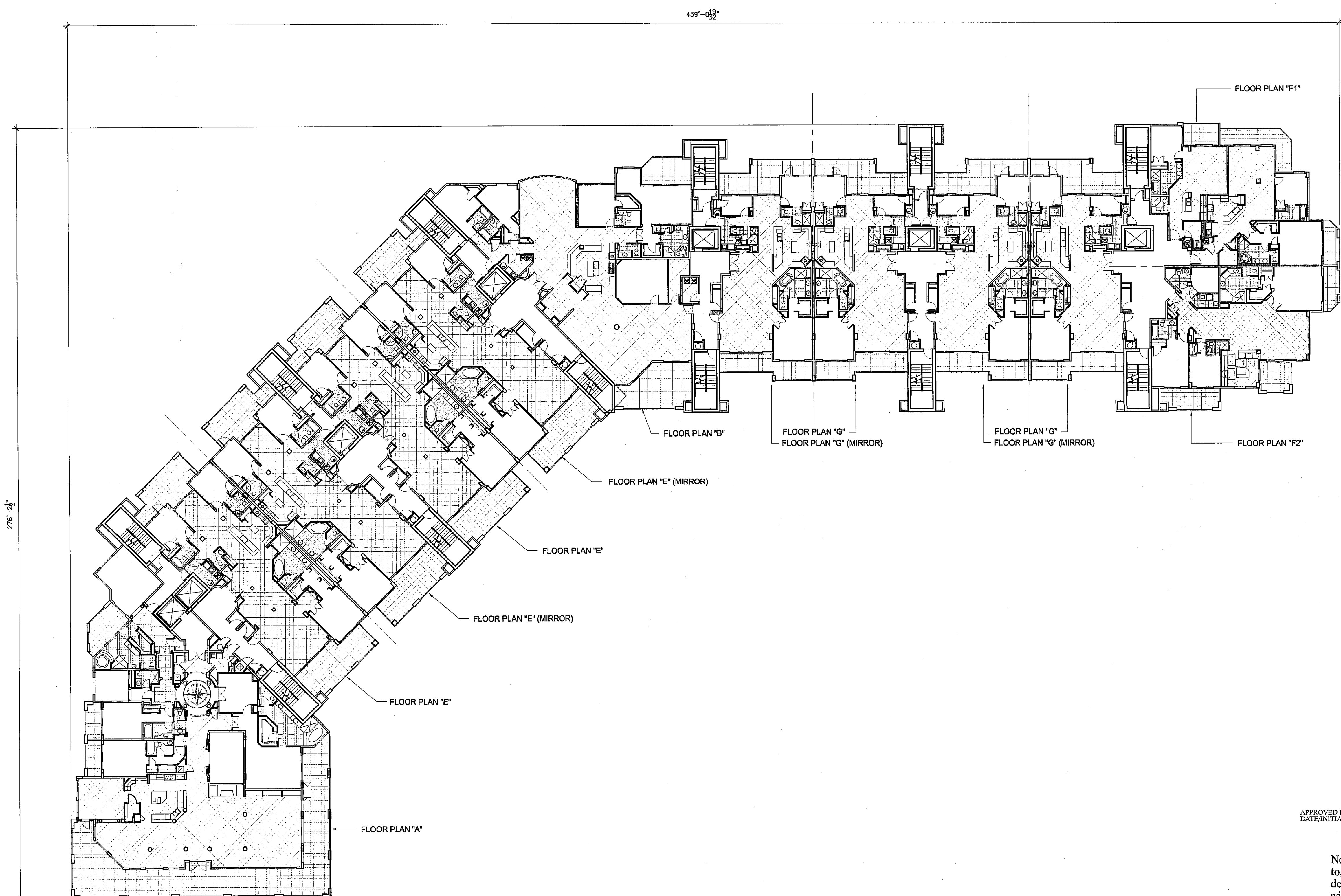
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Building C, Suite 240
Destin, Florida 32541
Telephone 850.650.5881
Telefax 850.650.5892

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I Gulf Shores Drive
Joseph P. Dougherty, AIA
AIA 0014872
Dennis J. Chavez, AIA
AIA 0015799

REV. NO.	DATE	DESCRIPTION
1	2/25/09	DEVELOPMENT ORDER DRAWINGS

PROJ. ARCHITECT : JPD
DRAWN BY : WD
CHECKED BY : JPD

DWG. TITLE 2nd FLOOR PLAN	DWG. NO. DO-104
DATE 2/25/09	PROJECT NO. 08035
SHEET OF	



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DATE/INITIALS 9/28/09
JMB

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1 3rd - 5th FLOOR PLANS
SCALE: 1/16"=1'-0"
NORTH

9.1.09

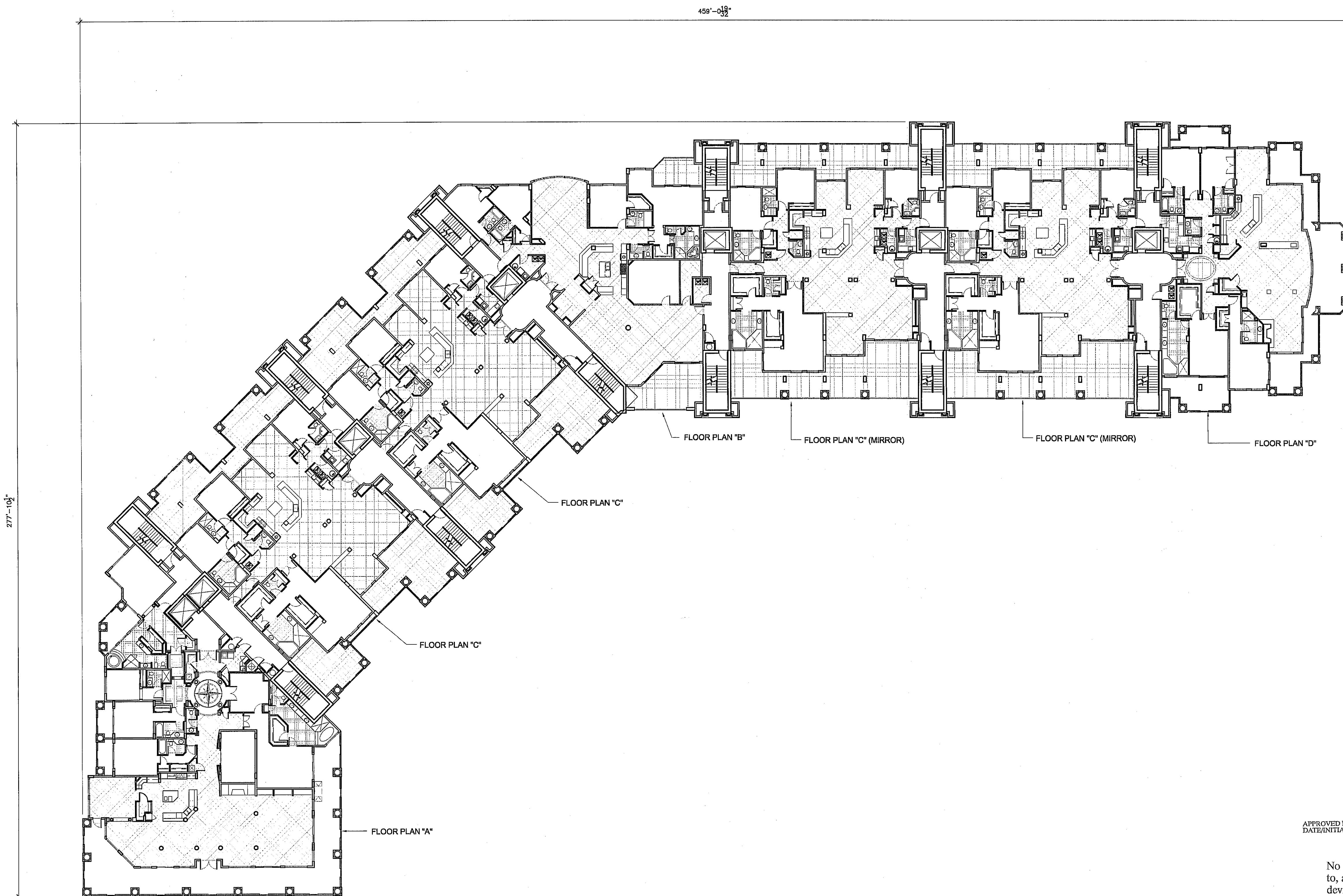
Dougherty + Chavez
ARCHITECTS, PA
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Destin, Florida 32541
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Telefax : 850.650.5882

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Dennis J. Chavez, AIA
AR.0014978
Joseph P. Dougherty, AIA
AR.0014812

REV. NO.	DATE	DESCRIPTION
	2/25/09	DEVELOPMENT ORDER DRAWINGS

PROJ. ARCHITECT : JPD
DRAWN BY : WD
CHECKED BY : JPD

DWG. TITLE 3rd - 5th FLOOR PLANS	DATE 2/25/09	DWG. NO. DO-105
	SHEET OF	PROJECT NO. 08035



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DATE/INITIALS 2/28/09
JMB

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1 6th FLOOR PLAN

SCALE: 1/16"=1'-0"



7.1.09

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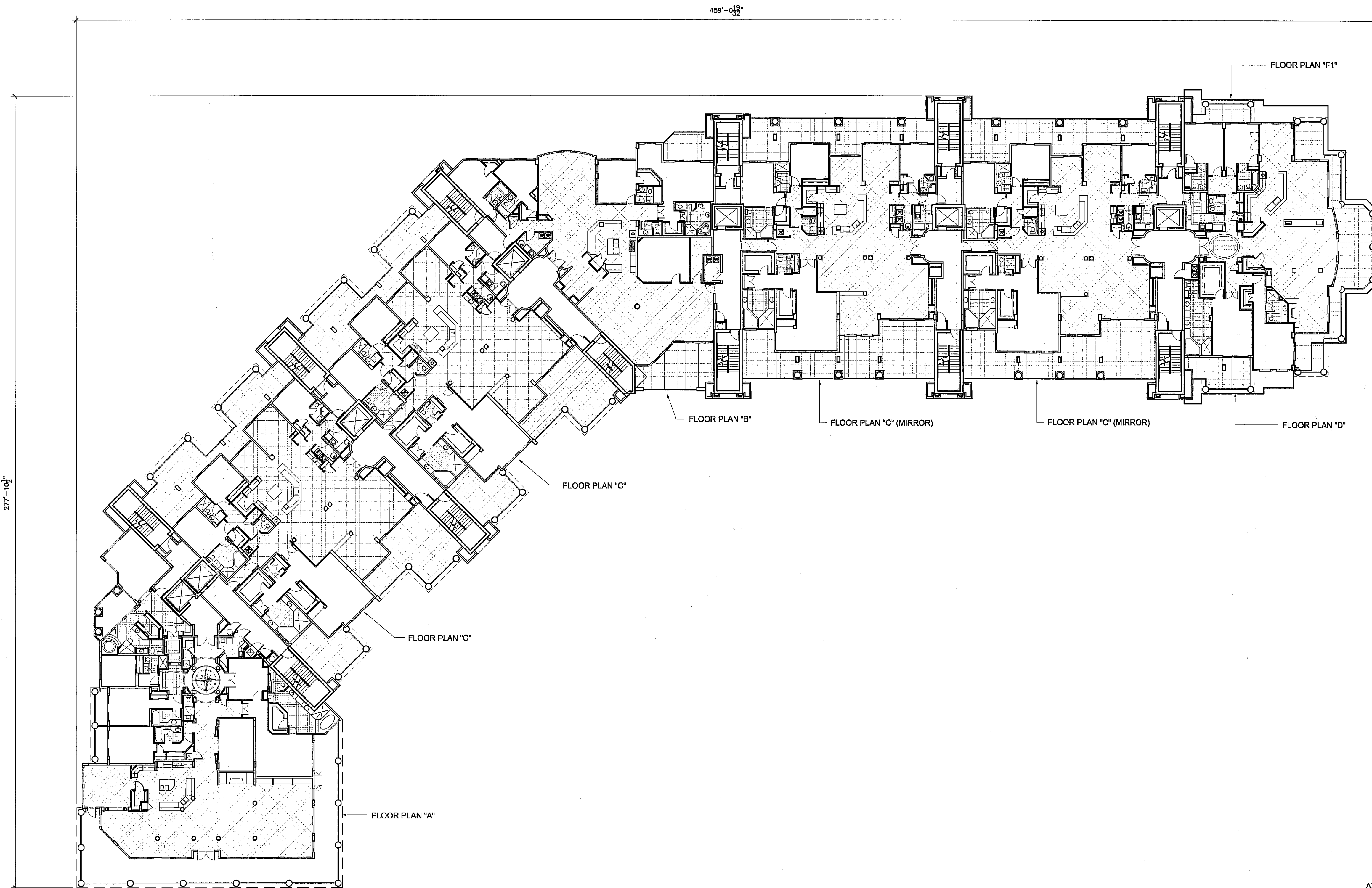
1 Gulf Shores Drive

Joseph P. Dougherty, AIA
AR.0014812

Dennis J. Chavez, AIA
AR.0015798

REV. NO.	DATE	DESCRIPTION
1	2/25/09	DEVELOPMENT ORDER DRAWINGS

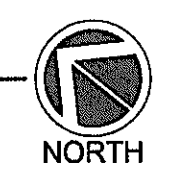
PROJ. ARCHITECT : JPD DRAWN BY : JPD CHECKED BY : JPD	DWG. TITLE 6th FLOOR PLAN
DATE 2/25/09 SHEET OF	DWG. NO. DO-106 PROJECT NO. 08035



APPROVED BY TRC
DATE/INITIALS 9/28/09 /MB

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1 7th FLOOR PLAN
SCALE: 1/16"=1'-0"



Handwritten signature and date:
9.1.09

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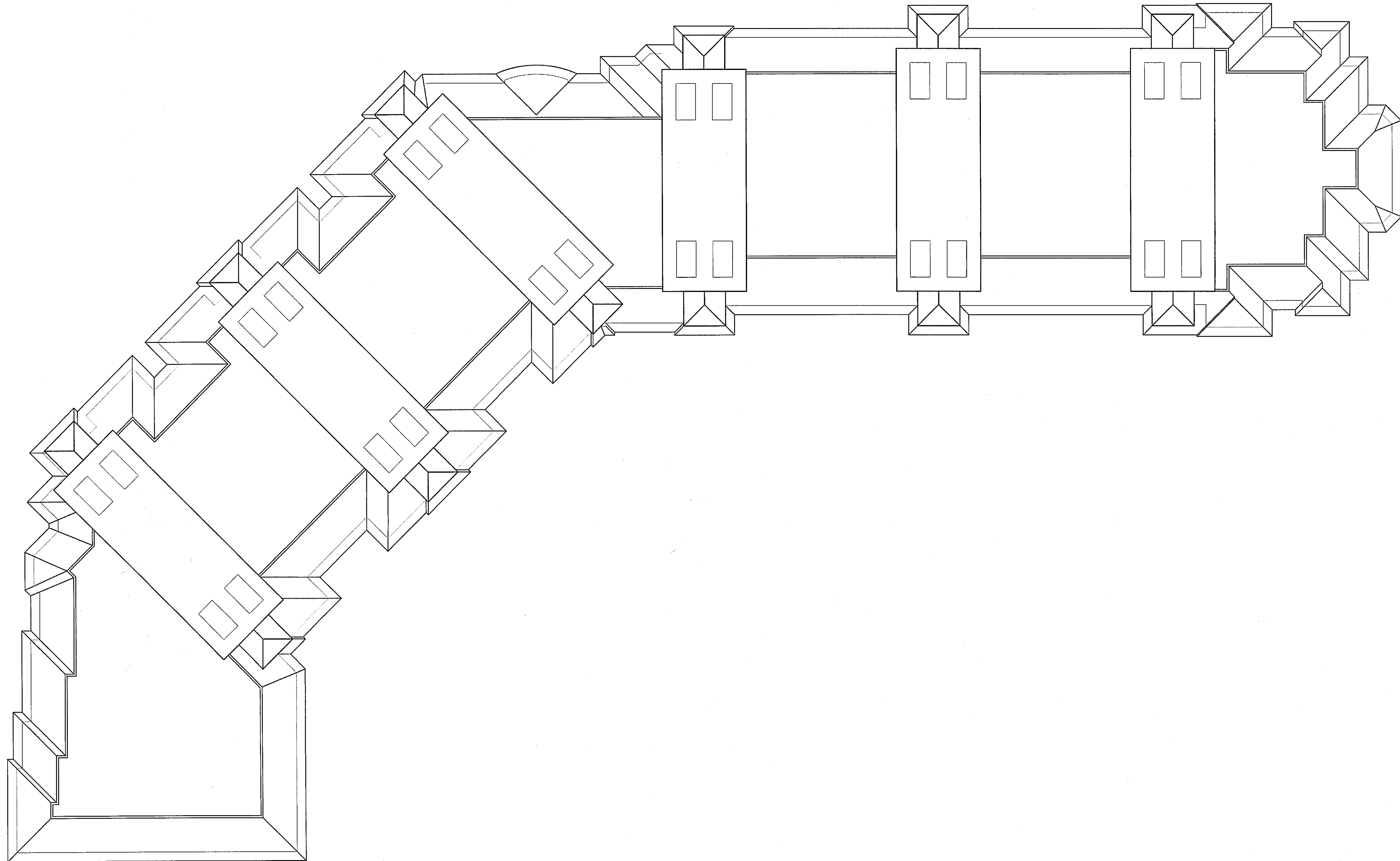
Joseph P. Dougherty, AIA
AR.0014812

Dennis J. Chavez, AIA
AR.0015798

REV. NO.	DATE	DESCRIPTION
	2/25/09	DEVELOPMENT ORDER DRAWINGS

PROJ. ARCHITECT : JPD
DRAWN BY : WD
CHECKED BY : JPD

DWG. TITLE 7th FLOOR PLAN	
DATE 2/25/09	DWG. NO. DO-107
SHEET OF	PROJECT NO. 08035



APPROVED BY TRC
DATE/INITIALS 9/28/09
JMB

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1 ROOF PLAN
SCALE: 1/16"=1'-0"

NORTH

9.1.09

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AR.0014812

Dennis J. Chavez, AIA
AR.0015798

REV. NO.	DATE	DESCRIPTION
1	2/25/09	DEVELOPMENT ORDER DRAWINGS
2		
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PROJ. ARCHITECT : JPD
DRAWN BY : WD
CHECKED BY : JPD

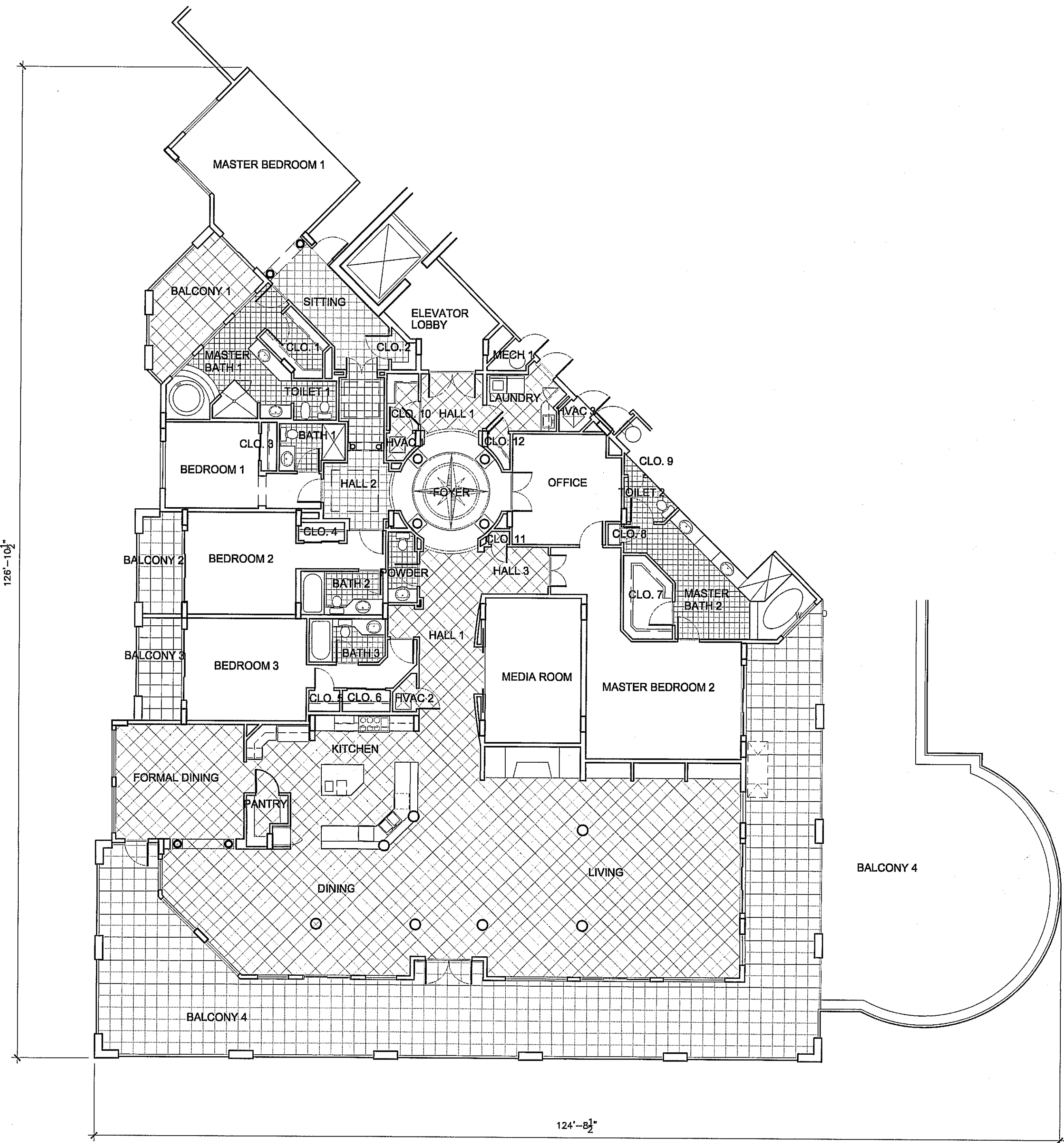
DWG. TITLE
ROOF PLAN

DATE
2/25/09

SHEET
OF

DWG. NO.
DO-108

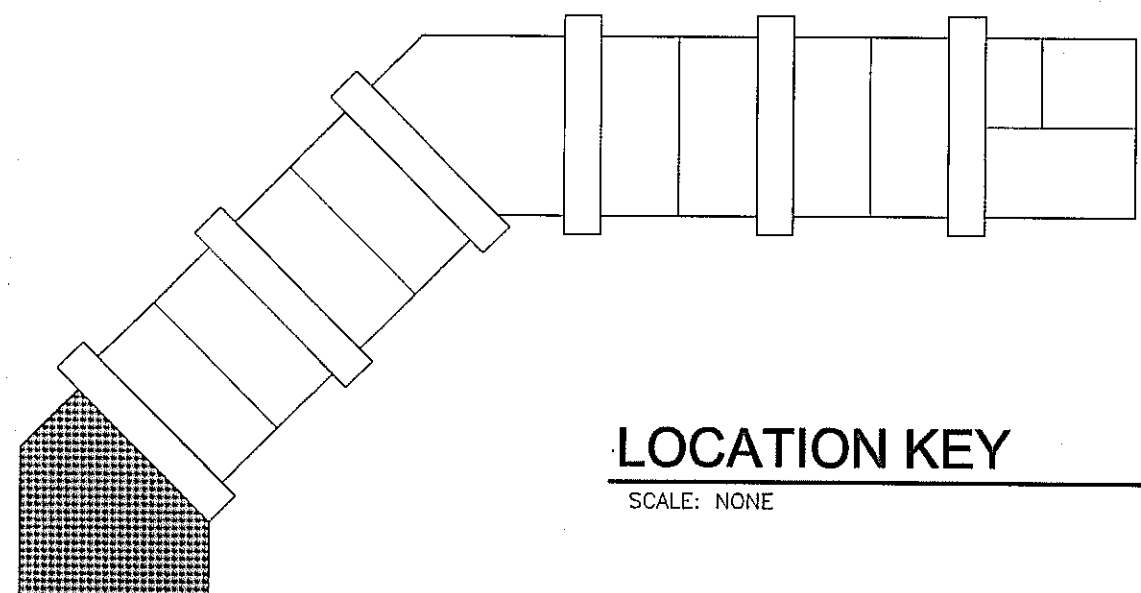
PROJECT NO.
08035



PLAN A (1st FLOOR)

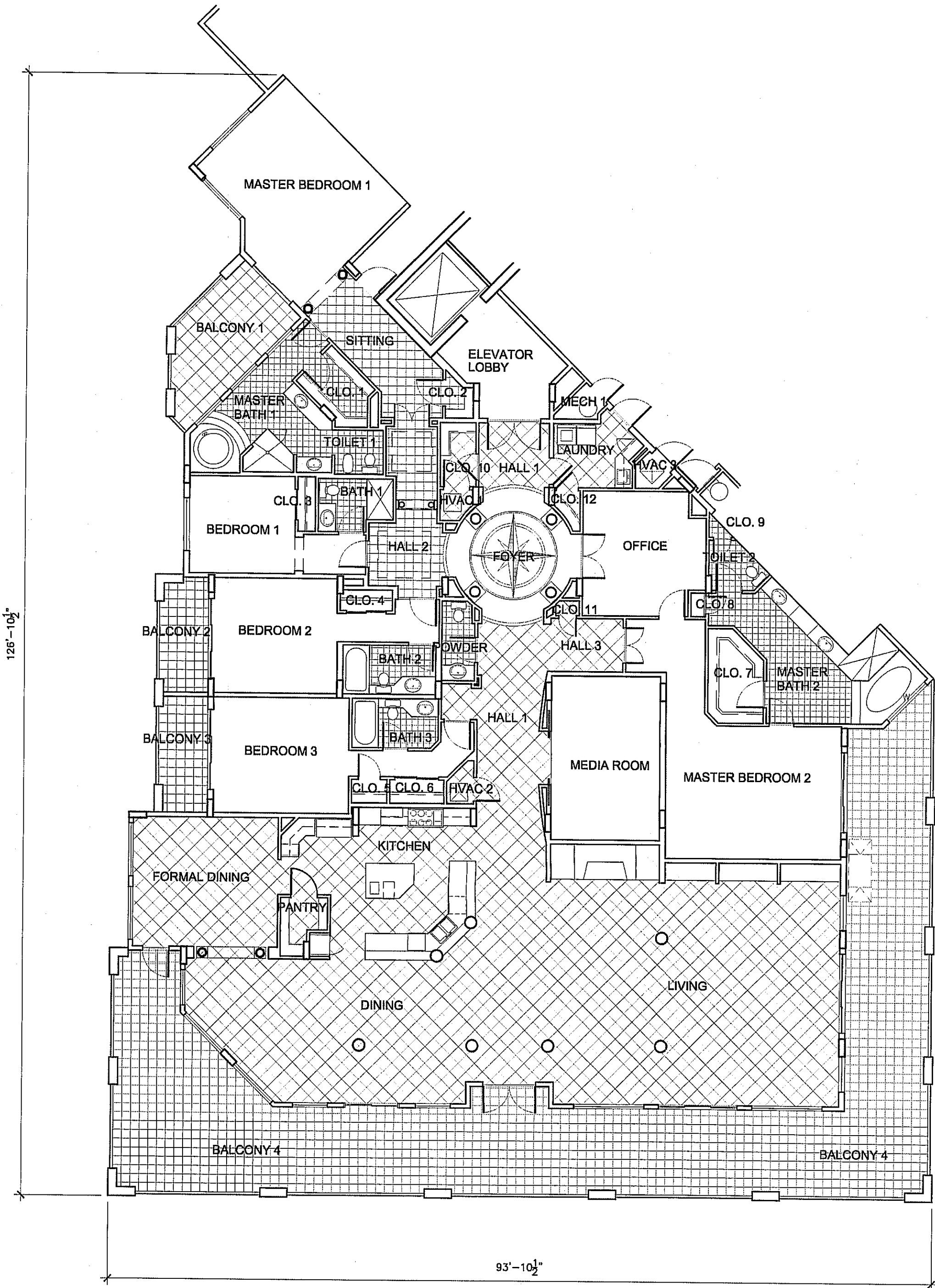
SCALE: 1/8"=1'-0"

6236 SF



LOCATION KEY

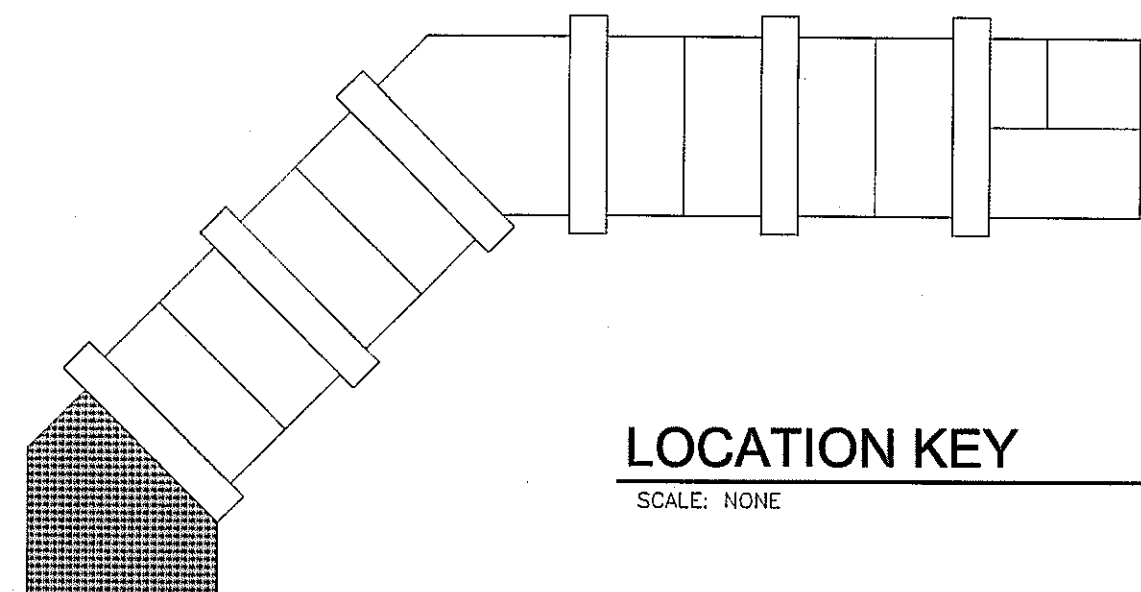
SCALE: NONE



PLAN A (2nd- 5th FLOORS)

SCALE: 1/8"=1'-0"

6236 SF



LOCATION KEY

SCALE: NONE

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DATE/INITIALS
9/28/09
MMB

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AR-0014612

Dennis J. Chavez, AIA
AR-0015798

REV. NO.	DATE	DESCRIPTION
1	2/25/09	DEVELOPMENT ORDER DRAWINGS

DWG. TITLE
UNIT PLAN "A"

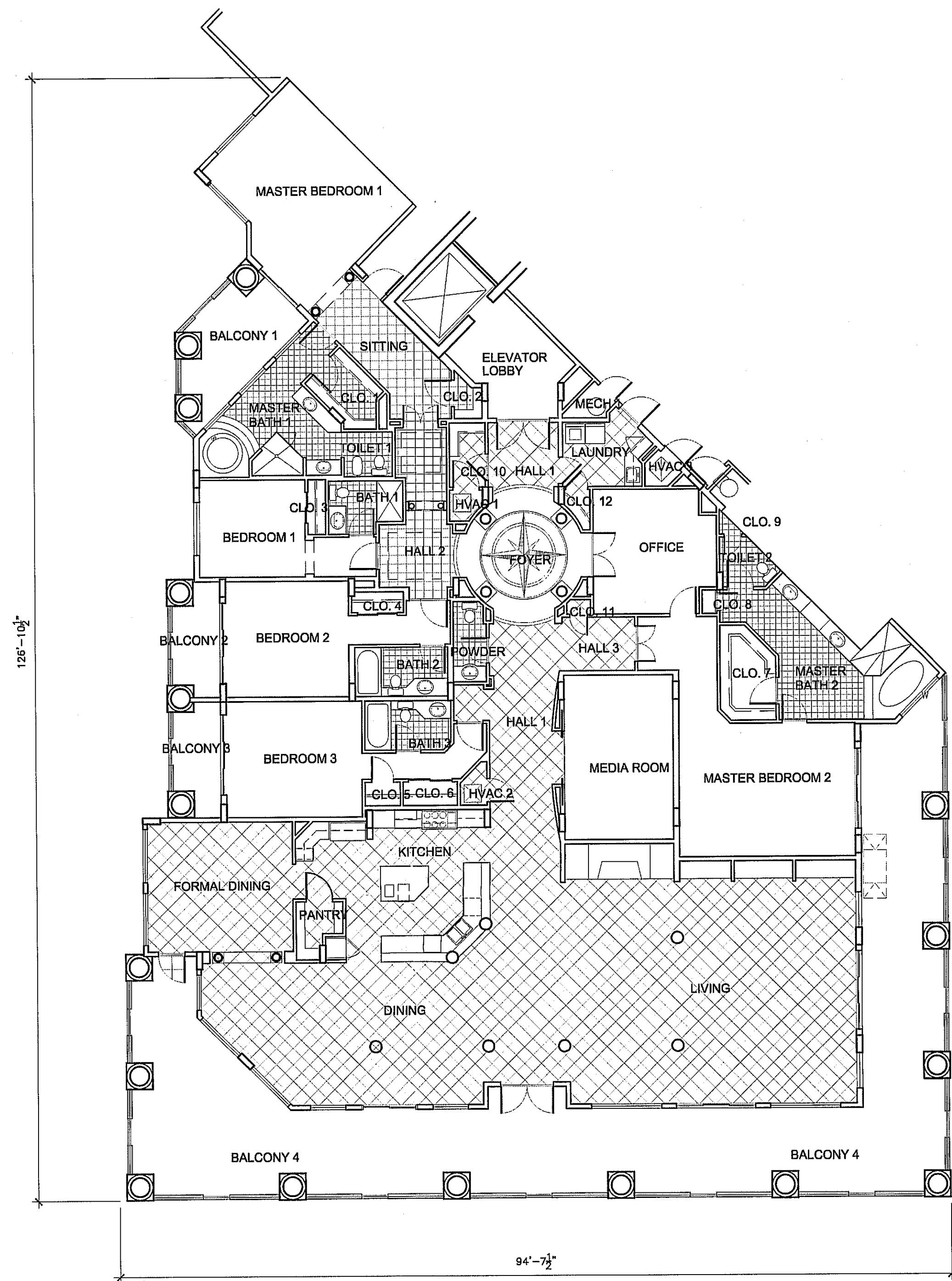
DATE
2/25/09

SHEET
OF

DWG. NO.
DO-109

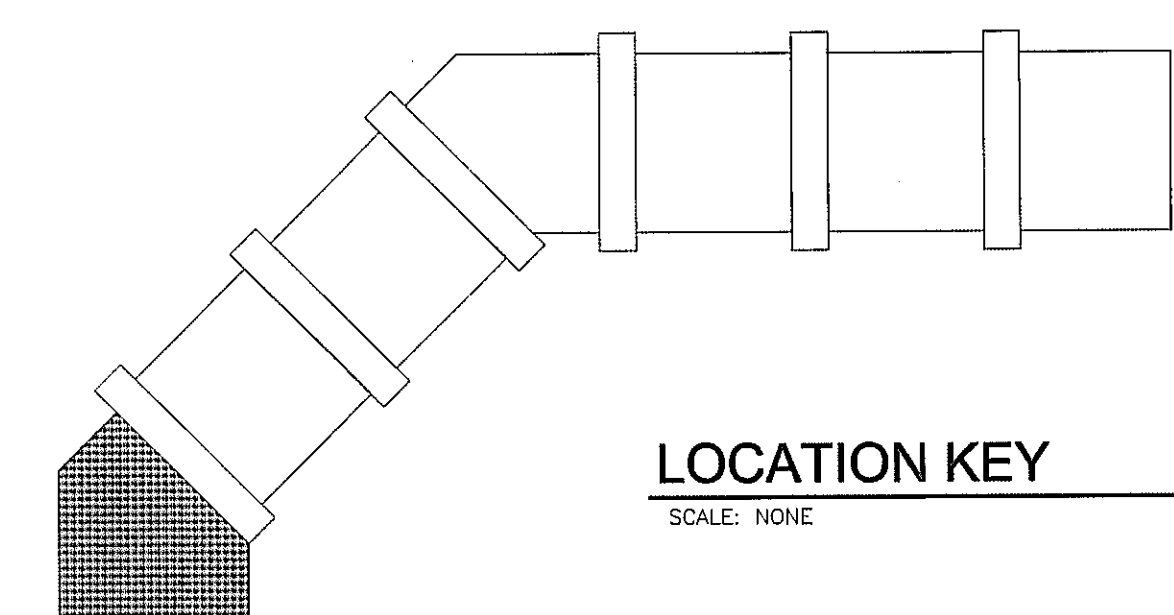
PROJECT NO.
08035

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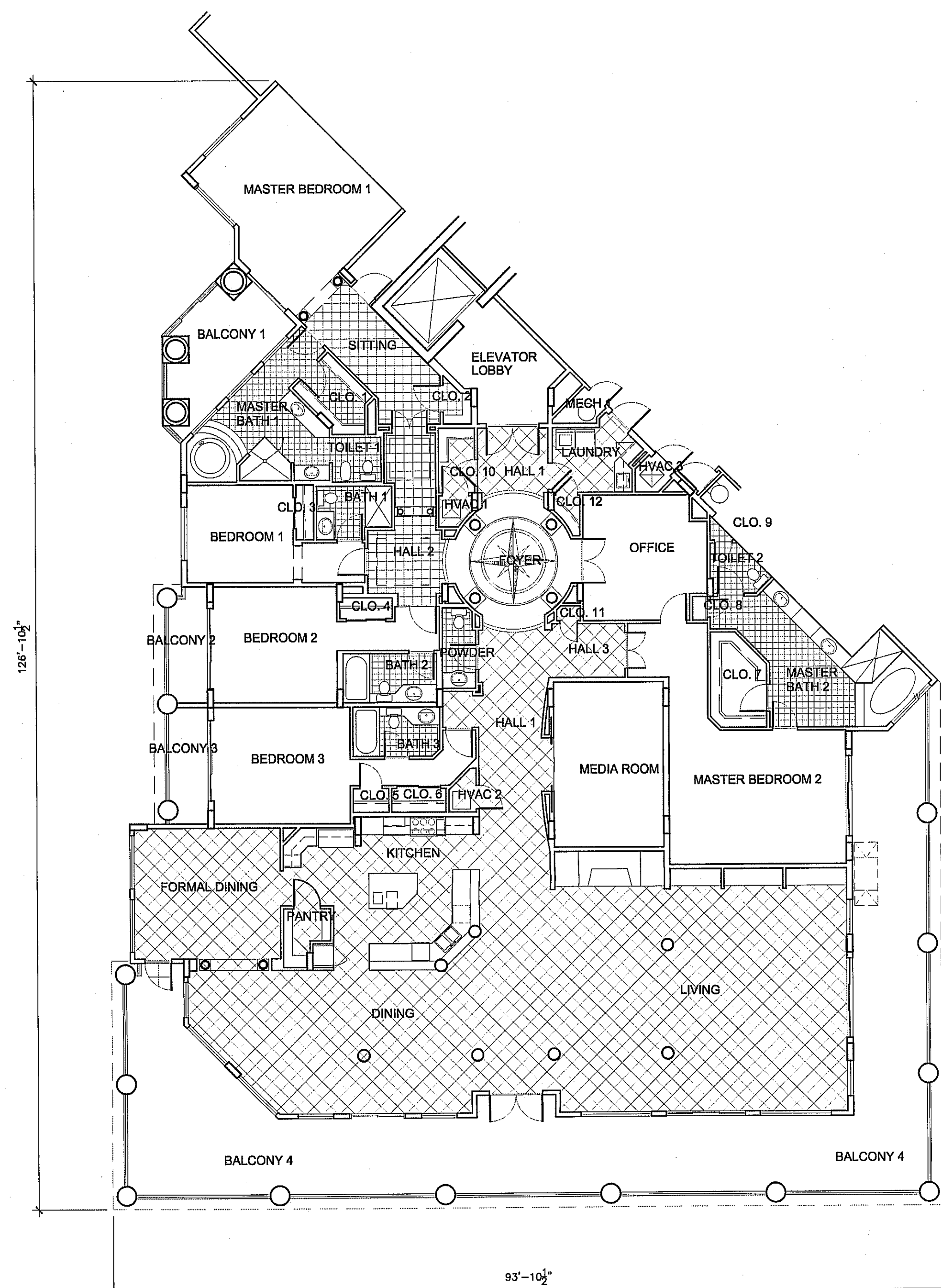
PLAN A (6th FLOOR)

SCALE: 1/8"=1'-0" 6236 SF



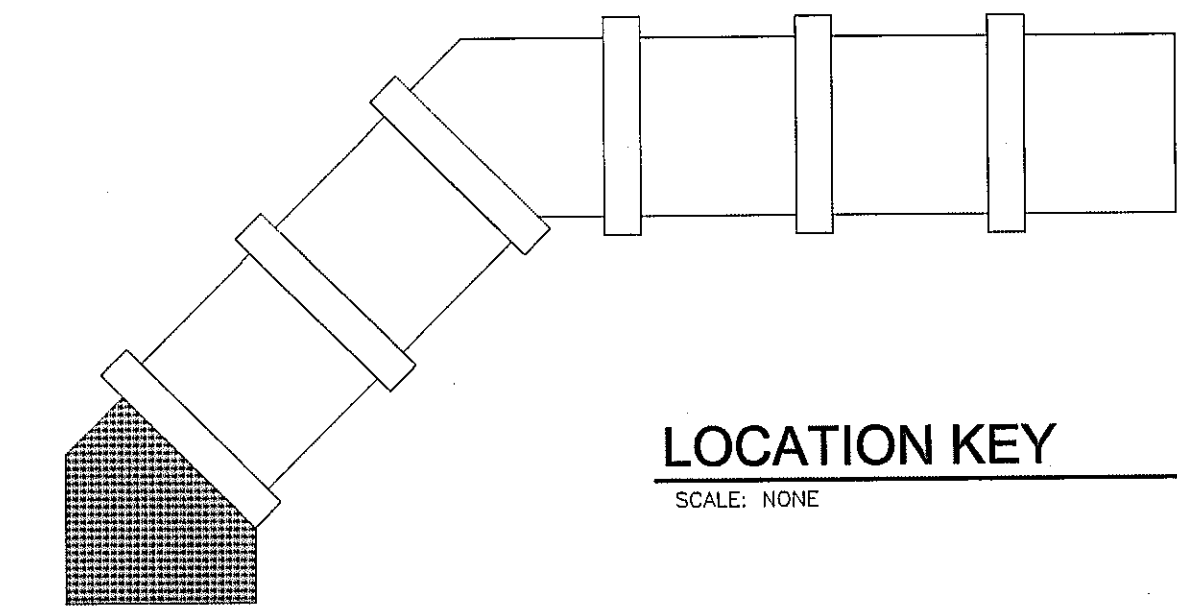
LOCATION KEY

SCALE: NONE



PLAN A (7th FLOOR)

SCALE: 1/8"=1'-0" 6236 SF



LOCATION KEY

SCALE: NONE

APPROVED BY TRC
DATE/INITIALS 9/28/09
JMB

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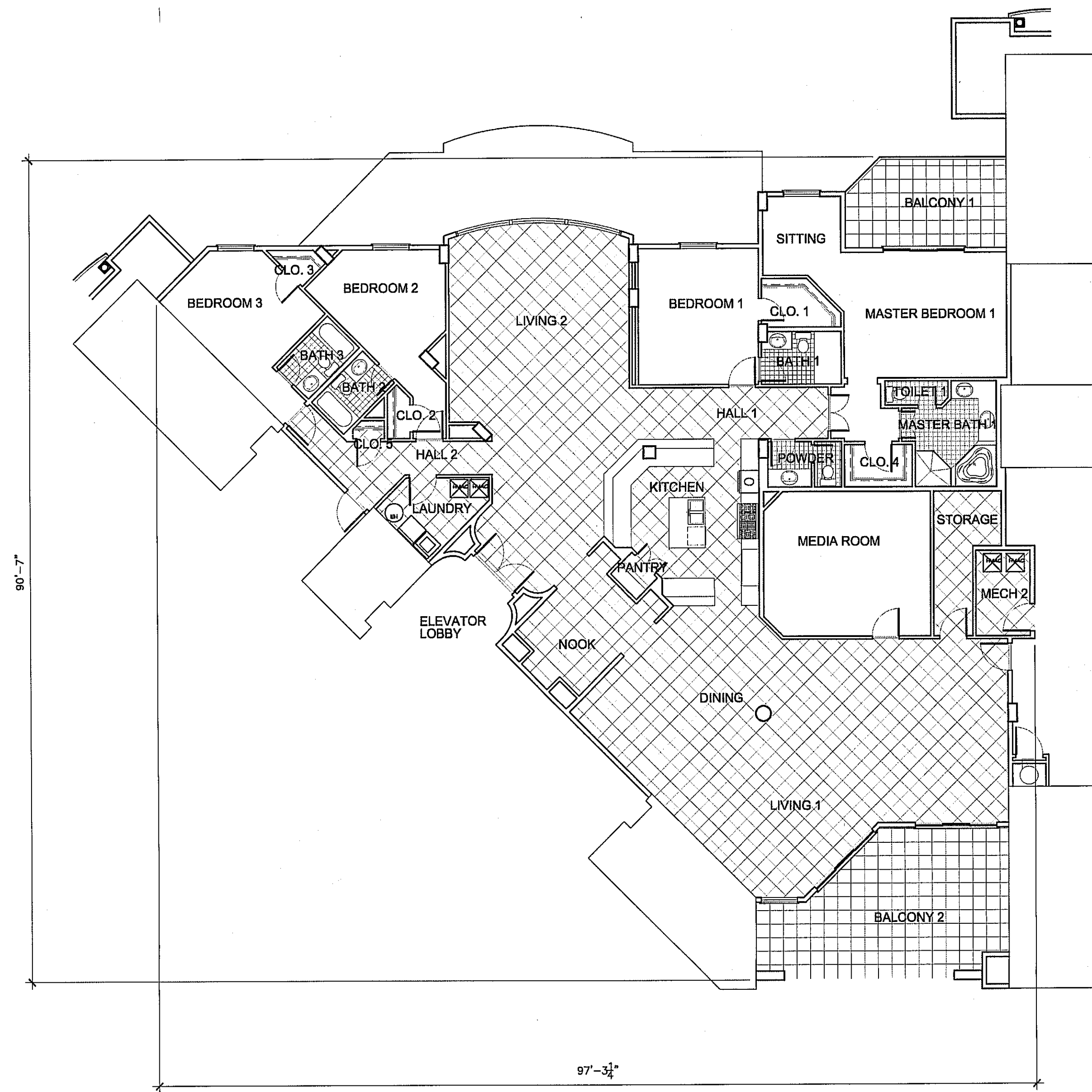
Dennis J. Chavez, AIA
AR.0015789

Joseph P. Dougherty, AIA
AR.0014812

REV. NO.	DATE	DESCRIPTION
1	2/25/09	DEVELOPMENT ORDER DRAWINGS
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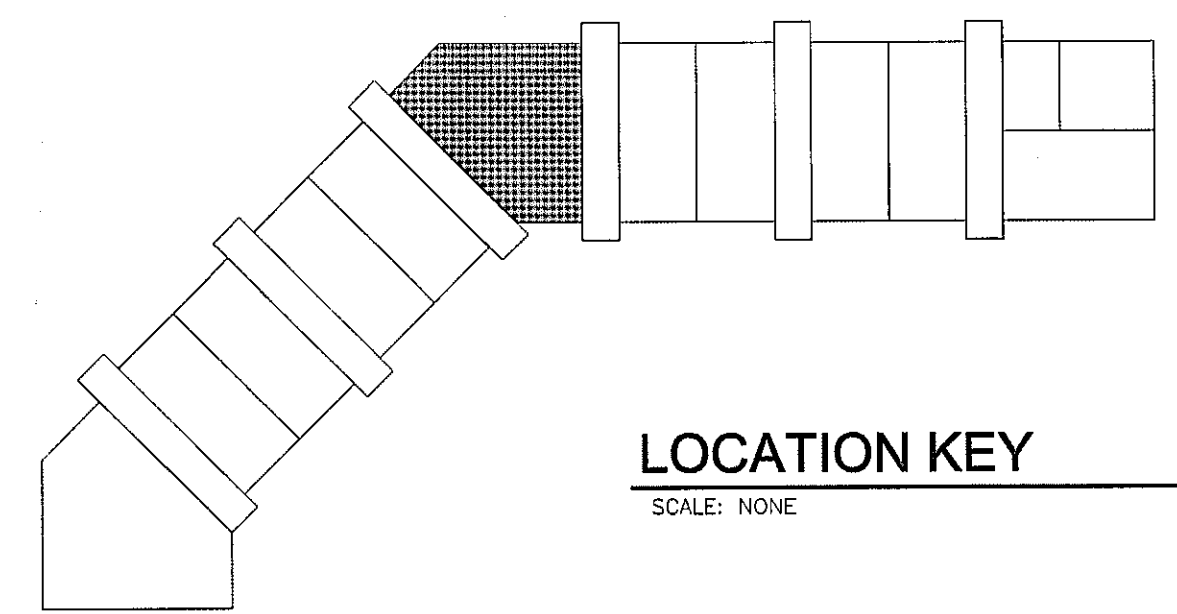
DWG. TITLE UNIT PLAN A	
DATE 2/25/09	DWG. NO. DO-110
SHEET OF	PROJECT NO. 08035

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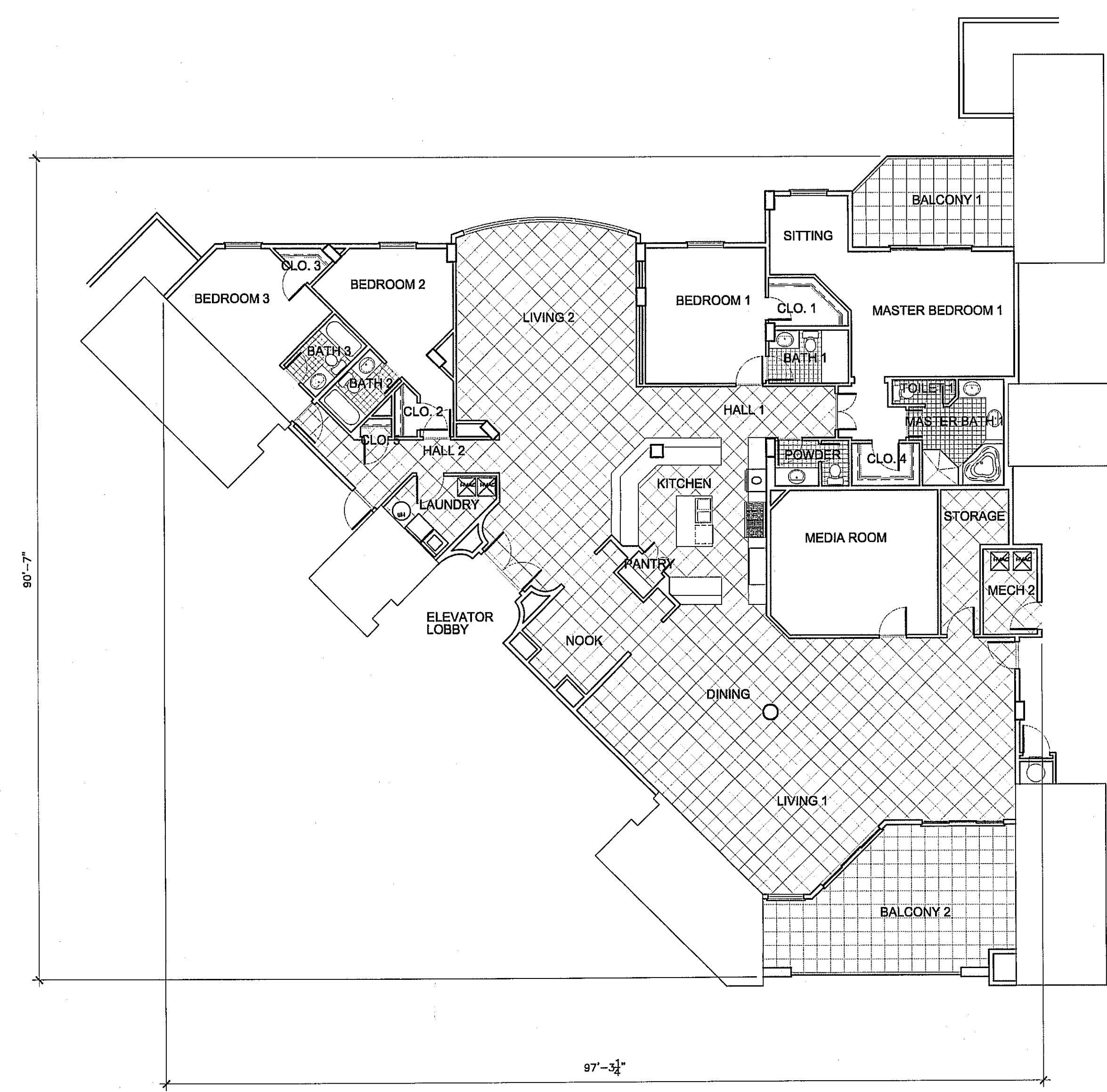
PLAN B (1st FLOOR)

SCALE: 1/8"=1'-0" 4536 SF



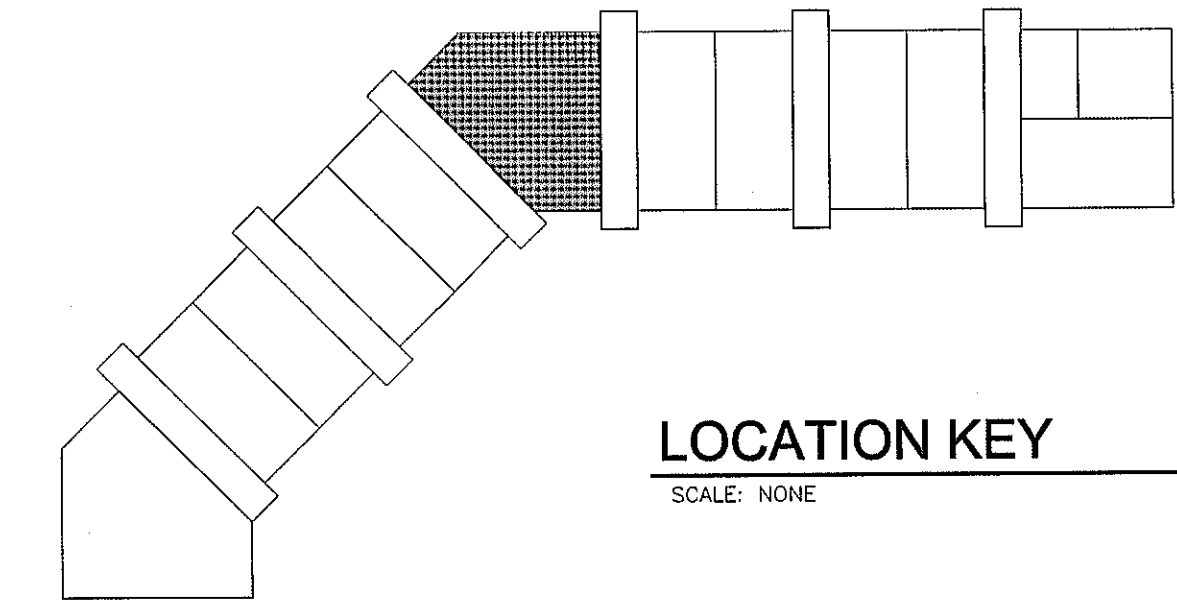
LOCATION KEY

SCALE: NONE



PLAN B (2nd FLOOR)

SCALE: 1/8"=1'-0" 4536 SF



LOCATION KEY

SCALE: NONE

APPROVED BY TRC
DATE/INITIALS 9/28/09
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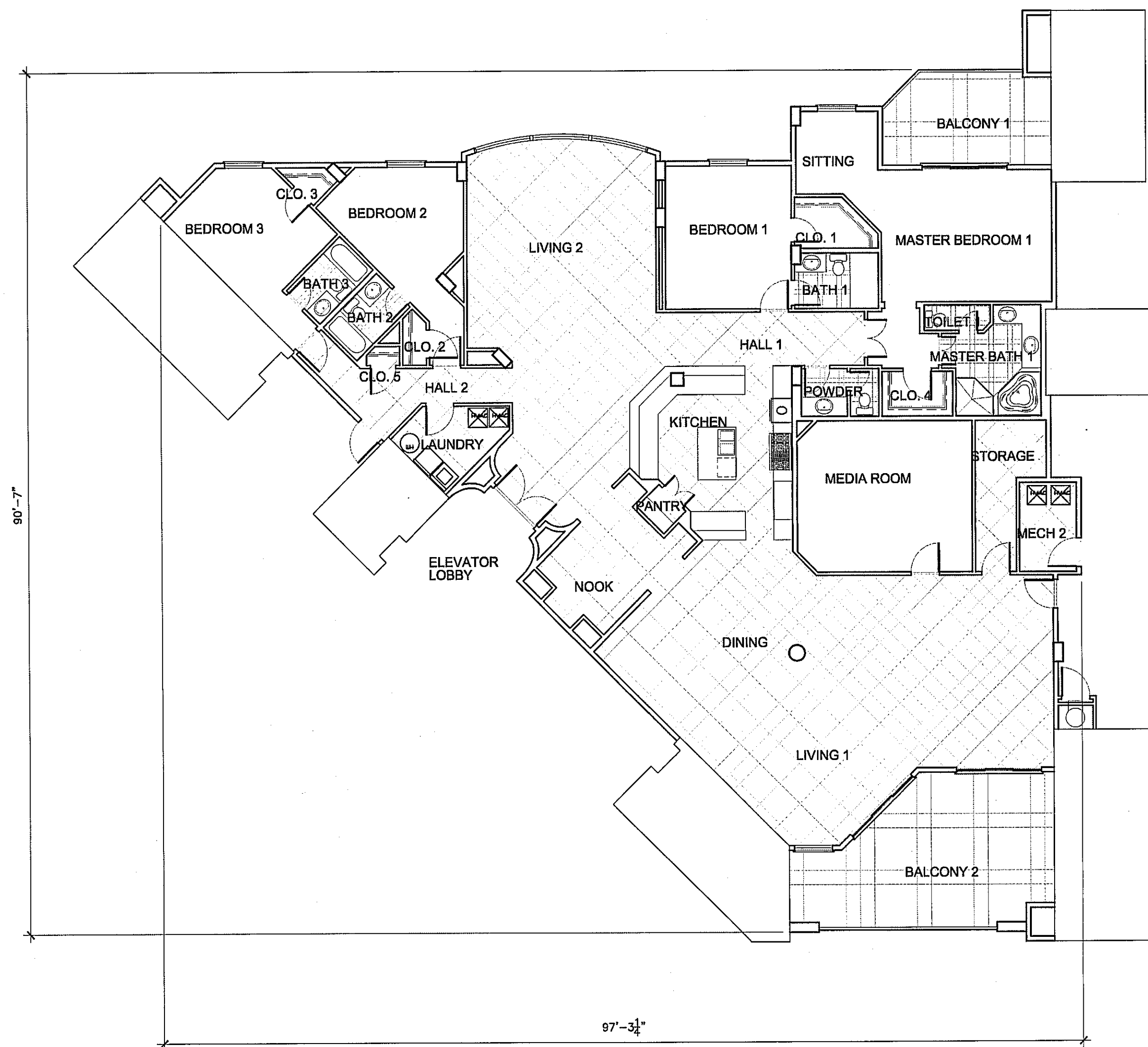
Joseph P. Dougherty, AIA
AF.0014812

Dennis J. Chavez, AIA
AR.0015798

REV. NO.	DATE	DESCRIPTION
1	2/25/09	DEVELOPMENT ORDER DRAWINGS

DWG. TITLE UNIT PLAN B	
DATE 2/25/09	DWG. NO. DO-111
SHEET OF	PROJECT NO. 08035

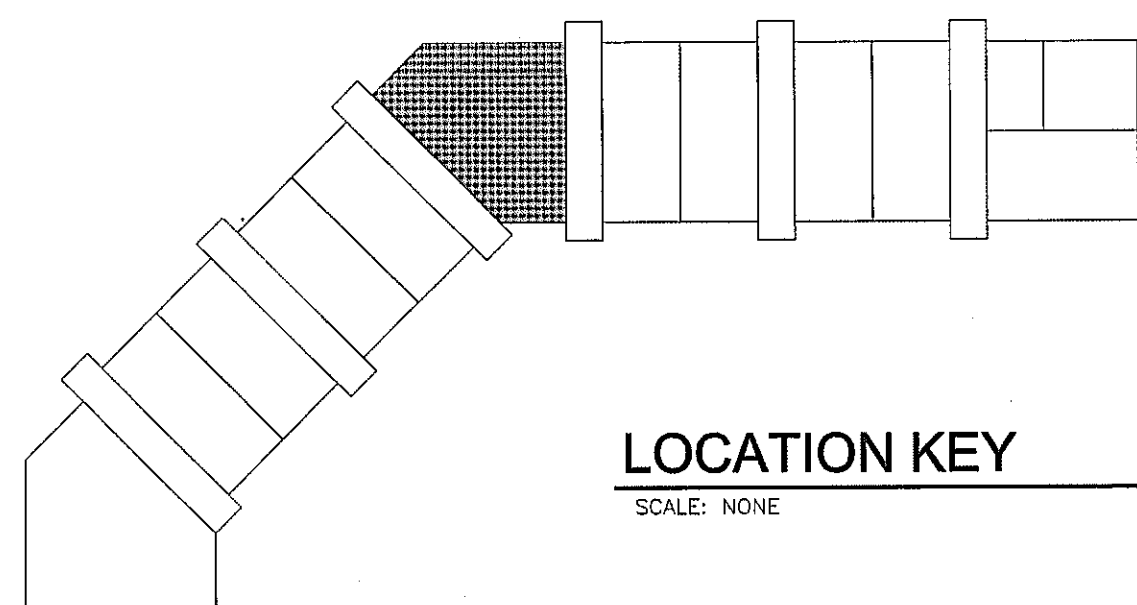
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PLAN B (3rd - 5th FLOORS)

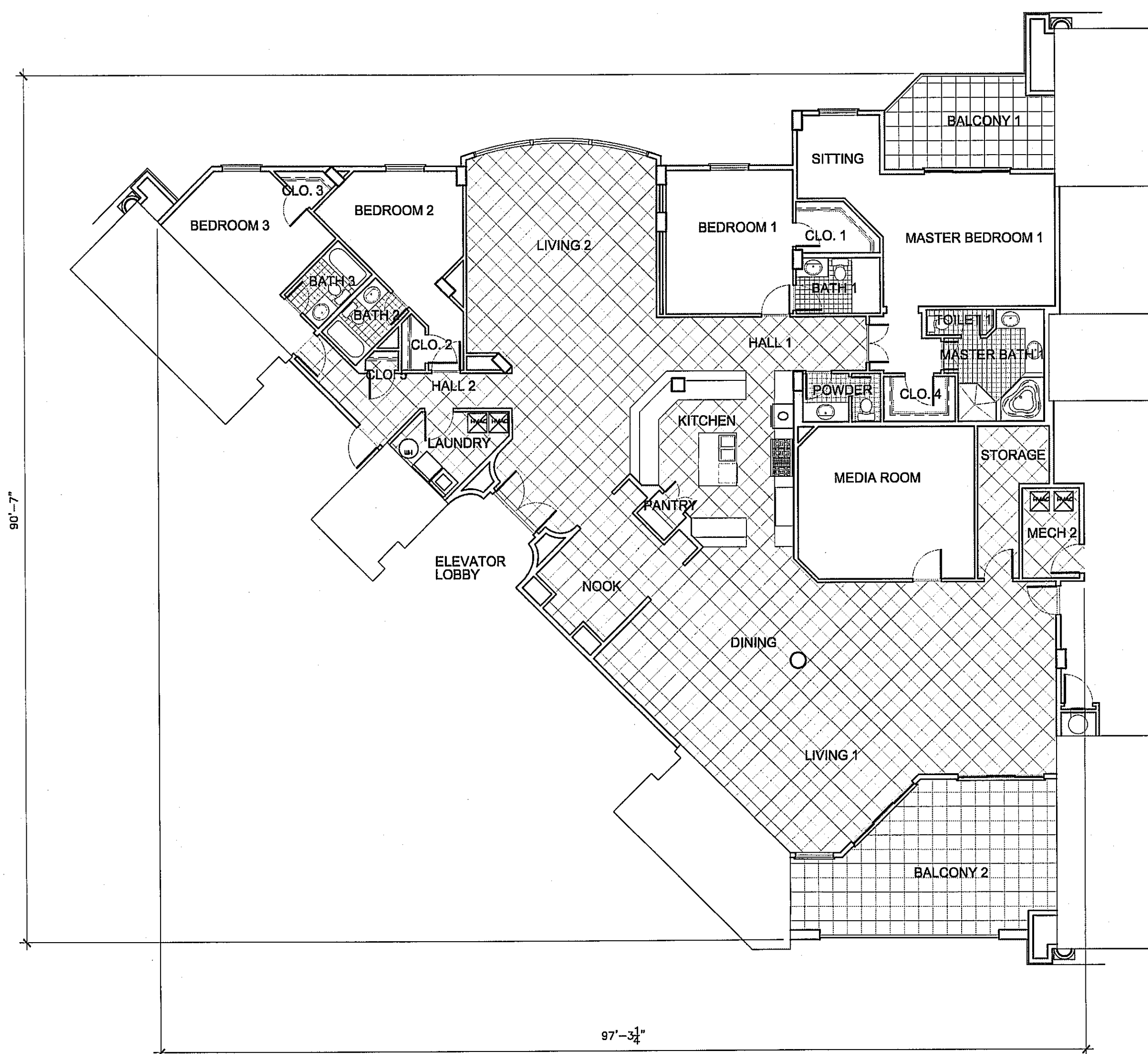
SCALE: 1/8"=1'-0"

4536 SF



LOCATION KEY

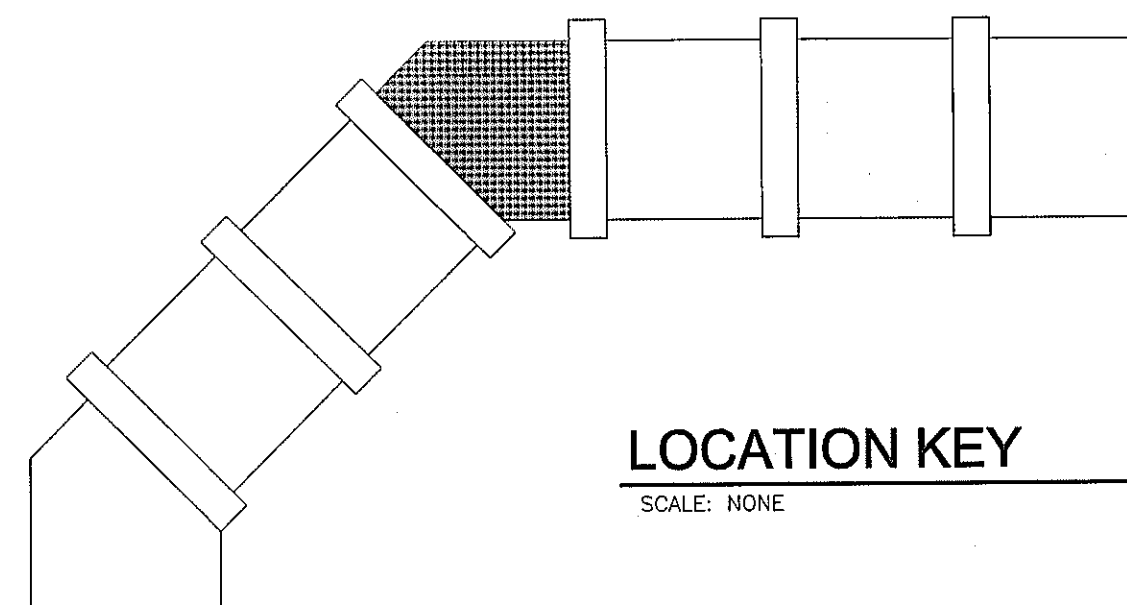
SCALE: NONE



PLAN B (6th - 7th FLOORS)

SCALE: 1/8"=1'-0"

4536 SF



LOCATION KEY

SCALE: NONE

APPROVED BY TRC
DATE/INITIALS 9/28/09
HMB

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1 Gulf Shores Drive

Dennis L. Chavez, AIA
AR.0015798

Joseph P. Dougherty, AIA
AR.0014812

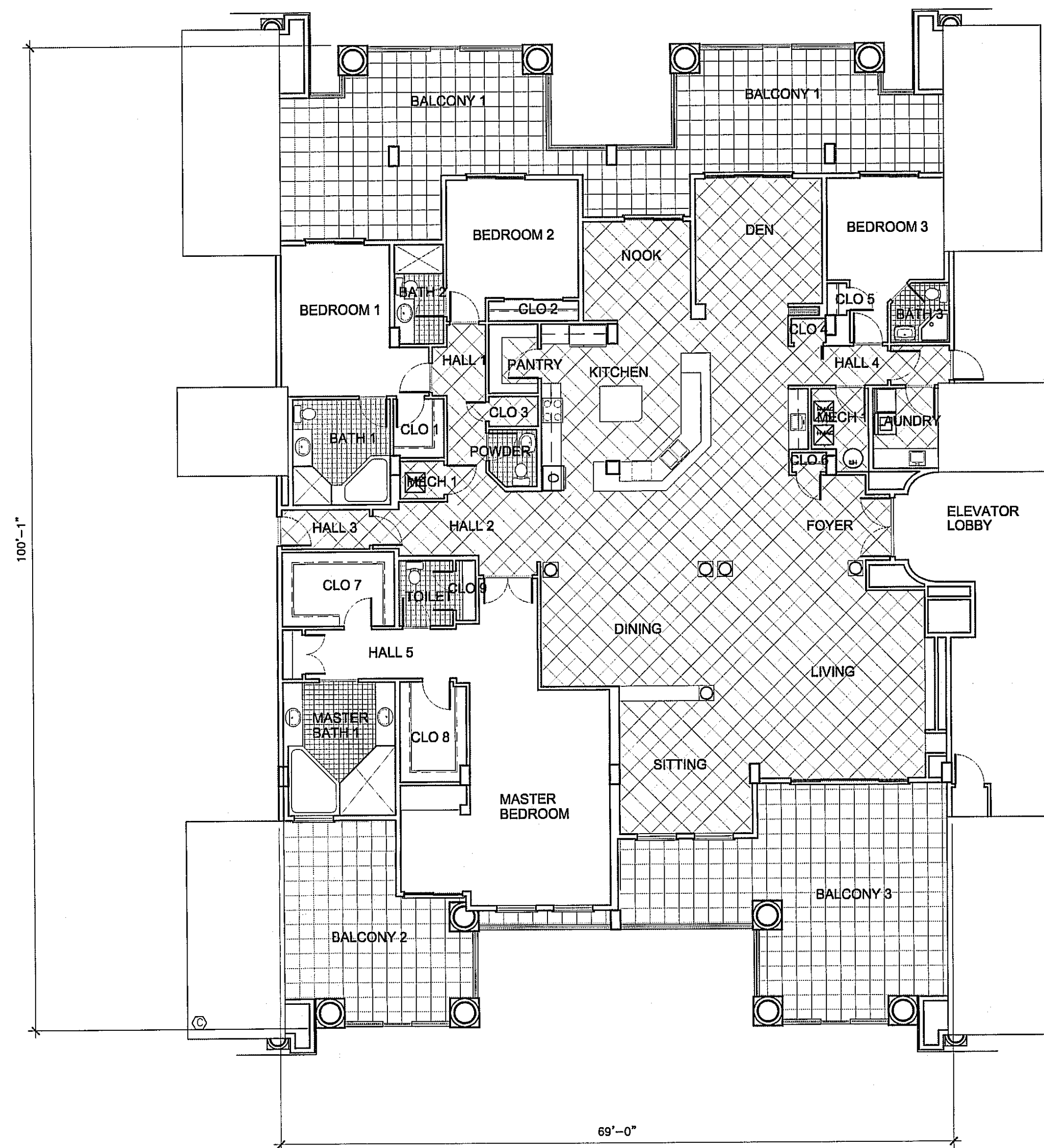
REV. NO.	DATE	DESCRIPTION
1	2/25/09	DEVELOPMENT ORDER DRAWINGS
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PROJ. ARCHITECT : JPD
DRAWN BY : JPD
CHECKED BY : JPD

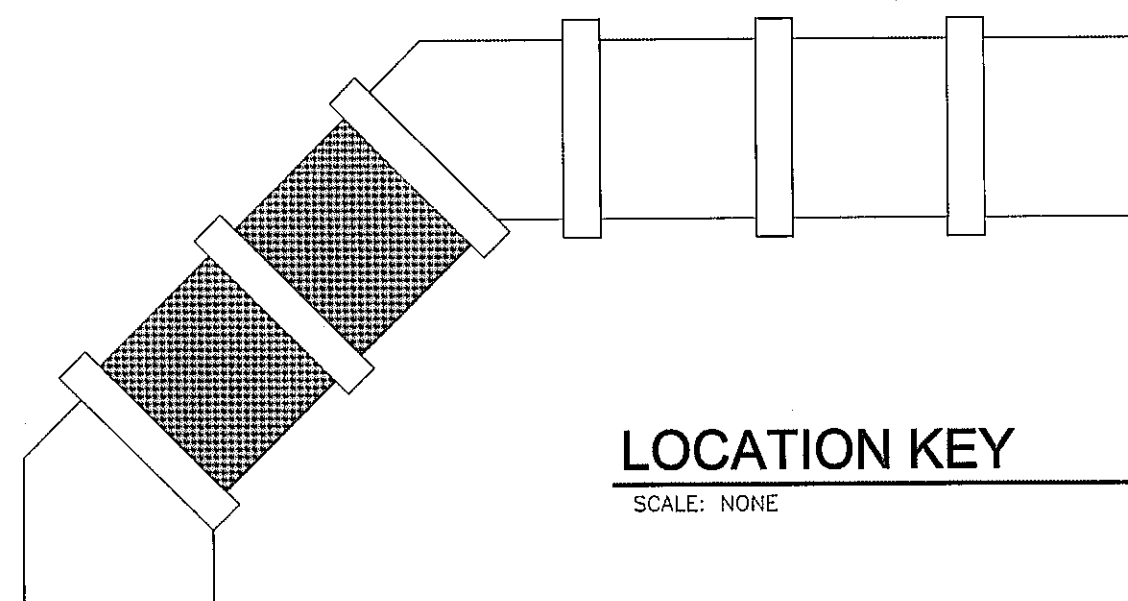
DWG. TITLE
UNIT PLAN B

DATE
2/25/09
SHEET
OF

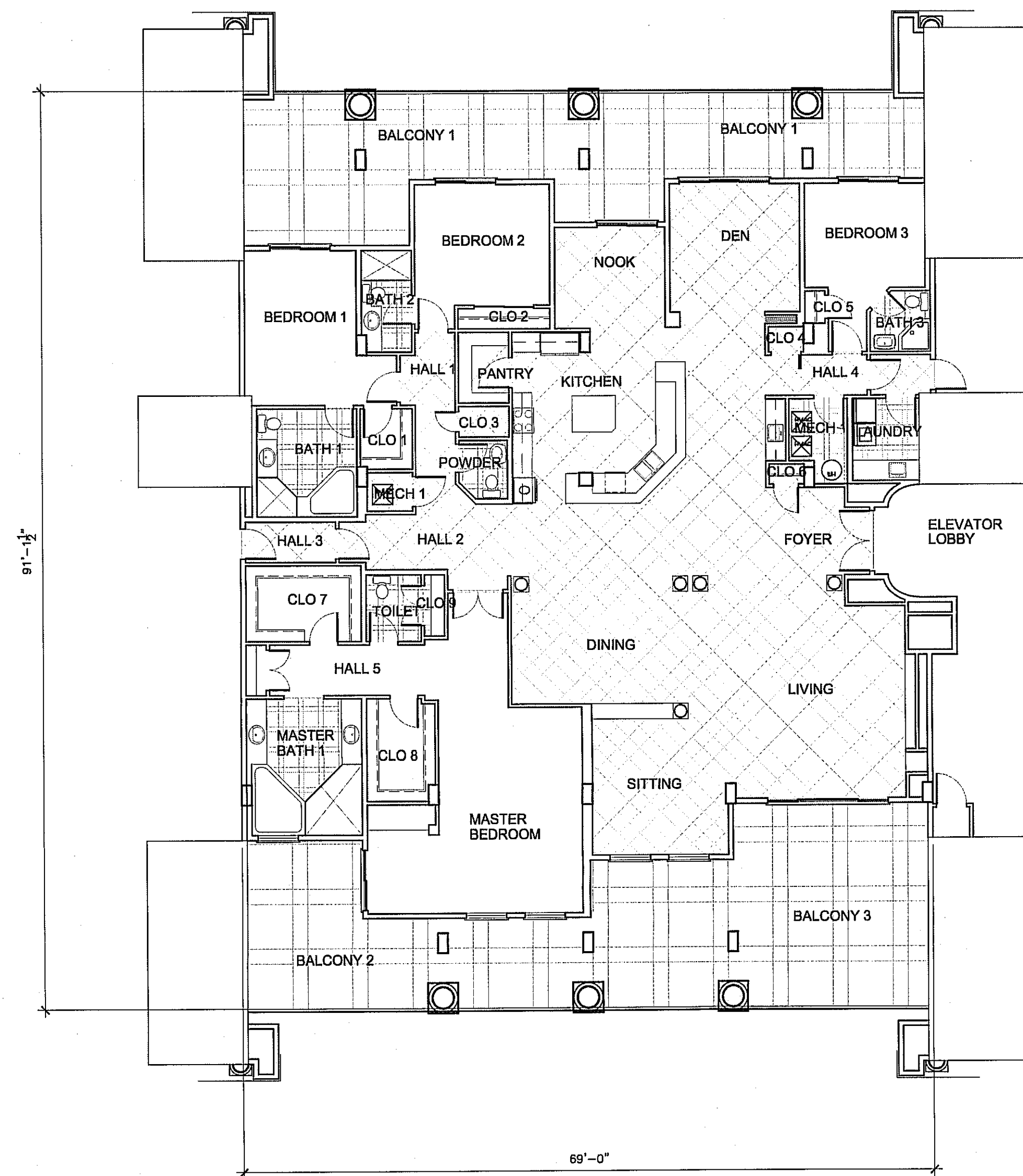
DWG. NO.
DO-112
PROJECT NO.
08035



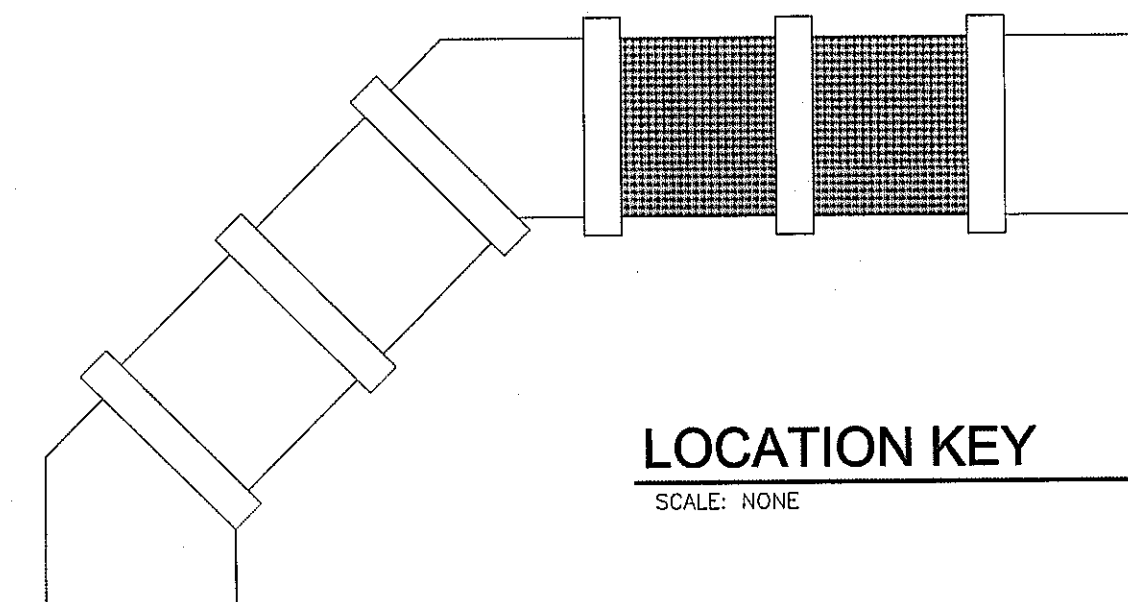
PLAN C (6th FLOOR NORTH END)
SCALE: 1/8"=1'-0" 4402 SF



LOCATION KEY
SCALE: NONE



PLAN C (6th FLOOR SOUTH END)
SCALE: 1/8"=1'-0" 4402 SF



LOCATION KEY
SCALE: NONE

APPROVED BY TRC
DATE/INITIALS 2/25/09 JMB

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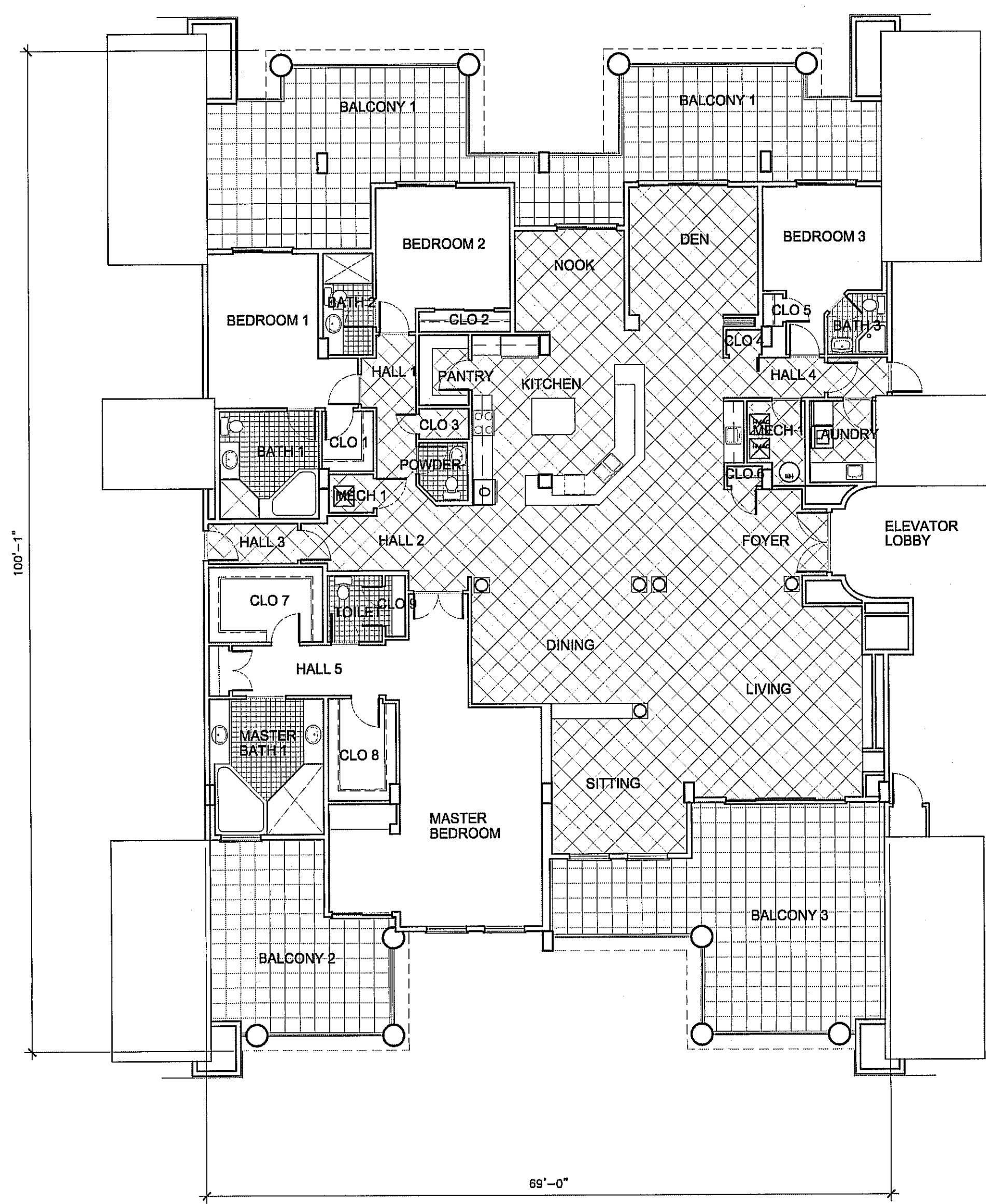
The Pointe Beach & Yacht Club, A Condominium
Destin, Florida
1 Gulf Shores Drive

Dennis J. Chavez, AIA
AR.0015793
Joseph P. Dougherty, AIA
AR.0014812

REV. NO.	DATE	DESCRIPTION
1	2/25/09	DEVELOPMENT ORDER DRAWINGS

DWG. TITLE UNIT PLAN C	
DATE 2/25/09	DWG. NO. DO-113
SHEET OF	PROJECT NO. 08035

J.P.D.

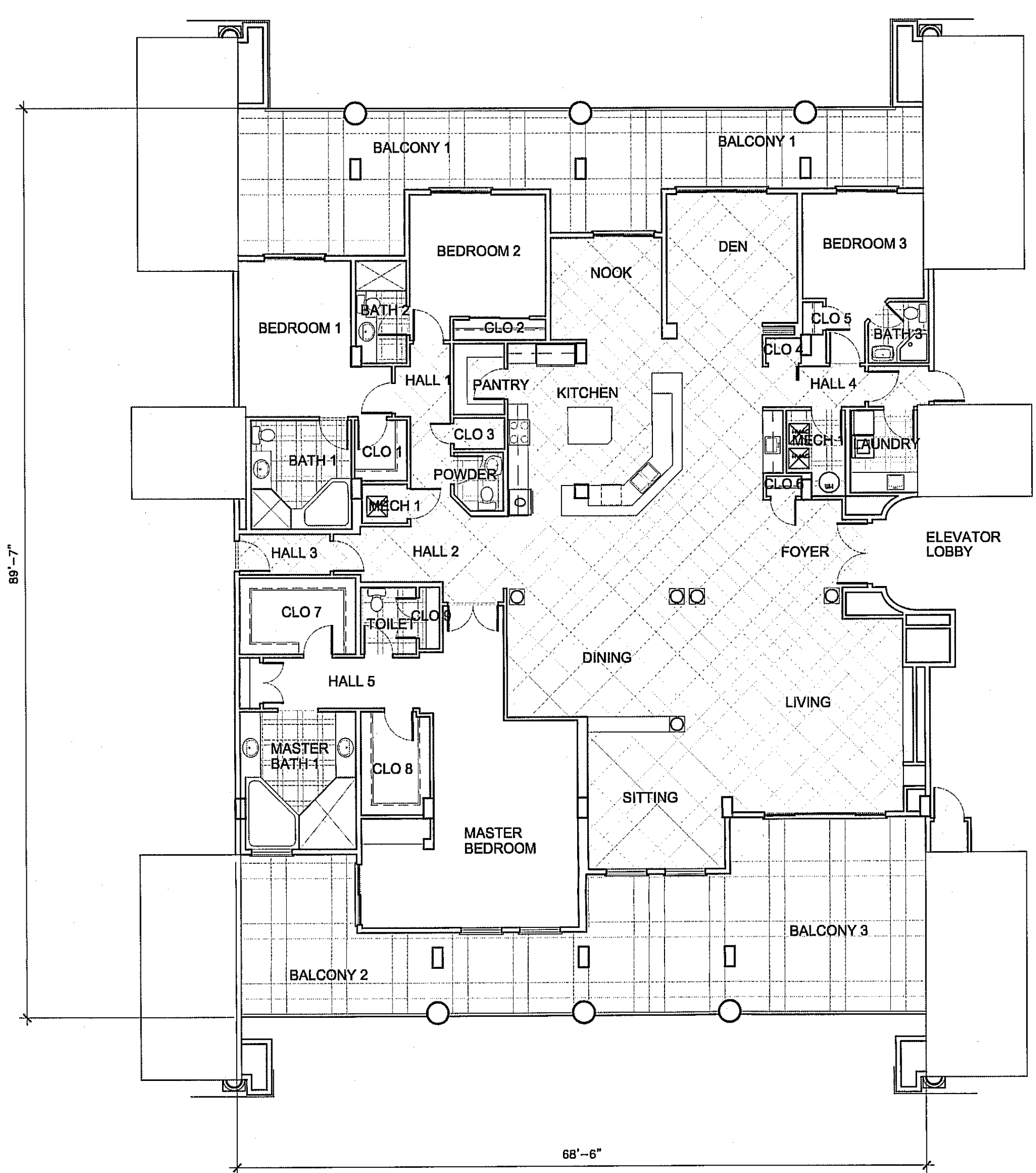
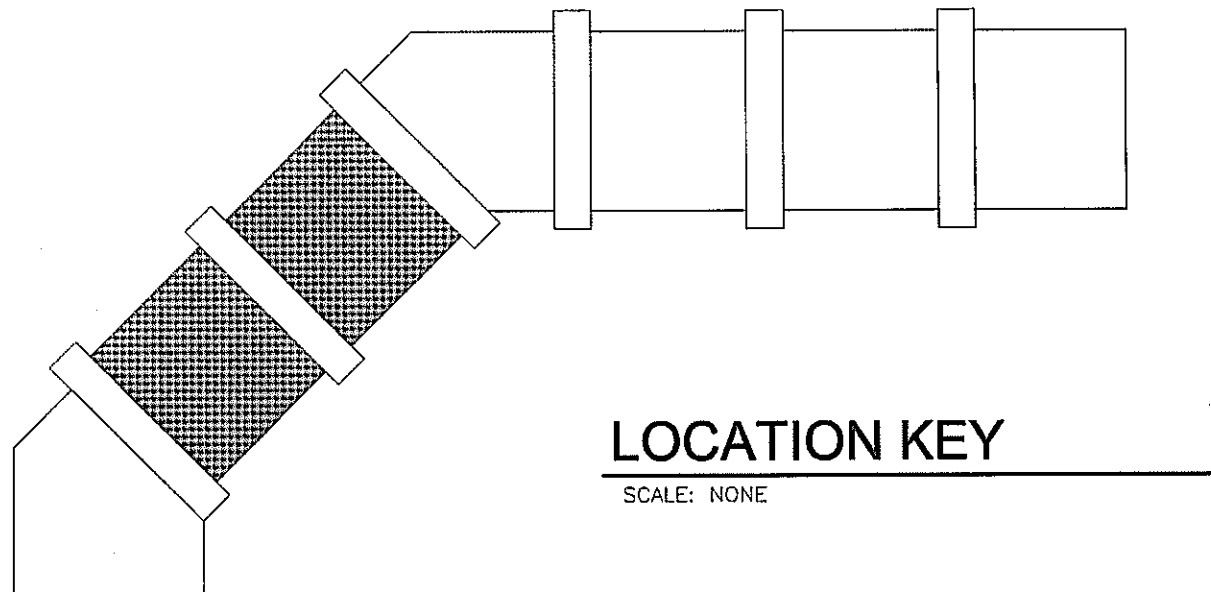


PLAN C (7th FLOOR NORTH END)

SCALE: 1/8"=1'-0"

4402 SF

NORTH

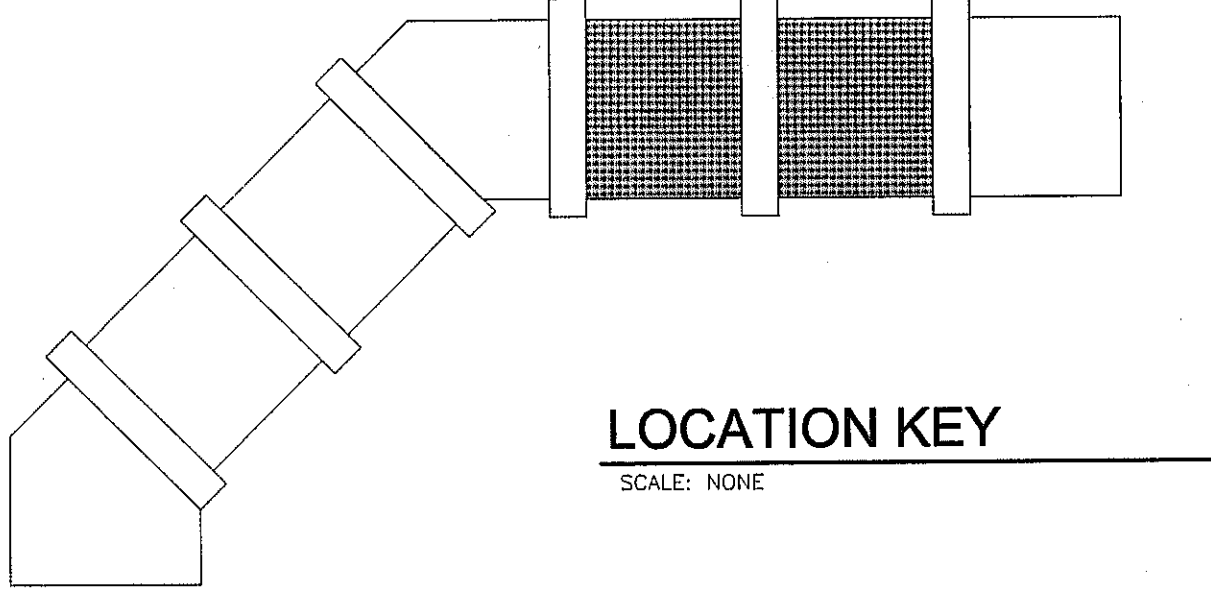


PLAN C (7th FLOOR SOUTH END)

SCALE: 1/8"=1'-0"

4402 SF

NORTH



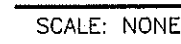
APPROVED BY TRC
DATE/INITIALS 2/25/09 JMB

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REV. NO.	DATE	DESCRIPTION
1	2/25/09	DEVELOPMENT ORDER DRAWINGS

DWG. TITLE UNIT PLAN C	
DATE 2/25/09	DWG. NO. DO-114
SHEET OF	PROJECT NO. 08035

9.1.09

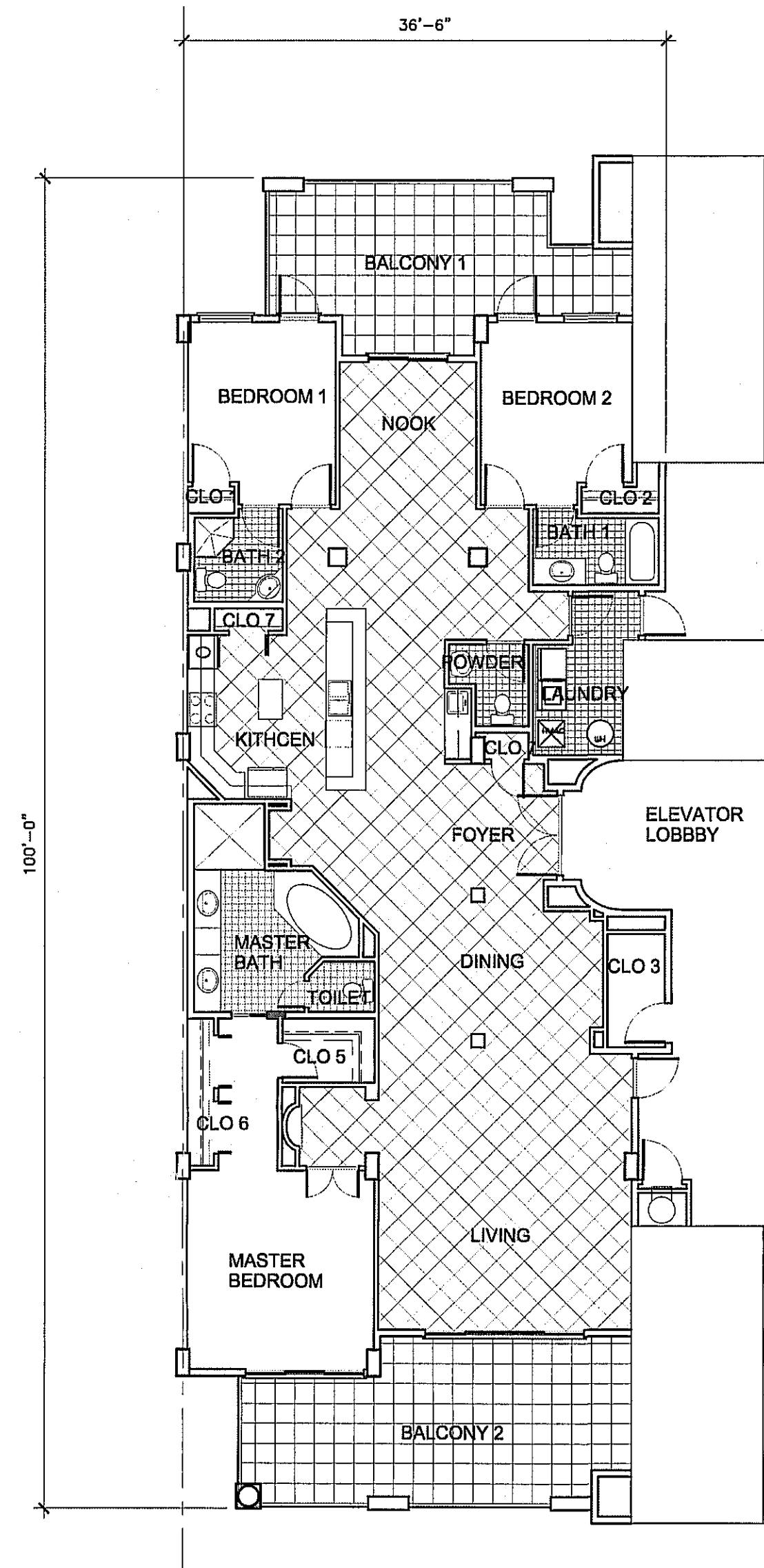


9/28/09
mB

SCALE: NONE

DWG. TITLE UNIT PLAN D	
DATE 2/25/09	DWG. NO. DO-115
SHEET OF	PROJECT NO. 08035

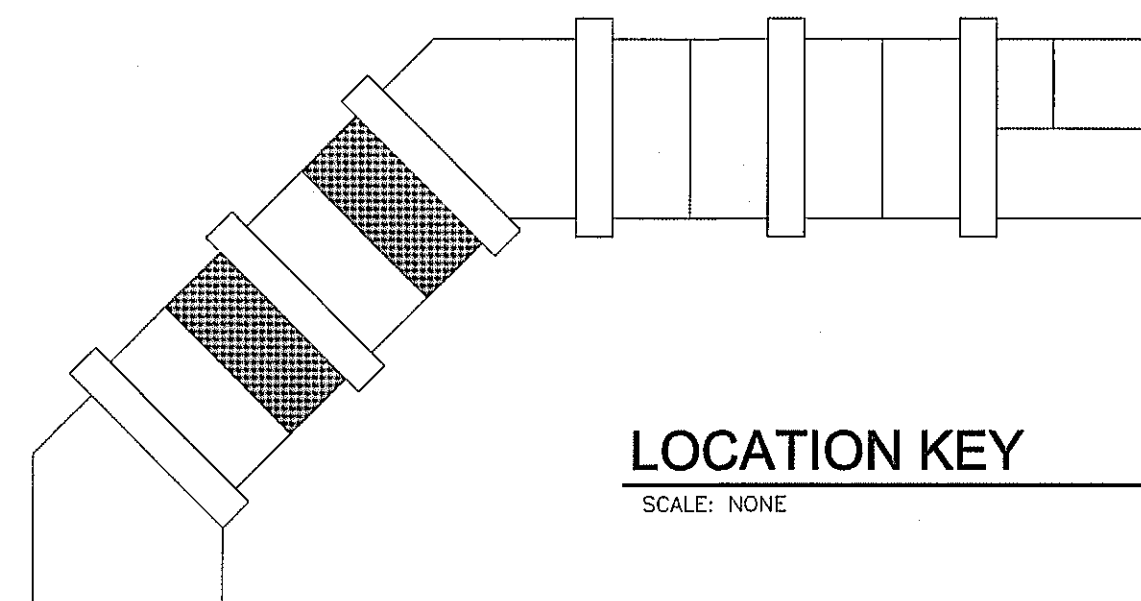
9.1.09



PLAN E (TYPICAL)

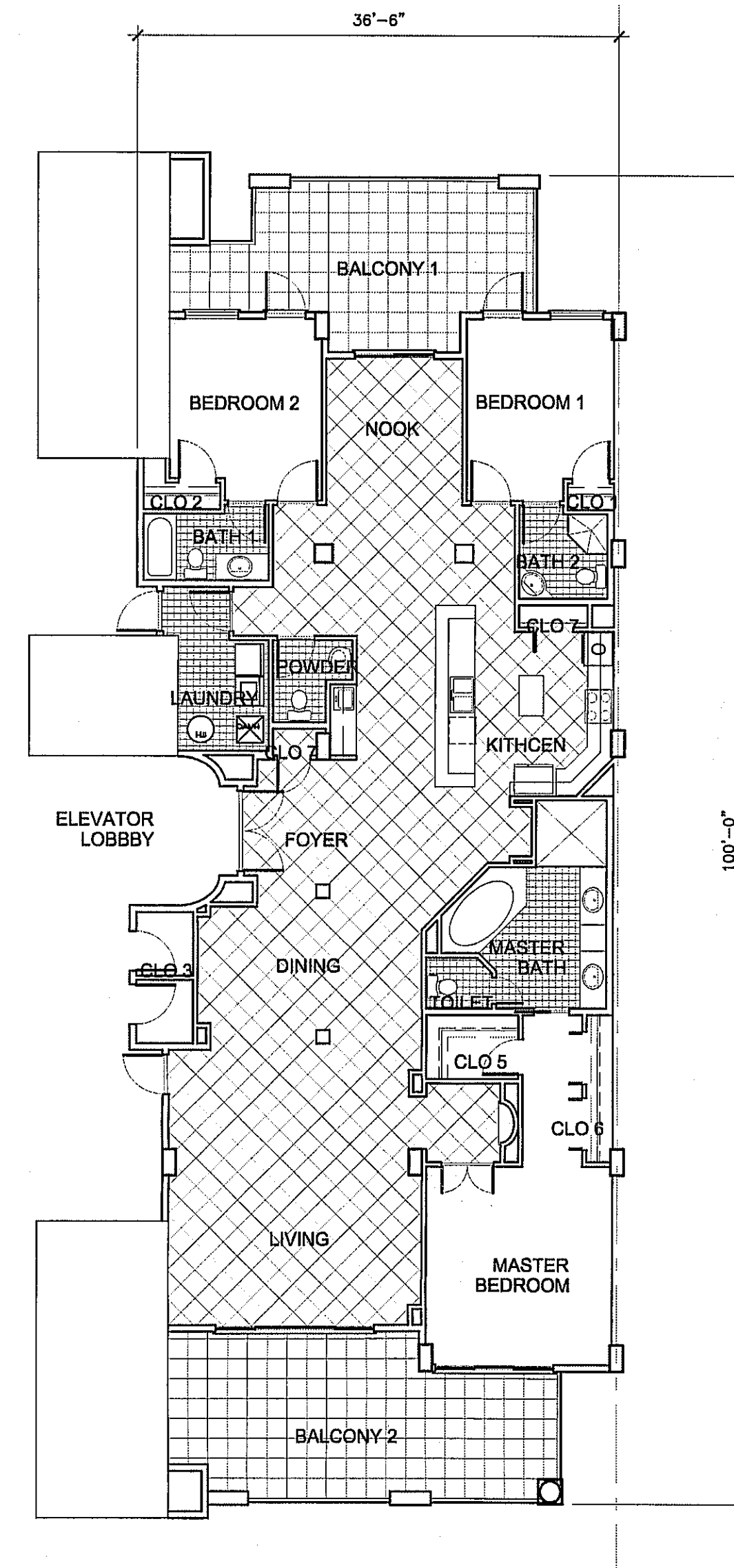
SCALE: 1/8"=1'-0"

2584 SF



LOCATION KEY

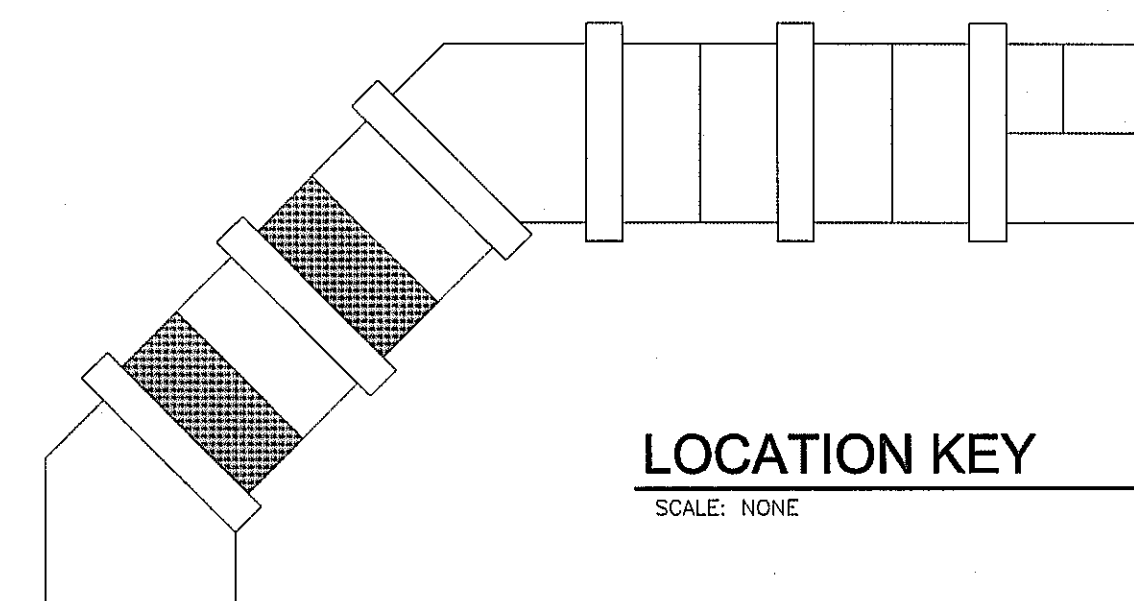
SCALE: NONE



PLAN E (TYPICAL - MIRROR)

SCALE: 1/8"=1'-0"

2584 SF



LOCATION KEY

SCALE: NONE

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.

APPROVED BY TRC
DATE/INITIALS 9/28/09 JMB

9.1.09

Dougherty + Chavez
ARCHITECTS, PA

4300 Legendary Drive
Building C, Suite 240
Destin, Florida 32541
Telephone : 850.650.5881
Telefax : 850.650.5882

The
Pointe Beach & Yacht Club, A Condominium
Destin, Florida
1 Gulf Shores Drive

Dennis J. Chavez, AIA
AR0015798

Joseph P. Dougherty, AIA
AR0014812

REVISIONS
DATE DESCRIPTION
2/25/09 DEVELOPMENT ORDER DRAWINGS

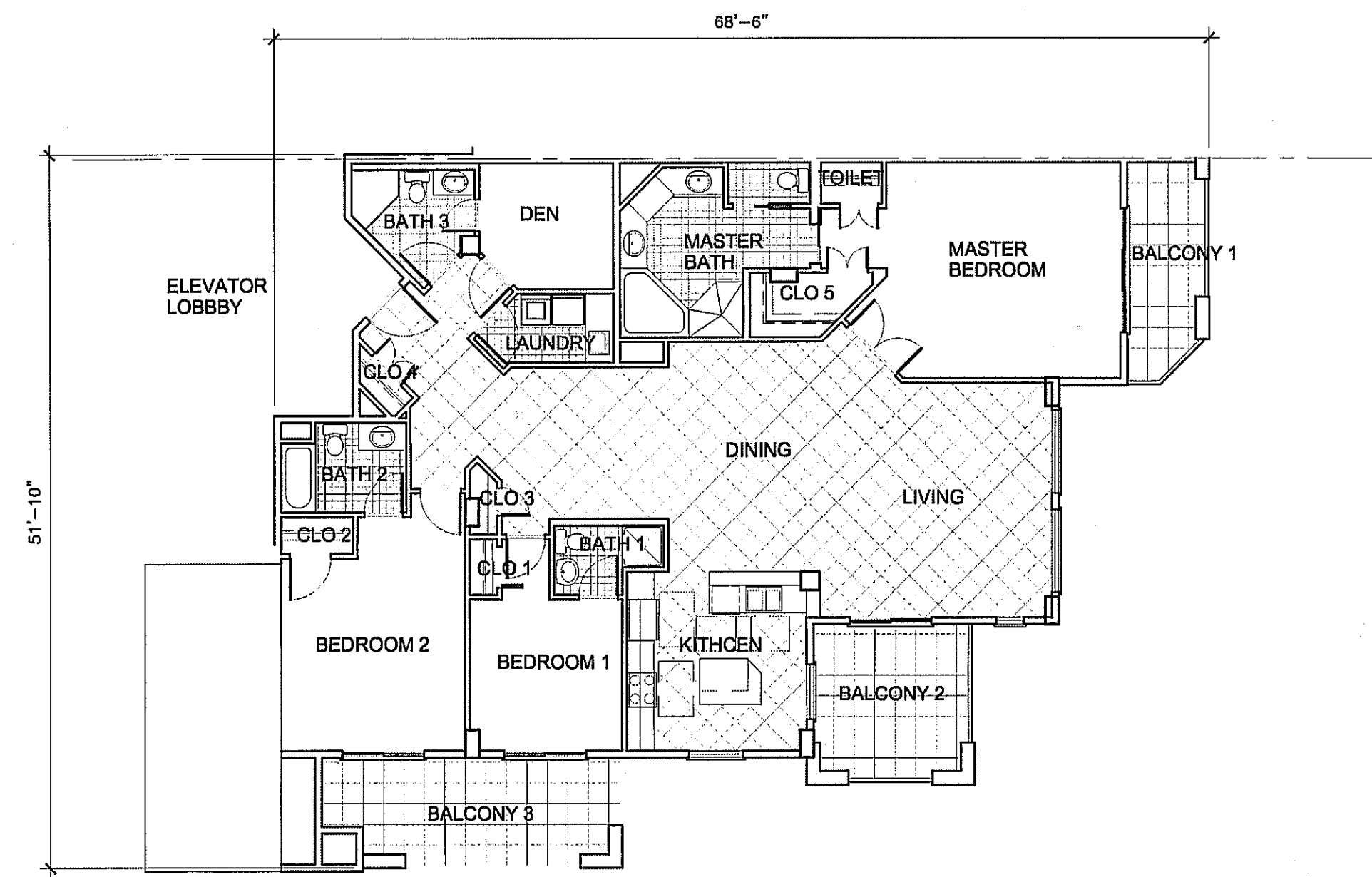
PROJ. ARCHITECT : JPD
DRAWN BY : WD
CHECKED BY : JPD

DWG. TITLE
UNIT PLAN "E"

DATE
2/25/09
SHEET
OF

DWG. NO.
DO-116
PROJECT NO.
08035

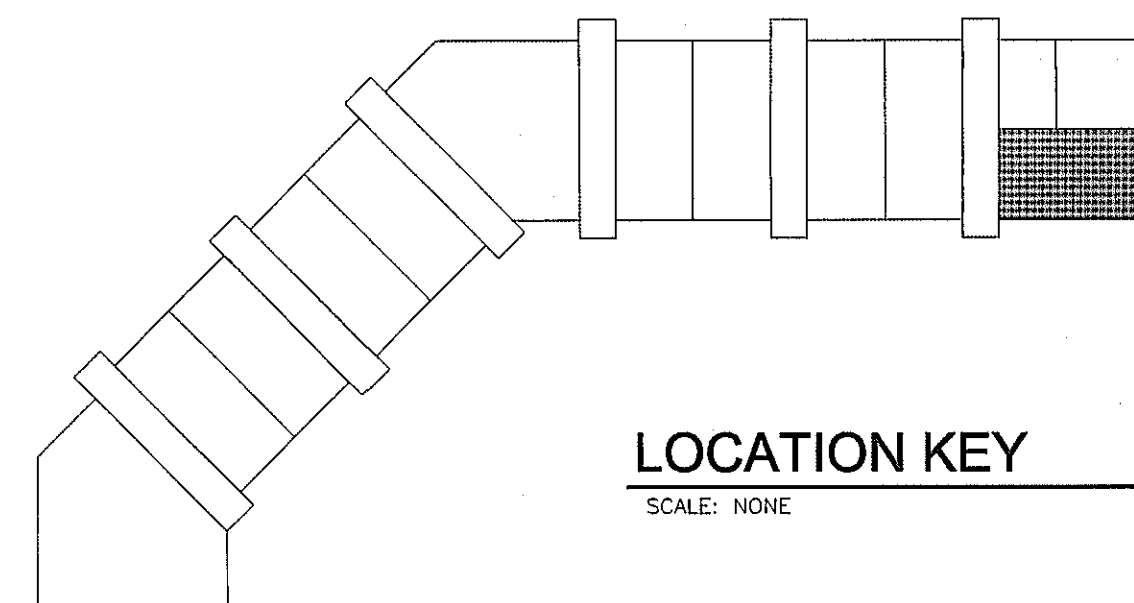
PROPRIETARY RIGHTS CLAUSE: INFORMATION AND DATA CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE USED WITHOUT PRIOR WRITTEN PERMISSION BY ANY ENTITY. NOT HAVING A CONTRACTUAL RELATIONSHIP WITH THE ARCHITECT, THIS LEGEND SHALL BE MARKED ON ANY REPRODUCTIONS HEREOF IN WHOLE OR IN PART. DOUGHERTY + CHAVEZ ARCHITECTS, PA © COPYRIGHT 2005



PLAN F2 (TYPICAL)

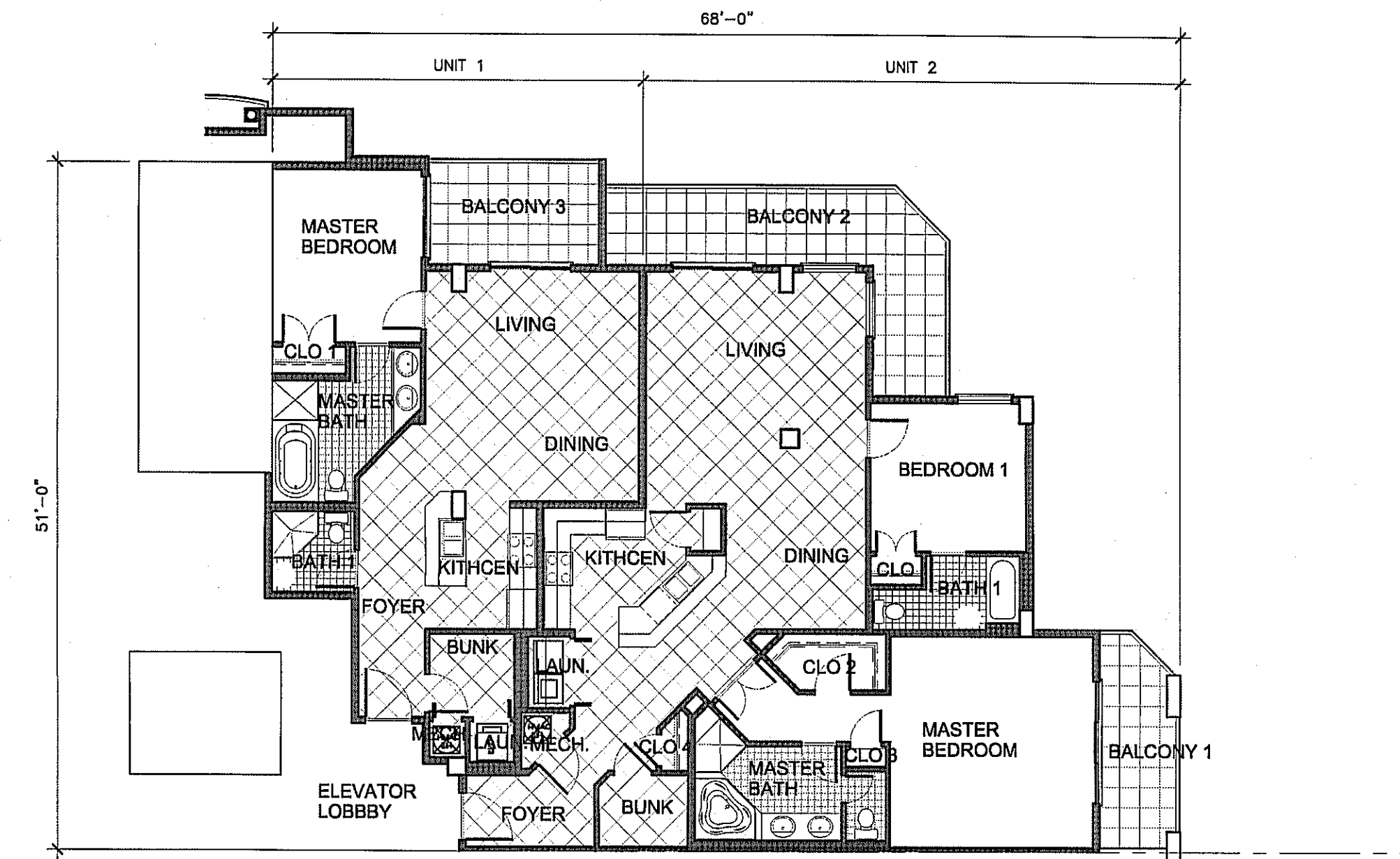
SCALE: 1/8"=1'-0"

2283 SF



LOCATION KEY

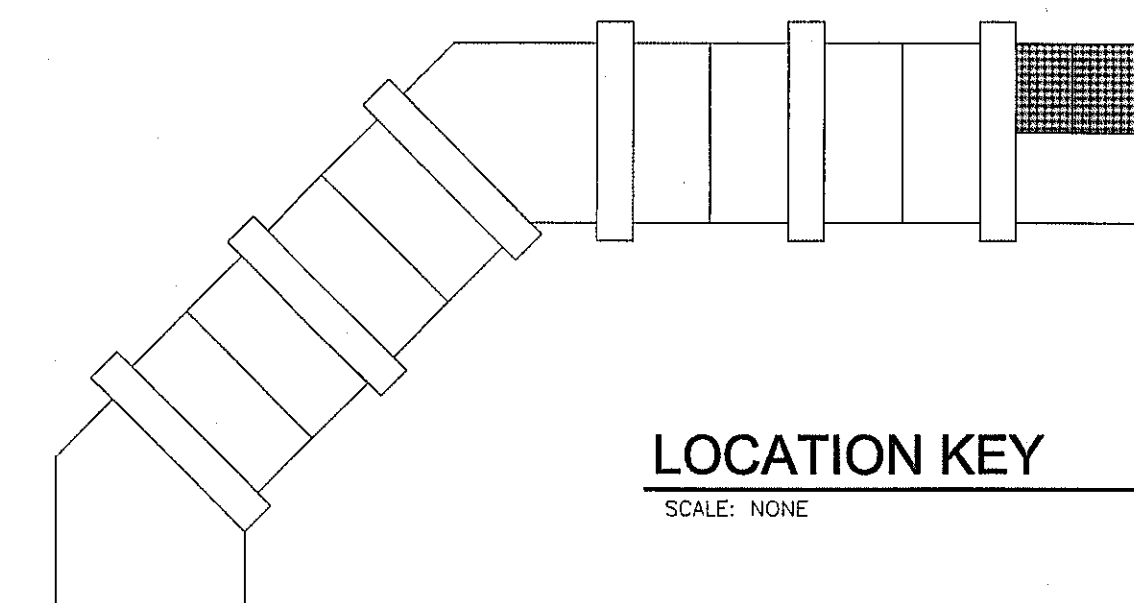
SCALE: NONE



PLAN F1 (TYPICAL - MIRROR)

SCALE: 1/8"=1'-0"

UNIT 1 - 869 SF
UNIT 2 - 1488 SF



LOCATION KEY

SCALE: NONE

APPROVED BY TRC
DATE/INITIALS 9/28/09 JMB

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9.1.09

Dougherty + Chavez
ARCHITECTS, PA

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Telefax : 850.650.5882

The
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Destin, Florida
1 Gulf Shores Drive

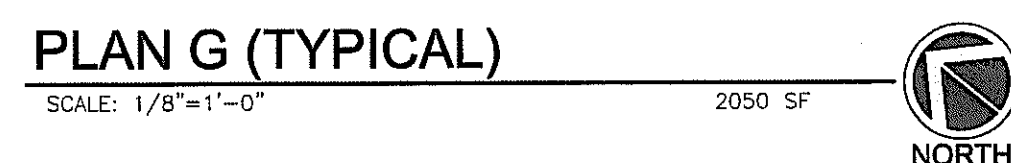
Joseph P. Dougherty, AIA
AR.0014812
Dennis J. Chavez, AIA
AR.0015798

REV. NO.	DATE	DESCRIPTION
2/25/09		DEVELOPMENT ORDER DRAWINGS

PROJ. ARCHITECT : JPD
DRAWN BY : WD
CHECKED BY : JPD

DWG. TITLE
UNIT PLANS "F1 & F2"

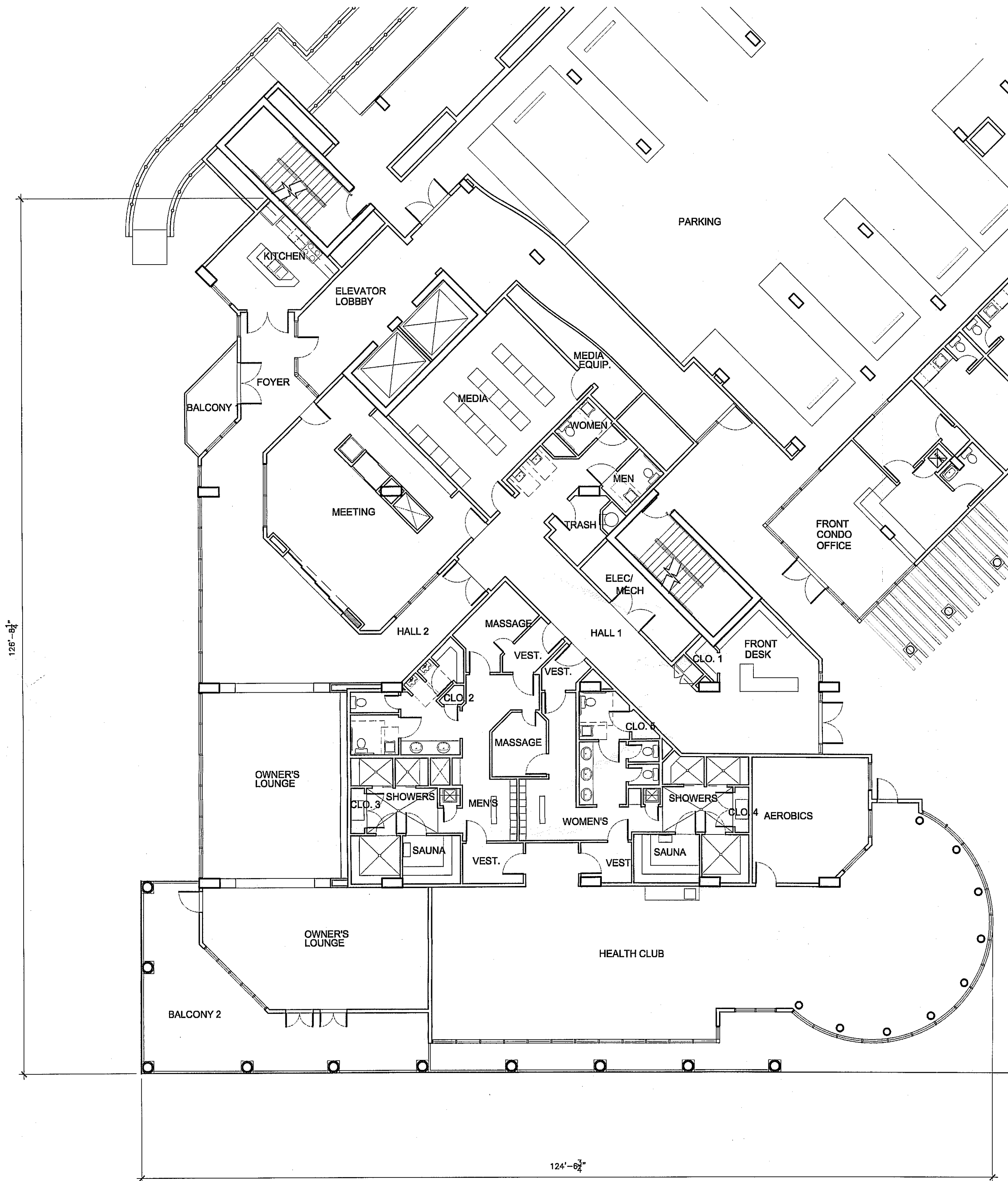
DATE
2/25/09
SHEET
OF
DWG. NO.
DO-117
PROJECT NO.
08035



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.

9.1.09

DATE		2/25/09	
SHEET			
OF			
DWG. NO.		DO-118	
PROJECT NO.		08035	



OWNER'S CLUB

SCALE: 1/8"=1'-0"

8860 SF



APPROVED BY TRC 9/28/09
DATE/INITIALS 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.

7.1.09

Dougherty + Chavez
ARCHITECTS, PA

4300 Legendary Drive
Building C, Suite 240
Destin, Florida 32541
Telephone : 850.650.5881
Telefax : 850.650.5882

The
Pointe Beach & Yacht Club, A Condominium
Destin, Florida
1 Gulf Shores Drive

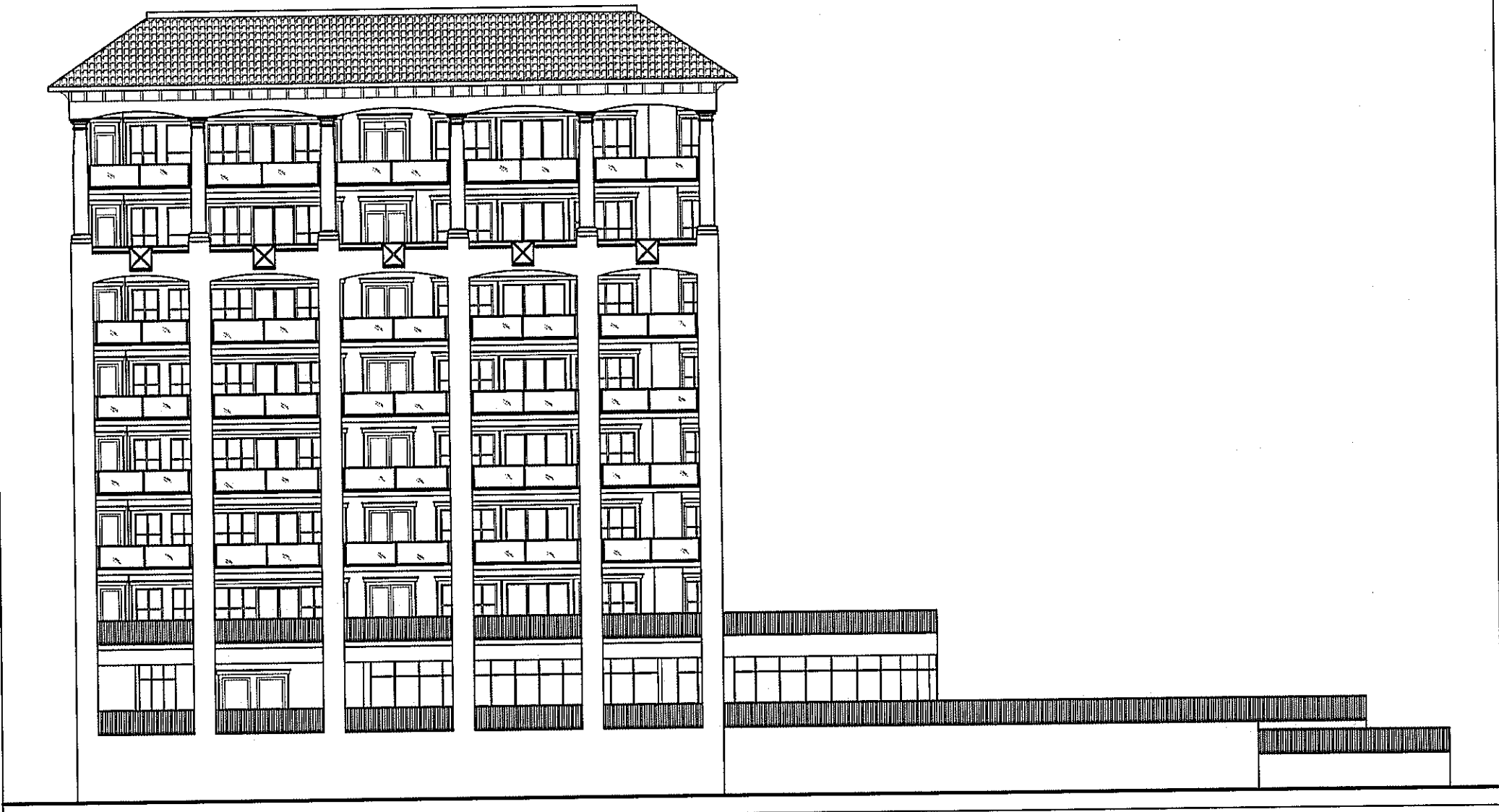
Joseph P. Dougherty, AIA
ARC0014612

Dennis J. Chavez, AIA
ARC00151598

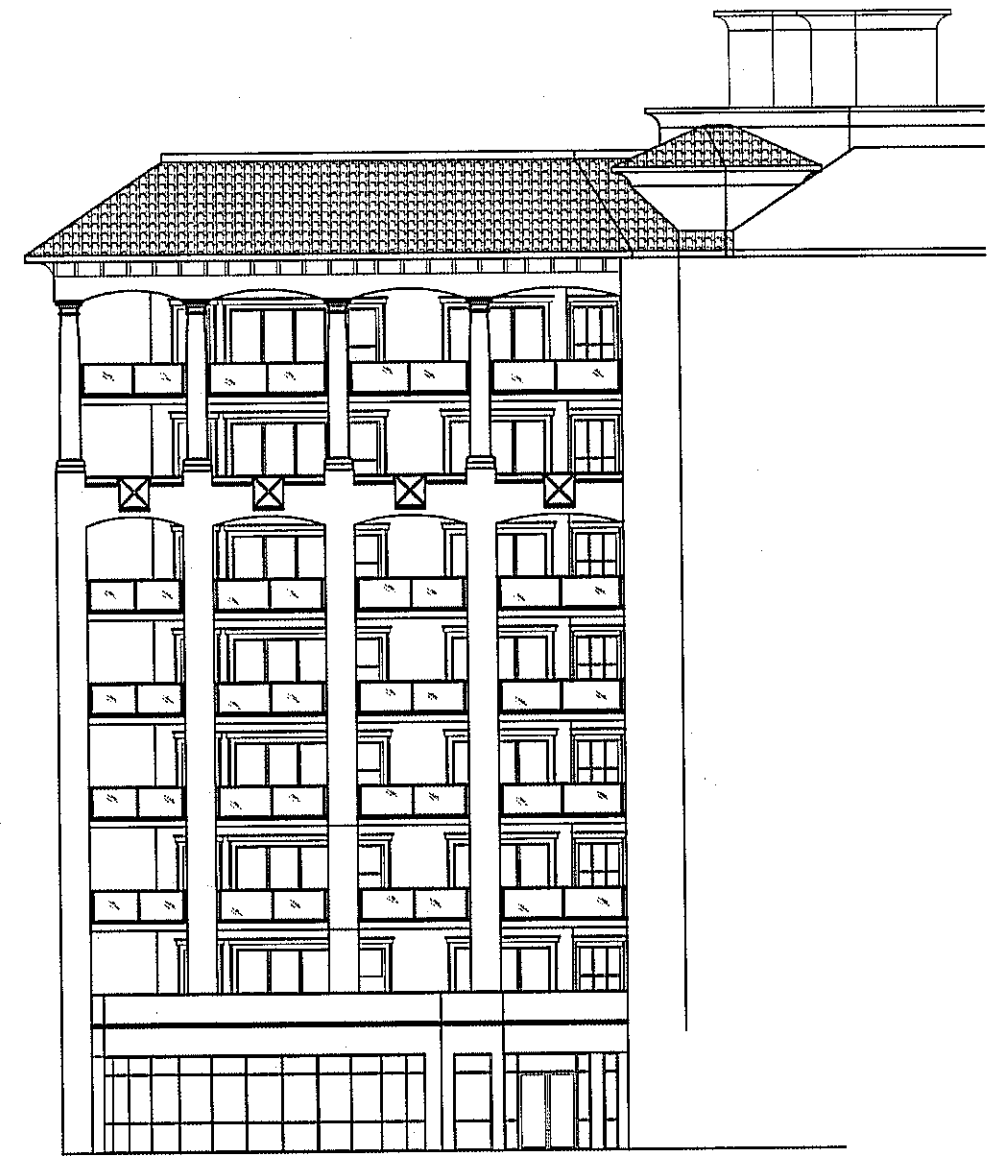
REV. NO.	DATE	DESCRIPTION
1	2/25/09	DEVELOPMENT ORDER DRAWINGS

DATE 2/25/09	DWG. NO. DO-119
SHEET OF	PROJECT NO. 08035

PROPRIETARY RIGHTS, CLAUSE, INFORMATION AND DATA CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE USED WITHOUT PRIOR WRITTEN PERMISSION BY ANY ENTITY NOT HAVING A CONTRACTUAL RELATIONSHIP WITH THE ARCHITECT. THIS LEGEND SHALL BE MARKED ON ANY REPRODUCTIONS HEREOF. IN WHOLE OR IN PART. DOUGHERTY + CHAVEZ ARCHITECTS, PA. © COPYRIGHT 2005



1 ELEVATION 1
SCALE: 1"=20.00'



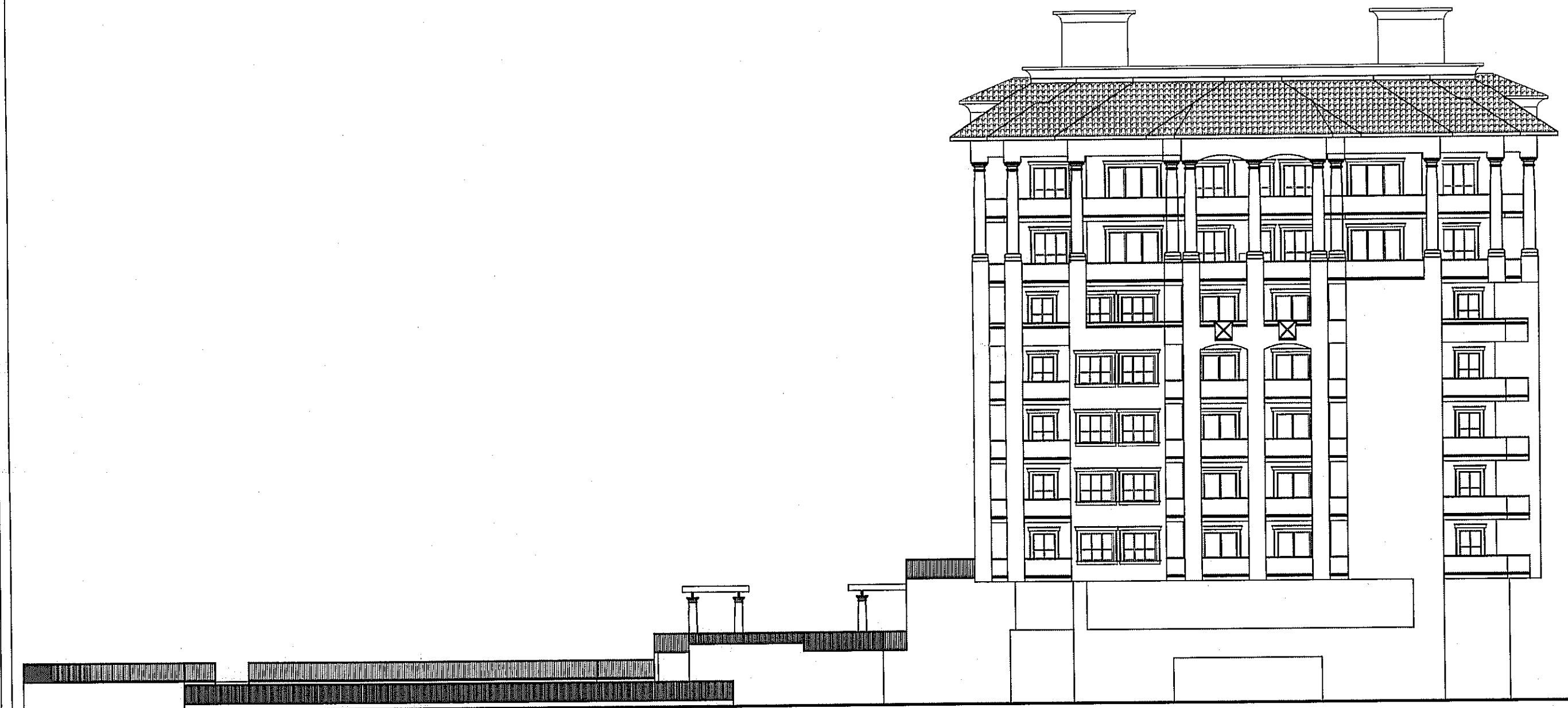
1 ELEVATION 2
SCALE: 1"=20.00'



1 ELEVATION 3
SCALE: 1"=20.00'



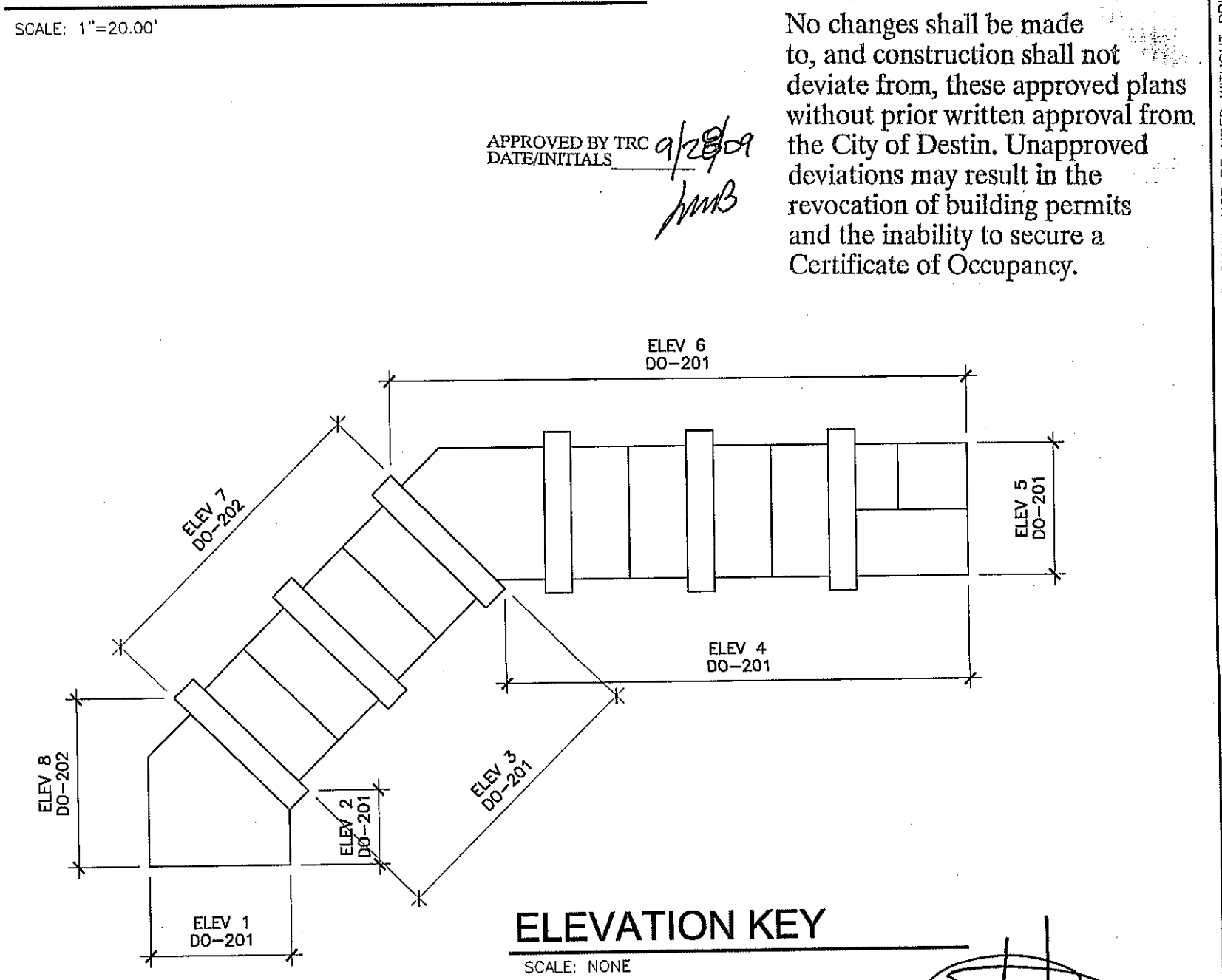
1 ELEVATION 4
SCALE: 1"=20.00'



1 ELEVATION 5
SCALE: 1"=20.00'



1 ELEVATION 6
SCALE: 1"=20.00'



Dougherty + Chavez
ARCHITECTS, PA

4300 Legendary Drive
Building C, Suite 240
Destin, Florida 32541
Telephone : 850.650.6881
Telefax : 850.650.6882

The
Pointe Beach & Yacht Club, A Condominium
Destin, Florida
1 Gulf Shores Drive

Dennis J. Chavez, AIA
AR 0015786

Joseph P. Dougherty, AIA
AR 0014812

REV. NO.	DATE	DESCRIPTION
1	2/25/09	DEVELOPMENT ORDER DRAWINGS

PROJ. ARCHITECT : JPD
DRAWN BY : JPD
CHECKED BY : JPD

DWG. TITLE
EXTERIOR ELEVATIONS

DATE
2/25/09

SHEET
OF

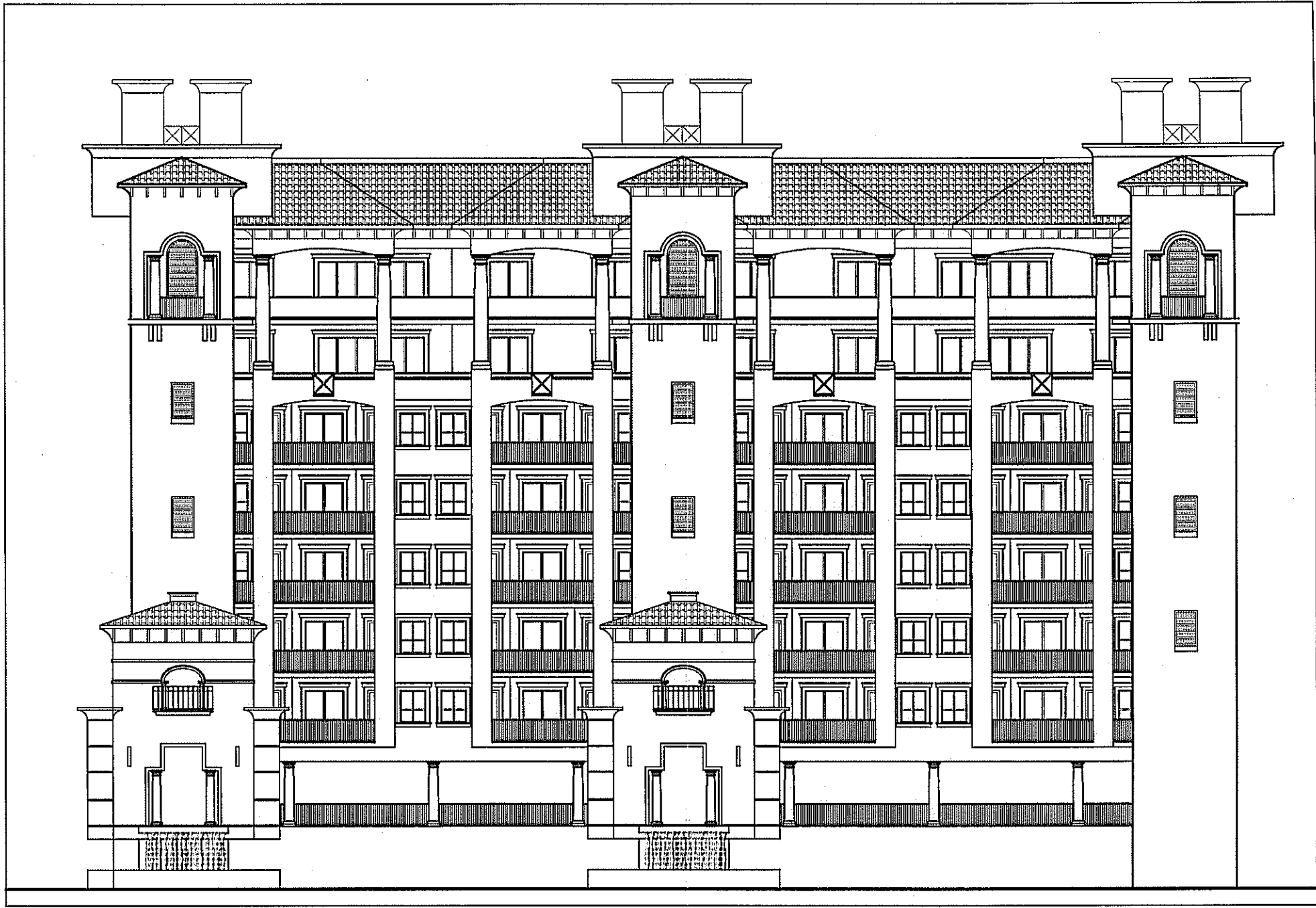
DWG. NO.
DO-201

PROJECT NO.
08035

9.1.09



1 ELEVATION 7
SCALE: 1"=20.00'



1 ELEVATION 8
SCALE: 1"=20.00'

APPROVED BY TRC
DATE/INITIALS 9/28/09
JMB

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9.1.09

PROJ. NO.	DESCRIPTION
2/25/09	DEVELOPMENT ORDER DRAWINGS
PROJ. ARCHITECT : JPD	
DRAWN BY : WD	
CHECKED BY : JPD	
DWG. TITLE EXTERIOR ELEVATIONS	
DATE 2/25/09	DWG. NO. DO-202
SHEET OF	PROJECT NO. 08035

Dougherty + Chavez ARCHITECTS, PA	
4300 Legendary Drive Building C, Suite 240 Destin, Florida 32541 Telephone : 850.650.5881 Telefax : 850.650.5882	
The Pointe Beach & Yacht Club, A Condominium Destin, Florida 1 Gulf Shores Drive	
Dennis J. Chavez, AIA AR 0015798	
Joseph P. Dougherty, AIA AR 0014812	

A SUBDIVISION BEING OF A PORTION OF UNSECTIONALIZED TOWNSHIP 2 SOUTH, RANGE 24 WEST,
1 GULF SHORE DRIVE, CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA
JULY 2021

DESCRIPTION:

A PARCEL OF LAND IN UNSECTIONALIZED TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA,
BEING MORE EXPLICITLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 124, BLOCK F, HOLIDAY ISLE, RESIDENTIAL SECTION NUMBER 5,
AS RECORDED IN PLAT BOOK 4, PAGE 39 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, THENCE ON
THE EASTERLY RIGHT OF WAY LINE OF DURANGO ROAD (66 FOOT RIGHT OF WAY) SOUTH 31 DEGREES 33 MINUTES
00 SECONDS WEST, A DISTANCE OF 724.75 FEET, THENCE DEPARTING SAID EASTERLY RIGHT OF WAY NORTH 65
DEGREES 28 MINUTES 19 SECONDS WEST A DISTANCE OF 1877.26 FEET, THENCE NORTH 24 DEGREES 31 MINUTES
41 SECONDS EAST, A DISTANCE OF 16.04 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF GULF SHORE
DRIVE, THENCE ON SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING FOUR CALLS: THENCE (1) ON THE ARC OF A
CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 613.27 FEET THROUGH A CENTRAL ANGLE OF 48 DEGREES
59 MINUTES 18 SECONDS, AN ARC DISTANCE OF 524.35 FEET (CHORD BEARING = NORTH 60 DEGREES, 02
MINUTES, 13 SECONDS WEST, CHORD DISTANCE = 508.52 FEET) TO THE POINT OF TANGENCY, THENCE (2) NORTH
38 DEGREES, 35 MINUTES, 42 SECONDS WEST, A DISTANCE OF 368.78 FEET TO THE POINT OF CURVATURE WITH A
CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2025.15 FEET, THENCE (3) THROUGH A CENTRAL ANGLE
OF 11 DEGREES 00 MINUTES 05 SECONDS, AN ARC DISTANCE OF 388.85 FEET (CHORD BEARING = NORTH 33
DEGREES, 12 MINUTES 52 SECONDS WEST, CHORD DISTANCE= 388.25 FEET) TO A POINT OF COMPOUND
CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 503.88 FEET, THENCE (4) THROUGH A CENTRAL
ANGLE OF 13 DEGREES 36 MINUTES 19 SECONDS AN ARC DISTANCE OF 119.65 FEET (CHORD BEARING = NORTH
20 DEGREES 24 MINUTES 51 SECONDS WEST, CHORD DISTANCE = 119.37 FEET) TO THE NORTHWEST CORNER OF
EAST PASS TOWERS, PHASE I, A CONDOMINIUM, SAID POINT BEING THE POINT OF BEGINNING, THENCE ON THE
WESTERN BOUNDARY OF SAID EAST PASS TOWERS, PHASE I, A CONDOMINIUM, SOUTH 68 DEGREES 06 MINUTES 39
SECONDS WEST, A DISTANCE OF 351.00 FEET TO A POINT ON THE SEAWARD VERTICAL FACE OF AN EXISTING SEA
WALL AND MEAN HIGH WATER LINE OF THE GULF OF MEXICO, THENCE ON SAID VERTICAL FACE OF SAID EXISTING
SEAWALL AND MEAN HIGH WATER LINE OF THE GULF OF MEXICO THE FOLLOWING TWO CALLS: (1) NORTH 38
DEGREES 01 MINUTES 05 SECONDS WEST, A DISTANCE OF 2.50 FEET, THENCE (2) NORTH 49 DEGREES 25
MINUTES 44 SECONDS WEST, A DISTANCE OF 385.65 FEET, THENCE DEPARTING SAID VERTICAL FACE OF SEAWALL
AND MEAN HIGH WATER LINE OF THE GULF OF MEXICO, NORTH 45 DEGREES 13 MINUTES 52 SECONDS EAST, A
DISTANCE OF 456.28 FEET TO A POINT ON THE MEAN HIGH WATER LINE AND 0.77 FOOT CONTOUR (NORTH
AMERICAN VERTICAL DATUM OF 1988): OF OLD PASS LAGOON; THENCE ON SAID MEAN HIGH WATER LINE THE
FOLLOWING APPROXIMATING TEN CALLS: THENCE (1) SOUTH 46 DEGREES 50 MINUTES 23 SECONDS EAST, A
DISTANCE OF 141.88 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY HAVING A RADIUS OF 75.44 FEET;
THENCE (2) ON THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56 DEGREES 18 MINUTES 39 SECONDS,
A DISTANCE OF 74.14 FEET (CHORD BEARING = SOUTH 81 DEGREES 15 MINUTES 01 SECONDS EAST, CHORD
DISTANCE = 71.19 FEET) TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHERLY HAVING A
RADIUS OF 57.88 FEET, THENCE (2) ON THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74 DEGREES
10 MINUTES 30 SECONDS, AN ARC DISTANCE OF 74.93 FEET (CHORD BEARING= SOUTH 78 DEGREES 42 MINUTES
32 SECONDS EAST, CHORD DISTANCE= 69.81 FEET), THENCE (3) SOUTH 38 DEGREES 32 MINUTES 59 SECONDS
EAST, A DISTANCE OF 52.61 FEET, THENCE (4) SOUTH 33 DEGREES 51 MINUTES 06 SECONDS EAST, A DISTANCE
OF 58.25 FEET, THENCE (5) SOUTH 37 DEGREES 02 MINUTES 14 SECONDS EAST, A DISTANCE OF 57.72 FEET,
THENCE (6) SOUTH 28 DEGREES 36 MINUTES 06 SECONDS EAST, A DISTANCE OF 45.66 FEET, THENCE (7) SOUTH
43 DEGREES 05 MINUTES 21 SECONDS EAST, A DISTANCE OF 20.93 FEET; THENCE (8) SOUTH 18 DEGREES 51
MINUTES 44 SECONDS EAST, A DISTANCE OF 36.20 FEET, THENCE (10) SOUTH 25 DEGREES 51 MINUTES 45
SECONDS EAST, A DISTANCE OF 54.65 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF
THE AFORESAID WESTERLY BOUNDARY LINE OF EAST PASS TOWERS, PHASE I, A CONDOMINIUM, THENCE DEPARTING
SAID MEAN HIGH WATER LINE AND ON SAID NORTHERLY EXTENSION SOUTH 68 DEGREES 06 MINUTES 39 SECONDS
WEST, A DISTANCE OF 126.92 FEET TO CLOSE ON THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 5.35 ACRES MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT POINTE RESORT, LLC, AND POINTE MEZZANINE, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, AS OWNER OF LANDS HEREON PLATTED AS "POINTE BEACH & YACHT CLUB", DO
DECLARE THAT NO LANDS, EASEMENTS, OR COMMON AREAS ARE DEDICATED TO THE PUBLIC BY MEANS OF THIS
PLAT, AND DO HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA
COUNTY, FLORIDA

ROBERT GUIDRY, PRESIDENT
POINTE RESORT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
POINTE MEZZANINE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS

WITNESS

ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA, COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED
WHO IS PERSONALLY KNOWN TO ME, TO BE THE INDIVIDUAL DESCRIBED IN AND WHO
EXECUTED THE FORGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED, AS IDENTIFICATION,
AS PRESIDENT OF POINTE RESORT, LLC, AND POINT MEZZANINE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND
HAS ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF POINTE RESORT,
LLC, AND POINT MEZZANINE, LLC,

WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SHEET 1 OF 2 SHEETS

PREPARED BY

SOUTHEASTERN SURVEYING & MAPPING CORPORATION
SURVEYING • LAND PLANNING • GIS • UTILITIES

CERTIFICATE OF AUTHORIZATION NUMBER LB2108
1130 US HIGHWAY 90, CHIPLEY, FLORIDA 32428
PHONE (850) 638-0790 FAX (850) 638-8069



SITE MAP
NOT TO SCALE

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS
DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR
DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TITLE CERTIFICATION

THE UNDERSIGNED TITLE EXAMINER, AS MANAGING MEMBER OF BURKE BLUE HUTCHISON WALTERS & SMITH, PA, A
TITLE INSURER LICENSED IN THE STATE OF FLORIDA, CERTIFIES THAT THE LANDS AS DESCRIBED AND SHOWN ON
THE PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY POINTE RESORT, LLC, AND POINTE
MEZZANINE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY
AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; AND THERE ARE NO UN-SATISFIED
MORTGAGES, LIENS, OR OTHER ENCUMBRANCES AGAINST THE LAND.

THIS REPORT IS NOT TITLE INSURANCE, PURSUANT TO SECTION 627.7843, FLORIDA STATUTES, THE MAXIMUM
LIABILITY OF THE ISSUER OF THIS PROPERTY INFORMATION REPORT FOR ERRORS AND OMISSIONS IN THIS
PROPERTY INFORMATION REPORT IS LIMITED TO THE AMOUNT PAID FOR THIS PROPERTY INFORMATION REPORT AND
IS FURTHER LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION
REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

BURKE BLUE HUTCHISON WALTERS & SMITH, PA

ROB BLUE JR
221 MCKENZIE AVENUE
PANAMA CITY, FL 32401

WITNESS

PRINTED NAME

CITY OF DESTIN APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY OF DESTIN, FLORIDA, AND WAS APPROVED FOR THE
RECORD ON THIS _____ DAY OF _____, 2021.

MAYOR

CITY CLERK

MEMBER

MEMBER

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE ON THE WESTERN BOUNDARY OF SAID EAST PASS TOWERS, PHASE
I, A CONDOMINIUM, PER OFFICIAL RECORD BOOK 3295, PAGE 3105, OF THE PUBLIC RECORDS OF OKALOOSA
COUNTY, FLORIDA BEING SOUTH 68°06'39" WEST. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS
OTHERWISE NOTED.
- A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF
PANAMA CITY BEACH, BAY COUNTY, FLORIDA, COMMUNITY PANEL NO. 12091C0469J; REVISED: MARCH 9, 2021
INDICATES THE SUBJECT PARCEL IS LIES WITHIN ZONE "AE" ELEVATION 10', ZONE "AE" ELEVATION 11' & ZONE
"VE" ELEVATION 13'.
- SOURCE OF INFORMATION: FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATE MARCH 21, 2011 AT 11:22
A.M.; POLICY NO. 2710709-74021859.
- = SET 5/8" IRON ROD WITH CAP STAMPED "SSMC LB 2108", ■ = SET 4" X 4" CONCRETE MONUMENT
STAMPED "SSMC LB 2108" & ⊙ = SET NAIL & DISK STAMPED "SSMC LB 2108".

COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL:

PRESENTED TO AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF DESTIN, FLORIDA ON
THIS _____ DAY OF _____, 2021.

LOUIS ZUNGUZE
COMMUNITY DEVELOPMENT DIRECTOR

PUBLIC SERVICES DEPARTMENT APPROVAL:

PRESENTED TO AND APPROVED BY THE PUBLIC SERVICES DIRECTOR OF THE CITY OF DESTIN, FLORIDA ON
THIS _____ DAY OF _____, 2021.

MICHAEL G. BURGESS MA, PH, CSM, CFM
DIRECTOR OF PUBLIC SERVICES

CITY SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE CITY SURVEYOR OF DESTIN, FLORIDA, AND MEETS THE
REQUIREMENTS OF CHAPTER 177.011-177.151 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON
THE _____ DAY OF _____, 2021.

ERIC B. STUART PROFESSIONAL SURVEYOR & MAPPER NO. 6707
CITY OF DESTIN SURVEYOR

TAX COLLECTORS STATEMENT:

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID FOR THE TAX YEAR _____ FOR THE
PROPERTY DESCRIBED HEREON TO THE BEST OF BY KNOWLEDGE AS OF
THE _____ DAY OF _____, 2021.

BEN ANDERSON, TAX COLLECTOR
OKALOOSA COUNTY, FLORIDA

COUNTY CLERK CERTIFICATE OF RECORDING:

J.D. PEACOCK II, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON
THE _____ DAY OF _____, 2021
IN PLAT BOOK _____, PAGE _____.

J.D. PEACOCK II
CLERK OF CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA,
COUNTY OF OKALOOSA

I, THOMAS K. MEAD, DO HEREBY CERTIFY THAT A SURVEY OF THE LANDS WITHIN THE BOUNDARY OF THIS PLAT
HAS BEEN MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT IS A TRUE AND
CORRECT REPRESENTATION OF THE LAND SURVEYED AND THE THE SURVEY COMPLIES WITH ALL THE
REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET
AS SHOWN AT SUCH TIME WHEN IMPROVEMENTS ARE COMPLETE OR WITHIN ONE YEAR OF THE RECORDING OF
THIS PLAT.

THOMAS K. MEAD
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NUMBER 159424

08-10-2021
DATE

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
LICENSE BUSINESS NUMBER 2108
1130 HIGHWAY 90
CHIPLEY, FLORIDA 32428
PHONE: (850) 638-0790 FAX: (850) 638-8069



SOUTHEASTERN SURVEYING & MAPPING CORP.
1130 HIGHWAY 90 CHIPLEY, FLORIDA 32428
(850)638-0790 FAX(850)638-8069
WWW.SOUTHEASTERSURVEYING.COM
CERTIFICATE OF AUTHORIZATION NO. LB-2108

POINTE BEACH & YACHT CLUB

SHEET 1 OF 2 SHEETS

A SUBDIVISION BEING OF A PORTION OF UNSECTIONALIZED TOWNSHIP 2 SOUTH, RANGE 24 WEST,
1 GULF SHORE DRIVE, CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA

PREPARED BY

PHONE (850) 638-0790 FAX (850) 638-8069

CURVE TABLE (DEED CALLS)					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	613.27'	48°59'18"	524.35'	N60°02'13"W	508.5'
C2	2,025.15'	11°00'05"	388.85'	N33°12'52"W	388.2'
C3	503.88'	13°36'19"	119.65'	S20°24'51"W	119.3'
C6	75.44'	56°18'39"	74.14'	N81°15'01"E	71.15'
C17	57.88'	74°10'30"	74.93'	N78°42'32"W	69.81'

Diagram illustrating a 2' wide concrete seawall. The seawall is shown as a solid line with a 2' width. A 15' building setback is indicated by a dashed line. A 5' wide concrete seawall is also shown, with a 5' width indicated by a dashed line.

DETAIL 10



LEGEND AND ABBREVIATIONS:

- = SET 5/8" IRON ROD WITH CAP STAMPED "SSMC LB2108" UNLESS OTHERWISE NOTED
- = SET 4" X 4" CONCRETE MONUMENT "SSMC FRM LB2108" UNLESS OTHERWISE NOTED
- ⊙ = SET NAIL & DISK "PCP SSMC LB2108"
- (D) = DEED DIMENSION
- SSMC = SOUTH-EASTERN SURVEYING & MAPPING CORPORATION
- ↯ —— = LINE DRAWN NOT TO SCALE
- G# = CURVE INDEX LABEL

POINT OF COMMENCEMENT
NORTHWEST CORNER OF LOT 12
BLOCK F, HOLIDAY ISLE
SUBDIVISION, RESIDENTIAL SECTION
NUMBER 5, PLAT BOOK 4, PAGE
39, OKALOOSA COUNTY, FLORIDA
NO MONUMENT FOUND OR SET

S31°33'00" W 724.73'(0)
EASTERLY RIGHT OF WAY LINE
DURANGO ROAD
66' RIGHT OF WAY



SOUTHEASTERN SURVEYING & MAPPING CORP
1130 Highway 90
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From: lauriecsanders@aol.com
To: [Planning Division](#)
Subject: Comments for planned development Point Mezzanine Docking Facility and Point Beach and Yacht Club public meetings
Date: Sunday, September 19, 2021 1:34:41 PM

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City of Destin Planning,

Can you please answer any questions you can before the public meeting?

Please take the following public local input into consideration at the September 27 and October 18 public hearing meeting for Point Mezzanine Docking Facility, 20-32-SP and Point Beach & Yacht Club Subdivision, 21-24-MS.

After receiving letters from the City of Destin and reviewing the plans for project 20-32-SP, as a full time resident living within 300 ft, I have the following comments to share and would like to request written answers to my questions:

- **Point Mezzanine Docking Facility**
- Does the city require **financial where with all of the developer** prior to approval to allow the project to move forward?
- At the marina entrance after the road and parking spaces is there a **bike lane** in the road and an **extra wide sidewalk** on the side of the marina?
- Where and how many **parking spaces are there for the marina?** (I saw 3 parking spaces to the east? where are they?) and the vendors who will be working on the boats, where will they park? Is there enough parking for the marina?
- If the parking for the marina is at the resort, then **will the resort be built before the marina** so there will be parking available?
- Do you have to own a condo to be able to have/own a slip at the marina?
- **Where is the dumpster located/stored in the marina plans? Where will the dumpster be placed for trash pick up?** It doesn't look good now having a dumpster out all the time by the parking area. (grandfathered in) Will the new marina development be allowed to leave their dumpster out in view 24/7 with public access? There has been graffiti on the current dumpster, plus on busy holidays and weekends the dumpster overflows. I was always taught to remove graffiti right away since it indicates gang activity.
- Will there be a wide sidewalk located in front of the marina entrance and or a half circle turn around in the road?
- What are the plans for the **transient slips?** Who is allowed to dock there?
- Does the marina include bathrooms for use by patrons of the transient slips? I am tired of people peeing in our landscaping, by the current parking lot.
- How can there be transient slips in the plans if **commercial activity** is not allowed according to Holiday Isle Improvement Association docs and rules?
- **The marina will have to abide by Holiday Isle Improvement Association docs and rules, correct?**
- **Where will construction equipment be parked and stored? On site? No over night parking on current road and parking lot, correct? The city or code compliance will enforce this?**
- Please consider road comments
- Length of time for completion once started?
- Proposed start date?

- **Road**

- What are the plans for the road and parking? Who is paying to put the road in?
- What will the road and sidewalk look like in front of East Pass Towers 1?
- Will the indent in the road in front of East Pass Towers Marina (turnaround) remain or be removed since the turn around will now be at the end of the road?
- Does and could the road please include a bike path? This would enable people to bike and walk at the same time to and from the park. Currently bike riders need to go out into the road on Gulf Shore Dr when people are walking on the sidewalks. It would be nice to have sidewalks on both sides of the road.
- How wide will the sidewalks be and are there plans for trash receptacles? Please make sidewalks as wide as possible to accommodate foot traffic with beach supplies.
- Will there be a sidewalk alongside the current parking lot if the parking lot stays as is?
- Consider relocating the parking lot area from its current location to right before the entrance to Norriego Park? Right before the new circular turn-around. Make the current parking lot a road and extend the sidewalk that dead ends into the marina building so people can ride their bike, walk to the park
- If there is a parking lot at the end of the road could you please include a closing bar/gate that can lock for security purposes. This is done at many other parks. Since the park closes at dusk this would help prevent people from sitting in the parking lot after dusk doing drug deals, or getting into fights, which has occurred.
- Are there plans for reserved handicapped, lifeguard, code compliance parking spaces located closest to the park?
- Will the Norriego Park sign be moved down to the entrance of the park?
- Plans for lighting at the end of the road?
- Will Norriego Park remain open during construction? Access to park by water? Will park be maintained?
- Where will construction equipment be stored?
- Length of time for road completion once started?
- Start date?

- **Point Beach & Yacht Club Subdivision**

- Does the city require **financial where with all of the developer** prior to approval to allow the project to move forward
- How many units in the building?
- How many stories?
- Number of parking spaces?
- Number of bike lockers?
- Are short term rentals allowed of the units?
- What are the plans for lighting (turtle friendly)?
- Is there a guard building at the entrance to the property and will the building have a full time security guard? Security plans
- Plans are for ?? stories which is above the the new law/ordinance passed to keep the building heights lower. Would the **developer consider only 6 stories?**
- Will the architecture blend in with the light neutral beach sand colors of other buildings located on the road? Dark colors or trim really absorb the heat of the sun reflected off the water.
- I don't know much about **city drainage**, but can it handle this addition? Our covered parking lot at EPTII floods every heavy rain. Do the plans include a culvert for storm drainage in front of the building? Will storm drainage backflow onto the property where I live?
- **What is being placed on the property line between the parcel and the park? Between you and EPTI at 100 Gulf Shore Dr.? Does the public have access to the first 20 feet from the water**
- **Where will construction vehicles be parked? Construction vehicles will be required to be parked on site, correct? They can't park in the public parking spots, parking area, or be left there overnight can they?**
- Please consider road comments

- Will there be 10 foot sidewalks in and outside property?
- Length of time for completion from start date?
- Start date?

My biggest concern with the plans is the current parking lot at the end of the existing road, security, and trash. Please consider moving the current parking lot to the end of the proposed road, converting the current lot back to just a road with sidewalks on both sides. It is just plain common sense that the parking should be located at the end of the road closest to the park. That's the reason the parking lot is where it is now at the end of the road, with closest access to the park. If the end of the road moves so should the parking lot being located closest to the park. Thank you for considering my comments and concerns.

Sincerely,
Laurie Sanders
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