AGENDA
PARKS & RECREATION COMMITTEE MEETING
CITY HALL BOARDROOM
TUESDAY, APRIL 22, 2025

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
   - **A) March 25, 2025 Minutes**
4. **NEW BUSINESS**
   - **A) Norriego Point Entrance Sign**
   - **B) Morgan Sports Center- Information Only**
5. **OLD BUSINESS**
   - **A) Park Inspection assignments**
   - **B) Arbor Day 4/25/25**
6. **COMMITTEE MEMBER COMMENTS/QUESTIONS**
   - **A) Autumn Weidenhamer**

     Pooch Palooza Recap
     Artificial Turf
     Little Free Library Work Plan
     Children's Park Grand Opening/Ribbon Cutting

   - **B) Bryan Otto**
   - **C) Ali Stephens**
   - **D) Jessica Julian**
   - **E) Jan McGraw**
   - **F) Aubrey Santucci**
7. **STAFF REPORTS**
   - **A) Park Updates**
8. **COMMENTS FROM THE AUDIENCE**
9. **NEXT MEETING DATE: TBD**
10. **PUBLIC COMMENTS**

If a person decides to appeal any decision made by the City Council, committee, board, panel, or agency with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such

purpose, he or she will may need to ensure that a record of the verbatim record of the proceedings is made, which record includes the testimony and evidence upon the appeal is to be based.

"Persons with disabilities who require assistance to participate in this meeting are requested to notify the Public Services Office 850/837-4242 at least 48 hours in advance".

MINUTES OF THE
PARKS & RECREATION COMMITTEE
MEETING DESTIN CITY HALL BOARDROOM
MARCH 25, 2025, - 4:00 PM

1. CALL TO ORDER:

Chairwoman Weidenhamer called the Parks & Recreation meeting to order at 4:03 p.m. on Tuesday, March 25, 2025, in the Destin City Hall Boardroom.

2. ROLL CALL:

Members Present	Members Absent	Staff Present
Autumn Weidenhamer	Allison Stephens	Lisa Firth Parks & Recreation Director
Bryan Otto		Ryan Reed P&R Deputy Director
Jessica Julian		Bryan Kellar Recreation Supervisor
Jan McGraw		Joe Bodi Deputy Director Public Works
		Sharon Gardner Records Mgmt. Specialist

3. APPROVAL OF MINUTES:

A.) February 25, 2025, Parks and Recreation Committee Meeting Minutes.

Motion made by Vice Chairman Bryan Otto and seconded by Committee member Jessica Julian to approve the minutes from February 25, 2025. The motion passed 4-0.

Chairwoman Weidenhamer announced the new members of the committee and asked for a motion to add the introductions to the Agenda. The motion was made by Vice Chairman Bryan Otto with Committee member Jessica Jullian providing the second. The motion passed unanimously 4-0.

New committee members Jessica Julian and Jan McGraw introduced themselves, each expressing their interest and excitement at being involved in the decision-making process for the city and how happy they were to be here. Vice Chairman Bryan Otto provided a brief introduction of himself to the new members and welcomed them on the committee. Chairwoman Autumn Weidenhamer noted this was her first meeting as the chairwoman, and she thanked the group for their patience as she learned the role.

Parks and Recreation Director Lisa Firth approached the committee with a digital proof she had just received regarding the signage for the upcoming Pooch Palooza and asked for approval to order the signs.

Motion made by Vice Chairman Otto to approve the signage, with Committee member Jessica Jullian providing the second. The motion passed unanimously 4-0.

4. NEW BUSINESS
A.) Committee Training
B.) Captain Royal Melvin Park Sidewalk

Councilwoman Trammell who was present at the meeting to provide the Committee Training asked Chairwoman Weidenhamer to change the order of the day and have Public Works Deputy Director Joe Bodi present his item regarding Captain Royal Melvin Park Sidewalk first as his presentation wouldn't be as lengthy as the Committee Training. Chairwoman Weidenhamer approved the change and welcomed Mr. Bodi to the dais.

Joe Bodi, Deputy Director for Public Works, presented details on the sidewalk project for Captain Royal Melvin Park, which includes replacing a 5-foot sidewalk with a 10-foot multi-use pathway. He explained this change is necessary to comply with the city's multimodal transportation requirements, and this project will also involve relocating the bike rack, removing an old driveway cut, and installing raised curbing. This project is moving through the development order process and will be presented to the City Council for approval at their first meeting in April. Vice Chairman Bryan Otto asked why the project was necessary, given that the park had been recently built. Mr. Bodi explained that the original sidewalk didn't meet the required code, and there are other necessary repairs and upgrades, including the relocation of the bike lane and repairs to damaged sections due to electrical upgrades. Councilwoman Trammell inquired if the $34,000 for the project was budgeted, and Mr. Bodi confirmed that parts of it were, but additional funds would need to be found to cover some of the repairs. Committee member Otto expressed concern about preventing such oversights in the future. Mr. Bodi noted that requiring a development order for each project would help ensure that all requirements are met in the future.

Motion was made by Vice Chairman Bryan Otto that the Parks & Recreation Committee recommend that City Council approve the Captain Royal Melvin Park, a Minor Development Order, as presented. Committee member Jessica Jullian provided the second and the motion passed unanimously 4-0.

B. Sunshine Laws/Public Records Act Presentation – Council member Sandy Trammell

- Discussion of Sunshine Laws and its implications for committee members.
- Explanation of communication restrictions between committee members outside of a public meeting.
- Emphasis on avoiding any informal discussions regarding committee matters outside of public meetings.
- Provided guidance on Public Records Act compliance, including maintaining emails, text messages, and social media interactions.
    - Cautionary examples were provided, highlighting past violations and their consequences, including having all personal devices confiscated and possible removal from office with legal repercussions.

- Discussion on ethics standards and avoiding conflicts of interest and how meetings generally follow Robert's Rules of Order.
    - Members were reminded not to use their positions for personal advantage and once a motion has passed, even if they are not in agreement and voted against the motion, they need to support it, when it goes forward to City Council.
    - Clarification on interactions with applicants and public officials to ensure unbiased decision-making.

5. OLD BUSINESS

A.) Workplans

1. Park Inspections and Reporting:

The committee's discussion about work plans emphasized the importance of early planning for maintenance, especially for large projects, to ensure they are included in the budget for the following year. If significant repairs or equipment additions are needed, the committee must decide whether to fund them through the budget or through fundraising efforts. Committee members are expected to submit their park evaluations to Director Firth who coordinates the follow-up with the maintenance team. Vice Chairman Otto asked for someone to take the month of April to inspect the dog park, and that the committee will split the list of the remaining parks to be inspected the rest of the year. Committee member Jessica Jullian agreed to inspect the dog park for the month of April.

Parks & Recreation Director Lisa Firth spoke about how her team was really excited to see some extra maintenance happening at the parks and recreation fields. Eight non-park properties have been reassigned to other staff, which has allowed park maintenance teams to focus more on the recreation fields and parks. This shift in staffing has resulted in more dedicated resources for the parks, which has improved overall maintenance. Staff morale has improved as workers, who previously handled non-park properties, are now more involved with recreational fields and maintenance tasks they've never had the opportunity to handle before.

6. COMMITTEE MEMBER COMMENTS/QUESTIONS

A.) Autumn Weidenhamer-Chairwoman

1. Pooch Palooza-Flyers have been distributed, and updates have been shared on social media (Friends of the Destin Dog Park, Destinites, and others), along with a radio promotion on Destin FM. Chairwoman Weidenhamer suggested further sharing the information on Facebook and Director Firth confirmed some cross-posting had been done.

Vendor setup was discussed as was event space setup for demonstrations and other activities that will require more space. Special arrangements will be made to ensure that areas are appropriately closed off or open for the public to safely participate in the event. The Blessing of the Dogs and raffle prizes are also major highlights of this event,

and the team is close to finalizing the event preparations, with a clear plan for set-up and day-of operations.

2. Parks and Recreation Committee Expectations-Chairwoman Weidenhamer reminded the members that if anyone wants to own or create a work plan, that it can be brought forward at any time and the committee can review it.

B.) Bryan Otto-Vice Chairman-

Vice Chairman Otto welcomed the new members again.

C.) Jessica Jullian-

Expressed appreciation for the collaboration between the committee and the staff and acknowledged the role of the committee in assisting the staff with various tasks, emphasizing her willingness to support them in any way possible.

D.) Jan McGraw-

Commented she hasn't been to all the parks yet but is excited to go and see them, as well as taking her grandkids to them.

7. STAFF REPORTS

A.) Arbor Day- Ryan Reed, Parks & Recreation Deputy Director

Deputy Director Reed announced that April 25th will be Arbor Day 2025, and that they still needed to decide on a location for the tree planting. The group discussed the timeline, including ensuring that everything is ready before the event. Vice Chairman Otto and staff discussed the costs of donating a tree, dedicating a tree or bench in honor of someone, and the application process for this. It was discussed that tree prices ranged from $350-$500, and the application process for dedicating a tree or bench would have had to begin by January for this year's event.

The Kell-Air South neighborhood near the park was discussed as the location for Arbor Day 2025.

Motion made by Vice-Chairman Otto to approve the Kell-Air South location with Committee member Jessica Jullian providing the second. Unanimously approved 4-0.

Director Firth suggested that Aubrey Santucci, who has expertise as an arborist, be invited to speak at the event as she is familiar with the process of tree planting and can contribute valuable insights. Director Firth and other staff and committee members expressed a willingness to speak if needed. There were questions about involving children in the event, as it was noted that the involvement of schoolchildren could add to the ceremony's success, as it had in previous years. However, challenges related to transportation for the children were raised, with suggestions to reach out to local schools for participation.

B.) Easter Egg Hunt

April 19th is the Easter Egg Hunt at Morgans Sport Center beginning at 9a.m. Director Firth asked the committee members to let her, or Recreation Supervisor Bryan Kellar know if they will be there.

Director Firth also mentioned that May 3rd, the first Saturday in May, is Founders Day, and they always need volunteers for that. She noted that the Primrose Boat will be 100 years old this year, and the Destin Fishing and History Museum will have a birthday party for it that day.

8. COMMENTS FROM THE AUDIENCE -None

9. CLOSING REMARKS & ADJOURNMENT

Chairwoman Weidenhamer announced the next meeting will be April 22nd.

10. PUBLIC COMMENTS- None

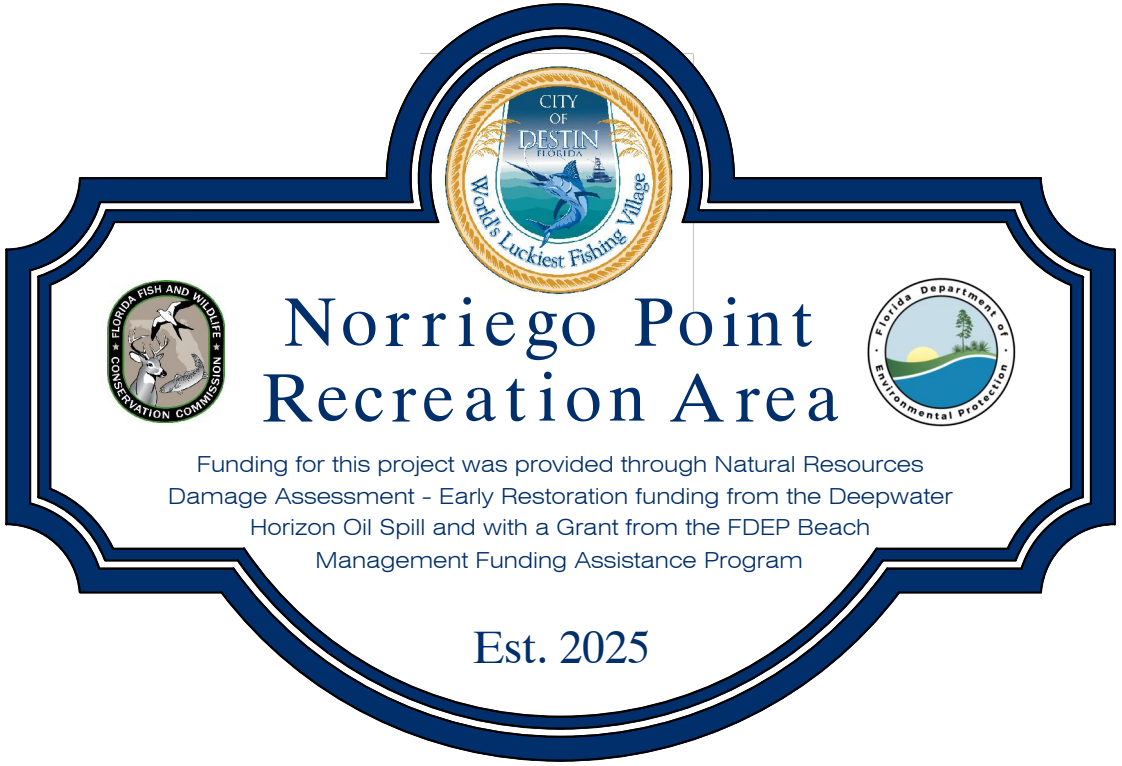
ADJOURNMENT:

Having no further discussions, the meeting adjourned at 5:57 PM

Adopted and approved this _____ day of _____2025.

_____ _____

Autumn Weidenhamer, Chairwoman Sharon Gardner Records Mgmt. Specialist



Norriego Point Recreation Area

Funding for this project was provided through Natural Resources Damage Assessment - Early Restoration funding from the Deepwater Horizon Oil Spill and with a Grant from the FDEP Beach Management Funding Assistance Program

Est. 2025

0 1' 2'

SCALE: 1" = 1'

ITEM _____

CITY OF DESTIN

AGENDA ITEM

CITY COUNCIL MEETING DATE: April 22, 2025
TYPE OF AGENDA ITEM: New Business

TO: Parks and Recreation Committee

THRU: Larry Jones, City Manager
Kimberly Kopp, City Attorney
David Prichard, Community Development

FROM: Daniel Butler, Principal Planner

DATE: April 15, 2025

SUBJECT: Morgan Sports Center – A Minor Deviation to a Major Development Order (DEV-001549-2025)

BACKGROUND:
The City of Destin is requesting approval of a Minor Deviation to Major Development Order application (DEV-001549-2025). The subject project is located at 3950 Commons Drive West (Parcel ID: 00-2S-22-2300-000F-0020), also known as Morgan Sports Center. The Morgan Sports Center is a $3.7 million facility which opened in October 2000 with four regulation softball fields, two baseball fields, three soccer/football fields, a children's playground, a disc golf course, half-court basketball, a concessions stand with restrooms, batting cages, exercise trail, a sand volleyball court, and two separate parking lots.

The TRC approved development project scope includes the replacement of the existing maintenance building with an 1,800 square foot facility, the construction of an 1,843 square foot field house with restrooms, the replacement of the 1,960 square foot batting cages, the relocation of a maintenance shed, the demolition of another shed, and providing appropriate ADA access where required.

DISCUSSION:
M. Scott Jenkins, on behalf of the City of Destin, is requesting approval for a Minor Deviation to a Major Development Order (DO-99-38). The project incorporates updates to the Morgan Sports Center. The upgrades will include the replacement of the existing maintenance building with an 1,800 square foot facility, the construction of an 1,843 square foot field house with restrooms, the replacement of the 1,960 square foot batting cages, the relocation of a maintenance shed and the demolition of another, and providing appropriate ADA access where required. Morgan

Sports Complex is a City of Destin Park located at 3950 Commons Drive West (Parcel ID: 00-2S-22-2300-000F-0020), totaling approximately 25.68 acres in total.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE

The subject property is within the **Town Center Commons Planning Area**. Also, the property has a Future Land Use Map Designation of Recreation (REC) and a Zoning Designation of Recreation (REC)**.** The proposed use is consistent with these land use regulations. The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements. This project's scope supports the current recreational land use and does not add any additional uses.

LAND USE

All other amusement and recreation industries' is an appropriate use within the **REC** future land use designation and a permitted use within the **REC** zoning district.

EXISTING USES:

Recreational Amenities:

- 4 softball fields
- 3 soccer/football fields
- 2 baseball fields
- Exercise Trail
- Playground
- Concessions Stand with Restrooms
- Batting Cages
- Disc Golf Course
- 2 Separate Parking Lots
- Half-Court Basketball

PROPOSED USES:

- No Change from Existing Uses
    a. A field house with restrooms will be added. This structure will provide storage for additional sporting/field equipment. This and all other work within the scope of this project supports the current existing uses.

Commented [DB1]: Should we include 'New Field House with Restrooms' as a Proposed Use since it is new? I agree that it supports existing uses though.

INTENSITY

Maximum allowed: 0.20 FAR
Provided: 0.005 FAR

HEIGHT

Maximum allowed: 35' / 3 stories
Approved: 12' / 1 stories

SETBACKS

Required: None

Proposed: Front: 153'
Side: 10.3'
Rear: 469.1'

OPEN SPACE
Minimum required: 25%
Provided: 79%

PLATTING
There is no platting associated with this application.

CONCURRENCY MANAGEMENT
Concurrency requirements have been met:

Traffic: Signed March 24, 2025
Stormwater Management: Signed April 15, 2025
Potable Water/Sanitary Sewer: Signed April 14, 2025
Solid Waste: Singed March 10, 2025

AIRPORT PROTECTION
The subject site is located within the airport protection area. All lights or illumination used in conjunction with streets, parking, signs or use of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating from a public airport or in the vicinity thereof. Additionally, no operations shall produce smoke, glare or other visual hazards within three statute miles of any usable runway of the Destin Executive Airport. With the proximity to the airport, all contractors that will require a crane to hang any material will need to apply for a ASN.

NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from the FAA for temporary encroachment into this restrictive area and a copy of a completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

TRANSPORTATION ANALYSIS
The proposed improvements will be made while adhering to the current rules and regulations outlined by the Destin Comprehensive Plan and Land Development Code. The proposed development does not generate any additional trips but is rather an improvement to the existing site to support its current uses. Therefore, no net change in project trips will be generated. The analysis is consistent with the standards outlined in ***LDC Section 6.05.05*** and meets de minimis criteria outline in ***Comprehensive Plan Policy 12-4.1.4(C)(5).***

RIGHT-OF-WAY DEDICATION
The project does not include any right-of-way dedication.

INGRESS/EGRESS

Vehicular access to the property is provided by a two-way access from both the Commons Drive West and Indian Bayou Trail public rights-of-way (ROW).

PEDESTRIAN NETWORK
The project provides a complete pedestrian network as required in ***LDC 8.09.03.A(6)***. A continuous on-site internal sidewalk is provided throughout the development.

PARKING:
No Change from DO-99-38. Required vehicle parking spaces for neighborhood park uses:

Minimum: 1 handicap parking spot per park.

Other considerations:
Soccer = (18 per team x 2) x 3 fields = 108 spots
Baseball = (15 per team x 2) x 2 fields = 60 spots
Softball = (16 per team x 2) x 4 fields = 128 spots
Umpires = 2 per field x 9 = 18 spots
Coaches = 1 per field x 9 = 9 spots

TOTAL: 323
TOTAL REQUIRED: 1 space including 1 handicapped
TOTAL PROVIDED: 351 spaces including 14 handicapped spaces

UTILITIES:
All new utilities are required to be underground.

STORMWATER:
The City Manager's Stormwater designee approved the stormwater plan on April 15, 2025.

REFUSE COLLECTION:
All non-construction related dumpsters, trashcans, and recycling bins shall be placed in solid waste collection areas or inside a building.

WHITE SANDS ZONE
The proposed project is located within a White Sand Zone 2. Therefore, only white sand, sandy soil which is indigenous to Zone 2, or other sandy soil which is as light or lighter than the undisturbed indigenous soil on site may be used as a fill material during construction, per ***LDC Section 11.07.02.B***. Prior to bringing any fill onto the site, the applicant shall provide Staff with a sample of the proposed fill for review and approval.

LANDSCAPING
DO-99-38 conditions apply. No trees are proposed for removal during this project.

SIGNS
No signs were reviewed for permitting or compliance with the Development Order application. All proposed signs must be permitted through a sign permit and shall comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

IMPACT FEES:
Given that this is a City project, there will be no impact fees assessed.

OTHER FEES: NONE

COMMENTS: NONE

PUBLIC COMMENTS
Staff have not received any comments for this project from the public.

A. Link to Strategic Goals /Objectives:
- II. Enhanced quality of life and safety for families
- III. Economic development and revitalization
- IV. Effective, efficient, and aesthetically pleasing infrastructure
- V. A green and sustainable environment

B. Effect on Budget (EOB): The project has already been budgeted for by the City of Destin.

C. Level of Service (LOS): There will be minimal to no impact on the surrounding level of service.

CONCLUSION:
The City of Destin is requesting approval of a Minor Deviation to a Major Development Order. The project scope includes replacement of the existing maintenance building with an 1,800 square foot facility, the construction of an 1,843 square foot field house with restrooms, the replacement of the 1,960 square foot batting cages, the relocation of a maintenance shed, the demolition of another shed, and providing appropriate ADA access where required.

RECOMMENDED MOTION:
This project went before City Council for approval on April 21, 2025 and is just an informational item. There is no recommended motion at this time.

Attachments:
- **A. Batting Cage Plans**
- **B. Field House Plans**
- **C. Maintenance Building Plans**
- **D. Civil Plans**
- **E. Morgan Sports Center DO-99-38**
- **F. Boundary Survey**
- **G. Stormwater Plan**
- **H. Stormwater CEC**
- **I. Traffic CEC**

ITEM _____

J. Traffic Letter
K. Solid Waste CEC
L. Sewer and Water CEC
M. Lease (proof of ownership)
N. Fire District Letter
O. Morgan Sports Center Upgrades, DRAFT DO-25-08

E-001 LEGEND AND NOTES.DWG

ELECTRICAL LEGEND

'B' (2#12 & 1#12 GND–1/2"C)	A–1 ADJACENT TO ARROW INDICATES HOMERUN OF CIRCUIT NO. 1 TO PANEL A; "B" INDICATES FIXTURE TYPE; MARKS ACROSS RACEWAY RUN INDICATES THE NUMBER OF NO. 12 CONDUCTORS; UNLESS NOTED OTHERWISE NO MARKS INDICATES TWO NO. 12 CONDUCTORS AND ONE NO. 12 GREEN GROUND CONDUCTOR IN 1/2" CONDUIT
	1' X 4' FIXTURE; CEILING MOUNTED
J	JUNCTION BOX; MOUNTED ABOVE CEILING
J	JUNCTION BOX; MOUNTED FLUSH IN WALL WITH BLANK COVER
	DUPLEX RECEPTACLE; 125V; 20A; 3 POLE GND; MT 18" AFF TO C/L UNLESS NOTED OTHERWISE; NEMA 5–20R; HUBBELL SERIES HBL5352
WP	LETTERS "WP" ADJACENT TO SYMBOL INDICATES GFI WEATHER RESISTANT RECEPTACLE; HUBBELL HBLGFBFHP20 SERIES WITH WEATHERPROOF COVER; HUBBELL/TAYMAC MR420CW COVER.
S	WALL SWITCH; 120/277V; 20A; 1 POLE; A.C. ONLY; MT 48" AFF TO C/L; HUBBELL SERIES HBL1221
S.x	LOW VOLTAGE WALL SWITCH; CONNECT TO LOCAL NON–NETWORKED POWER PACK OR ROOM CONTROLLER; MT 48" AFF TO C/L; REFER TO SPECS; SEE LIGHTING CONTROL DETAILS. LETTER "X" INDICATES BUTTON COUNT; REFER TO LOW VOLTAGE SWITCH MATRIX FOR SPECIFIC INFORMATION.
	LIGHTING CONTROLS ROOM CONTROLLER; INSTALL CONCEALED ABOVE CEILING SPACE; REFER TO LIGHTING CONTROLS DETAILS
	LOW VOLTAGE OCCUPANCY SENSOR; 360° DUAL–TECHNOLOGY TYPE; CEILING MOUNTED; UNLESS OTHERWISE NOTED; REFER TO LIGHTING CONTROLS DETAILS
P	PHOTOCELL; REFER TO LIGHTING CONTROL DIAGRAM
	RACEWAY INSTALLED EXPOSED
	RACEWAY INSTALLED CONCEALED IN FLOOR SLAB AND/OR BELOW GRADE

ELECTRICAL GENERAL NOTES

A. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT SIZE AND LOCATION OF EQUIPMENT WHICH IS FURNISHED BY OTHERS AND CONNECTED BY ELECTRICAL.

B. RECEPTACLES, SWITCHES AND COVERPLATES COLOR SHALL BE SELECTED BY THE ARCHITECT FROM STANDARD COLORS.

C. LOCATION OF LIGHTING FIXTURES, DISCONNECT SWITCHES, ETC. FOR MECHANICAL EQUIPMENT/ROOM SHALL BE COORDINATED WITH FINAL MECHANICAL EQUIPMENT LOCATION TO PROVIDE NATIONAL ELECTRIC CODE REQUIRED ACCESS SPACE.

D. FINAL CONNECTION TO ALL MOTORS SHALL BE WITH FLEXIBLE CONDUIT CONNECTION.

E. PROVIDE GREEN GROUND CONDUCTOR IN ALL CIRCUITS – SIZE PER N.E.C.

F. PROVIDE CONCRETE MARKER AT END OF ALL CONDUITS STUBBED OUT OF BUILDING FOR FUTURE USE. MARKER SHALL BE 6" DIA X 18" HIGH WITH 2" ABOVE FINISHED GRADE. INSCRIBE IN TOP OF MARKER "E" FOR ELECTRICAL,"T" FOR TELEPHONE,"V" FOR TV CABLE,"F" FOR FIRE ALARM, AND "IC" FOR INTERCOM.

G. GENERAL CONTRACTOR SHALL FIELD–VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING ANY WORK, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. FAILURE TO DO SO INDICATES THAT THE CONTRACTOR ACCEPTS THE CONDITIONS AS THEY EXIST, AND SHALL PERFORM THE WORK REQUIRED AS SHOWN AND SPECIFIED.

H. THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND REVIEW THE MECHANICAL AND SPECIAL EQUIPMENT SUBMITTALS PRIOR TO SUBMITTING THE ELECTRICAL SUBMITTALS. ANY ELECTRICAL EQUIPMENT, CONDUIT, AND WIRE SIZE CHANGES RESULTING FROM THIS REVIEW SHALL ALSO BE SUBMITTED FOR APPROVAL.

I. THE ELECTRICAL CONTRACTOR SHALL PROVIDE FAULT CURRENT CALCULATIONS FOR THE SERVICE EQUIPMENT AND SHALL MARK THE EQUIPMENT WITH THE AVAILABLE FAULT CURRENT AND DATE OF THE CALCULATION PER NEC 110.24. REFER TO TYPICAL SERVICE EQUIPMENT FAULT CURRENT LABEL DETAIL.

J. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ARC FAULT LABELS PER NFPA 70E ARTICLE 110.16 FOR NEW EQUIPMENT. THE OWNER SHALL PROVIDE AVAILABLE CALCULATION DATA FOR THE EXISTING EQUIPMENT IN THE ELECTRICAL SYSTEM. REFER TO TYPICAL ARC FLASH HAZARD LABEL DETAIL.

K. PROVIDE NEUTRAL AT ALL LINE VOLTAGE SWITCH LOCATIONS PER N.E.C. 404.2(C).

L. PROVIDE BUSHINGS ON ALL CONDUIT.

M. COMPLY WITH ALL LOCAL CODE, LAWS, AND ORDINANCES APPLICABLE TO ELECTRICAL WORK, THE STATE BUILDING CODE AND THE NATIONAL ELECTRIC CODE. OBTAIN ALL PERMITS REQUIRED BY LOCAL ORDINANCES.

N. OBTAIN ARCHITECTS APPROVAL OF ALL LIGHT FIXTURES, SWITCHES, RECEPTACLES, PANELBOARDS, ETC. PRIOR TO PURCHASING.

O. THE ELECTRICAL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. ALL NOT SO INSTALLED SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.

P. ALL WORK SHALL BE INSTALLED IN CONCEALED TYPE CONSTRUCTION. UNDERGROUND CONDUITS UP TO FIRST BOX IN CONCEALED CONSTRUCTION MAY BE SCH.40 PVC. EXTERIOR EXPOSED WORK SHALL BE I.M.C. BRANCH CIRCUIT CONDUIT RUN IN OPEN SPACES ABOVE CEILING OR IN WALLS MAY BE THINWALL (E.M.T.) CONDUIT 1/2" MIN. SIZE.

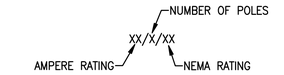
Q. ALL CONDUCTORS LESS THAN 100A. SHALL BE COPPER #12 & #10 SOLID, #8 AND LARGER STRANDED, #6 AND SMALLER TO BE TYPE THWN, 600 VOLT INSULATION AND TYPE THWN OR THHN FOR #4 AND LARGER. ALUM. CONDUCTORS MAY BE USED FOR 100A. AND LARGER ONLY WHERE USED WITH COMPRESSION TERMINATIONS.

R. PROVIDE GROUNDING PER NATIONAL ELECTRIC CODE.

S. THE CONTRACTOR SHALL LEAVE THE ENTIRE ELECTRICAL SYSTEM INSTALLED IN PROPER WORKING ORDER, AND SHALL REPLACE WITHOUT ADDITIONAL COST, ALL WORK OR MATERIAL WHICH MAY DEVELOP DEFECTS, (ORDINARY WEAR AND TEAR OR DAMAGE RESULTING FROM IMPROPER HANDLING EXCEPTED) WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.

ABBREVIATIONS

AFF – ABOVE FINISHED FLOOR
C. – CONDUIT
C/L – CENTERLINE
EC – ELECTRICAL CONTRACTOR
GND – GROUND CONDUCTOR
GFI – GROUND FAULT PROTECTION
LTG – LIGHTING
LTS – LIGHTS
REC – RECEPTACLE
UNO – UNLESS NOTED OTHERWISE
WP – WEATHERPROOF



DISCONNECT SWITCH
DESCRIPTION NOMENCLATURE

DAG
ARCHITECTS
DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

REVIEW SET
02-07-2025

NOT FOR CONSTRUCTION

Morgan Sports Center
Batting Cages

4200 INDIAN BAYOU TRAIL, DESTIN, FL 32541

REVISIONS:

No.	Description	Date

LEGEND AND NOTES

PROJECT NUMBER	25007
DATED	2025.02.07

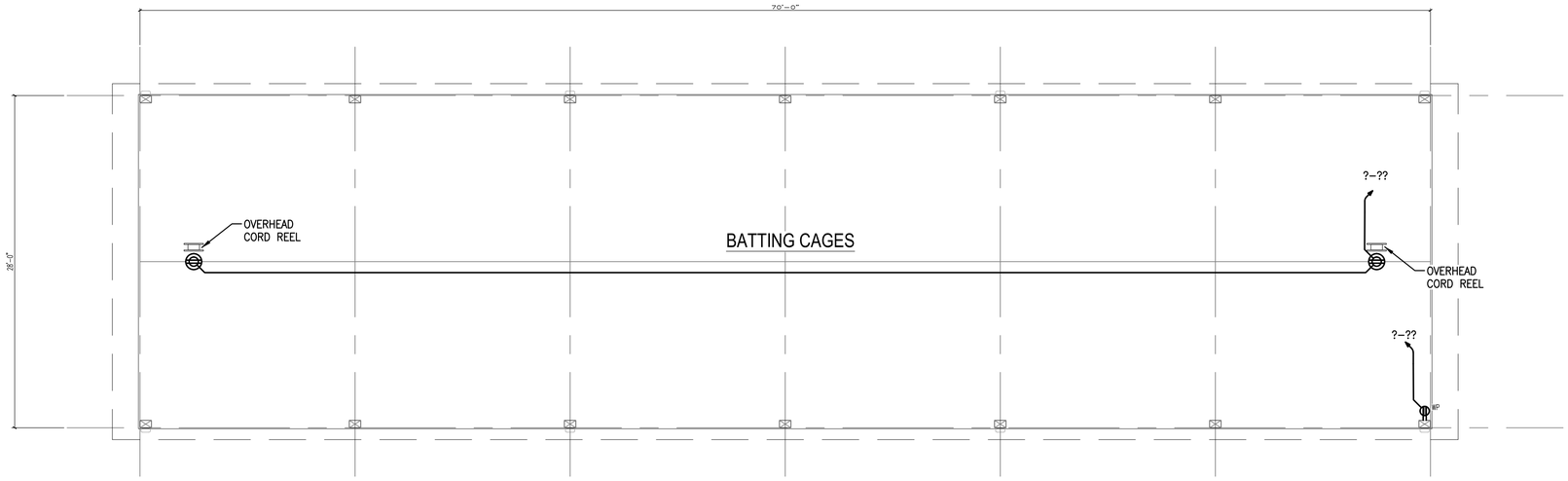
E-001

HG ENGINEERS
HG Engineers
142 Eglin Parkway SE
Fort Walton Beach, Florida, 32548
E-mail: office@hgengineers.com
Ph: 850.243.6723
Fl. Authorization No.00006680
Christopher A. Garick; FL. PE No.53924
Thomas A. Alexander; FL. PE No.73172
Daniel J. White; FL. PE No.73790
Caleb W. Leonard; FL. PE No.91782

25002 Job No.

1 2 3 4 5

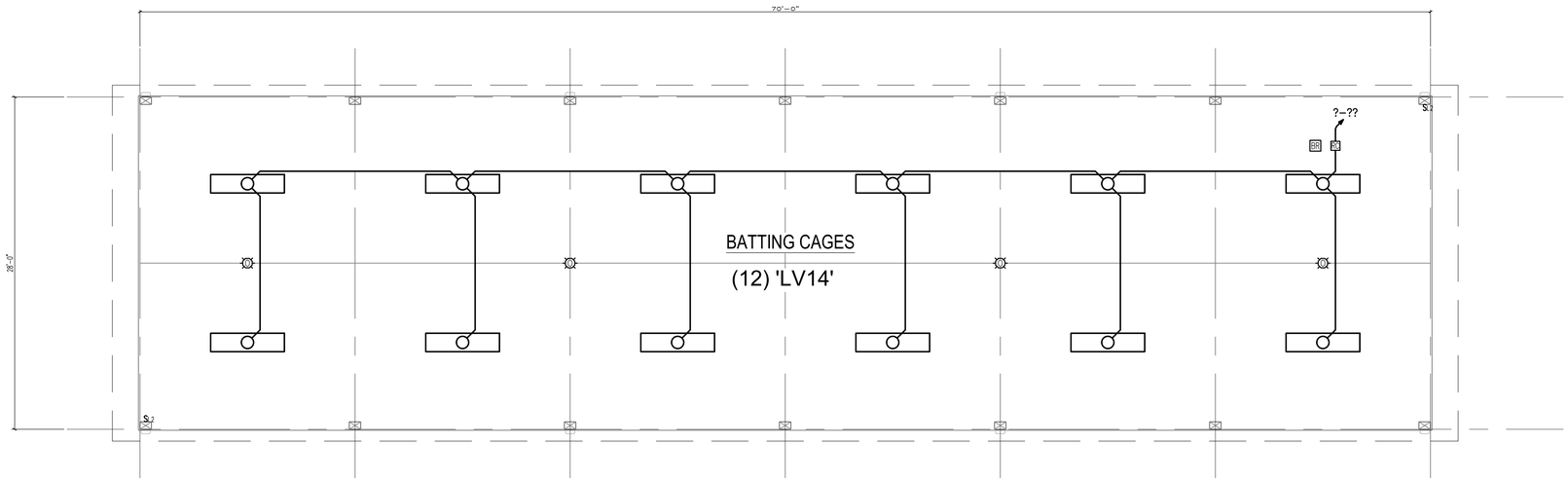
E-201 BATTING CAGES - ELECTRICAL PLAN.DWG



BATTING CAGES - POWER PLAN

1"= 4'-0"

0 2' 4' 8'



BATTING CAGES - LIGHTING PLAN

1"= 4'-0"

0 2' 4' 8'

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REVIEW SET
02-07-2025

NOT FOR CONSTRUCTION

Morgan Sports Center
Batting Cages

4200 INDIAN BAYOU TRAIL, DESTIN, FL 32541

REVISIONS:

No.	Description	Date

BATTING CAGES
ELECTRICAL PLAN

PROJECT NUMBER	25007
DATED	2025.02.07

E-201

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25002
Job No.

1 2 3 4 5

ELECTRICAL LEGEND

- 'B' — A–1 ADJACENT TO ARROW INDICATES HOMERUN OF CIRCUIT NO. 1 TO PANEL A; "B" INDICATES FIXTURE TYPE; MARKS ACROSS RACEWAY RUN INDICATES THE NUMBER OF NO. 12 CONDUCTORS; UNLESS NOTED OTHERWISE NO MARKS INDICATES TWO NO. 12 CONDUCTORS AND ONE NO. 12 GREEN GROUND CONDUCTOR IN 1/2" CONDUIT (2#12 & 1#12 GND–1/2"C)
- CEILING FIXTURE
- WALL BRACKET FIXTURE
- POLE MOUNTED FIXTURE
- 2' X 2' FIXTURE; CEILING MOUNTED; ARROW INDICATES LENS DIRECTION
- 2' X 2' FIXTURE WITH INTEGRAL EMERGENCY BATTERY OR CONNECTED TO AN EMERGENCY CIRCUIT AS INDICATED; CEILING MOUNTED; ARROW INDICATES LENS DIRECTION
- 2' X 4' FIXTURE; CEILING MOUNTED
- '2 X 4' FIXTURE WITH INTEGRAL EMERGENCY BATTERY OR CONNECTED TO AN EMERGENCY CIRCUIT AS INDICATED; CEILING MOUNTED
- EXIT SIGN; CEILING MOUNTED; ARROWS AS NOTED; SHADED SECTION INDICATES LIGHTED FACE OF EXIT SIGN
- EXIT SIGN; BACK MOUNTED; ARROWS AS NOTED; SHADED SECTION INDICATES LIGHTED FACE OF EXIT SIGN
- JUNCTION BOX; MOUNTED ABOVE CEILING
- JUNCTION BOX; MOUNTED FLUSH IN WALL WITH BLANK COVER
- DUPLEX RECEPTACLE; 125V; 20A; 3 POLE GND; MT 18" AFF TO C/L UNLESS NOTED OTHERWISE; NEMA 5–20R; HUBBELL SERIES HBL5352
- QUAD RECEPTACLE; 125V; 20A; 3 POLE GND; MT 18" AFF TO C/L UNLESS NOTED OTHERWISE; NEMA 5–20R; HUBBELL SERIES HBL5352
- QUAD RECEPTACLE; 125V; 20A; 3 POLE GND; GFI; MT 18" AFF TO C/L UNLESS NOTED OTHERWISE; NEMA GF–5–20R; HUBBELL SERIES GF5362
- DUPLEX RECEPTACLE; 125V; 20A; 3 POLE GND; GFI; MT 18" AFF TO C/L UNLESS NOTED OTHERWISE; NEMA GF–5–20R; HUBBELL SERIES GF5362
- WP — LETTERS "WP" ADJACENT TO SYMBOL INDICATES GFI WEATHER RESISTANT RECEPTACLE; HUBBELL HBLGFBFHP20 SERIES WITH WEATHERPROOF COVER; HUBBELL/TAYMAC MR420CW COVER.
- DUPLEX RECEPTACLE FOR TELEVISION WITH TVSS PROTECTION, LED AND ALARM; 125V; 20A; 2 POLE; 3 WIRE; GND; SEE TELECOM PLANS FOR MOUNTING DETAILS. NEMA 5–20R; HUBBELL SERIES HBL5362SA
- COMBINATION POWER/TELECOM FLOOR BOX; FOUR DUPLEX RECEPTACLES; 125V; 20A; 3 POLE GND; NEMA 5–20R; HUBBELL SERIES HBL5352; REFER TO TELECOM AND A/V PLANS FOR FLOOR BOX PART NUMBERS, INSTALLATION DETAILS AND LOCATION.
- LETTERS +XX" ADJACENT TO SYMBOL INDICATES RECEPTACLE MOUNTING HEIGHT.
  +AC" = ABOVE COUNTER.
  +DF" = VERIFY HEIGHT FOR DRINKING FOUNTAIN WITH MECHANICAL CONTRACTOR
  +TV" = VERIFY HEIGHT OF TV WITH OWNER.
  +SB" = SMARTBOARD/INTERACTIVE FLAT PANEL TV RECEPTACLE, VERIFY MOUNTING REQUIREMENTS WITH TELECOM PLANS.
  +TS" = TEACHER STATION RECEPTACLE, VERIFY MOUNTING REQUIREMENTS WITH TELECOM PLANS.
  +DW" = DISHWASHER RECEPTACLE, VERIFY MOUNTING REQUIREMENTS WITH MECHANICAL CONTRACTOR.
- S — WALL SWITCH; 120/277V; 20A; 1 POLE; A.C. ONLY; MT 48" AFF TO C/L; HUBBELL SERIES HBL1221
- S_W — WALL SWITCH; 120/277V; 20A; VACANCY SENSOR DUAL TECHNOLOGY MULTI–WAY TYPE; MT 48" AFF TO C/L; REFER TO SPECS; WATTSTOPPER #DW–100–W.
- S_{LX} — LOW VOLTAGE WALL SWITCH; CONNECT TO LOCAL NON–NETWORKED POWER PACK OR ROOM CONTROLLER; MT 48" AFF TO C/L; REFER TO SPECS; SEE LIGHTING CONTROL DETAILS. LETTER "X" INDICATES BUTTON COUNT; REFER TO LOW VOLTAGE SWITCH MATRIX FOR SPECIFIC INFORMATION.
- P — PHOTOCELL; REFER TO LIGHTING CONTROL DIAGRAM
- TS — DIGITAL TIMESWITCH WITH RESERVE POWER; REFER TO LIGHTING CONTROL DIAGRAM FOR TYPE
- MS — MOTOR CONTROL SWITCH; 600V; 30A; 2 POLE; A.C. ONLY; NEAR OR ON EQUIPMENT BEING SERVED; HUBBELL–BRYANT 30102D.
- LCR — LIGHTING CONTROLS ROOM CONTROLLER; INSTALL CONCEALED ABOVE CEILING SPACE; REFER TO LIGHTING CONTROLS DETAILS
- LOW VOLTAGE OCCUPANCY SENSOR; 360° DUAL–TECHNOLOGY TYPE; CEILING MOUNTED; UNLESS OTHERWISE NOTED; REFER TO LIGHTING CONTROLS DETAILS
- LOW VOLTAGE VACANCY SENSOR; 360° DUAL–TECHNOLOGY TYPE; CEILING MOUNTED; UNLESS OTHERWISE NOTED; REFER TO LIGHTING CONTROLS DETAILS
- PANEL; 120/208V; MT 72" AFF TO TOP
- N — NON–FUSED DISCONNECT SWITCH; AMP SIZE AS NOTED
- F — FUSED DISCONNECT SWITCH; AMP SIZE AS NOTED; FUSE SIZE PER EQUIPMENT NAMEPLATE DATA
- RACEWAY INSTALLED CONCEALED IN WALLS AND/OR ABOVE CEILING
- RACEWAY INSTALLED CONCEALED IN FLOOR SLAB AND/OR BELOW GRADE
- RACEWAY INSTALLED EXPOSED
- EM — EMERGENCY RACEWAY INSTALLED CONCEALED
- LV — LOW VOLTAGE CONDUCTOR; COORDINATE WITH DEVICE CONNECTION REQUIREMENTS.
- FLEXIBLE CONDUIT CONNECTION
- CONDUIT STUB UP WITH FLEXIBLE CONDUIT CONNECTION TO EQUIPMENT
- DATA SYSTEM WALL OUTLET WITH ONE(1) RJ–45 JACK AND COVERPLATE; MT 18" AFF TO C/L UNLESS NOTED OTHERWISE – INSTALL 3/4"C WITH PULLRIBBON UP INTO CEILING SPACE.
- F — FIRE ALARM SYSTEM MANUAL PULL STATION; MT 48" AFF TO C/L
- 110 — FIRE ALARM SYSTEM STROBE; MT 80" AFF TO BOTTOM, '110' INDICATES CANDELA RATING, NO NUMBER INDICATES '75' CANDELA MINIMUM; STROBE CANDELA SHALL BE SELECTABLE ON BACK OF DEVICE.
- H — FIRE ALARM SYSTEM AUTOMATIC HEAT DETECTOR; 135 DEGREE/RATE OF RISE TYPE; CEILING MOUNTED
- S — FIRE ALARM SYSTEM AUTOMATIC SMOKE DETECTOR; CEILING MOUNTED
- 110 H — FIRE ALARM SYSTEM SIGNAL HORN/STROBE; MT 80" AFF TO BOTTOM, '110' INDICATES CANDELA RATING, NO NUMBER INDICATES '75' CANDELA MINIMUM; AUDIO SIGNAL AND STROBE CANDELA SHALL BE SELECTABLE ON BACK OF DEVICE.
- WP H — FIRE ALARM SYSTEM EXTERIOR, WEATHERPROOF SIGNAL HORN; MT 90" AFF TO BOTTOM; AUDIO SIGNAL SHALL BE SELECTABLE ON BACK OF DEVICE.

ELECTRICAL GENERAL NOTES

A. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT SIZE AND LOCATION OF EQUIPMENT WHICH IS FURNISHED BY OTHERS AND CONNECTED BY ELECTRICAL.

B. RECEPTACLES, SWITCHES AND COVERPLATES COLOR SHALL BE SELECTED BY THE ARCHITECT FROM STANDARD COLORS.

C. VERIFY ALL DOOR SWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGHING–IN WALL FOR SWITCHES.

D. LOCATION OF LIGHTING FIXTURES, DISCONNECT SWITCHES, ETC. FOR MECHANICAL EQUIPMENT/ROOM SHALL BE COORDINATED WITH FINAL MECHANICAL EQUIPMENT LOCATION TO PROVIDE NATIONAL ELECTRIC CODE REQUIRED ACCESS SPACE.

E. FINAL CONNECTION TO ALL MOTORS SHALL BE WITH FLEXIBLE CONDUIT CONNECTION.

F. ALL EXIT AND EMERGENCY FIXTURES SHALL BE CONNECTED TO LIGHT CIRCUIT AHEAD OF LOCAL SWITCH.

G. ALL PANELBOARDS, BACKBOARDS, TERMINAL CABINETS, ETC SHALL HAVE CUSTOM ENGRAVED MICARTA NAMEPLATE MECHANICALLY AFFIXED IDENTIFYING SYSTEM.

H. PROVIDE GREEN GROUND CONDUCTOR IN ALL CIRCUITS – SIZE PER N.E.C.

I. ALL EXPOSED CONDUITS, BOXES, STRAPS AND HANGERS IN THE CONTRACT AREA WHETHER NEW OR EXISTING THAT ARE PART OF THE ELECTRICAL SYSTEM SHALL BE PAINTED TO MATCH ADJACENT FINISH.

J. PROVIDE CONCRETE MARKER AT END OF ALL CONDUITS STUBBED OUT OF BUILDING FOR FUTURE USE. MARKER SHALL BE 6" DIA X 18" HIGH WITH 2" ABOVE FINISHED GRADE. INSCRIBE IN TOP OF MARKER "E" FOR ELECTRICAL,"T" FOR TELEPHONE,"V" FOR TV CABLE,"F" FOR FIRE ALARM, AND "IC" FOR INTERCOM.

K. GENERAL CONTRACTOR SHALL FIELD–VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING ANY WORK, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. FAILURE TO DO SO INDICATES THAT THE CONTRACTOR ACCEPTS THE CONDITIONS AS THEY EXIST, AND SHALL PERFORM THE WORK REQUIRED AS SHOWN AND SPECIFIED.

L. THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND REVIEW THE MECHANICAL AND SPECIAL EQUIPMENT SUBMITTALS PRIOR TO SUBMITTING THE ELECTRICAL SUBMITTALS. ANY ELECTRICAL EQUIPMENT, CONDUIT, AND WIRE SIZE CHANGES RESULTING FROM THIS REVIEW SHALL ALSO BE SUBMITTED FOR APPROVAL.

M. FIRE ALARM LOW VOLTAGE SOURCE AND BATTERY STANDBY SHALL ENERGIZE ALL ITEMS IN FIRE ALARM SYSTEM THAT REQUIRE POWER.

N. VERIFY EXACT LOCATION OF ALL FLOOR OUTLETS WITH THE ARCHITECT PRIOR TO ROUGHING–IN.

O. THE ELECTRICAL CONTRACTOR SHALL PROVIDE FAULT CURRENT CALCULATIONS FOR THE SERVICE EQUIPMENT AND SHALL MARK THE EQUIPMENT WITH THE AVAILABLE FAULT CURRENT AND DATE OF THE CALCULATION PER NEC 110.24. REFER TO TYPICAL SERVICE EQUIPMENT FAULT CURRENT LABEL DETAIL.

P. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ARC FAULT LABELS PER NFPA 70E ARTICLE 110.16 FOR NEW EQUIPMENT. THE OWNER SHALL PROVIDE AVAILABLE CALCULATION DATA FOR THE EXISTING EQUIPMENT IN THE ELECTRICAL SYSTEM. REFER TO TYPICAL ARC FLASH HAZARD LABEL DETAIL.

Q. PROVIDE NEUTRAL AT ALL LINE VOLTAGE SWITCH LOCATIONS PER N.E.C. 404.2(C).

R. PROVIDE 'LSI' TRIP UNITS FOR ALL BREAKERS GREATER THAN OR EQUAL TO 200A.

S. PROVIDE BUSHINGS ON ALL CONDUIT.

T. COMPLY WITH ALL LOCAL CODE, LAWS, AND ORDINANCES APPLICABLE TO ELECTRICAL WORK, THE STATE BUILDING CODE AND THE NATIONAL ELECTRIC CODE. OBTAIN ALL PERMITS REQUIRED BY LOCAL ORDINANCES.

U. OBTAIN ARCHITECTS APPROVAL OF ALL LIGHT FIXTURES, SWITCHES, RECEPTACLES, PANELBOARDS, ETC. PRIOR TO PURCHASING.

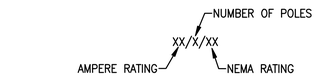
V. THE ELECTRICAL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. ALL NOT SO INSTALLED SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.

W. ALL WORK SHALL BE INSTALLED IN CONCEALED TYPE CONSTRUCTION. UNDERGROUND CONDUITS UP TO FIRST BOX IN CONCEALED CONSTRUCTION MAY BE SCH.40 PVC. EXTERIOR EXPOSED WORK SHALL BE I.M.C. BRANCH CIRCUIT CONDUIT RUN IN OPEN SPACES ABOVE CEILING OR IN WALLS MAY BE THINWALL (E.M.T.) CONDUIT 1/2" MIN. SIZE.

X. ALL CONDUCTORS LESS THAN 100A. SHALL BE COPPER #12 & #10 SOLID, #8 AND LARGER STRANDED, #6 AND SMALLER TO BE TYPE THWN, 600 VOLT INSULATION AND TYPE THWN OR THHN FOR #4 AND LARGER. ALUM. CONDUCTORS MAY BE USED FOR 100A. AND LARGER ONLY WHERE USED WITH COMPRESSION TERMINATIONS.

Y. PROVIDE GROUNDING PER NATIONAL ELECTRIC CODE.

Z. THE CONTRACTOR SHALL LEAVE THE ENTIRE ELECTRICAL SYSTEM INSTALLED IN PROPER WORKING ORDER, AND SHALL REPLACE WITHOUT ADDITIONAL COST, ALL WORK OR MATERIAL WHICH MAY DEVELOP DEFECTS, (ORDINARY WEAR AND TEAR OR DAMAGE RESULTING FROM IMPROPER HANDLING EXCEPTED) WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.



DISCONNECT SWITCH DESCRIPTION NOMENCLATURE

ABBREVIATIONS

AFF – ABOVE FINISHED FLOOR
C. – CONDUIT
C/L – CENTERLINE
EC – ELECTRICAL CONTRACTOR
EF – EXHAUST FAN
GND – GROUND CONDUCTOR
GFI – GROUND FAULT PROTECTION
LTG – LIGHTING
LTS – LIGHTS
REC – RECEPTACLE
UNO – UNLESS NOTED OTHERWISE
WH – WATER HEATER
WP – WEATHERPROOF
A/C – AIR CONDITIONER
COND – CONDENSING UNIT
IHP – INDOOR HEAT PUMP
OHP – OUTDOOR HEAT PUMP
NL – NIGHT LIGHT

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PRICING SET
01-01-2025

NOT FOR CONSTRUCTION

Morgan Sports Center
Restroom & Field House

4200 INDIAN BAYOU TRAIL, DESTIN, FL 32541

REVISIONS:

No.	Description	Date

LEGEND AND NOTES

PROJECT NUMBER	24140
DATED	2025.01.01

E-001

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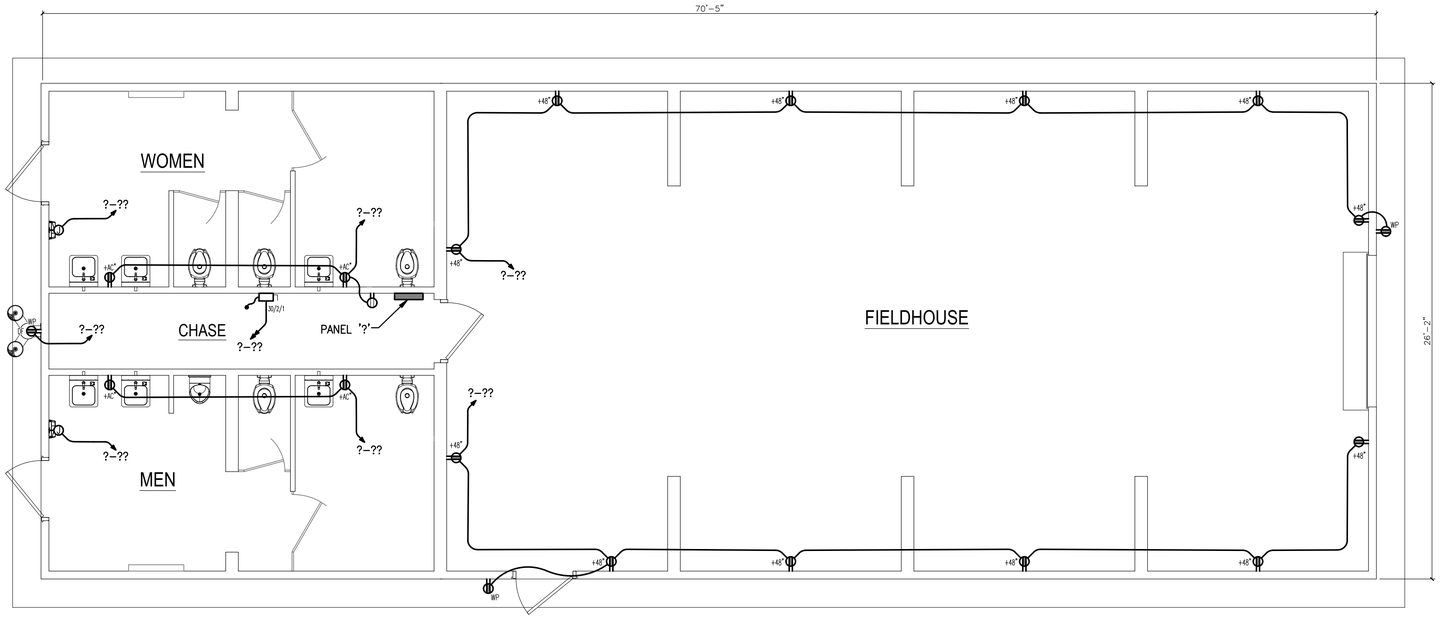
25002 Job No.

E-202 FIELDHOUSE - ELECTRICAL PLAN.DWG

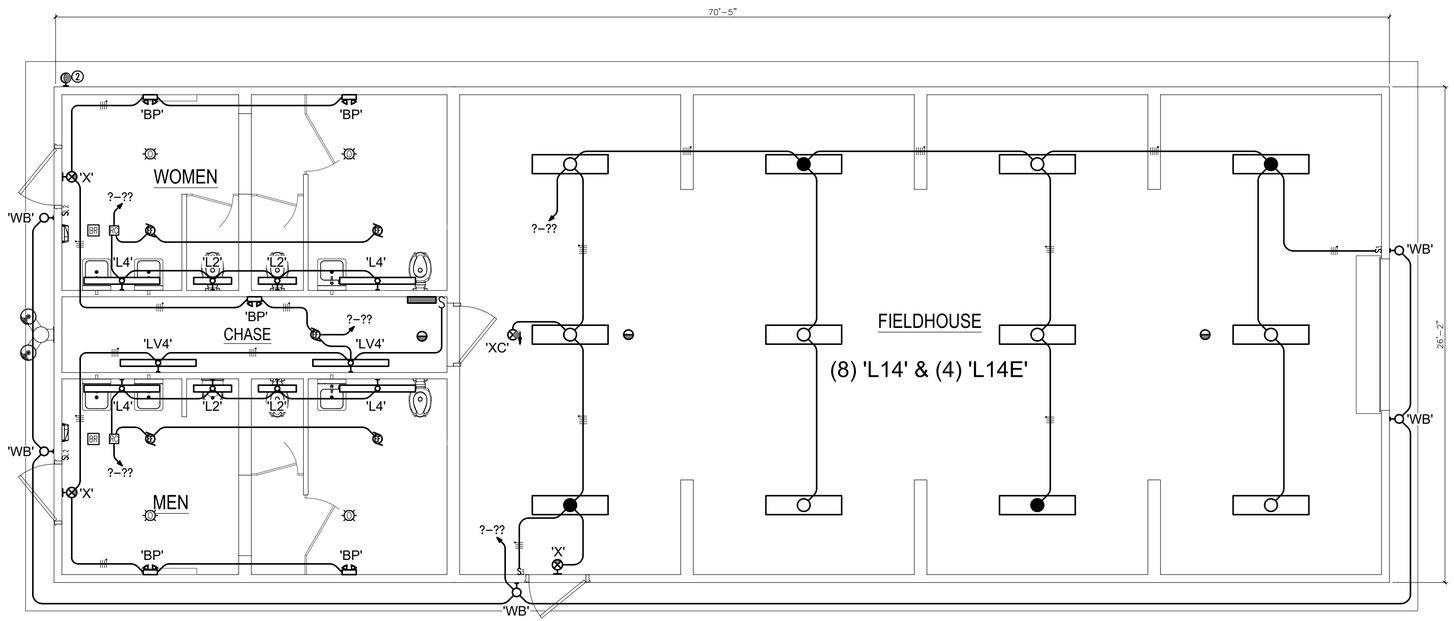


N

FIELDHOUSE - POWER PLAN

1"= 4'-0"

0 2' 4' 8'



N

FIELDHOUSE - LIGHTING PLAN

1"= 4'-0"

0 2' 4' 8'

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PRICING SET
01-01-2025

NOT FOR CONSTRUCTION

Morgan Sports Center Restroom & Field House

4200 INDIAN BAYOU TRAIL, DESTIN, FL 32541

REVISIONS:		
No.	Description	Date

FIELDHOUSE
ELECTRICAL PLAN

PROJECT NUMBER	24140
DATED	2025.01.01

E-201

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25002
Job No.

1 2 3 4 5

E-001 LEGEND AND NOTES.DWG

ELECTRICAL LEGEND

'B' (2#12 & 1#12 GND–1/2"C)	A–1 ADJACENT TO ARROW INDICATES HOMERUN OF CIRCUIT NO. 1 TO PANEL A; "B" INDICATES FIXTURE TYPE; MARKS ACROSS RACEWAY RUN INDICATES THE NUMBER OF NO. 12 CONDUCTORS; UNLESS NOTED OTHERWISE NO MARKS INDICATES TWO NO. 12 CONDUCTORS AND ONE NO. 12 GREEN GROUND CONDUCTOR IN 1/2" CONDUIT
	CEILING FIXTURE
	WALL BRACKET FIXTURE
	POLE MOUNTED FIXTURE
	2' X 2' FIXTURE; CEILING MOUNTED; ARROW INDICATES LENS DIRECTION
	2' X 2' FIXTURE WITH INTEGRAL EMERGENCY BATTERY OR CONNECTED TO AN EMERGENCY CIRCUIT AS INDICATED; CEILING MOUNTED; ARROW INDICATES LENS DIRECTION
	2' X 4' FIXTURE; CEILING MOUNTED
	'2 X 4' FIXTURE WITH INTEGRAL EMERGENCY BATTERY OR CONNECTED TO AN EMERGENCY CIRCUIT AS INDICATED; CEILING MOUNTED
	EXIT SIGN; CEILING MOUNTED; ARROWS AS NOTED; SHADED SECTION INDICATES LIGHTED FACE OF EXIT SIGN
	EXIT SIGN; BACK MOUNTED; ARROWS AS NOTED; SHADED SECTION INDICATES LIGHTED FACE OF EXIT SIGN
J	JUNCTION BOX; MOUNTED ABOVE CEILING
J	JUNCTION BOX; MOUNTED FLUSH IN WALL WITH BLANK COVER
	DUPLEX RECEPTACLE; 125V; 20A; 3 POLE GND; MT 18" AFF TO C/L UNLESS NOTED OTHERWISE; NEMA 5–20R; HUBBELL SERIES HBL5352
	QUAD RECEPTACLE; 125V; 20A; 3 POLE GND; MT 18" AFF TO C/L UNLESS NOTED OTHERWISE; NEMA 5–20R; HUBBELL SERIES HBL5352
	QUAD RECEPTACLE; 125V; 20A; 3 POLE GND; GFI; MT 18" AFF TO C/L UNLESS NOTED OTHERWISE; NEMA GF–5–20R; HUBBELL SERIES GF5362
	DUPLEX RECEPTACLE; 125V; 20A; 3 POLE GND; GFI; MT 18" AFF TO C/L UNLESS NOTED OTHERWISE; NEMA GF–5–20R; HUBBELL SERIES GF5362
WP	LETTERS "WP" ADJACENT TO SYMBOL INDICATES GFI WEATHER RESISTANT RECEPTACLE; HUBBELL HBLGFBFHP20 SERIES WITH WEATHERPROOF COVER; HUBBELL/TAYMAC MR420CW COVER.
	DUPLEX RECEPTACLE FOR TELEVISION WITH TVSS PROTECTION, LED AND ALARM; 125V; 20A; 2 POLE; 3 WIRE; GND; SEE TELECOM PLANS FOR MOUNTING DETAILS. NEMA 5–20R; HUBBELL SERIES HBL5362SA
	COMBINATION POWER/TELECOM FLOOR BOX; FOUR DUPLEX RECEPTACLES; 125V; 20A; 3 POLE GND; NEMA 5–20R; HUBBELL SERIES HBL5352; REFER TO TELECOM AND A/V PLANS FOR FLOOR BOX PART NUMBERS, INSTALLATION DETAILS AND LOCATION.
	LETTERS +XX" ADJACENT TO SYMBOL INDICATES RECEPTACLE MOUNTING HEIGHT. +AC" = ABOVE COUNTER. +DF" = VERIFY HEIGHT FOR DRINKING FOUNTAIN WITH MECHANICAL CONTRACTOR +TV" = VERIFY HEIGHT OF TV WITH OWNER. +SB" = SMARTBOARD/INTERACTIVE FLAT PANEL TV RECEPTACLE, VERIFY MOUNTING REQUIREMENTS WITH TELECOM PLANS. +TS" = TEACHER STATION RECEPTACLE, VERIFY MOUNTING REQUIREMENTS WITH TELECOM PLANS. +DW" = DISHWASHER RECEPTACLE, VERIFY MOUNTING REQUIREMENTS WITH MECHANICAL CONTRACTOR.
S	WALL SWITCH; 120/277V; 20A; 1 POLE; A.C. ONLY; MT 48" AFF TO C/L; HUBBELL SERIES HBL1221
Si	WALL SWITCH; 120/277V; 20A; VACANCY SENSOR DUAL TECHNOLOGY MULTI–WAY TYPE; MT 48" AFF TO C/L; REFER TO SPECS; WATTSTOPPER #DW–100–W.
S.x	LOW VOLTAGE WALL SWITCH; CONNECT TO LOCAL NON–NETWORKED POWER PACK OR ROOM CONTROLLER; MT 48" AFF TO C/L; REFER TO SPECS; SEE LIGHTING CONTROL DETAILS. LETTER "X" INDICATES BUTTON COUNT; REFER TO LOW VOLTAGE SWITCH MATRIX FOR SPECIFIC INFORMATION.
P	PHOTOCELL; REFER TO LIGHTING CONTROL DIAGRAM
TS	DIGITAL TIMESWITCH WITH RESERVE POWER; REFER TO LIGHTING CONTROL DIAGRAM FOR TYPE
MCS	MOTOR CONTROL SWITCH; 600V; 30A; 2 POLE; A.C. ONLY; NEAR OR ON EQUIPMENT BEING SERVED; HUBBELL–BRYANT 30102D.
LCR	LIGHTING CONTROLS ROOM CONTROLLER; INSTALL CONCEALED ABOVE CEILING SPACE; REFER TO LIGHTING CONTROLS DETAILS
	LOW VOLTAGE OCCUPANCY SENSOR; 360° DUAL–TECHNOLOGY TYPE; CEILING MOUNTED; UNLESS OTHERWISE NOTED; REFER TO LIGHTING CONTROLS DETAILS
	LOW VOLTAGE VACANCY SENSOR; 360° DUAL–TECHNOLOGY TYPE; CEILING MOUNTED; UNLESS OTHERWISE NOTED; REFER TO LIGHTING CONTROLS DETAILS
	PANEL; 120/208V; MT 72" AFF TO TOP
	NON–FUSED DISCONNECT SWITCH; AMP SIZE AS NOTED
	FUSED DISCONNECT SWITCH; AMP SIZE AS NOTED; FUSE SIZE PER EQUIPMENT NAMEPLATE DATA
	RACEWAY INSTALLED CONCEALED IN WALLS AND/OR ABOVE CEILING
	RACEWAY INSTALLED CONCEALED IN FLOOR SLAB AND/OR BELOW GRADE
	RACEWAY INSTALLED EXPOSED
EM	EMERGENCY RACEWAY INSTALLED CONCEALED
LV	LOW VOLTAGE CONDUCTOR; COORDINATE WITH DEVICE CONNECTION REQUIREMENTS.
	FLEXIBLE CONDUIT CONNECTION
	CONDUIT STUB UP WITH FLEXIBLE CONDUIT CONNECTION TO EQUIPMENT
	DATA SYSTEM WALL OUTLET WITH ONE(1) RJ–45 JACK AND COVERPLATE; MT 18" AFF TO C/L UNLESS NOTED OTHERWISE – INSTALL 3/4"C WITH PULLRIBBON UP INTO CEILING SPACE.
F	FIRE ALARM SYSTEM MANUAL PULL STATION; MT 48" AFF TO C/L
110	FIRE ALARM SYSTEM STROBE; MT 80" AFF TO BOTTOM, '110' INDICATES CANDELA RATING, NO NUMBER INDICATES '75' CANDELA MINIMUM; STROBE CANDELA SHALL BE SELECTABLE ON BACK OF DEVICE.
H	FIRE ALARM SYSTEM AUTOMATIC HEAT DETECTOR; 135 DEGREE/RATE OF RISE TYPE; CEILING MOUNTED
S	FIRE ALARM SYSTEM AUTOMATIC SMOKE DETECTOR; CEILING MOUNTED
110 H	FIRE ALARM SYSTEM SIGNAL HORN/STROBE; MT 80" AFF TO BOTTOM, '110' INDICATES CANDELA RATING, NO NUMBER INDICATES '75' CANDELA MINIMUM; AUDIO SIGNAL AND STROBE CANDELA SHALL BE SELECTABLE ON BACK OF DEVICE.
H	FIRE ALARM SYSTEM EXTERIOR, WEATHERPROOF SIGNAL HORN; MT 90" AFF TO BOTTOM; AUDIO SIGNAL SHALL BE SELECTABLE ON BACK OF DEVICE.

ELECTRICAL GENERAL NOTES

A. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT SIZE AND LOCATION OF EQUIPMENT WHICH IS FURNISHED BY OTHERS AND CONNECTED BY ELECTRICAL.

B. RECEPTACLES, SWITCHES AND COVERPLATES COLOR SHALL BE SELECTED BY THE ARCHITECT FROM STANDARD COLORS.

C. VERIFY ALL DOOR SWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGHING–IN WALL FOR SWITCHES.

D. LOCATION OF LIGHTING FIXTURES, DISCONNECT SWITCHES, ETC. FOR MECHANICAL EQUIPMENT/ROOM SHALL BE COORDINATED WITH FINAL MECHANICAL EQUIPMENT LOCATION TO PROVIDE NATIONAL ELECTRIC CODE REQUIRED ACCESS SPACE.

E. FINAL CONNECTION TO ALL MOTORS SHALL BE WITH FLEXIBLE CONDUIT CONNECTION.

F. ALL EXIT AND EMERGENCY FIXTURES SHALL BE CONNECTED TO LIGHT CIRCUIT AHEAD OF LOCAL SWITCH.

G. ALL PANELBOARDS, BACKBOARDS, TERMINAL CABINETS, ETC SHALL HAVE CUSTOM ENGRAVED MICARTA NAMEPLATE MECHANICALLY AFFIXED IDENTIFYING SYSTEM.

H. PROVIDE GREEN GROUND CONDUCTOR IN ALL CIRCUITS – SIZE PER N.E.C.

I. ALL EXPOSED CONDUITS, BOXES, STRAPS AND HANGERS IN THE CONTRACT AREA WHETHER NEW OR EXISTING THAT ARE PART OF THE ELECTRICAL SYSTEM SHALL BE PAINTED TO MATCH ADJACENT FINISH.

J. PROVIDE CONCRETE MARKER AT END OF ALL CONDUITS STUBBED OUT OF BUILDING FOR FUTURE USE. MARKER SHALL BE 6" DIA X 18" HIGH WITH 2" ABOVE FINISHED GRADE. INSCRIBE IN TOP OF MARKER "E" FOR ELECTRICAL,"T" FOR TELEPHONE,"V" FOR TV CABLE,"F" FOR FIRE ALARM, AND "IC" FOR INTERCOM.

K. GENERAL CONTRACTOR SHALL FIELD–VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING ANY WORK, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. FAILURE TO DO SO INDICATES THAT THE CONTRACTOR ACCEPTS THE CONDITIONS AS THEY EXIST, AND SHALL PERFORM THE WORK REQUIRED AS SHOWN AND SPECIFIED.

L. THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND REVIEW THE MECHANICAL AND SPECIAL EQUIPMENT SUBMITTALS PRIOR TO SUBMITTING THE ELECTRICAL SUBMITTALS. ANY ELECTRICAL EQUIPMENT, CONDUIT, AND WIRE SIZE CHANGES RESULTING FROM THIS REVIEW SHALL ALSO BE SUBMITTED FOR APPROVAL.

M. FIRE ALARM LOW VOLTAGE SOURCE AND BATTERY STANDBY SHALL ENERGIZE ALL ITEMS IN FIRE ALARM SYSTEM THAT REQUIRE POWER.

N. VERIFY EXACT LOCATION OF ALL FLOOR OUTLETS WITH THE ARCHITECT PRIOR TO ROUGHING–IN.

O. THE ELECTRICAL CONTRACTOR SHALL PROVIDE FAULT CURRENT CALCULATIONS FOR THE SERVICE EQUIPMENT AND SHALL MARK THE EQUIPMENT WITH THE AVAILABLE FAULT CURRENT AND DATE OF THE CALCULATION PER NEC 110.24. REFER TO TYPICAL SERVICE EQUIPMENT FAULT CURRENT LABEL DETAIL.

P. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ARC FAULT LABELS PER NFPA 70E ARTICLE 110.16 FOR NEW EQUIPMENT. THE OWNER SHALL PROVIDE AVAILABLE CALCULATION DATA FOR THE EXISTING EQUIPMENT IN THE ELECTRICAL SYSTEM. REFER TO TYPICAL ARC FLASH HAZARD LABEL DETAIL.

Q. PROVIDE NEUTRAL AT ALL LINE VOLTAGE SWITCH LOCATIONS PER N.E.C. 404.2(C).

R. PROVIDE 'LSI' TRIP UNITS FOR ALL BREAKERS GREATER THAN OR EQUAL TO 200A.

S. PROVIDE BUSHINGS ON ALL CONDUIT.

T. COMPLY WITH ALL LOCAL CODE, LAWS, AND ORDINANCES APPLICABLE TO ELECTRICAL WORK, THE STATE BUILDING CODE AND THE NATIONAL ELECTRIC CODE. OBTAIN ALL PERMITS REQUIRED BY LOCAL ORDINANCES.

U. OBTAIN ARCHITECTS APPROVAL OF ALL LIGHT FIXTURES, SWITCHES, RECEPTACLES, PANELBOARDS, ETC. PRIOR TO PURCHASING.

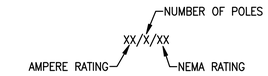
V. THE ELECTRICAL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. ALL NOT SO INSTALLED SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.

W. ALL WORK SHALL BE INSTALLED IN CONCEALED TYPE CONSTRUCTION. UNDERGROUND CONDUITS UP TO FIRST BOX IN CONCEALED CONSTRUCTION MAY BE SCH.40 PVC. EXTERIOR EXPOSED WORK SHALL BE I.M.C. BRANCH CIRCUIT CONDUIT RUN IN OPEN SPACES ABOVE CEILING OR IN WALLS MAY BE THINWALL (E.M.T.) CONDUIT 1/2" MIN. SIZE.

X. ALL CONDUCTORS LESS THAN 100A. SHALL BE COPPER #12 & #10 SOLID, #8 AND LARGER STRANDED, #6 AND SMALLER TO BE TYPE THWN, 600 VOLT INSULATION AND TYPE THWN OR THHN FOR #4 AND LARGER. ALUM. CONDUCTORS MAY BE USED FOR 100A. AND LARGER ONLY WHERE USED WITH COMPRESSION TERMINATIONS.

Y. PROVIDE GROUNDING PER NATIONAL ELECTRIC CODE.

Z. THE CONTRACTOR SHALL LEAVE THE ENTIRE ELECTRICAL SYSTEM INSTALLED IN PROPER WORKING ORDER, AND SHALL REPLACE WITHOUT ADDITIONAL COST, ALL WORK OR MATERIAL WHICH MAY DEVELOP DEFECTS, (ORDINARY WEAR AND TEAR OR DAMAGE RESULTING FROM IMPROPER HANDLING EXCEPTED) WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.



DISCONNECT SWITCH DESCRIPTION NOMENCLATURE

ABBREVIATIONS

AFF – ABOVE FINISHED FLOOR
C. – CONDUIT
C/L – CENTERLINE
EC – ELECTRICAL CONTRACTOR
EF – EXHAUST FAN
GND – GROUND CONDUCTOR
GFI – GROUND FAULT PROTECTION
LTG – LIGHTING
LTS – LIGHTS
REC – RECEPTACLE
UNO – UNLESS NOTED OTHERWISE
WH – WATER HEATER
WP – WEATHERPROOF
A/C – AIR CONDITIONER
COND – CONDENSING UNIT
IHP – INDOOR HEAT PUMP
OHP – OUTDOOR HEAT PUMP
NL – NIGHT LIGHT

DAG
ARCHITECTS
DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

REVIEW SET
02-07-2025

NOT FOR CONSTRUCTION

Morgan Sports Center Maintenance Building

4200 INDIAN BAYOU TRAIL, DESTIN, FL 32541

REVISIONS:

No.	Description	Date

LEGEND AND NOTES

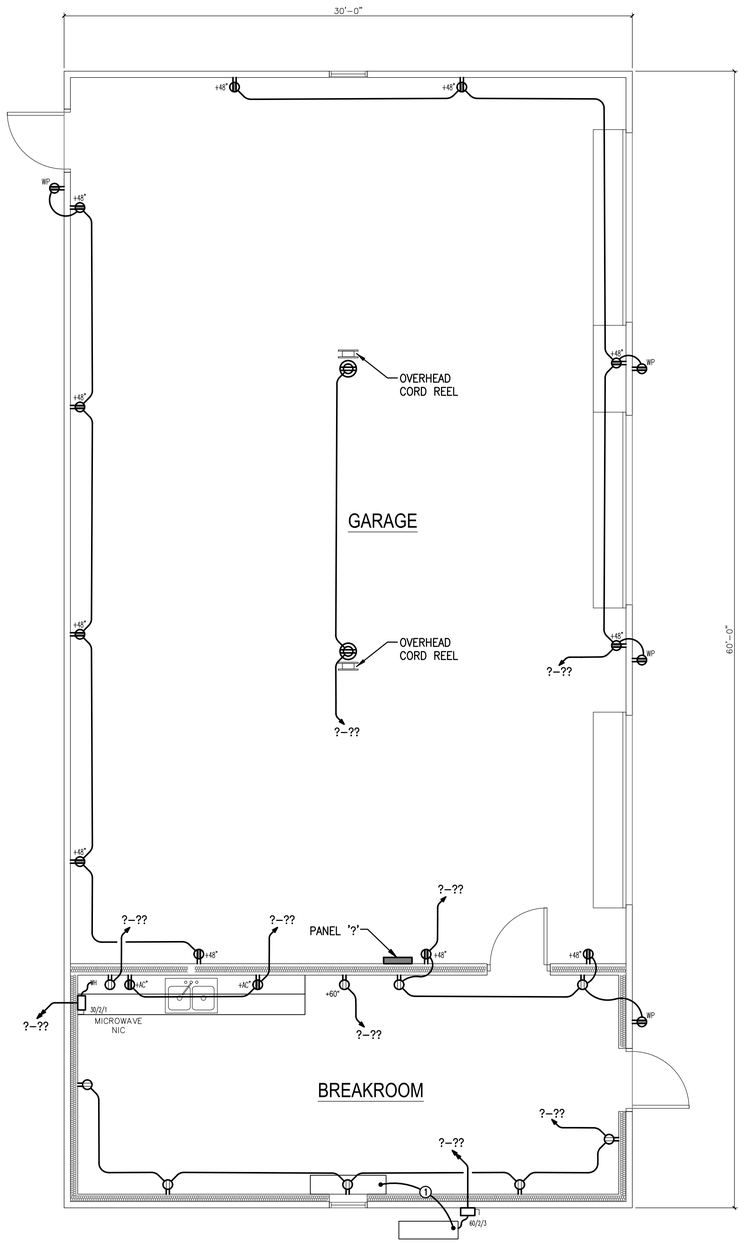
PROJECT NUMBER	24139
DATED	2025.02.07

E-001

HG ENGINEERS
HG Engineers
142 Eglin Parkway SE
Fort Walton Beach, Florida, 32548
E-mail: office@hgengineers.com
Ph: 850.243.6723
Fl. Authorization No.00006680
Christopher A. Garick; FL. PE No.53924
Thomas A. Alexander; FL. PE No.73172
Daniel J. White; FL. PE No.73790
Caleb W. Leonard; FL. PE No.91782

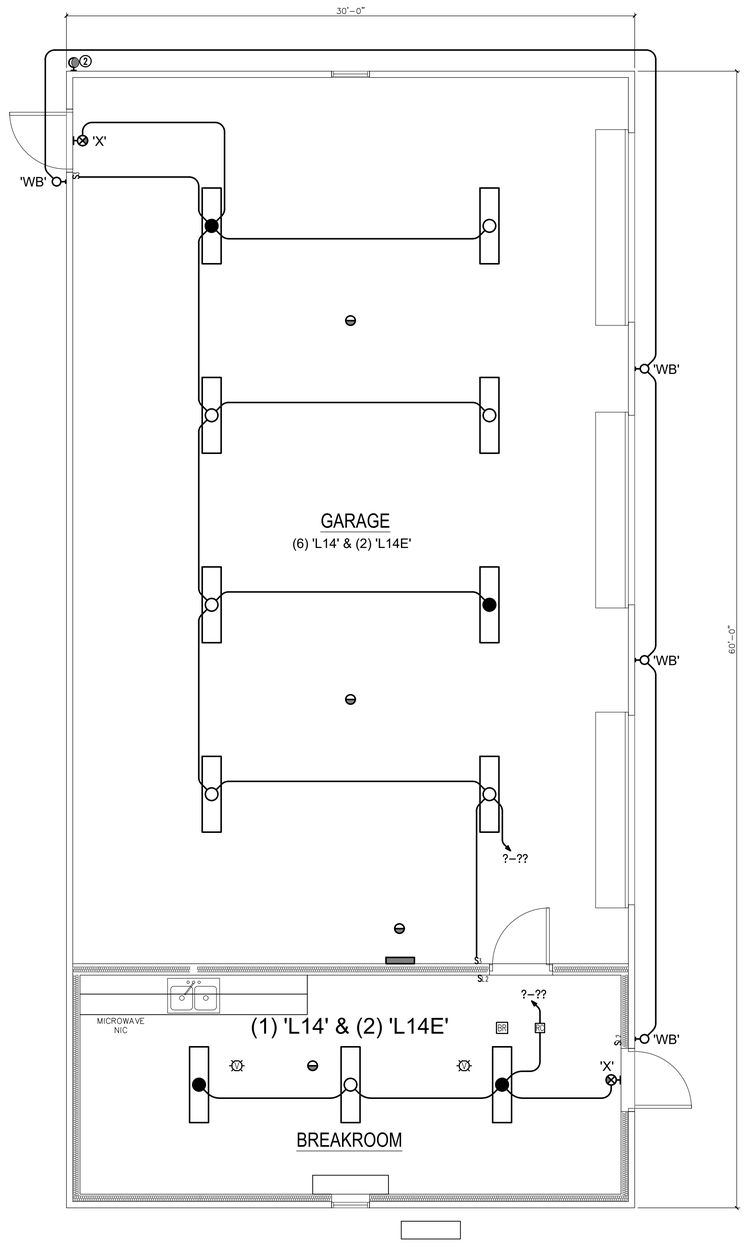
25002 Job No.

E-201 MAINTENANCE - ELECTRICAL PLAN.DWG



MAINTENANCE - POWER PLAN

1"= 4'-0"



MAINTENANCE - LIGHTING PLAN

1"= 4'-0"

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REVIEW SET
02-07-2025

NOT FOR CONSTRUCTION

Morgan Sports Center Maintenance Building

4200 INDIAN BAYOU TRAIL, DESTIN, FL 32541

REVISIONS:

No.	Description	Date

MAINTENANCE ELECTRICAL PLAN

PROJECT NUMBER	24139
DATED	2025.02.07

E-201

HG ENGINEERS
HG Engineers
142 Eglin Parkway SE
Fort Walton Beach, Florida, 32548
E-mail: office@hgengineers.com
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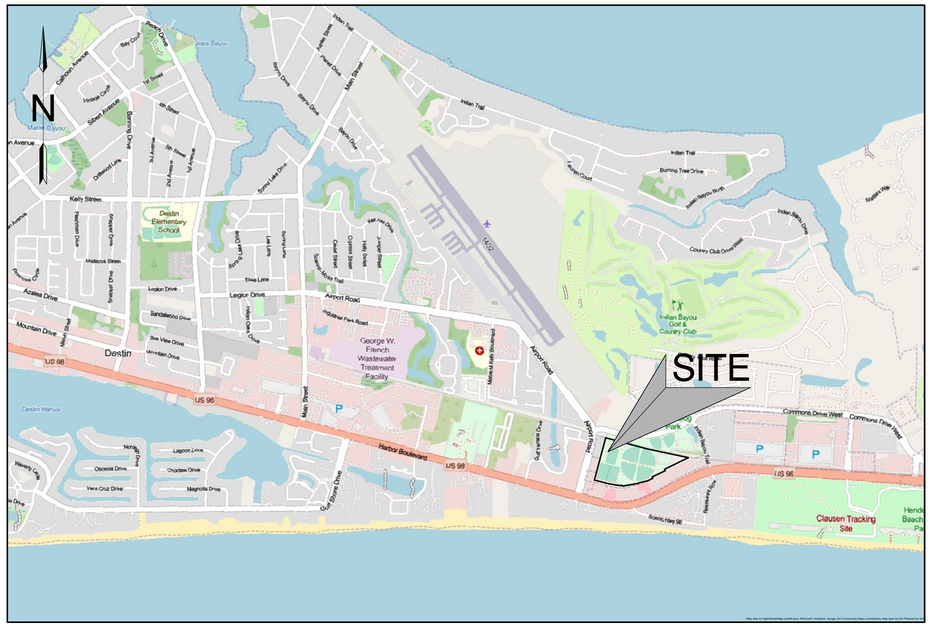
25002 Job No.

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA



VICINITY MAP
NOT TO SCALE

UTILITY PROVIDERS

(WATER/SEWER)
DESTIN WATER USERS
218 MAIN STREET
DESTIN, FL 32541
(850) 837-4930

(TELEPHONE)
CENTURYLINK
411 MARY ESTHER CUTOFF
FT. WALTON BEACH, FL 32548
(850) 244-1150

(ELECTRIC)
FLORIDA POWER & LIGHT
140 HOLLYWOOD BLVD SW
FT. WALTON BEACH, FL 32548
(800) 225-5797

(GAS)
OKALOOSA GAS DISTRICT
20 HUGHES STREET NE
FT. WALTON BEACH, FL 32548
(850) 729-4700

(FIRE DISTRICT)
DESTIN FIRE CONTROL DISTRICT
848 AIRPORT ROAD
DESTIN, FLORIDA 32541
(850) 837-8413

CLIENT INFORMATION

DAG ARCHITECTS
C/O CHARLIE CLARY, FAIA
1223 AIRPORT ROAD
DESTIN, FLORIDA 32541
PHONE: (850) 837-8152
EMAIL: cclary@dagarchitects.com

NOTE

USE LATEST CITY OF DESTIN AND/OR
F.D.O.T. TECHNICAL SPECIFICATIONS AND
DETAILS UNLESS OTHERWISE NOTED.

DUTY TO INDEMNIFY

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

SHEET INDEX	
#	TITLE
01	COVER SHEET
02	EXISTING CONDITIONS
03	SITE PLAN
04	GRADING & DRAINAGE PLAN
05	UTILITY PLAN
06	MISCELLANEOUS DETAILS
07	SPECIFICATIONS I
08	SPECIFICATIONS II

JENKINS ENGINEERING, INC.
73 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
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FAX 850.837.2450
JEICIVIL.COM

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

Digitally signed by M. Scott Jenkins, P.E.
DN: C=US, E=mscott@jeicivil.com, O=Jenkins Engineering, Inc., CN=M. Scott Jenkins, P.E.
Reason: I attest to the accuracy and integrity of this document
Date: 2025.04.03 14:07:27-05'00'

REV	DATE	DESCRIPTION
1	04/03/2025	REVISIONS PER TRC COMMENTS

DAG ARCHITECTS
MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA
COVER SHEET
NOT VALID UNLESS BEARING ENGINEERS ORIGINAL SIGNATURE

JOB: 24-95
DATE: 02-2025
DESIGNED: MSJ
DRAWN: MPF

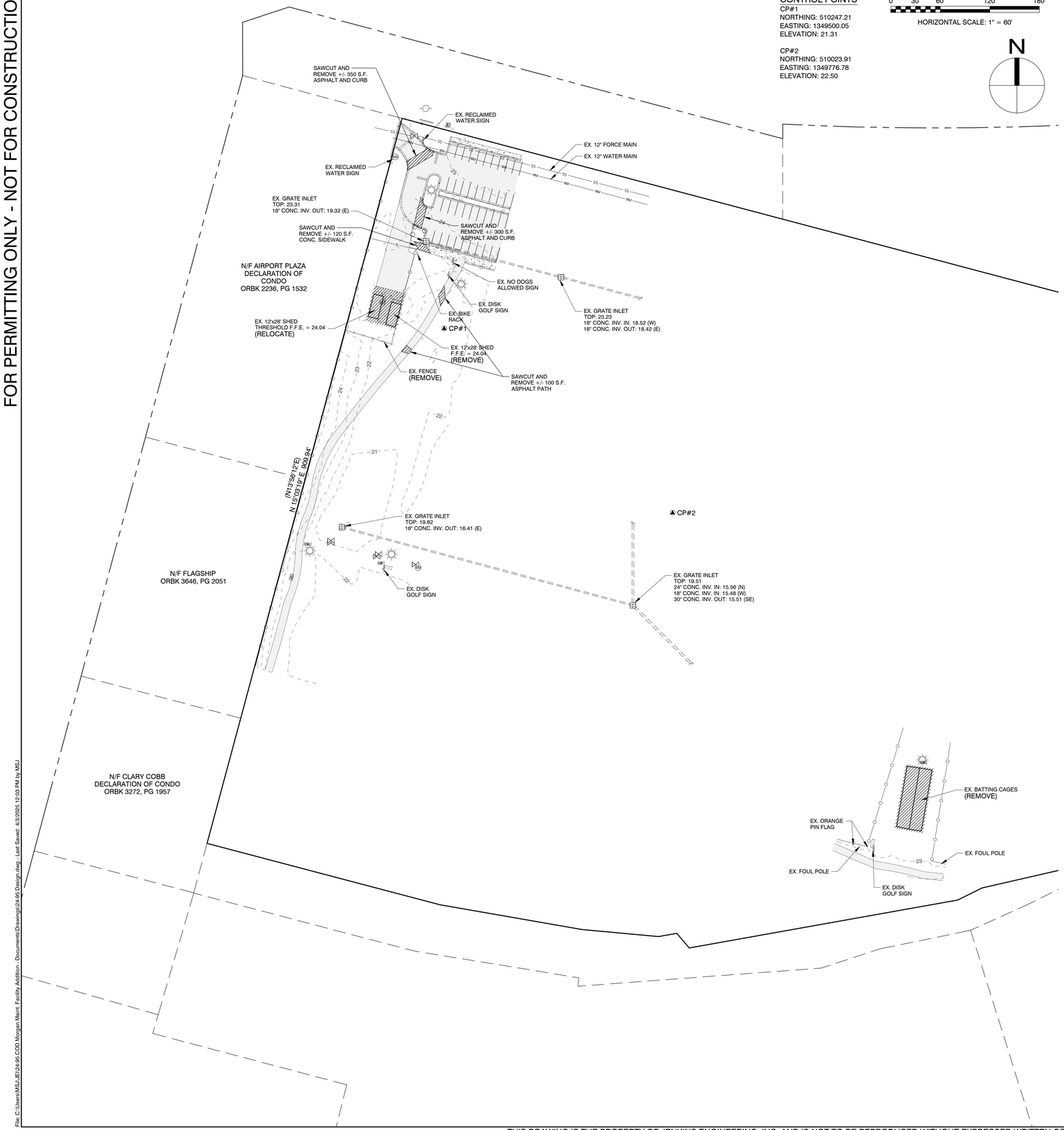
BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
01 OF 08

SHEET NUMBER
C01

File: C:\Users\MSJ.JEI\24-95 COD Morgan Maint. Facility Addition - Documents\Drawings\24-95 Design.dwg - Last Saved: 4/3/2025 12:03 PM by MSJ

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



CONTROL POINTS

CP#1
NORTHING: 510247.21
EASTING: 1349500.05
ELEVATION: 21.31

CP#2
NORTHING: 510023.91
EASTING: 1349776.78
ELEVATION: 22.50

0 30' 60' 120' 180'
HORIZONTAL SCALE: 1" = 60'

N

CITY OF DESTIN DUST & VIBRATION NOTES

CITY OF DESTIN DUST CONTROL REQUIREMENTS

1. GRADING OPERATIONS WILL NOT BE CONDUCTED WHEN WINDS EXCEED 30 MILES PER HOUR.
2. WATER WILL BE APPLIED WITH HOSE OR WATER TRUCK, AS NECESSARY, DURING EXCAVATION ACTIVITIES.
3. CONTRACTOR SHALL ENSURE THAT ANY OPEN-BODIED TRUCKS, TRAILERS OR OTHER VEHICLES TRANSPORTING PARTICULATE MATTER SHALL BE COVERED OR WETTED TO MINIMIZE DUST GENERATION DURING TRANSPORT.
4. STOCKPILED MATERIAL SHALL BE COVERED OR WETTED, AS REQUIRED, TO MINIMIZE DUST GENERATION DURING HIGH WIND CONDITIONS.
5. CONTRACTOR SHALL MINIMIZE THE HEIGHTS INVOLVED IN TRANSFER PROCESSES INVOLVING FREE FALL OF SOIL OR OTHER PARTICULATE MATTER TO MINIMIZE DUST EMISSIONS.
6. WATER WILL E APPLIED BY HOSE OR WATER TRUCK, AS NECESSARY, TO UNPAVED SURFACES, INCLUDING ADJACENT RIGHT-OF-WAYS, OR ANY OTHER SURFACE THAT COULD CREATE AIRBORNE DUST.
7. GROUND COVER WILL BE PLACED FOR ALL OPEN AREAS IMMEDIATELY AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
8. DESIGNATED ROUTES WITHIN THE JOB SITE THAT WILL BE USED BY VEHICLES TRANSPORTING SOIL OR OTHER MATERIALS TO AND FROM THE SITE SHALL BE CLEARLY INDICATED.
9. CONTRACTOR SHALL PROVIDE BRUSHES, BROOMS, WATER, OR PRESSURE WASHERS, AS REQUIRED, TO REMOVE SOIL, SAND, DIRT AND ANY OTHER PARTICULATE MATTER FROM VEHICLE TIRES AND UNDERCARRIAGES PRIOR TO LEAVING THE SITE IN ORDER TO PREVENT THE TRACKING OUT OF SAID SOIL, SAND, DIRT AND ANY OTHER PARTICULATE MATTER ONTO THE ADJACENT RIGHT-OF-WAYS.
10. MAXIMUM SPEED OF CONSTRUCTION EQUIPMENT OR MATERIAL DELIVERIES SHALL BE 20 MILES PER HOUR.
11. ANY SOIL, SAND AND OTHER MATERIAL DEPOSITED OR EMITTED ONTO ANY RIGHT-OF-WAYS NEAR THE SITE SHALL BE REMOVED WITHIN 48 HOURS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ANY DUST CONTROL SYSTEMS AND/OR DEVICES, INCLUDING BUT NOT LIMITED TO WATER APPLICATION SYSTEMS, FILTER REPLACEMENT, OR DAILY REMOVAL OF EXCESS DUST FROM CONTAINMENT AREAS ARE IN PROPER WORKING CONDITIONS PER MANUFACTURER'S REQUIREMENTS OR STANDARD INDUSTRY PRACTICE.
13. MONITORING OF DUST EMISSIONS SHALL BE DONE TO ENSURE COMPLIANCE WITH RELEVANT REGULATORY REQUIREMENTS.
14. CONTRACTOR SHALL MAINTAIN A DAILY DUST CONTROL CHECKLIST AND SHALL PROVIDE TO THE CITY UPON REQUEST TO DOCUMENT COMPLIANCE WITH THESE REQUIREMENTS, AND MAINTAIN AT THE JOB SITE AT ALL TIMES.

CITY OF DESTIN VIBRATION IMPACT REQUIREMENTS

1. ANY ACTIVITY INCLUDING, BUT NOT LIMITED TO: PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTORS AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VDB)
2. FOR ANY ACTIVITY EXCEEDING 80 VDB THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE CITY OF DESTIN WITH A VIBRATION MINIMIZATION AND MITIGATION PLAN TO REDUCE IMPACTS TO THE SURROUNDING AREAS.

FIRE DISTRICT NOTES

1. ALL FIRE DISTRICT REVIEWS WILL BE IN ACCORDANCE WITH THE 8TH EDITION, FLORIDA FIRE PREVENTION CODE, APPROPRIATE FLORIDA STATUTES, FLORIDA ADMINISTRATIVE CODES, AND LOCAL ORDINANCES. SUBMITTALS SHALL COMPLY WITH FLA STATUTE 61G15-32. ALL SUBMITTALS SHALL REFERENCE THE APPROPRIATE CODE EDITIONS.
2. THE FIRE PROTECTION SYSTEM SHALL BE DESIGNED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. ALL SUBMITTALS SHALL BE SEALED, SIGNED, AND DATED BY THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL INCLUDE HYDRAULIC CALCULATIONS FOR THE FIRE SPRINKLER SYSTEM.
3. THE FIRE ALARM SYSTEM SHALL BE DESIGNED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. ALL SUBMITTALS SHALL BE SEALED, SIGNED, AND DATED BY THE ENGINEER OF RECORD.
4. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, SHALL BE MADE AVAILABLE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS.
5. FIRE DEPARTMENT ACCESS TO AND ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
6. THE UNDERGROUND FIRE SERVICE LINE, FROM THE POINT OF SERVICE TO 12" ABOVE THE FINISHED FLOOR, SHALL BE INSTALLED BY A CONTRACTOR LICENSED TO INSTALL THE DEDICATED PORTION OF THE FIRE SERVICE LINE. THE DESIGNATED POINT OF SERVICE SHALL BE APPROVED BY DESTIN FIRE DISTRICT. ONE (1) SET OF DRAWINGS OF THE PLANNED UNDERGROUND AND MATERIAL DATA SHEETS MUST BE SUBMITTED TO THE DESTIN FIRE DISTRICT OFFICE FOR REVIEW AND APPROVAL PRIOR TO STARTING INSTALLATION.
7. FLUSHING OF AND THE 200 PSI PRESSURE TEST OF THE FIRE SERVICE LINES MUST BE WITNEESSED BY A REPRESENTATIVE OF DESTIN FIRE DISTRICT. THE UNDERGROUND CONTRACTOR SHALL PROVIDE A COMPLETED "CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING" AT THE TIME OF THE FINAL PRESSURE TEST.
8. A RAPID ENTRY BOX (KNOX BOX) IS REQUIRED. CONTACT DESTIN FIRE DISTRICT PRIOR TO ORDERING.
9. FIRE FIGHTER SAFETY SYMBOLS ARE REQUIRED.
10. THE FIRE DISTRICT REQUIRES A COMPLETE ELECTRONIC PACKAGE OF PDF FILES ON A CD OR USB FLASH DRIVE. SUBMITTAL MUST INCLUDE ENGINEERED DRAWINGS OF THE FIRE SPRINKLER AND FIRE ALARM SYSTEMS.
11. FIRE SAFETY PUBLIC SAFETY FACILITIES FEES (IMPACT FEES) AND PLAN REVIEW FEES WILL BE ASSESSED WHEN BUILDING PLANS ARE SUBMITTED. ALL FEES MUST BE PAID UPON COMPLETION OF REVIEW.

BUILDING DIVISION NOTES

1. PROPER PERMITTING MUST BE APPLIED FOR AND APPROVED PRIOR TO ANY WORK BEING PERFORMED ON THE SUBJECT PROPERTY.
2. TWO (2) FULL SETS OF SIGNED AND SEALED CONSTRUCTION PLANS AND ONE (1) CD, SPECIFICATIONS, AND RELATED DOCUMENTS (SITE PLAN) AS REQUIRED BY THE FLORIDA BUILDING CODE CHAPTER 1 MUST BE SUBMITTED TO AND BE REVIEWED BY THE BUILDING DIVISION PRIOR TO ISSUANCE OF A PERMIT.
3. PLANS SHALL BE BASED ON THE FOLLOWING CODES (AS APPLICABLE) AND NOTED ON THE CONSTRUCTION DRAWINGS INFORMATIONAL PAGE: 2020 FLORIDA BUILDING CODE, 2020 FLORIDA FIRE PREVENTION CODE, AND 2020 NATIONAL ELECTRICAL CODE. THE FOLLOWING MINIMUM INFORMATION WILL BE REQUIRED AS APPLICABLE: CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, OCCUPANCY LOAD, MEAN ROOF HEIGHT AND PITCH, BUILDING AREA, AREA MODIFICATION, FIRE PROTECTION - SPRINKLED/NON-SPRINKLED, ULTIMATE WIND SPEED - RISK CATEGORY - WIND EXPOSURE, INTERNAL PRESSURE COEFFICIENT, DESIGN LOAD BEARING VALUE OF SOILS. (FOR A COMPLETE LIST OF MINIMUM PLAN REVIEW CRITERIA SEE 107.3.4 FBC.)
4. DESTIN FIRE CONTROL DISTRICT APPROVAL LETTER BASED ON FINAL CONSTRUCTION DOCUMENTS PRIOR TO ISSUANCE OR A PERMIT.

PAVEMENT STRIPING NOTE

ALL PAVEMENT STRIPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC STRIPING IN ACCORDANCE WITH THE MATERIALS, EQUIPMENT, APPLICATIONS, AND APPROVAL/CERTIFICATIONS LISTED IN SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, JULY 2020 OR LATEST AVAILABLE EDITION. ALL STRIPING WITHIN RIGHT-OF-WAY SHALL BE THERMOPLASTIC STRIPING.

CITY OF DESTIN CONSTRUCTION SCREENING CRITERIA

THE SCREEN MATERIAL SHALL BE MADE OF AN OPAQUE MATERIAL CAPABLE OF ALLOWING AIR TO PASS BUT SEMI-PERVIOUS TO DUST AND DIRT. THE SCREENING SHALL BE OF A FINENESS SUCH THAT NO MATERIAL OVER ONE-EIGHTH (1/8) INCH IN SIZE SHALL PASS THROUGH THE MESH. SUCH SCREENING SHALL BE SECURELY AFFIXED TO THE CONSTRUCTION FENCE. FENCE SCREENING SHALL HAVE A MINIMUM HEIGHT OF FIVE (5) FEET AND A MAXIMUM HEIGHT OF EIGHT (8) FEET. THE SCREENING MATERIAL SHALL BE MAINTAINED IN GOOD CONDITION AND TAUT THROUGHOUT THE ALLOTTED PERMIT TIME. THE SCREENING MUST BE KEPT SECURE FROM ANY WIND ACTION. IN CASES WHERE THE FINISHED GRADE OF THE DEVELOPMENT SITE IS HIGHER BY MORE THAN ONE (1) FOOT OR MORE THAN THE GRADE OF THE ADJOINING PROPERTIES, SAID FENCE SCREENING SHALL BE PLACED AT THE FINISHED GRADE AND NOT THE EXISTING GRADE.

CITY OF DESTIN EMERGENCY CONTACT REQUIREMENTS

1. DEVELOPMENT SHALL PROVIDE A POSTED SIGN NOTIFYING THE PUBLIC OF THE NAME, AND 24 HOURS A DAY, 7 DAYS A WEEK EMERGENCY CONTACT PHONE NUMBER OF THE PARTY RESPONSIBLE FOR DEVELOPMENT SITE.
2. SIGN SHALL BE NO LARGER THAN 18"x24" AND NO SMALLER THAN 10"x16".
3. SIGN SHALL BE PROMINENTLY PLACED ON SITE, NO FURTHER THAN 5 FEET FROM ADJACENT RIGHT-OF-WAY, AND SHALL BE LEGIBLE WHEN VIEWED FROM RIGHT-OF-WAY.
4. SIGN SHALL BE PLACED AT EXPENSE OF OWNER, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. OWNER SHALL PROVIDE CITY WITH A PHOTO OF SIGN AND POSTING OF PROPERTY AFFIDAVIT WITHIN 7 DAYS OF SIGN BEING POSTED.
6. SIGN SHALL BE REMOVED WITHIN 5 DAYS AFTER ISSUANCE OF CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION FOR THE PROJECT.

OFFICE OF PUBLIC SERVICES NOTES

1. PRIOR TO OBTAINING ANY CITY OF DESTIN PERMITS, DEVELOPER/CONTRACTOR SHALL OBTAIN AN FDEP NPDES PERMIT AND SUBMIT A COPY TO THE PUBLIC SERVICES DIRECTOR.
2. THE DEVELOPER/OWNER, ENGINEER OF RECORD, AND CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THE CODES LAOCATED IN CHAPTER 8 (TRANSPORTATION) OF THE CITY OF DESTIN LAND DEVELOPMENT CODE, AND COMPLY WITH THE CODES PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.
3. THE DEVELOPER/OWNER, ENGINEER OF RECORD, AND CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THE CODES LAOCATED IN CHAPTER 11.09.00 (ILLICIT DISCHARGE) OF THE CITY OF DESTIN LAND DEVELOPMENT CODE, AND COMPLY WITH THE CODES PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

SURVEY NOTES

1. IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN. UNDERGROUND UTILITIES HAVEN'T BEEN VERIFIED AND MAY DIFFER FROM THE INFORMATION SHOWN HEREON. BEFORE DIGGING CALL SUNSHINE 811 LINE LOCATORS.
2. THIS SURVEY, PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND WAS SOLELY BASED ON THE INFORMATION OBTAINED FROM PUBLIC RECORDS AND/OR PROVIDED TO THE SURVEYOR. DEED REFERENCE MADE TO OFFICIAL RECORD BOOK 1143, PAGE 1442.
3. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (NORTH ZONE) AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS AND OPUS SOLUTIONS. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
5. LIABILITY TO THE SURVEYOR SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
6. THIS SURVEY MAP OR REPORT OR THE COPIES OF THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONICALLY SIGNED PER 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.
7. THE USE OF THIS BOUNDARY SURVEY IN CONJUNCTION WITH AN "OWNERS AFFIDAVIT" OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED OR SUPPORTED BY THIS SURVEYOR, AND WILL INVALIDATE THIS SURVEY.
8. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR OKALOOSA COUNTY, FLORIDA, MAP NUMBER 12091C0489J, EFFECTIVE DATE 3/9/2021. THIS SITE LIES WITHIN ZONE X AND DEFINES AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
9. SUNSHINE 811 LINE LOCATE REQUEST SENT ON 12/24/24 WITH TICKET NUMBER(S) 359400867. ALL ON SITE MARKED UTILITIES OR MAP LOCATIONS HAVE BEEN LOCATED ON 12/24 - 12/30 AND SHOWN ON THIS SURVEY.
10. PRIOR TO DESIGN OR CONSTRUCTION SETBACKS NEED TO BE VERIFIED WITH THE LOCAL ZONING, PLANNING AND DEVELOPMENT AUTHORITY.
11. CONTRACTOR'S RESPONSIBILITY TO VERIFY DIMENSIONS SHOWN HEREON PRIOR TO FURTHER CONSTRUCTION.

JENKINS ENGINEERING, INC.
73 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450
JEICIVL.COM

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

REV	DATE	DESCRIPTION	BY
1	04/03/2025	REVISIONS PER TRC COMMENTS	MSJ

DAG ARCHITECTS

MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA

EXISTING CONDITIONS
NOT VALID UNLESS BEARING ENGINEERS ORIGINAL SIGNATURE

JOB:	24-95
DATE:	02-2025
DESIGNED:	MSJ
DRAWN:	MPF

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
02 OF 08

SHEET NUMBER
C02

File: C:\Users\MSJ_JE\24-95 COD Morgan Maint. Facility Addition - Documents\Drawings\24-95 Design.dwg - Last Saved: 4/3/2025 12:03 PM by MSJ

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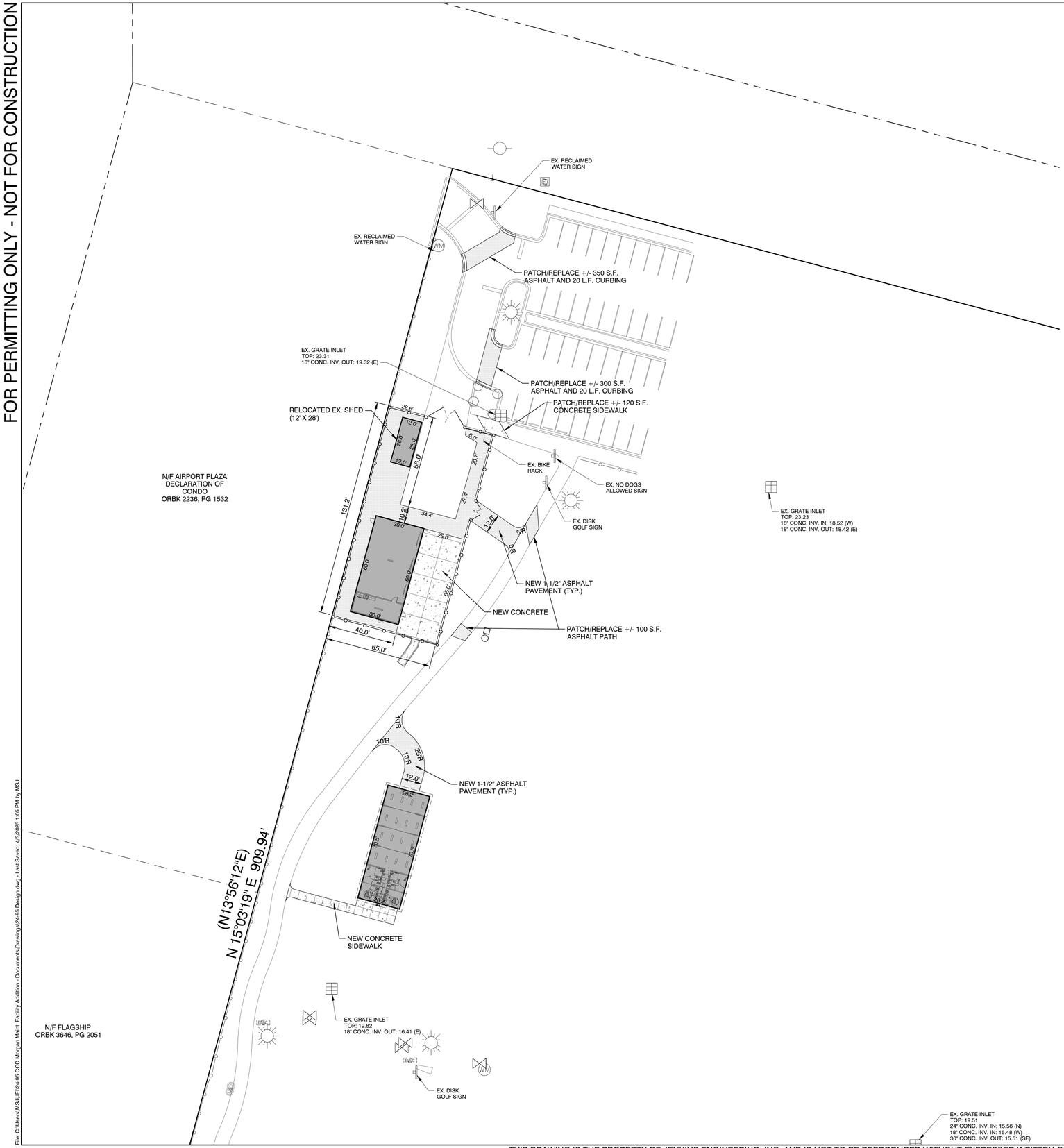

SITE DATA TABLE

PARCEL ID: 00-2S-22-2300-000F-0020

LAND USE: MORGAN SPORTS COMPLEX (CURRENT)
RECREATION (FUTURE)

FLOOD ZONE: X *

BUILDING SETBACKS:
REQUIRED: FRONT = NONE
SIDE = NONE
REAR = NONE
PROVIDED: FRONT = 153.0 FEET
SIDE = 10.3 FEET MIN.
REAR = 469.1 FEET MIN.

BUILDING INFORMATION:
BUILDING HEIGHT: 12'-0" (ONE STORY)
GROSS FLOOR AREA: 1,800 SQ.FT. MAINTENANCE BUILDING
1,846 SQ.FT. FIELD HOUSE WITH RESTROOMS
1,960 SQ.FT. BATTING CAGE FACILITY
1,500 SQ.FT. EXISTING CONCESSION WITH RESTROOMS

TOTAL SITE AREA: 1,118,487.1 SQ.FT. OR 25.68 AC.

OPEN SPACE PROVIDED: 882,959.3 SQ.FT. OR 20.27 AC.

* ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR OKALOOSA COUNTY, FLORIDA, MAP NUMBER 12091C0489J, EFFECTIVE DATE 3/9/2021. THIS SITE LIES WITHIN ZONE X AND DEFINES AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

CITY OF DESTIN WHITE SAND DESIGNATION

CONSTRUCTION IS LOCATED WITHIN THE CITY OF DESTIN'S DESIGNATION OF WHITE SANDS ZONE 2. ALL MATERIALS USED FOR CONSTRUCTION IN THIS ZONE MUST COMPLY WITH SECTION 11.07.02.A OF THE DESTIN LAND DEVELOPMENT CODE. MATERIALS SHALL BE COMPLIANT WITH ALLOWABLE / APPROVED MATERIALS PER THIS SECTION.

N

0 15' 30' 60' 90'
HORIZONTAL SCALE: 1" = 30'

JENKINS ENGINEERING, INC.
73 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450
JEICIVL.COM

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

REV	DATE	DESCRIPTION	BY
1	04/03/2025	REVISIONS PER TRC COMMENTS	MSJ

DAG ARCHITECTS

MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA

SITE PLAN

NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB: 24-95
DATE: 02-2025
DESIGNED: MSJ
DRAWN: MPF

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0 1"
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SHEET NUMBER
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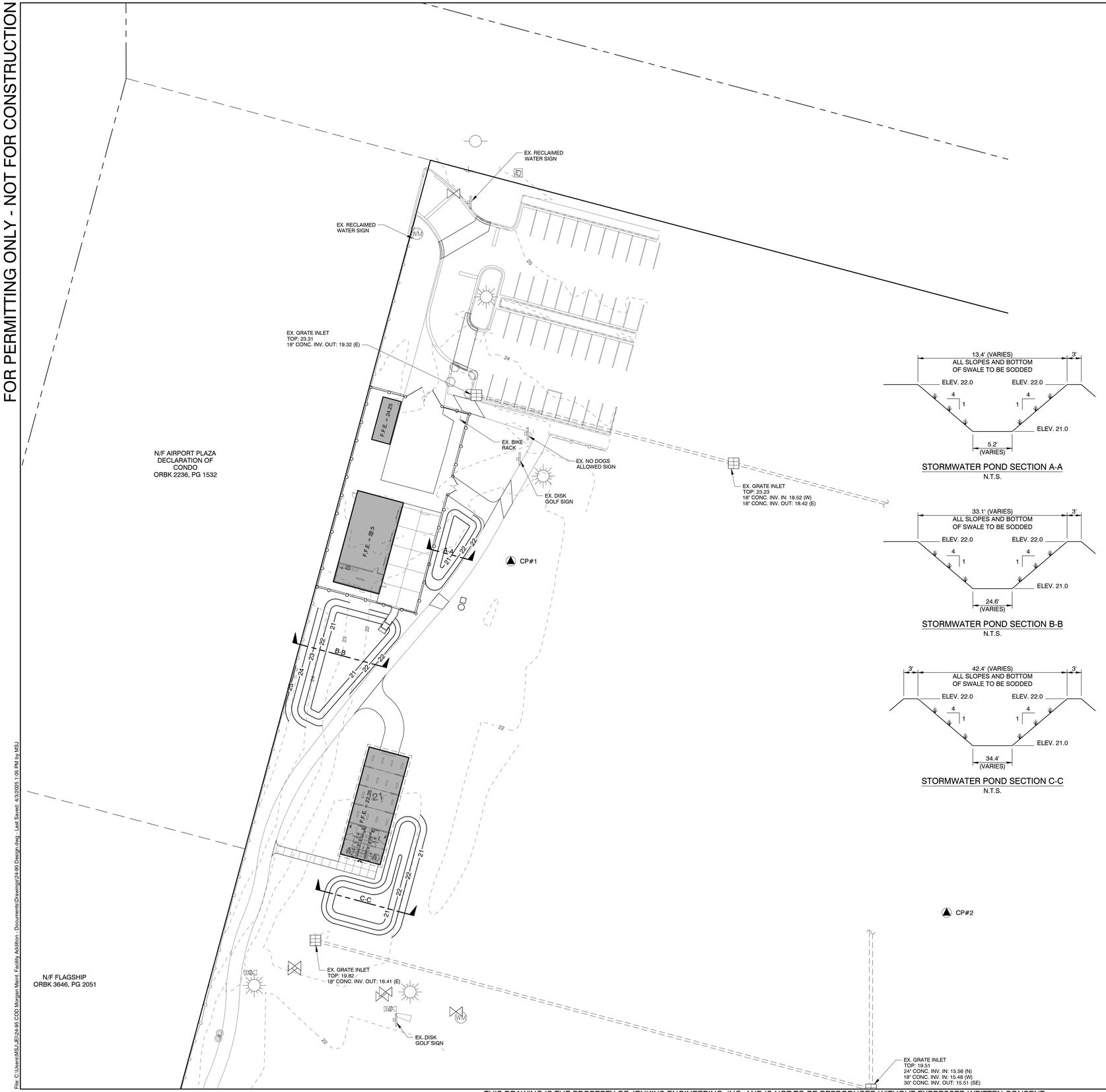
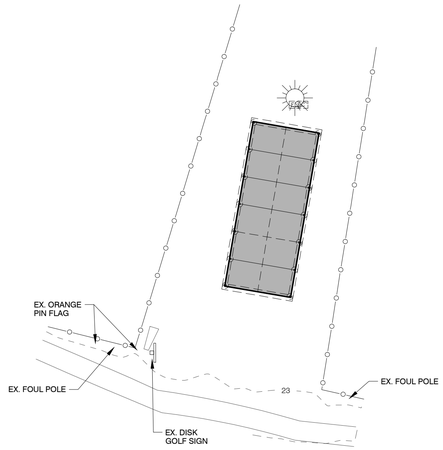


STORMWATER POND SECTION A-A
N.T.S.

STORMWATER POND SECTION B-B
N.T.S.

STORMWATER POND SECTION C-C
N.T.S.



EROSION NOTES

1. EROSION PROTECTION: SOIL EROSION SEDIMENTATION MUST BE CONTROLLED AND RETAINED ON SITE DURING CONSTRUCTION. THEREFORE, EROSION PROTECTION, SUCH AS STAKED BALED HAY AND SILT FENCE BARRIERS, MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION.
2. SILT FENCE BARRIER SHALL BE INSTALLED AS SHOWN ON PLANS, AND IN ALL AREAS SUBJECT TO SOIL EROSION SEDIMENTATION.
3. STORMWATER MANAGEMENT AREAS SHALL BE SODDED.
4. GRADES AT CURBS ARE AT FLOWLINE.
5. CITY OR THEIR DESIGNATED CONTRACTOR SHALL OBTAIN NPDES NOTICE OF INTENT (NOI) PERMIT AND CREATE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO COMMENCEMENT OF CONSTRUCTION SHOULD THIS PROJECT MEET THE THRESHOLD REQUIREMENTS FOR NPDES PERMITTING.

STORMWATER MAINTENANCE NOTE

OPERATION AND MAINTENANCE OF ALL ON-SITE STORMWATER TREATMENT FACILITIES SHALL BE PROVIDED BY THE CITY OF DESTIN.

STORMWATER LANDSCAPING NOTE

1. DRAINAGE FACILITIES SHALL BE COMPLETELY LANDSCAPED WITH PLANTINGS AND GROUND SURFACE MATERIALS SUCH AS SOD/GRASS.
2. A THREE FOOT WIDTH ADJACENT TO NEW CONCRETE SIDEWALK AND BUILDING AREAS SHALL BE STABILIZED WITH SOD.

CONTROL POINTS

CP#1
NORTHING: 510247.21
EASTING: 1349500.05
ELEVATION: 21.31

CP#2
NORTHING: 510023.91
EASTING: 1349776.78
ELEVATION: 22.50

N

0 15' 30' 60' 90'
HORIZONTAL SCALE: 1" = 30'

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DAG ARCHITECTS

MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA

GRADING & DRAINAGE PLAN

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DATE:	02-2025
DESIGNED:	MSJ
DRAWN:	MPF

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SHEET NUMBER
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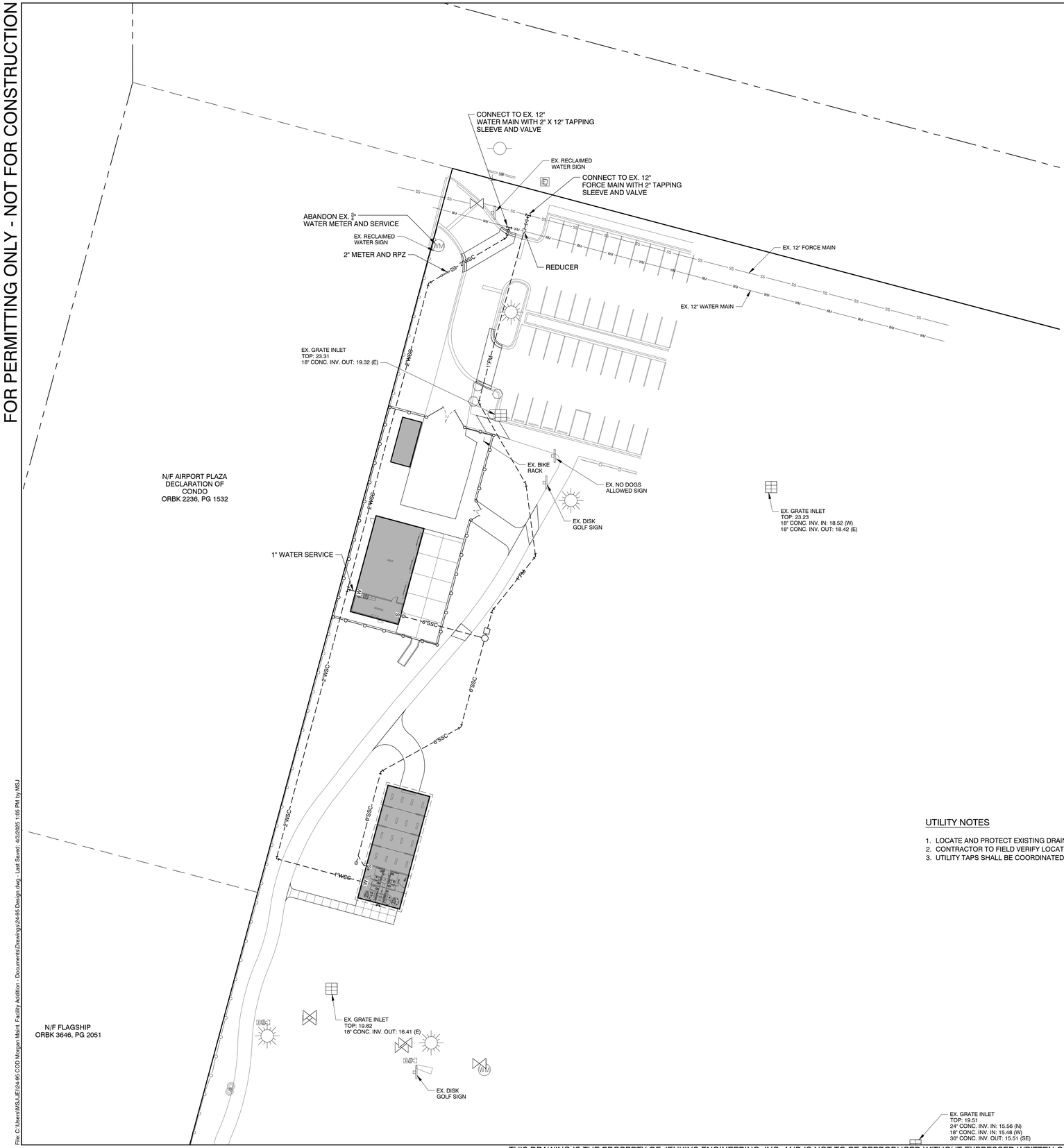

UTILITY NOTES

1. LOCATE AND PROTECT EXISTING DRAINFIELD UNDERGROUND LINES. COORDINATE EXCAVATION ACTIVITIES WITH DESTIN WATER USERS.
2. CONTRACTOR TO FIELD VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES.
3. UTILITY TAPS SHALL BE COORDINATED WITH DESTIN WATER USERS PRIOR TO CONNECTION.

N

0 15' 30' 60' 90'

HORIZONTAL SCALE: 1" = 30'

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DAG ARCHITECTS

MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA

UTILITY PLAN

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DATE:	02-2025
DESIGNED:	MSJ
DRAWN:	MPF

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SHEET NUMBER
C05

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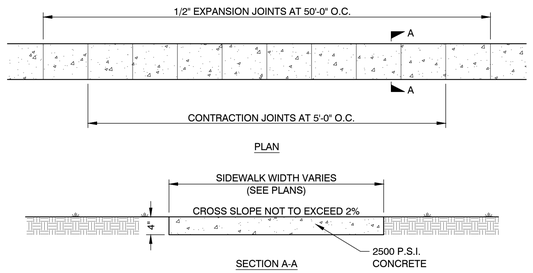
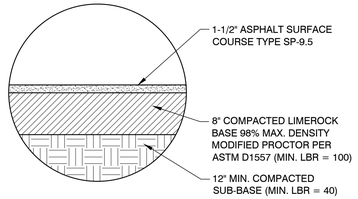
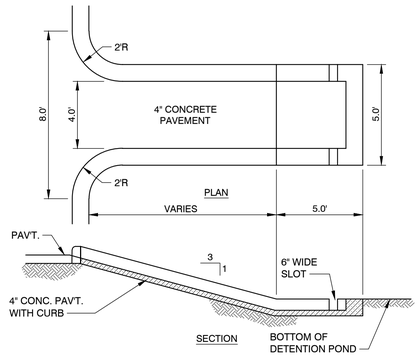


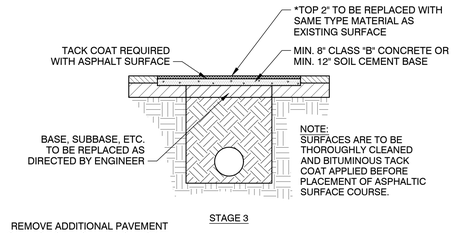
CONCRETE SIDEWALK DETAIL
N.T.S.



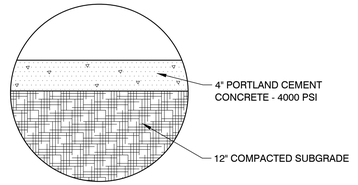
1-1/2" ASPHALT PAVEMENT DETAIL
N.T.S.



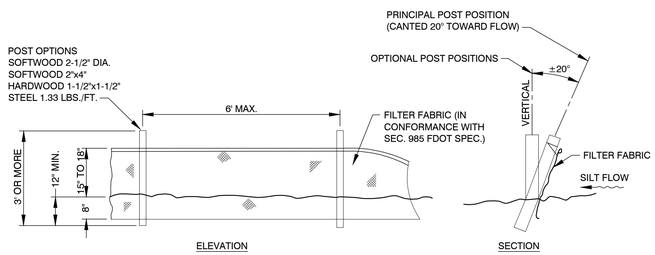
CONCRETE FLUME DETAIL
N.T.S.



PAVEMENT PATCHING DETAIL
(UTILITY INSTALLATIONS BY OPEN CURB ACROSS EXISTING PAVEMENT)
N.T.S.



4" CONCRETE PAVEMENT DETAIL
N.T.S.



TYPE III SILT FENCE DETAIL
N.T.S.

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

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DAG ARCHITECTS

MORGAN SPORTS COMPLEX
IMPROVEMENTS
DESTIN, FLORIDA

MISCELLANEOUS DETAILS

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DATE: 02-2025
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1 SPECIFICATION: CLEARING AND GRUBBING

All site Clearing and Grubbing shall be in accordance with section 110 of the "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein. This work shall be performed in the following areas:

- All street rights-of-way.
- All areas where excavation or embankment are to take place.
- Detention areas.

In addition, certain other areas where underground utilities are to be installed are to be cleared and grubbed to the extent necessary to properly install the utilities. Such work shall be incidental to the contract unit price for the utility to be installed.

1.1 SCOPE:

Site clearing work includes, but is not limited to:

- Removal of trees and other vegetation.
- Topsoil stripping.
- Clearing and grubbing.
- Removing above grade improvements.
- Removing below grade improvements.

1.2 JOB CONDITIONS:

Traffic: Conduct site clearing operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct streets, walks, or other occupied or used facilities without permission from the Owners and/or Local approving authority.

Clearing and Protection in Construction Areas: Preserve trees 6 inches or larger measured breast height (6"dbh) where possible within construction area.

Protection of Existing Improvements: Provide protection necessary to prevent damage to existing improvements indicated to remain in place.

Protect improvements on adjoining properties and on project site.

Restore damaged improvements to original condition as acceptable to the Owner.

1.3 LIMITATIONS:

Clearing will be limited to the extent necessary to allow for construction of the proposed improvements as a result of:

- Need for access to the project site for construction equipment.
- Essential grade changes.
- Surface water drainage and utility installation.
- Location of driveways, buildings, and required parking.

1.4 CLEARING AND GRUBBING:

Remove trees, shrubs, grass, other vegetation, improvements, or obstructions interfering with the installation of new construction. Removal includes digging out stumps and roots. Do not remove items elsewhere on site or premises unless specifically indicated. Disposal of trees, limbs, stumps, and debris shall be the responsibility of the Contractor.

Strip topsoil to whatever depths encountered to prevent intermingling with underlying subsoil or other objectionable material. Cut heavy growths of grass from areas before stripping.

Stockpile topsoil in storage piles in areas shown or where directed by the Owner. Construct storage piles to freely drain surface water. Cover storage piles if required to prevent windblown dust.

Dispose of unsuitable or excess topsoil same as specified for waste material.

1.5 FILLING:

Fill depressions caused by clearing and grubbing operations with satisfactory soil material, unless further excavation or earthwork is indicated.

Place fill material in horizontal layers not exceeding 6" loose depth, and thoroughly compact to density equal to adjacent ground, unless otherwise shown on the plans.

1.6 REMOVAL OF IMPROVEMENTS:

Remove existing above and below grade improvements and abandoned underground piping or conduit necessary to permit construction and other work.

1.7 DISPOSAL OF WASTE MATERIALS:

No burning of any material, debris, or trash will be allowed.

Remove waste materials from project site on a daily basis, and dispose of off-site in an approved area.

2 SPECIFICATION: EXCAVATION, EMBANKMENT AND SUBGRADE

2.1 EXCAVATION, EMBANKMENT AND SUBGRADE:

Section 120 of the Florida D.O.T. Specification. All subgrade fill material, and the top 12 inches in cut area, shall be compacted to 100 percent of maximum density as determined to AASHTO T-99. The Subgrade Compaction (Stabilization) shall conform to Section 160 of the Florida D.O.T. Specifications. In most cases this will consist of compacting existing cleaned soil. However, it is the Contractor's responsibility to assure that the finished roadbed section meets bearing value requirements, regardless of the quantity of stabilizing materials to be added. One field density test shall be taken for each 5000 square feet or fraction thereof.

Where required subgrade density cannot be obtained, unsuitable material shall be removed so that the road base will be constructed on a minimum of 3 feet of suitable, properly compacted material. This work shall be included in the contract lump sum price for earth excavation.

2.2 SOIL CEMENT BASE:

The detailed specifications of the soil cement base course are to be determined by an independent testing laboratory after testing of the material the Contractor proposes to use. Moisture and cement content will be specified by the laboratory. However, as a guide for bid purposes, estimate 12% cement by weight and include a price reduction schedule if tests show less cement is required. The soil cement mix will be at optimum moisture content, i.e., neither mushy nor dry, but containing sufficient moisture to make a firm case when squeezed in the hand. Water should not appear on the hand when so squeezed. This requires 5 to 6 gallons per square yard but actual quantity of water to be added will depend on latent moisture in the base material. From a practical standpoint, the highest moisture content should be maintained that permits packing and finishing without surface checking, shoving or rutting during compaction and finishing operations.

The freshly compacted and finished soil-cement mix must be adequately cured. An application of bituminous material such as RC-2, MC-3, RT-5 or asphaltic emulsion at a rate of 0.15 to 0.20 gal per square yard is preferred as the curing medium. Waterproof paper or moist hay is acceptable if properly maintained.

2.3 SAND-CLAY BASE COURSE:

The following tests shall be performed prior to placing the material on the roadbed:

Composition and gradation	Percent of material passing the 10-mesh sieve
• Clay (material smaller than 0.005mm)	8 to 21
• Silt (material from 0.005 to 0.005mm)	0 to 10
• Combined clay and silt	8 to 25
• Limerock Bearing Ration Value (LBR)	Of at least 75
• Liquid Limit	Not greater than 25
• Plasticity Index	Not greater than 6

The results of these tests shall be submitted to the engineer for approval. The base course shall be compacted to not less than 98 percent of the maximum density as determined by AASHTO T-180. One density test shall be taken for each 5000 square feet or faction thereof.

CONTINUED ON NEXT COLUMN

Note: Sand Clay base material shall not be used in areas where the seasonal high groundwater table is within two (2) feet of the bottom of the base material.

2.4 LIMEROCK BASE COURSE:

Shall be constructed in accordance with Section 200 of the Florida D.O.T. Specifications for Road and Bridge Construction. The material shall meet the requirements of Section 911 of the Specifications. Tests necessary to determine compliance with Section 911 shall be performed prior to placing the material on the subgrade. These tests include:

Test	Requirement
• Liquid Limit	Less than 35
• Plastic Index	Non-Plastic
• Gradation	97% passing 3.5 inch sieve
• Limerock Bearing Ratio	Not less than 100

The results of these tests shall be submitted to the engineer for approval. After approval of the material, the limerock base course shall be placed in accordance with Section 200. The base course shall be compacted to not less than 98 percent of the maximum density as determined by AASHTO T-180. A minimum of three density tests shall be made on each days compaction operations. More frequent tests shall be made as deemed necessary by the Engineer. The base shall be installed to a compacted thickness as shown on the plans, plus or minus one half inch. Deviations from this specification shall be corrected as indicated in the State Specifications.

2.5 GRADED AGGREGATE BASE COURSE:

Shall comply with the requirements of Section 204 of the Florida D.O.T. Specifications. Tests necessary to determine compliance with Section 204 shall be performed prior to placing the material. These tests include:

- Soundness Loss, Sodium, Sulfate: AASHTO T-104.
- Percent Wear: AASHTO T-96 (Grading A).
- Sieve Analysis.
- Limerock Bearing Ratio Value.

The results of these tests shall be submitted to the engineer for approval. After the approval of the material, the graded aggregate base course shall be placed in accordance with Section 204. The base course shall be compacted to a density of not less than 100 percent of the maximum density as determined by AASHTO T-180. At least three density tests shall be made on each day's final compaction operation of each course, and the density determinations shall be made at more frequent intervals if deemed necessary by the Engineer.

2.6 ASPHALT BASE COURSE:

Shall comply with the requirements of Sections 280, 330, 331 and 916 of the Florida D.O.T. Specifications. The design mix for Asphaltic Base Course Type 3 shall conform to the requirements in Tables 331-1 and 331-2. The minimum Marshall stability shall be 1000 lbs./sq. in. as indicated in Table 331-2. Percent bitumen by weight of total mix: 5.0 (minimum). Two copies each of the actual design mix shall be submitted to the Engineer. Written approval of the Asphalt base course design mix must be obtained from the engineer prior to commencing base course construction. Once the design mix has been approved by the engineer, sieve analysis tolerances indicated in Table 331-5 are allowable during construction. If sieve analysis values fall outside these tolerances, design mix must be resubmitted for acceptance. After the approval of the mix design, the Asphalt base course shall be placed in accordance with Section 280 and compacted in accordance with Section 330-10.

NOTE: STORMWATER DRAINAGE SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.

3 SPECIFICATION: ASPHALT CONCRETE PAVING

3.1 SCOPE:

This section includes materials and work required for installation of flexible asphaltic concrete pavement for parking and drive areas shown on the plans.

3.2 APPLICABLE PUBLICATIONS:

The publications listed below form a part of this specification to the extent referenced. The publications shall be the most current issue and are referred to in the text by the basic designation only. The following are minimum requirements and shall govern except that all local, state, and/or federal codes and ordinances shall govern when their requirements are in excess hereof. All asphalt construction shall be in accordance with applicable sections of the "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein.

Florida Department of Transportation Specifications:

• Section 901	Course Aggregate
• Section 902	Fine Aggregate
• Section 916	Bituminous Materials
• Section 917	Mineral Filler
• Section 300	Bituminous Treatments, Surface Courses and Concrete Pavement
• Section 331	Type S Asphalt Concrete

American Society for Testing and Materials (ASTM) Publications:

• D 1557	Moisture-Density Relations of Soils and Soil-Aggregate Mixtures Using 10 lb (4.54 kg) Rammer and 18-in. (457mm) Drop.
• D 1557	Marshall Stability Mix Design

3.3 SUBMITTALS:

Asphalt Design Mix: Before any asphalt surface is constructed, submit two copies of each of the actual design mix to the Engineer and Owner.

Written approval of the asphaltic concrete design mix must be obtained from the Engineer and Owner prior to commencing asphalt pavement construction.

Material Certificates: Furnish copies of materials certificates signed by material producer and Contractor, certifying that each material item complies with, or exceeds specified requirements.

Asphalt extraction tests.

Aggregate gradation tests.

Marshall stability tests.

3.4 JOB CONDITIONS:

Weather limitations: Apply prime and tack coats when ambient temperature is above 40 degrees, and when temperature has not been below 35 degrees for 12 hours prior to application. Do not apply when base is wet or contains excess moisture.

3.5 MATERIALS:

Mineral Filler: Rock dust, hydraulic cement, or other inert material complying with Section 917 of the Florida D.O.T. Specification.

Asphalt Cement: The bituminous material shall be AC-20, viscosity grade and comply with Section 916 of the Florida D.O.T. Specification.

Course Aggregate: Comply with Section 901 of the Florida D.O.T. Specification.

Fine Aggregate: Comply with Section 902 of the Florida D.O.T. Specification.

Prime Coat and Tack Coat: The bituminous material for the Prime Coat shall be MC-70. The bituminous material for the Tack Coat shall be AC-20, or Emulsified asphalt, grade RS-2 and comply with the requirements in Section 300 and 916 of the Florida D.O.T. Specifications.

Asphaltic Concrete Design Mixes: Asphalt shall conform to the requirements for Type S Asphalt as indicated in Section 331 of the Florida D.O.T. Specifications.

Mix shall be within sieve analysis and bitumen range given in Section 331 of the Florida D.O.T. Specifications.

Minimum Marshall stability shall be in 1500 lbs./sq. in. as indicated in Table 331-2 of the Florida D.O.T. Specifications.

Percent bitumen by weight of total weight mix: 5.0 - 8.5.

CONTINUED ON NEXT COLUMN

Once design mix has been accepted by Engineer and Owner, sieve analysis tolerances indicated in Table 331-5 are allowable during construction. If sieve analysis values fall outside these tolerances, design mix must be resubmitted for acceptance.

Provide asphalt-aggregate mixture as recommended by local or state paving authorities to suit project conditions. Use locally available materials and graduations which meet Florida D.O.T. Specifications and exhibit satisfactory record on previous installations.

3.6 BASE COURSE PREPARATION:

Prior to construction of the base course, the top 12 inches of subgrade shall be compacted to a minimum soil density of 98% of the Modified Proctor Test Density (ASTM 1557). The subgrade shall be sterilized by a borate or chlorate sterilant containing not less than 25% sodium chlorate and shall be mixed thoroughly with water at the rate of 1-1/2 lbs. of sterilant per gallon of water. The sterilant shall be applied evenly at the rate of 0.2 gallons per square yard to subgrades that are less than 12" below original grades. If prepared base course will not be immediately covered with asphalt on the same day and wind-blown seeds will contaminate the base course surface, the sterilants shall be applied to the base course contaminate the base course.

Remove loose material from compacted base material surface immediately before applying prime coat.

Proof roll prepared base material surface to ensure unstable areas have been corrected and are ready to receive paving.

Prime Coat:

- Apply bituminous prime coat to base material surfaces where asphaltic concrete paving will be constructed.
- Apply bituminous prime coat in accordance with Section 300 of Florida D.O.T. Specifications.
- Apply at minimum rate of not less than 0.15 gal./sq. yd. over compacted base material. Apply material to penetrate and seal, but not flood, surface.
- Cure and dry as long as necessay to attain penetration and evaporation of volatile.

Tack Coat:

- Tack coat shall be applied in accordance with Section 300 of Florida D.O.T. Specifications. Apply to contact surfaces of previously constructed asphalt or portland cement and concrete and surfaces abutting or projecting into asphalt concrete pavement.
- Apply tack coat to full depth asphalt base course and sand asphalt base course. Apply emulsified asphalt tack coat between each lift or later of full depth asphalt and sand asphalt bases and on surface of such bases where asphaltic concrete paving will be constructed.
- Distribute at rate of 0.08 ga./sq. yd. of surface.
- Allow to dry until at proper condition to receive paving.

3.7 PLACING ASPHALT MIX:

Place asphalt concrete mixture on prepared surface, spread, and strike off. Spread mixture at the following minimum temperatures:

- When ambient temperature is between 40 degrees F and 50 degrees F: 285 degrees F.
- When ambient temperature is between 50 degrees F and 60 degrees F: 280 degrees F.
- When ambient temperature is higher than 60 degrees F: 275 degrees F.

Place inaccessible and small areas by hand. Place each course to required grade, cross-section, and compacted thickness.

Paver Placing:

- Place in strips not less than 10'-0" wide, unless otherwise acceptable to the Contracting Officer.
- After first strip has been placed and rolled, place succeeding strips and extend rolling to overlap previous strips.

Joints:

- Construct joints between old and new pavements as detailed in the plans.
- Joints between successive days work shall be constructed to ensure continuous bond between adjoining work.
- Construct joints to have same texture, density, and smoothness as other sections of asphalt concrete course.
- Clean contact surfaces and apply tack coat.

3.8 COMPACTION:

Each lift of asphalt shall be compacted to a minimum of 98% of the Marshall test ASTM D1559. Begin rolling when mixture will bear roller weight without excessive displacement. Compact mixture with hot hand tampers or vibrating plate compactors in areas inaccessible to rollers.

Breakdown Rolling:

- Accomplish breakdown or initial rolling immediately following rolling of joints and outside edge.
- Check surface after breakdown rolling, and repair displaced areas by loosening and filling, if required, with hot material.
- Second Rolling:
- Follow breakdown rolling as soon as possible, while mixture is hot.
- Continue second rolling until mixture has been thoroughly compacted.

Finish Rolling:

- Perform finish rolling while mixture is still warm enough for removal of roller marks.
- Continue rolling until roller marks are eliminated and course has attained maximum density.

Patching:

- Remove and replace paving areas mixed with foreign materials and defective areas.
- Cut out such areas and fill with fresh, hot asphalt concrete.
- Compact by rolling to maximum surface density and smoothness.

Protection:

- After final rolling, do not permit vehicular traffic on pavement until it has cooled and hardened.
- Erect barricades to protect paving from traffic until mixture has cooled enough not to become marked.

3.9 FIELD QUALITY CONTROL:

An independent Testing Laboratory, selected and paid by the contractor shall be retained to perform construction testing of in-place asphalt courses for Asphalt Extraction, Aggregate gradation, Marshall Stability, thickness and surface smoothness.

Thickness: In-place compacted thickness shall not be less than thickness specified on the drawings.

Surface Smoothness: Testing shall be performed on the finished surface of each asphalt concrete course for smoothness, using 10'-0" straightedge applied parallel with, and at right angles to centerline of paved area. The variation of the surface from the edge of the straight edge between any two contact points shall not exceed 1/4". Check surface areas at intervals necessary to eliminate ponding areas. Repair or remove and replace unacceptable paving as directed by the Contracting Officer.

Asphalt content, Aggregate gradation, and Marshall Stability shall be as specified in Section 331 of the Florida D.O.T. Specifications.

4 SPECIFICATION: PORTLAND CEMENT CONCRETE PAVING

4.1 SCOPE:

This section includes sidewalks, curbs, and miscellaneous concrete pavement.

4.2 APPLICABLE PUBLICATIONS:

The publications listed below form a part of this specification to the extent referenced. The publications shall be the most current issue and are referred to in the text by the basic designation only. The following are minimum requirements and shall govern except that all local, state, and/or federal codes and ordinances shall govern when their requirements are in excess hereof. All concrete construction shall be in accordance with applicable sections of the "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein.

CONTINUED ON NEXT COLUMN

Florida Department of Transportation Specifications:

• Section 345	Portland Cement Concrete
• Section 350	Cement Concrete Pavement
• Section 520	Concrete Gutter, Curb Elements and Traffic Separator
• Section 931	Metal Accessory Materials for Concrete Pavement and Concrete Structures

American Society for Testing and Materials (ASTM) Publications:

• A 615	Deformed and Plain Billet Steel Bars for Concrete Reinforcement
• D 1557	Moisture-Density Relations of Soils and Soil-Aggregate Mixtures Using 10-lb. (4.54 kg) Rammer and 18-in. (457mm) Drop.
• D 1751	Preformed Expansion Joint Filler for Concrete Paving and Structural Construction. (Nonextruding and Resilient Bituminous Types)

4.3 SUBMITTALS:

Material Certifications: Furnish copies of materials certificates signed by material producer and Contractor, certifying that each material item complies with, or exceeds, specified requirements.

4.4 MATERIALS:

Forms:

- Steel, wood, or other suitable material of size and strength to retain horizontal and vertical alignment until removed. Use straight forms, free of distortion and defects.
- Use flexible spring steel forms or laminated boards to form radius bends as required.

Form Release Agent:

- Coat forms with nonstaining type coating that will not discolor or deface surface of concrete.

Welded Wire Mesh:

- Welded plain cold-drawn steel wire fabric. Furnish in flat sheets, not rolls, unless otherwise acceptable to Contracting Officer. Welded wire mesh shall be free from rust, dirt, foreign matter and shall not be stored directly on the ground. Wire fabric shall comply with Sections 931 of the Florida D.O.T. Specifications.

Reinforcing Bars:

- Deformed steel bars, ASTM A 615, Grade 40. Reinforcing bars shall be free from rust, dirt, foreign matter and shall not be stored directly on the ground. Deformed steel bars shall comply with Section 931 of the Florida D.O.T. Specifications.

Concrete Materials:

- Comply with requirements of Sections 345 and 350 of the Florida D.O.T. Specifications for concrete materials, admixture, bonding materials, curing materials, and others as required.

Joint Fillers:

- Resilient premolded bituminous impregnated fiberboard units complying with ASTM D 1751. Joint fillers shall comply with Section 932 of the Florida D.O.T. Specifications.

4.5 MIXING:

Design mix to produce normal weight concrete consisting of Portland cement, aggregate, water-reducing or high-range water reducing admixture (super-plasticizer), air-entraining admixture and water to produce following properties:

- Compressive Strength: Minimum 3,000 psi for curb and walkways and 4,000 psi for pavement, at 28 days. In addition, concrete for pavement shall have a minimum modulus of rupture of 600 psi.
- Slump Range: 3" - 5".
- Air Content: 3% to 6%.

4.6 PREPARATION:

Surface Preparation:

- Remove loose material from compacted base material surface immediately before placing concrete.
- Compact the top 12 inches of subgrade to a minimum soil density of 98% for the Modified Proctor Test (ASTM D 1557) to result in a minimum modulus of subgrade reaction (k) of 150 psi/in. Proof-roll prepared base material surface to check for unstable areas. The paving work shall begin after the unsuitable areas have been corrected and are ready to receive paving. Compaction testing for the base material shall be completed prior to the placement of the paving.

4.7 CONCRETE INSTALLATION:

Form Construction:

- Set forms to required grades and lines, rigidly braces and secured. Install sufficient quantity of forms to allow continuous progress of work and so that forms can remain in place at least 24 hours after concrete placement.
- Check completed formwork for grade and alignment to following tolerances:
- Top of forms not more than 1/8" in 10'-0".
- Vertical face on longitudinal axis, not more than 1/4" in 10'-0".
- Clean forms after each use, and coat with form release agent as often as required to ensure separation from concrete without damage.

Reinforcement:

- Locate, place, and support reinforcement to ensure compliance with plans.

Concrete Placement:

- Comply with requirements of Sections 345, 350, and 520 of Florida D.O.T. Specifications for mixing and placing concrete.

Do not place concrete until base material and forms have been checked for line and grade. Moisten base material if required to provide uniform dampened condition at time concrete is placed. Concrete shall not be placed around manholes or other structures until they are at the required finish elevation and alignment.

Place concrete using methods, which prevent segregation of mix. Consolidate concrete along face of forms and adjacent to transverse joints with internal vibrator. Keep vibrator away from joint assemblies, reinforcement, or side forms. Consolidate with care to prevent dislocation of reinforcing, dowels, and joint devices.

Deposit and spread concrete in continuous operation between transverse joints, as far as possible. If interrupted for more than 1/2 hour place construction joint.

Curbs and Gutters:

Automatic machine may be used for curb and gutter placement at Contractor's option. Machine placement must produce curbs and gutters to required cross section, lines, grades, and jointing as specified for formed concrete. If results are not acceptable, remove and replace with formed concrete as specified.

4.8 JOINT CONSTRUCTION:

Construct expansion, weakened-plane (Contraction), and construction joints true-to-line with face perpendicular to surface of concrete. Construct transverse joints at right angles to centerline, unless otherwise indicated.

Weakened-Plane (Contraction) Joints:

- Provide weakened-plane (contraction) joints, sectioning concrete into areas at 15'-0" o.c. maximum each way.
- Sidewalks shall have contraction joints at 5'-0" o.c.
- Construct weakened-plane joints for depth equal to at least 1/4 concrete thickness.

Tooled Joints:

Form weakened-plane joints in fresh concrete by grooving top portion with recommended cutting tool and finishing edges with jointer.

CONTINUED ON NEXT SHEET

JENKINS ENGINEERING, INC.
73 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450
JEICIVL.COM

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

REV	DATE	DESCRIPTION	BY
1	04/03/2025	REVISIONS PER TRC COMMENTS	MSJ

DAG ARCHITECTS

MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA

SPECIFICATIONS I
NOT VALID UNLESS BEARING ENGINEERS ORIGINAL SIGNATURE

JOB: 24-95
DATE: 02-2025
DESIGNED: MSJ
DRAWN: MPF

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
07 OF 08

SHEET NUMBER
C07

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

Construction Joints:

Plan concrete placement such that construction joints fall at expansion joints as detailed in the plans.

Expansion Joints:

Provide premolded joint filler for expansion joints abutting concrete curbs, catch basins, manholes, inlets, structures, walks, and other fixed objects.

Locate expansion joints at 40'-0" o.c. maximum for each pavement lane or for curb.

Located expansion joints at 50'-0" o.c. maximum for walkways.

Joint Fillers:

Extend joint fillers full-width and depth of joint, and not less than 1/2" or more than 1" below finished surface where joint sealer is indicated.

Furnish joint filler in one-piece lengths for full width being placed, wherever possible. Where more than one length is required, lace or clip joint filler sections together.

Joint Sealants:

Exterior pavement joint sealants shall be composed of a non-priming, pourable, self-leveling type polyurethane sealant, such as grey shep-calk, or approved eqaual suitable for use in pavements and sidewalks.

4.9 CONCRETE FINISHING:

After striking-off and consolidating concrete, smooth surface by screeding and floating. Adjust floating to compact surface and produce uniform texture.

After floating, test surface for trueness with 10'-0" straightedge (maximum deviation of 1/4 inch). Distribute concrete as required to remove surface irregularities, and refloat repaired areas to provide continuous smooth finish.

Work edges of slabs, gutters, back top edge of curb, and formed joints with an edging tool, and round to 1/2" radius. Eliminate tool marks on concrete surface.

After completion of floating and troweling when excess moisture or surface sheen has disappeared, complete surface finish as follows:

Curbs, Gutters, and Walks:

Broom finish by drawing fine-hair broom across concrete surface perpendicular to line of traffic. Repeat operation if required to provide fine line texture.

Inclined Slab Surfaces:

Provide coarse, nonslip finish by scoring surface with stiff-bristled broom perpendicular to line of traffic.

Paving:

Burlap finish by dragging seamless strip of damp burlap across concrete perpendicular to line of traffic. Repeat operation to provide gritty texture.

Do not remove forms for 24 hours after concrete has been placed. After form removal, clean ends of joints and point up any minor honeycombed areas. Remove and replace areas or section with major defects, as directed.

Protect and cure finished concrete paving in accordance with "Florida Department of Transportation Specifications for Road and Bridge Construction" Section 350-13.

4.10 CLEANING AND ADJUSTING:

Repair or replace broken or defective concrete as directed.

Protect concrete from damage until acceptance of work. Exclude traffic from pavement for at least 14 days after placement. When construction traffic is permitted, maintain pavement as clean as possible by removing surface stains and spillage of materials.

Sweep concrete pavement and wash free of stains, discolorations, dirt, and other foreign material just prior to final inspection.

5 SPECIFICATION: FENCING

The Contractor shall install fencing as shown on the plans and in accordance with the manufacturer's brochure. The following are minimum requirements and shall govern except that all local, state and/or federal codes and ordinances shall govern when their requirements are in excess hereof.

5.1 MATERIAL CERTIFICATES:

Furnish copies of materials certificates signed by material producer and Contractor, certifying that each material item complies with, or exceeds, specified requirements.

5.2 MATERIALS:

All materials and equipment incorporated in the work shall be new, clean, and free of visual defects unless otherwise specified, and that all work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All work not conforming to these requirements may be considered defective.

Height shall be as required as shown on the construction plans.

Fabric shall be #9 gauge, chain link open hearth steel wire, hot-dipped galvanized after weaving with minimum coating of 2.0 ounce of zinc per square foot or aluminum coating with .40 ounces per square foot, woven in 2" diamond mesh.

Line post, top, intermediate and bottom rails, shall be 1-5/8" O.D. steel pipe, weight 2.27 lbs. per foot, hot-dipped galvanized. Set 36" deep in concrete.

Terminal, corner, gate and pull posts shall be 3" O.D. pipe, 5.79 lbs. Set 36" deep in concrete.

Concrete for setting posts shall be Portland Cement complying with ASTM C-150, aggregates complying with ASTM C-33, and clean water. Mix materials to obtain concrete with a minimum 28-day compressive strength of 2,500 psi.

Stretcher bar bands, tie wires, hog rings, couplings, nuts, stretcher bars, bolts, and miscellaneous fastening devices shall be manufacturer's standard for heavy construction fence.

Swing gates shall consist of the following components.

2" O.D. steel pipe 2.72 lbs. per foot, hot-dipped galvanized. Each frame to be equipped with 3/8" diameter adjustable truss rods.

Hinges shall be hot-dipped galvanized pressed steel or malleable iron to suit gate size, non-lift-off type. Hinges shall be offset to permit 180 degrees opening. Provide one (1) pair of hinges per lead.

Latch shall be forked type to permit operation from either side with provisions to lock both sides with padlock.

5.3 ACCEPTABLE MANUFACTURERS:

Cyclone Fence, Page Fence, and Hackney Corporation.

6 SPECIFICATION: TRAFFIC STRIPING AND PAINTING

The Contractor shall paint traffic striping as shown on the plans. The following are minimum requirements and shall govern except that all local, state and/or federal codes and ordinances shall govern when their requirements are in excess hereof. All traffic striping and painting shall be in accordance with Sections 710 and 971 of the "Florida Department of Transportation Roadway and Traffic Design Standards".

6.1 MATERIAL CERTIFICATES:

CONTINUED ON NEXT COLUMN

Furnish copies of materials certificates signed by material producer and Contractor, certifying that each material item complies with, or exceeds, specified requirements.

6.2 TRAFFIC STRIPING AND PAINTING:

Traffic control markings shall be marked on pavement as indicated on drawings.

Paint shall be in sealed containers that plainly show the designated name, formula or specification number, batch number, color, date of manufacture, manufacturer's name, formulation number, and directions, all of which shall be plainly legible at the time of use. The paint shall be homogeneous, easily stirred to smooth consistency, and shall show no hard settlement or other objectionable characteristics during a storage period of six months.

All machines, tools, and equipment used in performance of the work shall be approved and maintained in satisfactory operating condition. Hand-operated push-type machines of a type commonly used for application of paint to pavement surfaces shall be acceptable for marking small street and parking areas. Applicator machines shall be equipped with necessary paint tanks and spraying nozzles, and shall be capable of applying paint uniformly at the coverage specified. Sandblasting equipment shall be provided as required for cleaning surfaces to be painted. Hand-operated spay guns shall be provided for use in areas where push-type machines cannot be used.

New pavement surfaces shall be allowed to cure for a period of not less than thirty days before application of marking materials. All surfaces to be marked shall be thoroughly cleaned before application of the paint. Dust, dirt, and other granular surface deposits shall be removed by sweeping, blowing with methods as required. Rubber deposits, surface laitance, existing paint markings and other coatings adhering to the pavement shall be completely removed with scrapers, wire brushes, sandblasting, approved chemicals, or mechanical abrasion as directed.

Paint shall be applied evenly to the pavement surface to be coated at a rate of 105 plus or minus 5 square feet per gallon. Paint shall be applied as shown on the drawings.

Paint shall be applied to clean, dry surfaces, and unless otherwise approved, only when air and pavement temperatures are above 40 degrees F and less than 95 degrees F. Paint temperature shall be maintained within these same limits. Paint shall be applied pneumatically with approved equipment at rate of coverage specified herein. The Contractor shall provide guidelines and templates as necessary to control paint application. Special precautions shall be taken in marking numbers, letters, and symbols. All edges of marking shall be sharply outlined. The maximum drying time requirements of the paint specifications will be strictly enforced, to prevent undue softening bitumen, and pickup, displacement, or discoloration by tires of traffic. If there is a deficiency in drying of the markings, painting operations shall be discontinued until cause of the slow drying is determined and corrected.

Suitable warning signs shall be placed near the beginning of the work site and well ahead of the work site for alerting approaching traffic from both directions. Small markers shall be placed along newly painted lines to control traffic and prevent damage to newly painted surfaces. Painting equipment shall be marked with large warning signs indication that slow moving painting equipment is in operation.

Markings which must be visible at night shall be reflectorized unless ambient illumination assures adequate visibility.

7 SPECIFICATION: WATER DISTRIBUTION SYSTEM

The Contractor shall provide and install all materials for a potable water distribution system as shown on the drawings and in this specification. In addition, he shall obtain all permits and conduct all tests required by local, state and federal authorities and as specified on these drawings.

7.1 MATERIALS:

All materials and equipment incorporated in the work shall be new, clean, and free of visual defects unless otherwise specified, and that all work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All work not conforming to these requirements may be considered defective.

Piping less than 4 inches in diameter:
- Polyvinyl Chloride (PVC) 160 psi, SDR 26 — ASTM D-2241
- Polyethylene pipe 160 psi, SDR 9 — ASTM D-3350 & ASTM D-2239
- Polyethylene tubing 200 psi, SDR 9 — ASTM D-3350 & ASTM D-2737

Piping greater than 4 inches in diameter:
- Polyvinyl Chloride (PVC) 150 psi — AWWA C-900 (DR 18)
- Ductile Iron (Class 50) — ANSI A21.51

Joints for PVC pipes:
- Joints shall comply with ASTM D-3139
- No solvent cements or toxic lubricant will be allowed.
- Expansion capability will be provided.

Joints for Ductile Iron pipes:
- Joints shall comply with AWWA C-153 or AWWA C-110

Gate Valves:
- Valves shall comply with AWWA C-509
- 200 psi iron body, bronze mounted, non-rising stems with square operating nuts and a suitable valve box.

7.2 INSTALLATION:

Shall comply with all local, state and federal regulations. The Contractor shall provide proper facilities for handling and laying pipe and accessories. No pipe will be laid in unsuitable weather or in water. The Contractor will verify all field dimensions with the design Engineer (including Field Stake-Out) prior to commencing work. The Contractor shall notify the Engineer at 24 hours prior to installing any portion of the water main distribution system. He shall also stake all service connections and provide as-built dimensions to the Engineer. Connections to the existing system shall be coordinated with the Utility Company. Minimal service interruption shall occur and traffic safeguards shall be taken.

The Contractor shall conduct hydrostatic pressure and leakage tests as follows: Apply 150 psi or 150% of the working pressure whichever is greater to the test line. Duration of the pressure test shall be at least two (2) hours. After 1/2 hour, check pressure, if pressure has dropped, inspect for leaks and correct as required. Repeat tests until there are no leaks or pressure loss. Pressure must hold for two hours.

Note: The Contractor shall notify the Utility Company and the Engineer at least 48 hours prior to conducting pressure and leakage tests. A 3/4 inch hose bib connection will be required for gauge connection.

The Contractor shall sterilize the lines by chlorinating at 40 to 50 ppm, injecting at a corporation stop and operating all valves and accessories. Flush system. Subsequent tests on replacement water shall show a chemical and bacterial count equal to the supply main. Samples shall be taken and tested at the expense of the Contractor, and results shall be acceptable to local, state and federal agencies of interest.

7.3 NOTES:

All water piping and fittings used shall be National Sanitation Foundation (N.S.F.) approved for potable water.

A minimum separation of 10 ft. horizontal, outside to outside and 18 inches vertical is required between all water lines and the sanitary sewer system.

When trench excavation depth exceeds five feet, the Contractor shall provide trench protection (shields, sloping, shoring, etc.) and shall comply with OSHA Standard 29 CFR, Section 1926.650 Subpart P.

In accordance with rules of the Florida Department of Environmental Protection (DEP), Chapter 62-555, the Engineer of record will be responsible for observation of construction of the Potable Water System. The Engineer shall be notified at commencement and completion of construction. To assure compliance with plans and specifications, said Engineer will report to DEP upon completion of construction and cleaning and disinfecting described above before the system can be placed in service.

All PVC potable water lines and services will be marked with No. 14 copper insulated tracer wire to enable location with a Ferrous Metal Detector. The tracer wire will be placed 12 inches above and throughout the length of all such pipe.

7.4 FIRE HYDRANTS:

All fire hydrants shall be 6 inch, three way hydrants with two 2-1/2 inch hose nozzles and one 4-1/2 inch pumper nozzle, designed for 150 lbs working pressure or 300 lbs hydrostatic pressure and shall conform to the latest specifications of the AWWA All working parts shal be bronze. All hose threads shall be National Standard Threads. Hydrants shall have a mechanical joint end inlet. Hydrants shall be Traffic Breakaway Model. The hydrant main valve shall be a compression type that closes with the water pressure. Hydrants shall have not less than a 5-1/4 inch valve opening. All hydrants shall be equipped with automatic self-oiling reservoirs that lubricate the stem threads and all bearing surfaces each time the hydrant is operated. Hydrants shall be painted one coat of red iron oxide, zinc oxide primer conforming to Steel Structures Painting Council SSPC-paint 25 and two finish coats of silicone alkyd paint conforming to Steel Structures Painting Council

CONTINUED ON NEXT COLUMN

SSPC-paint 21. Fire hydrants shall be painted in accordance with NFPA 291, Recommended Practice For Fire Flow Testing and Marking of Hydrants.

8 SPECIFICATION: SANITARY SEWER SYSTEM

The Contractor shall provide and install all gravity sewer material shown on the drawings and in this specification. In addition, he shall obtain all permits and conduct all tests required by local, state and federal authorities and as specified on these drawings.

8.1 MATERIALS:

All materials and equipment incorporated in the work shall be new, clean, and free of visual defects unless otherwise specified, and that all work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All work not conforming to these requirements may be considered defective.

Piping:
- PVC Gravity Sewer — ASTM D-3034, SDR-35
- Ductile Iron Pipe (D.I.P.) — ANSI A21.51
- PVC Force Mains (160 psi) — ASTM D-1784 and D-2241

Joints:
- PVC, Rubber Ring — ASTM D-1869
- D.I.P. Joints, Rubber Gasket — ANSI A21.11

NOTE: ALL JOINTS TO BE BELL AND SPIGOT TYPE.

Concrete:
- Poured or Pre-cast — 4000 psi at 28 days

8.2 INSTALLATION:

Shall comply with all local, state and federal regulations. The Contractor shall provide proper facilities for handling and laying pipe and accessories. Trenches shall be properly prepared; pipe shall be supported over its full length and bell holes hand dug as required. No pipe will be laid in unsuitable weather or in water. The Contractor will verify all field dimensions and report all discrepancies (including field stake-out) prior to commencing work. The contractor shall notify the Engineer at least 24 hours prior to installing any portion of the sanitary sewer system. He shall also stake all service connections and provide as-built dimensions to the Engineer. Manholes, cleanouts and the like shall be located, built and sized as shown on these drawings. Connections with existing sewer systems shall be coordinated by the Contractor with the utility company.

A minimum separation of 10 ft. horizontal measured outside to outside and 18 inches vertical is required between sanitary sewer lines and all water lines.

When trench excavation depth exceeds five feet, the Contractor shall provide trench protection (shields, sloping, shoring, etc.) and shall comply with OSHA Standard 29 CFR, Section 1926.650 Subpart P.

In accordance with rules of the Florida Department of Environmental Protection (DEP), Chapter 62-604, the Engineer of record will be responsible for observation of construction of the Sanitary Sewer System. The Engineer shall be notified at commencement and completion of construction. To assure compliance with plans and specifications said Engineer will report to DEP upon completion of construction before the system can be placed in service.

The Contractor shall coordinate all tests with the utility company and the Engineer. All lines, fittings and manholes shall be clean and dry before conducting tests. Tests and subsequent corrections shall be at the expense of the Contractor.

8.3 GRAVITY SEWERS:

Leakage tests by exfiltration and/or infiltration will be made on all pipe. The Engineer shall have the option determining which test shall be employed. Generally, if the groundwater table is below the bottom of the pipe, an exfiltration test shall be used. Duration of test shall be not less than two (2) hours. Visible leaks encountered shall be corrected regardless of leakage test results. Leakage as measured by either the infiltration or exfiltration test shall not exceed 0.157 gallons per inch diameter per 100 feet of pipe per hour. When leakage exceeds the maximum amount specified, satisfactory correction shall be made and retesting accomplished.

Deflection testing shall be done on all flexible pipe at the direction of the Engineer. Testing shall be done using a mandrel having a diameter equal to 95 percent of the inside diameter of the pipe. When a deflection device is used in lieu of the mandrel, such device shall be approved by the Engineer prior to use. No pipe deflection shall exceed 5 percent.

8.4 FORCE MAINS:

The Contractor shall conduct hydrostatic pressure and leakage tests as follows:

Apply 100 psi or 150% of the working pressure, whichever is greater, to the test line. Duration of the pressure test shall be at least two (2) hours. After 1/2 hour, check pressure, if pressure has dropped, inspect for leaks and correct as required. Repeat tests until there are no leaks or pressure loss. Pressure must hold for two hours.

Note: The Contractor shall notify the Utility Company and the Engineer at least 24 hours prior to conducting pressure and leakage tests.

Force mains shall have thrust blocks designed for 100 psi test pressure. Force mains shall be colored other than white to distinguish from water lines. Force mains in the right-of-way shall have 30 inches (minimum) cover over the crown.

All sanitary sewer force mains will be marked with No. 14 copper insulated tracer wire to enable location with a Ferrous Metal Detector. The tracer wire will be placed 12 inches above and throughout the length of all such pipes.

8.5 MANHOLES:

Shape: All manholes will be eccentric or as specified on the drawings.

Setting Manhole Castings: The frame of the casting shall be set in a full mortar bed composed of one part Portland Cement to two parts of fine aggregate.

Concrete: The minimum compressive strength required at twenty-eight days is 4000 lbs. per sq. inch. The minimum amount of water shall be used to produce a workable mix and shall not exceed six (6) U.S. Gallons per sack of cement. Concrete shall conform to ASTM C-94.

Pre-cast Reinforced Concrete Manhole Sections: Pre-cast reinforced concrete manhole sections shall conform to ASTM C-478. All joints for pre-cast sections shall be approved by the Engineer.

Castings: Cast iron frames and covers shall conform to the drawings in all essentials of design. All castings shall be made of clean, even grain, tough gray cast iron. The quality of iron in the castings shall conform to the current ASTM Specification A-48 for Class 20 Gray Iron Castings. The weight of castings shall be as shown in the plans. Castings shall be smooth, true to pattern, and free from projections, sand holes, or defects. A raised work "SEWER" shall be cast on the upper non-skid surface of all manhole covers. The portio of the frame and cover which forms the cover seat shall be machined so that no rocking of the cover is possible. The castings shall be coated with coal tar pitch varnish. On roadways the frame and cover shall be set flush with and in the plane of the surface. In other locations they shall be set to grades determined by the Engineer. A shop drawing of the manhole frame and cover must be approved by the Engineer for all covers and frames furnished on the project.

Water-Proofing: Both concrete and pre-cast sections below grade shall be painted on the outside with either two coats of bitumastic paint or a heavy layer of emulsified asphalt to water-proof completely. Manholes shall be inspected for water tightness prior to being placed in service. All incoming and outcoming sewer lines shall be plugged and the manhole filled with water to a level to create a minimum positive head of two feet or above the highest section joint. If the water level drop exceeds 1/8" per vertical foot of manhole depth in 5 minutes, the manhole shall have failed the test.

8.6 GENERAL:

Grout all riser joints and entry pipes.
Provide neat cement seals for pre-cast units.
Minimum radius allowed is 20 inches.
Invert grouting shall be uniform and smooth-sloped to center line of pipe.

Note: Roof drains, foundation drains and all other clean water connections to the sanitary sewer system are prohibited.

9 SPECIFICATION: STORM SEWER SYSTEM

The Contractor shall provide and install all storm sewer material shown on the drawings and in this specification. In addition, he shall obtain all permits and conduct all tests required by local, state and federal authorities and as specified.

CONTINUED ON NEXT COLUMN

9.1 MATERIALS:

All materials and equipment incorporated in the work shall be new, clean, and free of visual defects unless otherwise specified, and that all work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All work not conforming to these requirements may be considered defective.

Corrugated Polyethylene Pipe: Shall comply with section 948 of the latest edition "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein. Pipes 12 inches to 24 inches in diameter shall comply with ASTM F-405 and ASTM F-667. Joints shall be by means of dimpled band. If used outside of dry wells, joints shall be wrapped in filtercloth 2 feet in width and with 2 feet of overlap on the diameter. This pipe, in the perforated form, shall be used inside dry wells. It may be used outside dry wells only when used with a filter sock. Perforations shall be 1/4 inch diameter and spaced 10 inches on center in the valley of the corrugations.

Polyvinyl-Chloride Pipe: Shall comply with section 948 of the latest edition "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein. Polyvinyl-Chloride Pipe shall meet the requirements of ASTM D 3034, SDR-35, or ASTM F 949, profile wall without perforations. Polyvinyl-Chloride Pipe for use as underdrain shall conform to the requirements of ASTM F 758 or ASTM F 949. Also, PVC underdrain manufactured from PVC pipe meeting ASTM D 3033 or ASTM D 3034, perforated in accordance with the perforation requirements given in AASHTO M 36, or AASHTO M 196 will be permitted.

Reinforced Concrete Pipe: Shall comply with requirements of ASTM C-76, Class III, unless otherwise indicated on the Drawings, and shall be installed with rubber gasketed joints complying with ASTM C-443. Install rubber gaskets in strict accordance with pipe manufacturer's recommendations.

Manholes: Precast reinforced concrete manhole sections shall conform to ASTM Specification C-478. Construct manholes of precast concrete sections as required by Drawings to size, shape, and depth indicated, but never less than 4'-0" inside diameter. All joints for precast sections shall be approved by the engineer.

Inlets and Catch Basins: Precast reinforced concrete Inlets and Catch Basin sections shall conform to ASTM C-478. Construct Inlets and Catch Basins of precast concrete construction as required by drawings to size, shape and depth indicated.

Main and Lateral Pipes: Neatly cut off main and lateral pipes flush with inside of manhole or inlet where they enter structure walls. Dress all irregularities and rough edges with non-shrinking group (inside and outside).

Where pipes enter or exit manholes, a "Kor-N-Seal" molded neoprene boot with stainless steel internal and external bands as manufactured by the National Pollution Control Systems. Inc., Nashua, New Hampshire, or a polyurethane joint with a short transition joint as manufactured by Moorform Corporation, Centralia, Illinois, or an approved equal (or superior) connection shall be provided.

Cast Iron Frames, Covers, and Grates: After completion of manhole inlet, set cast iron frame in full mortar bed after adjusting to required elevation. Cast iron frames and covers shall conform to the drawings in all essentials of design. All castings shall be made of clean, even grain, tough gray cast iron The quality of iron in the castings shall conform to the current ASTM Specification A-48 for Class 20 Gray Iron Castings. The weight of castings shall be as shown in the plans. Castings shall be smooth, true to pattern, and free from projections, sand holes, or defects. A raised word "STORM SEWER" shall be cast on the upper non-skid surface of all manhole covers. The portion of the frame and cover which forms the cover seat shall be machined so that no rocking of the cover is possible. The castings shall be coated with coal tar pitch varnish. On roadways the frame and cover shall be set flush with and in the plane of the surface. In other locations they shall be set to grades determined by the Engineer. The frame and cover shall be heavy duty traffic bearing.

Plastic Filter Fabric: Plastic Filter Fabric shall be the non-woven type and shall comply with sections 514 and 985 of the latest edition "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein.

Concrete: Concrete shall comply with Section 345 of the latest edition "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein. Minimum compressive strength at 28 days shall be 4,000 psi.

9.2 DETENTION AREAS AND GRASSED SWALES:

Swales must be landscaped with seeding, sodding, or sprigging, which does not inhibit the infiltration rate of the soil. Engineer requires 48 hours notice prior to landscaping of infiltration areas to make appropriate inspections.

The system will require periodic maintenance for continued proper operation. This will include, as a minimum: A) removal of silt debris from surface infiltration areas and catch basins, and B) maintenance of vegetative cover in surface infiltration areas.

9.3 STORMWATER DRYWELLS:

Drywells shall be constructed to the dimensions as detailed in the plans. The washed granular material shall have of a void ratio of not less than 0.4 and the gradation shall conform to section 901 of the latest edition "Florida Department of Transportation Specifications for Road and Bridge Construction". The dry well shall be completely wrapped in woven (as opposed to spun) filter cloth with a minimum 2 feet of overlap at field joints. The dry well shall contain perforated pipes as detailed in the plans.

9.4 INSTALLATION:

The Contractor shall comply with all local, state and federal regulations. The Contractor shall provide proper facilities for handling and laying pipe and accessories. Trenches shall be properly prepared; pipe shall be supported over its full length and bell holes hand dug as required. No pipe will be laid in unsuitable weather or in water. The Contractor will verify all field dimensions and report all discrepancies (including field stake-out) prior to commencing work. The contractor shall notify the Engineer at least 24 hours prior to installing any portion of the storm sewer system. He shall also stake all service connections and provide as-built dimensions to the Engineer. Manholes, cleanouts and the like shall be located, built and sized as shown on these drawings. Connections with existing storm sewer systems shall be coordinated by the Contractor with the Utility Authority. Adequate traffic control shall be provided.

A minimum separation of 10 ft. horizontal measured outside to outside and 18 inches vertical is required between storm sewer lines and all water lines.

When trench excavation depth exceeds five feet, the Contractor shall provide trench protection (shields, sloping, shoring, etc.) and shall comply with OSHA Standard 29 CFR, Section 1926.650 Subpart P.

In accordance with rules of the Florida Department of Environmental Protection (DEP), Chapter 62-25, the Engineer of record will be responsible for observation of construction of the Storm Sewer System. The Engineer shall be notified at commencement and completion of construction. To assure compliance with plans and specifications, said Engineer will report to DEP upon completion of construction before the system can be placed in service.

9.5 TESTS:

The Contractor shall coordinate all Tests and Inspections with the Utility Authority and the Engineer. All lines, fittings and manholes shall be clean and dry before the Inspector is summoned. Tests and subsequent corrections shall be at the expense of the Contractor.

Non-Perforated Storm Sewers: Leakage tests by exfiltration and/or infiltration will be made on all pipe as deemed by the Engineer. The Engineer shall have the option determining which test shall be employed. Generally, if the groundwater table is below the bottom of the pipe, an exfiltration test shall be used. Duration of test shall be not less than two (2) hours. Visible leaks encountered shall be corrected regardless of leakage test results. Leakage as measured by either the infiltration or exfiltration test shall not exceed 0.2 gallons per inch diameter per 100 feet of pipe per hour. When leakage exceeds the maximum amount specified, satisfactory correction shall be made and retesting accomplished.

Deflection testing shall be done on all flexible pipe at the direction of the Engineer. Testing shall be done using a mandrel having a diameter equal to 95 percent of the inside diameter of the pipe. When a deflection device is used in lieu of the mandrel, such device shall be approved by the Engineer prior to use. No pipe deflection shall exceed 5 percent.

9.6 EROSION PROTECTION:

New and existing drainage structures shall be protected from soil erosion sedimentation by placing baled hay around structures.

Staked baled hay and silt fence barriers shall be installed downhill from any earthwork activity, and in all areas subject to soil erosion, prior to start of construction.

Soil erosion sedimentation shall be controlled during all phases of construction.

ALL SOIL EROSION SEDIMENTATION SHALL BE RETAINED ON SITE.

JENKINS ENGINEERING, INC.
73 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450
JEICIVIL.COM

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

REV	DATE	DESCRIPTION
1	04/09/2025	REVISIONS PER TRC COMMENTS

DAG ARCHITECTS

MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA

SPECIFICATIONS II
NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB: 24-95
DATE: 02-2025
DESIGNED: MSJ
DRAWN: MPF

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
08 OF 08

SHEET NUMBER
C08

The City of Destin

4200 Two Trees Road, Destin, Florida 32541 (850) 837-4242 FAX (850) 837-3267

September 29, 1999 **ORDER #99-38**

Final Development Order:

CITY OF DESTIN - DESTIN SPORTS COMPLEX:
A MAJOR DEVELOPMENT

Based upon the City's approval of this Development Order on May 26, 1998, and the amended approval on September 8, 1998, and May 3, 1999, this document will serve as your Final Development Order to include all of the provisions of the attached Technical Review Committee Report and with the following conditions as specified by the Destin City Council:

BACKGROUND / ISSUE:

Applicant:	Dave Hemphill, Baskerville-Donovan, Inc. & City of Destin, City Manager
Owner:	Destin Water Users, Inc., Richard Griswold, General Mgr. & City of Destin.
Property Location:	That portion of City Hall property and that abutting leased property directly south of City Hall, both fronting on Two Trees Road, north of Emerald Coast Hwy., and south of Indian Bayou Trail.
Request:	Approval of a Major Development consisting of 4 softball fields, 3 soccer fields, 2 little league fields, exercise trail, playground, a concession stand with restrooms, and 2 separate parking lots, one off of Airport Road and one off of Two Trees Road.
Parcel Size:	12+/- acres, City Hall property. 27+/- acres, DWUI property.
Land Use Designation:	PL (Public Land) City Hall property. C (Commercial) DWUI property.
Zoning District:	RUA (Residential Urban Apartment) City Hall property. BT (Business Tourism) DWUI property.
Density:	N/A
Intensity:	N/A
Application Date:	March 2, 1998
TRC Date:	March 19, 1998
Site Plan Date:	April 29, 1998 (*March 5, 1998; April 2, 1998; April 14, 1998; April 22, 1998*)
Planning Commission Date:	May 07, 1998 (recommendation for approval failed by a vote of 2-3)
City Council:	May 26, 1998 (Approved); September 8, 1998 (amended approval); May 3, 1999, (amended approval and lease agreement)

DETERMINATIONS:

1. A hearing was held by the Destin City Council on May 26, 1998, and September 8, 1998;
2. The Planning Commission considered the proposal on May 07, 1998;
3. All the findings of the City Council Report are incorporated herein; and
4. All the findings of the Technical Review Committee report dated March 19, 1998, Amended April 14, 1998 & April 29, 1998, are incorporated herein.

CONDITIONS OF APPROVAL FOR DESTIN SPORTS COMPLEX, A MAJOR DEVELOPMENT:

Pursuant to the City of Destin Land Development Regulations and the City of Destin Code of Ordinances:

1. Development and/or construction must commence within twelve months of approval of the Development Order of May 3, 1999, (no later than May 3, 2000) and must be completed as shown on plans approved by the City Council.

2. The concurrency status of Destin Sports Complex is identified in the attached TRC Report and is protected (for five years) through September 8, 2004, IF Destin Sports Complex commences development within the twelve month period stipulated above. Construction permits must be attained in accordance to Section 2.09.00 of the Land Development Code to maintain concurrency.

3. City of Destin permits are required for the following activities on and off site:

   a. disturbance to the city's rights of way
   b. pavement cuts
   c. construction of any kind
   d. clearing and grubbing
   e. construction trailers
   f. signage

4. Prior to the issuance of a building permit, a DEP Stormwater Permit is required and must be submitted.

5. Prior to the issuance of a building permit, an easement agreement for the 50' by 200' easement from Airport Road to the site, must be completed, approved by the City Attorney, and recorded.

6. Prior to the issuance of a building permit, sheets E-1 & E-2 of the site plan, being the lighting plan and lighting distribution plan, must be amended and approved.

7. Prior to the issuance of a building permit, the City Engineer must approve the amended stormwater plan and details for the site and the retention ponds.

8. Requirements identified by the Technical Review Committee:

TECHNICAL REVIEW COMMITTEE REPORT
COMMUNITY DEVELOPMENT DEPARTMENT
DESTIN SPORTS COMPLEX
A MAJOR DEVELOPMENT
MARCH 19, 1998
Amended April 14, 1998 & April 29, 1998

ISSUE

Applicant:	Dave Hemphill, Baskerville-Donovan, Inc. & City Manager
Owner:	Destin Water Users, Inc., Richard Grizwold, General Mgr. City of Destin, Jill Scroggs, Deputy City Mgr.
Property Location:	That portion of City Hall property and that abutting leased property directly south of City Hall, both fronting on Two Trees Road, north of Emerald Coast Hwy., and south of Indian Bayou Trail.
Request:	Approval of a Major Development consisting of 4 softball fields, 3 soccer fields, 2 little league fields, exercise trail, playground, a concession stand with restrooms, and 2 separate parking lots - one off of Airport Road and one off of Two Trees Road.
Parcel Size:	12+/- acres, City Hall property. 26+/- acres, DWUI property.
Land Use Designation:	PL (Public Land) City Hall property. C (Commercial) DWUI property.
Zoning District:	RUA (Residential Urban Apartment) City Hall property. BT (Business Tourism) DWUI property.
Density:	N/A
Intensity:	N/A
Application Date:	March 2, 1998
TRC Date:	March 19, 1998
Plans resubmitted:	*March 5, 1998; April 02, 1998; April 14, 1998, April 22, 1998*; April 29, 1998
Planning Commission Date:	*April 16, 1998;* May 7, 1998

DISCUSSION:

The City of Destin and Dave Hemphill, of Baskerville-Donovan, Inc.; Richard Grizwold, General Manager, DWUI, requests approval of "The Destin Sports Complex", a Major Development. The project consists of 4 softball fields, 3 soccer fields, 2 little league fields, exercise trail, playground, a concession stand with restrooms, and 2 separate parking lots-one off of Airport Road and one off of Two Trees Road. The uses surrounding this project are the following: North: Baptist Church, vacant; South: Landry's Seafood, Joe's Crab Shack, Shark Tooth, Hotel, Race Track, Block Busters Video plaza; East: vacant and vacant under construction within the County for Apartments ; West: Destin Log office, two story office building, vacant.

The Technical Review Committee reviewed the project on March 19, 1998, and approved the project with specific conditions and changes. These conditions and changes **have** been addressed by the applicant.

ZONING/COMPREHENSIVE PLAN

The property is zoned BT (Business Tourism) and RUA (Residential Urban Apartment) with a Land Use Category of C (Commercial) and PL (Public Land). The proposed project complies with the City's Land Use Requirements.

COMPATIBILITY

North:	Zoning: County-Residential/vacant; Future Land Use: County; Existing Use: Church & vacant; R-O-W: Indian Bayou Trail
South:	Zoning: BT & County BT; Future Land Use: Commercial & County Commercial; Existing Use: Landry's Seafood, Joe's Crab Shack, Shark Tooth, Hotel, Race Track, & Block Busters Video plaza; R-O-W: Emerald Coast Hwy.
East:	Zoning: BT & County, Future Land Use: Commercial & County Mixed Use; Existing Use: Vacant and vacant under construction within the County for Apartments; R-O-W: Two Trees Road
West:	Zoning: BT & County BT, Future Land Use: Commercial & County Commercial; Existing Use: Destin Log office, 2story office building, vacant; R-O-W: Airport Rd.

The project, as required by Ordinance 152.23, has undergone a compatibility review and meets the minimum code requirements. The General Compatibility Checklist and the following items were included in the compatibility review.

The subject property, north of Emerald Coast Hwy, south of Indian Bayou Trail, East of Airport Road, and fronting on Two Trees Road, is part of the City Hall property and the property leased by the City from DWUI, which abuts the City Hall property to the south. The uses located within three hundred feet of the subject property have been identified above. The property is located in an area which is developed with multi-family (under construction), restaurants, amusement park, office, & retail complexes. The buildings located within the abutting developments are primarily one and two-stories in height.

A) Permitted uses, structures and activities allowed within the land use category;

The proposed use and activity of a sports complex is a permitted use in the RUA/BT Zoning District and the PL/C Land Use Category. The project contains 4 softball fields, 3 soccer fields, 2 little league fields, exercise trail, playground, a concession stand with restrooms, and 2 separate parking lots-one off of Airport Road and one off of Two Trees Road. The buildings and uses are compatible with the existing development pattern, the current zoning, and the existing future land use designation.

B) Building location, dimensions, height, and floor area ratio;

The only building proposed is the concession stand/restroom which will be located in the center of the 4 softball fields and approximately center of the entire project area.. The building which is approximately 39' x 39' containing approximately 1,495.11 square feet meets all setback requirements. The building location, height and floor area ratio are within the requirements of the

Land Development Code, and less intensive to other developments in the area. The project is considered to be compatible.

C) Location and extent of parking, access drives and service areas;

The subject site accesses off of Two Trees Road and Airport Road via a 24' two-way access way. The connection from Two Trees Road is off of the existing drive, while the access from Airport Road is by a 50ft. wide by 200ft. easement. All parking spaces, number of spaces, number and location of landscape islands, location of parking areas, and pedestrian access ways have been approved and located in order to preserve and to protect the natural landscape and vegetation existing on the site. There will be a total of 351parking spaces, including 14 handicap spaces.

D) Traffic generation, hours of operation, noise levels and outdoor lighting;

A traffic analysis dated April 30, 1998 was conducted for this project by Gay Smith, of Hamilton, Smith & Associates. This report indicates that 16.2 Peak Hour trips which impact three roadways and both Segment B&C of Highway 98 (attached). The tables within the report specifies PM peak hour/ peak directional was conducted and that the report meets the standards required by City Code. Therefore, the report concludes that the project will generate 3 peak hour directional trips for both Segments B & C of Highway 98; 2.7 peak hour directional trips for Airport Road; 3.9 peak hour directional trips for Two Trees Road; and less than 1 peak hour directional trip for Indian Bayou Trail. The trips generated by this project do not exceed the adopted LOS for any of the roadways identified, and Ms. Smith stated verbally that the adopted LOS for Segment B or C of Highway 98 will not be degraded by the 3 trips created. This has been identified in the submitted traffic analysis attached.

Note: As of this date, the remaining trips available for Segment B of Hwy 98 is 224 Peak Hour Directional and the remaining trips available for Segment C of Hwy 98 is -10 Peak Hour Directional.

The report also takes into account vested trips generated by the Sheriff's substation and EMS facility, both of which will be vacating in the near future. These vested trips will off-set the Peak Hour trips generated by the Complex. The report further states that "the analysis therefore demonstrates that the project trips from the proposed Destin Sports Complex can be accommodated by the existing roadway network within the traffic influence area without degrading the adopted level of service."

A review of the traffic generated, the hours of operation, the anticipated noise levels and the proposed lighting plan indicates that these items are compatible with the surrounding development.

E) Alteration of light and air;

The subject site is proposing 26 lighting poles. The final height of these poles will not exceed 60 feet. There is no alteration to air, the projects is proposing to protect the bulk of the portion of wild cat mountain within the developed area. The FAA has approved the heights of the lighting features. (The lighting plan - sheet E-1 & E-2 will be amended for City Council review)

F) Setbacks and buffers.

The site plan meets the open space and landscape requirements. The landscape requirements includes a 5ft. common boundary, a 10ft. frontage boundary along both Comp Plan Road and Two Trees Road, and all structures exceed the required setbacks. The location of the building and the required buffers minimize the impact of the structures on the surrounding parcels.

HEIGHT

The proposed project contains one single story building which has an approximate height of 34.5'+/- as measured to the mean of the roof. This is an allowable height in the BT Zoning District. There is no maximum allowable height in the BT Zoning District. Furthermore, there will be 26 lighting poles, not to exceed 60ft in height for the subject site. The FAA has approved the heights of the structures and lighting features. (See attached letter of approval.)

FLOOR AREA RATIO

The floor area ratio for the concession stand/ restroom is below the 1.07 maximum allowed.

RIGHT OF WAY DEDICATION

No right-of-way dedication is required, however, the subject site does indicate a future public road way on the north property line, and identified as "Comp Plan Road".

CONCURRENCY MANAGEMENT

Concurrency requirements met:

Potable Water	X	Roadways	X	Solid Waste	X
Recreation	X	Sewer	X	Drainage	X

TRAFFIC ANALYSIS

A traffic analysis dated April 30, 1998 was conducted for this project by Gay Smith, of Hamilton, Smith & Associates. This report indicates that 16.2 Peak Hour trips which impact three roadways and both Segment B&C of Highway 98 (attached). The tables within the report specifies PM peak hour/ peak directional was conducted and that the report meets the standards required by City Code. Therefore, the report concludes that the project will generate 3 peak hour directional trips for both Segments B & C of Highway 98; 2.7 peak hour directional trips for Airport Road; 3.9 peak hour directional trips for Two Trees Road; and less than 1 peak hour directional trip for Indian Bayou Trail. The trips generated by this project do not exceed the adopted LOS for any of the roadways identified, and Ms. Smith stated verbally that the adopted LOS for Segment B or C of Highway 98 will not be degraded by the 3 trips created. This has been identified in the submitted traffic analysis attached.

Note: As of this date, the remaining trips available for Segment B of Hwy 98 is 224 Peak Hour Directional and the remaining trips available for Segment C of Hwy 98 is -10 Peak Hour Directional.

The report also takes into account vested trips generated by the Sheriff's substation and EMS facility, both of which will be vacating in the near future. These vested trips will off-set the Peak Hour trips generated by the Complex. The report further states that "the analysis therefore demonstrates that the project trips from the proposed Destin Sports Complex can be accommodated by the existing roadway network within the traffic influence area without degrading the adopted level of service."

A review of the traffic generated, the hours of operation, the anticipated noise levels and the proposed lighting plan indicates that these items are compatible with the surrounding development.

SUBDIVISION OR PUD – PLAT

Not Applicable.

STORMWATER

The City Engineer has approved the site plan and the stormwater plan.

AIRPORT PROTECTION

The subject site is located within the airport protection area. The FAA has approved the site for the sports complex, see attached letter. NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from FAA for temporary encroachment into this restrictive area and a copy of completed FAA Form 7460, must be place on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

SETBACKS

	Required	Provided	Buffers
Front (Two Trees Road)	10'	150+'	10' FPLA
Front: (Comp Plan Road)	10'	150+'	10' FPLA
Rear:	N/A	700+'	5'common boundary
Sides:	10'	250+'	10' vegetative buffer & 5'common boundary
Between Bldgs.:	N/A	N/A	N/A

NOTE: The landscape buffers, 5'common boundary, and perimeter boundary area must meet Code.

WHITE SANDS ZONE

A portion of the project **is located** within the White Sand **Zone II.** All fill material must meet the White Sand Zone Ordinance and City Codes.

SIGNS

No signs are requested for this project. All future signage must comply with the City of Destin Sign Ordinance #245.

WATER/SEWER

DWU approved the project verbally on March 19, 1998.

FIRE DEPARTMENT REVIEW

The Fire Department approved the project, with 2 conditions, in a letter dated March 19, 1998.

UTILITIES

Underground utilities are required.

INGRESS/EGRESS

Access to the property is provided by two, 24' wide, two-way drives. One drive connects to Airport Road from the west and via a 50' wide easement, while the other connects to Two Trees Road from the existing drive for City Hall. Both drives provide direct access to the parking area located on either side of the complex. NOTE: the 50' by 200' easement from Airport Road has not been finalized, this easement must be completed and recorded prior to building permits being issued.

SIDEWALKS

A 5' wide sidewalk is required along Two Trees Road and will be required along Comp Plan Road once completed. If any existing sidewalks are destroyed or damaged during construction, they must be repaired or replaced by the developer.

REFUSE COLLECTION

Trash collection is provided by dumpster service. Dumpsters are shown on the site plan.

LANDSCAPE

This project meets the landscape requirements as follows:

OPEN SPACE: 1,693,351.4 sq.ft. of property x 18% = **304,803.25 sq.ft. REQUIRED**
1,444,868.4 sq.ft.
PROVIDED

= **85% open space provided**

TREES REQUIRED:
Reforestation: 389 - 6 **Perimeter: 66** **Parking Lot: 40**
Buffers: -0- **Replacement of protected trees: 0**

Protected Trees on Site (12" to 23" diameter):	2
Preserved Trees on Site (24" or more diameter):	0
Protected Trees being removed:	0
Preserved Trees being removed:	0
Protected Trees located in footprint:	0
Preserved Trees located in footprint:	0
Reforestation Credit for saved trees:	6
TOTAL TREES REQUIRED:	**489**
TOTAL TREES PROVIDED:	**520**

Size of trees being saved which may be applied to Reforestation requirement:

2-6 inches	=	n/a	credit = 0
7-12 inches	=	2	credit = 6
13 -19 inches	=	0	credit = 0
20-24 inches	=	0	credit = 0
TOTAL CREDIT =			6

PARKING

Parking for the project is based on the following calculations:

Per code:
Public-related use: neighborhood park: minimum 1 handicap parking space per park.
Other considerations, if all ball fields are occupied at the same time and one car per player:

soccer = (18 per team x 2) x 3	=108
little league = (15 per team x 2) x 2	=60
softball = (16 per team x 2) x 4	=128
umpires = (2 per field) x 9	=18
coaches = (1 per field) x 9	=9
Total	**=323**

TOTAL REQUIRED = 1 spaces including 1 handicapped
TOTAL PROVIDED = 351 spaces including 14 handicapped

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

1. . A DEP Stormwater Permit is required and must be submitted prior to the issuance of a building permit.

COMMENTS

There have been no comments of support or opposition filed with Staff regarding this project.

30SEP99 — 9/30/99

Larry Rubenstein, City Manager — Date — Richard Griswold, General Mgr
City of Destin — Destin Water Users, Inc.

cc: Building Division
City Engineer

LEGEND OF ABBREVIATIONS

R/W	–	RIGHT OF WAY
N/F	–	NOW OR FORMERLY
PL	–	PROPERTY LINE
ORBK	–	OFFICIAL RECORD BOOK
PG	–	PAGE
X 0.00	–	EXISTING SPOT ELEVATION
F.F.E.	–	FINISHED FLOOR
CONC.	–	CONCRETE
N	–	NORTH
S	–	SOUTH
E	–	EAST
W	–	WEST
FND	–	FOUND
INV.	–	INVERT
EL.	–	ELEVATION

CONTROL POINT

CP#1
NORTHING: 510247.21
EASTING: 1349500.05
ELEVATION: 21.31

CP#2
NORTHING: 510023.91
EASTING: 1349776.78
ELEVATION: 22.50

LEGEND

○	FOUND IRON PIN TYPE AND SIZE AS SHOWN
◎	BOLLARD
▲	SET CONTROL POINT
ELEC	ELECTRIC VAULT
E	ELECTRIC BOX
EM	ELECTRIC METER
▦	GRATE INLET
☼	LIGHT POLE
◉	SET PK NAIL STAMPED PLS LB#8096
⬡	POST, TPOST
P	POWER METER
☼	POWER POLE AND GUY (TYPICAL)
⫞	SIGN
WM	WATER METER
⋈	WATER VALVE

'	FEET / MINUTES
"	INCHES / SECONDS
N 16°39'36" E	AS MEASURED THIS SURVEY
(N00°00'00"E)	RECORD INFORMATION, DEED OR OTHER
	CONCRETE
	ASPHALT PAVING
	RIGHT OF WAY LINE
PL	CENTERLINE
	APPROXIMATE ADJOINING PROPERTY LINES
o	CHAIN LINK FENCE
OHP	OVERHEAD POWER LINE
UGP	UNDERGROUND POWER
300	MAJOR CONTOUR
301	MINOR CONTOUR
	PROPERTY LINE (THIS SURVEY)

NOTES:

1. IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN, UNDERGROUND UTILITIES HAVEN'T BEEN VERIFIED AND MAY DIFFER FROM THE INFORMATION SHOWN HEREON. BEFORE DIGGING CALL SUNSHINE 811 LINE LOCATORS.
2. THIS SURVEY, PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND WAS SOLELY BASED ON THE INFORMATION OBTAINED FROM PUBLIC RECORDS AND/OR PROVIDED TO THE SURVEYOR. DEED REFERENCE MADE TO OFFICIAL RECORD BOOK 1143, PAGE 1442.
3. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (NORTH ZONE) AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS AND OPUS SOLUTIONS. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
5. LIABILITY TO THE SURVEYOR SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
6. THIS SURVEY MAP OR REPORT OR THE COPIES OF THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONICALLY SIGNED PER 5J–17.062 OF THE FLORIDA ADMINISTRATIVE CODE.
7. THE USE OF THIS BOUNDARY SURVEY IN CONJUNCTION WITH AN "OWNERS AFFIDAVIT" OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED OR SUPPORTED BY THIS SURVEYOR, AND WILL INVALIDATE THIS SURVEY.
8. THIS DRAWING IS INTENDED TO BE PRINTED ON 11X17. IF PRINTED IN A DIFFERENT SIZE THE SCALE WILL BE INACCURATE.
9. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR OKALOOSA COUNTY, FLORIDA, MAP NUMBER 12091C0489J, EFFECTIVE DATE 3/9/2021. THIS SITE LIES WITHIN ZONE X AND DEFINES AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
10. SUNSHINE 811 LINE LOCATE REQUEST SENT ON 12/24/24 WITH TICKET NUMBER(S) 359400867. ALL ON SITE MARKED UTILITIES OR MAP LOCATIONS HAVE BEEN LOCATED ON 12/24 – 12/30 AND SHOWN ON THIS SURVEY.
11. PRIOR TO DESIGN OR CONSTRUCTION SETBACKS NEED TO BE VERIFIED WITH THE LOCAL ZONING, PLANNING AND DEVELOPMENT AUTHORITY.
12. CONTRACTOR'S RESPONSIBILITY TO VERIFY DIMENSIONS SHOWN HEREON PRIOR TO FURTHER CONSTRUCTION.

STATE OF: FLORIDA
COUNTY OF: OKALOOSA

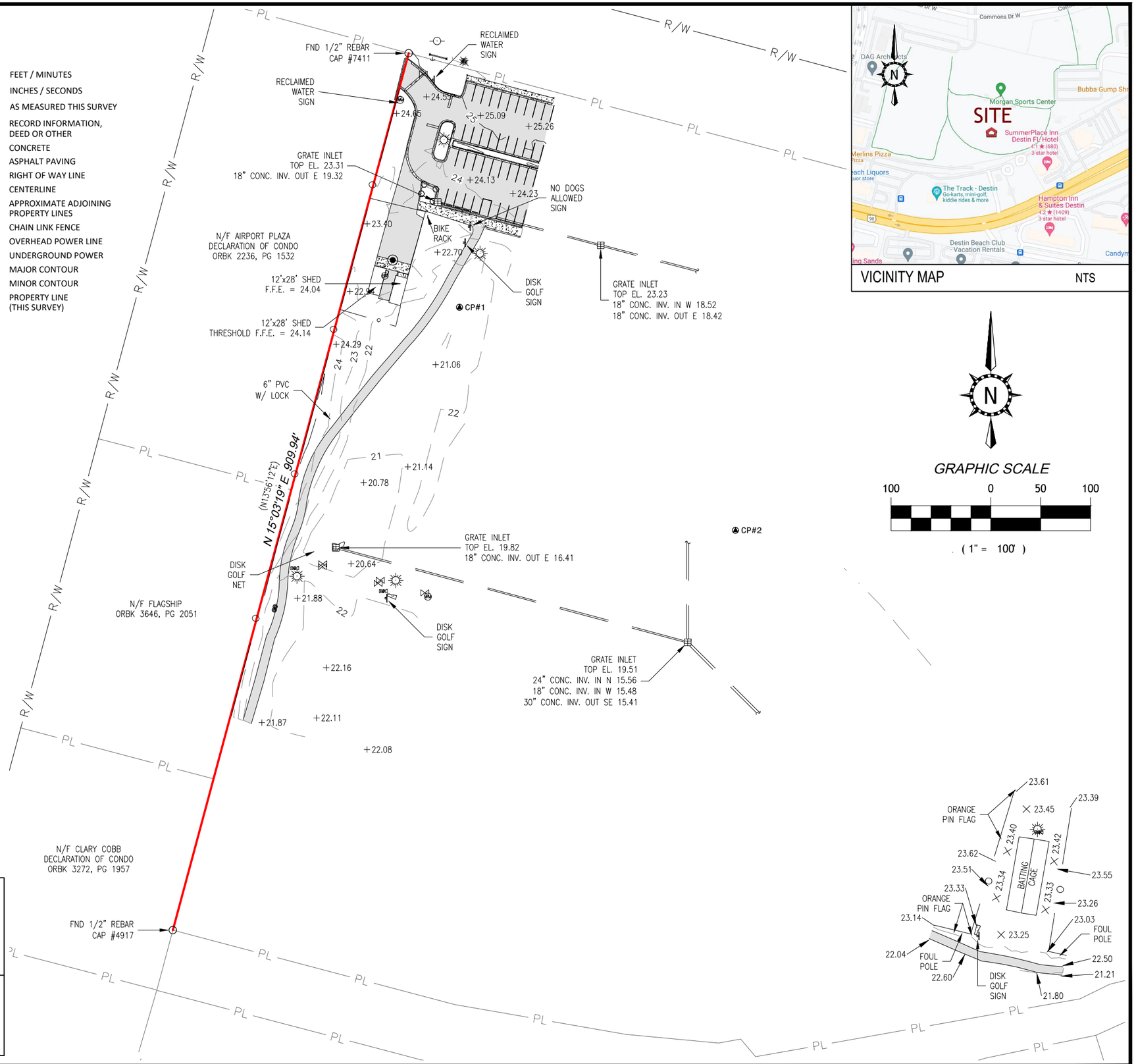
THE SURVEY SHOWN HEREON WAS PREPARED FOR JENKINS ENGINEERING, INC. IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS SET DEFINED IN CHAPTER 5J–17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.008 AND SECTION 472.027 OF THE FLORIDA STATUES AND TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ACCORDING TO MY SURVEY THIS THE 14TH DAY OF JANUARY, 2025

Cory E Rushing
Digitally signed by Cory E Rushing
Date: 2025.01.16 12:12:39 -06'00'

CORY E. RUSHING, FLORIDA LS 6532

CORY E. RUSHING
LICENSE NUMBER
No.LS 6532
STATE OF
FLORIDA
PROFESSIONAL LAND SURVEYOR AND MAPPER



VICINITY MAP NTS

PLS GROUP, INC.
SURVEYING, MAPPING AND SOLUTIONS
LB#8096 LSF#1260 CA–1067–LS

4417 COUNTY ROAD 2214
TROY, AL 36079
OFFICE: 334–403–4204
FAX: 334–460–9851

179 HONEYSUCKLE ROAD SUITE 5
DOTHAN, AL 36305
OFFICE: 334–861–4030

17799 PANAMA CITY BEACH PARKWAY
PANAMA CITY BEACH, FL 32413
OFFICE: 334–403–4204

34565 U.S. HIGHWAY 31, SUITE C
STAPLETON, AL 36578
OFFICE: 251–937–1434

SHEET TITLE:	TOPOGRAPHICAL SURVEY		NO.	REVISIONS / DATE
SHEET NUMBER: 01 (01 OF 01)	SURVEY END DATE: 01/09/25	PROJECT NO: 24-0924		
	DRAWING SCALE: 1" = 100'	DRAWN BY: LMW		
	DRAWING END DATE: 01/14/25	CHECKED BY: CER		

3950 COMMONS DRIVE WEST
JENKINS ENGINEERING, INC.
DESTIN
OKALOOSA COUNTY, FLORIDA

STORM WATER MANAGEMENT PLAN

for

MORGAN SPORTS COMPLEX IMPROVEMENTS

CITY OF DESTIN, FLORIDA

PREPARED BY:

Jenkins Engineering, Inc.

Engineer of Record: M. Scott Jenkins, P.E.
Florida Registration #: 58073
73 Eglin Parkway N.E., Suite 203
Fort Walton Beach, FL 32548
(850) 837 – 2448

March 3, 2025

1.1 GENERAL

The following is a storm water evaluation of the proposed improvements for the City of Destin's recreational complex, Morgan Sports Complex, located at 4100 Indian Bayou Trail. The single parcel consists of approximately 25.68 acres and is currently in-use with on-site parking areas, varies open fields for soccer and baseball, concession and restroom facilities, batting cages, two maintenance sheds, and pedestrian access throughout. The proposed improvements associated with this analysis include the replacement of the existing batting cage, removal of one maintenance shed, relocation of one maintenance shed, and the addition of a field house with restrooms. The property is located on the southeast of Airport Road and Commons Drive West in the City of Destin, Okaloosa County, Florida as seen in Figure 1.1.1 below.

FIGURE 1.1.1: PROJECT SITE (NTS)

This storm water evaluation will be performed using the Soil Conservation Service Method. In accordance with the City of Destin requirements, the one-inch volume associated with the runoff from the developed basin areas will be retained on-site and must recover within 72 hours. The stormwater retention system will retain the 25-year critical storm and will not discharge offsite.

The system recovery of the required treatment volume, retention of the critical storm event, and pre- and post-development discharge rates have been determined utilizing the storm water modeling software Interconnected Channel and Pond Routing (ICPR), Version 4.07.08.

1.2 PRE-DEVELOPED CONDITIONS

As noted above, the parcel area consists of approximately 25.68 ± acres. Improvements to the site include the replacement of the existing batting cages with no new impacts noted within this area, therefore, no stormwater analysis was required for this segment of improvements. The remaining impacts for the site include the removal of one maintenance shed, relocation of one maintenance shed, and the addition of a field house with restrooms. The limits of construction area has been limited to a portion of the site and will be evaluated as two distinct basins, Basin A 0.34 acres and Basin B 0.25 acres. Based on the topographical information provided by PLS Group, Inc., the site slopes from the north parking area and the eastern property boundary towards a shallow retention area where discharge occurs through a stormwater existing inlet. Contours in this region range between elevations 25.0 and 21.0.

According to the United States Department of Agriculture Soil Conservation Service, Soil Survey for Okaloosa County, the project soil is comprised solely of Newhan-Corolla complex (2-30% slopes), a Type A Hydrologic Soil Classification. A copy of the Soil Map and applicable sections of the Soil Survey Report have been attached. Figure 1.2.1 shows the pre-existing conditions of the project area. Table 1.2.1 summarizes the area information of the pre-developed condition for the critical storm event for Basin A.

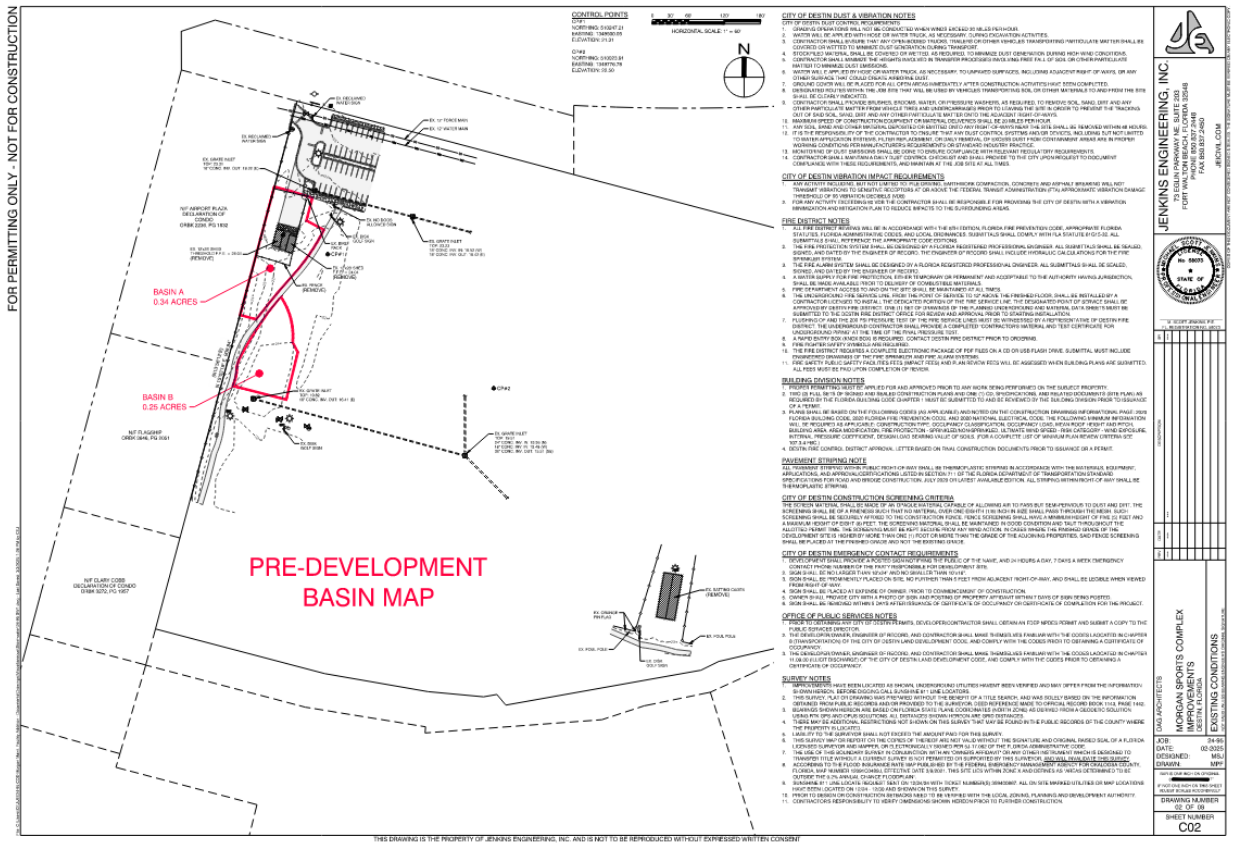


FIGURE 1.2.1: PRE-DEVELOPMENT BASIN MAP

TABLE 1.2.1: PRE-DEVELOPMENT CONDITIONS

BASIN	*ACREAGE*	*RAINFALL DISTRIBUTION*	*CRITICAL DURATION*	*RAINFALL (IN)*	*SHAPE FACTOR*	*CN*	*FLOWRATE (CFS)*
A	0.34	FDOT	25YR-8HR	7.52	323	52	0.44
B	0.25	FDOT	25YR-8HR	7.52	323	39	0.14

1.3 POST-DEVELOPED CONDITIONS

The post development conditions will consist of the same two drainage basin areas, Basin A 0.34 acres and Basin B 0.25 acres. All runoff from each basin will be directed to the nearest dry retention pond via overland sheet flow. The dry ponds have been designed to have a bottom elevation of 21.0 and top elevation of 22.0, with a side slope of 4(H):1(V). The proposed dry retention systems are designed to retain the 25-year critical storm without discharging.

Table 1.3.1 summarizes the post-developed conditions for the 25-year critical storm event. Table 1.3.2 provides the total dimensions of the proposed storm water treatment system. All improvements will be graded to ensure runoff is directed to the closest stormwater pond. Figure 1.3.2 below shows the post-development map of the project area.

TABLE 1.3.1: POST-DEVELOPMENT CONDITIONS

BASIN	*ACREAGE*	*RAINFALL DISTRIBUTION*	*CRITICAL DURATION*	*RAINFALL (IN)*	*SHAPE FACTOR*	*CN*	*FLOWRATE (CFS)*
A	0.34	FDOT	25YR-8HR	7.52	323	68	0.74 [1]
B	0.25	FDOT	25YR-8HR	7.52	323	54	0.36 [1]

[1]Note: This is the stormwater runoff created on-site in the post-development condition. This number does not represent the amount to be discharged from the site.

TABLE 1.3.2: BASIN STORMWATER TREATMENT FACILITIES

BASIN	*STAGE*	*ELEVATION*	*AREA (SF)*	*VOLUME PROVIDED (CF)*
A	0.0	21.0	1,616	0
	1.0	22.0	2,768	2,192
B	0.0	21.0	664	0
	1.0	22.0	1,494	1,079

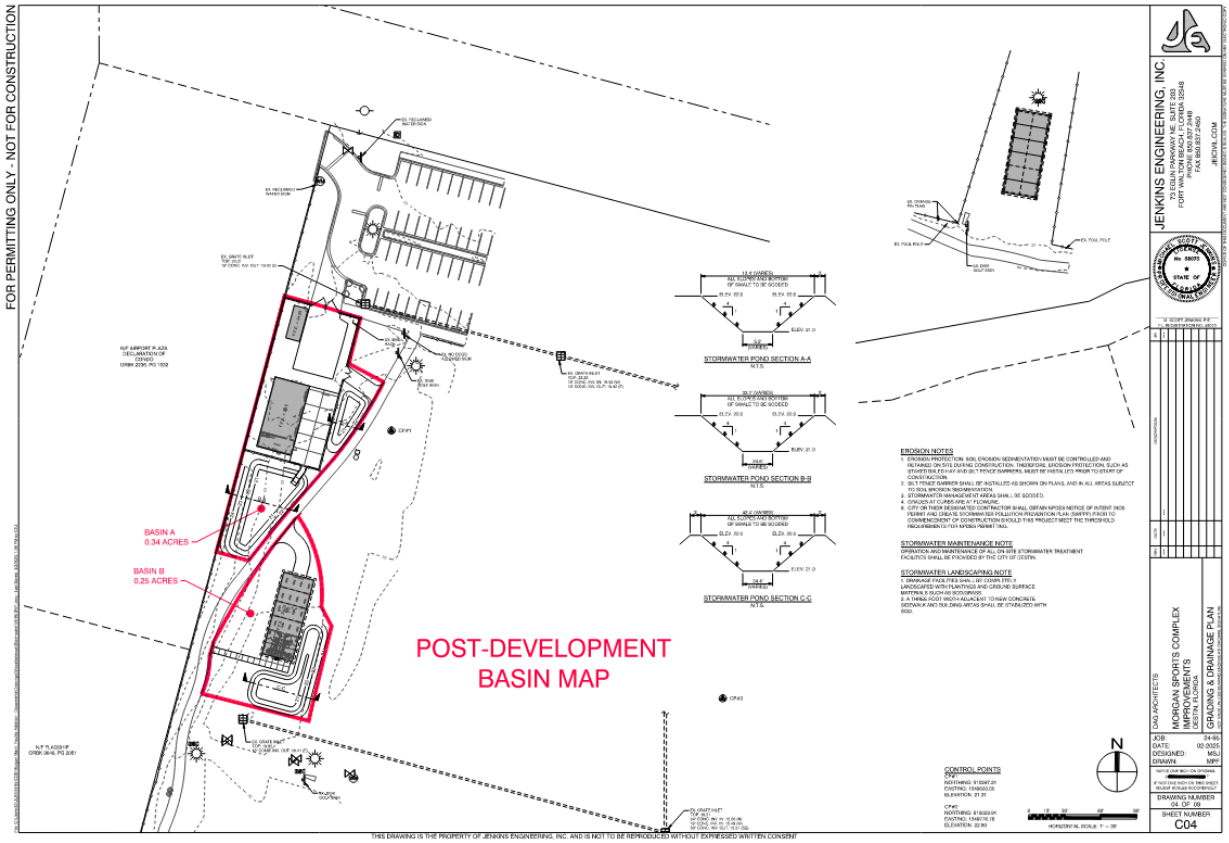


FIGURE 1.3.2: POST-DEVELOPMENT BASIN A

1.4 SOILS REPORT

As previously mentioned, a soils report was generated using the United States Department of Agriculture Soil Conservation Services, soil survey for Okaloosa County. The report details the project soil is comprised of Newhan-Corolla complex (2-30% slopes), a Type A Hydrology Soil Classification. The saturation rate of Newhan-Corolla is described as very high (19.98 – 50.02 in/hr). A conservative estimate of 20 in/hr (40 ft/day) was used for this evaluation. The soil report states the depth of the water table to be more than 80 in (6.67 ft) below existing grade. The existing grade at the proposed pond locations in Basin A are approximately 22.0, a conservative approximation of 5 ft below existing grade was used for recovery evaluation. The existing grade at the proposed pond location in Basin B is approximately 21.0, a conservative approximation of 5 ft below existing grade was used for recovery evaluation. Table 1.4.1 below illustrates the variables and calculations used for design.

TABLE 1.4.1: BASIN SOIL REPORT SUMMARY

BASIN	*GRADE ELEVATION AT SITE (FT)*	*EST. SHWT DEPTH (FT)*	*EST. SHWT ELEVATION (FT)*	*VERTICAL INFILTRATION RATE (FT/DAY)*	*FACTOR OF SAFETY*	*DESIGN VERTICAL INFILTRATION RATE (FT/DAY)*
A	± 22.0	± 5.0	± 17.0	40	2	20
B	± 21.0	± 5.0	± 16.0	40	2	20

1.5 1" TREATMENT VOLUME REQUIREMENT

In accordance with the City of Destin requirements, the retention system must be sized to retain the first 1-inch of runoff from the affected area with a C-factor applied based on the proposed land cover type. Basin A, approximately 14,743 square feet, requires a minimum retention volume of 755 cubic feet with a C-factor of 0.61 applied. Basin A has the capacity to retain 2,192 cubic feet before overtopping and does not discharge offsite. The 1-inch retention requirement is met at an elevation of 21.5. Basin B, approximately 10,997 square feet, requires a minimum retention volume of 430 cubic feet with a C-factor of 0.47 applied. Basin B has the capacity to retain 1,079 cubic feet before overtopping and does not discharge offsite. The 1-inch retention requirement is met at an elevation of 21.6. Thus, the treatment requirements are met, the stormwater management system has been adequately sized to retain the first 1-inch of runoff as required by the City of Destin as demonstrated above and shown in Table 1.5.1 below.

TABLE 1.5.1: TREATMENT SUMMARY

BASIN	*AREA (SF)*	*C-FACTOR*	*TREATMENT VOLUME REQUIRED (AREA * 1") (CF)*	*TREATMENT VOLUME PROVIDED (CF)*
A	14,743	0.61	755	2,192
B	10,997	0.47	430	1,079

1.6 CRITICAL STORM ATTENUATION VOLUME REQUIREMENTS

In accordance with the City of Destin requirements, the post-developed runoff associated with the 25-year critical storm event must be attenuated on-site. Since there is no discharge, the entire proposed basin will be retained, rather than attenuated for the FDOT 25-year critical storm event. The 25-year critical storm event is the 8-hour storm for Basin A. The maximum stages for all storm events are shown on Table 1.6.1 below.

TABLE 1.6.1 BASIN RETENTION

BASIN	*STORM EVENT*	*1-HOUR (FT)*	*2-HOUR (FT)*	*4-HOUR (FT)*	*8-HOUR (FT)*	*24-HOUR (FT)*
A	25-YEAR	21.19	21.22	21.23	**21.35**	21.01
B	25-YEAR	21.06	21.10	21.24	**21.35**	21.01

1.7 PRE AND POST DEVELOPMENT DISCHARGE RATES

The storm water treatment system associated with this development has been designed to attenuate the storms denoted above. The developed site's off-site discharge rate may not exceed the discharge rate associated with the same pre-development area of the same size. Basin A and Basin B are designed not to discharge offsite, therefore the post-development discharge rate is zero. Table 1.7.1 below indicates the post-developed rates are less than the pre-developed rates using an FDOT rainfall distribution, thus attenuation requirements are met.

TABLE 1.7.1: ATTENUATION SUMMARY

BASIN	*CRITICAL DURATION*	*PRE-DEVELOPED FLOW RATE (CFS)*	*POST-DEVELOPED FLOW RATE (CFS)*	*POST DISCHARGE RATE (CFS)*	*POST DISCHARGE >= PRE FLOW?*
A	25YR-8HR	0.44	0.74 [1]	0.00	YES
B	25YR-8HR	0.14	0.36 [1]	0.00	YES

[1] Note: This is the stormwater runoff created on-site in the post-development condition. This number does not represent the amount to be discharged from the site.

1.8 RECOVERY

In accordance with the City of Destin requirements the retention system must also recover the 1-inch treatment volume within 72 hours. Recovery is achieved through percolation and was modeled in ICPR. Basin A and Basin B will recover in approximately 2 hours. A recovery hydrograph for each basin is included in the data information for your review.

HYDROLOGY DATA

Project	Morgan Sports Complex Improvements				
Project Number	24-95	By	CEJ	Date	03/03/25
Location	Destin, FL	Checked	MSJ	Date	03/03/25

Project Information

	Basin	A
	Site	
Drainage Area (On-site) =	14,743.00 SF	0.338 AC
Drainage Area (Off-site) =	0.00 SF	0.000 AC
Total Drainage Area =	14,743.00 SF	0.338 AC
Impervious Area (On-site) =	7,127.00 SF	0.164 AC
Impervious Area (Off-site) =	0.00 SF	0.000 AC
Total Impervious Area =	7,127.00 SF	0.164 AC
Pervious Area	7,616.00 SF	0.175 AC

	Pre-Development	Post-Development
Area (ac)	0.34	0.34
CN	52	68
T_c (min.)	10.00	10.00

Project	Morgan Sports Complex Improvements			
Project Number	24-95	By	CEJ	Date 03/03/25
Location	Destin, FL	Checked	MSJ	Date 03/03/25

Curve Number

Basin A

Check One: ☑ Pre-Developed ☐ Post-Developed

1. Runoff curve number

Soil name and hydrologic group	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN* Table 2-2	CN* Figure 2-3	CN* Figure 2-4	Area ☐ Acres ☑ SF ☐ %	Product of CN x area
Type A	Open Space - Good	39.0			11,439	446,121
	Impervious	98.0			3,304	323,792
						0
						0
						0
						0
						0
						0
						0
						0
*Use only one CN per line				Totals=	14,743	769,913

CN(weighted)= $\frac{\text{total product}}{\text{total area}} = \frac{769{,}913}{14{,}743} =$ 52.2

Use CN = 52

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency……	yr	25-year	25-year	25-year
Rainfall, P (24-hour)……	in	3.7	4.8	6.0
Runoff, Q……	in	0.31	0.72	1.29
(use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)		S= 9.23	9.2	9.2

eqn 2-4: $S = \frac{1000}{CN} - 10 =$ 9

eqn 2-3: $Q = \frac{(P-0.2S)^2}{(P+0.8S)}$

Project	Morgan Sports Complex Improvements				
Project Number	24-95	By	CEJ	Date	03/03/25
Location	Destin, FL	Checked	MSJ	Date	03/03/25

Curve Number

Basin A

Check One: ☐ Pre-Developed ☑ Post-Developed

1. Runoff curve number

Soil name and hydrologic group	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN* Table 2-2	CN* Figure 2-3	CN* Figure 2-4	Area ☐ Acres ☑ SF ☐ %	Product of CN x area
Type A	Open Space - Good	39.0			7,616	297,024
	Impervious	98.0			7,127	698,446
						0
						0
						0
						0
						0
						0
						0
						0
*Use only one CN per line				Totals=	14,743	995,470

CN(weighted)= $\frac{\text{total product}}{\text{total area}} = \frac{995{,}470}{14{,}743} =$ 67.5

Use CN = 68

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency……	yr	25-year	25-year	25-year
Rainfall, P (24-hour)……	in	3.7	4.8	6.0
Runoff, Q……	in	1.02	1.74	2.62
(use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)		S= 4.71	4.7	4.7

eqn 2-4: $S = \frac{1000}{CN} - 10 =$ 5

eqn 2-3: $Q = \frac{(P-0.2S)^2}{(P+0.8S)}$

Project	Morgan Sports Complex Improvements				
Project Number	24-95	By	CEJ	Date	03/03/25
Location	Destin, FL	Checked	MSJ	Date	03/03/25

Pond Information

Basin A

Top of Pond	22.0	FT	Infiltration Area	2,768	SF
Bottom of Pond	21.0	FT			
Pond increment	1.0	FT			

Elevation	Area
FT	*SF*
21.0	1,616
22.0	2,768

ICPR Input

Elevation	Area
FT	*AC*
21.0	0.037
22.0	0.064

Elevation	Area	Storage	
FT	*SF*	*CF*	
21.00	1,616	0	
21.10	1,731	167	
21.20	1,846	346	
21.30	1,962	537	
21.40	2,077	739	
21.50	2,192	952	1" Vol = 755 cf
21.60	2,307	1,177	
21.70	2,422	1,413	
21.80	2,538	1,661	
21.90	2,653	1,921	
22.00	2,768	2,192	

ICPR Input

Elevation	Conn Disch
FT	*CFS*
21.0	0.00
21.1	0.00
21.2	0.00
21.3	0.00
21.4	0.00
21.5	0.00
21.6	0.00
21.7	0.00
21.8	0.00
21.9	0.00
22.0	0.00

Project	Morgan Sports Complex Improvements				
Project Number	24-95	By	CEJ	Date	03/03/25
Location	Destin, FL	Checked	MSJ	Date	03/03/25

C-Factor Calculation

C-FACTORS	
PERVIOUS/GRASS	0.30
IMPERVIOUS	0.95
RE/DET. POND	1.00

POST-DEVELOPMENT	
	7,616 SF
	7,127 SF
	0 SF

CALCULATION

$$C = \frac{[\text{PERV. AREA}*C_{PERV.})+(\text{IMPERV. AREA}*C_{IMPERV.})+(\text{RETENTION AREA}*C_{POND})]}{\text{TOTAL PROJECT AREA}}$$

C = 0.61

ONLINE TREATMENT FROM 1 INCH OF RUNOFF

TREATMENT VOL.=(C) (1 INCH)(PROJECT CONTRIBUTING AREA)

1" VOL.= 755 CF

RUNOFF COEFFICIENT FOR PERVIOUS/GRASS BASED ON RECOMMENDED VALUES FROM TABLE 3-1 IN THE REFERENCES & DESIGN AIDS FOR ENVIRONMENTAL RESOURCE PERMIT APPLICANT'S HANDBOOK VOLUME II

Project	Morgan Sports Complex Improvements				
Project Number	24-95	By	CEJ	Date	03/03/25
Location	Destin, FL	Checked	MSJ	Date	03/03/25

Project Information

	Basin	B		
	Site			
Drainage Area (On-site) =	10,997.00	SF	0.252	AC
Drainage Area (Off-site) =	0.00	SF	0.000	AC
Total Drainage Area =	10,997.00	SF	0.252	AC
Impervious Area (On-site) =	2,869.00	SF	0.066	AC
Impervious Area (Off-site) =	0.00	SF	0.000	AC
Total Impervious Area =	2,869.00	SF	0.066	AC
Pervious Area	8,128.00	SF	0.187	AC

	Pre-Development	Post-Development
Area (ac)	0.25	0.25
CN	39	54
T_c (min.)	10.00	10.00

Project	Morgan Sports Complex Improvements			
Project Number	24-95	By	CEJ	Date 03/03/25
Location	Destin, FL	Checked	MSJ	Date 03/03/25

Curve Number

Basin B

Check One: ☑ Pre-Developed ☐ Post-Developed

1. Runoff curve number

Soil name and hydrologic group	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN* Table 2-2	CN* Figure 2-3	CN* Figure 2-4	Area ☐ Acres ☐ SF ☑ %	Product of CN x area
Type A	Open Space - Good	39.0			100	3,900
						0
						0
						0
						0
						0
						0
						0
						0
						0
*Use only one CN per line				Totals=	100	3,900

CN(weighted)= $\frac{\text{total product}}{\text{total area}} = \frac{3{,}900}{100} = 39.0$

Use CN = 39

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency……	yr	25-year	25-year	25-year
Rainfall, P (24-hour)……	in	3.7	4.8	6.0
Runoff, Q……	in	0.02	0.16	0.45
(use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)		S= 15.6	15.6	15.6

eqn 2-4: $S = \frac{1000}{CN} - 10 = 16$

eqn 2-3: $Q = \frac{(P-0.2S)^2}{(P+0.8S)}$

Project	Morgan Sports Complex Improvements				
Project Number	24-95	By	CEJ	Date	03/03/25
Location	Destin, FL	Checked	MSJ	Date	03/03/25

Curve Number

Basin B

Check One: ☐ Pre-Developed ☑ Post-Developed

1. Runoff curve number

Soil name and hydrologic group	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN* Table 2-2	CN* Figure 2-3	CN* Figure 2-4	Area ☐ Acres ☑ SF ☐ %	Product of CN x area
Type A	Open Space - Good	39.0			8,128	316,992
	Impervious	98.0			2,869	281,162
						0
						0
						0
						0
						0
						0
						0
						0
*Use only one CN per line				Totals=	10,997	598,154

CN(weighted)= $\frac{\text{total product} = 598{,}154}{\text{total area} \quad 10{,}997} = 54.4$

Use CN = 54

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency……	yr	25-year	25-year	25-year
Rainfall, P (24-hour)……	in	3.7	4.8	6.0
Runoff, Q……	in	0.38	0.83	1.44
(use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)		S= 8.52	8.5	8.5

eqn 2-4: $S = \frac{1000}{CN} - 10 = 9$

eqn 2-3: $Q = \frac{(P-0.2S)^2}{(P+0.8S)}$

Project	Morgan Sports Complex Improvements				
Project Number	24-95	By	CEJ	Date	03/03/25
Location	Destin, FL	Checked	MSJ	Date	03/03/25

Pond Information

Basin B

Top of Pond	22.0	FT	Infiltration Area	1,494	SF
Bottom of Pond	21.0	FT			
Pond increment	1.0	FT			

Elevation	Area
FT	*SF*
21.0	664
22.0	1,494

ICPR Input

Elevation	Area
FT	*AC*
21.0	0.015
22.0	0.034

Elevation	Area	Storage	
FT	*SF*	*CF*	
21.00	664	0	
21.10	747	71	
21.20	830	149	
21.30	913	237	
21.40	996	332	
21.50	1,079	436	
21.60	1,162	548	1" Vol = 430 cf
21.70	1,245	668	
21.80	1,328	797	
21.90	1,411	934	
22.00	1,494	1,079	

ICPR Input

Elevation	Conn Disch
FT	*CFS*
21.0	0.00
21.1	0.00
21.2	0.00
21.3	0.00
21.4	0.00
21.5	0.00
21.6	0.00
21.7	0.00
21.8	0.00
21.9	0.00
22.0	0.00

Project	Morgan Sports Complex Improvements				
Project Number	24-95	By	CEJ	Date	03/03/25
Location	Destin, FL	Checked	MSJ	Date	03/03/25

C-Factor Calculation

C-FACTORS	
PERVIOUS/GRASS	0.30
IMPERVIOUS	0.95
RE/DET. POND	1.00

POST-DEVELOPMENT	
8,128	SF
2,869	SF
0	SF

CALCULATION

$$C = \frac{[\text{PERV. AREA}*C\_\text{PERV.})+(\text{IMPERV. AREA}*C\_\text{IMPERV.})+(\text{RETENTION AREA}*C\_\text{POND})]}{\text{TOTAL PROJECT AREA}}$$

C = 0.47

ONLINE TREATMENT FROM 1 INCH OF RUNOFF

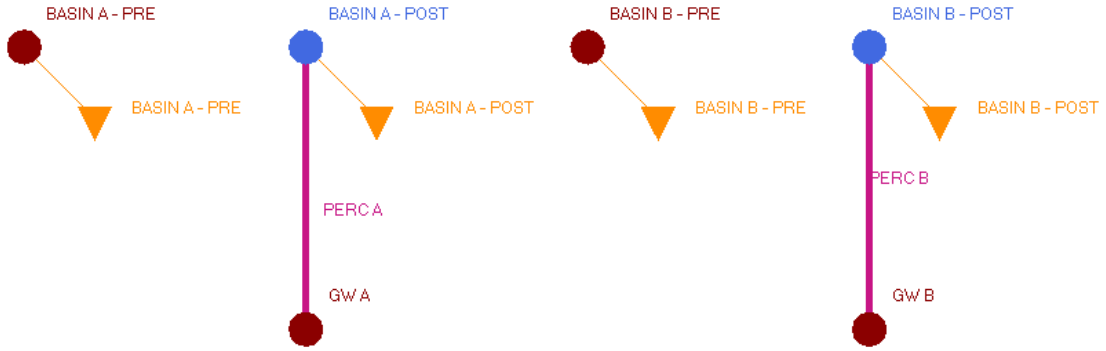
TREATMENT VOL.=(C) (1 INCH)(PROJECT CONTRIBUTING AREA)

1" VOL.= 430 CF

RUNOFF COEFFICIENT FOR PERVIOUS/GRASS BASED ON RECOMMENDED VALUES FROM TABLE 3-1 IN THE REFERENCES & DESIGN AIDS FOR ENVIRONMENTAL RESOURCE PERMIT APPLICANT'S HANDBOOK VOLUME II

ICPR INPUT

Background Image: NODAL



Node Max Conditions [Morgan]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
BASIN A - POST	025Y001H	22.00	21.19	0.0010	0.73	0.43	1838
BASIN A - POST	025Y002H	22.00	21.22	0.0010	0.75	0.43	1866
BASIN A - POST	025Y004H	22.00	21.23	-0.0010	0.57	0.43	1879
BASIN A - POST	025Y008H	22.00	21.35	-0.0010	0.74	0.47	2023
BASIN A - POST	025Y024H	22.00	21.01	-0.0001	0.28	0.28	1618

Node Max Conditions [Morgan]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
BASIN B - POST	025Y001H	22.00	21.06	-0.0010	0.22	0.16	707
BASIN B - POST	025Y002H	22.00	21.10	-0.0007	0.24	0.17	740
BASIN B - POST	025Y004H	22.00	21.24	0.0010	0.26	0.20	853
BASIN B - POST	025Y008H	22.00	21.35	0.0010	0.36	0.22	940
BASIN B - POST	025Y024H	22.00	21.01	-0.0001	0.15	0.15	659

Simple Basin Runoff Summary [Morgan]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
BASIN A - PRE	025Y008H	0.44	4.0333	7.52	2.17	0.3400	52.0	0.00	0.00

Simple Basin Runoff Summary [Morgan]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
BASIN B - PRE	025Y008H	0.14	4.0500	7.52	0.97	0.2520	39.0	0.00	0.00

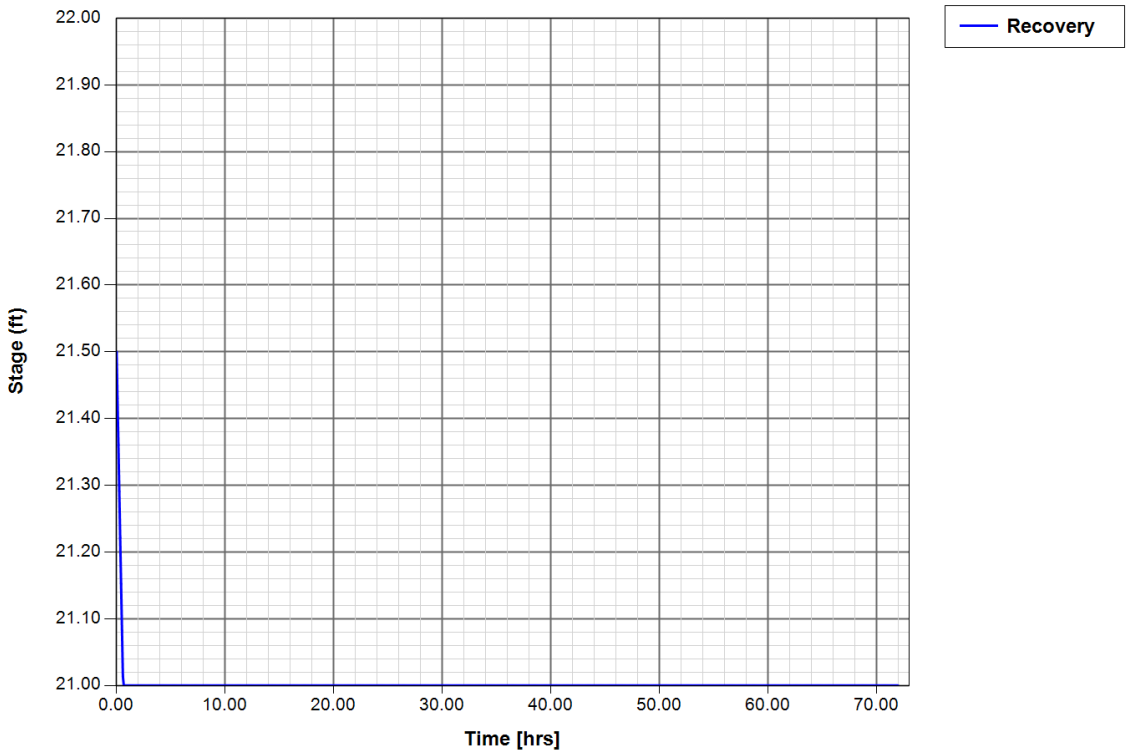
Simple Basin Runoff Summary [Morgan]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
BASIN A - POST	025Y008H	0.74	4.0167	7.52	3.84	0.3400	68.0	0.00	0.00

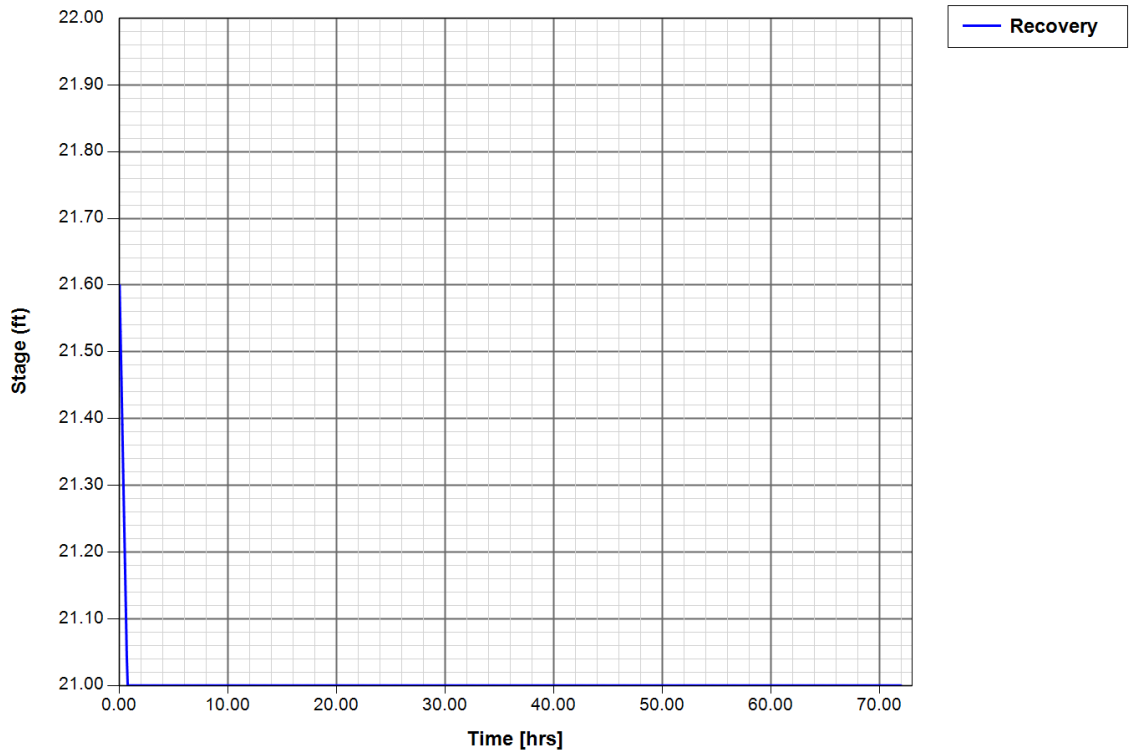
Simple Basin Runoff Summary [Morgan]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
BASIN B - POST	025Y008H	0.36	4.0333	7.52	2.37	0.2520	54.0	0.00	0.00

Stage [Node: BASIN A - POST]



Stage [Node: BASIN B - POST]



Node: BASIN A - POST

Scenario: Morgan
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 21.00 ft
Warning Stage: 22.00 ft

Stage [ft]	Area [ac]	Area [ft2]
21.00	0.0370	1612
22.00	0.0640	2788

Comment:

Node: BASIN A - PRE

Scenario: Morgan
Type: Time/Stage
Base Flow: 0.00 cfs

Initial Stage: 25.00 ft
Warning Stage: 25.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	25.00
0	0	0	999.0000	25.00

Comment:

Node: BASIN B - POST

Scenario: Morgan
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 21.00 ft
Warning Stage: 22.00 ft

Stage [ft]	Area [ac]	Area [ft2]
21.00	0.0150	653
22.00	0.0340	1481

Comment:

Node: BASIN B - PRE

Scenario: Morgan
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 23.00 ft
Warning Stage: 23.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	23.00
0	0	0	999.0000	23.00

Comment:

Node: GW A

Scenario: Morgan
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 17.00 ft

Warning Stage: 17.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	17.00
0	0	0	999.0000	17.00

Comment:

Node: GW B

Scenario: Morgan
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 16.00 ft
Warning Stage: 16.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	16.00
0	0	0	999.0000	16.00

Comment:

Node: BASIN A - POST

Scenario: Recovery
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 21.50 ft
Warning Stage: 22.00 ft

Stage [ft]	Area [ac]	Area [ft2]
21.00	0.0370	1612
22.00	0.0640	2788

Comment:

Node: BASIN B - POST

Scenario: Recovery
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 21.60 ft
Warning Stage: 22.00 ft

Stage [ft]	Area [ac]	Area [ft2]
21.00	0.0150	653
22.00	0.0340	1481

Comment:

Simple Basin: BASIN A - POST

Scenario:	Morgan
Node:	BASIN A - POST
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.3400 ac
Curve Number:	68.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: BASIN A - PRE

Scenario:	Morgan
Node:	BASIN A - PRE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.3400 ac
Curve Number:	52.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: BASIN B - POST

Scenario:	Morgan
Node:	BASIN B - POST
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.2520 ac
Curve Number:	54.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: BASIN B - PRE

Scenario:	Morgan
Node:	BASIN B - PRE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.2520 ac
Curve Number:	39.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Percolation Link: PERC A

Scenario:	Morgan	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	BASIN A - POST		
To Node:	GW A	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	311.00 ft
Flow Direction:	Both	Perimeter 2:	688.00 ft
Aquifer Base Elevation:	7.00 ft	Perimeter 3:	1998.00 ft

Water Table Elevation:	17.00 ft		
Annual Recharge Rate:	0 ipy	Distance P1 to P2:	50.00 ft
Horizontal Conductivity:	30.000 fpd	Distance P2 to P3:	200.00 ft
Vertical Conductivity:	20.000 fpd	# of Cells P1 to P2:	5
Fillable Porosity:	0.250	# of Cells P2 to P3:	20
Layer Thickness:	4.00 ft		

Comment:

Percolation Link: PERC B

Scenario:	Morgan	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	BASIN B - POST		
To Node:	GW B	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	204.00 ft
Flow Direction:	Both	Perimeter 2:	512.00 ft
Aquifer Base Elevation:	6.00 ft	Perimeter 3:	1766.00 ft
Water Table Elevation:	16.00 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	200.00 ft
Horizontal Conductivity:	30.000 fpd	# of Cells P1 to P2:	5
Vertical Conductivity:	20.000 fpd	# of Cells P2 to P3:	25
Fillable Porosity:	0.250		
Layer Thickness:	5.00 ft		

Comment:

Simulation: 025Y001H

Scenario:	Morgan
Run Date/Time:	3/3/2025 4:53:15 PM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-1
Rainfall Amount: 3.70 in
Storm Duration: 1.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 025Y002H

Scenario: Morgan
Run Date/Time: 3/3/2025 4:53:16 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-2
Rainfall Amount: 4.80 in

Edge Length Option: Automatic

Storm Duration: 2.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 025Y004H

Scenario: Morgan
Run Date/Time: 3/3/2025 4:53:17 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	6.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:

Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	6.00 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 025Y008H

Scenario:	Morgan
Run Date/Time:	3/3/2025 4:53:20 PM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	12.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-8
Rainfall Amount: 7.52 in
Storm Duration: 8.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 025Y024H

Scenario: Morgan
Run Date/Time: 3/3/2025 4:53:21 PM

Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-24

		Rainfall Amount:	10.80 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: Recovery

Scenario: Recovery
Run Date/Time: 3/3/2025 4:53:27 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Lookup Tables

Boundary Stage Set:

		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	No Rainfall
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft		
Edge Length Option:	Automatic		
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

USDA SOIL REPORT

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Okaloosa County, Florida

March 3, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

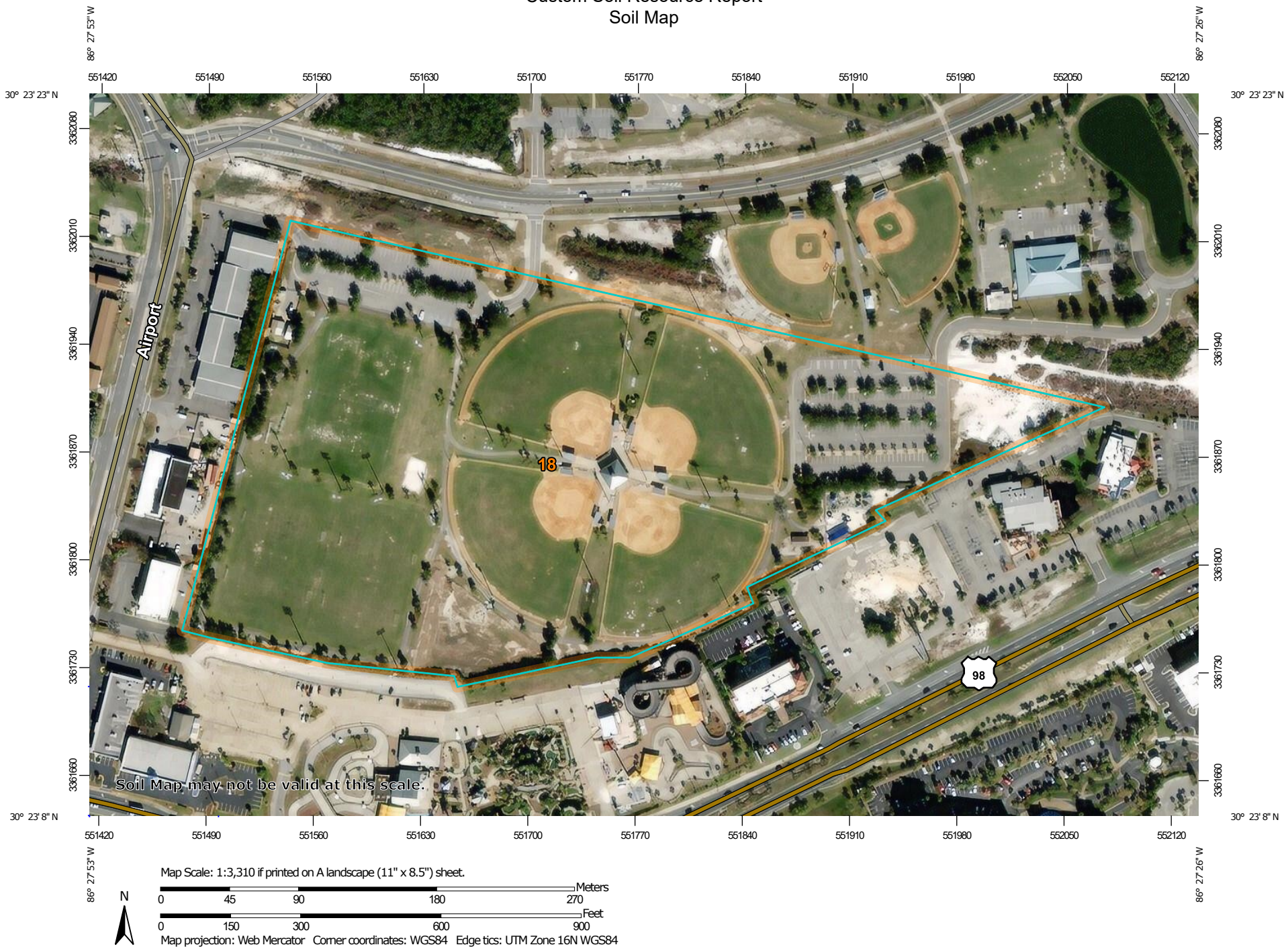
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:3,310 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 45 90 180 270

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Okaloosa County, Florida
Survey Area Data: Version 23, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Dec 10, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18	Newhan-Corolla complex, 2 to 30 percent slopes	25.8	100.0%
Totals for Area of Interest		**25.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Okaloosa County, Florida

18—Newhan-Corolla complex, 2 to 30 percent slopes

Map Unit Setting

National map unit symbol: 2w4gq
Elevation: 0 to 20 feet
Mean annual precipitation: 60 to 73 inches
Mean annual air temperature: 63 to 72 degrees F
Frost-free period: 236 to 306 days
Farmland classification: Not prime farmland

Map Unit Composition

Newhan and similar soils: 60 percent
Corolla and similar soils: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newhan

Setting

Landform: Dunes on marine terraces
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy eolian deposits

Typical profile

C - 0 to 80 inches: sand

Properties and qualities

Slope: 2 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 50.02 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Slightly saline to moderately saline (4.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 20.0
Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: F152AY205FL - Central Coastal Adjacent Dune
Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G152AA111FL)
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G152AA111FL)
Hydric soil rating: No

Description of Corolla

Setting

Landform: Rises on dunes on marine terraces
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 3 inches: sand
C - 3 to 80 inches: sand

Properties and qualities

Slope: 2 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 50.02 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: Rare
Frequency of ponding: None
Maximum salinity: Moderately saline to strongly saline (8.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 20.0
Available water supply, 0 to 60 inches: Very low (about 1.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A/D
Ecological site: F152AY200FL - Central Coastal Adjacent Ridges and Rises
Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G152AA111FL)
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G152AA111FL)
Hydric soil rating: No

Minor Components

Duckston

Percent of map unit: 10 percent
Landform: Flats on marine terraces, swales on marine terraces, depressions on marine terraces
Landform position (three-dimensional): Talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F152AY215FL - Central Coastal Adjacent Flooded Interdunal Flats
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G152AA111FL)
Hydric soil rating: Yes

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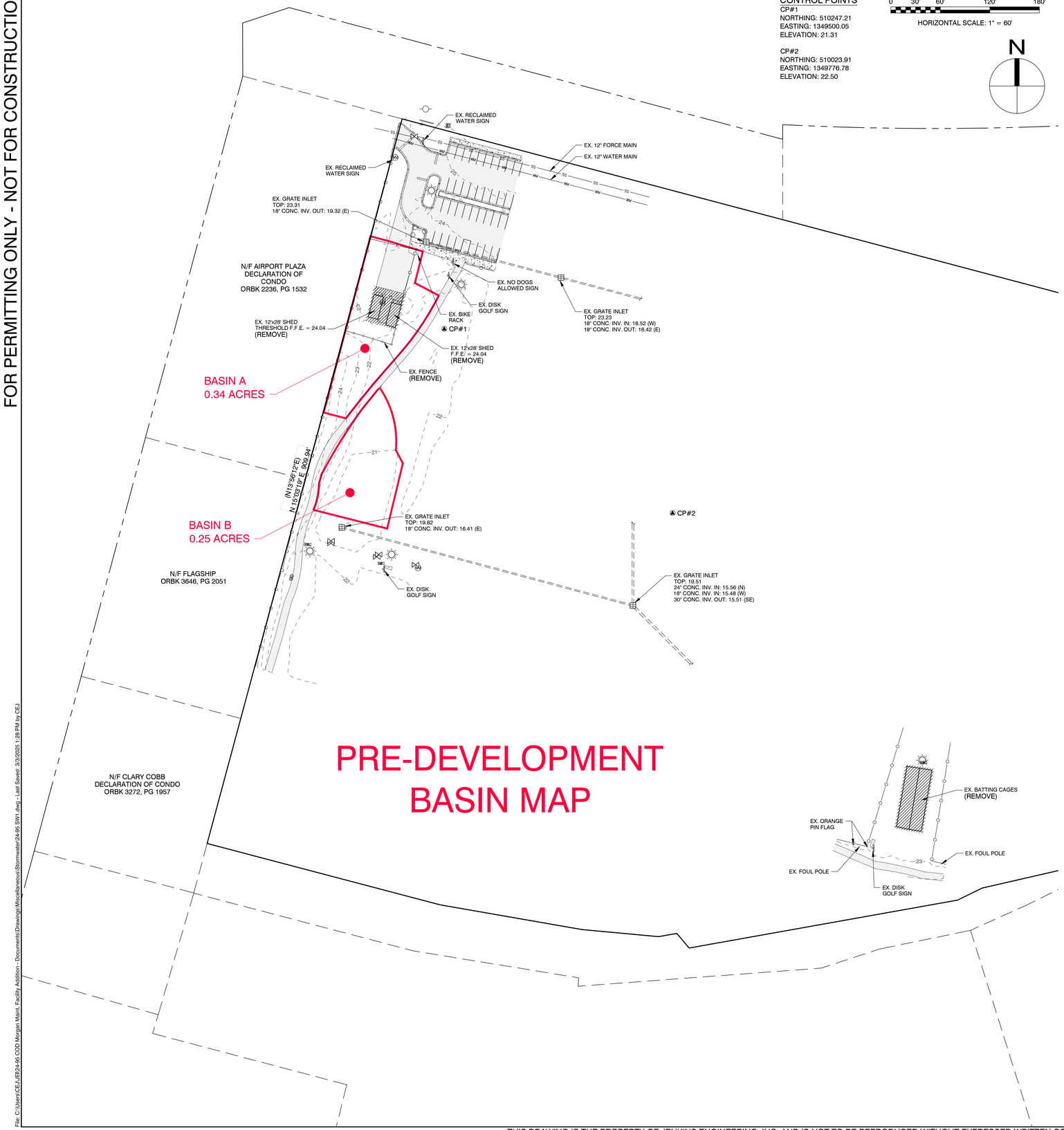
BASIN MAPS

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



PRE-DEVELOPMENT BASIN MAP

CONTROL POINTS

CP#1
NORTHING: 510247.21
EASTING: 1349500.05
ELEVATION: 21.31

CP#2
NORTHING: 510023.91
EASTING: 1349776.78
ELEVATION: 22.50

0 30' 60' 120' 180'
HORIZONTAL SCALE: 1" = 60'

N

CITY OF DESTIN DUST & VIBRATION NOTES

CITY OF DESTIN DUST CONTROL REQUIREMENTS

1. GRADING OPERATIONS WILL NOT BE CONDUCTED WHEN WINDS EXCEED 30 MILES PER HOUR.
2. WATER WILL BE APPLIED WITH HOSE OR WATER TRUCK, AS NECESSARY, DURING EXCAVATION ACTIVITIES.
3. CONTRACTOR SHALL ENSURE THAT ANY OPEN-BODIED TRUCKS, TRAILERS OR OTHER VEHICLES TRANSPORTING PARTICULATE MATTER SHALL BE COVERED OR WETTED TO MINIMIZE DUST GENERATION DURING TRANSPORT.
4. STOCKPILED MATERIAL SHALL BE COVERED OR WETTED, AS REQUIRED, TO MINIMIZE DUST GENERATION DURING HIGH WIND CONDITIONS.
5. CONTRACTOR SHALL MINIMIZE THE HEIGHTS INVOLVED IN TRANSFER PROCESSES INVOLVING FREE FALL OF SOIL OR OTHER PARTICULATE MATTER TO MINIMIZE DUST EMISSIONS.
6. WATER WILL E APPLIED BY HOSE OR WATER TRUCK, AS NECESSARY, TO UNPAVED SURFACES, INCLUDING ADJACENT RIGHT-OF-WAYS, OR ANY OTHER SURFACE THAT COULD CREATE AIRBORNE DUST.
7. GROUND COVER WILL BE PLACED FOR ALL OPEN AREAS IMMEDIATELY AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
8. DESIGNATED ROUTES WITHIN THE JOB SITE THAT WILL BE USED BY VEHICLES TRANSPORTING SOIL OR OTHER MATERIALS TO AND FROM THE SITE SHALL BE CLEARLY INDICATED.
9. CONTRACTOR SHALL PROVIDE BRUSHES, BROOMS, WATER, OR PRESSURE WASHERS, AS REQUIRED, TO REMOVE SOIL, SAND, DIRT AND ANY OTHER PARTICULATE MATTER FROM VEHICLE TIRES AND UNDERCARRIAGES PRIOR TO LEAVING THE SITE IN ORDER TO PREVENT THE TRACKING OUT OF SAID SOIL, SAND, DIRT AND ANY OTHER PARTICULATE MATTER ONTO THE ADJACENT RIGHT-OF-WAYS.
10. MAXIMUM SPEED OF CONSTRUCTION EQUIPMENT OR MATERIAL DELIVERIES SHALL BE 20 MILES PER HOUR.
11. ANY SOIL, SAND AND OTHER MATERIAL DEPOSITED OR EMITTED ONTO ANY RIGHT-OF-WAYS NEAR THE SITE SHALL BE REMOVED WITHIN 48 HOURS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ANY DUST CONTROL SYSTEMS AND/OR DEVICES, INCLUDING BUT NOT LIMITED TO WATER APPLICATION SYSTEMS, FILTER REPLACEMENT, OR DAILY REMOVAL OF EXCESS DUST FROM CONTAINMENT AREAS ARE IN PROPER WORKING CONDITIONS PER MANUFACTURER'S REQUIREMENTS OR STANDARD INDUSTRY PRACTICE.
13. MONITORING OF DUST EMISSIONS SHALL BE DONE TO ENSURE COMPLIANCE WITH RELEVANT REGULATORY REQUIREMENTS.
14. CONTRACTOR SHALL MAINTAIN A DAILY DUST CONTROL CHECKLIST AND SHALL PROVIDE TO THE CITY UPON REQUEST TO DOCUMENT COMPLIANCE WITH THESE REQUIREMENTS, AND MAINTAIN AT THE JOB SITE AT ALL TIMES.

CITY OF DESTIN VIBRATION IMPACT REQUIREMENTS

1. ANY ACTIVITY INCLUDING, BUT NOT LIMITED TO: PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTORS AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VDB)
2. FOR ANY ACTIVITY EXCEEDING 80 VDB THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE CITY OF DESTIN WITH A VIBRATION MINIMIZATION AND MITIGATION PLAN TO REDUCE IMPACTS TO THE SURROUNDING AREAS.

FIRE DISTRICT NOTES

1. ALL FIRE DISTRICT REVIEWS WILL BE IN ACCORDANCE WITH THE 8TH EDITION, FLORIDA FIRE PREVENTION CODE, APPROPRIATE FLORIDA STATUTES, FLORIDA ADMINISTRATIVE CODES, AND LOCAL ORDINANCES. SUBMITTALS SHALL COMPLY WITH FLA STATUTE 61G15-32. ALL SUBMITTALS SHALL REFERENCE THE APPROPRIATE CODE EDITIONS.
2. THE FIRE PROTECTION SYSTEM SHALL BE DESIGNED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. ALL SUBMITTALS SHALL BE SEALED, SIGNED, AND DATED BY THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL INCLUDE HYDRAULIC CALCULATIONS FOR THE FIRE SPRINKLER SYSTEM.
3. THE FIRE ALARM SYSTEM SHALL BE DESIGNED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. ALL SUBMITTALS SHALL BE SEALED, SIGNED, AND DATED BY THE ENGINEER OF RECORD.
4. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, SHALL BE MADE AVAILABLE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS.
5. FIRE DEPARTMENT ACCESS TO AND ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
6. THE UNDERGROUND FIRE SERVICE LINE, FROM THE POINT OF SERVICE TO 12" ABOVE THE FINISHED FLOOR, SHALL BE INSTALLED BY A CONTRACTOR LICENSED TO INSTALL THE DEDICATED PORTION OF THE FIRE SERVICE LINE. THE DESIGNATED POINT OF SERVICE SHALL BE APPROVED BY DESTIN FIRE DISTRICT. ONE (1) SET OF DRAWINGS OF THE PLANNED UNDERGROUND AND MATERIAL DATA SHEETS MUST BE SUBMITTED TO THE DESTIN FIRE DISTRICT OFFICE FOR REVIEW AND APPROVAL PRIOR TO STARTING INSTALLATION.
7. FLUSHING OF AND THE 200 PSI PRESSURE TEST OF THE FIRE SERVICE LINES MUST BE WITNEESSED BY A REPRESENTATIVE OF DESTIN FIRE DISTRICT. THE UNDERGROUND CONTRACTOR SHALL PROVIDE A COMPLETED "CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING" AT THE TIME OF THE FINAL PRESSURE TEST.
8. A RAPID ENTRY BOX (KNOX BOX) IS REQUIRED. CONTACT DESTIN FIRE DISTRICT PRIOR TO ORDERING.
9. FIRE FIGHTER SAFETY SYMBOLS ARE REQUIRED.
10. THE FIRE DISTRICT REQUIRES A COMPLETE ELECTRONIC PACKAGE OF PDF FILES ON A CD OR USB FLASH DRIVE. SUBMITTAL MUST INCLUDE ENGINEERED DRAWINGS OF THE FIRE SPRINKLER AND FIRE ALARM SYSTEMS.
11. FIRE SAFETY PUBLIC SAFETY FACILITIES FEES (IMPACT FEES) AND PLAN REVIEW FEES WILL BE ASSESSED WHEN BUILDING PLANS ARE SUBMITTED. ALL FEES MUST BE PAID UPON COMPLETION OF REVIEW.

BUILDING DIVISION NOTES

1. PROPER PERMITTING MUST BE APPLIED FOR AND APPROVED PRIOR TO ANY WORK BEING PERFORMED ON THE SUBJECT PROPERTY.
2. TWO (2) FULL SETS OF SIGNED AND SEALED CONSTRUCTION PLANS AND ONE (1) CD, SPECIFICATIONS, AND RELATED DOCUMENTS (SITE PLAN) AS REQUIRED BY THE FLORIDA BUILDING CODE CHAPTER 1 MUST BE SUBMITTED TO AND BE REVIEWED BY THE BUILDING DIVISION PRIOR TO ISSUANCE OF A PERMIT.
3. PLANS SHALL BE BASED ON THE FOLLOWING CODES (AS APPLICABLE) AND NOTED ON THE CONSTRUCTION DRAWINGS INFORMATIONAL PAGE: 2020 FLORIDA BUILDING CODE, 2020 FLORIDA FIRE PREVENTION CODE, AND 2020 NATIONAL ELECTRICAL CODE. THE FOLLOWING MINIMUM INFORMATION WILL BE REQUIRED AS APPLICABLE: CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, OCCUPANCY LOAD, MEAN ROOF HEIGHT AND PITCH, BUILDING AREA, AREA MODIFICATION, FIRE PROTECTION - SPRINKLED/NON-SPRINKLED, ULTIMATE WIND SPEED - RISK CATEGORY - WIND EXPOSURE, INTERNAL PRESSURE COEFFICIENT, DESIGN LOAD BEARING VALUE OF SOILS. (FOR A COMPLETE LIST OF MINIMUM PLAN REVIEW CRITERIA SEE 107.3.4 FBC.)
4. DESTIN FIRE CONTROL DISTRICT APPROVAL LETTER BASED ON FINAL CONSTRUCTION DOCUMENTS PRIOR TO ISSUANCE OR A PERMIT.

PAVEMENT STRIPING NOTE

ALL PAVEMENT STRIPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC STRIPING IN ACCORDANCE WITH THE MATERIALS, EQUIPMENT, APPLICATIONS, AND APPROVAL/CERTIFICATIONS LISTED IN SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, JULY 2020 OR LATEST AVAILABLE EDITION. ALL STRIPING WITHIN RIGHT-OF-WAY SHALL BE THERMOPLASTIC STRIPING.

CITY OF DESTIN CONSTRUCTION SCREENING CRITERIA

THE SCREEN MATERIAL SHALL BE MADE OF AN OPAQUE MATERIAL CAPABLE OF ALLOWING AIR TO PASS BUT SEMI-PERVIOUS TO DUST AND DIRT. THE SCREENING SHALL BE OF A FINENESS SUCH THAT NO MATERIAL OVER ONE-EIGHTH (1/8) INCH IN SIZE SHALL PASS THROUGH THE MESH. SUCH SCREENING SHALL BE SECURELY AFFIXED TO THE CONSTRUCTION FENCE. FENCE SCREENING SHALL HAVE A MINIMUM HEIGHT OF FIVE (5) FEET AND A MAXIMUM HEIGHT OF EIGHT (8) FEET. THE SCREENING MATERIAL SHALL BE MAINTAINED IN GOOD CONDITION AND TAUT THROUGHOUT THE ALLOTTED PERMIT TIME. THE SCREENING MUST BE KEPT SECURE FROM ANY WIND ACTION. IN CASES WHERE THE FINISHED GRADE OF THE DEVELOPMENT SITE IS HIGHER BY MORE THAN ONE (1) FOOT OR MORE THAN THE GRADE OF THE ADJOINING PROPERTIES, SAID FENCE SCREENING SHALL BE PLACED AT THE FINISHED GRADE AND NOT THE EXISTING GRADE.

CITY OF DESTIN EMERGENCY CONTACT REQUIREMENTS

1. DEVELOPMENT SHALL PROVIDE A POSTED SIGN NOTIFYING THE PUBLIC OF THE NAME, AND 24 HOURS A DAY, 7 DAYS A WEEK EMERGENCY CONTACT PHONE NUMBER OF THE PARTY RESPONSIBLE FOR DEVELOPMENT SITE.
2. SIGN SHALL BE NO LARGER THAN 18"x24" AND NO SMALLER THAN 10"x16".
3. SIGN SHALL BE PROMINENTLY PLACED ON SITE, NO FURTHER THAN 5 FEET FROM ADJACENT RIGHT-OF-WAY, AND SHALL BE LEGIBLE WHEN VIEWED FROM RIGHT-OF-WAY.
4. SIGN SHALL BE PLACED AT EXPENSE OF OWNER, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. OWNER SHALL PROVIDE CITY WITH A PHOTO OF SIGN AND POSTING OF PROPERTY AFFIDAVIT WITHIN 7 DAYS OF SIGN BEING POSTED.
6. SIGN SHALL BE REMOVED WITHIN 5 DAYS AFTER ISSUANCE OF CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION FOR THE PROJECT.

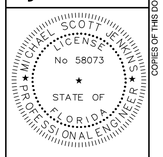
OFFICE OF PUBLIC SERVICES NOTES

1. PRIOR TO OBTAINING ANY CITY OF DESTIN PERMITS, DEVELOPER/CONTRACTOR SHALL OBTAIN AN FDEP NPDES PERMIT AND SUBMIT A COPY TO THE PUBLIC SERVICES DIRECTOR.
2. THE DEVELOPER/OWNER, ENGINEER OF RECORD, AND CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THE CODES LAOCATED IN CHAPTER 8 (TRANSPORTATION) OF THE CITY OF DESTIN LAND DEVELOPMENT CODE, AND COMPLY WITH THE CODES PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.
3. THE DEVELOPER/OWNER, ENGINEER OF RECORD, AND CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THE CODES LAOCATED IN CHAPTER 11.09.00 (ILLICIT DISCHARGE) OF THE CITY OF DESTIN LAND DEVELOPMENT CODE, AND COMPLY WITH THE CODES PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

SURVEY NOTES

1. IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN, UNDERGROUND UTILITIES HAVEN'T BEEN VERIFIED AND MAY DIFFER FROM THE INFORMATION SHOWN HEREON. BEFORE DIGGING CALL SUNSHINE 811 LINE LOCATORS.
2. THIS SURVEY, PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND WAS SOLELY BASED ON THE INFORMATION OBTAIND FROM PUBLIC RECORDS AND/OR PROVIDED TO THE SURVEYOR. DEED REFERENCE MADE TO OFFICIAL RECORD BOOK 1143, PAGE 1442.
3. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (NORTH ZONE) AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS AND OPUS SOLUTIONS. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
5. LIABILITY TO THE SURVEYOR SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
6. THIS SURVEY MAP OR REPORT OR THE COPIES OF THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONICALLY SIGNED PER 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.
7. THE USE OF THIS BOUNDARY SURVEY IN CONJUNCTION WITH AN "OWNERS AFFIDAVIT" OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED OR SUPPORTED BY THIS SURVEYOR, AND WILL INVALIDATE THIS SURVEY.
8. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR OKALOOSA COUNTY, FLORIDA, MAP NUMBER 12091C0489J, EFFECTIVE DATE 3/9/2021. THIS SITE LIES WITHIN ZONE X AND DEFINES AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
9. SUNSHINE 811 LINE LOCATE REQUEST SENT ON 12/24/24 WITH TICKET NUMBER(S) 359400867. ALL ON SITE MARKED UTILITIES OR MAP LOCATIONS HAVE BEEN LOCATED ON 12/24 - 12/30 AND SHOWN ON THIS SURVEY.
10. PRIOR TO DESIGN OR CONSTRUCTION SETBACKS NEED TO BE VERIFIED WITH THE LOCAL ZONING, PLANNING AND DEVELOPMENT AUTHORITY.
11. CONTRACTOR'S RESPONSIBILITY TO VERIFY DIMENSIONS SHOWN HEREON PRIOR TO FURTHER CONSTRUCTION.

JENKINS ENGINEERING, INC.
73 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450
JEICIVL.COM



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

REV	DATE	DESCRIPTION	BY
...	...	...	...

DAG ARCHITECTS

MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA

EXISTING CONDITIONS
NOT VALID UNLESS BEARING ENGINEERS ORIGINAL SIGNATURE

JOB:	24-95
DATE:	02-2025
DESIGNED:	MSJ
DRAWN:	MPF

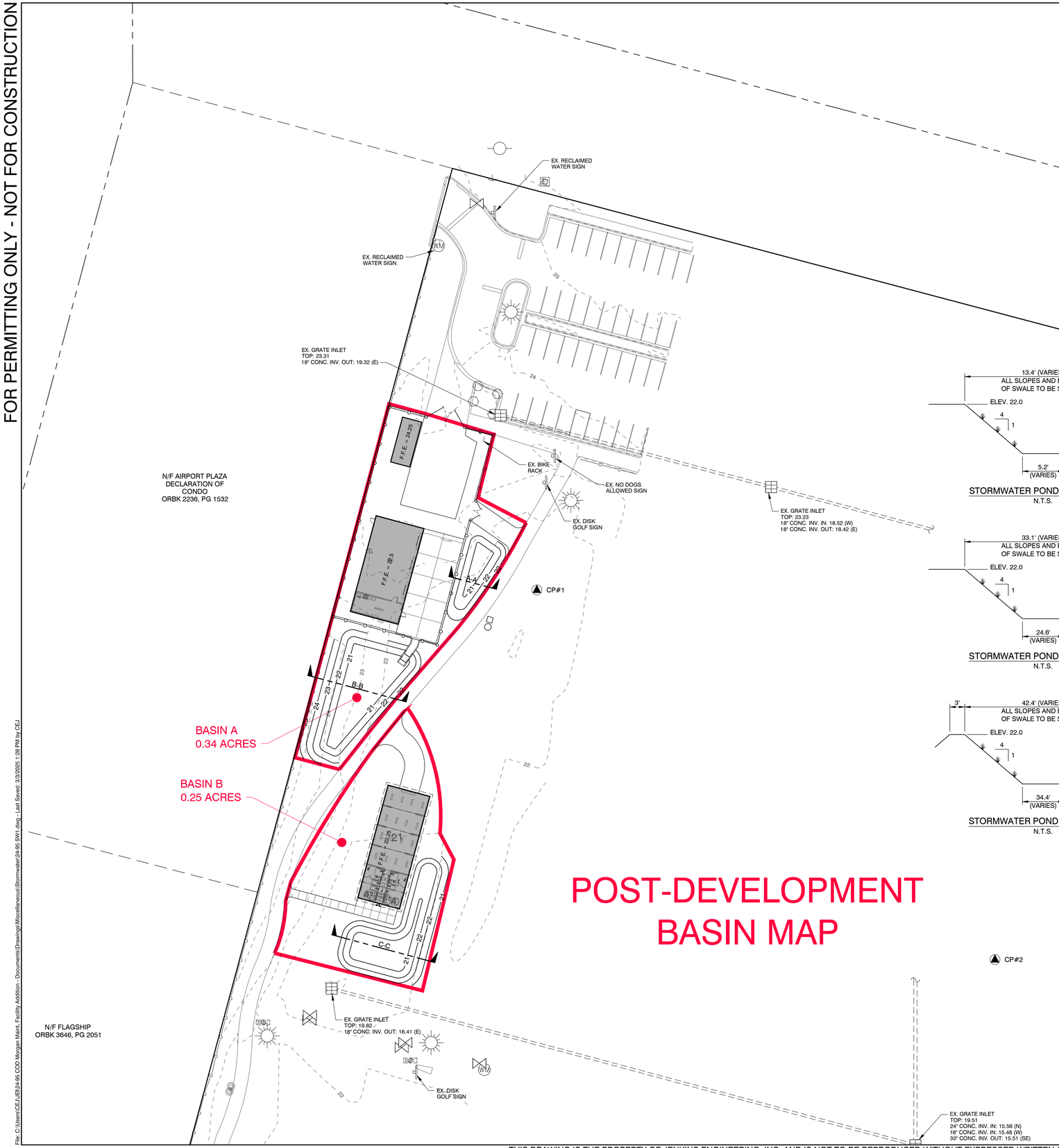
BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
02 OF 08

SHEET NUMBER
C02

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

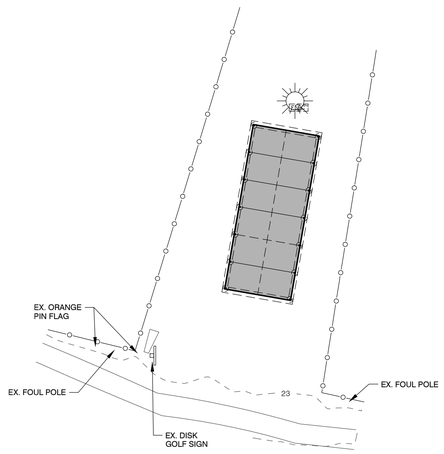
POST-DEVELOPMENT BASIN MAP



STORMWATER POND SECTION A-A
N.T.S.

STORMWATER POND SECTION B-B
N.T.S.

STORMWATER POND SECTION C-C
N.T.S.



EROSION NOTES

1. EROSION PROTECTION: SOIL EROSION SEDIMENTATION MUST BE CONTROLLED AND RETAINED ON SITE DURING CONSTRUCTION. THEREFORE, EROSION PROTECTION, SUCH AS STAKED BALED HAY AND SILT FENCE BARRIERS, MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION.
2. SILT FENCE BARRIER SHALL BE INSTALLED AS SHOWN ON PLANS, AND IN ALL AREAS SUBJECT TO SOIL EROSION SEDIMENTATION.
3. STORMWATER MANAGEMENT AREAS SHALL BE SODDED.
4. GRADES AT CURBS ARE AT FLOWLINE.
5. CITY OR THEIR DESIGNATED CONTRACTOR SHALL OBTAIN NPDES NOTICE OF INTENT (NOI) PERMIT AND CREATE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO COMMENCEMENT OF CONSTRUCTION SHOULD THIS PROJECT MEET THE THRESHOLD REQUIREMENTS FOR NPDES PERMITTING.

STORMWATER MAINTENANCE NOTE

OPERATION AND MAINTENANCE OF ALL ON-SITE STORMWATER TREATMENT FACILITIES SHALL BE PROVIDED BY THE CITY OF DESTIN.

STORMWATER LANDSCAPING NOTE

1. DRAINAGE FACILITIES SHALL BE COMPLETELY LANDSCAPED WITH PLANTINGS AND GROUND SURFACE MATERIALS SUCH AS SOD/GRASS.
2. A THREE FOOT WIDTH ADJACENT TO NEW CONCRETE SIDEWALK AND BUILDING AREAS SHALL BE STABILIZED WITH SOD.

CONTROL POINTS

CP#1
NORTHING: 510247.21
EASTING: 1349500.05
ELEVATION: 21.31

CP#2
NORTHING: 510023.91
EASTING: 1349776.78
ELEVATION: 22.50

N

0 15' 30' 60' 90'
HORIZONTAL SCALE: 1" = 30'

JENKINS ENGINEERING, INC.
73 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450
JEICIVIL.COM

MICHAEL SCOTT JENKINS LICENSE No 58073 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

REV	DATE	DESCRIPTION	BY
...	...	...	...

DAG ARCHITECTS

MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA

GRADING & DRAINAGE PLAN

NOT VALID UNLESS BEARING ENGINEERS ORIGINAL SIGNATURE

JOB:	24-95
DATE:	02-2025
DESIGNED:	MSJ
DRAWN:	MPF

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
04 OF 08

SHEET NUMBER
C04

CITY OF DESTIN

CONCURRENCY EVALUATION CERTIFICATION
STORMWATER MANAGEMENT

The following certificate must be completed in full and certified by a Florida-Registered Professional Engineer.

This section is to be completed in full by the project representative (i.e. Engineer of record):

Project Name: Morgan Sports Center Improvements
Project Location: 4100 Indian Bayou Trail
Project Representative: M. Scott Jenkins, P.E. Jenkins Engineering, Inc. **Phone:** 850-837-2448
Email: scott@jeicivil.com

1. Do the **Drawings** and **Stormwater Calculations** and **Stormwater Management Facilities** comply with City of Destin adopted Level of Service (LOS)? Yes: ☑ No: ☐

   If no, please explain: _____

2. Does the **Stormwater Management Plan** require a permit by the Northwest Florida Water Management District (NWFWMD)? Yes: ☐ No: ☑
   **Permit approval must be provided to the City prior to issuance of any City Permit.*

3. Will the project opt for the **FDEP 10/2 Self Certification**? Yes: ☐ No: ☑
   **The certification must be provided to the City prior to issuance of any City Certificate of Occupancy/Completion.*

I, M. Scott Jenkins, P.E. Jenkins Engineering, Inc. (please print), hereby certify that, to the best of my knowledge, information and belief, the above information is true and correct.

Signature	58073 FL Registered Engineer Number	7-18-2025 Date

This section to be completed by the City Manager Stormwater Designee:

City Manager Stormwater Designee:
I agree that the submittal information has been reviewed for retention/detention volumes and retention area side slopes. To the best of my knowledge, information and belief, the submittal is in accordance with the City of Destin codes governing stormwater retention/detention volumes and slopes.

Signature	DINAH HERTZ Print Name	4/15/25 Date

CITY OF DESTIN
CONCURRENCY EVALUATION CERTIFICATION
TRANSPORTATION DISTRICT

The following certificate, in conjunction with a trip generation and distribution analysis, must be completed in full and certified by the following:

- Any Professional Consulting Firm employing methodology approved by the Florida Department of Transportation and the City of Destin.

This section is to be completed in full by the project representative (i.e. Engineer/Consultant of record). If more space is needed to complete, please attach separate sheet with additional information.

Project Name: Morgan Sports Center Improvements **Project Location:** 4100 Indian Bayou Trail **Parcel ID#:** 00-2S-22-2300-000F-0020

Project Representative(s) Name: M. Scott Jenkins, P.E. Jenkins Engineering, Inc. **Phone and e-mail:** 850-837-2448, scott@jeicivil.com

City of Destin public road(s) with direct access to project: Road "A": Airport Road Road "B": Indian Bayou Trail

REMINDER: The types of uses and number of units, if applicable, contained in the trip generation and distribution analysis must match the information contained in the development order application and accompanying site plan.

Project trips on adjacent roads must be distributed out from the project site on all adjacent roads, including U.S. Highway 98, until they reach 5 % of total trips generated. Additionally, you must fill out trip distribution table below and attach a map depicting the trips generated and in which direction they are headed.

Trip Generation Impact Analysis Reporting Form

Link	Description of Link	Remaining Capacity Less Committed City Trips	Tentative Project Trips	Remaining Capacity Less Committed & Tentative Trips
Segment A				
1-2	Between East Pass Bridge and Stahlman Ave.	113	0	113
2-3	Between Stahlman Ave. and Benning Dr.	660	0	660
3-4	Between Benning Dr. and Beach Dr.	332	0	332
4-5	Between Beach Dr. and Main St.	474	0	474
5-6	Between Main St. and Gulf Shore Dr.	532	0	532
Segment B				
1-2	Between Gulf Shore Dr. and Airport Rd.	228	0	228
2-3	Between Airport Rd. and Scenic Hwy. 98	1953	0	1953
Segment C				
1-2	Between Scenic Hwy. 98 and Henderson Beach Dr.	1195	0	1195
2-3	Between Henderson Beach Dr. and Triumph Dr.	1240	0	1240
3-4	Between Triumph Dr. and Matthew Blvd.	456	0	456

4-5	Between Matthew Blvd. and Danny Wuerffel Way	841	0	841
5-6	Between Danny Wuerffel Way & Crystal Beach Dr.	874	0	874
6-7	Between Crystal Beach Dr. and Regatta Bay Blvd.	1484	0	1484
7-8	Between Regatta Bay Blvd. and Tequesta Dr.	1164	0	1164
8-9	Between Tequesta Dr. and Walton Co. Line	1321	0	1321
Airport Rd. A	Between US Hwy. 98 and Indian Bayou Tr.	2077	0	2077
Airport Rd. B	Between Indian Bayou Tr. and Main St.	961	0	961
Azalea Dr.	Between Stahlman Ave. and Benning Dr.	407	0	407
Beach Dr.	Between US Hwy. 98 and Kelly St.	487	0	487
Benning Dr.	Between US Hwy. 98 and Kelly St.	621	0	621
Calhoun Ave.	Between US Hwy. 98 and Kelly St.	328	0	328
Commons Dr. A	Between Airport Rd. and Indian Bayou Trail	-336	0	-336
Commons Dr. B	Between Indian Bayou Trail and Diamond Cove	-621	0	-621
Commons Dr. C	Between Diamond Cove and Henderson Beach Rd.	-408	0	-408
Commons Dr. D	Between Henderson Beach Rd. and Triumph Dr.	-542	0	-542
Commons Dr. E	Between Triumph Dr. and Kelly Plantation Dr.	-577	0	-577
Commons Dr. F	Between Kelly Plantation Dr. and Matthew Blvd.	-518	0	-518
Crystal Beach Dr.	Between US Hwy. 98 and Scenic Hwy 98 East	809	0	809
Gulf Shore Dr.	Between US Hwy. 98 and the Curve	1506	0	1506
Henderson Bch Rd.	Between US Hwy. 98 and Commons Dr.	794	0	794
Hutchinson St.	Between US Hwy. 98 and Scenic Hwy. 98	789	0	789
Indian Bayou Tr. A	Between US Hwy. 98 and Commons Dr.	743	0	743
Indian Bayou Tr. B	Between Commons Dr. and Country Club Dr	848	0	848
Kelly St.	Between Stahlman Ave and Main St.	52	0	52
Legion Dr. A	Between Benning Dr. and Beach Dr.	429	0	429
Legion Dr. B	Between Beach Dr. and Main St.	122	0	122
Main St. A	Between US Hwy. 98 and 98 Palms Blvd.	2056	0	2056
Main St. B	Between 98 Palms Blvd and Airport Rd.	1758	0	1758
Main St. C	Between Airport Rd. and Kelly St.	247	0	247
Matthew Blvd.	Between Scenic Hwy. 98 and US Hwy. 98	607	0	607
Mountain Dr. A	Between Stahlman Ave. and Benning Dr.	239	0	239
Mountain Dr. B	Between Benning Dr. and Beach Dr.	347	0	347
Regatta Bay Blvd.	Between US Hwy.98 and Scenic Hwy. 98	932	0	932
Scenic Hwy 98 West	Between US Hwy. 98 and Restaurant Row	870	0	870
Scenic Hwy 98 East A	Between Matthew Blvd. and Dolphin St.	313	0	313
Scenic Hwy 98 East B	Between Dolphin St. and Walton Co. Line	349	0	349
Sibert Ave.	Between Calhoun Ave. and Kelly St.	458	0	458
Stalhman Ave.	Between US Hwy. 98 and Kelly St.	71	0	71

I, M. Scott Jenkins, P.E., **hereby certify that the information contained in this is Concurrency Evaluation Certification and the attached supporting trip generation and distribution analysis is true and correct.**

Signature	President Title	2-18-2025 Date

This section to be completed by the City Staff:

I certify that the traffic analysis and information provided herein is accurate and the project, as presented, meets all City of Destin requirements for determination of traffic concurrency.

Signature	Planner Title	March 24, 2025 Date

March 24, 2025

Attention: Jesse Hernandez, Planner
City of Destin - Community Development
4200 Indian Bayou Trail
Destin, FL 32541

RE: DEV-001549-2025 - 3950 COMMONS DRIVE - TRANSPORTATION

3TP Ventures has reviewed the above-referenced traffic memo, dated February 18, 2025, on behalf of the City of Destin Planning Division. The proposed development meets the de minimis requirements outlined in Comp Plan Policy 12-4.1.4.C.5 and may not be subject to transportation concurrency requirements.

Thank you for the opportunity to comment on this submittal.

Sincerely,

Tim Whaler, AICP | Senior Analyst
3TP VENTURES
A LINE AND GRADE COMPANY
Tim@3tpventures.com
850-792-5575
www.3tpventures.com

Jenkins Engineering, Inc.
JG Plaza, Uptown Station
73 Eglin Parkway NE, Suite 203
Fort Walton Beach, FL 32548

PH: 850.837.2448
jeicivil.com

February 18, 2025

Daniel Butler, Planning Department
City of Destin
4100 Indian Bayou Trail
Destin, FL 32541

RE: Morgan Sports Complex Improvements

Dear Mr. Butler,

The proposed minor development order for the Morgan Sports Complex will consist of three projects within the parcel with this application. The civil plans include the replacement of the existing maintenance building to an 1,800 square foot single-story structure, the addition of a 1,843 square foot field house with restrooms, and the replacement of the 1,960 square foot batting cage facility. Improvements will include pedestrian connectivity at the existing site. No proposed additional uses are proposed as a part of this application, therefore no proposed traffic impacts are generated with the project.

We appreciate your review of this information should you have further questions or require additional information please feel free to contact me at 850-837-2448. We look forward to working with City of Destin to see this project to conclusion.

Sincerely,

M. Scott Jenkins, P.E.
Jenkins Engineering, Inc.

2-18-2025
#78073

CITY OF DESTIN
CONCURRENCY EVALUATION CERTIFICATION
SOLID WASTE

The following certificate must be completed, submitted to the organization identified below, and returned signed and dated to the City of Destin's Community Development Department:

Attn: Mr. Jim Reece, Recycling Coordinator
Okaloosa County Recycling Office
84 Ready Avenue
Fort Walton Beach, FL 32548
Phone: (850) 651-7394 Fax: (850) 651-7397

This section is to be completed in full by the project representative (i.e. Engineer of record):

Project Name: Morgan Sports Center Improvements

Project Address: 4100 Indian Bayou Trail

Project Representative: M. Scott Jenkins, P.E. Jenkins Engineering, Inc. Phone : 850-837-2448

Square Footage & Type of Usage: 1,800 SF maint. building, 1,843 SF field house with restrooms, 1,960 SF batting cage facility

Number of Units: 3 total, 1 existing

Signature: _____ Date: 2-18-2025

This section to be completed by the Okaloosa County Solid Waste Coordinator:

Solid Waste Facility Affected: South Okaloosa County Transfer Station

Currently UN-reserved capacity (prior to project approval): _____

Solid Waste Demand for this project: 32.4 ppd

Methodology for Determining Demand:

Residential

5lbs. x 2.47 persons per d.u. x number of units _____PPD

Commercial–Food Establishment (repeat in increments of 100)

100 or less employees: 5 cubic yards per day x 120lbs. = _____PPD

Commercial - Professional (repeat in increments of 10)

Up to 10 employees: .27 cubic yards per day x 120lbs. = 32.4 PPD

Commercial – Retail/Service (repeat in increments of 10)

Up to 10 employees: .67 cubic yards per day x 120lbs. = _____PPD

Industrial Contact Environmental Waste System and Okaloosa County Coordinator for instructions.

UN-reserved capacity AFTER project approval: _____PPD

Adopted LOS: **5 lbs per day per capita (10.A.2.2)**

LOS AFTER approval of this Project: 6 lbs per day per capita

Approved Yes Disapproved _____

CERTIFICATION

I, Jim Reece (name), Solid Waste Contract Manager (title)

herby certify that the above is true and correct.

Jim Reece Digitally signed by Jim Reece Date: 2025.03.10 10:28:16 -05'00' 3/10/2025

(Signature) (Date)

DESTIN WATER USERS INC.

P.O. BOX 308 DESTIN, FL. 32540-0308 (850)-837-6146

DATE: 3/20/2025

TO: THE CITY OF DESTIN – COMMUNITY DEVELOPMENT
4200 TWO TREES ROAD
DESTIN, FLORIDA 32541

PROJECT: Maintenance and Field House with restrooms

PROJECT NUMBER: DEV-001549-2025

CONTACT: Jesse Hernandez

LOCATION: City of Destin -Community Development

[X] **PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.**

THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. AT A TECHNICAL REVIEW COMMITTEE MEETING AND IS CONCEPTUALLY:

X **APPROVED W/ COMMENTS**

(Subject to the following, which shall be a condition of the Developmental Order with the City of Destin)

1. *ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES OF ANY PREVIOUSLY APPROVED PROJECT MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.*
2. ***FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.***
3. WATER and SEWER
    a. EXISTING WATER AND SEWER MAINS NEED TO BE FIELD VERIFIED & TAP LOCATIONS MAY FIELD ADJUST DURING CONSTURCTION.
    b. CONTRACTOR TO PROVIDE TAP MATERIALS SPECIFIED BY DWU; DWU WILL PERFORM TAPS ON EXISTING MAINS; DWU IS NOT RESPONSIBLE FOR ANY SITE RESTORATION.
    c. SEWER CONNECTION REQUIRES A CHECK VALVE AFTER THE TAP VALVE. BASED ON FLOW RATES 1.5" - 2" FM MAY BE NEEDED.

IF YOU HAVE QUESTIONS OR CONCERNS, PLEASE CONTACT MONICA WALLIS AT mwallis@dwuinc.com OR 850-837-6146 EXT. 3945 OR BY FAX AT 850-654-5173

Monica M Wallis
Signed

CITY OF DESTIN
CONCURRENCY EVALUATION CERTIFICATION
POTABLE WATER

The following certificate must be completed in full, returned to and certified by one of the following water providers, and returned signed and dated to the City of Destin's Community Development Department:

Destin Water Users, Inc.
Attn: Mr. Steven Schmitt
218 Main St.
Destin, Florida 32541
Phone: (850) 337-3937 ext 3937
Fax: (850) 837-4165

South Walton Utility Company, Inc.
Attn: Ms. Alicia Keeter
369 Miramar Beach Drive
Miramar Beach, Florida 32550
Phone: (850) 837-2988
Fax: (850) 837-7648

[redacted]

Project Name: Morgan Sports Center Improvements

Project Location: 4100 Indian Bayou Trail **Lot/Block:** _____

Project Representative(s) Name: M. Scott Jenkins, P.E. Jenkins Engineering, Inc. **Phone #:** 850-837-2448

Square Footage and Type of Usage: 1,800 SF maint. building, 1,843 SF field house with restrooms, 1,960 SF batting cage facility

Number of Units: 3 total, 2 with service connections (1 new & 1 existing)

Signature: _____ Date: _____

[redacted]

Is this site within an existing service area? Yes [X] No [ ] If no, will the service area be extended? Yes [ ] No [ ] If no, how will potable water be provided: _____

Adopted Level of Service (LOS): 125 gallons per capita per day (average) (Land Development Code: Article 6, Section 6.04.02.B.5)

Demand Generated by this project: 250 GPD

Will the project demand cause the plant to reach 85% of its operating capacity: Yes [ ] No [ ] If yes, attach details of plans for upgrading facility including time schedules, etc.

Based on the methodology specified in Article 6, Section 6.04.00 of the City of Destin Land Development Code, the adopted LOS for potable water as stated above ***IS*** *or* ***IS NOT*** *(circle one) maintained for this development.*

Signature: _____ Title: Operations Mgr Date: 4/14/25

CITY OF DESTIN
CONCURRENCY EVALUATION CERTIFICATION
SANITARY SEWER

The following certificate must be completed in full, returned to and certified by one of the following sewer providers, and returned signed and dated to the City of Destin's Community Development Department:

Destin Water Users, Inc.
Attn: Mr. Steven Schmitt
218 Main St.
Destin, Florida 32541
Phone: (850) 337-3937 ext 3937
Fax: (850) 837-4165

South Walton Utility Company, Inc.
Attn: Ms. Alicia Keeter
369 Miramar Beach Drive
Miramar Beach, FL 32550
Phone: (850) 837-2988
Fax: (850) 837-7648

[redacted]

Project Name: Morgan Sports Center Improvements

Project Address: 4100 Indian Bayou Trail

Project Representative: M. Scott Jenkins, P.E. Jenkins Engineering, Inc. Phone: 850-837-2448

Square Footage and Type of Usage: 1,800 SF maint. building, 1,843 SF field house with restrooms, 1,960 SF batting cage facility

Number of Units: 3 total, 2 with service connections (1 new & 1 existing)

Signature: _____ Date: _____

[redacted]

Is this site within an existing service area? Yes [X] No [ ] If no, will the service area be extended? Yes [ ] No [ ]

If no, how will sanitary sewer be provided: _____

Adopted Level of Service (LOS):

128 gallons per capita per day (Land Development Code: Article 6, Section 6.04.02.B.1)

Demand Generated by this project: 250 GPD

Will the project demand cause the plant to reach 85% of its operating capacity: Yes [ ] or No [ ]? If yes, attach details of plans for upgrading facility including time schedules, etc.

Based on the methodology specified in Article 6, Section 6.04.00 of the City of Destin Land Development Code, the adopted LOS for sanitary sewer as stated above ***IS*** *or* ***IS NOT*** *(circle one) maintained for this development.*

Signature | Operations Mgr (Title) | 4/14/25 (Date)

FOURTH AMENDMENT TO LEASE AGREEMENT

The parties, Destin Water Users, Inc., a not for profit corporation, whose address is P.O. Box 308, Destin, Florida, 32541 (hereafter referred to as "Lessor" or "DWU"), and the City of Destin, Florida, a Florida municipal corporation, whose address is 4200 Indian Bayou Trail, Destin, Florida, 32541 (hereafter referred to as "Lessee" or "Destin"), hereby amend the Lease Agreement dated July 14, 1997, and the First, Second, and Third Amendments thereto.

Paragraph three (3) entitled "Term" shall be amended as follows:

3. Term. This lease shall be for a term of thirty (30) years, effective October 1, 2024, as herein defined, terminating on October 1, 2054.

All other provisions of the Lease Agreement not specifically amended herein shall remain in full force and effect.

Dated this 24th day of Sept., 2024.

ATTEST:

By: _____
Secretary

DESTIN WATER USERS, INC.
a Florida Not-For-Profit Corporation

By: _____
Print: Lockwood Wernet
Title: General Manager

STATE OF Florida
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 24th day of SEPT. 2024, by Lockwood Wernet, as General Manager of DESTIN WATER USERS, INC., a Florida Non-For-Profit Corporation, on behalf of the corporation, who is ☑ personally known to me or ☐ who has produced _____ as identification.

(SEAL)

MARY LOU LAWSON
MY COMMISSION # HH 031635
EXPIRES: October 18, 2024
Bonded Thru Notary Public Underwriters

_____
NOTARY PUBLIC
Printed Name: MARY LOU LAWSON

ATTEST:

By: _____
City Clerk

CITY OF DESTIN,
a Florida Municipal Corporation

By: _____
Print: Larry Jones
Title: Interim City Manager

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 24th day of Sept 2024, by Larry Jones, as City Manager, of CITY OF DESTIN, a Florida Municipal Corporation, on behalf of the corporation, who is ☑ personally known to me or ☐ who has produced _____ as identification.

(SEAL)

NOTARY PUBLIC
Printed Name: Sharon L. Gardner

Sharon L. Gardner
Notary Public
State of Florida
Comm# HH080623
Expires 1/13/2025

** OFFICIAL RECORDS **
BK 2237 PG 4282

FILE # 1749332 RCD: Jan 24 2000 @ 10:03AM
Newman C. Brackin, Clerk, Okaloosa Cnty Fl

186.50

LEASE AGREEMENT

STATE OF FLORIDA
COUNTY OF OKALOOSA

THIS LEASE AGREEMENT made and entered into this 14th day of July, 1997, by and between the Destin Water Users, a not for profit corporation, whose address for the purposes of this Lease is P. O. Box 308, Destin, Florida 32541 ("Lessor", "DWU"), and the City of Destin, a Florida municipal corporation, whose address for the purposes of this Lease is 4200 Two Trees Road, Destin, Florida 325431 ("Lessee", "Destin").

WHEREAS, Lessor owns the Leased Premises, as hereinafter defined, on which Lessor has a permit for, and operates, a spray field for the disposal of treated waste water; and

WHEREAS, Lessee and Lessor desire to cooperate in the development and construction of a sports and recreation facility on the Leased Premises which will benefit the citizens of Destin; and

WHEREAS, Lessor and Lessee believe it to be in their mutual best interest to enter into this Lease agreement for the long term use of the Leased Premises by Lessee.

NOW THEREFORE, in consideration of the above and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties do hereby agree as follows:

1. Definitions. As used in this Lease agreement, the words defined immediately below shall have the meaning stated. Words imparting the singular number include the plural number and vice versa, the male gender shall include the female gender and vice versa, unless the context clearly requires otherwise.

(a) "Development Plan" means collectively the development, construction and engineering specifications, renderings, drawings and plans of the Improvements to the Premises as more specifically described in Exhibit "A" attached hereto and incorporated by reference herein, and are subject to the Destin City Council's approval.

(b) "DWU" means Destin Water Users, a not-for-profit corporation established under and existing in good standing in the State of Florida as a corporation exempt from taxation under Section 501(12)(c) of the Internal Revenue Code, as amended from time to time.

(c) "Governmental Requirements" means any permit, law, statute, code, rule, regulation, ordinance, order, judgment, decree, writ, injunction, franchise, condition, certificate, license, authorization, or other direction or requirement of any

governmental and/or regulatory national, state or local entity with jurisdiction over Destin, DWU, the Premises and/or Improvements . Governmental Requirements shall include all applicable, relevant, or appropriate Florida Statutes, Florida Administrative Code rules, and Destin Ordinances and Codes or regulations; and all Florida Statutes, Destin Ordinances and regulations or rules now existing or in the future enacted, promulgated, adopted, entered, or issued, both with and outside present contemplation of the respective parties to this transaction.

(d) "Hazardous Materials" means any flammable explosives, radioactive materials, hazardous materials, hazardous wastes, asbestos, radon, petroleum products, hazardous or toxic substances or related materials, including, without limitation, those defined in:

(i) The Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. §§ 9601 et seq.);

(ii) The Hazardous Materials Transportation Act, as amended (42 U.S.C. §§ 1808 et seq.);

(iii) The Resources Conservation and Recovery Act of 1976, as amended (42 U.S.C. §§ 6901 et seq.);

(iv) Regulations adopted and publications promulgated pursuant to the foregoing;

(v) Any other Governmental Requirement; and

(vi) Any other material, of which its use, release, disposal, or presence may result in liability under any Governmental Requirement or common law action.

(e) "Improvements" shall mean collectively the development, planning, design, permitting, construction, improvement or equipping, or any combination or combinations thereof, and related activities for development and construction of certain improvements, structures and facilities at the Premises which shall be performed generally in conformance with the Development Plan including, but not limited to, sports activities' fields, soccer fields, maintenance buildings, shade cabanas, promotional kiosk/signs, scoreboards, drainage facilities, spectator stands and other seating areas, access (ingress and egress) facilities and gates including bridges where necessary, recreational activity areas, natural preserves, nature trails, exercise areas, parking areas and field house facility, with administration, food and beverage area, sports equipment/apparel area, medical treatment/training area, and locker room/restroom facilities, which are necessary to utilize the Premises for Destin's permitted purposes and uses.

(f) "Destin" means the City of Destin, Florida, a municipal corporation established by and existing under the Laws of Florida, as amended and supplemented, including and representative or agent of Destin with respect to the Premises.

(g) "Premises" means the following described real property situated in the County of Okaloosa, State of Florida, to wit:

See attached Exhibit "B".

2. Lease. DWU does hereby demise and lease to Destin the Premises described more particularly in the attached Exhibit "B" in accordance with all of the provisions, conditions and terms herein.

3. Term. This lease shall be for a term of twenty (20) years, beginning on the Effective Date, as herein defined.

4. Consideration. The consideration paid by Lessee to Lessor hereunder shall be seven thousand five hundred dollars ($7,500) per year, which amount shall be renegotiated every five years.

5. Maintenance. During the term of this lease, Lessee shall be responsible for the ongoing and continuous maintenance of all of the recreational facilities and other improvements, with the exception of the underground effluent disposal system and wells, located on the Premises at its sole cost and expense.

6. Uses.

(a) Lessee shall use the Premises for its sports and recreation programs and other events sponsored by Lessee, as well as other uses and purposes related thereto. Such use by Lessee is designed to include the admission of the general public to the Premises.

(b) Lessor shall continue to have the right and privilege to dispose of treated effluent on the Premises by utilizing present facilities, a proposed underground effluent disposal system (UEDS) and a proposed surface irrigation system. Utilization of the UEDS is for the benefit of the Lessor. Utilization of the surface irrigation system is for the mutual benefit of the Lessor and Lessee.

(c) Lessee shall be responsible for the maintenance and operation of the surface irrigation system during the term of this lease. Lessor shall be responsible for the operation and maintenance of the UEDS.

(d) Lessor shall have the right and privilege, at its sole costs and expense, to install necessary groundwater monitoring

wells required by regulatory agencies.

(e) Lessor shall have the right of ingress and egress to the Leased Premises to repair, maintain and monitor all facilities relating to the disposal of treated effluent.

(f) Lessor shall make every effort to ensure that the operation of the facilities relating to the disposal of treated effluent does not materially interfere with Lessee's use of the Leased Premises. In the event the operation of the facilities relating to the disposal of treated effluent does materially interfere with Lessee's use of the Leased Premises, and Lessor is unable to satisfactorily remedy the problem within ninety (90) days from notice thereof by Lessee, Lessee at its option shall have the right to terminate this lease. Lessee shall make every effort to ensure that the use of the facilities by Lessee does not materially interfere with the Lessor's use of the Leased Premises for the disposal of treated effluent. In the event that use of the facilities by Lessee does materially interfere with Lessor's use of the Leased Premises and Lessee is unable to satisfactorily remedy the problem within ninety (90) days from notice thereof by Lessor, Lessor at its option, shall have the right to terminate this Lease.

(g) Should this Lease Agreement be terminated by the Lessee in accord with the provisions of paragraph (f) above, Lessor shall remit to the Lessee the cost of the underground effluent disposal and above ground irrigation systems installed on the Leased Premises pursuant to this Lease Agreement pro rated by the number of years that the lease was in effect prior to termination under paragraph (f).

7. Improvements. Lessor shall be responsible for the development, planning, design, permitting, construction, equipping, or any combination for combinations thereof, and other related activities for the development and construction of certain improvements, structures and facilities at the Premises in accord with the Development Plan. DWU will present the cost estimates, including engineering fees, and the initial conceptual plan for the recreational facility to Destin. [Attachment A] Destin shall have thirty (30) days from the time the cost estimates and the plans are presented to the City to signify their approval. In the event the City of Destin does not approve the plan and fund the engineering fees within the thirty (30) day time period, the Lessor shall have the option of terminating the Lease Agreement.

Upon approval of the initial conceptual plan and the funding of the initial engineering fees, the final Development Plan for Destin's utilization of the Premises will be completed. Destin will have thirty (30) days from the submission of the Development Plan to approve the final Development Plan. Upon approval, Destin will furnish DWU the funds necessary to cover the cost of the

approved Development Plan. In the event the Development Plan is not approved, DWU shall have the right to terminate the Lease Agreement.

It is specifically understood that all construction after the initial phase of the Development Plan will be the responsibility of Destin and that operation of the improvements, other than the underground portion of the effluent disposal system, shall be Destin's responsibility, including but not limited to, maintenance, utility bills (electricity, sewer, water, telephone, etc.) DWU shall be responsible for the operation and maintenance of the underground portion of the effluent disposal system.

8. Title to Premises and Improvements. Title to the Premises shall remain vested with DWU, subject to the covenants, conditions and terms of this Lease, and Destin shall have no interest in the title to the Premises but shall only have a leasehold interest thereto. Permanent Improvements made to the Premises which relate to the effluent disposal system and the irrigation system shall be vested with DWU who shall have title thereto, subject to the covenants, conditions and terms of this Lease. Title to all other Permanent Improvements shall be vested with Destin subject to the covenants, conditions and terms of this Lease. Destin shall have control of the Premises and the Permanent Improvements, subject to the covenants, conditions and terms of this Lease Agreement. Notwithstanding the foregoing, DWU shall always retain the control necessary to ensure that all Governmental Requirements affecting the Premises and the operation of the effluent disposal system, irrigation system and water wells are complied with. Destin, with the cooperation and assistance of DWU, shall be responsible for obtaining the approval of the Federal Aviation Administration (FAA) for any Improvements to the Premises. FAA approval shall be necessary prior to the commencement of construction of any recreational facilities on the Premises.

9. Development of Improvements. All of the structures and facilities at the Premises shall be developed and constructed in accordance with applicable Destin rules, Codes and regulations. All improvements to the Premises must be in accordance with the Development Plan. DWU shall comply with the Development Plan and any changes, modifications, supplements or amendments to the Development Plan shall require the consent of Destin.

10. Insurance and indemnity. Lessee shall include the Premises under its comprehensive and general liability insurance coverages for the full amount of coverage as Lessee carries for all of its other municipal facilities. Lessee agrees to hold harmless and indemnify Lessor for any and all losses or liabilities that may be incurred as a result of the operation of the Leased Premises as a recreational complex which are the result of Lessee's negligence or the intentional acts or omissions of Lessee or any of Lessee's

agents, employees, licensees, invitees or agents.

Lessor shall include the Premises under its comprehensive and general liability insurance coverages for the full amount of coverage as Lessor carries for all of its other facilities. Lessor shall hold Lessee harmless and indemnify Lessee for any and all losses or liabilities that may be incurred arising out of:

a) the Lessor's failure to perform any of the covenants, agreements, conditions or terms of this Lease;

b) any laws, ordinances, requirements, orders, directives, rules or regulations of any federal, state, county or city governmental authority with regard to the operation of the Premises as an effluent disposal system or source of potable or nonpotable water;

c) any negligent or intentional acts or omissions of Lessor or any of Lessor's agents, employees, licensees, invitees, or agents; or

d) any toxic or hazardous waste or substance stored, spilled, or disposed of on the Premises by the Lessor or any of the Lessor's agents, representatives, employees, licensees, or invitees.

Nothing herein shall be deemed a waiver of the Lessee's sovereign immunity.

11. Compliance with Governmental Requirements. During the Lease Term, Lessor and Lessee shall comply with all Governmental Requirements as defined herein which govern or affect the Premises and the use thereof for any reason. Each party shall notify the other of its violation of any Governmental Requirement promptly after either receives knowledge thereof, and each party, shall diligently and prudently take requisite action to correct any violations of Governmental Requirements, for which that party is responsible pursuant to the terms and conditions of this Lease, as soon as reasonably possible after the discovery of same.

12. Hazardous Materials. DWU shall not knowingly use, store or permit the use, handling or storage of Hazardous Materials, with the exception of chlorine gas, on the Premises. Should any Hazardous Materials, (other than chlorine gas) be used, stored, or spilled on the Premises, DWU shall immediately commence and diligently pursue the removal of any such material and shall remediate, clean and restore the Hazardous Material area in compliance all applicable governmental requirements, and pay all fines, fees, assessments and penalties arising therefrom.

If DWU shall fail to comply with any of the provisions of this

paragraph, Destin shall have the right, but shall not have the obligation, to enter into and go upon the Premises without thereby causing or constituting a termination of this Lease or interference with DWU's use of the Premises, and to take such steps and incur such expenses as Destin, in its sole discretion, shall deem necessary to correct DWU's default, including but not limited to, making all of the repairs or replacements for which DWU is responsible and DWU shall reimburse Destin on demand for any expense incurred by Destin as a result thereof, provided, however, that Destin shall take no such steps or incur any such expenses without first notifying DWU in writing of the problem and giving DWU 10 days to correct such problem.

13. Default. Each of the following events shall be a default hereunder by Destin and DWU and a breach of this Lease:

(a) Destin shall fail to pay to DWU the lease amount when the same shall become payable and due and the same remains unpaid for forty-five (45) days after DWU's written demand for payment;

(b) DWU shall fail to perform any of the covenants, conditions and terms of this Lease on DWU's part to be performed and such non-performance shall continue for a period of thirty (30) days after written notice thereof by Destin to DWU; or if DWU shall fail to act in good faith to commence and undertake performance within such thirty (30) day period to cure a non-performance which cannot be cured within the initial thirty (30) day period and DWU shall designate in writing a reasonable time period to cure such non-performance and its intent to do so, or, DWU having commenced to undertake such performance within the initial thirty (30) day period, shall fail to diligently proceed therewith to completion within the designated reasonable time period to cure such non-performance.

(c) Destin shall fail to perform any of the covenants, conditions and terms of this Lease on Destin's part to be performed and such non-performance shall continue for a period of thirty (30) days after written notice thereof by DWU to Destin; or if Destin shall fail to act in good faith to commence and undertake performance within such thirty (30) day period to cure a non-performance which cannot be cured within the initial thirty (30) day period and Destin shall designate in writing a reasonable time period to cure such non-performance and its intent to do so, or, Destin having commenced to undertake such performance within the initial thirty (30) day period, shall fail to diligently proceed therewith to completion within the designated reasonable time period to cure such non-performance.

If an event of default shall occur and be continuing for ninety (90) days, then Destin shall have the right to terminate and cancel this Lease by giving to DWU not less than ninety (90) days

notice of such termination and cancellation, and upon the expiration of the time fixed in such notice, this Lease and the Lease Term shall expire and thereafter be null and void with no further force and effect. In addition to this remedy, in the event of default Destin may exercise any and all other remedies available to it at law or in equity.

If an event of default shall occur and be continuing for ninety (90) days, then DWU shall have the right to terminate and cancel this Lease by giving to Destin not less than ninety (90) days notice of such termination and cancellation, and upon the expiration of the time fixed in such notice, this Lease and the Lease Term shall expire and thereafter be null and void with no further force and effect. In addition to this remedy, in the event of default DWU may exercise any and all other remedies available to it at law or in equity.

Both parties agree that in the event of nonperformance of either party caused by an act of God such nonperformance shall not be considered an event of default.

14. Termination. Notwithstanding the term of this lease stated herein, after an initial period of five (5) years, this lease may be terminated by either party at any time upon six (6) months written notice to the other party; *provided, however,* that any such termination by Lessor shall be only after the finding by a regulatory agency with authority over Lessor that the Leased Premises are necessary and the most cost-effective means for the expansion of, or exclusive use in, the mission of Lessor. Upon termination of this Lease, Lessor shall have the right to re-enter and retake possession of the Premises.

15. Subletting and Assignment. Destin shall have the right to sublet certain portions of the Improvements or Premises for the administration, management, maintenance or operation of the Premises. No sublease shall grant to the lessee any benefit or right greater than such benefit or right held by Destin under the terms and conditions of this Lease. Any such subletting or agreement shall be in compliance with the Governmental Requirements and all other covenants, terms and conditions of this Lease. This Lease shall not be transferred, sublet or assigned, without DWU's written consent thereto, which consent shall not be unreasonably withheld. Any subletting or assignment not in compliance with this paragraph shall be null and void with no force and effect.

16. Expiration of Term.

(a) Within 6 months of the end of the initial lease term, both parties to this Lease Agreement shall give written notice to the other party either that that party wishes to engage in renegotiation of this Lease Agreement or that that party wishes to

terminate the Lease Agreement at the end of the initial term. To the extent that parties have not come to a final agreement at the end of the initial lease term, but are in the process of negotiating in good faith a new Lease Agreement, the terms and conditions of this Lease Agreement shall continue in full force and effect until the new Lease Agreement is finalized or the parties agree to terminate the negotiations for a new Lease Agreement.

(b) At the expiration of the initial Lease Term , Destin shall peaceably return to DWU the Premises. It is understood and agreed that upon the termination or expiration of this Lease that Destin shall have the responsibility for the removal of all Permanent recreational improvements and for the restoration of the Premises to a condition reasonably acceptable to DWU. It is also understood that all temporary or non-attached improvements or additions to the Premises, which shall include, but are not limited to: stadium/field lighting; scoreboards; bleachers and fences, shall remain the property of Destin at the expiration or termination of this Lease. All Permanent Improvements associated with the irrigation system, wells or underground effluent disposal system shall either become or remain the property of DWU at the termination of this Lease Agreement.

17. Dispute resolution. Any controversy, claim, misunderstanding, cause of action, matter in question, breach or disagreement arising out of, or relating to, this Lease (hereinafter called "Dispute") shall be decided by the Circuit Court of Okaloosa County, Florida. The party seeking a resolution of a Dispute must provide the other party with written notice describing the Dispute, allow the responding party to file a written response within 10 days and meet at least once with the responding party within the thirty (30) day period immediately prior to filing a complaint with the Circuit Court.

18. Environmental Warranty.

(a) Being familiar with the Leased Premises, and in reliance on a Phase I Environmental Study conducted by Smith and Gillespie Engineers, Inc., Lessor warrants that the Leased Premises contain none of the following: (i) hazardous substances, pollutants or contaminants, as defined in the Comprehensive Environmental Response Compensation and Liability Act or other similar state or Federal environmental legislation; or (ii) underground storage tanks. Lessor agrees to defend and save Lessee harmless from and against any and all losses, claims, liabilities, judgments, damages, penalties, expenditures, costs, including reasonable attorney's fees, or other expenses which Lessee may suffer or incur as a result of a breach of the foregoing warranty.

(b) Being familiar with the processes involved with the disposal of treated effluents as provided in this section, Lessor

hereby warrants that such disposal will be distributed in a manner consistent with local, state and federal laws, rules and regulations and shall not cause or contribute to any cause of action under the Comprehensive Environmental Response Compensation and Liability Act or other similar state or federal environmental legislation. Lessor agrees to defend and save Lessee harmless from and against any and all losses, claims, liabilities, judgments, damages, penalties, expenditures, cost, including reasonable attorney's fees, or other expenses which lessee may suffer or incur as a result of a breach of the foregoing warranty.

19. Miscellaneous.

(a) Operation. Lessee shall keep the Leased Premises clean and free of rubbish and shall not allow the accumulation of any unsightly matter(s) or object(s). Lessee shall develop, operate and maintain any improvements to the subject property so as not to unreasonably interfere with the property rights of the adjacent property owners.

(b) Notices. Any and all notices required to either party shall be in writing and shall be duly delivered and given when personally served or mailed to the person at the address designated below. If notice is mailed, the same shall be mailed, postage prepaid, in the United States mail by certified or registered mail - return receipt requested. Notice shall be deemed to have occurred on the date of receipt; in the case of receipt of certified or registered mail, the date of receipt shall be evidenced by return receipt documentation. Failure to accept certified or registered mail shall be deemed a receipt thereof within ten (10) days after the first notice of delivery of the certified or registered mail. Any entity may change its address as designated herein by giving notice thereof as provided herein.

If to Destin: Office of the City Manager
Destin City Hall
4200 Two Trees Road
Destin, Florida 32541

If to DWU: Destin Water Users
P. O. Box 308
Destin, Florida 32541

or such other address as either party may from time to time specify in writing to the other.

(c) Legal Representation. Each respective party to this Lease has been represented by counsel in the negotiation of this Lease and accordingly, no provision of this Lease shall be construed against a respective party due to the fact that it or its counsel drafted, dictated or modified this Lease or any covenant,

condition or term thereof.

(d) Further instruments. Each respective party hereto shall, from time to time, execute and deliver such further instruments as any other party or parties or its counsel may reasonably request to effectuate the intent of this Lease.

(e) Effective Date. The date of this lease will be the date after the last one of the Lessee and the Lessor have signed this Lease Agreement and the City Council of the City of Destin has adopted an ordinance approving this Lease Agreement (the "Effective Date"). The ordinance adoption process is a dynamic process subject to public participation and the ordinance adoption process is discretionary with the Council. Therefore, Lessee may unilaterally withdraw from this Lease Agreement if the City Council fails to adopt the ordinance on or before July 1, 1997.

(f) Entire Agreement. This Lease Agreement contains the entire agreement between the parties hereto and no verbal or oral agreements, promises or understandings shall be binding upon either Lessor or Lessee in any dispute, controversy or proceeding at law, and any addition, variation, or modification to this Lease Agreement shall be void and ineffective unless made by a writing signed by Lessor and Lessee. Lessee agrees that it will not use its ability to enact ordinances to modify the duties, obligations, rights and liabilities of DWU under this Lease Agreement in derogation of the language of this section. Ordinances passed by the City subsequent to the execution of this Lease Agreement which affect the duties, rights, obligations and liabilities of all persons within the city limits of Destin shall not constitute a breach of this provision.

(g) Headings. Paragraph headings of this Lease Agreement are inserted only for reference and in no way define, limit, or describe the scope or intent of this Agreement nor affect it terms or provisions.

(h) Multiple Counterparts. This Lease Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

(i) Attorney's Fees and Costs. In any Dispute arising out of or pertaining to this Lease, the prevailing party shall be entitled to an award of its attorney's fees and costs, whether incurred before, after or during litigation or at the appellate level.

(j) Successors and Assigns. This Lease shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

(k) Recording. This Lease shall be recorded in the public records of Okaloosa County, Florida.

(l) Survival of Representations and Warranties. The respective indemnifications, representations and warranties of the respective parties to this Lease shall survive and remain in effect.

(m) Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of Florida and the Ordinances of the City of Destin. Wherever possible, each provision, condition and term of this Lease shall be interpreted in such a manner as to be valid under applicable law. A finding that any term, provision or condition of this Lease is invalid or prohibited under applicable law shall not affect the remaining terms, provisions or conditions of this Lease or of any documentation executed and delivered pursuant hereto.

IN WITNESS WHEREOF, the parties hereby have caused the signatures of their officers to be set hereunder and the seals to be placed thereon to be effective as of the latest date of execution.

DATED this 14th day of JULY, 1997.

ATTEST:

By: Carolyn L. Garrett

DESTIN WATER USERS,
Destin, Florida

By: Herbert D. Brough
Herb Brough, President

ATTEST:

By: Carolyn L. Garrett

CITY OF DESTIN,
a Florida Municipal Corporation

By: Robert T. Mearns
Robert T. Mearns,
City Manager

FORM APPROVED:

J. Jerome Miller
J. Jerome Miller, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing was acknowledged before me this 14th day of JULY, 1997, by Herb Brough and Robert A. Mearns, the President and City Manager, respectively, of Destin Water Users and the City of Destin, who are personally known to me or have produced the identification referenced below and who did take an oath.

Carolyn Lee Garrett
Notary Public State and County Aforesaid

Commission No. CC475224
My commission expires: 6-21-99

NOTARY SEAL
CAROLYN LEE GARRETT
COMMISSION NUMBER
CC475224
MY COMMISSION EXP.
JUNE 21 1999

Identification: _____

c:1823

Attachment A

BASKERVILLE-DONOVAN, INC.

ARCHITECTS ■ ENGINEERS ■ PLANNERS ■ SURVEYORS
AA C001177 EB 0000340 LC C0000126 LB 0000340

17 April, 1997

Destin Water Users, Inc.
P.O. Box 308
Destin, FL 32541
Attention: Mr. Erik Smith

Re: **Proposed Destin Sports Park**
Our Project Number Unassigned

Dear Erik:

This letter conveys our understanding of the Scope of the referenced project and the associated fee quote to perform professional services consistent with the Scope.

Scope

Prepare plans and specifications suitable for competitive bidding for the following site elements to be included in the proposed Sports Park:

1. Parking - in two phases of approximately 200 spaces per phase
2. Access road from Two Trees Road to the site
3. Restroom / Concession facility of approximately 2,000 square feet
4. Phased athletic fields as follows:
    a. 2 adult soccer fields and 2 adult softball fields
    b. 2 Little League softball fields
    c. 2 Senior softball fields
    d. 2 adult soccer fields and 1 Tee Ball field
5. Phased ball field lighting for all fields except Tee Ball
6. Preservation of the existing dunes in the Gulf Power right-of-way
7. Irrigation for all athletic fields
8. Trash facilities
9. Bleachers for Phase 4a
10. Enlarge the existing pond at the Destin City Hall
11. Site Amenities - Walkways, bleachers, fences, dugouts, scoreboards, drinking fountains, benches, landscaping, signage, etc.

Recorders Memo:
Legibility of some entries on this page not suitable for Microfilm/Imaging records.

316 SOUTH BAYLEN STREET, SUITE 500, P.O. BOX 13370, PENSACOLA, FLORIDA 32591, (904) 435-9651, FAX: 433-6761

Professional Services

Surveying

1. From existing data, prepare a master site plan showing descriptions, ownership, and jurisdiction.
2. Locate a limited number of underground utilities - water, sewer,
3. Prepare a limited amount of topographic survey data

Site Planning

4. Prepare a schematic site plan showing the project elements
5. Prepare a Preliminary Construction Cost Estimate

Engineering (Construction Plans)

6. Site Demolition Plan
7. Site Grading Plan
8. Site Layout Plan
9. Sports Field Design including consultation with a turf specialist
10. Stormwater Master Plan
11. Irrigation System - both pumping and distribution
12. Ballfield lighting and site electrical
13. Restroom / Concession Stand design
14. Site Amenities - Walkways, bleachers, fences, dugouts, scoreboards, drinking fountains, benches, landscaping, signage, etc.

Permitting

15. FDEP Wastewater Treatment Plant - Operating Permit Modification
16. FDEP Stormwater Permit
17. Okaloosa County - City of Destin Concurrency Review
18. City of Destin - Driveway Connection
19. Gulf Power Use Agreement
20. FAA Permitting to be prepared by the City of Destin
21. Traffic Study - to be quoted at a later date

Construction Services

22. Bidding Services
23. Construction Administration
24. Certification of Permits

24. Certification of Permits

Time

25. BDI will meet the time frames listed in the Interlocal Agreement between DWU and the City of Destin. Once the schematic design is approved, construction plans and specifications will be completed within 60 days. Permits will be submitted within 30 days after plans are approved by DWU/ City.

Fee

Surveying	17,500
Meeting w/FDEP	Scope and Permitting Issues prior to design
Site Plan / Cost Estimating	10,500
Construction Plans	8% of Construction (Budget: $1.5 - 2.0M)
Permitting	Hourly, with an estimate of 12,500 for items 16 - 19. Potential judicial aspects of permitting will be handled on an hourly basis, also.
Geotechnical Investigation	Budget: 10,000 (By Others)

Our goal in preparing this proposal was to define the scope and make the fee proposal consistent with the FMHA fee curve normally used as a guide by DWU.

If we have accurately described both scope and fee, please sign and return one copy of this proposal to serve as our Task Order. All conditions of the DWU-BDI Agreement will apply to this Task Order.

Very truly yours,

BASKERVILLE-DONOVAN, INC.

Dave Hemphill

Dave Hemphill
Landscape Architect

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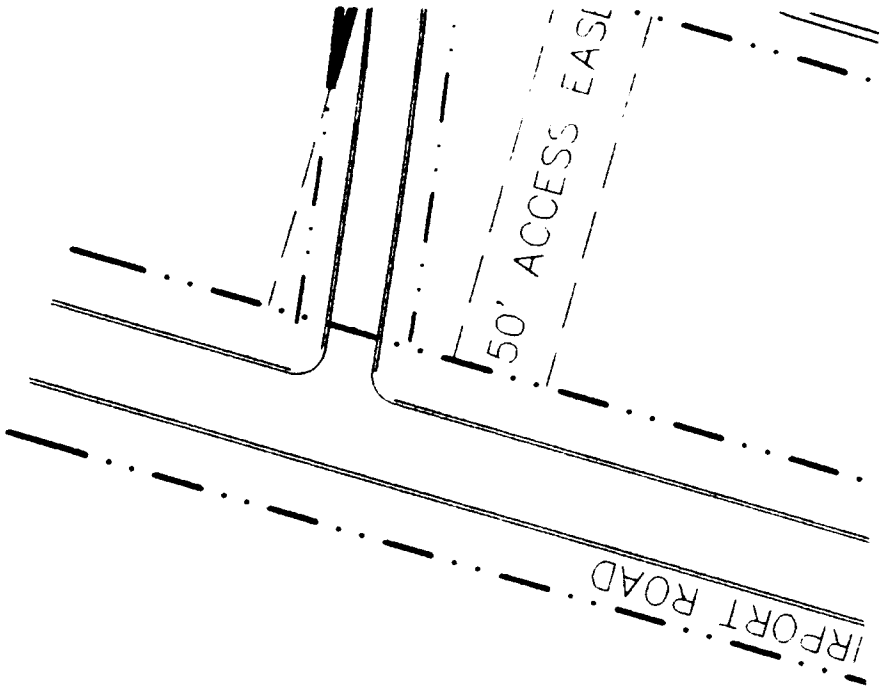
To: DESTIN WATER USERS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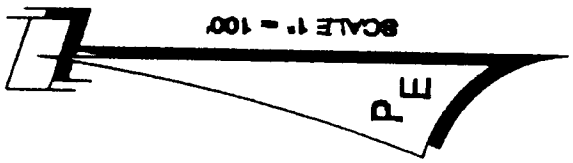
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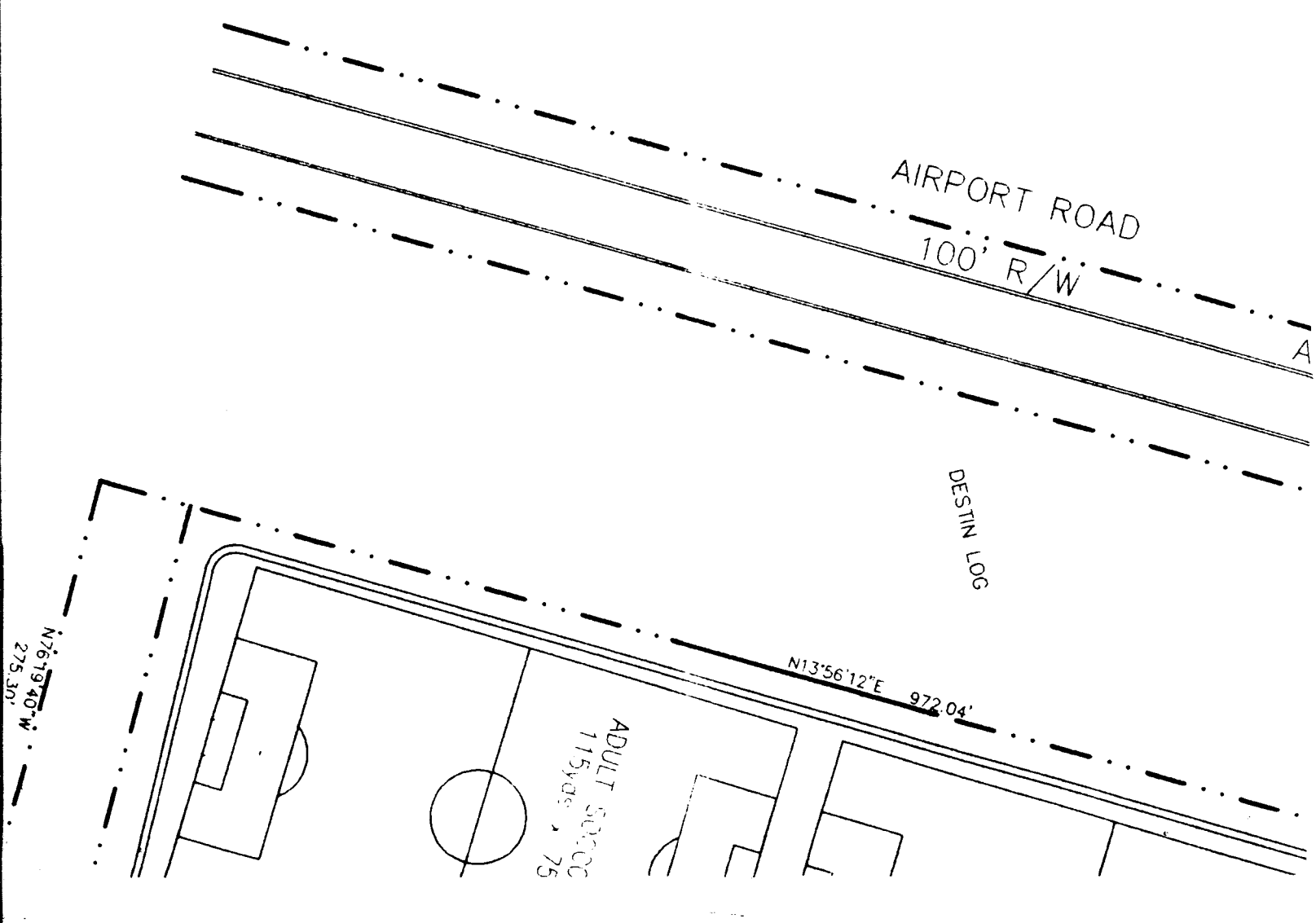
WRITTEN AUTHORIZATION OF PANHANDLE ENGINEERING, INC.



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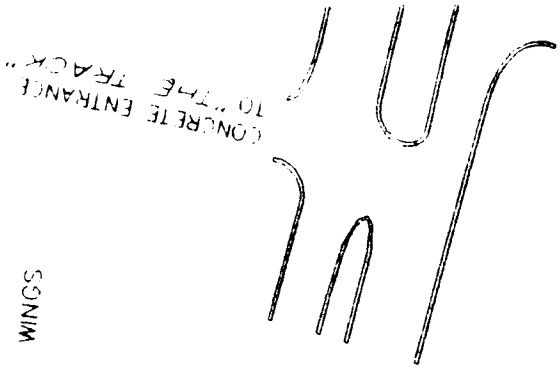
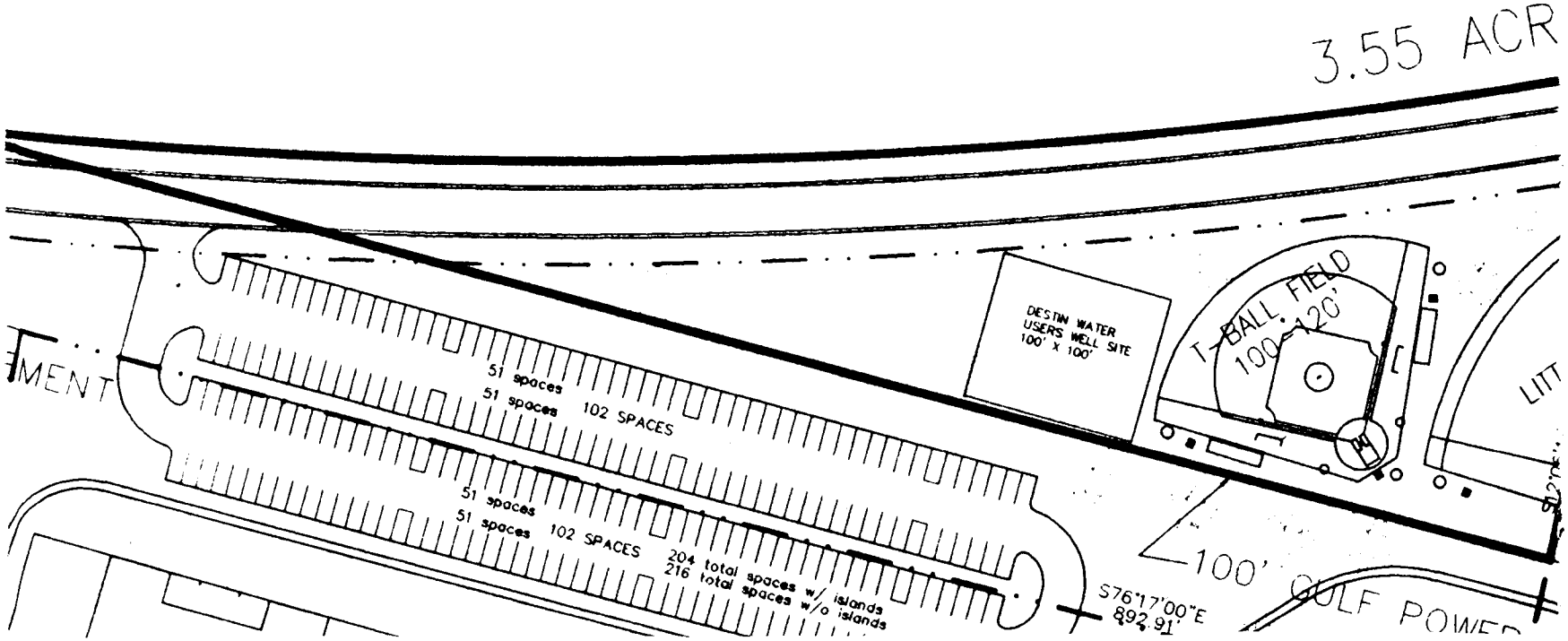
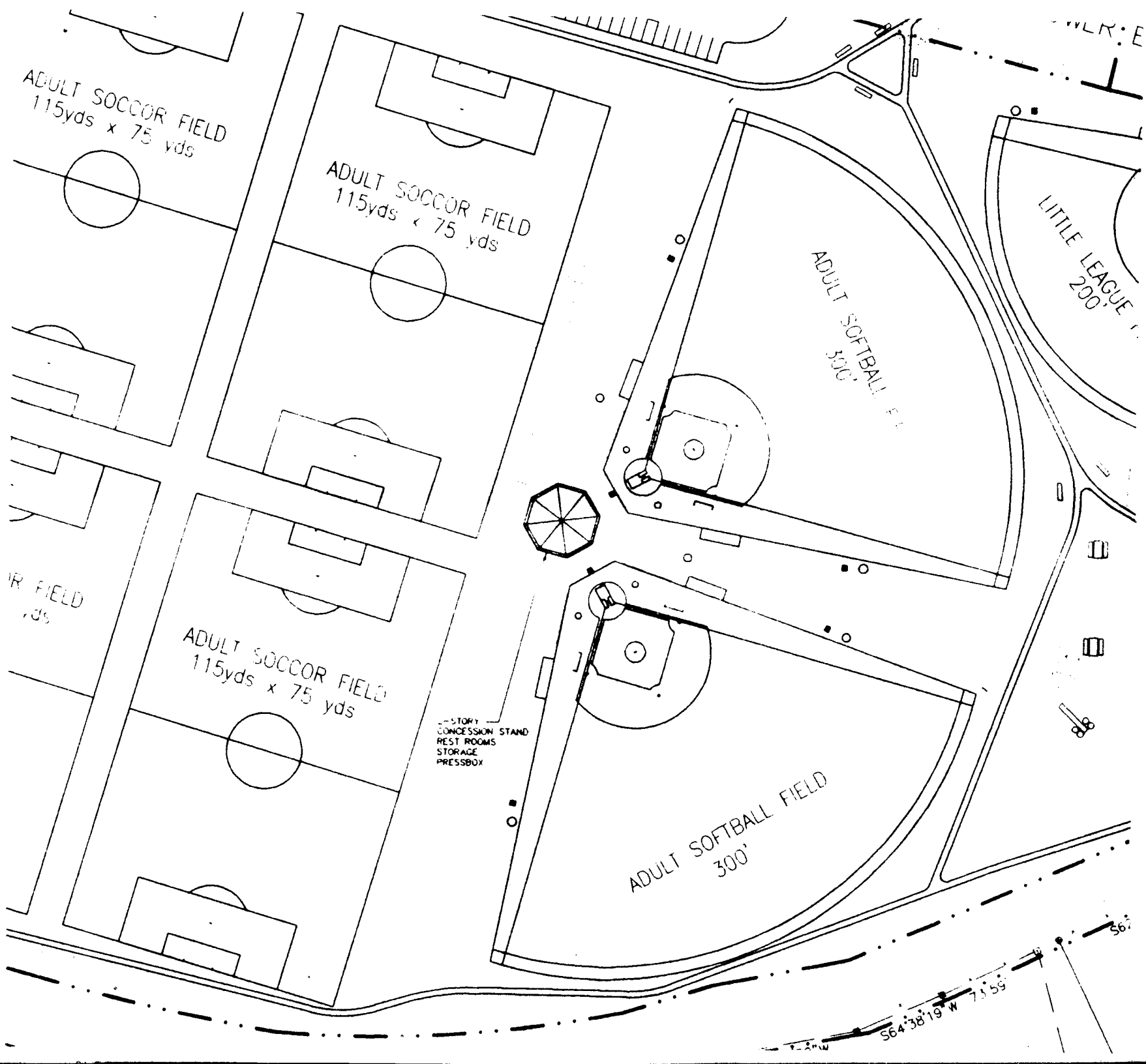
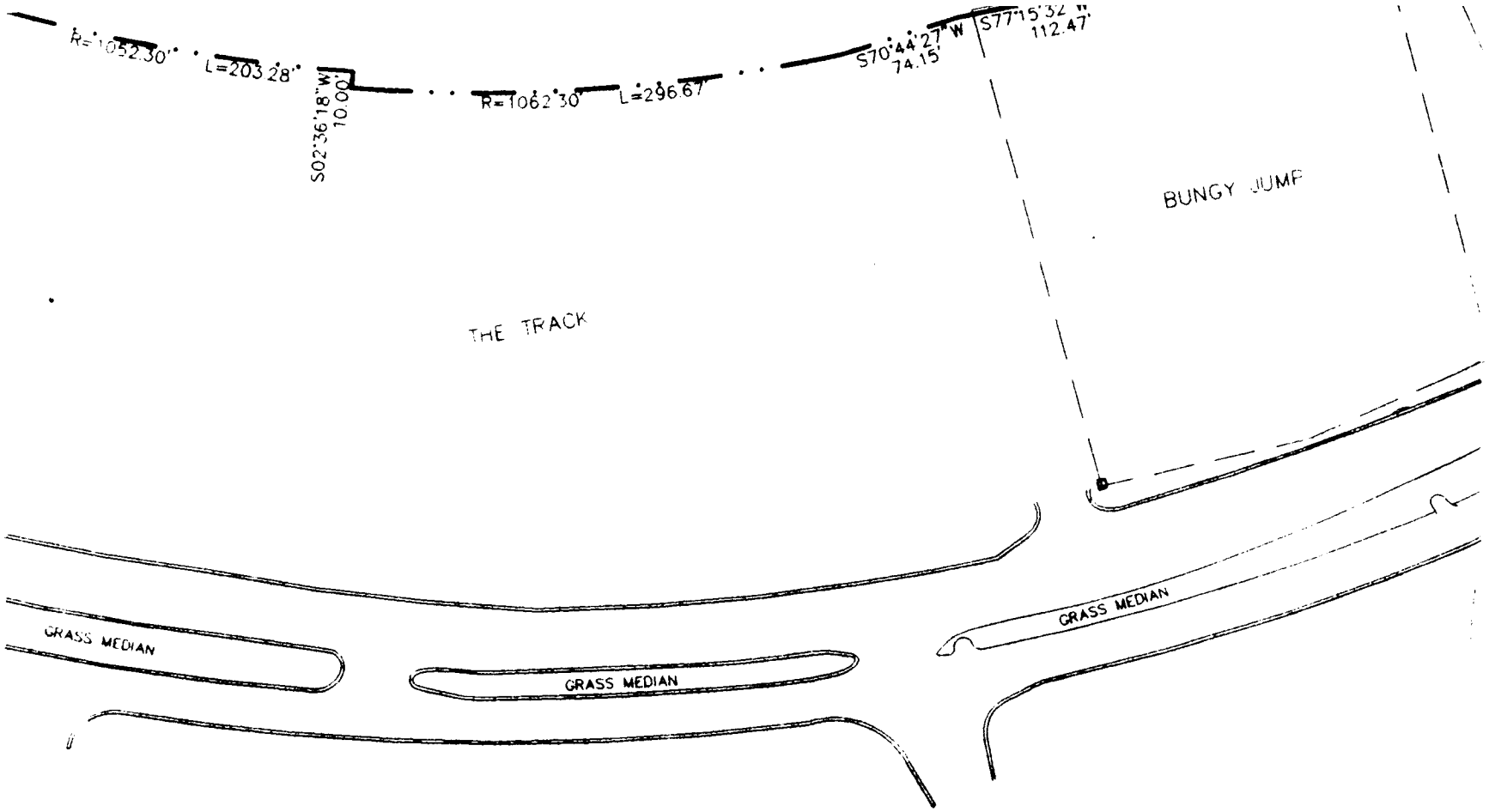


REV	DATE	BY	REVISIONS
01	03/03/97	MDC	T-BALL FIELD ADDITION

RELEASED FOR CONSTRUCTION BY DATE

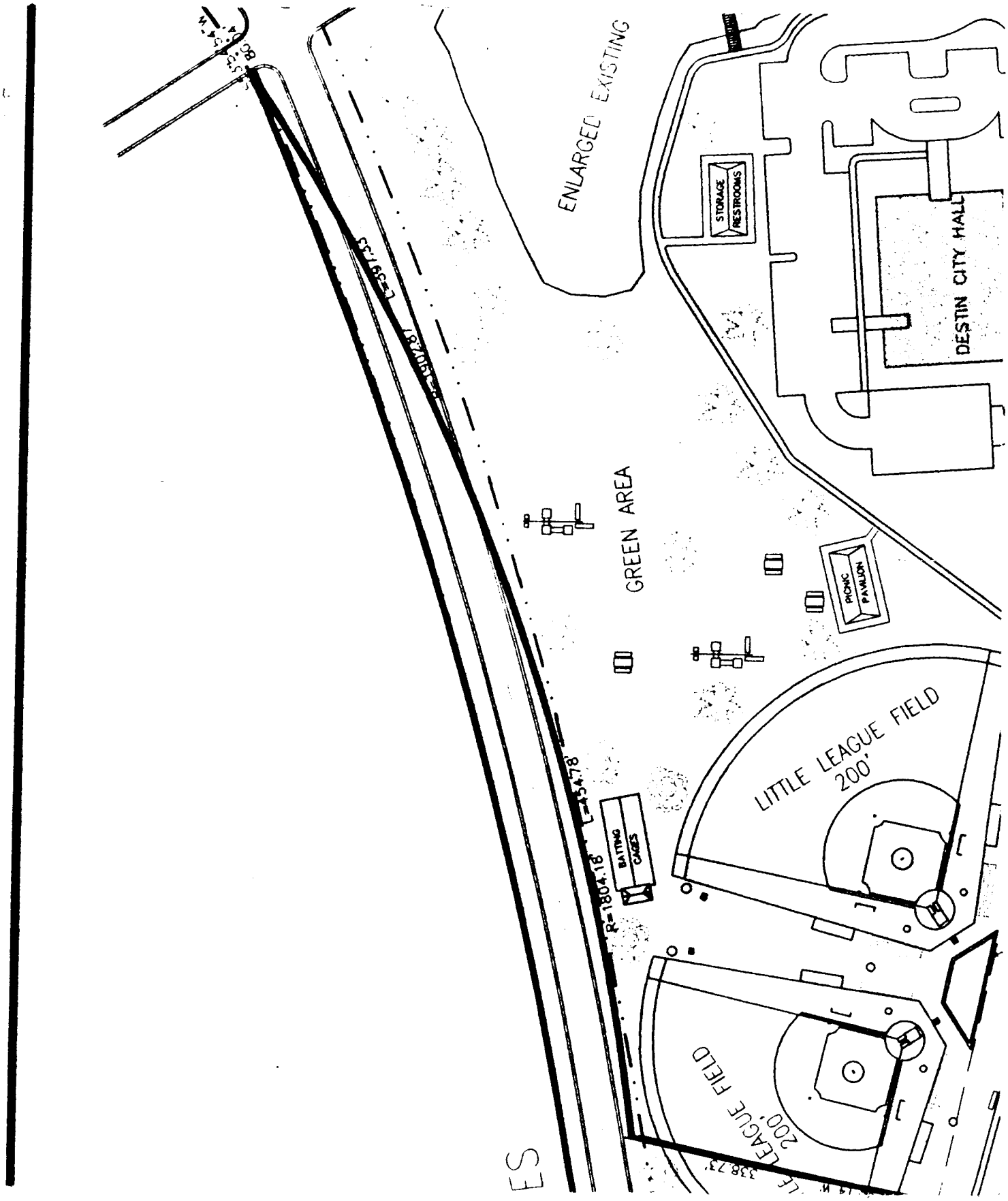


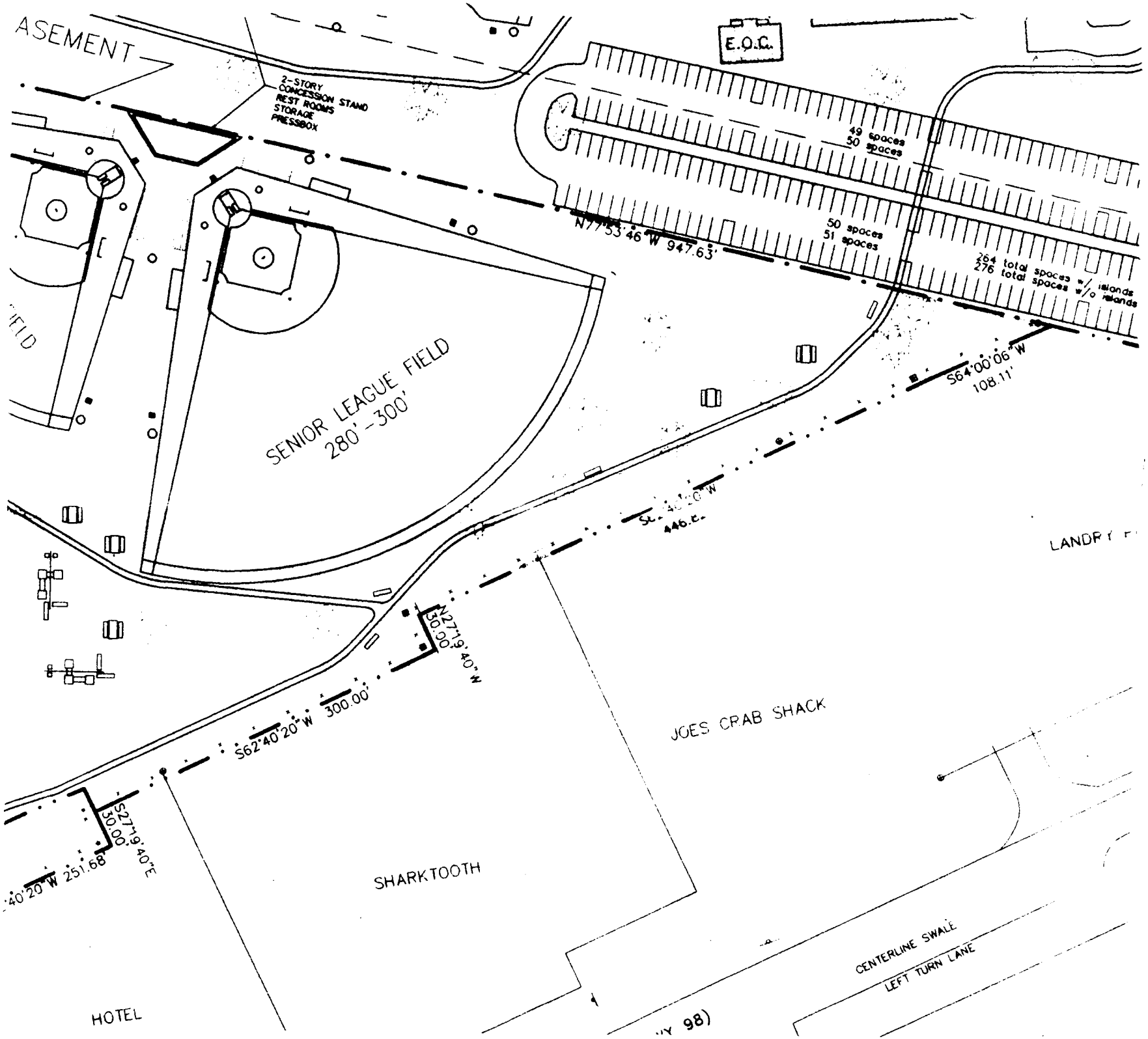


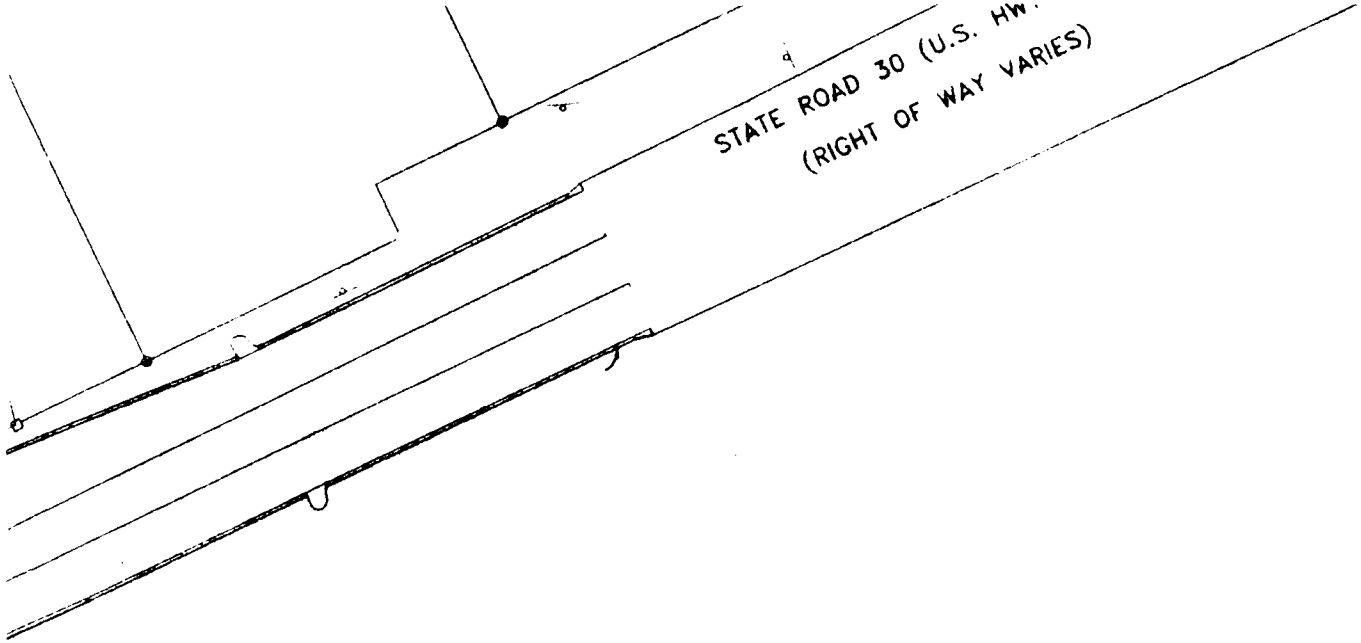


SCALE:	1"=100'
DESIGNED BY:	MDC
DRAWN BY:	MDC
REVIEWED BY:	DOC
ISSUE DATE:	.
FILE NAME:	COMPLEX.DWG

PANHANDLE
ENVIRONMENTAL ENGINEERS
1234 AIRPORT ROAD, SUI
VOICE (904) 650-3001 FAX (904)


ENLARGED EXISTING
STORAGE
RESTROOMS
DESTIN CITY HALL
GREEN AREA
PICNIC PAVILION
LITTLE LEAGUE FIELD
200'
BATTING CAGES
R=1804.18'
L=454.78'
LITTLE LEAGUE FIELD
200'

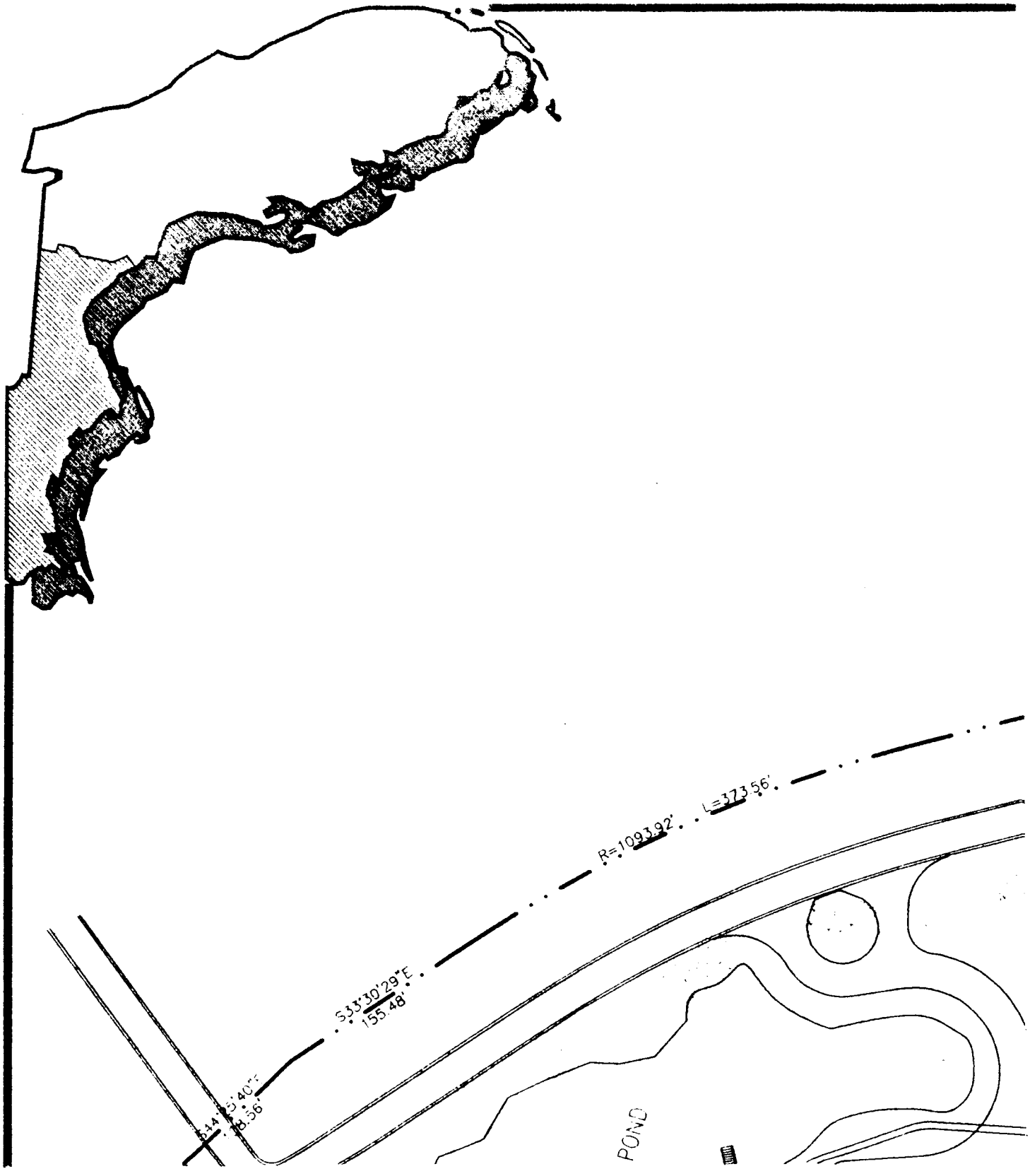




NGINEERING, INC.
CIVIL ENGINEERS • LAND PLANNERS
TE 215 DESTIN, FLORIDA 32541
350-2840 E MAIL peinc @ emeraldcoast.com

S
DESTIN

DES


R=1093.92'
L=373.56'
S33°30'29"E
155.48'
POND

Recorders Memo:
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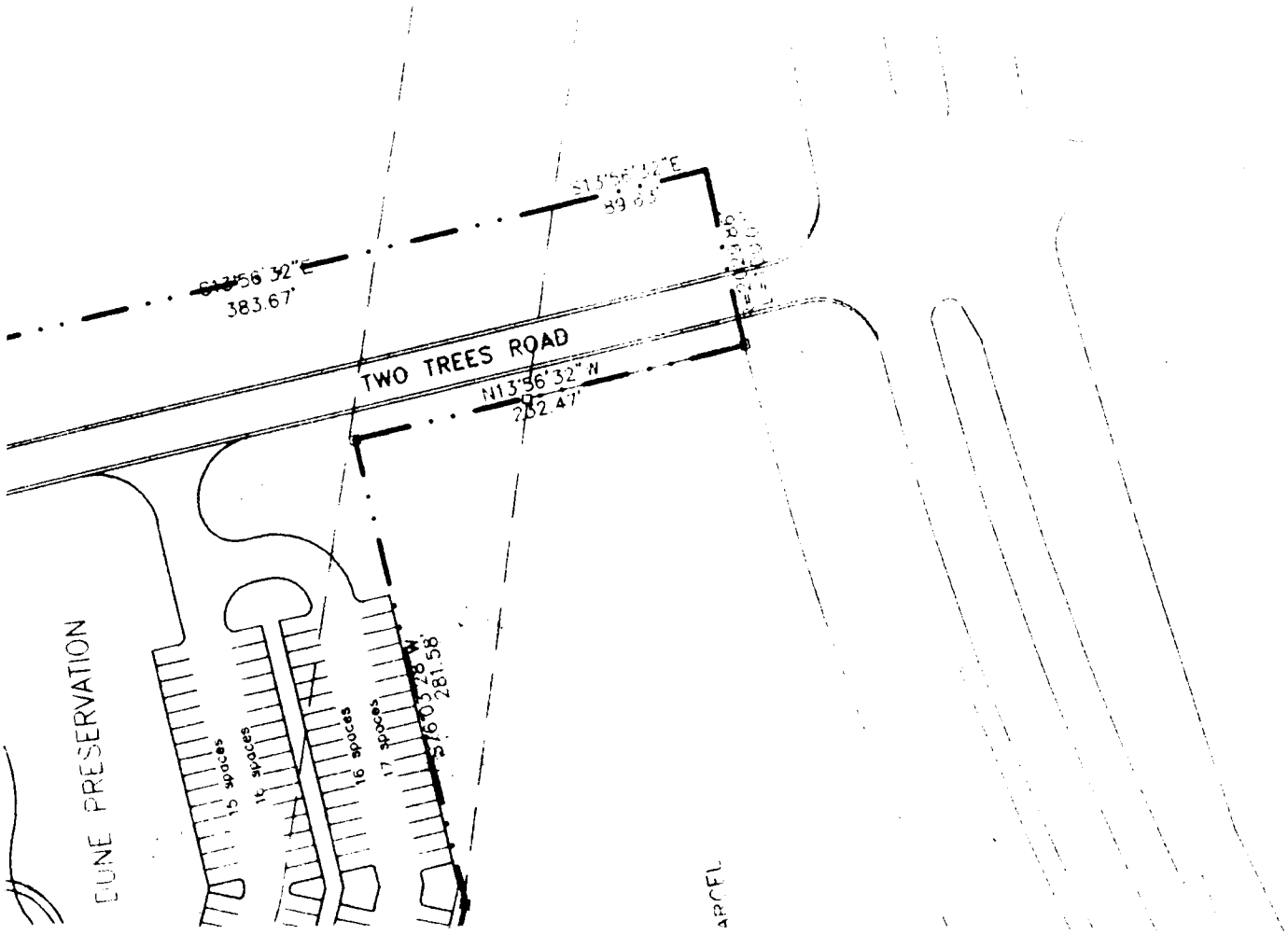


17324 SPORTS PARK

ITE PLAN
SPORTS PARK

'TIN FLORIDA

Exhibit A

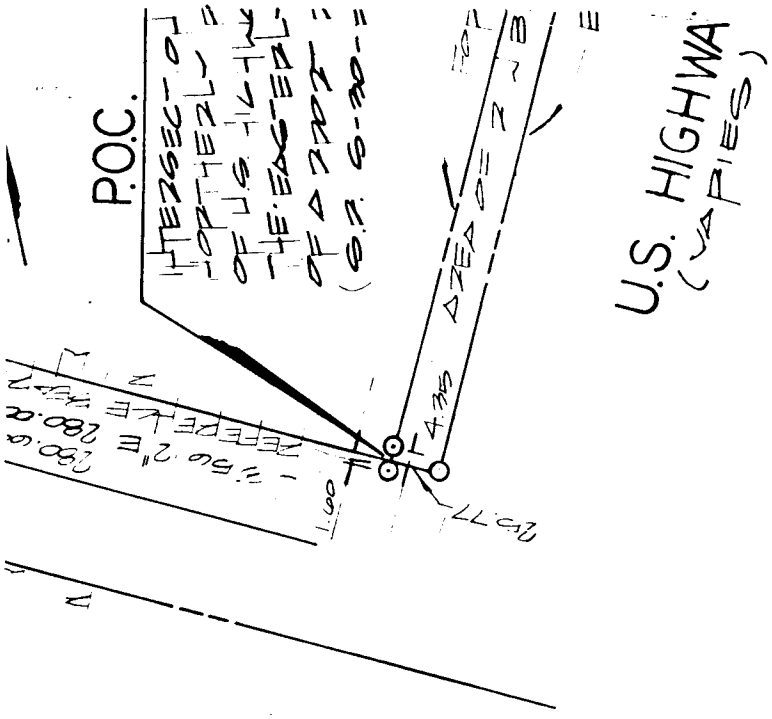
1

17324

LEGEND

POC	=	POINT OF COMMENCEMENT
POB	=	POINT OF BEGINNING
P.O.B.	=	PLACE OF BEGINNING
R/W	=	RIGHT OF WAY
TYP	=	TYPICAL
(D)	=	DESCRIPTION
(F)	=	FIELD
R	=	RADIUS
Δ	=	DELTA
LA	=	LENGTH OF ARC
CH	=	CHORD
CB	=	CHORD BEARING
S.R.	=	STATE ROAD
⊕	=	SET CAPPED IRON ROD #0360
⊙	=	FOUND F.D.O.T. CAPPED IRON ROD
○	=	FOUND CAPPED IRON ROD #4004
◑	=	FOUND CAPPED IRON ROD #3724

AIRPORT ROAD
(100' P/W)
P.O.B.
S76°40'E
190.8
2000
S76
SET PAINTED HOLE IN CONCRETE
FOUND CONCRETE MONUMENT # 3027
FOUND CONCRETE MONUMENT # 3724
POINT OF CURVATURE
POINT OF INTERSECTION
POINT OF TANGENCY
5' WIRE FENCE
CENTERLINE



GENERAL NO

1. SURVE
1143,

2. NO TI
PROVI
OF RE
SETBA
AFFEC

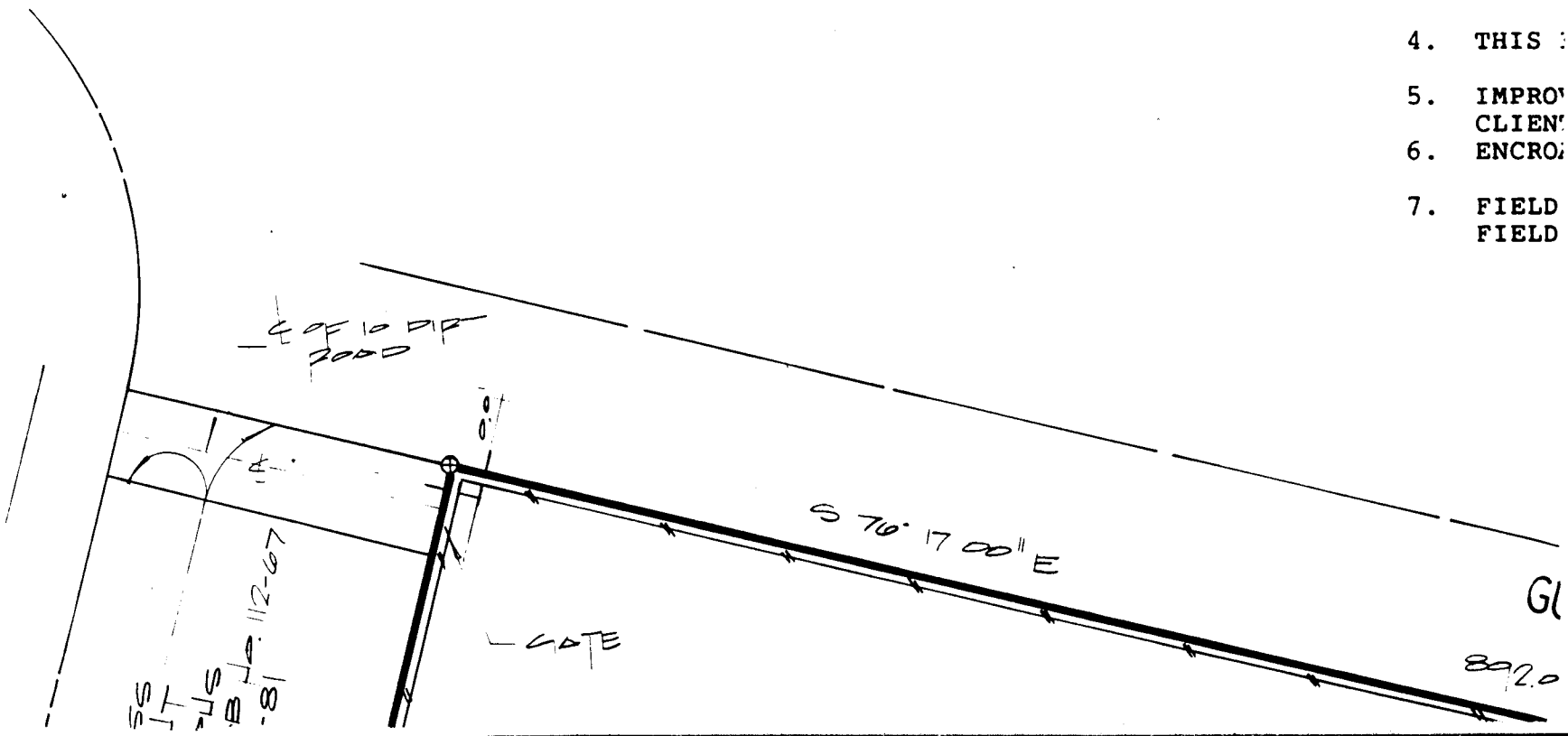
3. FLOOD
FEDER
OKALO

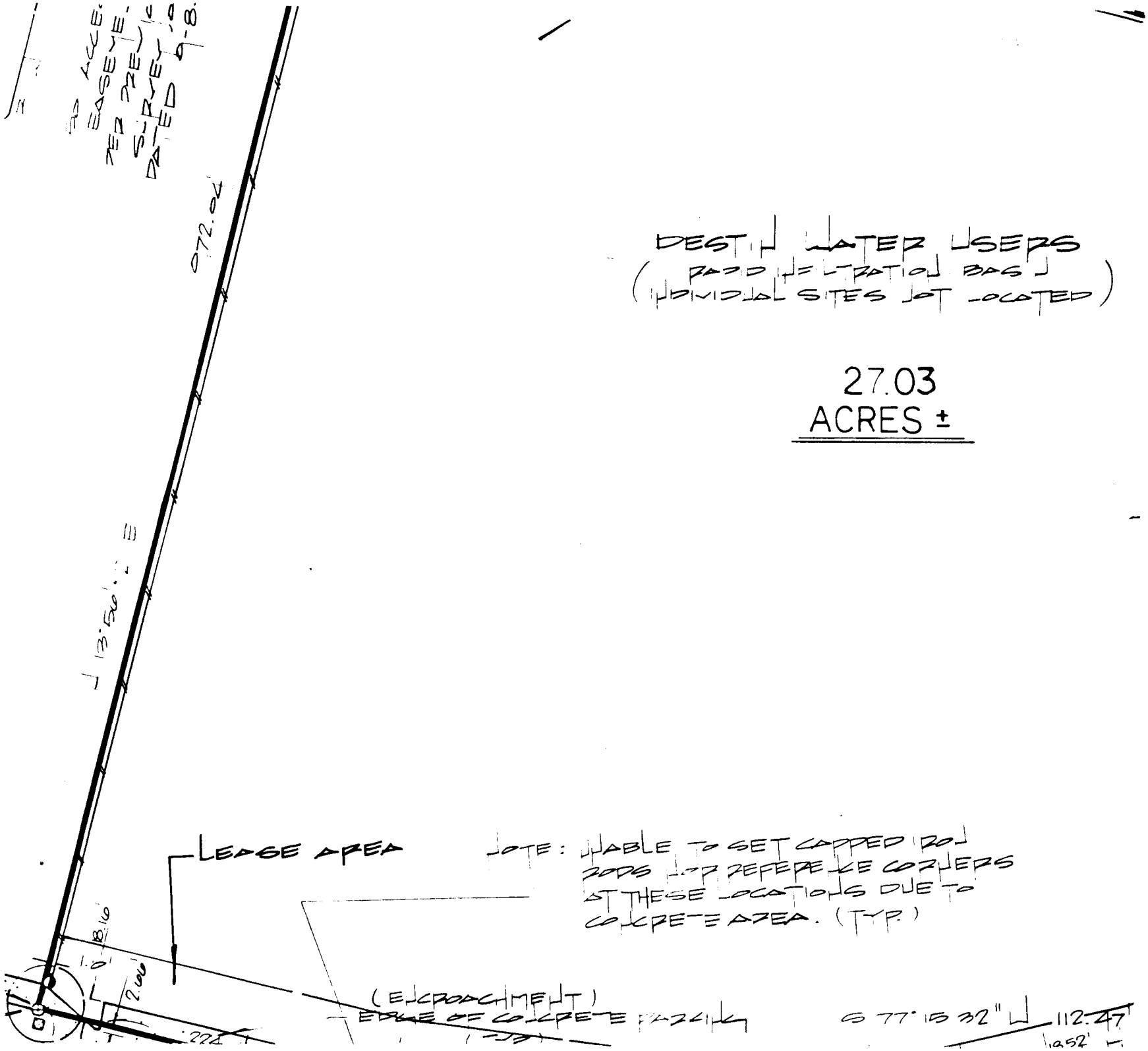
4. THIS

5. IMPRO
CLIEN

6. ENCRO

7. FIELD
FIELD

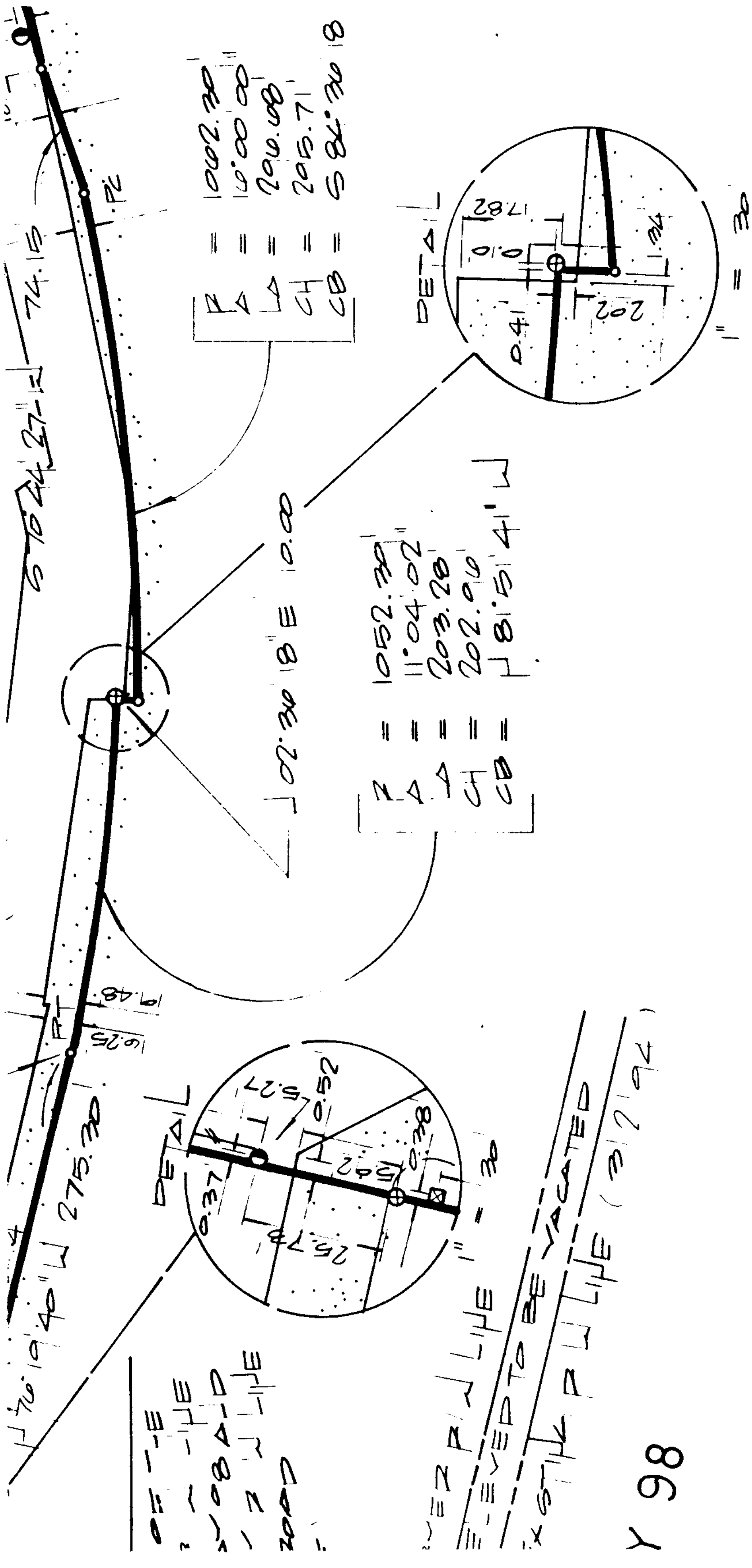




DESTIN WATER USERS
(RADIUS OF LOCATION BASIS)
(INDIVIDUAL SITES NOT LOCATED)

27.03
ACRES ±

** OFFICIAL RECORDS **
BK 2237 PG 4315


DETAIL
1" = 30'
DETAIL
1" = 30'
275.30
74.15

TES:

(DATUM: DESCRIPTION AS FURNISHED, RECORDED IN O.R. BOOK
AT PAGE 1142, OKALOOSA COUNTY, FLORIDA.

TLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PERFORMED BY NOR
)ED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS
:ORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING
:KS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD
T THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.

ZONE: C, BASE FLOOD ELEVATION N/A FEET, AS SCALED FROM
AL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF:
)SA COUNTY, FLORIDA PANEL NO. 120173 0245 D, REVISED 7/18/85.

:S A BOUNDARY SURVEY.

/EMENTS OTHER THAN SHOWN HEREON WERE NOT LOCATED PER THE
T'S REQUEST.
ACHMENTS ARE AS SHOWN.

DATES: 1/25/94, 2/11/94 AND 3/02/94
DATA RECORDED IN F. VOL.'S: 573, Pp. 48-50 AND
748, Pp. 25-26, 42-43

** OFFICIAL RECORDS **
BK 2237 PG 4317

JLF

POWER EASEMENT

Recorders Memo:
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DESCRIPTION AS FU

Commence at the i
of U.S. Highway S
line of Airport R
north 13 degrees

R = 1072.39
Δ = 03°55'58"
L = 73.61'
CH = 73.59'
CB = S 64°38'01" W

SURVEYOR'S CERTIFICATE:

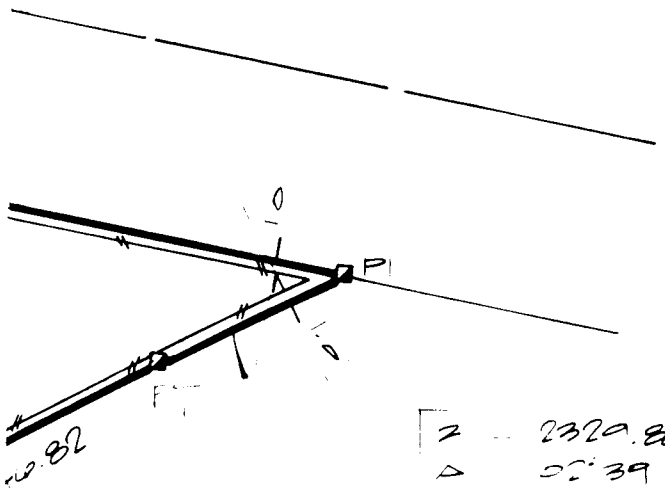
I HEREBY DECLARE THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA: CHAPTER 61G17-6 F.A.C., AS ESTABLISHED BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FOR: BASKERVILLE-DONOVAN, INC.
CORP. NO. 0340

BY: _____ 3/10/94
DENNIS E. BLANKENSHIP, P.L.S. DATE
FLORIDA REGISTRATION NO. 3292

easterly right o
feet; thence go
distance of 200.
north 13 degrees
feet to a point
100 foot Gulf Po
17 minutes 00 se
a Gulf Power Com
go south 79 degr
said southerly l
of 879.84 feet t
being concave so
thence go southw
distance of 108.
point of tangenc
seconds west a d
degrees 19 minut
thence go south
of 300.00 feet;
east a distance
minutes 20 secon
curvature; then
of 1072.39 feet
CH BRG= S 64°38'
32 seconds west
degrees 44 minut
a point on a cur
radius of 1062.3
aforesaid curve
of 296.68 feet (
north 02 degrees
feet to a point
a radius of 1052
aforesaid curve
of 203.28 feet (
point of tangenc
seconds west a d
The above descri
South Range 22 W
27.028 acres.

NO.	DATE	APPR.	REVISION



R = 2329.86
Δ = 2° 39 32
T = 108.12
C = 108.11
CB = S 66° 00 00 E

RNISHED; O.R. BOOK 1143 PG. 1142

ntersection of the northerly right of way line
)8 (R/W varies) and the easterly right of way
Road (State Road S-30-F, 100' R/W); thence go
56 minutes 12 seconds east along the aforesaid
: way line of Airport Road a distance of 280.00

NOT VALID
UNLESS
SEALED
WITH AN
EMBOSSED
SEAL

BAKER-WILE
DONOVAN, INC.

316 S. BAYLEN ST., SUITE 300 • P.O. BOX 13370 • PENSACOLA, FL 32591

SCALE | DESIGNED | DRAWN | CHECKED | DATE

NOT RELEASED FOR CONSTRUCTION

BY DATE

** OFFICIAL RECORDS **
BK 2237 PG 4321

Recorders Memo:
Legibility of some entries on this page not suitable for Microfilm/Imaging records.

outh 76 degrees 19 minutes 40 seconds east a
)0 feet to the point of beginning; thence go
56 minutes 12 seconds east a distance of 972.04
of intersection with the southerly line of a
ver Company easement; thence go south 76 degrees
conds east along the aforesaid southerly line of
any easement a distance of 892.91 feet; thence
es 00 minutes 15 seconds east along the afore-
ine of a Gulf Power Company easement a distance
) a point of intersection with a curved line
rtheasterly and having a radius of 2329.86 feet;
sterly along the aforesaid curved line an arc
12 feet (CH=108.11'; CH BRG= S 64°00'06" W) to a
'; thence go south 62 degrees 40 minutes 20
Istance of 446.82 feet; thence go south 27
es 40 seconds east a distance of 30.00 feet;
52 degrees 40 minutes 20 seconds west a distance
thence go south 27 degrees 19 minutes 40 seconds
of 30.00 feet; thence go south 62 degrees 40
is west a distance of 251.68 feet to a point of
e go along a curve to the right having a radius
an arc distance of 73.61 feet (CH=73.59',
19" W); thence go south 27 degrees 15 minutes
a distance of 112.47 feet; thence go south 70
es 27 seconds west a distance of 74.15 feet to
ve being concave northwesterly and having a
9 feet; thence go southwesterly along the
naving a radius of 1062.39 feet an arc distance
CH=295.71'; CH BRG= S 84°36'18" W); thence go
36 minutes 18 seconds east a distance of 10.00
on a curve concave northwesterly and having
.39 feet; thence go northwesterly along the
having a radius of 1052.39 feet an arc distance
CH=202.96'; CH BRG= N 81°51'41" W) to the
y; thence go north 76 degrees 19 minutes 40
istance of 275.30 feet to the point of beginning
bed parcel of land is situated in Township 2
est, Okaloosa County, Florida and contains

BOUNDARY SURVEY

Exhibit D

A PART OF SECTION 2 TOWNSHIP 2 SOUTH, RANGE 22 WEST OKALOOSA COUNTY, FLORIDA.

PREPARED FOR: TEST - WATER WELLS

PROJECT NO.	NO.
11209.01	1
INDEX 11/A	OF 1 SHT.

LETTER OF INTENT

STATE OF FLORIDA
COUNTY OF OKALOOSA

THIS LETTER OF INTENT is entered into this 22nd day of May, 1997, by and between the Destin Water Users, Inc. a not-for-profit corporation whose address for the purposes of this Letter of Intent is P.O. Box 308, Destin, Florida 32541 ("DWU"), and the City of Destin, a Florida municipal corporation, whose address for the purposes of this Letter of Intent is 4200 Two Trees Road, Destin, Florida 32541 ("City", "Destin").

WHEREAS, DWU owns real property located adjacent to City Hall ("Premises") on which Lessor has a permit for, and operates, a spray field for the disposal of treated waste water; and

WHEREAS, the City and DWU desire to cooperate in the development and construction of a sports and recreation facility on the Premises which will benefit the citizens of Destin; and

WHEREAS, the City and DWU believe it to be in their mutual best interest to enter into this Letter of Intent in order to facilitate the execution of a lease agreement.

NOW THEREFORE, in consideration of the above and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties do hereby agree as follows:

1. Both parties agree that to adequately ensure the protection of the citizens of Destin, that environmental studies of the Premises should be conducted prior to the execution of a lease agreement. With that goal in mind, DWU hereby gives the City and its agents access to the Premises to perform any environmental testing reasonably required by the City. The City shall, at its expense, complete a Phase I environmental study of the Premises within six (6) weeks of the execution of this Letter of Intent. The City will also have the option, at its sole discretion and at its own expense, of conducting a Phase II environmental study of the Premises. Should a Phase I or Phase II environmental study reveal that the Premises does not meet all applicable federal, state and local statutes, rules and regulations, the City, at its sole option, shall have the right not to proceed with lease negotiations upon giving DWU thirty (30) days notice.

2. Should the City decline to execute a lease agreement pursuant to the provisions of Paragraph 1, all reasonable expenses incurred by DWU in the development of this project to that date shall be paid to DWU.

3. Should the environmental studies indicate that all applicable federal, state and local regulations are met, the City will tender a lease agreement to DWU within fifteen (15) business days of that determination. If the City does not do so, DWU, at

its sole discretion, shall have the right to reject any subsequently tendered lease agreement.

IN WITNESS WHEREOF, the parties hereby have caused the signatures of their officers to be set hereunder and the seals to be placed thereon to be effective as of the latest date of execution of this document.

DATED this 22nd day of May, 1997.

ATTEST:

By: Carolyn L. Garrett

DESTIN WATER USERS, INC.
Destin, Florida

By: Herb Brough
Herb Brough, ~~President~~

ATTEST:

SEAL
FLORIDA

By: Carolyn L. Garrett

CITY OF DESTIN,
a Florida Municipal Corporation

By: Robert Mearns
Robert Mearns,
City Manager

a:1823a

Destin Fire Control District
848 Airport Road – Destin, Florida 32541
Telephone (850) 837-8413 Fax (850) 837-6715

Chief Kevin Sasser

TECHNICAL REVIEW TEAM

DATE: April 15, 2025

To: PLANNING & ZONING DIRECTOR
CITY OF DESTIN
4100 Indian Bayou Trail
DESTIN, FL 32541

This project has been reviewed for conceptual approval in accordance with the currently adopted Florida Fire Prevention Code.

Project: Morgan Sports Complex – Improvements

Address: 4200 Indian Bayou Trail

Occupancy: N/A

Owner and/or Contractor: Jenkins Engineering
Scott 850-837-2448

Comments: APPROVED

All Fire District reviews will be in accordance with the 8th Edition, Florida Fire Prevention Code, appropriate Florida Statutes, Florida Administrative Codes and local ordinances. Submittals shall comply with *Fla, Statute 61G15-32.* All submittals shall reference the appropriate code editions.

Fire Fighter Safety Symbols are required.

Fire Safety Public Safety Facilities Fees (Impact Fees) and Plan Review fees will be assessed when building plans are submitted. All fees must be paid upon completion of the review.

Fire Hydrant has been added.

Matt Taylor, Fire Marshal
Destin Fire Control District
850-837-8413

A Heart Ready Community

An Advanced Life Support Service

Community Development Department

Office of the Director

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119| Email: planning@cityofdestin.com

April 22, 2025 **Development Order No. 25-08**

Final Development Order:

MORGAN SPORTS CENTER UPGRADES
A MINOR DEVIATION TO A MAJOR DEVELOPMENT ORDER
(DEV-001549-2025)

Based upon the City's approval and issuance of this Development Order on April 22, 2025, this document will serve as the Final Development Order for the proposed subject project and includes all of the provisions and conditions in the attached Technical Review Committee Report.

The approved project scope includes the replacement of the existing maintenance building with an 1,800 square foot facility, the construction of an 1,843 square foot field house with restrooms, the replacement of the 1,960 square foot batting cages, the relocation of a maintenance shed, and providing appropriate ADA access where required. This approved Development Order is for the property located and described below:

3950 Commons Drive West, Destin, FL 32541
Parcel ID: 00-2S-22-2300-000F-0020

DETERMINATIONS:

1. This final development order is in accordance with the approved construction documents, which is inclusive of the Technical Review Committee Report (Exhibit A), Destin Water Users (DWU) approval with conditions (Exhibit B), Destin Fire Control approval with conditions (Exhibit C), and Civil Plans (Exhibit D) dated approved April 15, 2025.

2. All the findings and requirements of the Technical Review Committee Report are incorporated herein.

CONDITIONS OF APPROVAL:

SPECIFIC CONDITIONS:

1. This property is located within a White Sand Zone 2. Only white sand, sandy soil which is indigenous to Zone 2, or other sandy soil which is as light or lighter than the undisturbed indigenous soil on site may be used as a fill material during construction, per ***LDC Section 11.07.02.B***. Prior to bringing any fill onto the site, the applicant shall provide Staff with a sample of the proposed fill for review and approval.

2. Any sidewalk damaged during construction shall be replaced from joint to joint. 4" thick minimum, 4000 psi with fiber, and a light broom finish. Where sidewalk cuts through a driveway, concrete shall be a minimum of 6" thick, per ***LDC Section 8.01.00.G.6.g***.

3. Any infrastructure damaged during construction, repair the right-of-way to original or better condition, per ***LDC Section 8.01.00.A.***

4. Erosion and sedimentation facilities/devices are required for all development and redevelopment projects within the City. Erosion and sedimentation facilities shall receive regular maintenance to ensure that they continue to function properly, per ***LDC Section 10.03.02.B.2.4.*** Refer to ***LDC Section 11.09.03 – Illicit Discharge Detection and Elimination*** for minimum erosion control standards.

5. Per Destin Water Users, Inc. (DWU), all revisions to the water and sewer utilities of any previously approved project must be reapproved by DWU in writing at least 24 hours prior to implementation.

6. Per DWU, field verified and scaled 'as-built' plans including all utility infrastructures must be submitted to the City of Destin and forwarded to DWU for final inspection by DWU. A written approval shall then be submitted to the City of Destin prior to the issuance of Certificate of Occupancy by the City of Destin if there are no outstanding issues.

7. Per DWU, existing water and sewer mains need to be field verified and tap locations may need field adjust during construction.

8. Per DWU, contractor is to provide tap materials specified by DWU; DWU will perform taps on existing mains; DWU is not responsible for any site restoration.

9. Per DWU, sewer connection requires a check valve after the tap valve. Based on flow rates, 1.5" – 2" FM may be needed.

10. Per Okaloosa County Airports, no operations shall produce smoke, glare or other visual hazards within three statute miles of any usable runway of a public airport.

11. Per Okaloosa County Airports, all contractors that will require a crane to hang any material will need to apply for an ASN. Apply at https://oeaaa.faa.gov/oeaaa/external/portal.jsp. The general contractor can apply for the ASN for the entirety of the project and all subcontractors can fall under their ASN.

12. Per Okaloosa County Airports, All lights or illumination used in conjunction with streets, parking, signs or use of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating from a public airport or in the vicinity thereof.

13. Per Okaloosa County Gas District, call Sunshine 811 at least 72 hours prior to construction to have underground utilities located.

14. All conditions and restrictions from DO-99-38 are still in effect.

GENERAL CONDITIONS:

1. Pursuant to the City of Destin Land Development Code:

   Construction of infrastructure must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on **April 22, 2025** (no later than **April 22, 2026**) and must be completed as shown on plans approved by the Technical Review Committee.

   WARNING: If the applicant/owner has not obtained a building permit(s) for either the construction of infrastructure or construction of the entire project and that construction has not commenced within one (1) year of issuance of the final development order, the final development order will become null and void and the application for development order approval must be re-initiated (*Land Development Code (LDC) Section 2.21.00*).

   NOTE: Construction of infrastructure shall be defined as site work, grading, or other construction activity (not including clearing and grubbing or demolition of existing structures) related to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities, or building foundations (*LDC Section 2.21.00*).

   NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commence construction of infrastructure or construction of the entire project. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant/owner should review *LDC Section 2.21.00* for further explanation of the Development Order extension process.

2. If the applicant fully complies with the requirements of Condition No. 1. above, the concurrency capacity allocation status for **"Morgan Sports Center Upgrades**" will be protected. **However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:**

   A. Construction permit(s) in association with construction of infrastructure or construction of the entire project are not obtained in accordance with *LDC Section 2.10.00* to maintain concurrency, or

   B. Construction activity ceases for a period of one (1) year after a building permit for construction of infrastructure or construction of the entire project has been issued so that concurrency is not maintained under *LDC Article 6*.

3. The applicant must obtain City of Destin permits for the following activities on and off site (these may require bonding):

A. Disturbance of the City's Right-Of-Way.
B. Pavement cuts.
C. Construction of any kind.
D. Clearing, grubbing, or demolition.
E. Paving, grading, drainage, sidewalks.
F. Signage.
G. Installation of utilities.
H. Construction trailers.
I. Site Screening.

4. The following items must be addressed in the appropriate order:

A. **Prior to the issuance of any City Permit,** a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to ***LDC 7.01.02(B)*** for details on the size, location and contents of the sign. Additionally, a posting of emergency contact information sign affidavit must be submitted to the Planning Division prior to the issuance of any permits.

B. **Prior to the Commencement of Construction,** a fence permit, with a copy of the approved Erosion Control, Staging, and Construction Parking Plan for the site must be submitted and approved by the City. The submitted plan shall also indicate the location of the Construction Site Screening. Said screening must meet the requirements set forth in ***Destin Code of Ordinances, Section 6-51 Screen Criteria***.

C. **Prior to the issuance of any City Permit,** obtain a Florida Department of Environmental Protection (FDEP) National Pollutant Discharge Elimination System (NPDES) permit and submit a copy to the City Engineer, if applicable. Provide a copy of the Stormwater Pollution Prevention Plan (SWPPP) as required for the NPDES permit for all construction disturbance over 1 acre.

D. **Prior to the issuance of any City Permit,** a copy of the Northwest Florida Water Management District (NWFWMD) storm water permit and a NPDES storm water construction generic Permit (if applicable) approval shall be provided.

E. **Prior to the issuance of a Certificate of Occupancy,** the developer/owner, engineer of record and the contractor shall make themselves familiar with ***LDC Article 11.09.00., Illicit Discharge***, and shall comply with the codes, or be subject to enforcement.

F. **Prior to the issuance of a Certificate of Occupancy,** all applicable Impact Fees and other outstanding costs associated with this project that are owed to the City must be paid in full. The fee below is an ***estimate only*** and represents the Impact Fee rate as currently adopted. The fee will be reevaluated and assessed based on the fees adopted at the time of Building Permit application submittal.

Estimated impact fee total: $0. This is a City project; therefore, no impact fees will be assessed.

G. **Prior to the issuance of a Certificate of Occupancy**, the site layout, landscaping, outdoor lighting and architectural design must be inspected and approved by the Community

Development Department.

H. **Prior to the issuance of a Certificate of Occupancy,** all assigned address number(s) for the principal building(s) shall be installed in accordance with ***LDC Section 7.18.04***.

David Prichard Date
Community Development Director
City of Destin

M. Scott Jenkins, P.E. Date
Authorized Agent
Jenkins Engineering, Inc.

EXHIBIT A

TECHNICAL REVIEW COMMITTEE REPORT
MORGAN SPORTS CENTER UPGRADES
MINOR DEVIATION TO A MAJOR DEVELOPMENT ORDER (DEV-001549-2025)

Applicant:	City of Destin
Agent:	M. Scott Jenkins, P.E., Jenkins Engineering, Inc.
Location:	3950 Commons Drive West
Request:	Replacement of an existing maintenance building, relocation of maintenance shed, construction of field house with restrooms, replacement of batting cages, and addition of ADA access where required.
Parcel Size:	±25.68 acres, ±1,118,487.1 square feet
Future Land Use:	Recreation (REC)
Zoning District:	Recreation (REC)
Density:	N/A
Intensity:	FAR: 0.20 Allowed; .005 Proposed
Application Date:	February 18, 2025
Approved Site Plan Date:	April 15, 2025

DISCUSSION/FINDINGS

M. Scott Jenkins, on behalf of the City of Destin, is requesting approval for a Minor Deviation to a Major Development Order (DO-99-38). The project incorporates updates to the Morgan Sports Center. The upgrades will include the replacement of the existing maintenance building with an 1,800 square foot facility, the construction of an 1,843 square foot field house with restrooms, the replacement of the 1,960 square foot batting cages, the relocation of a maintenance shed and the demolition of another, and providing appropriate ADA access where required. Morgan Sports Complex is a City of Destin Park located at 3950 Commons Drive West (Parcel ID: 00-2S-22-2300-000F-0020), totaling approximately 25.68 acres in total.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE

The subject property is within the **Town Center Commons Area**. Also, the property has a Future Land Use Map Designation of Recreation (REC) and a Zoning Designation of Recreation (REC)**.** The proposed use is consistent with these land use regulations. The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements. This project's scope supports the current recreational land use and does not add any additional uses.

EXISTING USES:

Recreational Amenities:

- 4 softball fields
- 3 soccer/football fields
- 2 baseball fields
- Exercise Trail
- Playground
- Concessions Stand with Restrooms
- Batting Cages
- Disc Golf Course

- 2 Separate Parking Lots
- Half-Court Basketball

PROPOSED USES:

- No Change from Existing Uses
    a. A field house with restrooms will be added. This structure will provide storage for additional sporting/field equipment. This and all other work within the scope of this project supports the current existing uses.

INTENSITY
Maximum allowed: 0.20 FAR
Provided: 0.005 FAR

HEIGHT
Maximum allowed: 35' / 3 stories
Approved: 12' / 1 stories

SETBACKS
Required: None
Proposed: Front: 153'
Side: 10.3'
Rear: 469.1'

OPEN SPACE
Minimum required: 25%
Provided: 79%

PLATTING
There is no platting associated with this application.

CONCURRENCY MANAGEMENT
Concurrency requirements have been met:

Traffic: Signed March 24, 2025
Stormwater Management: Signed April 15, 2025
Potable Water/Sanitary Sewer: Signed April 14, 2025
Solid Waste: Singed March 10, 2025

AIRPORT PROTECTION

The subject site is located within the airport protection area. All lights or illumination used in conjunction with streets, parking, signs or use of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating from a public airport or in the vicinity thereof. Additionally, no operations shall produce smoke, glare or other visual hazards within three statute miles of any usable runway of the Destin Executive Airport. With the proximity to the airport, all contractors that will require a crane to hang any material will need to apply for a ASN.

NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from the FAA for temporary encroachment into this restrictive area and a copy of a completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

TRANSPORTATION ANALYSIS

The proposed improvements will be made while adhering to the current rules and regulations outlined by the Destin Comprehensive Plan and Land Development Code. The proposed development does not generate any additional trips but is rather an improvement to the existing site to support its current uses. Therefore, no net change in project trips will be generated. The analysis is consistent with the standards outlined in ***LDC Section 6.05.05*** and meets de minimis criteria outline in ***Comprehensive Plan Policy 12-4.1.4(C)(5).***

RIGHT-OF-WAY DEDICATION

The project does not include any right-of-way dedication.

INGRESS/EGRESS

Vehicular access to the property is provided by a two-way access from both the Commons Drive West and Indian Bayou Trail public rights-of-way (ROW).

PEDESTRIAN NETWORK

The project provides a complete pedestrian network as required in ***LDC 8.09.03.A(6)***. A continuous on-site internal sidewalk is provided throughout the development.

PARKING:

No Change from DO-99-38. Required vehicle parking spaces for neighborhood park uses:

Minimum: 1 handicap parking spot per park.

Other considerations:

Soccer = (18 per team x 2) x 3 fields = 108 spots
Baseball = (15 per team x 2) x 2 fields = 60 spots
Softball = (16 per team x 2) x 4 fields = 128 spots
Umpires = 2 per field x 9 = 18 spots
Coaches = 1 per field x 9 = 9 spots

TOTAL: 323
TOTAL REQUIRED: 1 space including 1 handicapped
TOTAL PROVIDED: 351 spaces including 14 handicapped spaces

UTILITIES:

All new utilities are required to be underground.

STORMWATER:

The City Manager's Stormwater designee approved the stormwater plan on April 15, 2025.

REFUSE COLLECTION:

All non-construction related dumpsters, trashcans, and recycling bins shall be placed in solid waste collection areas or inside a building.

WHITE SANDS ZONE

The proposed project is located within a White Sand Zone 2. Therefore, only white sand, sandy soil which is indigenous to Zone 2, or other sandy soil which is as light or lighter than the undisturbed indigenous soil on site may be used as a fill material during construction, per ***LDC Section 11.07.02.B***. Prior to bringing any fill onto the site, the applicant shall provide Staff with a sample of the proposed fill for review and approval.

LANDSCAPING

DO-99-38 conditions apply. No trees are proposed for removal during this project.

SIGNS

No signs were reviewed for permitting or compliance with the Development Order application. All proposed signs must be permitted through a sign permit and shall comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

IMPACT FEES:

Given that this is a City project, there will be no impact fees assessed.

OTHER FEES:

NONE

COMMENTS:

There have been no public comments recorded regarding this project.

EXHIBIT B

DESTIN WATER USERS INC.

P.O. BOX 308 DESTIN, FL. 32540-0308 (850)-837-6146

DATE: 3/20/2025

TO: THE CITY OF DESTIN – COMMUNITY DEVELOPMENT
4200 TWO TREES ROAD
DESTIN, FLORIDA 32541

PROJECT: Maintenance and Field House with restrooms

PROJECT NUMBER: DEV-001549-2025

CONTACT: Jesse Hernandez

LOCATION: City of Destin -Community Development

[X] **PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.**

THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. AT A TECHNICAL REVIEW COMMITTEE MEETING AND IS CONCEPTUALLY:

X **APPROVED W/ COMMENTS**

(Subject to the following, which shall be a condition of the Developmental Order with the City of Destin)

1. *ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES OF ANY PREVIOUSLY APPROVED PROJECT MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.*
2. ***FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.***
3. WATER and SEWER
    a. EXISTING WATER AND SEWER MAINS NEED TO BE FIELD VERIFIED & TAP LOCATIONS MAY FIELD ADJUST DURING CONSTURCTION.
    b. CONTRACTOR TO PROVIDE TAP MATERIALS SPECIFIED BY DWU; DWU WILL PERFORM TAPS ON EXISTING MAINS; DWU IS NOT RESPONSIBLE FOR ANY SITE RESTORATION.
    c. SEWER CONNECTION REQUIRES A CHECK VALVE AFTER THE TAP VALVE. BASED ON FLOW RATES 1.5" - 2" FM MAY BE NEEDED.

IF YOU HAVE QUESTIONS OR CONCERNS, PLEASE CONTACT MONICA WALLIS AT mwallis@dwuinc.com OR 850-837-6146 EXT. 3945 OR BY FAX AT 850-654-5173

Monica M Wallis
Signed

EXHIBIT C

Destin Fire Control District
848 Airport Road – Destin, Florida 32541
Telephone (850) 837-8413 Fax (850) 837-6715

Chief Kevin Sasser

TECHNICAL REVIEW TEAM

DATE: April 15, 2025

To: PLANNING & ZONING DIRECTOR
CITY OF DESTIN
4100 Indian Bayou Trail
DESTIN, FL 32541

This project has been reviewed for conceptual approval in accordance with the currently adopted Florida Fire Prevention Code.

Project: Morgan Sports Complex – Improvements

Address: 4200 Indian Bayou Trail

Occupancy: N/A

Owner and/or Contractor: Jenkins Engineering
Scott 850-837-2448

Comments: APPROVED

All Fire District reviews will be in accordance with the 8th Edition, Florida Fire Prevention Code, appropriate Florida Statutes, Florida Administrative Codes and local ordinances. Submittals shall comply with *Fla, Statute 61G15-32.* All submittals shall reference the appropriate code editions.

Fire Fighter Safety Symbols are required.

Fire Safety Public Safety Facilities Fees (Impact Fees) and Plan Review fees will be assessed when building plans are submitted. All fees must be paid upon completion of the review.

Fire Hydrant has been added.

Matt Taylor, Fire Marshal
Destin Fire Control District
850-837-8413

A Heart Ready Community

An Advanced Life Support Service

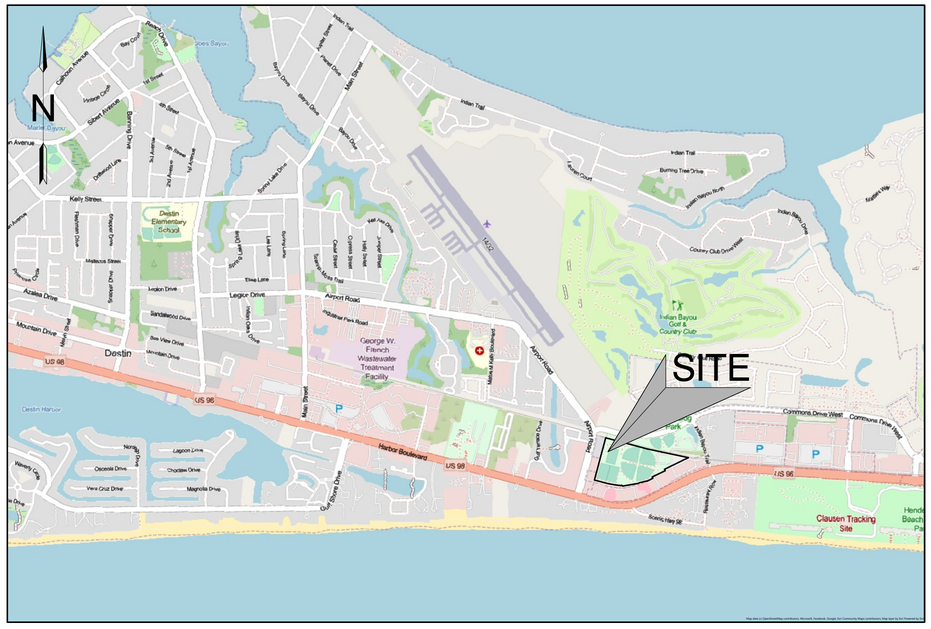
FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

APPROVED
By Jesse Hernandez at 9:08 am, Apr 15, 2025

Type text here

EXHIBIT D

MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA



VICINITY MAP
NOT TO SCALE

UTILITY PROVIDERS

(WATER/SEWER)
DESTIN WATER USERS
218 MAIN STREET
DESTIN, FL 32541
(850) 837-4930

(TELEPHONE)
CENTURYLINK
411 MARY ESTHER CUTOFF
FT. WALTON BEACH, FL 32548
(850) 244-1150

(ELECTRIC)
FLORIDA POWER & LIGHT
140 HOLLYWOOD BLVD SW
FT. WALTON BEACH, FL 32548
(800) 225-5797

(GAS)
OKALOOSA GAS DISTRICT
20 HUGHES STREET NE
FT. WALTON BEACH, FL 32548
(850) 729-4700

(FIRE DISTRICT)
DESTIN FIRE CONTROL DISTRICT
848 AIRPORT ROAD
DESTIN, FLORIDA 32541
(850) 837-8413

CLIENT INFORMATION

DAG ARCHITECTS
C/O CHARLIE CLARY, FAIA
1223 AIRPORT ROAD
DESTIN, FLORIDA 32541
PHONE: (850) 837-8152
EMAIL: cclary@dagarchitects.com

NOTE

USE LATEST CITY OF DESTIN AND/OR
F.D.O.T. TECHNICAL SPECIFICATIONS AND
DETAILS UNLESS OTHERWISE NOTED.

DUTY TO INDEMNIFY

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

SHEET INDEX	
#	TITLE
01	COVER SHEET
02	EXISTING CONDITIONS
03	SITE PLAN
04	GRADING & DRAINAGE PLAN
05	UTILITY PLAN
06	MISCELLANEOUS DETAILS
07	SPECIFICATIONS I
08	SPECIFICATIONS II

JENKINS ENGINEERING, INC.
73 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450
JEICIVL.COM

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

Digitally signed by M. Scott Jenkins, P.E.
DN: C=US, E=scott@jeicivil.com, O=Jenkins Engineering, Inc., CN=M. Scott Jenkins, P.E.
Reason: I attest to the accuracy and integrity of this document
Date: 2025.04.03 14:07:27-05'00'

REV	DATE	DESCRIPTION
1	04/03/2025	REVISIONS PER TRC COMMENTS

DAG ARCHITECTS
MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA
COVER SHEET
NOT VALID UNLESS BEARING ENGINEERS ORIGINAL SIGNATURE

JOB: 24-95
DATE: 02-2025
DESIGNED: MSJ
DRAWN: MPF

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
01 OF 08

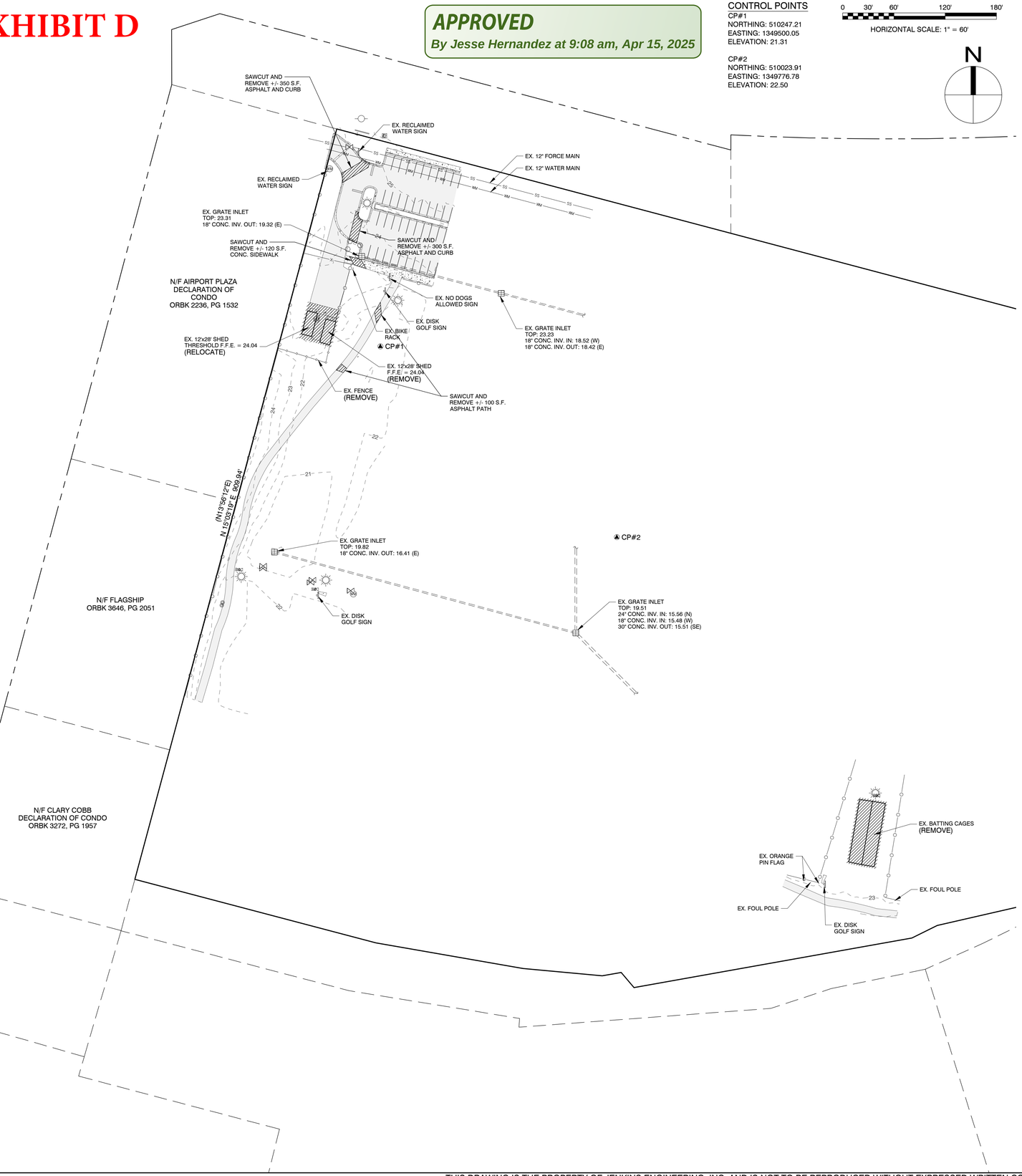
SHEET NUMBER
C01

File: C:\Users\MSJ_JE\24-95 COD Morgan Maint. Facility Addition - Documents\Drawings\24-95 Design.dwg - Last Saved: 4/3/2025 12:03 PM by MSJ

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

EXHIBIT D

APPROVED
By Jesse Hernandez at 9:08 am, Apr 15, 2025



CONTROL POINTS

CP#1
NORTHING: 510247.21
EASTING: 1349500.05
ELEVATION: 21.31

CP#2
NORTHING: 510023.91
EASTING: 1349776.78
ELEVATION: 22.50

0 30' 60' 120' 180'
HORIZONTAL SCALE: 1" = 60'

N

CITY OF DESTIN DUST & VIBRATION NOTES

CITY OF DESTIN DUST CONTROL REQUIREMENTS

1. GRADING OPERATIONS WILL NOT BE CONDUCTED WHEN WINDS EXCEED 30 MILES PER HOUR.
2. WATER WILL BE APPLIED WITH HOSE OR WATER TRUCK, AS NECESSARY, DURING EXCAVATION ACTIVITIES.
3. CONTRACTOR SHALL ENSURE THAT ANY OPEN-BODIED TRUCKS, TRAILERS OR OTHER VEHICLES TRANSPORTING PARTICULATE MATTER SHALL BE COVERED OR WETTED TO MINIMIZE DUST GENERATION DURING TRANSPORT.
4. STOCKPILED MATERIAL SHALL BE COVERED OR WETTED, AS REQUIRED, TO MINIMIZE DUST GENERATION DURING HIGH WIND CONDITIONS.
5. CONTRACTOR SHALL MINIMIZE THE HEIGHTS INVOLVED IN TRANSFER PROCESSES INVOLVING FREE FALL OF SOIL OR OTHER PARTICULATE MATTER TO MINIMIZE DUST EMISSIONS.
6. WATER WILL E APPLIED BY HOSE OR WATER TRUCK, AS NECESSARY, TO UNPAVED SURFACES, INCLUDING ADJACENT RIGHT-OF-WAYS, OR ANY OTHER SURFACE THAT COULD CREATE AIRBORNE DUST.
7. GROUND COVER WILL BE PLACED FOR ALL OPEN AREAS IMMEDIATELY AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
8. DESIGNATED ROUTES WITHIN THE JOB SITE THAT WILL BE USED BY VEHICLES TRANSPORTING SOIL OR OTHER MATERIALS TO AND FROM THE SITE SHALL BE CLEARLY INDICATED.
9. CONTRACTOR SHALL PROVIDE BRUSHES, BROOMS, WATER, OR PRESSURE WASHERS, AS REQUIRED, TO REMOVE SOIL, SAND, DIRT AND ANY OTHER PARTICULATE MATTER FROM VEHICLE TIRES AND UNDERCARRIAGES PRIOR TO LEAVING THE SITE IN ORDER TO PREVENT THE TRACKING OUT OF SAID SOIL, SAND, DIRT AND ANY OTHER PARTICULATE MATTER ONTO THE ADJACENT RIGHT-OF-WAYS.
10. MAXIMUM SPEED OF CONSTRUCTION EQUIPMENT OR MATERIAL DELIVERIES SHALL BE 20 MILES PER HOUR.
11. ANY SOIL, SAND AND OTHER MATERIAL DEPOSITED OR EMITTED ONTO ANY RIGHT-OF-WAYS NEAR THE SITE SHALL BE REMOVED WITHIN 48 HOURS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ANY DUST CONTROL SYSTEMS AND/OR DEVICES, INCLUDING BUT NOT LIMITED TO WATER APPLICATION SYSTEMS, FILTER REPLACEMENT, OR DAILY REMOVAL OF EXCESS DUST FROM CONTAINMENT AREAS ARE IN PROPER WORKING CONDITIONS PER MANUFACTURER'S REQUIREMENTS OR STANDARD INDUSTRY PRACTICE.
13. MONITORING OF DUST EMISSIONS SHALL BE DONE TO ENSURE COMPLIANCE WITH RELEVANT REGULATORY REQUIREMENTS.
14. CONTRACTOR SHALL MAINTAIN A DAILY DUST CONTROL CHECKLIST AND SHALL PROVIDE TO THE CITY UPON REQUEST TO DOCUMENT COMPLIANCE WITH THESE REQUIREMENTS, AND MAINTAIN AT THE JOB SITE AT ALL TIMES.

CITY OF DESTIN VIBRATION IMPACT REQUIREMENTS

1. ANY ACTIVITY INCLUDING, BUT NOT LIMITED TO: PILE DRIVING, EARTHWORK COMPACTION, CONCRETE AND ASPHALT BREAKING WILL NOT TRANSMIT VIBRATIONS TO SENSITIVE RECEPTORS AT OR ABOVE THE FEDERAL TRANSIT ADMINISTRATION (FTA) APPROXIMATE VIBRATION DAMAGE THRESHOLD OF 95 VIBRATION DECIBELS (VDB)
2. FOR ANY ACTIVITY EXCEEDING 80 VDB THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE CITY OF DESTIN WITH A VIBRATION MINIMIZATION AND MITIGATION PLAN TO REDUCE IMPACTS TO THE SURROUNDING AREAS.

FIRE DISTRICT NOTES

1. ALL FIRE DISTRICT REVIEWS WILL BE IN ACCORDANCE WITH THE 8TH EDITION, FLORIDA FIRE PREVENTION CODE, APPROPRIATE FLORIDA STATUTES, FLORIDA ADMINISTRATIVE CODES, AND LOCAL ORDINANCES. SUBMITTALS SHALL COMPLY WITH FLA STATUTE 61G15-32. ALL SUBMITTALS SHALL REFERENCE THE APPROPRIATE CODE EDITIONS.
2. THE FIRE PROTECTION SYSTEM SHALL BE DESIGNED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. ALL SUBMITTALS SHALL BE SEALED, SIGNED, AND DATED BY THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL INCLUDE HYDRAULIC CALCULATIONS FOR THE FIRE SPRINKLER SYSTEM.
3. THE FIRE ALARM SYSTEM SHALL BE DESIGNED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. ALL SUBMITTALS SHALL BE SEALED, SIGNED, AND DATED BY THE ENGINEER OF RECORD.
4. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, SHALL BE MADE AVAILABLE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS.
5. FIRE DEPARTMENT ACCESS TO AND ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
6. THE UNDERGROUND FIRE SERVICE LINE, FROM THE POINT OF SERVICE TO 12" ABOVE THE FINISHED FLOOR, SHALL BE INSTALLED BY A CONTRACTOR LICENSED TO INSTALL THE DEDICATED PORTION OF THE FIRE SERVICE LINE. THE DESIGNATED POINT OF SERVICE SHALL BE APPROVED BY DESTIN FIRE DISTRICT. ONE (1) SET OF DRAWINGS OF THE PLANNED UNDERGROUND AND MATERIAL DATA SHEETS MUST BE SUBMITTED TO THE DESTIN FIRE DISTRICT OFFICE FOR REVIEW AND APPROVAL PRIOR TO STARTING INSTALLATION.
7. FLUSHING OF AND THE 200 PSI PRESSURE TEST OF THE FIRE SERVICE LINES MUST BE WITNEESSED BY A REPRESENTATIVE OF DESTIN FIRE DISTRICT. THE UNDERGROUND CONTRACTOR SHALL PROVIDE A COMPLETED "CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING" AT THE TIME OF THE FINAL PRESSURE TEST.
8. A RAPID ENTRY BOX (KNOX BOX) IS REQUIRED. CONTACT DESTIN FIRE DISTRICT PRIOR TO ORDERING.
9. FIRE FIGHTER SAFETY SYMBOLS ARE REQUIRED.
10. THE FIRE DISTRICT REQUIRES A COMPLETE ELECTRONIC PACKAGE OF PDF FILES ON A CD OR USB FLASH DRIVE. SUBMITTAL MUST INCLUDE ENGINEERED DRAWINGS OF THE FIRE SPRINKLER AND FIRE ALARM SYSTEMS.
11. FIRE SAFETY PUBLIC SAFETY FACILITIES FEES (IMPACT FEES) AND PLAN REVIEW FEES WILL BE ASSESSED WHEN BUILDING PLANS ARE SUBMITTED. ALL FEES MUST BE PAID UPON COMPLETION OF REVIEW.

BUILDING DIVISION NOTES

1. PROPER PERMITTING MUST BE APPLIED FOR AND APPROVED PRIOR TO ANY WORK BEING PERFORMED ON THE SUBJECT PROPERTY.
2. TWO (2) FULL SETS OF SIGNED AND SEALED CONSTRUCTION PLANS AND ONE (1) CD, SPECIFICATIONS, AND RELATED DOCUMENTS (SITE PLAN) AS REQUIRED BY THE FLORIDA BUILDING CODE CHAPTER 1 MUST BE SUBMITTED TO AND BE REVIEWED BY THE BUILDING DIVISION PRIOR TO ISSUANCE OF A PERMIT.
3. PLANS SHALL BE BASED ON THE FOLLOWING CODES (AS APPLICABLE) AND NOTED ON THE CONSTRUCTION DRAWINGS INFORMATIONAL PAGE: 2020 FLORIDA BUILDING CODE, 2020 FLORIDA FIRE PREVENTION CODE, AND 2020 NATIONAL ELECTRICAL CODE. THE FOLLOWING MINIMUM INFORMATION WILL BE REQUIRED AS APPLICABLE: CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, OCCUPANCY LOAD, MEAN ROOF HEIGHT AND PITCH, BUILDING AREA, AREA MODIFICATION, FIRE PROTECTION - SPRINKLED/NON-SPRINKLED, ULTIMATE WIND SPEED - RISK CATEGORY - WIND EXPOSURE, INTERNAL PRESSURE COEFFICIENT, DESIGN LOAD BEARING VALUE OF SOILS. (FOR A COMPLETE LIST OF MINIMUM PLAN REVIEW CRITERIA SEE 107.3.4 FBC.)
4. DESTIN FIRE CONTROL DISTRICT APPROVAL LETTER BASED ON FINAL CONSTRUCTION DOCUMENTS PRIOR TO ISSUANCE OR A PERMIT.

PAVEMENT STRIPING NOTE

ALL PAVEMENT STRIPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC STRIPING IN ACCORDANCE WITH THE MATERIALS, EQUIPMENT, APPLICATIONS, AND APPROVAL/CERTIFICATIONS LISTED IN SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, JULY 2020 OR LATEST AVAILABLE EDITION. ALL STRIPING WITHIN RIGHT-OF-WAY SHALL BE THERMOPLASTIC STRIPING.

CITY OF DESTIN CONSTRUCTION SCREENING CRITERIA

THE SCREEN MATERIAL SHALL BE MADE OF AN OPAQUE MATERIAL CAPABLE OF ALLOWING AIR TO PASS BUT SEMI-PERVIOUS TO DUST AND DIRT. THE SCREENING SHALL BE OF A FINENESS SUCH THAT NO MATERIAL OVER ONE-EIGHTH (1/8) INCH IN SIZE SHALL PASS THROUGH THE MESH. SUCH SCREENING SHALL BE SECURELY AFFIXED TO THE CONSTRUCTION FENCE. FENCE SCREENING SHALL HAVE A MINIMUM HEIGHT OF FIVE (5) FEET AND A MAXIMUM HEIGHT OF EIGHT (8) FEET. THE SCREENING MATERIAL SHALL BE MAINTAINED IN GOOD CONDITION AND TAUT THROUGHOUT THE ALLOTTED PERMIT TIME. THE SCREENING MUST BE KEPT SECURE FROM ANY WIND ACTION. IN CASES WHERE THE FINISHED GRADE OF THE DEVELOPMENT SITE IS HIGHER BY MORE THAN ONE (1) FOOT OR MORE THAN THE GRADE OF THE ADJOINING PROPERTIES, SAID FENCE SCREENING SHALL BE PLACED AT THE FINISHED GRADE AND NOT THE EXISTING GRADE.

CITY OF DESTIN EMERGENCY CONTACT REQUIREMENTS

1. DEVELOPMENT SHALL PROVIDE A POSTED SIGN NOTIFYING THE PUBLIC OF THE NAME, AND 24 HOURS A DAY, 7 DAYS A WEEK EMERGENCY CONTACT PHONE NUMBER OF THE PARTY RESPONSIBLE FOR DEVELOPMENT SITE.
2. SIGN SHALL BE NO LARGER THAN 18"x24" AND NO SMALLER THAN 10"x16".
3. SIGN SHALL BE PROMINENTLY PLACED ON SITE, NO FURTHER THAN 5 FEET FROM ADJACENT RIGHT-OF-WAY, AND SHALL BE LEGIBLE WHEN VIEWED FROM RIGHT-OF-WAY.
4. SIGN SHALL BE PLACED AT EXPENSE OF OWNER, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. OWNER SHALL PROVIDE CITY WITH A PHOTO OF SIGN AND POSTING OF PROPERTY AFFIDAVIT WITHIN 7 DAYS OF SIGN BEING POSTED.
6. SIGN SHALL BE REMOVED WITHIN 5 DAYS AFTER ISSUANCE OF CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION FOR THE PROJECT.

OFFICE OF PUBLIC SERVICES NOTES

1. PRIOR TO OBTAINING ANY CITY OF DESTIN PERMITS, DEVELOPER/CONTRACTOR SHALL OBTAIN AN FDEP NPDES PERMIT AND SUBMIT A COPY TO THE PUBLIC SERVICES DIRECTOR.
2. THE DEVELOPER/OWNER, ENGINEER OF RECORD, AND CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THE CODES LAOCATED IN CHAPTER 8 (TRANSPORTATION) OF THE CITY OF DESTIN LAND DEVELOPMENT CODE, AND COMPLY WITH THE CODES PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.
3. THE DEVELOPER/OWNER, ENGINEER OF RECORD, AND CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THE CODES LAOCATED IN CHAPTER 11.09.00 (ILLICIT DISCHARGE) OF THE CITY OF DESTIN LAND DEVELOPMENT CODE, AND COMPLY WITH THE CODES PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

SURVEY NOTES

1. IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN. UNDERGROUND UTILITIES HAVEN'T BEEN VERIFIED AND MAY DIFFER FROM THE INFORMATION SHOWN HEREON. BEFORE DIGGING CALL SUNSHINE 811 LINE LOCATORS.
2. THIS SURVEY, PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND WAS SOLELY BASED ON THE INFORMATION OBTAINED FROM PUBLIC RECORDS AND/OR PROVIDED TO THE SURVEYOR. DEED REFERENCE MADE TO OFFICIAL RECORD BOOK 1143, PAGE 1442.
3. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (NORTH ZONE) AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS AND OPUS SOLUTIONS. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
5. LIABILITY TO THE SURVEYOR SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
6. THIS SURVEY MAP OR REPORT OR THE COPIES OF THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONICALLY SIGNED PER 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.
7. THE USE OF THIS BOUNDARY SURVEY IN CONJUNCTION WITH AN "OWNERS AFFIDAVIT" OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED OR SUPPORTED BY THIS SURVEYOR, AND WILL INVALIDATE THIS SURVEY.
8. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR OKALOOSA COUNTY, FLORIDA, MAP NUMBER 12091C0489J, EFFECTIVE DATE 3/9/2021. THIS SITE LIES WITHIN ZONE X AND DEFINES AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
9. SUNSHINE 811 LINE LOCATE REQUEST SENT ON 12/24/24 WITH TICKET NUMBER(S) 359400867. ALL ON SITE MARKED UTILITIES OR MAP LOCATIONS HAVE BEEN LOCATED ON 12/24 - 12/30 AND SHOWN ON THIS SURVEY.
10. PRIOR TO DESIGN OR CONSTRUCTION SETBACKS NEED TO BE VERIFIED WITH THE LOCAL ZONING, PLANNING AND DEVELOPMENT AUTHORITY.
11. CONTRACTOR'S RESPONSIBILITY TO VERIFY DIMENSIONS SHOWN HEREON PRIOR TO FURTHER CONSTRUCTION.

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

Digitally signed by M. Scott Jenkins, P.E.
DN: C=US, E=scott@jeicivil.com, O=Jenkins Engineering, Inc., CN="M. Scott Jenkins, P.E."
Reason: I attest to the accuracy and integrity of this document
Location:
Date: 2025.04.03 14:07:40-05'00'

REV	DATE	DESCRIPTION
1	04/03/2025	REVISIONS PER TRC COMMENTS

BY: MSJ

DAG ARCHITECTS

MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA

EXISTING CONDITIONS
NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB:	24-95
DATE:	02-2025
DESIGNED:	MSJ
DRAWN:	MPF

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
02 OF 08

SHEET NUMBER
C02

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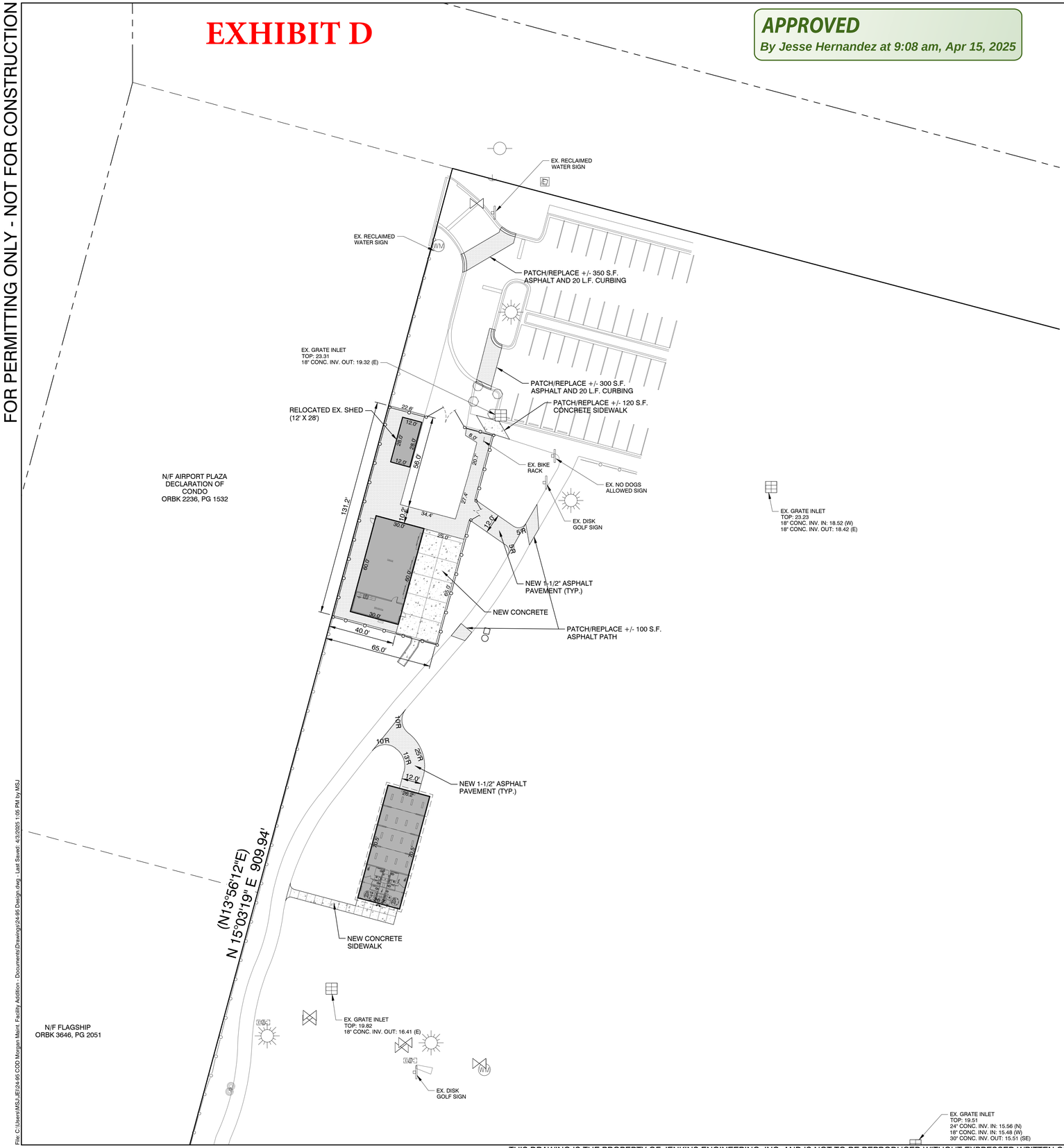
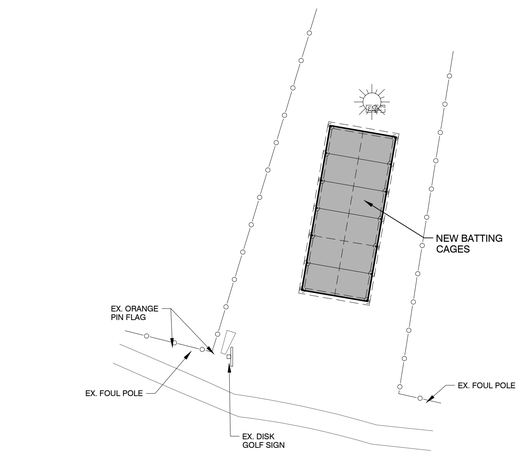
EXHIBIT D

APPROVED
By Jesse Hernandez at 9:08 am, Apr 15, 2025





SITE DATA TABLE

PARCEL ID: 00-2S-22-2300-000F-0020

LAND USE: MORGAN SPORTS COMPLEX (CURRENT)
RECREATION (FUTURE)

FLOOD ZONE: X *

BUILDING SETBACKS:
REQUIRED: FRONT = NONE
SIDE = NONE
REAR = NONE
PROVIDED: FRONT = 153.0 FEET
SIDE = 10.3 FEET MIN.
REAR = 469.1 FEET MIN.

BUILDING INFORMATION:
BUILDING HEIGHT: 12'-0" (ONE STORY)
GROSS FLOOR AREA: 1,800 SQ.FT. MAINTENANCE BUILDING
1,846 SQ.FT. FIELD HOUSE WITH RESTROOMS
1,960 SQ.FT. BATTING CAGE FACILITY
1,500 SQ.FT. EXISTING CONCESSION WITH RESTROOMS

TOTAL SITE AREA: 1,118,487.1 SQ.FT. OR 25.68 AC.

OPEN SPACE PROVIDED: 882,959.3 SQ.FT. OR 20.27 AC.

* ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR OKALOOSA COUNTY, FLORIDA, MAP NUMBER 12091C0489J, EFFECTIVE DATE 3/9/2021. THIS SITE LIES WITHIN ZONE X AND DEFINES AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

CITY OF DESTIN WHITE SAND DESIGNATION

CONSTRUCTION IS LOCATED WITHIN THE CITY OF DESTIN'S DESIGNATION OF WHITE SANDS ZONE 2. ALL MATERIALS USED FOR CONSTRUCTION IN THIS ZONE MUST COMPLY WITH SECTION 11.07.02.A OF THE DESTIN LAND DEVELOPMENT CODE. MATERIALS SHALL BE COMPLIANT WITH ALLOWABLE / APPROVED MATERIALS PER THIS SECTION.

N

0 15' 30' 60' 90'
HORIZONTAL SCALE: 1" = 30'

JENKINS ENGINEERING, INC.
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1	04/03/2025	REVISIONS PER TRC COMMENTS	MSJ

DAG ARCHITECTS

MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA

SITE PLAN

JOB:	24-95
DATE:	02-2025
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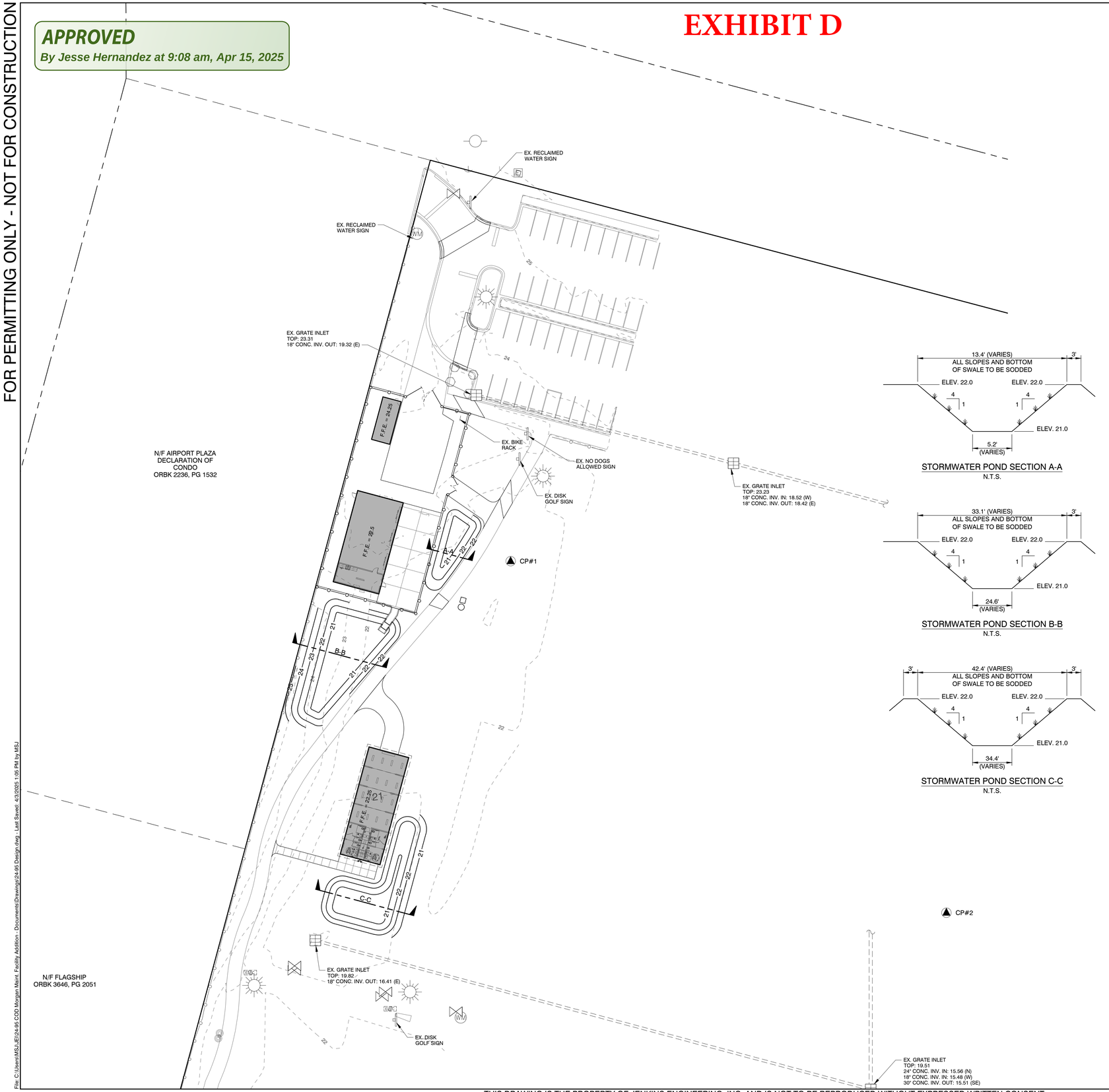
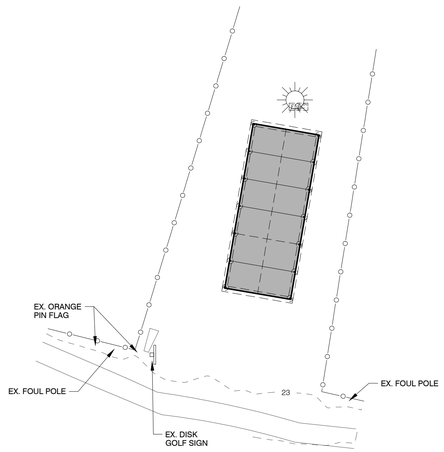


STORMWATER POND SECTION A-A
N.T.S.

STORMWATER POND SECTION B-B
N.T.S.

STORMWATER POND SECTION C-C
N.T.S.



EROSION NOTES

1. EROSION PROTECTION: SOIL EROSION SEDIMENTATION MUST BE CONTROLLED AND RETAINED ON SITE DURING CONSTRUCTION. THEREFORE, EROSION PROTECTION, SUCH AS STAKED BALED HAY AND SILT FENCE BARRIERS, MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION.
2. SILT FENCE BARRIER SHALL BE INSTALLED AS SHOWN ON PLANS, AND IN ALL AREAS SUBJECT TO SOIL EROSION SEDIMENTATION.
3. STORMWATER MANAGEMENT AREAS SHALL BE SODDED.
4. GRADES AT CURBS ARE AT FLOWLINE.
5. CITY OR THEIR DESIGNATED CONTRACTOR SHALL OBTAIN NPDES NOTICE OF INTENT (NOI) PERMIT AND CREATE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO COMMENCEMENT OF CONSTRUCTION SHOULD THIS PROJECT MEET THE THRESHOLD REQUIREMENTS FOR NPDES PERMITTING.

STORMWATER MAINTENANCE NOTE

OPERATION AND MAINTENANCE OF ALL ON-SITE STORMWATER TREATMENT FACILITIES SHALL BE PROVIDED BY THE CITY OF DESTIN.

STORMWATER LANDSCAPING NOTE

1. DRAINAGE FACILITIES SHALL BE COMPLETELY LANDSCAPED WITH PLANTINGS AND GROUND SURFACE MATERIALS SUCH AS SOD/GRASS.
2. A THREE FOOT WIDTH ADJACENT TO NEW CONCRETE SIDEWALK AND BUILDING AREAS SHALL BE STABILIZED WITH SOD.

CONTROL POINTS

CP#1
NORTHING: 510247.21
EASTING: 1349500.05
ELEVATION: 21.31

CP#2
NORTHING: 510023.91
EASTING: 1349776.78
ELEVATION: 22.50

N

0 15' 30' 60' 90'
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DAG ARCHITECTS

MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA

GRADING & DRAINAGE PLAN

JOB: 24-95
DATE: 02-2025
DESIGNED: MSJ
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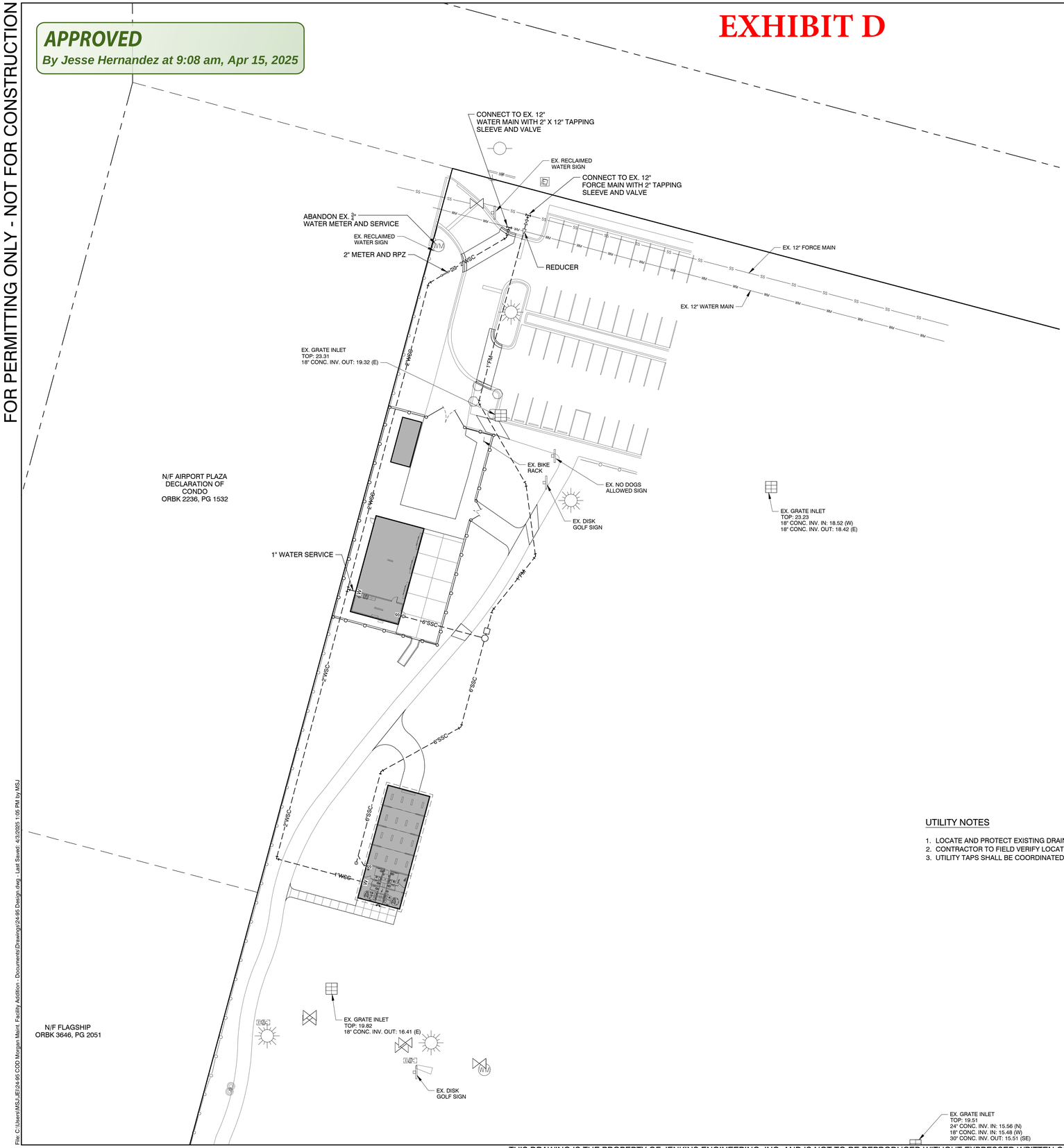

UTILITY NOTES

1. LOCATE AND PROTECT EXISTING DRAINFIELD UNDERGROUND LINES. COORDINATE EXCAVATION ACTIVITIES WITH DESTIN WATER USERS.
2. CONTRACTOR TO FIELD VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES.
3. UTILITY TAPS SHALL BE COORDINATED WITH DESTIN WATER USERS PRIOR TO CONNECTION.

N

0 15' 30' 60' 90'
HORIZONTAL SCALE: 1" = 30'

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

Digitally signed by M. Scott Jenkins, P.E.
DN: C=US, E=scott@jeicivil.com, O="Jenkins Engineering, Inc.", M. Scott Jenkins, P.E. CN="M. Scott Jenkins, P.E."
Reason: I attest to the accuracy and integrity of this document
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DAG ARCHITECTS

MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA

UTILITY PLAN

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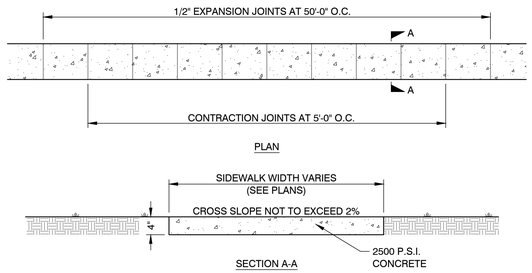
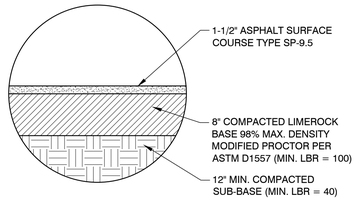
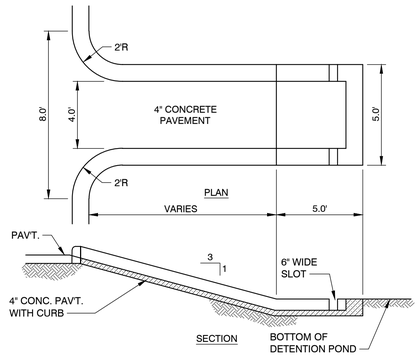


CONCRETE SIDEWALK DETAIL
N.T.S.



1-1/2" ASPHALT PAVEMENT DETAIL
N.T.S.



CONCRETE FLUME DETAIL
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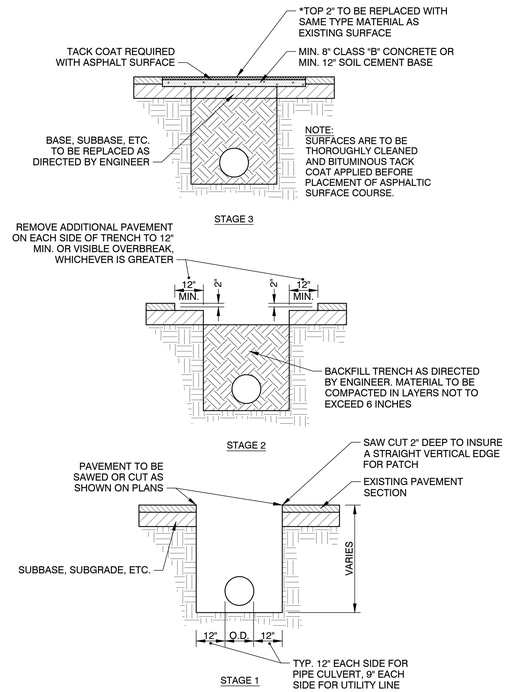
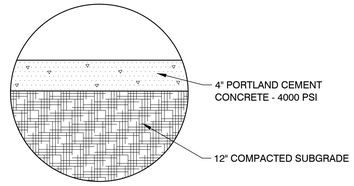
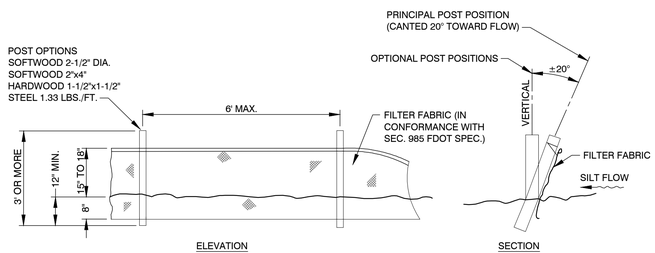


PAVEMENT PATCHING DETAIL
(UTILITY INSTALLATIONS BY OPEN CURB ACROSS EXISTING PAVEMENT)
N.T.S.



4" CONCRETE PAVEMENT DETAIL
N.T.S.



TYPE III SILT FENCE DETAIL
N.T.S.

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

REV	DATE	DESCRIPTION	BY
1	04/03/2025	REVISIONS PER TRC COMMENTS	MSJ

DAG ARCHITECTS

MORGAN SPORTS COMPLEX
IMPROVEMENTS
DESTIN, FLORIDA

MISCELLANEOUS DETAILS

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JOB: 24-95
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0 1"
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C06

EXHIBIT D

1 SPECIFICATION: CLEARING AND GRUBBING

All site Clearing and Grubbing shall be in accordance with section 110 of the "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein. This work shall be performed in the following areas:

- All street rights-of-way.
- All areas where excavation or embankment are to take place.
- Detention areas.

In addition, certain other areas where underground utilities are to be installed are to be cleared and grubbed to the extent necessary to properly install the utilities. Such work shall be incidental to the contract unit price for the utility to be installed.

1.1 SCOPE:

Site clearing work includes, but is not limited to:

- Removal of trees and other vegetation.
- Topsoil stripping.
- Clearing and grubbing.
- Removing above grade improvements.
- Removing below grade improvements.

1.2 JOB CONDITIONS:

Traffic: Conduct site clearing operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct streets, walks, or other occupied or used facilities without permission from the Owners and/or Local approving authority.

Clearing and Protection in Construction Areas: Preserve trees 6 inches or larger measured breast height (6"dbh) where possible within construction area.

Protection of Existing Improvements: Provide protection necessary to prevent damage to existing improvements indicated to remain in place.

Protect improvements on adjoining properties and on project site.

Restore damaged improvements to original condition as acceptable to the Owner.

1.3 LIMITATIONS:

Clearing will be limited to the extent necessary to allow for construction of the proposed improvements as a result of:

- Need for access to the project site for construction equipment.
- Essential grade changes.
- Surface water drainage and utility installation.
- Location of driveways, buildings, and required parking.

1.4 CLEARING AND GRUBBING:

Remove trees, shrubs, grass, other vegetation, improvements, or obstructions interfering with the installation of new construction. Removal includes digging out stumps and roots. Do not remove items elsewhere on site or premises unless specifically indicated. Disposal of trees, limbs, stumps, and debris shall be the responsibility of the Contractor.

Strip topsoil to whatever depths encountered to prevent intermingling with underlying subsoil or other objectionable material. Cut heavy growths of grass from areas before stripping.

Stockpile topsoil in storage piles in areas shown or where directed by the Owner. Construct storage piles to freely drain surface water. Cover storage piles if required to prevent windblown dust.

Dispose of unsuitable or excess topsoil same as specified for waste material.

1.5 FILLING:

Fill depressions caused by clearing and grubbing operations with satisfactory soil material, unless further excavation or earthwork is indicated.

Place fill material in horizontal layers not exceeding 6" loose depth, and thoroughly compact to density equal to adjacent ground, unless otherwise shown on the plans.

1.6 REMOVAL OF IMPROVEMENTS:

Remove existing above and below grade improvements and abandoned underground piping or conduit necessary to permit construction and other work.

1.7 DISPOSAL OF WASTE MATERIALS:

No burning of any material, debris, or trash will be allowed.

Remove waste materials from project site on a daily basis, and dispose of off-site in an approved area.

2 SPECIFICATION: EXCAVATION, EMBANKMENT AND SUBGRADE

2.1 EXCAVATION, EMBANKMENT AND SUBGRADE:

Section 120 of the Florida D.O.T. Specification. All subgrade fill material, and the top 12 inches in cut area, shall be compacted to 100 percent of maximum density as determined to AASHTO T-99. The Subgrade Compaction (Stabilization) shall conform to Section 160 of the Florida D.O.T. Specifications. In most cases this will consist of compacting existing cleaned soil. However, it is the Contractor's responsibility to assure that the finished roadbed section meets bearing value requirements, regardless of the quantity of stabilizing materials to be added. One field density test shall be taken for each 5000 square feet or fraction thereof.

Where required subgrade density cannot be obtained, unsuitable material shall be removed so that the road base will be constructed on a minimum of 3 feet of suitable, properly compacted material. This work shall be included in the contract lump sum price for earth excavation.

2.2 SOIL CEMENT BASE:

The detailed specifications of the soil cement base course are to be determined by an independent testing laboratory after testing of the material the Contractor proposes to use. Moisture and cement content will be specified by the laboratory. However, as a guide for bid purposes, estimate 12% cement by weight and include a price reduction schedule if tests show less cement is required. The soil cement mix will be at optimum moisture content, i.e., neither mushy nor dry, but containing sufficient moisture to make a firm case when squeezed in the hand. Water should not appear on the hand when so squeezed. This requires 5 to 6 gallons per square yard but actual quantity of water to be added will depend on latent moisture in the base material. From a practical standpoint, the highest moisture content should be maintained that permits packing and finishing without surface checking, shoving or rutting during compaction and finishing operations.

The freshly compacted and finished soil-cement mix must be adequately cured. An application of bituminous material such as RC-2, MC-3, RT-5 or asphaltic emulsion at a rate of 0.15 to 0.20 gal per square yard is preferred as the curing medium. Waterproof paper or moist hay is acceptable if properly maintained.

2.3 SAND-CLAY BASE COURSE:

The following tests shall be performed prior to placing the material on the roadbed:

Composition and gradation	Percent of material passing the 10-mesh sieve
Clay (material smaller than 0.005mm)	8 to 21
Silt (material from 0.005 to 0.005mm)	0 to 10
Combined clay and silt	8 to 25
Limerock Bearing Ration Value (LBR)	Of at least 75
Liquid Limit	Not greater than 25
Plasticity Index	Not greater than 6

The results of these tests shall be submitted to the engineer for approval. The base course shall be compacted to not less than 98 percent of the maximum density as determined by AASHTO T-180. One density test shall be taken for each 5000 square feet or faction thereof.

CONTINUED ON NEXT COLUMN

Note: Sand Clay base material shall not be used in areas where the seasonal high groundwater table is within two (2) feet of the bottom of the base material.

2.4 LIMEROCK BASE COURSE:

Shall be constructed in accordance with Section 200 of the Florida D.O.T. Specifications for Road and Bridge Construction. The material shall meet the requirements of Section 911 of the Specifications. Tests necessary to determine compliance with Section 911 shall be performed prior to placing the material on the subgrade. These tests include:

Test	Requirement
Liquid Limit	Less than 35
Plastic Index	Non-Plastic
Gradation	97% passing 3.5 inch sieve
Limerock Bearing Ratio	Not less than 100

The results of these tests shall be submitted to the engineer for approval. After approval of the material, the limerock base course shall be placed in accordance with Section 200. The base course shall be compacted to not less than 98 percent of the maximum density as determined by AASHTO T-180. A minimum of three density tests shall be made on each days compaction operations. More frequent tests shall be made as deemed necessary by the Engineer. The base shall be installed to a compacted thickness as shown on the plans, plus or minus one half inch. Deviations from this specification shall be corrected as indicated in the State Specifications.

2.5 GRADED AGGREGATE BASE COURSE:

Shall comply with the requirements of Section 204 of the Florida D.O.T. Specifications. Tests necessary to determine compliance with Section 204 shall be performed prior to placing the material. These tests include:

- Soundness Loss, Sodium, Sulfate: AASHTO T-104.
- Percent Wear: AASHTO T-96 (Grading A).
- Sieve Analysis.
- Limerock Bearing Ratio Value.

The results of these tests shall be submitted to the engineer for approval. After the approval of the material, the graded aggregate base course shall be placed in accordance with Section 204. The base course shall be compacted to a density of not less than 100 percent of the maximum density as determined by AASHTO T-180. At least three density tests shall be made on each day's final compaction operation of each course, and the density determinations shall be made at more frequent intervals if deemed necessary by the Engineer.

2.6 ASPHALT BASE COURSE:

Shall comply with the requirements of Sections 280, 330, 331 and 916 of the Florida D.O.T. Specifications. The design mix for Asphaltic Base Course Type 3 shall conform to the requirements in Tables 331-1 and 331-2. The minimum Marshall stability shall be 1000 lbs./sq. in. as indicated in Table 331-2. Percent bitumen by weight of total mix: 5.0 (minimum). Two copies each of the actual design mix shall be submitted to the Engineer. Written approval of the Asphalt base course design mix must be obtained from the engineer prior to commencing base course construction. Once the design mix has been approved by the engineer, sieve analysis tolerances indicated in Table 331-5 are allowable during construction. If sieve analysis values fall outside these tolerances, design mix must be resubmitted for acceptance. After the approval of the mix design, the Asphalt base course shall be placed in accordance with Section 280 and compacted in accordance with Section 330-10.

NOTE: STORMWATER DRAINAGE SHALL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.

3 SPECIFICATION: ASPHALT CONCRETE PAVING

3.1 SCOPE:

This section includes materials and work required for installation of flexible asphaltic concrete pavement for parking and drive areas shown on the plans.

3.2 APPLICABLE PUBLICATIONS:

The publications listed below form a part of this specification to the extent referenced. The publications shall be the most current issue and are referred to in the text by the basic designation only. The following are minimum requirements and shall govern except that all local, state, and/or federal codes and ordinances shall govern when their requirements are in excess hereof. All asphalt construction shall be in accordance with applicable sections of the "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein.

Florida Department of Transportation Specifications:
- Section 901 Course Aggregate
- Section 902 Fine Aggregate
- Section 916 Bituminous Materials
- Section 917 Mineral Filler
- Section 300 Bituminous Treatments, Surface Courses and Concrete Pavement
- Section 331 Type S Asphalt Concrete

American Society for Testing and Materials (ASTM) Publications:
- D 1557 Moisture-Density Relations of Soils and Soil-Aggregate Mixtures Using 10 lb (4.54 kg) Rammer and 18-in. (457mm) Drop.
- D 1557 Marshall Stability Mix Design

3.3 SUBMITTALS:

Asphalt Design Mix: Before any asphalt surface is constructed, submit two copies of each of the actual design mix to the Engineer and Owner.

Written approval of the asphaltic concrete design mix must be obtained from the Engineer and Owner prior to commencing asphalt pavement construction.

Material Certificates: Furnish copies of materials certificates signed by material producer and Contractor, certifying that each material item complies with, or exceeds specified requirements.

Asphalt extraction tests.

Aggregate gradation tests.

Marshall stability tests.

3.4 JOB CONDITIONS:

Weather limitations: Apply prime and tack coats when ambient temperature is above 40 degrees, and when temperature has not been below 35 degrees for 12 hours prior to application. Do not apply when base is wet or contains excess moisture.

3.5 MATERIALS:

Mineral Filler: Rock dust, hydraulic cement, or other inert material complying with Section 917 of the Florida D.O.T. Specification.

Asphalt Cement: The bituminous material shall be AC-20, viscosity grade and comply with Section 916 of the Florida D.O.T. Specification.

Course Aggregate: Comply with Section 901 of the Florida D.O.T. Specification.

Fine Aggregate: Comply with Section 902 of the Florida D.O.T. Specification.

Prime Coat and Tack Coat: The bituminous material for the Prime Coat shall be MC-70. The bituminous material for the Tack Coat shall be AC-20, or Emulsified asphalt, grade RS-2 and comply with the requirements in Section 300 and 916 of the Florida D.O.T. Specifications.

Asphaltic Concrete Design Mixes: Asphalt shall conform to the requirements for Type S Asphalt as indicated in Section 331 of the Florida D.O.T. Specifications.

Mix shall be within sieve analysis and bitumen range given in Section 331 of the Florida D.O.T. Specifications.

Minimum Marshall stability shall be in 1500 lbs./sq. in. as indicated in Table 331-2 of the Florida D.O.T. Specifications.

Percent bitumen by weight of total weight mix: 5.0 - 8.5.

CONTINUED ON NEXT COLUMN

Once design mix has been accepted by Engineer and Owner, sieve analysis tolerances indicated in Table 331-5 are allowable during construction. If sieve analysis values fall outside these tolerances, design mix must be resubmitted for acceptance.

Provide asphalt-aggregate mixture as recommended by local or state paving authorities to suit project conditions. Use locally available materials and graduations which meet Florida D.O.T. Specifications and exhibit satisfactory record on previous installations.

3.6 BASE COURSE PREPARATION:

Prior to construction of the base course, the top 12 inches of subgrade shall be compacted to a minimum soil density of 98% of the Modified Proctor Test Density (ASTM 1557). The subgrade shall be sterilized by a borate or chlorate sterilant containing not less than 25% sodium chlorate and shall be mixed thoroughly with water at the rate of 1-1/2 lbs. of sterilant per gallon of water. The sterilant shall be applied evenly at the rate of 0.2 gallons per square yard to subgrades that are less than 12" below original grades. If prepared base course will not be immediately covered with asphalt on the same day and wind-blown seeds will contaminate the base course surface, the sterilants shall be applied to the base course contaminate the base course.

Remove loose material from compacted base material surface immediately before applying prime coat.

Proof roll prepared base material surface to ensure unstable areas have been corrected and are ready to receive paving.

Prime Coat:

- Apply bituminous prime coat to base material surfaces where asphaltic concrete paving will be constructed.
- Apply bituminous prime coat in accordance with Section 300 of Florida D.O.T. Specifications.
- Apply at minimum rate of not less than 0.15 gal./sq. yd. over compacted base material. Apply material to penetrate and seal, but not flood, surface.
- Cure and dry as long as necessay to attain penetration and evaporation of volatile.

Tack Coat:

- Tack coat shall be applied in accordance with Section 300 of Florida D.O.T. Specifications. Apply to contact surfaces of previously constructed asphalt or portland cement and concrete and surfaces abutting or projecting into asphalt concrete pavement.
- Apply tack coat to full depth asphalt base course and sand asphalt base course. Apply emulsified asphalt tack coat between each lift or later of full depth asphalt and sand asphalt bases and on surface of such bases where asphaltic concrete paving will be constructed.
- Distribute at rate of 0.08 ga./sq. yd. of surface.
- Allow to dry until at proper condition to receive paving.

3.7 PLACING ASPHALT MIX:

Place asphalt concrete mixture on prepared surface, spread, and strike off. Spread mixture at the following minimum temperatures:

- When ambient temperature is between 40 degrees F and 50 degrees F: 285 degrees F.
- When ambient temperature is between 50 degrees F and 60 degrees F: 280 degrees F.
- When ambient temperature is higher than 60 degrees F: 275 degrees F.

Place inaccessible and small areas by hand. Place each course to required grade, cross-section, and compacted thickness.

Paver Placing:

- Place in strips not less than 10'-0" wide, unless otherwise acceptable to the Contracting Officer.
- After first strip has been placed and rolled, place succeeding strips and extend rolling to overlap previous strips.

Joints:

- Construct joints between old and new pavements as detailed in the plans.
- Joints between successive days work shall be constructed to ensure continuous bond between adjoining work.
- Construct joints to have same texture, density, and smoothness as other sections of asphalt concrete course.
- Clean contact surfaces and apply tack coat.

3.8 COMPACTION:

Each lift of asphalt shall be compacted to a minimum of 98% of the Marshall test ASTM D1559. Begin rolling when mixture will bear roller weight without excessive displacement. Compact mixture with hot hand tampers or vibrating plate compactors in areas inaccessible to rollers.

Breakdown Rolling:

- Accomplish breakdown or initial rolling immediately following rolling of joints and outside edge.
- Check surface after breakdown rolling, and repair displaced areas by loosening and filling, if required, with hot material.
- Second Rolling:
- Follow breakdown rolling as soon as possible, while mixture is hot.
- Continue second rolling until mixture has been thoroughly compacted.

Finish Rolling:

- Perform finish rolling while mixture is still warm enough for removal of roller marks.
- Continue rolling until roller marks are eliminated and course has attained maximum density.

Patching:

- Remove and replace paving areas mixed with foreign materials and defective areas.
- Cut out such areas and fill with fresh, hot asphalt concrete.
- Compact by rolling to maximum surface density and smoothness.

Protection:

- After final rolling, do not permit vehicular traffic on pavement until it has cooled and hardened.
- Erect barricades to protect paving from traffic until mixture has cooled enough not to become marked.

3.9 FIELD QUALITY CONTROL:

An independent Testing Laboratory, selected and paid by the contractor shall be retained to perform construction testing of in-place asphalt courses for Asphalt Extraction, Aggregate gradation, Marshall Stability, thickness and surface smoothness.

Thickness: In-place compacted thickness shall not be less than thickness specified on the drawings.

Surface Smoothness: Testing shall be performed on the finished surface of each asphalt concrete course for smoothness, using 10'-0" straightedge applied parallel with, and at right angles to centerline of paved area. The variation of the surface from the edge of the straight edge between any two contact points shall not exceed 1/4". Check surface areas at intervals necessary to eliminate ponding areas. Repair or remove and replace unacceptable paving as directed by the Contracting Officer.

Asphalt content, Aggregate gradation, and Marshall Stability shall be as specified in Section 331 of the Florida D.O.T. Specifications.

4 SPECIFICATION: PORTLAND CEMENT CONCRETE PAVING

4.1 SCOPE:

This section includes sidewalks, curbs, and miscellaneous concrete pavement.

4.2 APPLICABLE PUBLICATIONS:

The publications listed below form a part of this specification to the extent referenced. The publications shall be the most current issue and are referred to in the text by the basic designation only. The following are minimum requirements and shall govern except that all local, state, and/or federal codes and ordinances shall govern when their requirements are in excess hereof. All concrete construction shall be in accordance with applicable sections of the "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein.

CONTINUED ON NEXT COLUMN

Florida Department of Transportation Specifications:
- Section 345 Portland Cement Concrete
- Section 350 Cement Concrete Pavement
- Section 520 Concrete Gutter, Curb Elements and Traffic Separator
- Section 931 Metal Accessory Materials for Concrete Pavement and Concrete Structures

American Society for Testing and Materials (ASTM) Publications:
- A 615 Deformed and Plain Billet Steel Bars for Concrete Reinforcement
- D 1557 Moisture-Density Relations of Soils and Soil-Aggregate Mixtures Using 10-lb. (4.54 kg) Rammer and 18-in. (457mm) Drop.
- D 1751 Preformed Expansion Joint Filler for Concrete Paving and Structural Construction. (Nonextruding and Resilient Bituminous Types)

4.3 SUBMITTALS:

Material Certifications: Furnish copies of materials certificates signed by material producer and Contractor, certifying that each material item complies with, or exceeds, specified requirements.

4.4 MATERIALS:

Forms:

- Steel, wood, or other suitable material of size and strength to retain horizontal and vertical alignment until removed. Use straight forms, free of distortion and defects.
- Use flexible spring steel forms or laminated boards to form radius bends as required.

Form Release Agent:

- Coat forms with nonstaining type coating that will not discolor or deface surface of concrete.

Welded Wire Mesh:

- Welded plain cold-drawn steel wire fabric. Furnish in flat sheets, not rolls, unless otherwise acceptable to Contracting Officer. Welded wire mesh shall be free from rust, dirt, foreign matter and shall not be stored directly on the ground. Wire fabric shall comply with Sections 931 of the Florida D.O.T. Specifications.

Reinforcing Bars:

- Deformed steel bars, ASTM A 615, Grade 40. Reinforcing bars shall be free from rust, dirt, foreign matter and shall not be stored directly on the ground. Deformed steel bars shall comply with Section 931 of the Florida D.O.T. Specifications.

Concrete Materials:

- Comply with requirements of Sections 345 and 350 of the Florida D.O.T. Specifications for concrete materials, admixture, bonding materials, curing materials, and others as required.

Joint Fillers:

- Resilient premolded bituminous impregnated fiberboard units complying with ASTM D 1751. Joint fillers shall comply with Section 932 of the Florida D.O.T. Specifications.

4.5 MIXING:

Design mix to produce normal weight concrete consisting of Portland cement, aggregate, water-reducing or high-range water reducing admixture (super-plasticizer), air-entraining admixture and water to produce following properties:

- Compressive Strength: Minimum 3,000 psi for curb and walkways and 4,000 psi for pavement, at 28 days. In addition, concrete for pavement shall have a minimum modulus of rupture of 600 psi.
- Slump Range: 3" - 5".
- Air Content: 3% to 6%.

4.6 PREPARATION:

Surface Preparation:

- Remove loose material from compacted base material surface immediately before placing concrete.
- Compact the top 12 inches of subgrade to a minimum soil density of 98% for the Modified Proctor Test (ASTM D 1557) to result in a minimum modulus of subgrade reaction (k) of 150 psi/in. Proof-roll prepared base material surface to check for unstable areas. The paving work shall begin after the unsuitable areas have been corrected and are ready to receive paving. Compaction testing for the base material shall be completed prior to the placement of the paving.

4.7 CONCRETE INSTALLATION:

Form Construction:

- Set forms to required grades and lines, rigidly braces and secured. Install sufficient quantity of forms to allow continuous progress of work and so that forms can remain in place at least 24 hours after concrete placement.
- Check completed formwork for grade and alignment to following tolerances:
- Top of forms not more than 1/8" in 10'-0".
- Vertical face on longitudinal axis, not more than 1/4" in 10'-0".
- Clean forms after each use, and coat with form release agent as often as required to ensure separation from concrete without damage.

Reinforcement:

- Locate, place, and support reinforcement to ensure compliance with plans.

Concrete Placement:

- Comply with requirements of Sections 345, 350, and 520 of Florida D.O.T. Specifications for mixing and placing concrete.

Do not place concrete until base material and forms have been checked for line and grade. Moisten base material if required to provide uniform dampened condition at time concrete is placed. Concrete shall not be placed around manholes or other structures until they are at the required finish elevation and alignment.

Place concrete using methods, which prevent segregation of mix. Consolidate concrete along face of forms and adjacent to transverse joints with internal vibrator. Keep vibrator away from joint assemblies, reinforcement, or side forms. Consolidate with care to prevent dislocation of reinforcing, dowels, and joint devices.

Deposit and spread concrete in continuous operation between transverse joints, as far as possible. If interrupted for more than 1/2 hour place construction joint.

Curbs and Gutters:

Automatic machine may be used for curb and gutter placement at Contractor's option. Machine placement must produce curbs and gutters to required cross section, lines, grades, and jointing as specified for formed concrete. If results are not acceptable, remove and replace with formed concrete as specified.

4.8 JOINT CONSTRUCTION:

Construct expansion, weakened-plane (Contraction), and construction joints true-to-line with face perpendicular to surface of concrete. Construct transverse joints at right angles to centerline, unless otherwise indicated.

Weakened-Plane (Contraction) Joints:

- Provide weakened-plane (contraction) joints, sectioning concrete into areas at 15'-0" o.c. maximum each way.
- Sidewalks shall have contraction joints at 5'-0" o.c.
- Construct weakened-plane joints for depth equal to at least 1/4 concrete thickness.

Tooled Joints:

Form weakened-plane joints in fresh concrete by grooving top portion with recommended cutting tool and finishing edges with jointer.

CONTINUED ON NEXT SHEET

JENKINS ENGINEERING, INC.
73 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
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M. SCOTT JENKINS, P.E.
FL. REGISTRATION NO. 58073

Digitally signed by M. Scott Jenkins, P.E.
DN: C=US, E=scott@jeicivil.com, O=Jenkins Engineering, Inc., CN="M.Scott Jenkins, P.E."
Reason: I attest to the accuracy and integrity of this document
Date: 2025.04.03 14:09:10-05'00'

REV	DATE	DESCRIPTION	BY
1	04.03.2025	REVISIONS PER TRC COMMENTS	MSJ

DAG ARCHITECTS

MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA

SPECIFICATIONS I
NOT VALID UNLESS BEARING ENGINEERS ORIGINAL SIGNATURE

JOB: 24-95
DATE: 02-2025
DESIGNED: MSJ
DRAWN: MPF

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
07 OF 08

SHEET NUMBER
C07

EXHIBIT D

Construction Joints:

Plan concrete placement such that construction joints fall at expansion joints as detailed in the plans.

Expansion Joints:

Provide premolded joint filler for expansion joints abutting concrete curbs, catch basins, manholes, inlets, structures, walks, and other fixed objects.

Locate expansion joints at 40'-0" o.c. maximum for each pavement lane or for curb.

Located expansion joints at 50'-0" o.c. maximum for walkways.

Joint Fillers:

Extend joint fillers full-width and depth of joint, and not less than 1/2" or more than 1" below finished surface where joint sealer is indicated.

Furnish joint filler in one-piece lengths for full width being placed, wherever possible. Where more than one length is required, lace or clip joint filler sections together.

Joint Sealants:

Exterior pavement joint sealants shall be composed of a non-priming, pourable, self-leveling type polyurethane sealant, such as grey shep-calk, or approved eqaual suitable for use in pavements and sidewalks.

4.9 CONCRETE FINISHING:

After striking-off and consolidating concrete, smooth surface by screeding and floating. Adjust floating to compact surface and produce uniform texture.

After floating, test surface for trueness with 10'-0" straightedge (maximum deviation of 1/4 inch). Distribute concrete as required to remove surface irregularities, and refloat repaired areas to provide continuous smooth finish.

Work edges of slabs, gutters, back top edge of curb, and formed joints with an edging tool, and round to 1/2" radius. Eliminate tool marks on concrete surface.

After completion of floating and troweling when excess moisture or surface sheen has disappeared, complete surface finish as follows:

Curbs, Gutters, and Walks:

Broom finish by drawing fine-hair broom across concrete surface perpendicular to line of traffic. Repeat operation if required to provide fine line texture.

Inclined Slab Surfaces:

Provide coarse, nonslip finish by scoring surface with stiff-bristled broom perpendicular to line of traffic.

Paving:

Burlap finish by dragging seamless strip of damp burlap across concrete perpendicular to line of traffic. Repeat operation to provide gritty texture.

Do not remove forms for 24 hours after concrete has been placed. After form removal, clean ends of joints and point up any minor honeycombed areas. Remove and replace areas or section with major defects, as directed.

Protect and cure finished concrete paving in accordance with "Florida Department of Transportation Specifications for Road and Bridge Construction" Section 350-13.

4.10 CLEANING AND ADJUSTING:

Repair or replace broken or defective concrete as directed.

Protect concrete from damage until acceptance of work. Exclude traffic from pavement for at least 14 days after placement. When construction traffic is permitted, maintain pavement as clean as possible by removing surface stains and spillage of materials.

Sweep concrete pavement and wash free of stains, discolorations, dirt, and other foreign material just prior to final inspection.

5 SPECIFICATION: FENCING

The Contractor shall install fencing as shown on the plans and in accordance with the manufacturer's brochure. The following are minimum requirements and shall govern except that all local, state and/or federal codes and ordinances shall govern when their requirements are in excess hereof.

5.1 MATERIAL CERTIFICATES:

Furnish copies of materials certificates signed by material producer and Contractor, certifying that each material item complies with, or exceeds, specified requirements.

5.2 MATERIALS:

All materials and equipment incorporated in the work shall be new, clean, and free of visual defects unless otherwise specified, and that all work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All work not conforming to these requirements may be considered defective.

Height shall be as required as shown on the construction plans.

Fabric shall be #9 gauge, chain link open hearth steel wire, hot-dipped galvanized after weaving with minimum coating of 2.0 ounce of zinc per square foot or aluminum coating with .40 ounces per square foot, woven in 2" diamond mesh.

Line post, top, intermediate and bottom rails, shall be 1-5/8" O.D. steel pipe, weight 2.27 lbs. per foot, hot-dipped galvanized. Set 36" deep in concrete.

Terminal, corner, gate and pull posts shall be 3" O.D. pipe, 5.79 lbs. Set 36" deep in concrete.

Concrete for setting posts shall be Portland Cement complying with ASTM C-150, aggregates complying with ASTM C-33, and clean water. Mix materials to obtain concrete with a minimum 28-day compressive strength of 2,500 psi.

Stretcher bar bands, tie wires, hog rings, couplings, nuts, stretcher bars, bolts, and miscellaneous fastening devices shall be manufacturer's standard for heavy construction fence.

Swing gates shall consist of the following components.

2" O.D. steel pipe 2.72 lbs. per foot, hot-dipped galvanized. Each frame to be equipped with 3/8" diameter adjustable truss rods.

Hinges shall be hot-dipped galvanized pressed steel or malleable iron to suit gate size, non-lift-off type. Hinges shall be offset to permit 180 degrees opening. Provide one (1) pair of hinges per lead.

Latch shall be forked type to permit operation from either side with provisions to lock both sides with padlock.

5.3 ACCEPTABLE MANUFACTURERS:

Cyclone Fence, Page Fence, and Hackney Corporation.

6 SPECIFICATION: TRAFFIC STRIPING AND PAINTING

The Contractor shall paint traffic striping as shown on the plans. The following are minimum requirements and shall govern except that all local, state and/or federal codes and ordinances shall govern when their requirements are in excess hereof. All traffic striping and painting shall be in accordance with Sections 710 and 971 of the "Florida Department of Transportation Roadway and Traffic Design Standards".

6.1 MATERIAL CERTIFICATES:

CONTINUED ON NEXT COLUMN

Furnish copies of materials certificates signed by material producer and Contractor, certifying that each material item complies with, or exceeds, specified requirements.

6.2 TRAFFIC STRIPING AND PAINTING:

Traffic control markings shall be marked on pavement as indicated on drawings.

Paint shall be in sealed containers that plainly show the designated name, formula or specification number, batch number, color, date of manufacture, manufacturer's name, formulation number, and directions, all of which shall be plainly legible at the time of use. The paint shall be homogeneous, easily stirred to smooth consistency, and shall show no hard settlement or other objectionable characteristics during a storage period of six months.

All machines, tools, and equipment used in performance of the work shall be approved and maintained in satisfactory operating condition. Hand-operated push-type machines of a type commonly used for application of paint to pavement surfaces shall be acceptable for marking small street and parking areas. Applicator machines shall be equipped with necessary paint tanks and spraying nozzles, and shall be capable of applying paint uniformly at the coverage specified. Sandblasting equipment shall be provided as required for cleaning surfaces to be painted. Hand-operated spay guns shall be provided for use in areas where push-type machines cannot be used.

New pavement surfaces shall be allowed to cure for a period of not less than thirty days before application of marking materials. All surfaces to be marked shall be thoroughly cleaned before application of the paint. Dust, dirt, and other granular surface deposits shall be removed by sweeping, blowing with methods as required. Rubber deposits, surface laitance, existing paint markings and other coatings adhering to the pavement shall be completely removed with scrapers, wire brushes, sandblasting, approved chemicals, or mechanical abrasion as directed.

Paint shall be applied evenly to the pavement surface to be coated at a rate of 105 plus or minus 5 square feet per gallon. Paint shall be applied as shown on the drawings.

Paint shall be applied to clean, dry surfaces, and unless otherwise approved, only when air and pavement temperatures are above 40 degrees F and less than 95 degrees F. Paint temperature shall be maintained within these same limits. Paint shall be applied pneumatically with approved equipment at rate of coverage specified herein. The Contractor shall provide guidelines and templates as necessary to control paint application. Special precautions shall be taken in marking numbers, letters, and symbols. All edges of marking shall be sharply outlined. The maximum drying time requirements of the paint specifications will be strictly enforced, to prevent undue softening bitumen, and pickup, displacement, or discoloration by tires of traffic. If there is a deficiency in drying of the markings, painting operations shall be discontinued until cause of the slow drying is determined and corrected.

Suitable warning signs shall be placed near the beginning of the work site and well ahead of the work site for alerting approaching traffic from both directions. Small markers shall be placed along newly painted lines to control traffic and prevent damage to newly painted surfaces. Painting equipment shall be marked with large warning signs indication that slow moving painting equipment is in operation.

Markings which must be visible at night shall be reflectorized unless ambient illumination assures adequate visibility.

7 SPECIFICATION: WATER DISTRIBUTION SYSTEM

The Contractor shall provide and install all materials for a potable water distribution system as shown on the drawings and in this specification. In addition, he shall obtain all permits and conduct all tests required by local, state and federal authorities and as specified on these drawings.

7.1 MATERIALS:

All materials and equipment incorporated in the work shall be new, clean, and free of visual defects unless otherwise specified, and that all work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All work not conforming to these requirements may be considered defective.

Piping less than 4 inches in diameter:
- Polyvinyl Chloride (PVC) 160 psi, SDR 26 — ASTM D-2241
- Polyethylene pipe 160 psi, SDR 9 — ASTM D-3350 & ASTM D-2239
- Polyethylene tubing 200 psi, SDR 9 — ASTM D-3350 & ASTM D-2737

Piping greater than 4 inches in diameter:
- Polyvinyl Chloride (PVC) 150 psi — AWWA C-900 (DR 18)
- Ductile Iron (Class 50) — ANSI A21.51

Joints for PVC pipes:
- Joints shall comply with ASTM D-3139
- No solvent cements or toxic lubricant will be allowed.
- Expansion capability will be provided.

Joints for Ductile Iron pipes:
- Joints shall comply with AWWA C-153 or AWWA C-110

Gate Valves:
- Valves shall comply with AWWA C-509
- 200 psi iron body, bronze mounted, non-rising stems with square operating nuts and a suitable valve box.

7.2 INSTALLATION:

Shall comply with all local, state and federal regulations. The Contractor shall provide proper facilities for handling and laying pipe and accessories. No pipe will be laid in unsuitable weather or in water. The Contractor will verify all field dimensions with the design Engineer (including Field Stake-Out) prior to commencing work. The Contractor shall notify the Engineer at 24 hours prior to installing any portion of the water main distribution system. He shall also stake all service connections and provide as-built dimensions to the Engineer. Connections to the existing system shall be coordinated with the Utility Company. Minimal service interruption shall occur and traffic safeguards shall be taken.

The Contractor shall conduct hydrostatic pressure and leakage tests as follows: Apply 150 psi or 150% of the working pressure whichever is greater to the test line. Duration of the pressure test shall be at least two (2) hours. After 1/2 hour, check pressure, if pressure has dropped, inspect for leaks and correct as required. Repeat tests until there are no leaks or pressure loss. Pressure must hold for two hours.

Note: The Contractor shall notify the Utility Company and the Engineer at least 48 hours prior to conducting pressure and leakage tests. A 3/4 inch hose bib connection will be required for gauge connection.

The Contractor shall sterilize the lines by chlorinating at 40 to 50 ppm, injecting at a corporation stop and operating all valves and accessories. Flush system. Subsequent tests on replacement water shall show a chemical and bacterial count equal to the supply main. Samples shall be taken and tested at the expense of the Contractor, and results shall be acceptable to local, state and federal agencies of interest.

7.3 NOTES:

All water piping and fittings used shall be National Sanitation Foundation (N.S.F.) approved for potable water.

A minimum separation of 10 ft. horizontal, outside to outside and 18 inches vertical is required between all water lines and the sanitary sewer system.

When trench excavation depth exceeds five feet, the Contractor shall provide trench protection (shields, sloping, shoring, etc.) and shall comply with OSHA Standard 29 CFR, Section 1926.650 Subpart P.

In accordance with rules of the Florida Department of Environmental Protection (DEP), Chapter 62-555, the Engineer of record will be responsible for observation of construction of the Potable Water System. The Engineer shall be notified at commencement and completion of construction. To assure compliance with plans and specifications, said Engineer will report to DEP upon completion of construction and cleaning and disinfecting described above before the system can be placed in service.

All PVC potable water lines and services will be marked with No. 14 copper insulated tracer wire to enable location with a Ferrous Metal Detector. The tracer wire will be placed 12 inches above and throughout the length of all such pipe.

7.4 FIRE HYDRANTS:

All fire hydrants shall be 6 inch, three way hydrants with two 2-1/2 inch hose nozzles and one 4-1/2 inch pumper nozzle, designed for 150 lbs working pressure or 300 lbs hydrostatic pressure and shall conform to the latest specifications of the AWWA All working parts shal be bronze. All hose threads shall be National Standard Threads. Hydrants shall have a mechanical joint end inlet. Hydrants shall be Traffic Breakaway Model. The hydrant main valve shall be a compression type that closes with the water pressure. Hydrants shall have not less than a 5-1/4 inch valve opening. All hydrants shall be equipped with automatic self-oiling reservoirs that lubricate the stem threads and all bearing surfaces each time the hydrant is operated. Hydrants shall be painted one coat of red iron oxide, zinc oxide primer conforming to Steel Structures Painting Council SSPC-paint 25 and two finish coats of silicone alkyd paint conforming to Steel Structures Painting Council

CONTINUED ON NEXT COLUMN

SSPC-paint 21. Fire hydrants shall be painted in accordance with NFPA 291, Recommended Practice For Fire Flow Testing and Marking of Hydrants.

8 SPECIFICATION: SANITARY SEWER SYSTEM

The Contractor shall provide and install all gravity sewer material shown on the drawings and in this specification. In addition, he shall obtain all permits and conduct all tests required by local, state and federal authorities and as specified on these drawings.

8.1 MATERIALS:

All materials and equipment incorporated in the work shall be new, clean, and free of visual defects unless otherwise specified, and that all work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All work not conforming to these requirements may be considered defective.

Piping:
- PVC Gravity Sewer — ASTM D-3034, SDR-35
- Ductile Iron Pipe (D.I.P.) — ANSI A21.51
- PVC Force Mains (160 psi) — ASTM D-1784 and D-2241

Joints:
- PVC, Rubber Ring — ASTM D-1869
- D.I.P. Joints, Rubber Gasket — ANSI A21.11

NOTE: ALL JOINTS TO BE BELL AND SPIGOT TYPE.

Concrete:
- Poured or Pre-cast — 4000 psi at 28 days

8.2 INSTALLATION:

Shall comply with all local, state and federal regulations. The Contractor shall provide proper facilities for handling and laying pipe and accessories. Trenches shall be properly prepared; pipe shall be supported over its full length and bell holes hand dug as required. No pipe will be laid in unsuitable weather or in water. The Contractor will verify all field dimensions and report all discrepancies (including field stake-out) prior to commencing work. The contractor shall notify the Engineer at least 24 hours prior to installing any portion of the sanitary sewer system. He shall also stake all service connections and provide as-built dimensions to the Engineer. Manholes, cleanouts and the like shall be located, built and sized as shown on these drawings. Connections with existing sewer systems shall be coordinated by the Contractor with the utility company.

A minimum separation of 10 ft. horizontal measured outside to outside and 18 inches vertical is required between sanitary sewer lines and all water lines.

When trench excavation depth exceeds five feet, the Contractor shall provide trench protection (shields, sloping, shoring, etc.) and shall comply with OSHA Standard 29 CFR, Section 1926.650 Subpart P.

In accordance with rules of the Florida Department of Environmental Protection (DEP), Chapter 62-604, the Engineer of record will be responsible for observation of construction of the Sanitary Sewer System. The Engineer shall be notified at commencement and completion of construction. To assure compliance with plans and specifications said Engineer will report to DEP upon completion of construction before the system can be placed in service.

The Contractor shall coordinate all tests with the utility company and the Engineer. All lines, fittings and manholes shall be clean and dry before conducting tests. Tests and subsequent corrections shall be at the expense of the Contractor.

8.3 GRAVITY SEWERS:

Leakage tests by exfiltration and/or infiltration will be made on all pipe. The Engineer shall have the option determining which test shall be employed. Generally, if the groundwater table is below the bottom of the pipe, an exfiltration test shall be used. Duration of test shall be not less than two (2) hours. Visible leaks encountered shall be corrected regardless of leakage test results. Leakage as measured by either the infiltration or exfiltration test shall not exceed 0.157 gallons per inch diameter per 100 feet of pipe per hour. When leakage exceeds the maximum amount specified, satisfactory correction shall be made and retesting accomplished.

Deflection testing shall be done on all flexible pipe at the direction of the Engineer. Testing shall be done using a mandrel having a diameter equal to 95 percent of the inside diameter of the pipe. When a deflection device is used in lieu of the mandrel, such device shall be approved by the Engineer prior to use. No pipe deflection shall exceed 5 percent.

8.4 FORCE MAINS:

The Contractor shall conduct hydrostatic pressure and leakage tests as follows:

Apply 100 psi or 150% of the working pressure, whichever is greater, to the test line. Duration of the pressure test shall be at least two (2) hours. After 1/2 hour, check pressure, if pressure has dropped, inspect for leaks and correct as required. Repeat tests until there are no leaks or pressure loss. Pressure must hold for two hours.

Note: The Contractor shall notify the Utility Company and the Engineer at least 24 hours prior to conducting pressure and leakage tests.

Force mains shall have thrust blocks designed for 100 psi test pressure. Force mains shall be colored other than white to distinguish from water lines. Force mains in the right-of-way shall have 30 inches (minimum) cover over the crown.

All sanitary sewer force mains will be marked with No. 14 copper insulated tracer wire to enable location with a Ferrous Metal Detector. The tracer wire will be placed 12 inches above and throughout the length of all such pipes.

8.5 MANHOLES:

Shape: All manholes will be eccentric or as specified on the drawings.

Setting Manhole Castings: The frame of the casting shall be set in a full mortar bed composed of one part Portland Cement to two parts of fine aggregate.

Concrete: The minimum compressive strength required at twenty-eight days is 4000 lbs. per sq. inch. The minimum amount of water shall be used to produce a workable mix and shall not exceed six (6) U.S. Gallons per sack of cement. Concrete shall conform to ASTM C-94.

Pre-cast Reinforced Concrete Manhole Sections: Pre-cast reinforced concrete manhole sections shall conform to ASTM C-478. All joints for pre-cast sections shall be approved by the Engineer.

Castings: Cast iron frames and covers shall conform to the drawings in all essentials of design. All castings shall be made of clean, even grain, tough gray cast iron. The quality of iron in the castings shall conform to the current ASTM Specification A-48 for Class 20 Gray Iron Castings. The weight of castings shall be as shown in the plans. Castings shall be smooth, true to pattern, and free from projections, sand holes, or defects. A raised work "SEWER" shall be cast on the upper non-skid surface of all manhole covers. The portio of the frame and cover which forms the cover seat shall be machined so that no rocking of the cover is possible. The castings shall be coated with coal tar pitch varnish. On roadways the frame and cover shall be set flush with and in the plane of the surface. In other locations they shall be set to grades determined by the Engineer. A shop drawing of the manhole frame and cover must be approved by the Engineer for all covers and frames furnished on the project.

Water-Proofing: Both concrete and pre-cast sections below grade shall be painted on the outside with either two coats of bitumastic paint or a heavy layer of emulsified asphalt to water-proof completely. Manholes shall be inspected for water tightness prior to being placed in service. All incoming and outcoming sewer lines shall be plugged and the manhole filled with water to a level to create a minimum positive head of two feet or above the highest section joint. If the water level drop exceeds 1/8" per vertical foot of manhole depth in 5 minutes, the manhole shall have failed the test.

8.6 GENERAL:

Grout all riser joints and entry pipes.
Provide neat cement seals for pre-cast units.
Minimum radius allowed is 20 inches.
Invert grouting shall be uniform and smooth-sloped to center line of pipe.

Note: Roof drains, foundation drains and all other clean water connections to the sanitary sewer system are prohibited.

9 SPECIFICATION: STORM SEWER SYSTEM

The Contractor shall provide and install all storm sewer material shown on the drawings and in this specification. In addition, he shall obtain all permits and conduct all tests required by local, state and federal authorities and as specified.

CONTINUED ON NEXT COLUMN

9.1 MATERIALS:

All materials and equipment incorporated in the work shall be new, clean, and free of visual defects unless otherwise specified, and that all work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All work not conforming to these requirements may be considered defective.

Corrugated Polyethylene Pipe: Shall comply with section 948 of the latest edition "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein. Pipes 12 inches to 24 inches in diameter shall comply with ASTM F-405 and ASTM F-667. Joints shall be by means of dimpled band. If used outside of dry wells, joints shall be wrapped in filtercloth 2 feet in width and with 2 feet of overlap on the diameter. This pipe, in the perforated form, shall be used inside dry wells. It may be used outside dry wells only when used with a filter sock. Perforations shall be 1/4 inch diameter and spaced 10 inches on center in the valley of the corrugations.

Polyvinyl-Chloride Pipe: Shall comply with section 948 of the latest edition "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein. Polyvinyl-Chloride Pipe shall meet the requirements of ASTM D 3034, SDR-35, or ASTM F 949, profile wall without perforations. Polyvinyl-Chloride Pipe for use as underdrain shall conform to the requirements of ASTM F 758 or ASTM F 949. Also, PVC underdrain manufactured from PVC pipe meeting ASTM D 3033 or ASTM D 3034, perforated in accordance with the perforation requirements given in AASHTO M 36, or AASHTO M 196 will be permitted.

Reinforced Concrete Pipe: Shall comply with requirements of ASTM C-76, Class III, unless otherwise indicated on the Drawings, and shall be installed with rubber gasketed joints complying with ASTM C-443. Install rubber gaskets in strict accordance with pipe manufacturer's recommendations.

Manholes: Precast reinforced concrete manhole sections shall conform to ASTM Specification C-478. Construct manholes of precast concrete sections as required by Drawings to size, shape, and depth indicated, but never less than 4'-0" inside diameter. All joints for precast sections shall be approved by the engineer.

Inlets and Catch Basins: Precast reinforced concrete Inlets and Catch Basin sections shall conform to ASTM C-478. Construct Inlets and Catch Basins of precast concrete construction as required by drawings to size, shape and depth indicated.

Main and Lateral Pipes: Neatly cut off main and lateral pipes flush with inside of manhole or inlet where they enter structure walls. Dress all irregularities and rough edges with non-shrinking group (inside and outside).

Where pipes enter or exit manholes, a "Kor-N-Seal" molded neoprene boot with stainless steel internal and external bands as manufactured by the National Pollution Control Systems. Inc., Nashua, New Hampshire, or a polyurethane joint with a short transition joint as manufactured by Moorform Corporation, Centralia, Illinois, or an approved equal (or superior) connection shall be provided.

Cast Iron Frames, Covers, and Grates: After completion of manhole inlet, set cast iron frame in full mortar bed after adjusting to required elevation. Cast iron frames and covers shall conform to the drawings in all essentials of design. All castings shall be made of clean, even grain, tough gray cast iron The quality of iron in the castings shall conform to the current ASTM Specification A-48 for Class 20 Gray Iron Castings. The weight of castings shall be as shown in the plans. Castings shall be smooth, true to pattern, and free from projections, sand holes, or defects. A raised word "STORM SEWER" shall be cast on the upper non-skid surface of all manhole covers. The portion of the frame and cover which forms the cover seat shall be machined so that no rocking of the cover is possible. The castings shall be coated with coal tar pitch varnish. On roadways the frame and cover shall be set flush with and in the plane of the surface. In other locations they shall be set to grades determined by the Engineer. The frame and cover shall be heavy duty traffic bearing.

Plastic Filter Fabric: Plastic Filter Fabric shall be the non-woven type and shall comply with sections 514 and 985 of the latest edition "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein.

Concrete: Concrete shall comply with Section 345 of the latest edition "Florida Department of Transportation Specifications for Road and Bridge Construction" unless modified herein. Minimum compressive strength at 28 days shall be 4,000 psi.

9.2 DETENTION AREAS AND GRASSED SWALES:

Swales must be landscaped with seeding, sodding, or sprigging, which does not inhibit the infiltration rate of the soil. Engineer requires 48 hours notice prior to landscaping of infiltration areas to make appropriate inspections.

The system will require periodic maintenance for continued proper operation. This will include, as a minimum: A) removal of silt debris from surface infiltration areas and catch basins, and B) maintenance of vegetative cover in surface infiltration areas.

9.3 STORMWATER DRYWELLS:

Drywells shall be constructed to the dimensions as detailed in the plans. The washed granular material shall have of a void ratio of not less than 0.4 and the gradation shall conform to section 901 of the latest edition "Florida Department of Transportation Specifications for Road and Bridge Construction". The dry well shall be completely wrapped in woven (as opposed to spun) filter cloth with a minimum 2 feet of overlap at field joints. The dry well shall contain perforated pipes as detailed in the plans.

9.4 INSTALLATION:

The Contractor shall comply with all local, state and federal regulations. The Contractor shall provide proper facilities for handling and laying pipe and accessories. Trenches shall be properly prepared; pipe shall be supported over its full length and bell holes hand dug as required. No pipe will be laid in unsuitable weather or in water. The Contractor will verify all field dimensions and report all discrepancies (including field stake-out) prior to commencing work. The contractor shall notify the Engineer at least 24 hours prior to installing any portion of the storm sewer system. He shall also stake all service connections and provide as-built dimensions to the Engineer. Manholes, cleanouts and the like shall be located, built and sized as shown on these drawings. Connections with existing storm sewer systems shall be coordinated by the Contractor with the Utility Authority. Adequate traffic control shall be provided.

A minimum separation of 10 ft. horizontal measured outside to outside and 18 inches vertical is required between storm sewer lines and all water lines.

When trench excavation depth exceeds five feet, the Contractor shall provide trench protection (shields, sloping, shoring, etc.) and shall comply with OSHA Standard 29 CFR, Section 1926.650 Subpart P.

In accordance with rules of the Florida Department of Environmental Protection (DEP), Chapter 62-25, the Engineer of record will be responsible for observation of construction of the Storm Sewer System. The Engineer shall be notified at commencement and completion of construction. To assure compliance with plans and specifications, said Engineer will report to DEP upon completion of construction before the system can be placed in service.

9.5 TESTS:

The Contractor shall coordinate all Tests and Inspections with the Utility Authority and the Engineer. All lines, fittings and manholes shall be clean and dry before the Inspector is summoned. Tests and subsequent corrections shall be at the expense of the Contractor.

Non-Perforated Storm Sewers: Leakage tests by exfiltration and/or infiltration will be made on all pipe as deemed by the Engineer. The Engineer shall have the option determining which test shall be employed. Generally, if the groundwater table is below the bottom of the pipe, an exfiltration test shall be used. Duration of test shall be not less than two (2) hours. Visible leaks encountered shall be corrected regardless of leakage test results. Leakage as measured by either the infiltration or exfiltration test shall not exceed 0.2 gallons per inch diameter per 100 feet of pipe per hour. When leakage exceeds the maximum amount specified, satisfactory correction shall be made and retesting accomplished.

Deflection testing shall be done on all flexible pipe at the direction of the Engineer. Testing shall be done using a mandrel having a diameter equal to 95 percent of the inside diameter of the pipe. When a deflection device is used in lieu of the mandrel, such device shall be approved by the Engineer prior to use. No pipe deflection shall exceed 5 percent.

9.6 EROSION PROTECTION:

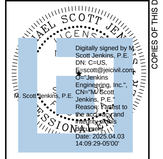
New and existing drainage structures shall be protected from soil erosion sedimentation by placing baled hay around structures.

Staked baled hay and silt fence barriers shall be installed downhill from any earthwork activity, and in all areas subject to soil erosion, prior to start of construction.

Soil erosion sedimentation shall be controlled during all phases of construction.

ALL SOIL EROSION SEDIMENTATION SHALL BE RETAINED ON SITE.

JENKINS ENGINEERING, INC.
73 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450
JEICIVIL.COM



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

REV	DATE	DESCRIPTION
BY		
MSJ		
1	04/09/2025	REVISIONS PER TRC COMMENTS
2		
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DAG ARCHITECTS

MORGAN SPORTS COMPLEX IMPROVEMENTS
DESTIN, FLORIDA

SPECIFICATIONS II
NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB: 24-95
DATE: 02-2025
DESIGNED: MSJ
DRAWN: MPF

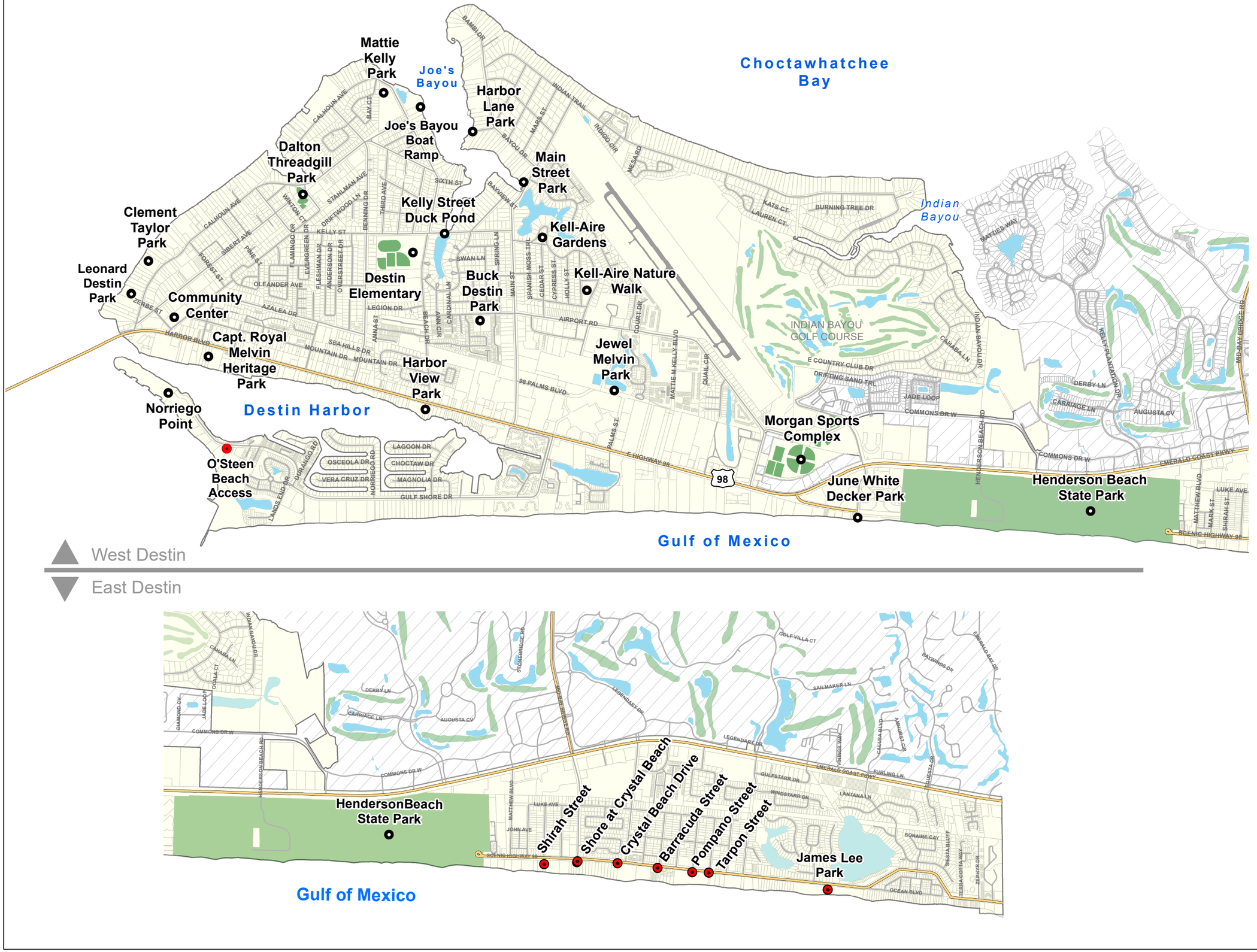
BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
08 OF 08

SHEET NUMBER
C08

Parks and Recreation Committee List for inspections 2025

- Captain Royal Melvin Heritage Park
- Children's Park at Morgan Sports Center
- Harbor Lane Access
- Harborview
- Joe's Bayou Boat Launch
- Mattie Kelly Park and nature Walk
- Nancy Weidenhamer Dog Park
- Jewel Melvin Park
- Buck Destin Park
- Main Street Park
- Duck Pond
- Leonard Destin Park
- Destin Community Center
- Destin Sports Complex
- Kell-Aire Park North
- Kell-Aire South
- Norriego Point
- O'Steen Beach Trail
- June White Decker Beach Access
- Calhoun/Silver Shells Beach Trail
- Clement Taylor Park
- Dalton Threadgill Little League Park
- Shirah Beach Trail
- Shore of Crystal Beach Beach Access
- Tarpon Beach Trail
- Pompano Beach Trail
- Barracuda Beach Trail
- Crystal Beach Trail



CITY OF DESTIN PARKS & RECREATION FACILITIES AND BEACH ACCESS POINTS

- Parks/Recreation Facilities
- Beach Access Points
- City Limit
- Unincorporated

N
W E
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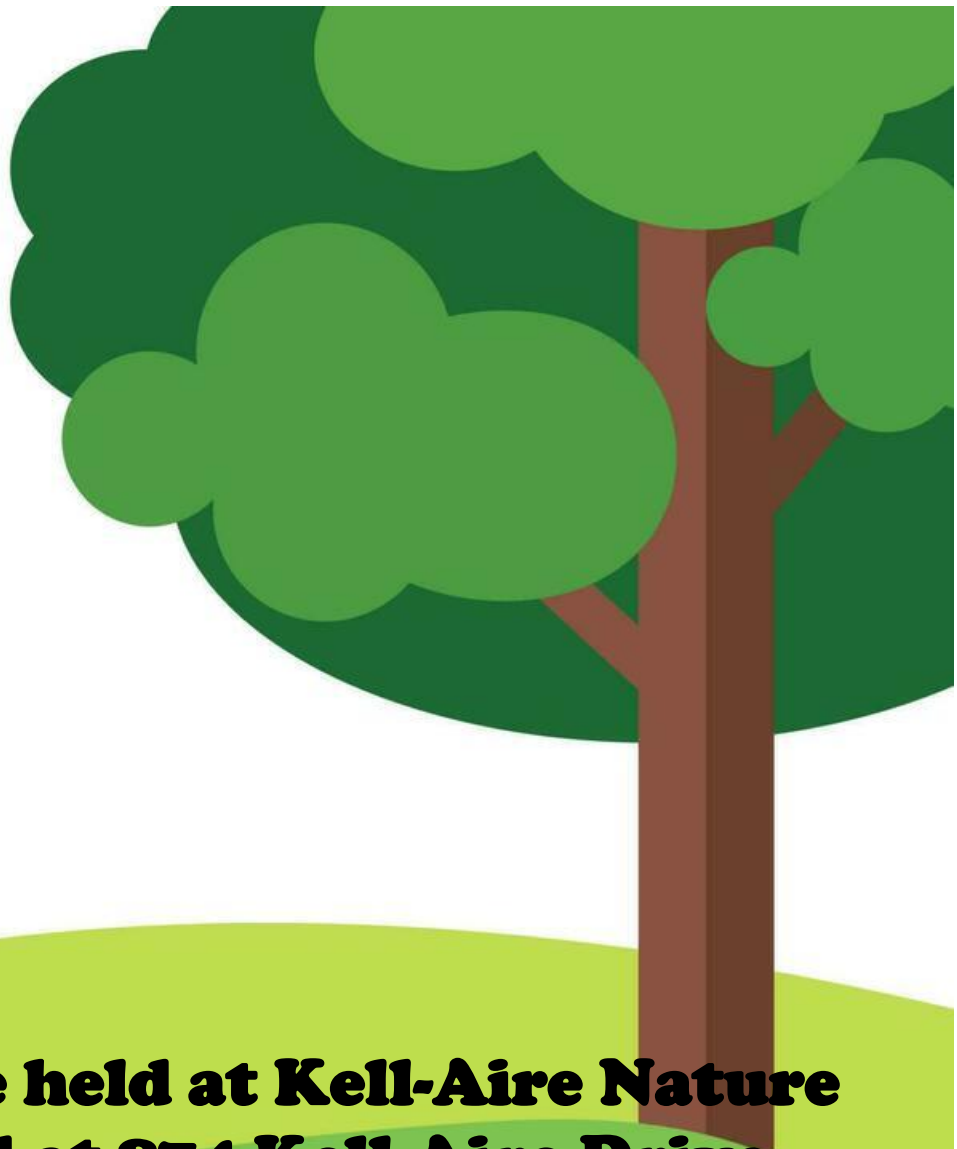
North

0 0.25 0.5
Miles

Friday, April 25, 2025
10:00 am



ARBOR DAY

Ceremony to be held at Kell-Aire Nature Walk, located at 874 Kell-Aire Drive Destin, FL 32541

For more information,
contact the Destin Community
Center: 850-651-5184