

East Pass Bridge Committee

WEDNESDAY, JUNE 3, 2026

5:30 PM

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AGENDA APPROVAL**
- 3. APPROVAL OF MINUTES**
 - A. May 6, 2026 BOA Minutes**
- 4. CURRENT BUSINESS**
 - A. PZ-2026-48 - 35000 Emerald Coast Parkway Variance Request**
 - B. PZ-2026-69 - 751 Harbor Blvd. Variance Request**
- 5. PUBLIC COMMENTS**
- 6. NEXT MEETING DATE: July 1, 2026**

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 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 City Clerk's Office 850.837.4242 at least 48 hours in advance".

DRAFT

**BOARD
OF ADJUSTMENT
DESTIN CITY HALL ANNEX CHAMBERS
WEDNESDAY, MAY 6, 2026
5:30 P.M.**

1. CALL TO ORDER:

Chairman Weidenhamer called the Board of Adjustment Meeting to order at 5:30 p.m., on Wednesday, May 4, 2026, at Destin City Hall Annex Chambers.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

Present:

Tom Weidenhamer
James Moomaw
Lance Johnson
Allan Osbourne
Ross Haynes
Stephanie Rowe

Absent:

Staff Present:

Kim Montgomery, Deputy City Clerk
Jesse Hernandez Senior Planner
Chris Rush Planner
Kim Kopp City Attorney

4. AGENDA APPROVAL:

Chairman Weidenhamer asked if there needed to be any changes to the agenda. The City Attorney announced that she needed to provide the new members with a review of the Sunshine and Public Records Law. Chairman Weidenhamer approved the agenda with the addition of the Sunshine and Public Records Law presentation.

➤ **Sunshine Law and Public Records:**

- Ethics
- Sunshine Law
- Public Records Law

She then proceeded to lay out the foundation of the above items covering the following:

- Code of Ethics
- Government in the Sunshine Law
- Public Records Law
- Robert's Rules of Order
- Quasi-Judicial Hearing Procedures

5. APPROVAL OF MINUTES:

➤ **February 4, 2025 Minutes**

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Motion to approve the February 4, 2025 minutes as written was made by Vice Chairman Johnson with Board member Moomaw providing the second. Motion passed 6-0.

6. NEW BUSINESS:

- **Case No. PZ 2026-48 35000 Emerald Coast Parkway Variance – This item was continued to June 3, 2026.**

Case No. PZ 2026-57, 21 Pine Ridge Trace - Mr. Craig Shultz

Mr. Chris Rush Planner, presented the variance request for property located at 21 Pine Ridge Trace and explained that the applicant is requesting a Variance for relief from the following:

- Land Development Code Section 7.12.08, Table 7-3
- Specifically, a reduction of the required 20-foot front setback along Trail Court to 13 feet.
- The property is a corner lot within the MDR-V zoning district.
- Corner lots require two front setbacks under the Land Development Code definition of front yard setback.
- Size: 0.16 acres
- Zoning: Medium Density Residential Village (MDR-V)
- Future Land Use: Medium Density Residential.
- The subdivision was originally designed for townhomes.
- Five-foot setbacks were established in the original plat configuration.
- The city had vacated a 30-foot environmental preservation area west of the property.
- Additional land was granted to the applicant's lot by a Vacation of Right-of-way of an environmental preservation area that ran down the middle of the back of the property.
- The applicant could potentially construct the addition on the west side if all LDC requirements were met.

Mr. Rush stated that staff did not receive any public comments regarding the request, however, staff recommends denial since the request does not meet all six of the requirements in order to grant said Variance.

❖ Applicant Presentation – Craig Shultz

- The applicant Mr. Craig Shultz explained:
 - The requested addition would provide additional living space for his growing family in a house that has two bedrooms and two baths.
 - Because of the current economy, the family wishes to remain in the neighborhood rather than relocate.
- The proposed addition included:

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- A bedroom
- An office
- Potential storage space for electric bikes and other items.

- Mr. Shultz stated:
 - The lot configuration made expansion toward the rear impractical.
 - The property is located adjacent to a dead-end cul-de-sac with no utilities running along the requested variance side.
 - He referenced nearby properties with similar setback conditions and stated neighboring property owners did not object to the proposal. The applicant explained:
 - The requested addition would provide additional living space for his growing family in a house that has two bedrooms and two baths.
 - The family wishes to remain in the neighborhood rather than relocate.
 - The proposed addition included:
 - A bedroom
 - An office
 - Potential storage space for electric bikes.

According to Mr. Schultz:

- The lot configuration made expansion toward the rear impractical.
- The property is located adjacent to a dead-end cul-de-sac with no utilities running along the requested variance side.
- The applicant referenced nearby properties with similar setback conditions and stated neighboring property owners did not object to the proposal.

Mr. Hernandez spoke of the unusual subdivision layout that was originally intended for townhomes and how when the decision was made at some point to not continue building the townhomes, however, the subdivision was never replatted, so the setbacks stayed the same.

- Existing neighborhood conditions and nonconforming structures.
- The former environmental preservation area was originally in place as a buffer from the airport and over the years, the homeowners built nonconforming structures into it.
- Variance requests are evaluated individually based on the six variance criteria.
- Existing nonconformities do not automatically justify additional variances.
- Existing structures within formerly protected environmental areas.
- The practical configuration of the home and cul-de-sac.
- Concerns regarding future variance requests related to boat storage or additional site modifications.

Chairman Weidenhamer opened the hearing for additional public input, with no one coming forward to speak, he closed the public and made the following motion:

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Chairman Weidenhamer made the motion to approve the Variance Request PZ-2026-57 located at 21 Pine Ridge Trace, with Board member Rowe providing the second.

In discussion, the board members discussed:

- The unusual subdivision layout was originally intended for townhomes.
- Existing neighborhood conditions and nonconforming structures.
- The former environmental preservation area and its prior use.
- Board member Osborne questioned whether:
 - Granting the variance would establish precedent.
 - Potential impacts on neighboring property values and future appraisals.
 - Would the request create a special privilege not available to other property owners.
- Mr. Hernandez clarified:
 - Variance requests are evaluated individually based on the six variance criteria.
 - Existing nonconformities do not automatically justify additional variances.

With no additional input from staff or the Board members, Chairman Weidenhamer called for the vote and the motion passed 4-2 with Board members Osborne and Haynes dissenting.

7. ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:15 p.m.

Adopted and approved this _____ day of _____ 2026.

Tom Weidenhamer, Chairman

Kim Montgomery, Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: June 3, 2026
BOARD/COMMITTEE: Board of Adjustment
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.A.

TO: Board of Adjustment

THRU: Kimberly Kopp, City Attorney
Tina Deater, Community Development Director
Daniel Butler, Principal Planner

FROM: Chris Rush, Planner

DATE: May 26, 2026

SUBJECT: PZ-2026-48 - 35000 Emerald Coast Parkway Variance Request

I. BACKGROUND: First Security Bank Inc. is proposing to redevelop the site at 35000 Emerald Coast Parkway by demolishing the existing building and constructing a new 3,447 square-foot bank building with a drive-through facility. The redevelopment includes on-site parking and vehicular circulation to serve both the drive-through and walk-in customers. Based on the proposed site plan and the request detailed below, the applicant is seeking relief from the front setback requirement of 16' minimum to 26' maximum.

II. DISCUSSION:

The proposed development is within the Commercial General (CG) zoning district and will be utilized by First Security Bank Inc. The subject property has two front setbacks since it fronts two streets, one along Highway 98 and the other along Crystal Beach Drive. The applicant is requesting relief from **LDC Section 7.12.08.K.i**, which provides front setback requirements of 16' minimum to 26' maximum for properties that do have direct road frontage along Highway 98.

Based on the site plan that has been submitted, the building is requested to be placed approximately 53' from the property line that fronts Crystal Beach Drive.

FINDINGS:

According to **LDC Section 2.25.03(C)**, to authorize upon appeal such variance from the terms of any zoning ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of such ordinance would result in unnecessary and undue hardship. To authorize any variance from the terms of the conditions,

the Board of Adjustment must find:

A. That special conditions or circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

Applicant response:

The property is a corner lot, causing it to have two maximum setbacks. This forces the building into the corner of the lot. As a bank with a need for a drive through, circulating around the building is necessary, but cannot be accomplished due to the setbacks.

Staff Findings:

The desire to provide a drive-through is a common consideration for commercial development within the CG and is not necessarily unique to the site. Additionally, there are other corner lots throughout this zoning district that would be held to the same setback requirements; however, they have not been slated for redevelopment. Therefore, Staff is not able to identify a special condition or circumstance on the property that is peculiar to the land.

B. That special conditions and circumstances do not result from the actions of the Applicant.

Applicant response:

Access from Highway 98 is only one-way in by FDOT. This furthers the need for circulation around the building. Additionally, the fire department desires fire truck access around the building.

Staff Findings:

Florida Department of Transportation (FDOT) regulates access to and from state highways under Florida Statute 335.182 to ensure safety and mobility, which is outside of the control the applicant. Staff acknowledges that the applicant has submitted a Destin Fire Control District letter of support from Fire Marshall, Matt Taylor, to support the variance based on the ability for fire to access all sides of the building. However, Staff was not able to identify a special condition or circumstance on the property that is peculiar to the land, as previously stated.

C. That granting the requested variance will not confer on the Applicant any special privileges denied by any zoning ordinance to other lands, buildings or structures in the same zoning district.

Applicant Response:

The special need for circulation around the building coupled with one-way access by FDOT are unique characteristics that are not shared by other properties in the same zoning district.

Staff Findings:

All accessways (new or modification of accessways) along Highway 98 must comply with all requirements of FDOT, which is not a unique characteristic for properties in the General Commercial zoning district. Granting this

variance may provide the applicant with privileges denied to other properties within the same zoning district.

- D. That literal interpretation of the provisions of any zoning ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of any zoning ordinance, and would it result in unnecessary and undue hardship on the Applicant.**

Applicant Response:

Application of the maximum setbacks along Crystal Lake Drive would severely inhibit customer circulation and parking access through the parking lot that is enjoyed by other properties.

Staff Findings:

Staff does not believe the applicant has adequately provided information sufficient to satisfy this criterion, The literal interpretation of the **LDC Section 7.12.08.K.i**, does not deprive or place an undue hardship upon the applicant's use of the land.

- E. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

Applicant Response:

The requested variance is the minimum that will allow for access while allowing convenient entry into the front of the building.

Staff Findings:

The land would be able to be used reasonably without any variance granted. However, the required setbacks may limit the size of the building, space available for the drive-through and for emergency access to all sides of the building, as stated by the Fire Control District.

- F. That the granting of the variance will be in harmony with the general intent and purpose of any zoning ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

Applicant Response:

The requested variance will actively improve public welfare by providing improved fire access to the building and more efficient circulation for the public.

Staff Findings:

The granting of this variance would not be injurious to the area involved or otherwise detrimental to public welfare.

PUBLIC COMMENTS:

To date, Staff has not received any public comment regarding this Variance Request.

1. **Link to Strategic Goals /Objectives:** N/A

2. **Effect on Budget (EOB):** N/A
3. **Level of Service (LOS):** N/A

III. RECOMMENDATIONS: First Security Bank Inc. is proposing to redevelop the site at 35000 Emerald Coast Parkway by demolishing the existing building and constructing a new 3,447 square-foot bank building with a drive-through facility. The applicant is requesting relief from ***LDC Section 7.12.08.K.i***, which requires a front setback of a minimum of 16' and a maximum front setback of 26' for properties that do have direct road frontage along Highway 98.

LDC Section 7.12.08.K.i

i. Front setback. For properties that front U.S. Highway 98, 16 feet minimum to 26 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have a frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front shall be minimum of 30 feet.

Per ***Land Development Code (LDC), Section 2.25.03(C)***, to authorize a variance request, the Board of Adjustment must find that all six (6) of the aforementioned criteria must be satisfied. After hearing all the testimony regarding the proposed variance request, the Board of Adjustment must determine whether to approve or deny the variance request.

IV. RECOMMENDED MOTION:

I move to that the Board of Adjustment deny the proposed variance request, PZ-2026-48.

ALTERNATIVE MOTIONS:

I move to that the Board of Adjustment approve the proposed variance request, PZ-2026-48; OR I move that the Board of Adjustment approve the proposed variance request, PZ-2026-48, with the following conditions: _____.

Attachments:

1. Proof of Ownership
2. Letter of Request
3. Property Posting Affidavit
4. Property Posting Photo
5. Abutter Notice
6. Proposed Site Plan
7. Agent Affidavit
8. Fire Support Letter

Prepared by and return to:
William L. Ketchersid
Attorney at Law
Ketchersid Land & Title, LLC
4014 Commons Dr W Ste 100
Destin, FL 32541
850-424-3618
File Number: FSB-SAVA

DC MNichols
Brad E Embry Clerk of Circuit Court Okaloosa County, FL

Parcel Identification No. 00-2S-22-0000-0001-039A

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F S)

This Indenture made this 7th day of April, 2025 between SAVA Properties, a Florida general partnership whose post office address is 506 Hwy 98 E, Destin, FL 32541 of the County of Okaloosa, State of Florida, grantor*, and First Security Bank, Inc., a Florida foreign corporation whose post office address is 314 N. Spring Street, Searcy, AR 72143 of the County of White, State of Arkansas, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Okaloosa County, Florida, to-wit:

Commence at the Northwest Corner of Block 35, Crystal Beach Subdivision as recorded in Plat Book 1, Page 17, Official Records of Okaloosa County, Florida; thence N08°33'01"E along the East Right-of-Way of Northerly Continuation of Eighth Street (75' R/W) a distance of 949.32 feet to the Point of Beginning; thence continue N08°33'01"E along said Northerly Continuation of Eighth Street (75' R/W) a distance of 231.25 feet to the Southerly R/W of State Road 30 (Hwy 98) and a point on a curve concave to the Southeast having a radius of 3719.72 feet and a central angle of 2°54'11"; thence Northeasterly along said curve a distance of 188.47 feet (Chord Bearing N87°34'13"E, Chord Distance 188.45 feet); thence S08°33'01"W a distance of 267.14 feet; thence N81°26'59"W a distance of 185.00 feet to the Point of Beginning.

Bearing based on R/W of Eighth Street by D.O.T. Bearing of N08°33'01"E. All lying in Okaloosa County, Florida.

Parcel ID: 00-2S-22-0000-0001-039A

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

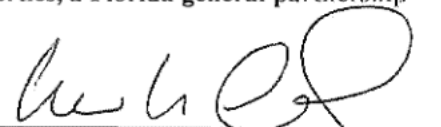
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

SAVA Properties, a Florida general partnership



Witness Signature
William L. Ketchersid
4014 Commons Dr W, Ste 100, Destin, FL 32541

By: 
William W. Abbott, Jr., Managing General Partner

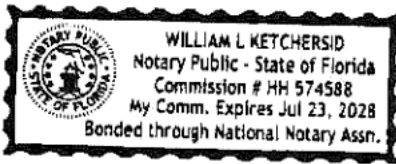


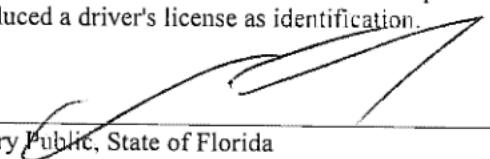
Witness Signature
Colin T. Ainsworth
4014 Commons Dr W, Ste 100, Destin, FL 32541

State of Florida
County of Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of April, 2025 by William W. Abbott, Jr., Managing General Partner on behalf of SAVA Properties, a Florida general partnership. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]




Notary Public, State of Florida

Printed Name: William L. Ketchersid

My Commission Expires: July 23, 2028



ECAE, L.L.C.

Land Planning • Civil Engineering

2052 WEST COUNTY HIGHWAY 30A, R1 - 202
SANTA ROSA BEACH, FL 32459

March 11, 2026

City of Destin
Planning Division
Destin City Hall Annex
4100 Indian Bayou Trail
Destin, Florida 32541

Reference: **Variance Request – 3500 Emerald Coast Parkway, Destin
00-2S-22-0000-0001-039A (ECA# 25-013)**

ECAE, LLC. (ECA) is pleased to provide the following Letter of Request for the referenced parcel identification number. The property is located in Section 00, Township 2 South, Range 22 West in Okaloosa County, Florida. More specifically, the site is located at 3500 Emerald Coast Parkway at the southeast intersection of Emerald Coast Parkway (Highway 98) and Crystal Beach Drive. In the existing condition, the site is developed with a two-story office building and the associated driveway/parking lot. The owner is proposing to demolish the existing building and rebuild the structure for use as a bank building with an associated attached drive-thru service area. The request is for variance from the 20-foot maximum setback from the Crystal Beach Drive right-of-way.

The property is a corner lot, causing it to have two maximum setbacks. This forces the building into the corner of the lot. Circulation around the building is necessary for the drive-thru service but can not be accomplished due to the setbacks. Access from Highway 98 is only one-way in per Florida Department of Transportation. This furthers the need for circulation around the building. Additionally, the Fire Department desires fire access around the building.

The requested variance is the minimum that will allow for access while allowing convenient entry to the front of the building. The requested variance will improve public welfare by providing improved fire access to the building and more efficient circulation for the bank.

ECA appreciates your review of this Letter of Request for the variance. Please contact us with any questions or comments regarding this project.

Sincerely,

ECAE, LLC.

Dean A. F. Burgis, P.E.
President

**AFFIDAVIT
POSTING OF PROPERTY**

BEFORE ME, the undersigned authority, personally appeared: Dean Burgis/ECAE, LLC,

the owner and/or authorized agent of the following described property: 35000 Emerald Coast Parkway, Destin

Parcel ID: 00-2S-22-0000-0001-039A -who deposes and says as follows:

1. That the subject site described above has a sign posted by the owner and/or authorized agent for the owner, notifying the public of the development activity, city project number, and authorized agent and phone number.
2. That the posted sign meets the dimensional requirements set by the City.
3. That the posted sign was placed and will be maintained upon the property in the correct location and not less than fourteen (14) days from the date of the City's Completeness Letter.
4. That a photo of the sign depicting the location of the sign in relation to the road right-of-way is attached.
5. This affidavit will be forwarded to the City's Planning Division no later than seven (7) working days from the posting of the sign.

I have completed the said requirements as described in the City of Destin Land Development Code.


Signed Name of Owner/Agent

DEAN AF BURGIS
Printed Name of Owner/Agent

STATE OF Florida

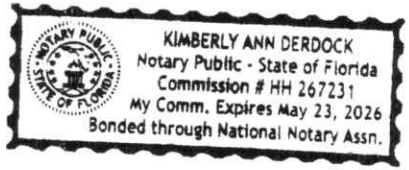
COUNTY OF Walton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization , this 7th day of April, 2026.

By: Kimberly Ann Derdock
(Print name)

Personally known OR Produced Identification

Kimberly Ann Derdock Seal:
Notary Signature



City of Destin

Public Notice

for

Proposed Development VARIANCE

PROJECT PZ-2026-48

Authorized Agent: ECAE, L.L.C.

Agent's Phone Number:

850-267-0473

Project Plans can be requested via
the City Clerk at (850) 837-4242, or
at www.cityofdestin.com



Community Development Planning and Zoning Division

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Email: planning@cityofdestin.com

April 2, 2026

**Subject: Notification of Development Project: 35000 Emerald Coast Parkway;
Variance Request—20 Foot Maximum Setback
City of Destin Project Number: PZ-2026-48**

Dear Property Owner:

The purpose of this letter is to notify you that the Planning Division has received an application for a Variance. As an owner of property located within 300 feet of this project, **Article 2.17.00 of the Destin Land Development Code (LDC)** requires a written notice providing you the following information.

This notice is for informational purposes only and no action is required of you. However, citizens are encouraged to provide any comments to the email address provided below.

Name of Owner: First Security Bank

Name of Agent: Dean Burgis of ECAE, LLC

Address of Project: 35000 Emerald Coast Parkway

Parcel ID Number: 00-2S-22-0000-0001-039A

Project Description: This is an application for a variance from **Land Development Code (LDC) Section 7.12.08**, which requires a maximum front setback of twenty feet (20'). The applicant is seeking relief from the maximum front setback of twenty feet (20') to allow for a drive-thru service area for the bank.

Location Map: Please refer to the back of this letter.

Location of Application Package: To request a digital copy of the application package be sent to you, please call the City Clerk at (850) 837-4242 or fill out a public records request online:

<http://www.cityofdestin.com/forms.aspx?fid=121>

If you have any questions, please do not hesitate to call (850) 654-1119 or email planning@cityofdestin.com.

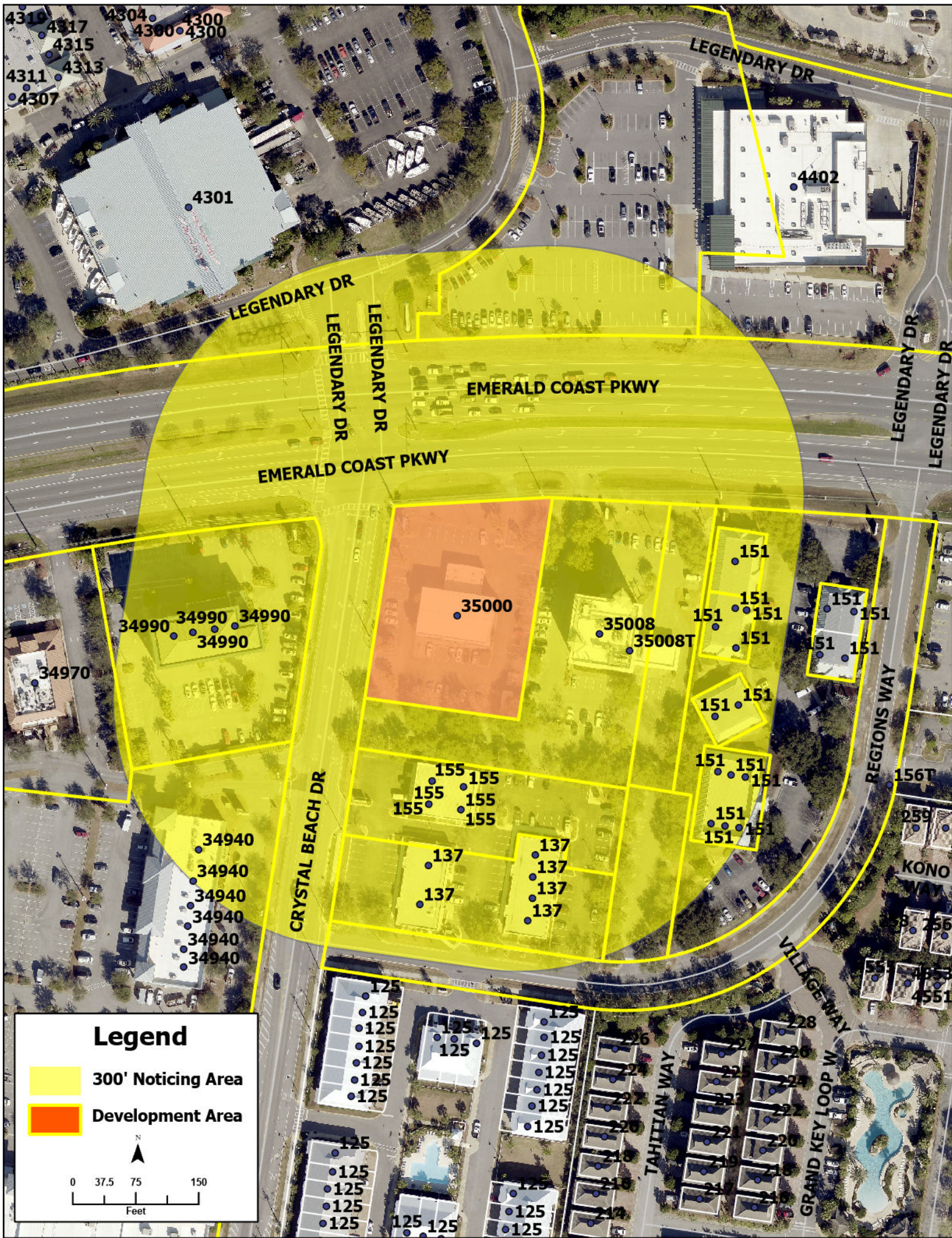
Sincerely,

Christopher Rush



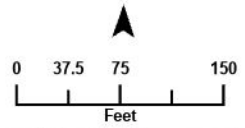
Christopher Rush
Planner

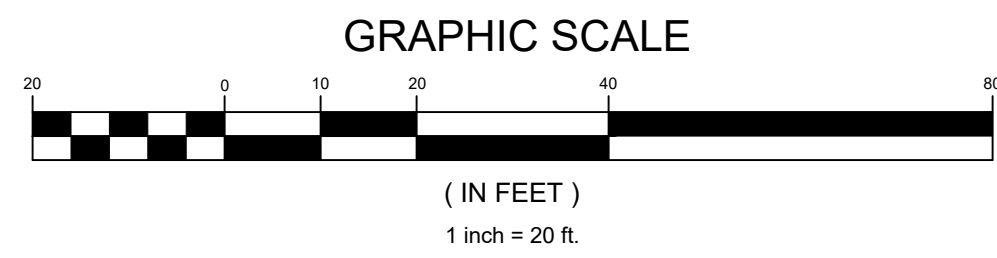
Cc: Tina Deater, Community Development Director
Planning Division
Project File



Legend

- 300' Noticing Area
- Development Area





PROPOSED LEGEND:

- E-WL = EXISTING WATER LINE
- C-SWR = EXISTING SEWER LINE
- = PROPOSED SILT FENCE
- BSL = PROPOSED BUILDING SETBACK LINE
- LSB = PROPOSED LANDSCAPE BUFFER
- P-WL = PROPOSED WATER LINE
- P-SWR = PROPOSED SEWER LINE
- BP = BEGINNING OF PROJECT
- EP = END OF PROJECT
- HP = HIGH POINT
- LP = LOW POINT
- TP = TRANSITION POINT
- EX = EXISTING
- L.F. = LINEAR FEET
- INV. = INVERT
- ELEV. = ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- SQ.FT. = SQUARE FEET
- C.M.P. = CORRUGATED METAL PIPE
- C.P.P. = CORRUGATED PLASTIC PIPE
- R.C.P. = REINFORCED CONCRETE PIPE
- PVC = POLYVINYL CHLORIDE
- C.P.E.P. = CORRUGATED POLYETHYLENE PIPE
- P.C.P.E.P. = PERFORATED CORRUGATED POLYETHYLENE PIPE
- 30 — = PROPOSED CONTOUR ELEVATION AT 1' INTERVALS
- u = PROPOSED FIRE SERVICE
- SW — = PROPOSED SINGLE WATER SERVICE
- S — = PROPOSED SINGLE SEWER SERVICE
- △ = PROPOSED REDUCER (SEE PLAN FOR SIZE AND TYPE)
- ▽ = PROPOSED BACKFLOW PREVENTOR
- ⊕ = GATE VALVE
- ⊕ = WATER METER
- ⊕ = PROPOSED FIRE HYDRANT AND VALVE
- ⊕ = SEWER GRINDER TANK
- ⊕ = SEWER MANHOLE
- ⊕ = STORM DRAINAGE MANHOLE
- ⊕ = EXISTING SPOT ELEVATION AT "DOT"
- ⊕ = PROPOSED SPOT ELEVATION AT "DOT"
- ⊕ = DETAIL DESIGNATION
- ⊕ = DETAIL NUMBER
- ⊕ = PAGE NUMBER
- ASPHALT = ASPHALT
- CONCRETE = CONCRETE

SITE DATA TABLE

PARCEL ID NUMBER:	00-25-22-0000-0001-039A		
FUTURE LAND USE:	COMMERCIAL GENERAL		
ZONING:	COMMERCIAL GENERAL		
PLANNING AREA:	CRYSTAL BEACH		
LAND USAGE	CURRENT: OFFICE PROPOSED: FINANCIAL INSTITUTION		
SITE AREA:	1.06 ACRES (46,250.73 SQ. FT.)		
FLOOD ZONE:	X (SEE NOTE BELOW)		
BUILDING SETBACKS	FRONT	REAR	SIDE
REQUIRED:	16' MIN., 26' MAX.	0'	0'
PROVIDED:	26.0'	151.7'	65.2'
BUILDING HEIGHT LIMITATION	HEIGHT	# STORIES	
ALLOWED:	50'	4 STORIES	
PROVIDED:	1 STORY		
SITE DEVELOPMENT PARAMETERS			
	ACRES	SQ. FT.	SITE %
TOTAL SITE AREA:	1.06	46,250.73	100.00
SITE INTENSITY:			
DEVELOPMENT AREA:	1.06	46,250.73	100.00
IMPERVIOUS SURFACE AREA (ISR):			
ALLOWED:	0.80	34,688.05	75.00
PROVIDED:	0.54	23,636.74	51.11
TOTAL PERVIOUS AREA (OPEN SPACE):			
ALLOWED:	0.27	11,562.68	25.00
PROVIDED:	0.52	22,613.99	48.89
FLOOR AREA RATIO (FAR):			
ALLOWED:	1.38	60,125.95	130.00
PROVIDED:	0.08	3,447.00	7.45
VEHICULAR PARKING:			
FINANCIAL INSTITUTION REQUIREMENT:	1 SPACE PER 250 SQ. FT. = 3,447 SQ. FT. / 250 SQ. FT. = 14 SPACES		
TOTAL REQUIRED:	14 SPACES		
TOTAL PROVIDED:	32 SPACES (INCLUDING 2 A.D.A. SPACES)		
BICYCLE PARKING:			
FINANCIAL INSTITUTION REQUIREMENT:	10% OF VEHICLE PARKING = 14 SPACES X 0.10 = 1.4 SPACES		
TOTAL REQUIRED:	2 SPACES		
TOTAL PROVIDED:	3 BIKE CAPACITY RACK		

CONTRACTOR NOTES:

- ALL MECHANICAL EQUIPMENT LOCATED IN THE REAR OR TO THE SIDE OF THE BUILDING SHALL BE ENCLOSED BY OPAQUE FENCE, WALL OR HEDGE A MINIMUM OF SIX FEET IN HEIGHT OR TO THE HIGHEST POINT OF THE EQUIPMENT, WHICHEVER IS LOWER. FOR AIR CONDITIONING OR OTHER EQUIPMENT REQUIRING AIRFLOW, LATTICE SCREEN OF AT LEAST 50 PERCENT OPAQUE SHALL BE SUFFICIENT TO MEET THIS REQUIREMENT.
- ALL NON-CONSTRUCTION RELATED DUMPSTERS, TRASHCANS, AND RECYCLING BINS SHALL BE PLACED IN SOLID WASTE COLLECTION AREAS OR INSIDE A BUILDING. ALL SOLID WASTE COLLECTION AREAS SHALL BE ENCLOSED BY A 100 PERCENT OPAQUE FENCE, WALL, OR HEDGE THAT IS A MINIMUM OF SIX FEET IN HEIGHT. ALL ENCLOSURES SHALL HAVE GATES THAT ARE 100 PERCENT OPAQUE.

VISIBILITY TRIANGLE NOTES:

- ALL PLANTING IN VISIBILITY TRIANGLE MUST ADHERE TO THE CITY OF DESTIN LDC 8.03.06(A).
- NO PLANTING SHALL BE ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 2' AND 8.5' ABOVE THE GRADE, MEASURED AT THE CENTERLINE OF THE INTERSECTION, AND NO FOLIAGE BETWEEN 2' AND 10' AT MATURITY.
- PRESERVED OR PROTECTED TREES SHALL BE ALLOWED TO REMAIN IN A CLEAR VISIBILITY TRIANGLE PROVIDED ALL BRANCHES AND FOLIAGE IS REMOVED BETWEEN A HEIGHT OF 2' AND 8.5' ABOVE THE GRADE.

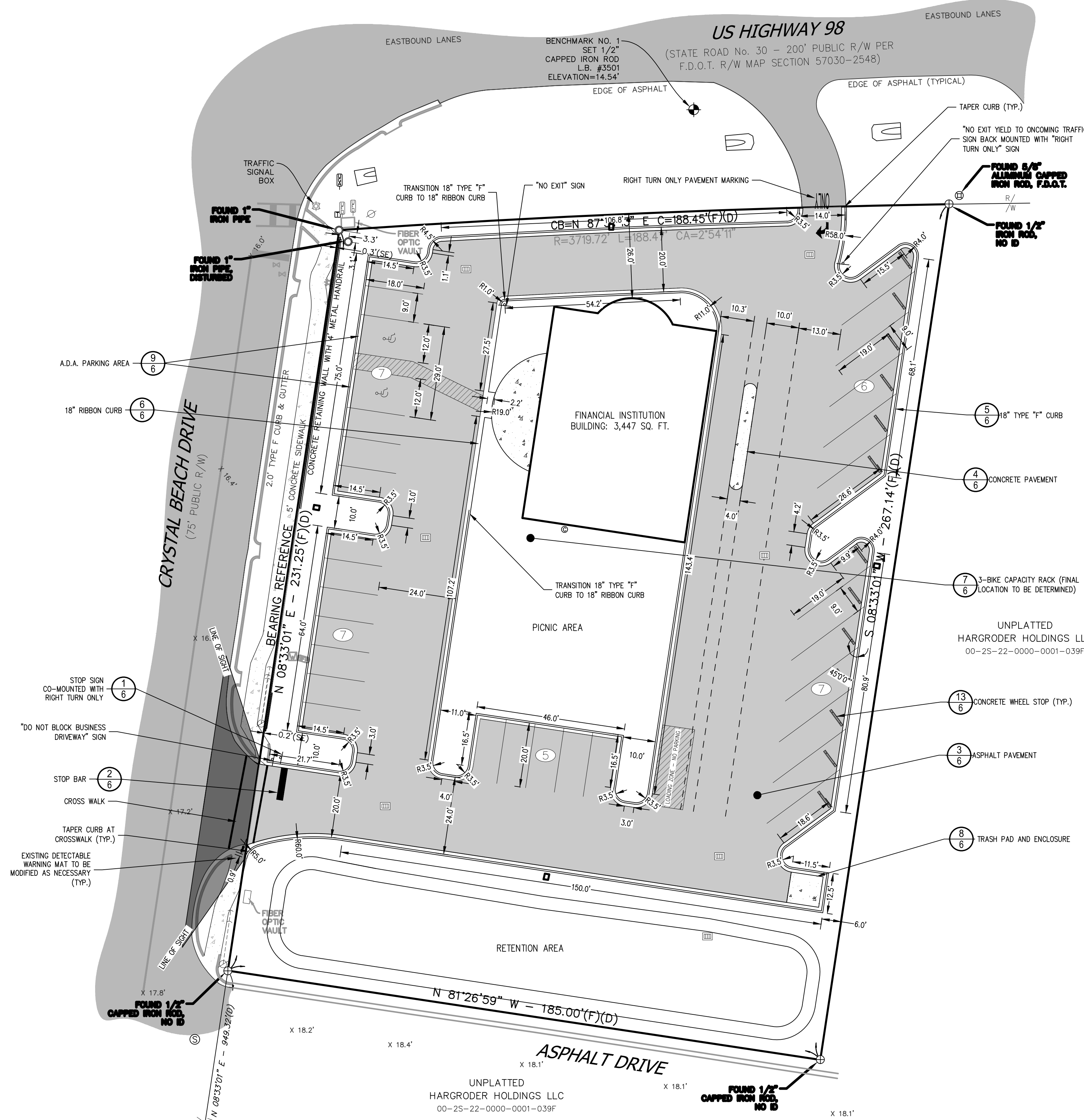
GENERAL NOTES:

- THIS PARCEL LIES IN ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA COMMUNITY NO.125158, PANEL NO.12091G0493J, DATED 3/09/2021, AND FURNISHED BY FEMA NATIONAL FLOOD HAZARD LAYER ONLINE GEOSPATIAL DATABASE.
- AT THE TIME OF THE PLAT, THE DEVELOPER SHALL ESTABLISH AN OWNERSHIP AND MAINTENANCE ASSOCIATION. THE ASSOCIATION'S RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE MAINTENANCE OF THE PRIVATE RIGHT OF WAYS, STORM WATER SYSTEM, AND COMMONS AREAS.
- APPROVAL FOR SIGNS IS NOT PART OF THIS APPLICATION.
- ALL DIMENSIONS IN THE PARKING AREA ARE TO THE FACE OF CURB AND TO CENTER OF PAVEMENT MARKINGS.
- ALL STRIPING AND PAVEMENT MARKINGS ON SITE TO BE WHITE THERMO PLASTIC. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMO-PLASTIC AND SHALL BE INSTALLED PER F.D.O.T. SPECIFICATIONS PER LDC. 8.03.08. INCLUDING RAISED PAVEMENT MARKERS (RPM) ON THE DOUBLE WHITE LINES.
- NO UTILITIES (EXISTING OR NEW) SHALL BE IN THE SIDEWALK.
- NO LANE CLOSURE SHALL BE ALLOWED ON ARTERIAL OR COLLECTOR ROADWAYS BETWEEN 6AM TO 8AM OR BETWEEN 4PM AND 6PM. NO LANES SHALL BE CLOSED FROM 12-NOON FORWARD ON FRIDAY AFTERNOONS. NO DAYLIGHT HOUR'S LANE CLOSURES (EXCEPT EMERGENCIES) BETWEEN 6 AM AND 6PM FROM MEMORIAL DAY THROUGH LABOR DAY FOR THE TOURIST SEASON. NOTIFY THE ENGINEERING DEPARTMENT AT DESTIN CITY HALL (837-4242) 24 HOURS IN ADVANCE OF ANY LANE CLOSURES.
- ALL NEW OR REMOVED UTILITIES SHALL BE PLACED UNDERGROUND.
- THIS SITE COMPLIES WITH THE 2001 FLORIDA BUILDING CODE FOR HANDICAP ACCESSIBILITY.
- APPROVAL FOR SIGNS IS NOT PART OF THIS DEVELOPMENT ORDER APPLICATION.
- ALL SIDEWALK LANDINGS SHALL HAVE DETECTABLE SURFACES AT ROADWAYS AND MAIN DRIVEWAYS.

UTILITY COMPANIES

CONTRACTOR SHALL HAVE ALL EXISTING BURIED UTILITIES "LINE SPOTTED" BY CALLING 1-800-432-4770 "CALL SUNSHINE" OR BY CONTACTING LOCAL UTILITY COMPANIES.

WATER/SEWER: DESTIN WATER USERS, INC. 218 MAIN STREET DESTIN, FL 32541 PHONE: 850-837-8146	TV CABLE: COX COMMUNICATIONS INC. 34904 EMERALD COAST PARKWAY #136 DESTIN, FL 32541 PHONE: 850-796-1269	GAS: OKALOOSA GAS DISTRICT 14071 EMERALD COAST PARKWAY # DESTIN, FL 32541 PHONE: 850-729-4700
TELEPHONE: CENTURYLINK 411 MARY ESTHER CUT OFF N.W. FT. WALTON BEACH, FL 32548 PHONE: 850-244-1150	ELECTRIC: GULF POWER COMPANY 34854 EMERALD COAST PARKWAY DESTIN, FL 32541 PHONE: 850-244-4764	



www.eca-fl.com
ECAE, L.L.C.
 Land Planning & Civil Engineering
 2062 West County Highway 30A, R1 - 202
 Santa Rosa Beach, FLORIDA 32459
 PH: (850) 267-0473, FAX: (850) 267-0873
 CERTIFICATE OF AUTHORIZATION NUMBER: 36179

REQUESTED BY: B. WILSON
FIRST SECURITY BANK
 IN SECTION 00, TOWNSHIP 2 SOUTH, RANGE 22 WEST
 OF OKALOOSA COUNTY, FLORIDA
SITE AND GEOMETRY PLAN

DRAWN	CHECK	DATE
B. WILSON	B. WILSON	
REVISION		

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL ENGINEER
 DEAN A. F. BURGIS
 PROFESSIONAL ENGINEER No. 50705

PROJECT:
25-013
 SCALE: 1" = 20'
 DRAWN BY: DGF
 ORDER: 25-0102
 DESIGN BY: DAFB
 DWG. DATE: 09-17-25
 CHECK BY: DAFB
 FILE: 25-013_DWG-1.dwg
SHEET
3 of 6

J:\2025\25-013\25-0102-ENG-Engineering Services_Abbott Building\13 Drawings\25-013_ENG-1.dwg, 03-SITE AND GEOMETRY PLAN, Dylan Franks, 2:52 PM

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

**AGENT AFFIDAVIT
SPECIAL POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PRESENTS, THAT I, Brett Wilson, Market President ^{First Security Bank.} am presently the owner and/or leaseholder at 00-2S-22-0000-0001-039A, and desiring

to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do make, constitute and appoint Dean Burgis/ECAE, LLC whose address is 2052 W Co Hwy 30A, Unit R1-202, Santa Rosa Beach, County of Walton, State of Florida,

my Attorney-in-Fact to act as follows, GIVING AND GRANTING unto said attorney full power to act as my agent in any and all matters pertaining to: Variance Request and proposed development order for the parcel identified above.

FURTHER, I do authorize the aforesaid Attorney-in-Fact to perform all necessary acts in the execution of the aforesaid authorization with the same validity as I could effect if personally present. Any act or thing lawfully done hereunder by the said attorney shall be binding on myself and my heirs, legal and personal representative, and assigns.

PROVIDED; however, that any and all transactions conducted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by the said attorney for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my said attorney and the designation "Attorney-in-Fact."

OWNER
[Signature]
Signature
Brett Wilson
Printed Name

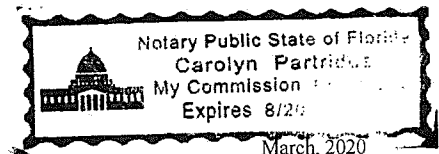
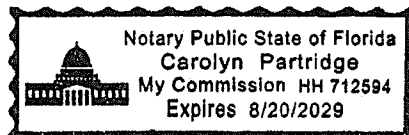
STATE OF Florida
COUNTY OF Walton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of march, 2026, by _____ (name of person acknowledging)

[Signature]
Signature of Notary
Carolyn Partridge
Printed Name of Notary or Seal

Personally known OR Produced Identification _____

Type of Identification Produced _____



Destin Fire Control District

848 Airport Road – Destin, Florida 32541
Telephone (850) 837-8413 Fax (850) 837-6715



Chief Kevin Sasser

April 14, 2026

City of Destin
Planning Division
Destin City Hall Annex
4100 Indian Bayou Trail
Destin, Florida 32541

Reference: **Variance Request – 35000 Emerald Coast Parkway, Destin**
Parcel Identification Number: 00-2S-22-0000-0001-039A

Destin Fire has reviewed the Variance Request for the property at 35000 Emerald Coast Parkway in the southeast corner of the intersection of Emerald Coast Parkway (Highway 98) and Crystal Beach Drive. In the existing condition, the site is developed with a two-story office building and the associated driveway/parking lot. The owner is proposing to demolish the existing building and rebuild the structure for use as a bank building with an associated attached drive-thru service area. The request is for variance from the 20-foot maximum setback from the Crystal Beach Drive right-of-way.

The property is a corner lot, causing it to have two maximum setbacks. This forces the building into the corner of the lot. The Destin Fire Control District would support the ability for fire access to all sides of the building. Accordingly, we support the request for variance.

Sincerely,



Matt Taylor, Fire Marshal
Destin Fire Control District



**A Heart Ready
Community**



**An Advanced Life
Support Service**

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: June 3, 2026
BOARD/COMMITTEE: Board of Adjustment
TYPE OF AGENDA ITEM: Public Hearing
OUTLINE NUMBER: 4.B.

TO: Board of Adjustment

THRU: Kimberly Kopp, City Attorney
Tina Deater, Community Development Director
Daniel Butler, Principal Planner

FROM: Chris Rush, Planner

DATE: May 26, 2026

SUBJECT: PZ-2026-69 - 751 Harbor Blvd. Variance Request

I. BACKGROUND:

Wagner Property Group, LLC is proposing to redevelop the site at 751 Harbor Blvd. by demolishing the existing building and constructing a new 3,333 square-foot bank building with a drive-through facility. The redevelopment includes on-site parking and vehicular circulation to serve both the drive-through and walk-in customers. Based on the proposed site plan and the request detailed below, the applicant is seeking relief from the front setback requirement of 16' minimum to 26' maximum.

II. DISCUSSION:

Bohler Engineering FL, LLC on behalf of Wagner Property Group, LLC, is seeking relief from *Land Development Code (LDC) Section 7.12.08.K.i*, which requires a front setback of 16' minimum to 26' maximum for any portion of a building having a height of 40' or less.

The subject property is located at 751 Harbor Boulevard, Destin FL, 32541 (00-2S-22-0701-000H-007A).

Applicant: Wagner Property Group, LLC

Agent: Ryan Hilerman, Bohler Engineering FL, LLC

Location: 751 Harbor Boulevard, Destin FL, 32541

Size of Property: Approximately 0.97 acres (42,253.2 sq. ft.)

Current Zoning: Town Center Mixed Use (TCMU)

Future Land Use Map Classification: Town Center Mixed Use (TCMU)

Legal Notice: The legal notice for the proposed variance request was submitted for publication in the Northwest Florida Daily News with publication dates of **May 24, 2026 and May 29, 2026.**

Request: The applicant is requesting a variance from the following Land Development Code section:

LDC Section 7.12.08.K.i

i. Front setback. For properties that front U.S. Highway 98, 16 feet minimum to 26 feet maximum for any portion of a building having a height below 40 feet...

DISCUSSION:

The proposed development is within the Town Center Mixed Use (TCMU) zoning district and will be utilized by JP Morgan Chase Bank. The applicant is requesting relief from **LDC Section 7.12.08.K.i**, which provides front setback requirements of 16' minimum to 26' maximum for properties that front Highway 98.

FINDINGS:

According to **LDC Section 2.25.03(C)**, to authorize upon appeal such variance from the terms of any zoning ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of such ordinance would result in unnecessary and undue hardship. To authorize any variance from the terms of the conditions, the Board of Adjustment must find:

A. That special conditions or circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

Applicant response:

Setback Required Along US Hwy 98: 16 Ft min – 26 Ft max

Setback Proposed Along US Hwy 98: 29.2 Ft

Setback Required Along Village Centre Parkway: 10 Ft min – 20 Ft max

Setback Proposed Along Village Centre Parkway: 70.8 Ft

Staff Findings:

The applicant has not identified, nor provided any evidence of, any special circumstances existing on site which are not applicable to other properties in the zoning district. Staff also has not identified any special circumstances that are peculiar to the property.

B. That special conditions and circumstances do not result from the actions of the Applicant.

Applicant response:

We can confirm that that the special conditions and circumstances do not result from the actions of us, the applicant.

Staff Findings:

Staff does not believe the applicant has established a special circumstance as outlined in Criterion A. Therefore, by extension, Criterion B cannot be met.

- C. That granting the requested variance will not confer on the Applicant any special privileges denied by any zoning ordinance to other lands, buildings or structures in the same zoning district.**

Applicant Response:

We acknowledge that the granting of the Setback Variance requested will not confer on the applicant any special privilege denied that is denied by any Zoning Ordinance to other lands, buildings, or structures in the same Zoning District

Staff Findings:

Staff does not believe the applicant has adequately provided information sufficient to satisfy this criterion. Furthermore, staff finds that granting the requested variance would confer a special privilege, as **LDC Section 7.12.08.K.i** applies to all properties inside the TCMU zoning district that front Highway 98 and have a building height (or portions thereof) less than 40'.

- D. That literal interpretation of the provisions of any zoning ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of any zoning ordinance, and would it result in unnecessary and undue hardship on the Applicant.**

Applicant Response:

We acknowledge that literal interpretation of the provisions of any Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of any Zoning Ordinance, and would work unnecessary and undue hardship on us, the applicant.

Staff Findings:

Staff does not believe the applicant has adequately provided information sufficient to satisfy this criterion, The literal interpretation of the **LDC Section 7.12.08.K.i** does not deprive or place an undue hardship upon the applicant's use of the land.

- E. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

Applicant Response:

We acknowledge that the Setback Variance granted is the minimum Variance that will make possible the reasonable use of the land.

Staff Findings:

The land would be able to be used reasonably without any variance granted.

- F. That the granting of the variance will be in harmony with the general intent and purpose of any zoning ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

Applicant Response:

We can confirm that the the granting of the Setback Variance will be in harmony with the general intent and the purpose of any Zoning Ordinance, and will not be injurious to the area involved or otherwise detrimental to the public welfare.

Staff Findings:

The granting of this variance would not be injurious to the area involved or otherwise detrimental to public welfare. However, the five (5) other criteria listed above have not been satisfied.

PUBLIC COMMENTS:

To date, Staff has not received any public comment regarding this Variance Request.

1. **Link to Strategic Goals /Objectives:** N/A
2. **Effect on Budget (EOB):** N/A
3. **Level of Service (LOS):** N/A

III. RECOMMENDATIONS:

Wagner Property Group, LLC is proposing to redevelop the site at 751 Harbor Blvd. by demolishing the existing building and constructing a new 3,333 square-foot bank building with a drive-through facility. The applicant is requesting relief from ***LDC Section 7.12.08.K.i***, which requires a front setback of a minimum of 16' and a maximum front setback of 26' for any portion of a building having a height of 40' or less that fronts Highway 98.

Per ***Land Development Code (LDC), Section 2.25.03(C)***, to authorize a variance request, the Board of Adjustment must find that all six (6) of the aforementioned criteria must be satisfied. After hearing all the testimony regarding the proposed variance request, the Board of Adjustment must determine whether to approve or deny the variance request.

IV. RECOMMENDED MOTION:

I move to that the Board of Adjustment deny the proposed variance request, PZ-2026-69

ALTERNATIVE MOTIONS:

I move to that the Board of Adjustment approve the proposed variance request, PZ-2026-69; OR I move that the Board of Adjustment approve the proposed variance request, PZ-2026-69, with the following conditions:_____.

Attachments:

1. Proof of Ownership
2. Letter of Request
3. Property Posting Affidavit
4. Posting Photo
5. Abutter Notice
6. Proposed Site Plan
7. Agent Affidavit

WARRANTY DEED TO TRUSTEES UNDER LAND TRUST AGREEMENT

THIS INDENTURE, executed this 6TH day of NOVEMBER 1987,

W I T N E S S E T H:

That the Grantor, B. M. HENDERSON, a/k/a BURNEY M. HENDERSON, a/k/a BURNEY HENDERSON, individually and as TRUSTEE, joined by his wife, ELIZABETH F. HENDERSON, of the County of Escambia and State of Florida, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, grants, conveys and warrants unto KATHERINE H. DICKERSON and JANE H. MERRILL, AS TRUSTEES under the provisions of a certain Land Trust Agreement dated NOVEMBER 16TH, 1987, and known as HENDERSON BEACH LAND TRUST, with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein, the following described real estate in the county of Okaloosa in the State of Florida:

All of that certain real property and interests in real property described on the attached Exhibit "A";

This conveyance is made subject to those restrictive covenants, easements, leases and other encumbrances of record which have been executed by the Grantor, and taxes for the year 1987 and subsequent years;

This instrument prepared by:
R.L. Henderson Jr.
Dell, Graham, Willcox, Barber,
Henderson, Monaco & Cates, P.A.
203 N.E. First Street
Gainesville, Florida 32601

THIS IS NOT HOMESTEAD PROPERTY

hereinafter called "The Property".

The address of the Grantee Trustees is Post Office Box 710, Pensacola, Florida 32578.

Together with all and singular the tenements, hereditments and appurtenances belonging or in any wise appertaining to The Property,

TO HAVE AND TO HOLD The Property unto the Grantees, and to their successors and assigns, with the appurtenances upon the Trust and for the purposes set forth in this Deed and in the Trust Agreement, in fee simple forever,

FLORIDA DOCUMENTARY STAMP TAX REQUIRED BY LAW IN THE AMOUNT OF \$ 1.55 HAS BEEN PAID. NEWMAN C. BRACKIN, CLERK OKALOOSA COUNTY.
BY Charles Williams

WITH INTENTION TO COMPLY with Section 689.071, Florida Statutes (1985), full power and authority is granted by this Deed to the Trustees, or their successors, to deal in and with The Property or interests therein or any part thereof, and full power and authority is hereby granted to the Trustees, or their successors, either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of The Property or any part of it.

The Trustees shall have no individual liability or obligation whatsoever arising from their ownership, as Trustees, of the legal title to The Property, or with respect to any act done or contract entered into or indebtedness incurred by them in dealing with The Property or in otherwise acting hereunder, except only so far as The Property and trust funds in the actual possession of the Trustees shall be applicable to the payment and discharge thereof. Any and all liability, if any, arising with respect to ownership of The Property shall be solely the responsibility of the Beneficiaries of the Land Trust, no personal liability or responsibility is assumed by or shall be enforced against the Trustees either express or implied.

The interest of each and every beneficiary under this Deed and under the Trust Agreement referred to previously and of all persons claiming under them or through any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of The Property, and that interest is hereby defined and declared to be personal property only, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to The Property as such, but only an interest in the earnings, avails and proceeds from The Property as aforesaid.

In the event of the death, resignation, removal or incompetency of KATHERINE H. DICKERSON, one of the above-named Trustees, F. O. DICKERSON, her husband, shall, only thereupon, succeed KATHERINE H. DICKERSON as a Trustee under

this Deed and shall, together with the other Trustee, have all of the powers of Trustees under this Deed herein enumerated, and all parties shall deal with and rely on their dealings with said successor Trustee as fully as they were entitled to deal with the predecessor Trustee under the terms of this Deed. In the event of the death, resignation, removal or incompetency of JANE H. MERRILL, one of the above-named Trustees, WILLIS C. MERRILL, JR., her husband, shall, only thereupon, succeed JANE H. MERRILL as a Trustee under this Deed and shall, together with the other Trustee, have all of the powers of Trustees under this Deed herein enumerated, and all parties shall deal with and rely on their dealings with said successor Trustee as fully as they were entitled to deal with the predecessor Trustee under the terms of this Deed. In the event of the death, resignation, removal or incompetency of one of the above-named successor Trustees while serving as Trustee under this Deed, or inability to serve when said Trusteeship would otherwise vest, the other Trustee or successor Trustee then serving as a co-Trustee under this Deed shall, only thereupon, become the sole Trustee under this Deed and shall be empowered to thereafter exercise all of the the powers of Trustees under this Deed herein enumerated, and all parties shall deal with and rely on their dealings with said remaining Trustee as fully as they were previously entitled to deal with the two co-Trustees under the terms of this Deed.

The death of a Trustee shall be conclusively proved under this Deed when a certified copy of the Death Certificate of the Trustee is recorded on the public records of Okaloosa County, Florida. The resignation of a Trustee shall be conclusively proved under this Deed when a Notice of Resignation stating that the Trustee is resigning as a Trustee under this Trust Deed signed by the resigning Trustee and witnessed by two (2) subscribing witnesses and acknowledged by a Notary Public is recorded on the public records of Okaloosa County, Florida. The removal of a

Trustee shall be conclusively proved under this Deed when an Order from a Court of competent jurisdiction or a copy thereof, stating that the Trustee is removed or ordering the Trustee to execute a resignation is recorded on the public records of Okaloosa County, Florida. The incompetency of a Trustee shall be conclusively proved under this Deed when a duly entered Order of Adjudication of Incompetency concerning the Trustee issued by a Court of competent jurisdiction, or a certified copy thereof, is recorded on the public records of Okaloosa County, Florida.

And Grantor by this Deed fully warrants the title to the above-described property and will defend the title against the lawful claims of all persons whomsoever.

"Grantor", "Grantee", "Trustee" and "Beneficiary" are used for singular or plural, as context requires. Where the terms "Trustee" or "Trustees" are used herein, they shall in each case be considered to include any successor Trustee after such successor Trustee is duly constituted as a Trustee in accordance with the provisions hereof.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

B. M. HENDERSON, a/k/a
BURNEY M. HENDERSON, a/k/a
BURNEY HENDERSON,
individually and as Trustee

Jane S. Kelly
Burney M. Henderson
As to B.M.H. by E.F.H.

BY: Elizabeth F. Henderson
Elizabeth F. Henderson,
as his Attorney in Fact

Jane S. Kelly
Burney M. Henderson
As to E.F.H.

Elizabeth F. Henderson (Seal)
ELIZABETH F. HENDERSON

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME personally appeared ELIZABETH F. HENDERSON,
as Attorney in Fact for B. M. HENDERSON, a/k/a BURNEY M.
HENDERSON, a/k/a BURNEY HENDERSON, individually and as
TRUSTEE, to me well known and known to be the person
described in and who executed the foregoing Deed, and
acknowledged before me that she executed the same as
Attorney in Fact for B. M. HENDERSON, a/k/a BURNEY M.
HENDERSON, a/k/a BURNEY HENDERSON, individually and as
Trustee, for the purposes therein stated.

WITNESS my hand and official seal this 16th day of
November, 1987.

Jane S. Kelly
NOTARY PUBLIC, State of Florida
at large

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JUNE 23, 1989
BONDED THRU GENERAL INS. UNO.



STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME personally appeared ELIZABETH F. HENDERSON,
to me well known and known to be the person described in and
who executed the foregoing Deed, and acknowledged before me
that she executed the same for the purposes therein stated.

WITNESS my hand and official seal this 16th day of
November, 1987.

Jane S. Kelly
NOTARY PUBLIC, State of Florida
at large

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JUNE 23, 1989
BONDED THRU GENERAL INS. UNO.



EXHIBIT "A"

Real property descriptions in deed by B.M. Henderson, Trustee, et ux, to Henderson Beach Land Trust, all being located in the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida. (Group Numbers and Parcel Numbers shown below are not a part of the legal descriptions and are inserted only for convenience to the grantor and grantees).

GROUP 1 - Property located West of the East 5 miles (lying in the Revised Second East Pass Addition to Destin, Florida):

PARCELS 1.1 and 1.2 -

A Parcel of land lying in Township 2 South, Range 22 West, City of Destin, Okaloosa County, Florida being more particularly described as follows: Beginning at the Northeast corner of Lot 1, Block "G", Revised Second East Pass Addition to Destin, as recorded in Plat Book 1, at Page 19A of the public records of Okaloosa County, Florida, thence go North 76°11'00" West along the North line of said Revised Second East Pass to Destin, a distance of 292.51 feet to a point on the Easterly right-of-way line of Beach Drive (66' R/W); thence go North 04°47'38" West along said Easterly right-of-way line, a distance of 529.57 feet to a point on a line which is 600 feet South of (as measured at right angles) of the Henderson - Kelly Boundary Line; thence go South 76°11'53" East and parallel to said Henderson - Kelly Boundary Line, a distance of 711.51 feet; thence go South 13°49'00" West, a distance of 252.06 feet; thence go North 76°11'00" West, a distance of 250.00 feet; thence go South 13°49'00" West, a distance of 250.00 feet to the Point of Beginning (said Parcel containing 5.790 acres, more or less).

PARCEL 1.3(a) -

A Portion of Lots 12, 13, 14, and 15, Block H, and Fourth Street (vacated), and Lot 1, Block I, Revised Second East Pass Addition to Destin, Okaloosa County, Florida, as recorded in Plat Book 1, at page 19A, public records of Okaloosa County, Florida, more particularly described as follows: Commence at the Northeast corner of Lot 5, Block I, Revised Second East Pass Addition to Destin, Okaloosa County, Florida, as recorded in Plat Book 1, page 19A, public records of Okaloosa County, Florida; Thence go North 76°11'00" West along the North line of Block I, and Block H of the aforesaid subdivision, a distance of 467.00 feet; Thence go South 13°49'00" West, a distance of 10.00 feet to the point of beginning; Thence continue South 13°49'00" West (this line called Line 1 in the next description) a distance of 190.00 feet to the North right-of-way line of State Road No. 30 (U.S. 98, 100' R/W); Thence go South 76°11'00" East, along the right-of-way, a distance of 30.50 feet; Thence go North 13°49'00" East, a distance of 3.81 feet; Thence go South 76°11'00" East, a distance of 158.16 feet to a point of curvature; Thence go along a curve to the left, having a radius of 33.50 feet, an arc distance of 52.65 feet (CH.=47.40', CH.BRG.= N58°47'22"E); Thence go South 76°14'16" East, a distance of 0.50 feet; Thence go North 13°51'58" East along a line referred to in 1.3(b) as Line 2, a distance of 152.66 feet; Thence go North 76°11'00" West, a distance of 222.80 feet (this line called Line 3) to the point of beginning. The above described parcel contains 0.9488 acres more or less, and is subject to a landscape and utility easement, which easement is over the following described property: A Portion of Fourth Street (vacated), and Lot 1, Block I, Revised Second East Pass Addition to Destin, Okaloosa County, Florida, as recorded in Plat Book 1, page 19A, public records of Okaloosa County, Florida, more particularly described as follows: Commence at the Northeast corner of Lot 5, Block I, Revised Second East Pass Addition to Destin, Okaloosa County, Florida, as recorded in Plat Book 1, page 19A, public records of Okaloosa County, Florida; Thence go

North 76°11'00" West along the North Line of Block I and Block H of the aforesaid subdivision, a distance of 244.20 feet; Thence go South 13°51'58" West, a distance of 10.00 feet to the point of beginning; Thence go North 76°11'00" West, a distance of 15.00 feet; Thence go South 13°51'58" West, a distance of 152.67 feet to a point of curvature; Thence go along a curve to the right having a radius of 19.00 feet, an arc distance of 29.86 feet (CH.=26.88', CH.BRG.=S58°47'22"W); Thence go South 13°49'00" West, a distance of 14.50 feet; Thence go along a curve being concave Northwesterly and having a radius of 33.50 feet, an arc distance of 52.65 feet (CH.=47.40', CH.BRG.=N58°47'22"E); Thence go South 76°14'16" East, a distance of 0.50 feet; Thence go North 13°51'58" East, a distance of 152.66 feet to the point of beginning. The above described easement parcel contains 0.0663 acres, more or less. [Parcel 1.3(a) is subject to a lease to Burger King Corporation.]

PARCEL 1.3(b) -

A 50 foot strip of property, the South line of which is Line 3 in the description of Parcel 1.3(a), the West line of which is a 50 foot Northerly extension of Line 1 in the description of Parcel 1.3(a), the East line of which is a 50 foot Northerly extension of Line 2 of the description in Parcel 1.3(a), and the North line of which is a line running parallel to and 50 feet North of the South line of this description.

PARCEL 1.4(a) -

Begin at the Northeast corner of Lot 5, Block I, Revised Second East Pass Addition to Destin, Okaloosa County, Florida, as recorded in Plat Book 1, Page 19A, Public Records of Okaloosa County, Florida; Thence go South 13°49'00" West along the East line of Lot 5, a distance of 200.00 feet to the North right-of-way of State Road No. 30 (U.S. 98, 100' R/W); Thence go North 76°11'00" West along the right-of-way, a distance of 41.50 feet; Thence go North 13°49'00" East, a distance of 3.95 feet; Thence go North 76°11'00" West, a distance of 94.30 feet to a point of curvature; Thence go along a curve to the right, having a radius of 33.50 feet, an arc distance of 52.59 feet (CH.=47.35', CH.BRG.= N 31°12'38"W); Thence go North 76°14'16" West, a distance of 0.50 feet; Thence go North 13°48'25" East, a distance of 167.59 feet (hereafter called Line 1); Thence go South 76°11'00" East, a distance of 169.83 feet (hereafter called Line 2); Thence go South 13°49'00" West (hereafter called Line 3), a distance of 5.00 feet to the point of beginning. The above described parcel contains 0.7816 acres, more or less, and is subject to a landscape and utility easement, which landscape and utility easement is described as: Commence at the Northeast corner of Lot 5, Block I, Revised Second East Pass Addition to Destin, Okaloosa County, Florida, as recorded in Plat Book 1, Page 19A, Public Records of Okaloosa County, Florida; Thence go South 13°49'00" West along the East line of Lot 5, a distance of 200.00 feet to the North right-of-way line of State Road No. 30 (U.S. 98, 100' R/W); Thence go North 76°11'00" West along the right-of-way line a distance of 41.50 feet; Thence go North 13°49'00" East, a distance of 3.95 feet; Thence go North 76°11'00" West, a distance of 94.30 feet to the point of beginning; Thence go along a curve to the right, having a radius of 33.50 feet, an arc distance of 52.29 feet (CH.=47.35', CH.BRG.=N31°12'38"W); Thence go North 76°14'16" West, a distance of 0.50 feet; Thence go North 13°48'25" East, a distance of 167.59 feet; Thence go South 76°11'00" East, a distance of 15.00 feet; Thence go South 13°48'25" West, a distance of 167.57 feet to a point of curvature; Thence go along a curve to the left, having a radius of 19.00 feet, an arc distance of 29.83 feet (CH.=26.86', CH.BRG.=S31°12'38"E); Thence go South 13°49'00" West, a distance of 14.50 feet to the point of beginning; This Easement contains 3.111 square feet, 0.0714 acres, more or less. [Parcel 1.4(a) is subject to a lease to Panhandle Foods of Pensacola, Inc., an Ohio corporation, d/b/a Panhandle Foods of Ohio, Inc.]

PARCEL 1.4(b) -

A 35 foot strip of property, the West line of which is the Northerly extension for 35 feet of Line 1 of the description in Parcel 1.4(a); the South line of which is Line 2 of the description of Parcel 1.4(a); the Easterly line of which is a Northerly extension for 35 feet of Line 3; and the Northerly line of which is a line parallel to Line 2 and lying 35 feet distant therefrom.

PARCEL 1.5 -

Lots 6 and 7, Block I, Revised Second East Pass Addition to Destin, Okaloosa County, Florida, as recorded in Plat Book 1, page 19A of the public records of said County, plus a strip of property the South line of which is the North line of Lots 6 and 7, Block I, the Westerly line of which is a 100 foot extension of the Westerly line of said Lot 6, Block I; the Easterly line of which is a 100 foot extension of the East line of Lot 7 of said Block I; and the North line of which is a line parallel to and 100 feet distant from the North line of Lots 6 and 7 of said Block I.

PARCEL 1.6 -

Commence at the Southeast corner of Lot 6, Block J, of the Revised Second East Pass Addition to Destin, Florida, as recorded in Plat Book 1, at page 19A, of the public records of Okaloosa County, Florida; thence go South 76°11'00" East along the Northerly right-of-way line of U.S. Highway 98 (S.R. #30, 100' R/W), a distance of 500.00 feet; thence go North 13°49'00" East along the aforesaid right-of-way line, a distance of 10.00 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 110' R/W), a distance of 132.77 feet; thence go North 05°06'00" West along the aforesaid right-of-way line, a distance of 15.85 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 125' R/W), a distance of 12.37 feet; thence go North 13°49'00" East, a distance of 678.35 feet to the Point of Beginning; thence go North 11°54'14" East, a distance of 449.50 feet; thence go North 76°11'53" West a distance of 200.00 feet; thence North 13°49'00" East a distance of 150.00 feet; thence North 76°11'53" West a distance of 1004.57 feet to the East right-of-way line of Main Street; thence South 00°21'52" East along the Easterly right-of-way line of Main Street a distance of 617.76 feet; thence go South 76°11'00" East a distance of 958.23 feet to the Point of Beginning. Subject to a 25 foot wide easement to Destin Water Users, Inc. over the South boundary of the parcel.

GROUP 2 - Property located in the West mile of the East 5 miles:

PARCEL 2.1(a) -

Commence at the Southeast corner of Lot 6, Block J, of the Revised Second East Pass Addition to Destin, Florida, as recorded in Plat Book 1, at page 19A, of the public records of Okaloosa County, Florida; thence go South 76°11'00" East along the Northerly right-of-way line of U.S. Highway 98 (S.R. #30, 100' R/W), a distance of 500.00 feet; thence go North 13°49'00" East along the aforesaid right-of-way line, a distance of 10.00 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 110' R/W), a distance of 132.77 feet; thence go North 05°06'00" West along the aforesaid right-of-way line, a distance of 15.85 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 125.00' R/W), a distance of 12.37 feet to the point of beginning; thence go North 13°49'00" East, a distance of 678.35 feet; thence go North 11°54'14" East, a distance of 449.50 feet; thence go North 13°49'00" East along the East line of the Destin Water Users property (water tank site), a distance of 150.00 feet to a point on the South line of a 100 foot Gulf Power easement; thence go South 76°11'53" East along said South line of said Gulf Power easement, a distance of

1910.43 feet; thence go South 13°49'00" West, a distance of 1278.83 feet to a point on the North right-of-way line of the State Road 30 (U.S. 98 125' R/W); thence go North 76°11'00" West along said North right-of-way line, a distance of 1895.90 feet to the point of beginning; said parcel contains 55.798 acres, more or less.

PARCEL 2.1(b) -

Commence at the Southeast corner of Lot 6, Block J, of the Revised Second East Pass Addition to Destin, Florida, as recorded in Plat Book 1, at page 19A, of the public records of Okaloosa County, Florida; thence go South 76°11'00" East along the Northerly right-of-way line of U.S. Highway 98 (S.R. #30, 100' R/W), a distance of 500.00 feet; thence go North 13°49'00" East along the aforesaid right-of-way line, a distance of 10.00 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 110' R/W), a distance of 132.77 feet; thence go North 05°06'00" West along the aforesaid right-of-way line, a distance of 15.85 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 125.00' R/W), a distance of 1908.27 feet to the point of beginning; thence go North 13°49'00" East, a distance of 1278.83 feet to a point on the South line of a 100 foot Gulf Power easement; thence go South 76°11'53" East along said South line of said Gulf Power easement, a distance of 300.00 feet; thence go South 13°49'00" West, a distance of 1278.91 feet to a point on the North right-of-way line of the State Road 30 (U.S. 98, 125' R/W); thence go North 76°11'00" West along the North right-of-way line of said State Road 30, a distance of 300.00 feet to the point of beginning. Said parcel containing 8.808 acres, more or less.

PARCEL 2.1(c) -

Commence at the Southeast corner of Lot 6, Block J, of the Revised Second East Pass Addition to Destin, Florida, as recorded in Plat Book 1, at page 19A, of the public records of Okaloosa County, Florida; thence go South 76°11'00" East along the Northerly right-of-way line of U.S. Highway 98 (S.R. #30, 100' R/W), a distance of 500.00 feet; thence go North 13°49'00" East along the aforesaid right-of-way line, a distance of 10.00 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 110' R/W), a distance of 132.77 feet; thence go North 05°06'00" West along the aforesaid right-of-way line, a distance of 15.85 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 125.00' R/W), a distance of 2208.27 feet to the point of beginning; thence go North 13°49'00" East, a distance of 1278.91 feet to a point on the South line of a 100 foot Gulf Power easement; thence go South 76°11'53" East along said South line of said Gulf Power easement, a distance of 300.00 feet; thence go South 13°49'00" West, a distance of 1278.98 feet to a point on the North right-of-way line of the State Road 30 (U.S. 98, 125' R/W); thence go North 76°11'00" West along the North right-of-way line of said State Road 30, a distance of 300.00 feet to the point of beginning. Said parcel containing 8.808 acres, more or less.

PARCEL 2.2 -

Commence at the Southeast corner of Lot 6, Block J, of the Revised Second East Pass Addition to Destin, Florida, as recorded in Plat Book 1, at Page 19A, of the public records of Okaloosa County, Florida; thence go South 76°11'00" East along the Northerly right-of-way line of U.S. Highway 98 (S.R. #30, 100' R/W), a distance of 500.00 feet; thence go North 13°49'00" East along the aforesaid right-of-way line, a distance of 10.00 feet; thence go South 76°11'00" East along the aforesaid Northerly right-of-way line (Now a 110' R/W), a distance of 132.77 feet; thence go North 05°06'00" West along the aforesaid right-of-way line, a distance of 15.85 feet; thence go South 76°11'00" East along the aforesaid

Northerly right-of-way line (Now a 125.00' R/W), a distance of 2508.27 feet; thence departing said right-of-way line go North 13°49'00" East, a distance of 1278.98 feet to a point on the South right-of-way line of a 100 foot Gulf Power easement; thence go South 76°11'53" East along said South right-of-way line, a distance of 205.90 feet to the Point of Beginning; thence continue South 76°11'53" East along the South right-of-way line of said Gulf Power Easement, a distance of 644.55 feet; thence go South 13°49'00" West, a distance of 954.20 feet; thence go North 76°11'00" West, a distance of 200.00 feet; thence go South 13°49'00" West, a distance of 325.00 feet to a point on the North right-of-way line of U.S. Highway 98 (S.R. #30, 125' R/W); thence go North 76°11'00" West along said North right-of-way line, a distance of 244.55 feet to a point on the East property line of an existing Chevron Gas Station; thence go North 13°49'00" East along said East property line, a distance of 275.00 feet to the Northeast corner of said Chevron Gas Station; thence go North 76°11'00" West along the North line of said Chevron Gas Station Parcel a distance of 200.00 feet; thence go North 13°49'00" East, a distance of 1004.03 feet to the Point of Beginning. Said Parcel containing 16.171 acres.

PARCEL 2.3 -

Commence at the intersection of the Northerly right-of-way line of U.S. Highway 98 (R/W varies) and the Easterly right-of-way line of Airport Road (State Road S-30-F, 100' R/W); thence go North 13°56'12" East along the aforesaid Easterly right-of-way of Airport Road a distance of 1203.59 feet to the Point of Beginning of this description; thence continue North 13°56'12" East along the aforesaid Easterly right-of-way a distance of 35.35 feet to a point of curvature; thence continue along the aforesaid Easterly right-of-way line along a curve to the left having a radius of 237.42 feet, an arc distance of 13.94 feet (CH=13.94 feet, CH BRG = North 12°25'18" East) to a point of intersection with the Southerly line of a 100 foot Gulf Power Company easement; thence go South 76°17'00" East along the aforesaid Southerly line of a Gulf Power Company easement a distance of 200.37 feet to the West line of the Destin Water Users Percolation Pond; thence go South 13°56'12" West along that West line to the Northeasterly corner of that certain property conveyed by Burney M. Henderson, Trustee, to Force V Corporation and recorded in Official Record Book 1224 at page 1413 of the public records of Okaloosa County, Florida; thence Westerly along the North line of that Parcel a distance of 200 feet to the East right-of-way line of said Airport Boulevard; thence North 13°56'12" East along the aforesaid Easterly right-of-way line a distance of 403.59 feet to the Point of Beginning of this description, said property lying in Township 2 South, Range 22 West, Okaloosa County, Florida. SUBJECT, however, to that certain easement across the Northerly 50 feet thereof conveyed by Burney M. Henderson, Trustee, et al, to Destin Water Users, Inc., by deed dated March 5, 1982 and recorded in Official Record Book 1143 at page 1701 of the public records of Okaloosa County, Florida.

PARCEL 2.4 -

Commence at the intersection of the State Road #30 (U.S. Highway 98) and the Easterly right-of-way line of Airport Road (100' R/W); then go Northerly along the East right-of-way line of said Airport Boulevard a distance of 300.00 feet to the Point of Beginning of this description; said point being the Northwesterly corner of that certain property conveyed by Burney M. Henderson, Trustee, to R. Brentwood Bryan and J. Steve Jay, Trustees, by deed dated January 17, 1985, and recorded in Official Record Book 1276 at page 1860 of the public records of Okaloosa County, Florida; thence Northerly along said Airport Road a distance of 200 feet, more or less, to the Southerly line of that certain property conveyed by Burney M. Henderson, Trustee, to Force V Corporation, and recorded in Official Record Book 1224 at page 1413 of the public records of Okaloosa County, Florida; thence Easterly along

the Southerly line of said Parcel a distance of 200.00 feet to the West boundary of the Destin Water Users Percolation Pond; thence Southerly along that West line a distance of 225.00 feet, more or less, to the Northeasterly corner of that certain Parcel conveyed to R. Brentwood Bryan and J. Steve Jay, Trustees, by deed recorded in Official Record Book 1276 at page 1860 of the public records of Okaloosa County, Florida; thence Westerly along the Northerly line of the aforesaid Parcel described in Official Record Book 1276 at page 1860 a distance of 200 feet to the Point of Beginning of this description.

PARCEL 2.5 -

Commence at the intersection of the Northerly right-of-way line of State Road #30 (U.S. Highway 98) and the Easterly right-of-way line of Airport Road; thence Northerly along the Easterly right-of-way line of that road a distance of 150.0 feet to the Northwesterly corner of that certain property conveyed by Burney M. Henderson to First Mutual Savings Association of Florida by deed recorded in Official Record Book 1233 at page 1042 of the public records of Okaloosa County, Florida; thence Easterly along the Northerly line of said Parcel a distance of 120 feet to the Northeasterly corner of said property conveyed to First Mutual Savings Association of Florida and the Point of Beginning of this description; thence continue along the line last run and along the Southerly line and its extension of the property conveyed by Burney M. Henderson, Trustee, to R. Brentwood Bryan and J. Steve Jay, Trustees, by deed recorded in Official Record Book 1276 at page 1860 of the public records of Okaloosa County, Florida, for a distance of 100 feet, more or less, to the West line of Block 16, of Silver Beach according to the plat of that subdivision recorded in Plat Book 1 at page 16 of the public records of Okaloosa County, Florida; thence run South along the Westerly line of said Block 16 to the Northerly right-of-way line of said U.S. Highway 98; thence Westerly along said U.S. Highway 98 a distance of 146 feet, more or less, to the Southeasterly corner of that certain Parcel conveyed to First Mutual Savings Association of Florida by deed recorded in Official Record Book 1233 at page 1042 of the public records of Okaloosa County, Florida; thence Northerly along the Easterly line of said First Mutual Parcel a distance of 150 feet to the Point of Beginning of this description.

PARCEL 2.6 -

A rectangular parcel of property, the Northerly and Southerly lines being 70 feet in length, and the Easterly and Westerly lines being 150 feet in length, with the Northerly line being the Southerly right-of-way line of the Gulf Power Company 100' transmission easement and the Easterly line being a line parallel to and 100 feet West of Airport Road, which property lies in the West mile of the East five miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, and which mile is also referred to the land between Revised Second East Pass Addition and Silver Beach.

GROUP 3 - Property located within the West mile of the East 4 miles of the Destin Peninsula, Township 2 South, Range 22 West, in Okaloosa County, Florida, also referred to as Silver Beach:

PARCEL 3.1(a) -

All of Blocks 12, 13, 14, and 15 (and the vacated streets abutting those Blocks), of Silver Beach, according to the plat of that subdivision recorded in Plat Book 1, at page 16 of the public records of Okaloosa County, Florida, and also the land lying North of the numbered blocks in Silver Beach subdivision and

South of the Gulf Power 100' right-of-way, lying between the Northerly right-of-way of New U.S. 98 and the Southerly line of the Destin Water Users Sewerage Percolation Pond conveyed by deed recorded in Official Record Book 1143 at page 1442 of the public records of Okaloosa County, Florida.

PARCEL 3.1(b) -

That portion of Block 16 of Silver Beach according to the plat recorded in Plat Book 1, at page 16 of the public records of Okaloosa County, Florida, lying North of the North lines Lots 1 through 4, inclusive of said Block 16, and lying South of the Destin Water Users Percolation Pond, together with a Westerly extension of that strip to the East line of that certain property conveyed by Burney M. Henderson, Trustee, to R. Brentwood Bryan and J. Steve Jay, Trustees, by deed dated January 17, 1985, and recorded in Official Record Book 1276 at page 1860 of the public records of Okaloosa County, Florida.

PARCEL 3.2(a) -

All of that portion of Block F lying North of Silver Beach, according to the plat thereof recorded in Plat Book 1 at page 16 of the public records of Okaloosa County, Florida, lying West of a Northerly extension of the West lines of Lots 16 through 24 of Block 9 of said Silver Beach to the South right-of-way line of New U.S. 98, and lying Southeasterly of the Southeasterly right-of-way line of New U.S. 98.

PARCEL 3.2(b) -

Lots 7, 8, and 9 of Block 6; Lots 7 and 24 of Block 7; Lots 7 through 15, inclusive, of Block 9, Lots 7 through 24, inclusive, of Block 10, Lots 5 through 22, inclusive, of Block 11 (less any portion in New U.S. 98); and all Blocks 12, 13, and 14 lying South of New U.S. 98; and all of those vacated streets and alleyways abutting the above lots; said lots described according to the plat of Silver Beach, according to the plat of that subdivision recorded in Plat Book 1 at page 16 of the public records of Okaloosa County, Florida.

PARCEL 3.3(a) -

All of that portion of Block F of Silver Beach, according to the plat of that subdivision recorded in Plat Book 1 at page 16 of the public records of Okaloosa County, Florida, bounded on the North by the Southerly right-of-way line of New U.S. 98, on the West by a Northerly extension of the West lines of Lots 16 through 24, Block 9, of Silver Beach; and on the East by Henderson Beach State Park, but to include any portion of the closed road or alleyway running along the South line of Block F.

PARCEL 3.3(b) -

Lots 4, 5, and 6, and 10 through 15, inclusive, of Block 6; Lots 1 through 6, inclusive, and 8 through 23, inclusive, of Block 7; lots 1 through 5, inclusive, and 7 through 23, inclusive, of Block 8; Lots 1, 2, 3, and 16 through 24, inclusive of Block 9; together with vacated portion of all roadways and alleyways abutting those lots, all those lots being in Silver Beach, according to the plat of that subdivision recorded in Plat Book 1 at page 16 of the public records of Okaloosa County, Florida.

PARCEL 3.3(c) -

All of that portion of Block C, Silver Beach, according to the plat of that subdivision recorded in Plat Book 1 at page 16 of the public records of Okaloosa County, Florida, lying Westerly of a Southerly extension of the East line of Lot 4, Block 6, of

Silver Beach subdivision, and lying Easterly of a Southerly extension of a Southerly extension of the West line of Lot 3, Block 9, of said Silver Beach subdivision.

GROUP 4 - Property located in the West 1 mile of the East 2 miles of the Destin Peninsula, Township 2 South, Range 22 West, in Okaloosa County, Florida, and also known as Crystal Beach, a subdivision recorded in Plat Book 1 at Page 17 of the public records of Okaloosa County Florida:

PARCEL 4.1 -

Lots 5 through 10, inclusive, Block 1; Lots 8 through 13, Block 2; all Blocks 6, 7, 8, 13, 14, and 17; Lot 6, 8, and 10 through 16, inclusive, of Block 18; Lots 1 through 10, inclusive, 12, 14, 16, 18, and 20, Block 19; Block 21, Lots 1, 2, 4, and 8 through 20, inclusive, of Block 22; Lots 12, 14, 15, 16, 18, and 20, Block 23; Lots 1 through 10, Block 27; Block 28; Lot 2, Block 33; Lots 1 through 5, inclusive, Block 35; Blocks 38 and 39; and Lots 2 through 6, inclusive, of Block 37; all in Crystal Beach, a subdivision of the West mile of the East two miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, according to the plat recorded in Plat Book 1 at page 17 of the public records of Okaloosa County, Florida.

PARCEL 4.2 -

Lots 1 through 7, inclusive, and 20 of Block 4; Lots 1 through 9, inclusive, and 18 through 20, inclusive, of Block 5; Lot 18 of Block 24; Lot 1 of Block 26; Lots 4 through 6, inclusive, of Block 29; all in Crystal Beach, a subdivision of the West mile of the East two miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, according to the plat recorded in Plat Book 1 at page 17 of the public records of Okaloosa County, Florida.

PARCEL 4.3 -

Blocks 9, 20, and 36, and the vacated streets lying between Blocks 9 and 20, of Crystal Beach, a subdivision of a portion of the West mile of the East two miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, according to the plat of that subdivision recorded in Plat Book 1 at page 17 of the public records of Okaloosa County, Florida.

PARCEL 4.4(A) -

That portion of Block C of Crystal Beach, a subdivision of the West mile of the East two miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, according to the plat recorded in Plat Book 1 at page 17 of the public records of Okaloosa County, Florida, lying Easterly of a Southerly extension of a line 5 feet East of the West line of Lot 5, Block 13, and parallel thereto, and Westerly of a Southerly extension of the West line of Block 12 of said Crystal Beach, and all riparian rights thereto.

PARCEL 4.4(B) -

That portion of Block C of Crystal Beach, a subdivision of the West mile of the East two miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, according to the plat recorded in Plat Book 1 at page 17 of the public records of Okaloosa County, Florida, lying Southerly of a Southerly extension of the East line of Block 11 and Westerly of a Southerly extension of the East line of Lot 3, Block 10, of said Crystal Beach, and all riparian rights thereto.

PARCEL 4.4(C) -

That portion of Block B lying between a Southerly extension of the East line of Block 10, and a line 200 feet Westerly and parallel to a Southerly extension of the West line of Block 8, Crystal Beach, a subdivision of the West mile of the East two miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, according to the plat recorded in Plat Book 1 at page 17 of the public records of Okaloosa County, Florida.

PARCEL 4.4(D) -

That portion of Block A, lying East of a Southerly extension of the East line of Block 7, and Westerly of a Southerly extension of the West line of Block 6, in Crystal Beach, a subdivision of the West mile of the East two miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, according to the plat thereof recorded in Plat Book 1 at page 17 of the public records of Okaloosa County, Florida.

PARCEL 4.4(E) -

That portion of Block A, lying between the Southerly extension of the East line of Block 6 and the West line of Block 3 of Crystal Beach, a subdivision of the West mile of the East two miles of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, according to the plat thereof recorded in Plat Book 1 at page 17 of the public records of Okaloosa County, Florida. But subject to any easements granted of record for ingress and egress to the Gulf over a Southerly extension of 4th Street according to the plat of said Crystal Beach.

GROUP 5 - Property lying within the "East mile" of the Destin Peninsula, Township 2 South, Range 22 West, Okaloosa County, Florida, also known as the land lying between Crystal Beach and the Walton County line:

PARCEL 5.1 -

That portion of the "East mile" of Township 2 South, Range 22 West, Okaloosa County, Florida, lying North of the Gulf of Mexico and South of the North line of the property described in that certain deed from Francis B. Wilkinson and Brouton, her husband, to Burney M. Henderson, Trustee, according to deed recorded in Deed Book 31 at page 272 of the public records of Okaloosa County, Florida, LESS AND EXCEPTING therefrom the lands conveyed by Burney M. Henderson, Trustee, to others, those exceptions being:

1. That portion thereof lying East of the West line and its Southerly extension of the property conveyed by Burney M. Henderson, Trustee, to Wallace G. Hallmark and Margie B. Hallmark, dated May 26, 1951, recorded in Deed Book 74 at page 31 of the public records of Okaloosa County, Florida.

2. That portion thereof lying East of the West line and South of the North line of the parcel conveyed by Burney M. Henderson, individually and as Trustee, and Elizabeth F. Henderson, his wife, to Wallace Van Houten by deed dated June 3, 1957 and recorded in Deed Book 54 at page 76 of the public records of Okaloosa County, Florida.

3. That portion thereof conveyed by Burney M. Henderson, individually and as Trustee, et ux, to Jack D. Daniel and wife, Sannie S. Daniel, filed April 30, 1962, and recorded in Official Record Book 232 at page 271 of the public records of Okaloosa County, Florida.

4. That portion thereof conveyed by Burney M. Henderson, individually and as Trustee, et ux, to The State of Florida, for use and benefit of State Road Department for park purposes, by deed recorded in Official Record Book 401 at page 537 of the public records of Okaloosa County, Florida.

5. That portion thereof conveyed by Burney M. Henderson, individually and as Trustee, et ux, to Holton Hudson by deed dated September 8, 1959, and recorded in Official Record Book 254 at page 18 of the public records of Okaloosa County, Florida.

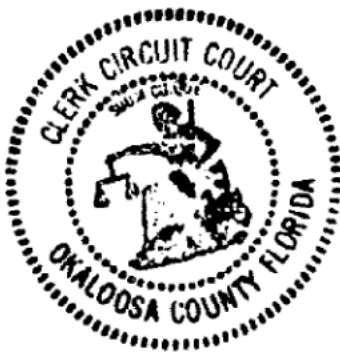
6. Any portion thereof lying within the right-of-way of U.S. Highway 98, State Road 30.

GROUP 6 - (No parcels in this Group to be conveyed to Henderson Beach Land Trust):

GROUP 7 - Lots in Moreno Acres Subdivision:

PARCEL 7.3 (Parcels 7.1 and 7.2 not included in this deed) -

Lots 23, 25, and 26, Block J, Moreno Acres Subdivision, a subdivision in Destin, Florida, described according to the plat recorded in Plat Book 2 at page 165 of the public records of Okaloosa County, Florida.



FILE# 955766
OKALOOSA COUNTY, FLORIDA

RCD: NOV 17 1987 @ 11:47 AM
HELMAN C BRACKIN, CLERK

April 17, 2026
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541

**RE: Setback Narrative
Chase – Destin
751 Harbor Blvd
Destin, FL 32541**

To Agency Reviewer,

Bohler, LLC has reviewed the City of Destin Code of Ordinances and determined that the proposed development is required to follow the building setback requirements outlined in Table 7-3 of the Land Development Code (LDC), as the site is zoned TCMU (Town Center Mixed Use) and located within the Old Destin MMTD.

Setback Required Along US Hwy 98:	16 Ft min – 26 Ft max
Setback Proposed Along US Hwy 98:	29.2 Ft
Setback Required Along Village Centre Parkway:	10 Ft min – 20 Ft max
Setback Proposed Along Village Centre Parkway:	70.8 Ft

We are requesting a variance to allow the setbacks proposed in the site plan. The proposed setbacks exceed the allowable maximum in order to accommodate the bank drive-through lanes, allowing them to safely wrap around the building while maintaining adequate distance between the drive-through exit and the site entrance/exit driveway, thereby promoting safe circulation on the site.

Please see the attached map of the surrounding area reflecting zoning, existing land uses, and existing building setbacks from US Highway 98 and Village Centre Parkway. As shown, all buildings in the surrounding properties on the map exceed the maximum setback requirements.

Should there be any questions or should additional information required, please feel free to contact us at (321) 234-2880 or via email: rhileman@bohlereng.com

Sincerely,
BOHLER ENGINEERING



Ryan Hileman, P.E. PMP
Sr. Project Manager, Land Development

**AFFIDAVIT
POSTING OF PROPERTY**

BEFORE ME, the undersigned authority, personally appeared: Ryan Hileman, P.E.,

the owner and/or authorized agent of the following described property: 751 Harbor Blvd., Destin, FL 32541

_____ -who deposes and says as follows:

1. That the subject site described above has a sign posted by the owner and/or authorized agent for the owner, notifying the public of the development activity, city project number, and authorized agent and phone number.
2. That the posted sign meets the dimensional requirements set by the City.
3. That the posted sign was placed and will be maintained upon the property in the correct location and not less than fourteen (14) days from the date of the City's Completeness Letter.
4. That a photo of the sign depicting the location of the sign in relation to the road right-of-way is attached.
5. This affidavit will be forwarded to the City's Planning Division no later than seven (7) working days from the posting of the sign.

I have completed the said requirements as described in the City of Destin Land Development Code.



Signed Name of Owner/Agent

Ryan Hileman, P.E.

Printed Name of Owner/Agent

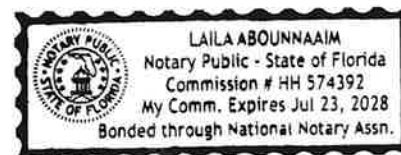
STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization , this 18th day of May, 2026,

By: Laila Abounnaaim
(Print name)

Personally known OR Produced Identification _____

Laila Abounnaaim Seal:
Notary Signature



CITY OF BESTON
PUBLIC NOTICE
FOR
**PROPOSED DEVELOPMENT
VARIANCE**
PROJECT NUMBER PZ-2026-69
AUTHORIZED AGENT: RYAN HILMAN
AGENT'S PHONE NUMBER: (508) 234-2800
PROJECT PLANS CAN BE
REQUESTED VIA THE CITY CLERK AT
(508) 837-4242 OR
WWW.CITYOFBESTON.COM

CITY OF BESTON
PUBLIC NOTICE
FOR
**PROPOSED DEVELOPMENT
DEVELOPMENT ORDER**
PROJECT NUMBER PZ-2026-11
AUTHORIZED AGENT: RYAN HILMAN
AGENT'S PHONE NUMBER: (508) 234-2800
PROJECT PLANS CAN BE
REQUESTED VIA THE CITY CLERK AT
(508) 837-4242 OR
WWW.CITYOFBESTON.COM

Destin Variance

Address of Proposed Work: 751 Harbor Blvd

City: Destin State: FL Zip: 32541

Contact Information

Applicant's Contact Information

Title: P.E. First Name: Ryan Last Name: Hileman Suffix: _____

Business Name: Bohler Engineering FL, LLC

Mailing Address: 135 W Central Blvd., Suite 600

City: Orlando State: FL Zip: 32801

Email Address: fl-permits@bohlereng.com

Cell Phone: 813-812-4100 Work Phone: _____ Home Phone: _____

Property Owner's Contact Information

Title: Manager First Name: Michael Last Name: Wagner Suffix: _____

Business Name: WPG-Destin, LLC

Mailing Address: 4211 W Boy Scout Blvd., Suite 620

City: Tampa State: FL Zip: 33607

Email Address: sliakos@wagspg.com

Cell Phone: 813-284-7978 Work Phone: _____ Home Phone: _____

Application Questionnaire (* denotes required question)

Variance Application

Legal Description *

PARCEL 1: (FEE SIMPLE ESTATE)
A PORTION OF LOTS 12, 13, 14, AND 15, BLOCK "H", AND FOURTH STREET (VACATED), AND LOT 1, BLOCK "I", REVISED SECOND EAST PASS ADDITION TO DESTIN, OKALOOSA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, AT PAGE 19A, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF LOT 5, BLOCK "I", REVISED SECOND EAST PASS ADDITION TO DESTIN, OKALOOSA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 19A, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE GO NORTH 76°11' 00" WEST ALONG THE NORTH LINE OF BLOCK "I", AND BLOCK "H", OF THE AFORESAID SUBDIVISION, A DISTANCE OF 467.00 FEET; THENCE GO SOUTH 13°49' 00" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 13°49' 00" WEST, A DISTANCE OF 180.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 30 (I.S. 98, R/W VARIES); THENCE GO SOUTH 76°11' 00" EAST ALONG THE RIGHT-OF-WAY LINE, A DISTANCE OF 208.06 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 33.50 FEET, THE CENTER OF WHICH BEARS NORTH 21°34' 07" WEST, THENCE GO LEFT ALONG AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF 54°40' 09" AN ARC DISTANCE OF 31.96 FEET (CH.BRG. = 41°05' 49" E) TO THE POINT OF TANGENCY; THENCE GO SOUTH 76°14' 16" EAST, A DISTANCE OF 0.50 FEET; THENCE GO NORTH 13°51' 58" EAST, A DISTANCE OF 152.66 FEET; THENCE GO NORTH 76°11' 00" WEST, A DISTANCE OF 222.80 FEET TO THE POINT OF BEGINNING.
PARCEL 2: (EASEMENT ESTATE)
TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS OVER LAND FOR ROADWAYS AS SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED JULY 6, 1984 IN OFFICIAL RECORDS BOOK 1251, PAGE 442, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

Parcel ID(s) *

00-2S-22-0701-000H-007A

Current Zoning *

TCMU

Future Land Use *

TCMU

Total Acreage of the Property *

0.92 ac

Existing or Proposed Special Exceptions or Variances, etc. *

Setback Variance

Variance Request *

We are requesting a variance to allow the setbacks proposed in the site plan. The proposed setbacks exceed the allowable maximum in order to accommodate the bank drive-through lanes, allowing them to safely wrap around the building while maintaining adequate distance between the drive-through exit and the site entrance/exit driveway, thereby promoting safe circulation on the site.

Describe that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same Zoning District. *

Setback Required Along US Hwy 98: 16 Ft min – 26 Ft max

Setback Proposed Along US Hwy 98: 29.2 Ft
Setback Required Along Village Centre Parkway: 10 Ft min – 20 Ft max

Setback Proposed Along Village Centre Parkway: 70.8 Ft

Describe that the special conditions and circumstances do not result from the actions of the applicant. *

Describe that granting the Variance requested will not confer on the applicant any special privilege denied that is denied by any Zoning Ordinance to other lands, buildings, or structures in the same Zoning District. *

Describe that literal interpretation of the provisions of any Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of any Zoning Ordinance,- *

-and would work unnecessary and undue hardship on the applicant.

Describe that the Variance granted is the minimum Variance that will make possible the reasonable use of the land, building, or structure. *

Describe that the granting of the Variance will be in harmony with the general intent and the purpose of any Zoning Ordinance and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare. *

Select All The Following Variance Exceptions That Apply: (Select All That Apply) * Not Applicable (N/A)

If seeking an Exception from LDC Section 11.05.01, please provide a response to the following criteria, per LDC Section 11.05.09 –

That no additional slips are obtained than would otherwise fit into a dock of the maximum size allowed without the exception.

That site specific environmental conditions exist that prohibit dredging.

That site-specific environmental conditions would impede placement of slips near or next to the shoreline.

That the proposed layout of the dock and pilings does not create a hazard to navigation.

Explain *

Explain *

Explain *

Explain *

Acknowledgments (Select All That Apply) *

(Check All Boxes)

A request for postponement must be submitted to the Community Development Department at least 10 working days prior to the originally scheduled meeting date. Costs for re-advertisements, public notice mailings, and all applicable fees will be the responsibility of the applicant.

I have read the information in this application and have filled in all answers correctly to the best of my ability.

The City of Destin Planning Division will notify in writing abutting property owners of record within three hundred (300) feet of the subject property in accordance with LDC 2.17.00. However, it is the responsibility of the applicant to post the required sign posting(s) on the property.

This application must be filled out completely and must be signed by the owner or his designated agent. If the applicant is different than the owner of the subject property, then an agent affidavit is required from the owner of the property that is under consideration for Board of Adjustment hearings. The agent affidavit must be completely filled out and submitted with this application. If the property is in multiple-ownership, then all of the owners or their designated agent(s) must sign this application.

Applicant's Signature *

This item has been digitally signed and sealed by Ryan Keith Hileman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

Documents Requested (* denotes required document)

The Jurisdiction requests that the following documents are attached to your application:

Agent Affidavit/Special Power of Attorney

(If applicable)

Any Additional Supporting Documents

Legal Description *

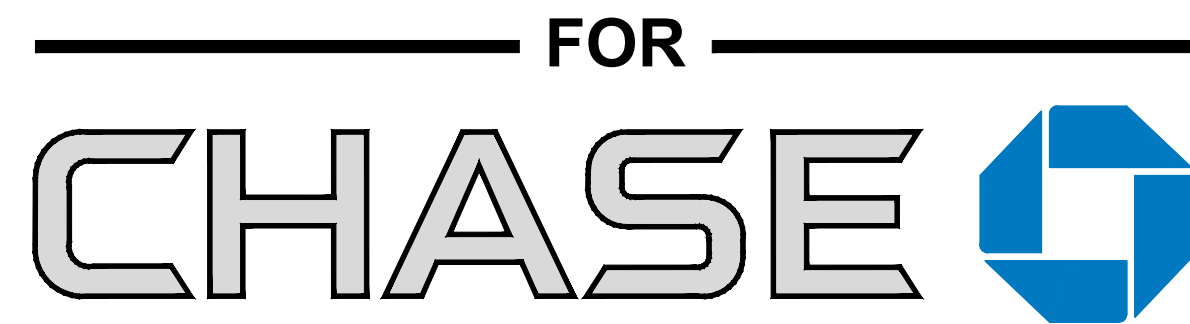
Letter of Request *

Proof of Ownership *

Recorded Deed and Property Record Card *

Site Plan *

PROP. SITE PLAN DOCUMENTS



PROPOSED CHASE - DESTIN

LOCATION OF SITE
751 HARBOR BLVD
DESTIN, FL 32541
CITY OF DESTIN

PIN #: 00-2S-22-0701-000H-007A
SECTION 00, TOWNSHIP 2 SOUTH, RANGE 22

REFERENCES AND CONTACTS

<p>REFERENCES</p> <p>• BOUNDARY & TOPOGRAPHIC SURVEY: BOHLER 1900 NW CORPORATE BLVD, SUITE 101E BOCA RATON, FLORIDA 33431 DATED: 08/18/2025 ELEVATIONS: NAVD 1988</p> <p>• GEOTECHNICAL INVESTIGATION REPORT: ECS FLORIDA LLC 2334 CAPITAL CIRCLE NE TALLAHASSEE, FL 32308 DATED: 07/18/2025</p> <p>• ARCHITECTURAL PLAN: IA INTERIOR ARCHITECTS 150 ALHAMBRA CIRCLE, SUITE 800 CORAL GABLES, FL 33134 DATED: 09/30/2025</p> <p>• PHOTOMETRIC PLAN: BOHLER 135 W CENTRAL BLVD STE 600 ORLANDO, FL 32801 PHONE: (321) 234-2880</p> <p>• LANDSCAPE: BOHLER 135 W CENTRAL BLVD STE 600 ORLANDO, FL 32801 PHONE: (321) 234-2880</p> <p>GOVERNING AGENCIES</p> <p>• PLANNING DEPARTMENT CITY OF DESTIN PLANNING DEPARTMENT 4100 INDIAN BAYOU TRAIL DESTIN, FL 32541 PHONE: (850) 842-4669</p> <p>• BUILDING DEPARTMENT CITY OF DESTIN BUILDING DIVISION 4100 INDIAN BAYOU TRAIL DESTIN, FL 32541 PHONE: (850) 654-1119 OPTION 2</p> <p>• ENGINEERING DEPARTMENT CITY OF DESTIN ENGINEERING DIVISION 4100 INDIAN BAYOU TRAIL DESTIN, FL 32541 PHONE: (850) 654-1119 OPTION 2</p> <p>• WATER MANAGEMENT DISTRICT NWFWM 81 WATER MANAGEMENT DRIVE HAVANA, FL 32333 PHONE: (850) 538-9999</p> <p>• ROW JURISDICTION FDOT 605 SUWANNEE ST TALLAHASSEE, FL 32399 PHONE: (850) 414-4545</p>	<p>UTILITIES</p> <p>• ELECTRIC FLORIDA POWER & LIGHT - OKALOOSA 3454 EMERALD COAST PKWY, DESTIN, FL 32541 PHONE: (850) 244-4773</p> <p>• TELEPHONE AT&T</p> <p>• WATER DESTIN WATER USERS, INC. 218 MAIN STREET DESTIN, FL 32541 PHONE: (850) 337-3945</p> <p>• SANITARY SEWER DESTIN WATER USERS, INC. 218 MAIN STREET DESTIN, FL 32541 PHONE: (850) 337-3945</p> <p>• CABLE CENTURY LINK 734 LEGION DR DESTIN, FL 32541 PHONE: (850) 213-8116</p> <p>• FIBER OPTIC CENTURY LINK 734 LEGION DR DESTIN, FL 32541 PHONE: (850) 213-8116</p> <p>• GAS OKALOOSA GAS DISTRICT 20 NE HUGHES STREET FORT WALTON BEACH, FL 32548 PHONE: (800) 728-4700</p>
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THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

AS-SURVEYED DESCRIPTION

A PORTION OF LOTS 12, 13, 14 AND 15, BLOCK H, FOURTH STREET (VACATED), AND LOT 1, BLOCK I, REVISED SECOND EAST PASS ADDITION TO DESTIN, FLORIDA, AS REFERENCED IN PLAT NOOK 1, PAGE 19A, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, BLOCK I, REVISED SECOND EAST PASS ADDITION TO DESTIN, FLORIDA; THENCE RUNNING ALONG THE PROLONGATION OF THE NORTH LINE OF SAID BLOCK H, NORTH 75° 13'53" WEST, FOR A DISTANCE OF 467.00 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 14° 46'07" WEST, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 14° 46'07" WEST, FOR A DISTANCE OF 180.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HARBOR BOULEVARD; THENCE RUNNING ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 75° 13'53" EAST, FOR A DISTANCE OF 208.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF VILLAGE CENTRE PARKWAY; THENCE RUNNING ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) 31.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 33.50 FEET, A CENTRAL ANGLE OF 054° 39'36", AND A CHORD BEARING AND DISTANCE OF NORTH 42° 02'53" EAST, 30.76 FEET; (2) SOUTH 75° 17'09" EAST, FOR A DISTANCE OF 0.50 FEET; (3) NORTH 14° 40'05" EAST, FOR A DISTANCE OF 152.66 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 75° 13'53" WEST, FOR A DISTANCE OF 222.80 FEET TO THE POINT OF BEGINNING.

CONTAINING: 39,980 SQUARE FEET OR 0.918 ACRES (MORE OR LESS).

BEING THE SAME PROPERTY AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12275458, WITH A COMMITMENT DATE OF MAY 1, 2025 AND A REVISION DATE OF JULY 3, 2025, AND IS SUBJECT TO RESTRICTIONS, COVENANTS, AND/OR EASEMENTS WRITTEN OR IMPLIED.



LOCATION MAP
SCALE: 1" = 1000'
SOURCE: MICROSOFT BING

DEVELOPER
JILL WITH JPMORGAN CHASE
111 POLARIS PKWY
COLUMBUS, OH 43240
CONTACT: THIAGO FERREIRA
PHONE: (614) 490-3388

OWNER
HENDERSON BEACH LAND TRUST
1901 SEVILLE DR
PENSACOLA, FL 32503

PREPARED BY



CONTACT: FL-PERMITS@BOHLERENG.COM;

RHILEMAN@BOHLERENG.COM

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	C-102
EXISTING CONDITIONS PLAN	C-201
DEMOLITION PLAN	C-202
SITE PLAN	C-301
PAVING/GRADING/DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
LIGHTING PLAN	C-601
EROSION AND SEDIMENT CONTROL PLAN PHASE 1	C-701
EROSION AND SEDIMENT CONTROL PLAN PHASE 2	C-702
CONSTRUCTION DETAILS	C-801
FDOT DETAILS	C-802 - C-806
DESTIN WATER USERS UTILITY DETAILS	C-807 - C-809

PERMIT INFORMATION	
CITY OF DESTIN SITE PLAN REVIEW	PZ-2026-11
FDOT DRAINAGE	X
FDOT ACCESS	2026-A-390-00003
NWFWM PERMIT	PDEX-091-328065-1



REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	04/03/2026	CITY OF DESTIN COMMENTS	OE	RH



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLD250023-00-0A
DRAWN BY: OE / GK
CHECKED BY: RH
DATE: 2025-11-14
CAD ID: P-CIVL-CND5

PROJECT:

PROP. SITE PLAN DOCUMENTS



PROPOSED DEVELOPMENT
751 HARBOR BLVD
DESTIN, FL 32541
CITY OF DESTIN
S 00 - T 02 S - R 22

BOHLER
135 WEST CENTRAL BOULEVARD,
SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

This item has been digitally signed and sealed by Ryan Keith Hileman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

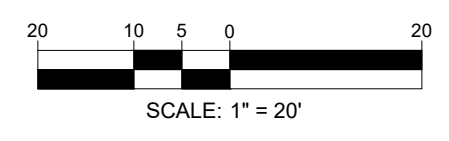
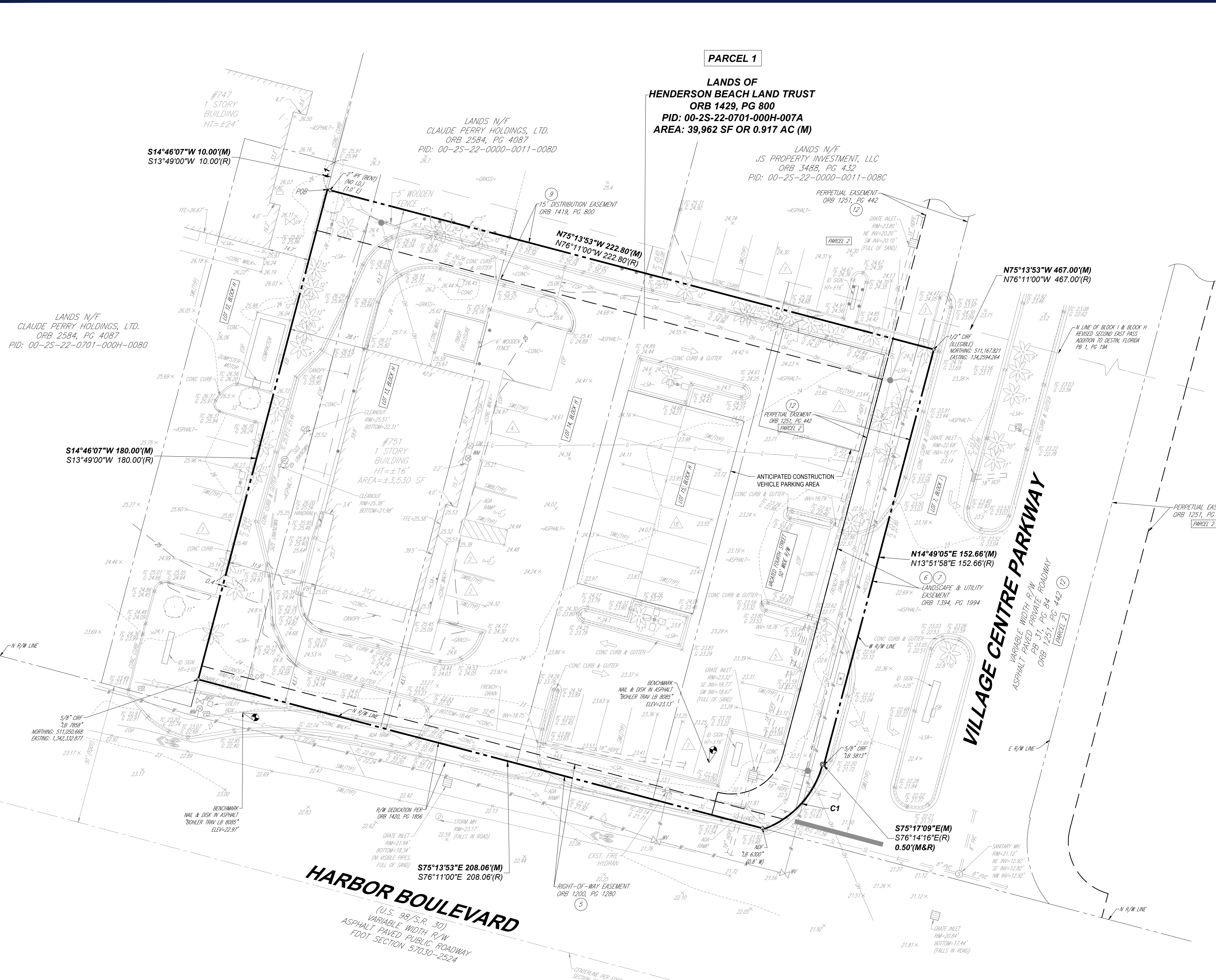
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 1 - 04/03/2026



LEGEND

EXISTING CONDITIONS/DEMOLITION PLAN	
ONSITE PROPERTY LINE / R.O.W. LINE	---
NEIGHBORING PROPERTY LINE	---
EX. EASEMENT	---
EX. ROADWAY CIL	---
EX. OVERHEAD ELECTRIC	---
EX. STORM SEWER	---
EX. SANITARY LINE	---
EX. FENCE	---
EX. SPOT ELEVATION	---
EX. TREE	---
EX. CONCRETE	---
TO BE REMOVED/ TO BE RELOCATED	(TBR)(TBR)
ASPHALT TO BE REMOVED	---
CONCRETE TO BE REMOVED	---

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	04/03/2026	CITY OF DESTIN COMMENTS	OE RH

CITY OF DESTIN DEMOLITION AND EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION. REPAIR AND/ OR REPLACE AS NECESSARY.
2. WHERE SILT FENCE IS SHOWN OUTSIDE PROJECT BOUNDARY FOR CLARITY ONLY.
3. ALL EXISTING BUILDING MATERIALS, CONCRETE, ASPHALT, TREES, STUMPS, AND OTHER DELETERIOUS MATERIAL AS INDICATED ON THE PLANS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FLORIDA LAWS.
4. THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREA WITHIN THE CLEARING LIMITS DEPICTED HEREON INCLUDING DEMOLITION OF EXISTING INFRASTRUCTURE INCLUDING UNDERGROUND UTILITIES WHETHER DEPICTED HEREON OR NOT BUT ONLY AFTER VERIFICATION FROM ENGINEER & RESPECTIVE UTILITY COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND ACCOUNT FOR IN BID ALL REQUIRED CLEARING, GRUBBING & DEMOLITION NECESSARY TO ACCOMPLISH THIS TASK.

CITY OF DESTIN LAND DISTURBANCE - CONSTRUCTION SEQUECE

- THE FOLLOWING IS THE PROPOSED CONSTRUCTION SEQUENCE, UNLESS INCLEMENT WEATHER, SITE CONDITIONS, OR REVISIONS DICTATES A DEVIATION FROM THIS SCHEDULE.
1. DEVELOPER TO FILE A NOTICE OF INTENT PRIOR TO LAND DISTURBANCE.
 2. SET UP DAILY INSPECTION LOG FOR THE BMP INSPECTIONS TO BE KEPT IN THE CONSTRUCTION TRAILER OR AT A NEARBY ACCESSIBLE LOCATION (SALES OFFICE, ETC.)
 3. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR INSTALLATION OF PERIMETER EROSION CONTROL DEVICES.
 4. INSTALL PERIMETER EROSION CONTROL DEVICES & CHAIN LINK FENCE ADJACENT TO PUBLIC ACCESS AREAS.
 5. CLEAR AND GRUB ROUTES TO AREAS FOR TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES (BMP).
 6. INSTALL ALL STRUCTURAL EROSION CONTROL PRACTICES IN CONCENTRATED FLOW AREAS, AS SHOWN ON THE PLANS, WITH MINIMAL DISTURBANCE TO THE ADJACENT AREA.
 7. CONSTRUCT ALL REMAINING TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES SHOWN ON THE PHASE-1 ESCP CONCURRENT WITH CLEARING AND GRUBBING OPERATIONS.
 8. CONTRACTOR SHALL COMPLETE CLEARING AND GRUBBING FOR REMAINING AREAS OF CONSTRUCTION. IF CLEARING MATERIALS ARE GROUND ON SITE, PLACING GROUND MULCH MATERIALS AT THE TOE OF ANY SLOPES WILL PROVIDE ADDITIONAL PROTECTION FROM EROSION ESCAPING THE SITE.
 9. ROAD GRADING & GRADING FOR THE REMAINDER OF THE SITE.
 10. UTILITY INSTALLATION AND WHETHER STORM DRAINS WILL BE USED OR BLOCKED AFTER CONSTRUCTION.
 11. BUILDING, PARKING LOT, AND SITE CONSTRUCTION.
 12. FINAL GRADING, LANDSCAPING AND/OR STABILIZATION.
 13. IMPLEMENTATION AND MAINTENANCE OF FINAL EROSION CONTROL STRUCTURES.
 14. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.

CITY OF DESTIN DUST CONTROL METHODS

- CONTRACTOR TO USE METHOD OR COMBINATION OF METHODS LISTED BELOW AND TO PREVENT PARTICULATE MATTER FROM BECOMING AIRBORNE AND BEING TRANSPORTED OFF-SITE:
1. PHASING: ONLY DISTURB AREAS LESS THAN ONE ACRE AT ONE TIME. BEGIN CONSTRUCTION ACTIVITIES AT WEST SIDE OF SITE AND PROCEED TO EAST TO PROVIDE BUFFER AREA WHERE SHIFTING SOIL CAN BE ARRESTED.
 2. SCHEDULE: DELAY EARTHWORK AND OTHER ACTIVITIES GENERATING PARTICULATE MATTER WHEN WIND VELOCITY IS GREATER THAN 30 MPH.
 3. RESTRICTING VEHICLES: USE SIGNS AND OTHER TRAFFIC CONTROLS TO LIMIT SPEED AND ACCESS OF JOB SITE VEHICLES. LIMIT SPEED TO 10 MPH MAXIMUM. RESTRICT VEHICLE TRAFFIC IN DUST STABILIZED AREAS.
 4. EXCAVATED MATERIAL: KEEP OUT OF ACTIVE TRAFFIC LANES. IMMEDIATELY REMOVE EXCAVATED MATERIAL DEPOSITED IN ROADWAYS BY EROSION OR SPILLAGE. COVER LOADS TRANSPORTED IN EARTH-MOVING EQUIPMENT.
 5. WATERING: USE SPRINKLER SYSTEM OR WATER TRUCK WITH SPRAY BOOM TO WATER DISTURBED AREA, AS NEEDED, TO ADEQUATELY CONTROL DUST.
 6. WINDBREAKS: ERECT SNOW FENCES OR SIMILAR WINDBREAKS UPWIND AND WITHIN DISTURBED AREAS. PLACE FENCES PERPENDICULAR TO PREVAILING WINDS AS APPROPRIATE.
 7. PALLIATIVES: APPLY DUST PALLIATIVE TO STABILIZE SOILS AFTER EARTHWORK IS COMPLETED AND TO SANDY SOILS WHERE WATERING IS INEFFECTIVE. DO NOT USE PALLIATIVE DETRIMENTAL TO VEGETATION IN AREAS OF FUTURE PLANT LANDSCAPING.
 8. OTHER METHODS THAT SUBSTANTIALLY AND EFFECTIVELY REDUCE TRANSPORTED MATERIAL OR EMISSION OF PARTICULATE MATTER INTO ATMOSPHERE.
 9. IF WATER TRUCK IS USED TO CONTROL DUST ON DIRTGRADED AREAS ONLY, WATER TRUCK WILL ONLY DROP ENOUGH WATER TO CONTROL THE DUST OR REACH THE OPTIMUM MOISTURE CONTENT OF THE SOIL FOR COMPACTION. NO RUN-OFF IS TO BE GENERATED.
 10. CONTROLLING DUST ON PAVED ROADWAYS WILL BE DONE BY USE OF SWEEPER WITH WATER-JET SPRAYERS. ONLY ENOUGH WATER SHOULD BE APPLIED TO CONTROL DUST WHILE SWEEPING. DO NOT GENERATE RUN-OFF FROM SPRAYERS THAT RUNS INTO CATCH BASINS.
 11. CONTRACTOR TO PROVIDE OPACITY MONITORING BY A PROPERLY TRAINED AND CERTIFIED INDIVIDUAL IN ORDER TO MAKE SURE THAT DUST EMISSIONS DO NOT EXCEED 30 PERCENT OVER A SIX-MINUTE PERIOD, AND HOW REMEDIAL ACTIONS TO ADDRESS OPACITY WILL BE IMMEDIATELY MANAGED AND DOCUMENTED.
 12. CONTRACTOR TO FAMILIARIZE THEMSELVES WITH SECTION 11-10.00 - AIR QUALITY, IN THE CITY OF DESTIN LAND DEVELOPMENT CODE.
 13. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, A PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS ON ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1), EMBANKMENTS OF PONDS, BASINS, AND TRAPS, AND WITHIN 14 CALENDAR DAYS ON ALL OTHER DISTURBED OR GRADED AREAS. THE REQUIREMENTS OF SECTION 11.09.03 OF THE DESTIN LAND DEVELOPMENT CODE DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING PERFORMED.
 14. ALL BARE GROUND, STRIPPED OF VEGETATION DURING THE CLEARING/GRADING PROCESS, SHALL BE COVERED TO THE MAXIMUM EXTENT PRACTICABLE.
 15. ALL DISTURBED AREAS SHALL BE COVERED AND/OR MULCHED WITHIN 12 HOURS, IF THEY ARE TO REMAIN UNWORKED FOR MORE THAN 2 CALENDAR DAYS.
 16. AREAS NOT BEING WORKED FOR 30 CALENDAR DAYS OR MORE SHALL BE VEGETATED, UNLESS THE CITY DETERMINES THAT WINTER WEATHER MAKES VEGETATION ESTABLISHMENT INFEASIBLE. IF THIS IS THE CASE, IT MUST STILL BE MORE PERMANENTLY STABILIZED, USING METHODS SUCH AS BONDED FIBER MATRIX, OR OTHER MORE STABLE BMPs.
 17. SLOPES & STOCKPILES 3H:1V OR STEEPER AND MORE THAN 10 FEET OF VERTICAL RELIEF SHALL BE COVERED IF THEY ARE UN-WORKED FOR MORE THAN 48 HOURS.
 18. AREAS THAT ARE BEING HYDRO-SEEDED SHALL HAVE A TACKIFIER MIXED INTO THE HYDRO-SEED TO HELP STABILIZE MIXTURE ONTO THE SOIL.
 19. ENOUGH COVER MATERIAL TO SUFFICIENTLY PROTECT ALL DISTURBED AREAS SHALL BE STOCKPILED ON THE SITE AT THE BEGINNING OF THE WET SEASON.
 20. ROADS AND PARKING AREAS SHALL BE STABILIZED IMMEDIATELY AFTER THE INITIAL GRADING.
 21. ADDITIONAL TECHNIQUES TO REDUCE SOIL TRACKING OFF OF A SITE AND ONTO A ROADWAY SUCH AS WHEEL WASHING STATIONS MAY BE REQUIRED.
 22. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING/FLUSHING STREETS.
 23. ANY SEDIMENT THAT IS TRACKED ONTO ROAD PAVEMENT SHALL BE REMOVED IMMEDIATELY (PRIOR TO THE END OF THE WORK DAY) BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED FROM THE ROADWAY AND STABILIZED ON-SITE.

CITY OF DESTIN PERIMETER PROTECTION NOTES

24. PERIMETER PROTECTION TO FILTER SEDIMENT FOR SHEET FLOW WASHOUT SHALL BE LOCATED DOWN SLOPE OF ALL DISTURBED AREAS AND BE PROPERLY INSTALLED PRIOR TO UP-SLOPE GRADING.
25. A MINIMUM OF 100 LINEAR FEET OF SILT FENCE PER ACRE AND THE NECESSARY STAKES TO HOLD THE FENCE IN PLACE SHALL BE STOCKPILED ON-SITE.
26. PRIOR TO THE COMMENCEMENT OF DEMOLITION / CONSTRUCTION, CONSTRUCTION SITE SCREENING, MEETING THE REQUIREMENTS OF THE DESTIN CODE OF ORDINANCES, SECTION 6-51 SCREEN CRITERIA, SHALL BE ERECTED AROUND THE ENTIRE PERIMETER OF THE SUBJECT PROPERTY.

CITY OF DESTIN VIBRATION IMPACT MITIGATION METHODS

- DESIGN CONSIDERATIONS AND PROJECT LAYOUT**
1. ROUTE HEAVILY LOADED TRUCKS AWAY FROM RESIDENTIAL STREETS, IF POSSIBLE. SELECT STREETS WITH FEWEST HOMES, IF NO ALTERNATIVES ARE AVAILABLE.
 2. OPERATE EARTHMOVING EQUIPMENT ON THE CONSTRUCTION LOT AS FAR AWAY FROM VIBRATION-SENSITIVE SITES AS POSSIBLE.
- SEQUENCE OF OPERATIONS**
1. PHASE DEMOLITION, EARTHMOVING AND GROUND-IMPACTING OPERATIONS SO AS NOT TO OCCUR IN THE SAME TIME PERIOD, UNLIKE NOISE, THE TOTAL VIBRATION LEVEL PRODUCED COULD BE SIGNIFICANTLY LESS WHEN EACH VIBRATION SOURCE OPERATES SEPARATELY. CONTRACTOR SHALL MINIMIZE IMPACTS ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 YDB.
 2. AVOID NIGHTTIME ACTIVITIES. PEOPLE ARE MORE AWARE OF VIBRATION IN THEIR HOMES DURING THE NIGHTTIME HOURS.
- ALTERNATIVE CONSTRUCTION METHODS:**
1. SELECT DEMOLITION METHODS NOT INVOLVING IMPACT, WHERE POSSIBLE. FOR EXAMPLE, MILLING GENERATES LOWER VIBRATION LEVELS THAN EXCAVATION USING CLAM SHELL OR CHISEL DROPS. VIBRATION TO SENSITIVE RECEPTOR STRUCTURES SHALL NOT EXCEED THE VIBRATION DAMAGE THRESHOLD OF 95 YDB.
 2. AVOID VIBRATORY ROLLERS AND PACKERS NEAR SENSITIVE AREAS.

DEMOLITION NOTES

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. PRIOR TO STARTING ANY DEMOLITION, THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
3. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
4. CONTRACTOR TO ESTABLISH NEW BENCHMARKS IF EXISTING BENCHMARK WILL BE DISTURBED OR REMOVED.
5. CONTRACTOR TO REMOVE EXISTING TREES OR PLANTS AS SHOWN ON THE TREE DISPOSITION PLAN WITHIN THE LIMITS OF DISTURBANCE. CONTRACTOR TO OBTAIN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD PRIOR TO REMOVING EXISTING TREES NOT SHOWN ON THE TREE DISPOSITION PLAN TREES TO BE PRESERVED SHALL BE ADEQUATELY FENCED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE TREE DISPOSITION AND THE CIVIL PLANS SHALL BE SENT IN WRITING BY THE CONTRACTOR TO THE EDR AND LA PRIOR TO THE START OF ANY CONSTRUCTION FOR RESOLUTION.
6. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
7. NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. OR LOCAL AUTHORITY HAVING JURISDICTION (AHJ) RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
8. ALL AREAS WITHIN THE COUNTY OR F.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SOODED.
9. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY/COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
10. FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.
11. THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, XERIC UPLANDS, WETLANDS, CUTTHROAT GRASS SEEPS, HISTORICAL, AND ARCHAEOLOGICAL RESOURCES, OR CONES OF INFLUENCE FOR POTABLE WELLS, AND AQUIFER RECHARGE AREAS LOCATED WITHIN PROJECT LIMITS.

DATUM NOTE

ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED INTO THE NGS BENCHMARK NO. BG3654 WITH A PUBLISHED ELEVATION OF 23.02 FEET.

FEMA NOTE

THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, OKALOOSA COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 488 OF 494", MAP NUMBER 12091C0488J, WITH A MAP REVISION DATE OF MARCH 9, 2021.

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: FL250023-003
 CHECKED BY: OE / GK
 DATE: 2025-11-14
 CAD ID.: P-CIVL-EXDM

PROP. SITE PLAN DOCUMENTS FOR

PROPOSED DEVELOPMENT
 751 HARBOR BLVD
 DESTIN, FL 32541
 CITY OF DESTIN

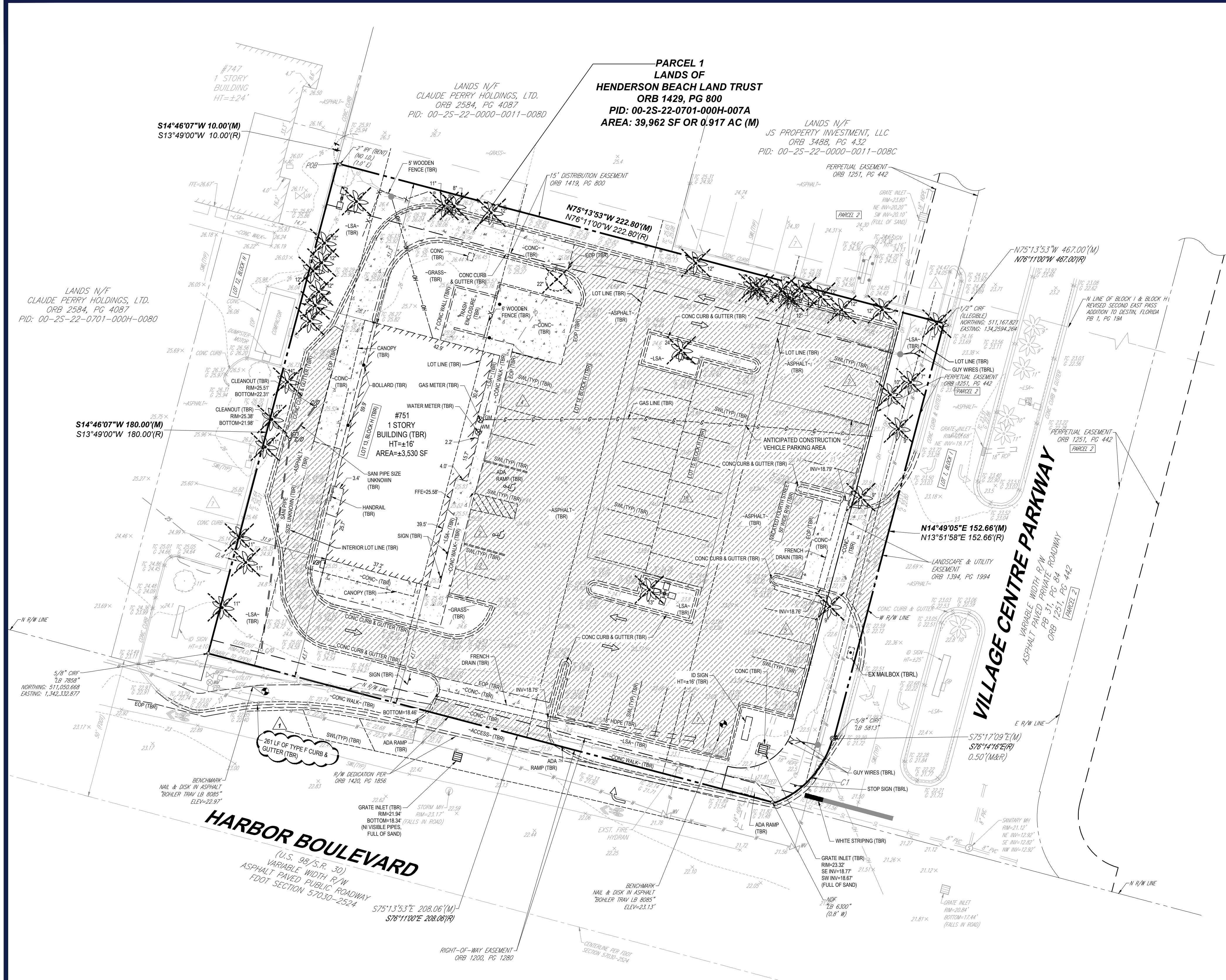
135 WEST CENTRAL BOULEVARD,
 SUITE 600
 ORLANDO, FLORIDA 32801
 Phone: (321) 234-2880
 FLORIDA BUSINESS CERT. OF AUTH. NO. 30760

This item has been digitally signed and sealed by Ryan Keith Hileman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

EXISTING CONDITIONS PLAN

SHEET NUMBER:
C-201

REVISION 1 - 04/03/2026



LEGEND	
EXISTING CONDITIONS/DEMOLITION PLAN	
ONSITE PROPERTY LINE / R.O.W. LINE	---
NEIGHBORING PROPERTY LINE	---
EX. EASEMENT	---
EX. ROADWAY C/L	---
EX. OVERHEAD ELECTRIC	---
EX. STORM SEWER	---
EX. SANITARY LINE	---
EX. FENCE	---
EX. SPOT ELEVATION	---
EX. TREE	---
EX. CONCRETE	---
TO BE REMOVED/TO BE RELOCATED	(TBR)/(TBRL)
ASPHALT TO BE REMOVED	---
CONCRETE TO BE REMOVED	---

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CITY OF DESTIN COMMENTS	DRAWN BY
1	04/03/2026			OE RH

CITY OF DESTIN DEMOLITION AND EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION. REPAIR AND/OR REPLACE AS NECESSARY.
2. WHERE SILT FENCE IS SHOWN OUTSIDE PROJECT BOUNDARY FOR CLARITY ONLY.
3. ALL EXISTING BUILDING MATERIALS, CONCRETE, ASPHALT, TREES, STUMPS, AND OTHER DELETERIOUS MATERIAL AS INDICATED ON THE PLANS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FLORIDA LAWS.
4. THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREA WITHIN THE CLEARING LIMITS DEPICTED HEREON INCLUDING DEMOLITION OF EXISTING INFRASTRUCTURE INCLUDING UNDERGROUND UTILITIES WHETHER DEPICTED HEREON OR NOT BUT ONLY AFTER VERIFICATION FROM ENGINEER & RESPECTIVE UTILITY COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND ACCOUNT FOR IN BID ALL REQUIRED CLEARING, GRUBBING & DEMOLITION NECESSARY TO ACCOMPLISH THIS TASK.

CITY OF DESTIN LAND DISTURBANCE - CONSTRUCTION SEQUECE

THE FOLLOWING IS THE PROPOSED CONSTRUCTION SEQUENCE, UNLESS INCLEMENT WEATHER, SITE CONDITIONS, OR REVISIONS DICTATES A DEVIATION FROM THIS SCHEDULE:

1. DEVELOPER TO FILE A NOTICE OF INTENT PRIOR TO LAND DISTURBANCE.
2. SET UP A DAILY INSPECTION LOG FOR THE BMP INSPECTIONS TO BE KEPT IN THE CONSTRUCTION TRAILER OR AT A NEARBY ACCESSIBLE LOCATION (SALES OFFICE, ETC.)
3. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR INSTALLATION OF PERIMETER EROSION CONTROL DEVICES.
4. CLEAR PERIMETER EROSION CONTROL DEVICES & CHAIN LINK FENCE ADJACENT TO PUBLIC ACCESS AREAS.
5. CLEAR AND GRUB ROUTES TO AREAS FOR TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES (BMP).
6. INSTALL ALL STRUCTURAL EROSION CONTROL PRACTICES IN CONCENTRATED FLOW AREAS, AS SHOWN ON THE PLANS, WITH MINIMAL DISTURBANCE TO THE ADJACENT AREA.
7. CONSTRUCT ALL REMAINING TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES SHOWN ON THE PHASE-1 ESCP CONCURRENT WITH CLEARING AND GRUBBING OPERATIONS.
8. CONTRACTOR SHALL COMPLETE CLEARING AND GRUBBING FOR REMAINING AREAS OF CONSTRUCTION. IF CLEARING MATERIALS ARE GROUND ON SITE, PLACING GROUND MULCH MATERIALS AT THE TOE OF ANY SLOPES WILL PROVIDE ADDITIONAL PROTECTION FROM EROSION ESCAPING THE SITE.
9. ROAD GRADING & GRADING FOR THE REMAINDER OF SITE.
10. UTILITY INSTALLATION AND WHETHER STORM DRAINS WILL BE USED OR BLOCKED AFTER CONSTRUCTION.
11. BUILDING, PARKING LOT, AND SITE CONSTRUCTION.
12. FINAL GRADING, LANDSCAPING AND/OR STABILIZATION.
13. IMPLEMENTATION AND MAINTENANCE OF FINAL EROSION CONTROL STRUCTURES.
14. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.

CITY OF DESTIN DUST CONTROL METHODS

CONTRACTOR TO USE METHOD OR COMBINATION OF METHODS LISTED BELOW AND TO PREVENT PARTICULATE MATTER FROM BECOMING AIRBORNE AND BEING TRANSPORTED OFF-SITE:

1. PHASING: ONLY DISTURB AREAS LESS THAN ONE ACRE AT ONE TIME. BEGIN CONSTRUCTION ACTIVITIES AT WEST SIDE OF SITE AND PROCEED TO EAST TO PROVIDE BUFFER AREA WHERE SHIFTING SOIL CAN BE ARRESTED.
2. SCHEDULE: DELAY EARTHWORK AND OTHER ACTIVITIES GENERATING PARTICULATE MATTER WHEN WIND VELOCITY IS GREATER THAN 30 MPH.
3. RESTRICTING VEHICLES: USE SIGNS AND OTHER TRAFFIC CONTROLS TO LIMIT SPEED AND ACCESS OF JOB SITE VEHICLES. LIMIT SPEED TO 10 MPH MAXIMUM. RESTRICT VEHICLE TRAFFIC IN DUST STABILIZED AREAS.
4. EXCAVATED MATERIAL: KEEP OUT OF ACTIVE TRAFFIC LANES. IMMEDIATELY REMOVE EXCAVATED MATERIAL DEPOSITED IN ROADWAYS BY EROSION OR SPILLAGE. COVER LOADS TRANSPORTED IN EARTH-MOVING EQUIPMENT.
5. WATERING: USE SPRINKLER SYSTEM OR WATER TRUCK WITH SPRAY BOOM TO WATER DISTURBED AREA, AS NEEDED, TO ADEQUATELY CONTROL DUST.
6. WINDBREAKS: ERECT SNOW FENCES OR SIMILAR WINDBREAKS UPWIND AND WITHIN DISTURBED AREAS. PLACE FENCES PERPENDICULAR TO PREVAILING WINDS AS APPROPRIATE.
7. PALLIATIVES: APPLY DUST PALLIATIVE TO STABILIZE SOILS AFTER EARTHWORK IS COMPLETED AND TO SANDY SOILS WHERE WATERING IS INEFFECTIVE. DO NOT USE PALLIATIVE DETRIMENTAL TO VEGETATION IN AREAS OF FUTURE PLANT LANDSCAPING.
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9. IF WATER TRUCK IS USED TO CONTROL DUST ON DIRT-GRADED AREAS ONLY, WATER TRUCK WILL ONLY DROP ENOUGH WATER TO CONTROL THE DUST OR REACH THE OPTIMUM MOISTURE CONTENT OF THE SOIL FOR COMPACTION. NO RUN-OFF IS TO BE GENERATED.
10. CONTROLLING DUST ON PAVED ROADWAYS WILL BE DONE BY USE OF SWEEPER WITH WATER-JET SPRAYERS. ONLY ENOUGH WATER SHOULD BE APPLIED TO CONTROL DUST WHILE SWEEPING. DO NOT GENERATE RUN-OFF FROM SPRAYERS THAT RUNS INTO CATCH BASINS.
11. CONTRACTOR TO PROVIDE OPACITY MONITORING BY A PROPERLY TRAINED AND CERTIFIED INDIVIDUAL IN ORDER TO MAKE SURE THAT DUST EMISSIONS DO NOT EXCEED 30 PERCENT OVER A SIX-MINUTE PERIOD; AND HOW REMEDIAL ACTIONS TO ADDRESS OPACITY WILL BE IMMEDIATELY MANAGED AND DOCUMENTED.
12. CONTRACTOR TO FAMILIARIZE THEMSELVES WITH SECTION 11.10.00 - AIR QUALITY, IN THE CITY OF DESTIN LAND DEVELOPMENT CODE.
13. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, A PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS ON ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1). EMBANKMENTS OF PONDS, BASINS, AND TRAPS, AND WITHIN 14 CALENDAR DAYS ON ALL OTHER DISTURBED OR GRADED AREAS. THE REQUIREMENTS OF SECTION 11.09.03 OF THE DESTIN LAND DEVELOPMENT CODE DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING PERFORMED.
14. ALL BARE GROUND, STRIPPED OF VEGETATION DURING THE CLEARING/GRADING PROCESS, SHALL BE COVERED TO THE MAXIMUM EXTENT PRACTICABLE.
15. ALL DISTURBED AREAS SHALL BE COVERED AND/OR MULCHED WITHIN 12 HOURS, IF THEY ARE TO REMAIN UNWORKED FOR MORE THAN 2 CALENDAR DAYS.
16. AREAS NOT BEING WORKED FOR 30 CALENDAR DAYS OR MORE SHALL BE VEGETATED, UNLESS THE CITY DETERMINES THAT WINTER WEATHER MAKES VEGETATION ESTABLISHMENT INFEASIBLE. IF THIS IS THE CASE, IT MUST STILL BE MORE PERMANENTLY STABILIZED, USING METHODS SUCH AS BONDED FIBER MATRIX, OR OTHER MORE STABLE BMP'S.
17. SLOPES & STOCKPILES 3H:1V OR STEEPER AND MORE THAN 10 FEET OF VERTICAL RELIEF SHALL BE COVERED IF THEY ARE UNWORKED FOR MORE THAN 48 HOURS.
18. AREAS THAT ARE BEING HYDRO-SEEDED SHALL HAVE A TACKIFIER MIXED INTO THE HYDRO-SEED TO HELP STABILIZE MIXTURE ONTO THE SOIL.
19. ENOUGH COVER MATERIAL TO SUFFICIENTLY PROTECT ALL DISTURBED AREAS SHALL BE STOCKPILED ON THE SITE AT THE BEGINNING OF THE WET SEASON.
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21. ADDITIONAL TECHNIQUES TO REDUCE SOIL TRACKING OFF OF A SITE AND ONTO A ROADWAY SUCH AS WHEEL WASHING STATIONS MAY BE REQUIRED.
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23. ANY SEDIMENT THAT IS TRACKED ONTO ROAD PAVEMENT SHALL BE REMOVED IMMEDIATELY (PRIOR TO THE END OF THE WORK DAY) BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED FROM THE ROADWAY AND STABILIZED ON-SITE.

CITY OF DESTIN PERIMETER PROTECTION NOTES

1. PERIMETER PROTECTION TO FILTER SEDIMENT FOR SHEET FLOW WASHOUT SHALL BE LOCATED DOWN SLOPE OF ALL DISTURBED AREAS AND BE PROPERLY INSTALLED PRIOR TO UP-SLOPE GRADING.
2. A MINIMUM OF 100 LINEAR FEET OF SILT FENCE PER ACRE AND THE NECESSARY STAKES TO HOLD THE FENCE IN PLACE SHALL BE STOCKPILED ON-SITE.
3. PRIOR TO THE COMMENCEMENT OF DEMOLITION / CONSTRUCTION, CONSTRUCTION SITE SCREENING, MEETING THE REQUIREMENTS OF THE DESTIN CODE OF ORDINANCES, SECTION 6-51 SCREEN CRITERIA, SHALL BE ERECTED AROUND THE ENTIRE PERIMETER OF THE SUBJECT PROPERTY.

CITY OF DESTIN VIBRATION IMPACT MITIGATION METHODS

DESIGN CONSIDERATIONS AND PROJECT LAYOUT

1. ROUTE HEAVILY LOADED TRUCKS AWAY FROM RESIDENTIAL STREETS, IF POSSIBLE. SELECT STREETS WITH FEWEST HOMES, IF NO ALTERNATIVES ARE AVAILABLE.
2. OPERATE EARTHMOVING EQUIPMENT ON THE CONSTRUCTION LOT AS FAR AWAY FROM VIBRATION-SENSITIVE SITES AS POSSIBLE.

SEQUENCE OF OPERATIONS

1. PHASE DEMOLITION, EARTHMOVING AND GROUND-IMPACTING OPERATIONS SO AS NOT TO OCCUR IN THE SAME TIME PERIOD, UNLIKE NOISE, THE TOTAL VIBRATION LEVEL PRODUCED COULD BE SIGNIFICANTLY LESS WHEN EACH VIBRATION SOURCE OPERATES SEPARATELY. CONTRACTOR SHALL MINIMIZE IMPACTS ON SURROUNDING AREAS FOR ANY ACTIVITY EXCEEDING THE APPROXIMATE FTA VIBRATION ANNOYANCE THRESHOLD OF 80 YDB.
2. AVOID NIGHTTIME ACTIVITIES. PEOPLE ARE MORE AWARE OF VIBRATION IN THEIR HOMES DURING THE NIGHTTIME HOURS.

ALTERNATIVE CONSTRUCTION METHODS:

1. SELECT DEMOLITION METHODS NOT INVOLVING IMPACT, WHERE POSSIBLE. FOR EXAMPLE, MILLING GENERATES LOWER VIBRATION LEVELS THAN EXCAVATION USING CLAM SHELL OR CHISEL DROPS. VIBRATION TO SENSITIVE RECEPTOR STRUCTURES SHALL NOT EXCEED THE VIBRATION DAMAGE THRESHOLD OF 95 YDB.
2. AVOID VIBRATORY ROLLERS AND PACKERS NEAR SENSITIVE AREAS.

DEMOLITION NOTES

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. PRIOR TO STARTING ANY DEMOLITION, THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
3. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
4. CONTRACTOR TO ESTABLISH NEW BENCHMARKS IF EXISTING BENCHMARK WILL BE DISTURBED OR REMOVED.
5. CONTRACTOR TO REMOVE EXISTING TREES OR PLANTS AS SHOWN ON THE TREE DISPOSITION PLAN WITHIN THE LIMITS OF DISTURBANCE. CONTRACTOR TO OBTAIN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD PRIOR TO REMOVING EXISTING TREES NOT SHOWN ON THE TREE DISPOSITION PLAN. TREES TO BE PRESERVED SHALL BE ADEQUATELY FENCED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE TREE DISPOSITION AND THE CIVIL PLANS SHALL BE SENT IN WRITING BY THE CONTRACTOR TO THE EDR AND LA PRIOR TO THE START OF ANY CONSTRUCTION FOR RESOLUTION.
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7. NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. OR LOCAL AUTHORITY HAVING JURISDICTION (AHJ) RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
8. ALL AREAS WITHIN THE COUNTY OR F.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SOODED.
9. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY/COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
10. FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.
11. THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, XERIC UPLANDS, WETLANDS, CUTTHROAT GRASS SEEPS, HISTORICAL, AND ARCHAEOLOGICAL RESOURCES, OR CONES OF INFLUENCE FOR POTABLE WELLS, AND AQUIFER RECHARGE AREAS LOCATED WITHIN PROJECT LIMITS.

DATUM NOTE
ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED INTO THE NGS BENCHMARK NO. BG3654 WITH A PUBLISHED ELEVATION OF 23.02 FEET.

FEMA NOTE
THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, OKALOOSA COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 488 OF 494", MAP NUMBER 12091C0488J, WITH A MAP REVISION DATE OF MARCH 9, 2021.

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

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PROJECT No.: FL250023-00-0A
DRAWN BY: OE / GK
CHECKED BY: RH
DATE: 2025-11-14
CAD ID: P-CIVL-EXDM

PROP. SITE PLAN DOCUMENTS FOR



PROPOSED DEVELOPMENT
751 HARBOR BLVD
DESTIN, FL 32541
CITY OF DESTIN

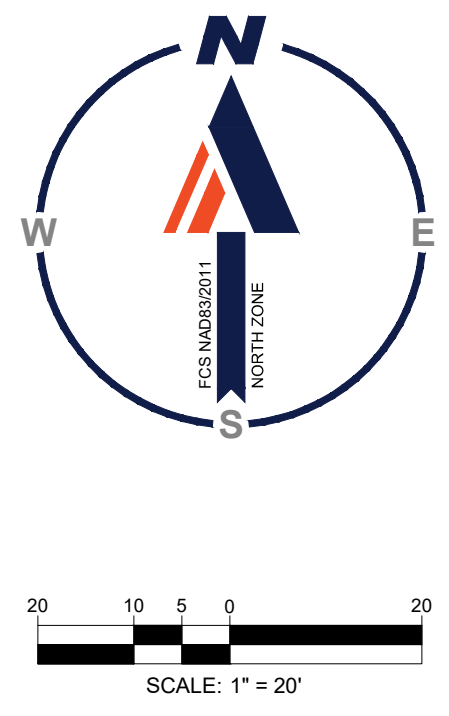
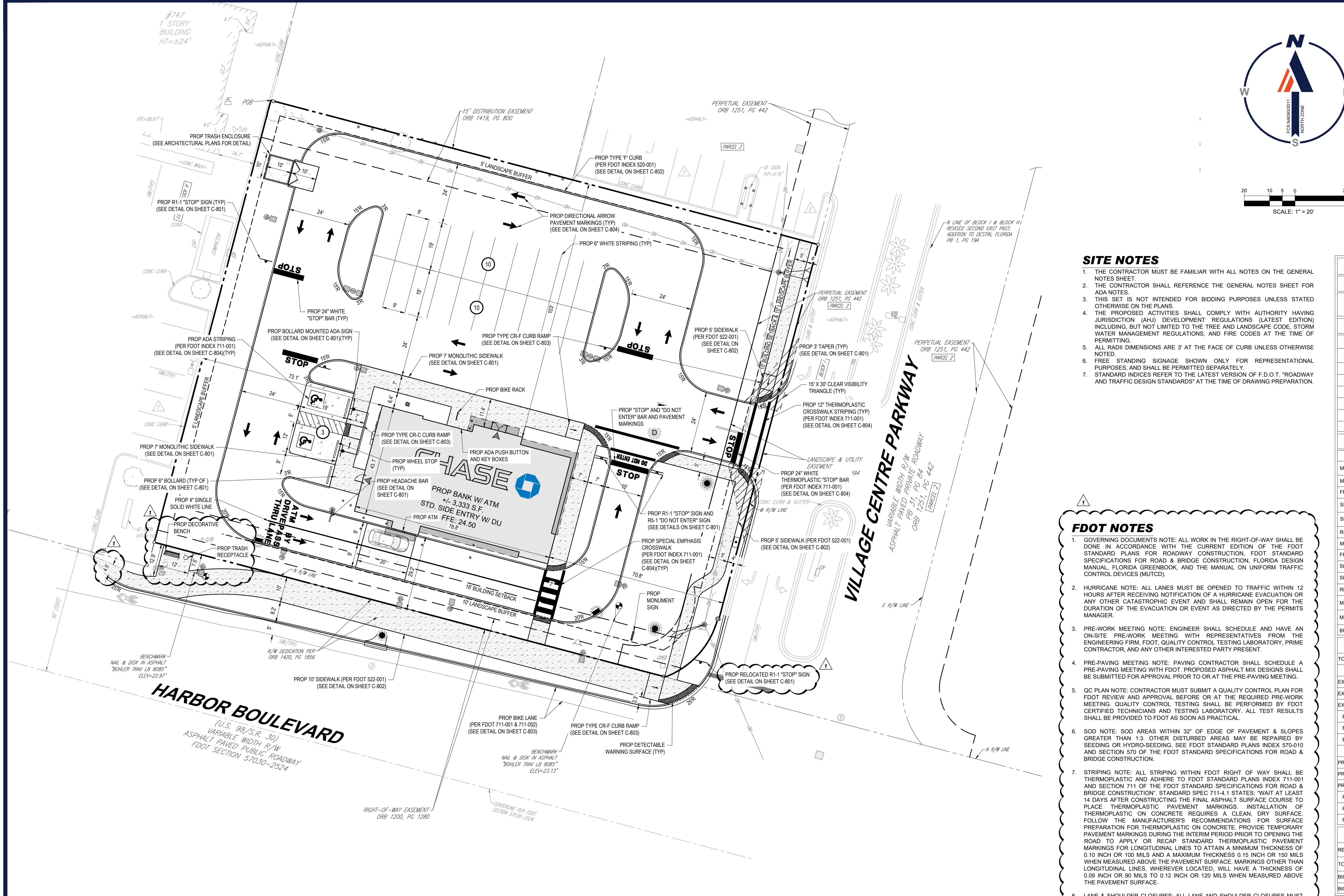
S 00 - T 02 S - R 22

BOHLER
135 WEST CENTRAL BOULEVARD, SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. NO. 30760

This item has been digitally signed and sealed by Ryan Keith Hileman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

DEMOLITION PLAN

SHEET NUMBER:
C-202
REVISION 1 - 04/03/2026



LEGEND	
SITE PLAN	
EX PROPERTY LINE	---
EX ADJACENT PROPERTY LINE	---
EX ROAD CENTERLINE	---
PROP PROPERTY LINE	---
PROP BUFFER	---
PROP SETBACK	---
PROP PARKING COUNT	(X)
PROP SIGN	▲
PROP BUILDING ENTRANCE	▲
PROP STANDARD DUTY CONCRETE PAVEMENT	▨
PROP HEAVY DUTY CONCRETE PAVEMENT	▩
PROP CONCRETE SIDEWALK	▧

SITE NOTES

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. THE CONTRACTOR SHALL REFERENCE THE GENERAL NOTES SHEET FOR ADA NOTES.
3. THIS SET IS NOT INTENDED FOR BIDDING PURPOSES UNLESS STATED OTHERWISE ON THE PLANS.
4. THE PROPOSED ACTIVITIES SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION (AHJ) DEVELOPMENT REGULATIONS, (LATEST EDITION) INCLUDING, BUT NOT LIMITED TO THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
5. ALL RADIUS DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
7. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" AT THE TIME OF DRAWING PREPARATION.

FDOT NOTES

1. GOVERNING DOCUMENTS NOTE: ALL WORK IN THE RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF THE FDOT STANDARD PLANS FOR ROADWAY CONSTRUCTION, FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, FLORIDA DESIGN MANUAL, FLORIDA GREENBOOK, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. HURRICANE NOTE: ALL LANES MUST BE OPENED TO TRAFFIC WITHIN 12 HOURS AFTER RECEIVING NOTIFICATION OF A HURRICANE EVACUATION OR ANY OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE PERMITS MANAGER.
3. PRE-WORK MEETING NOTE: ENGINEER SHALL SCHEDULE AND HAVE AN ON-SITE PRE-WORK MEETING WITH REPRESENTATIVES FROM THE ENGINEERING FIRM, FDOT, QUALITY CONTROL TESTING LABORATORY, PRIME CONTRACTOR, AND ANY OTHER INTERESTED PARTY PRESENT.
4. PRE-PAVING MEETING NOTE: PAVING CONTRACTOR SHALL SCHEDULE A PRE-PAVING MEETING WITH FDOT. PROPOSED ASPHALT MIX DESIGNS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO OR AT THE PRE-PAVING MEETING.
5. QC PLAN NOTE: CONTRACTOR MUST SUBMIT A QUALITY CONTROL PLAN FOR FDOT REVIEW AND APPROVAL BEFORE OR AT THE REQUIRED PRE-WORK MEETING. QUALITY CONTROL TESTING SHALL BE PERFORMED BY FDOT CERTIFIED TECHNICIANS AND TESTING LABORATORY. ALL TEST RESULTS SHALL BE PROVIDED TO FDOT AS SOON AS PRACTICAL.
6. SOD NOTE: SOD AREAS WITHIN 32' OF EDGE OF PAVEMENT & SLOPES GREATER THAN 1:3. OTHER DISTURBED AREAS MAY BE REPAIRED BY SEEDING OR HYDRO-SEEDING. SEE FDOT STANDARD PLANS INDEX 570-010 AND SECTION 570 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
7. STRIPING NOTE: ALL STRIPING WITHIN FDOT RIGHT OF WAY SHALL BE THERMOPLASTIC AND ADHERE TO FDOT STANDARD PLANS INDEX 711-001 AND SECTION 711 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. STANDARD SPEC 711-1.4.1 STATES: "WAIT AT LEAST 14 DAYS AFTER CONSTRUCTING THE FINAL ASPHALT SURFACE COURSE TO PLACE THERMOPLASTIC PAVEMENT MARKINGS. INSTALLATION OF THERMOPLASTIC ON CONCRETE REQUIRES A CLEAN, DRY SURFACE. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR SURFACE PREPARATION FOR THERMOPLASTIC ON CONCRETE. PROVIDE TEMPORARY PAVEMENT MARKINGS DURING THE INTERIM PERIOD PRIOR TO OPENING THE ROAD TO APPLY OR RECAP STANDARD THERMOPLASTIC PAVEMENT MARKINGS FOR LONGITUDINAL LINES TO ATTAIN A MINIMUM THICKNESS OF 0.10 INCH OR 100 MILS AND A MAXIMUM THICKNESS 0.15 INCH OR 150 MILS WHEN MEASURED ABOVE THE PAVEMENT SURFACE. MARKINGS OTHER THAN LONGITUDINAL LINES, WHEREVER LOCATED, WILL HAVE A THICKNESS OF 0.09 INCH OR 90 MILS TO 0.12 INCH OR 120 MILS WHEN MEASURED ABOVE THE PAVEMENT SURFACE."
8. LANE & SHOULDER CLOSURES: ALL LANE AND SHOULDER CLOSURES MUST BE REQUESTED IN WRITING AND APPROVED A MINIMUM OF 48 HOURS PRIOR TO WORK STARTING. ALLOW UP TO 2 WEEKS FOR LANE CLOSURE APPROVAL PROCESS. CONTACT LOCAL PERMITS OFFICE FOR MORE DETAILS AT 850-836-5790 OR 850-836-5742.
9. DITCH FLOWLINE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO PLACE SIDE DRAIN PIPES AT PROPER ELEVATIONS TO MATCH THE FLOWLINE OF THE DRAINAGE DITCH (NOT SEDIMENT BUILD-UP) TO ENSURE POSITIVE STORMWATER FLOW.

ZONING TABLE

APPLICANT / OWNER INFORMATION

APPLICANT:	JLL WITH JPMORGAN CHASE 111 POLARIS PKWY COLUMBUS, OH 43240
PARCEL NUMBER:	00-25-22-0701-000H-007A
SITE ADDRESS:	751 HARBOR BLVD, DESTIN, FL 32541
JURISDICTION:	CITY OF DESTIN
ZONE:	TCMU (TOWN CENTER MIXED USE)
FUTURE LAND USE:	TCMU (TOWN CENTER MIXED USE)
EXISTING LAND USE:	COMMERCIAL
PROPOSED LAND USE:	FINANCIAL INSTITUTION (BANK)
FEMA ZONE:	ZONE X

BULK REQUIREMENTS

ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	NONE	0.92 AC
MIN. STRUCTURE SETBACKS		
FRONT (ROW)	16'-20'	29.2'
SIDE (INTERIOR)	0'	73.1'
SIDE (ROW)	10'-20'	70.8'
REAR	0'	103'
MIN. LANDSCAPE SETBACKS		
FRONT(ROW)	10'	10'
SIDE (INTERIOR)	10'	10'
SIDE (ROW)	0'	0'
REAR	5'	5'
MAX FLOOR AREA RATIO	1.5	0.68
MIN OPEN SPACE	30%	34.9%
BUILDING HEIGHT	3 STORIES / 75'	21'-6"

AREA CALCULATIONS

TOTAL PROJECT AREA	39,962 SF (0.92 AC)
EXISTING GREEN SPACE	10,198 SF (0.23 AC, 25.5%)
EXISTING POND AREA	0 SF (0 AC, 0.0%)
EXISTING TOTAL IMPERVIOUS AREA	29,764 SF (0.68 AC, 74.5%)
EXISTING BUILDING AREA	3,530 SF (0.08 AC, 9%)
EXISTING VUA AREA	24,550 SF (0.56 AC, 61.5%)
EXISTING OTHER IMPERVIOUS AREA	1,684 SF (0.03 AC, 4%)
PROPOSED GREEN SPACE	13,959 SF (0.32 AC, 34.9%)
PROPOSED POND AREA	0 SF (0 AC, 0.0%)
PROPOSED TOTAL IMPERVIOUS AREA	26,003 SF (0.60 AC, 65.1%)
PROPOSED BUILDING AREA	3,333 SF (0.08 AC, 8.3%)
PROPOSED VUA AREA	19,983 SF (0.46 AC, 50%)
PROPOSED OTHER IMPERVIOUS AREA	2,687 SF (0.06 AC, 6.7%)

PARKING CALCULATIONS

REQUIRED PARKING SPACES	13 SPACES (1 SPACE PER 250 SF GFA X 3,333 SF)
TOTAL SPACES PROVIDED	23 SPACES (2 ADA)
BICYCLE SPACES REQUIRED	N/A
BICYCLE SPACES PROVIDED	1 SPACES

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	04/03/2026	CITY OF DESTIN COMMENTS	OE	RH

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PROJECT No.:	FLD2502023-00-0A
DRAWN BY:	OE / GK
CHECKED BY:	RH
DATE:	2025-11-14
CAD ID.:	P-CIVL-SITE

PROP. SITE PLAN DOCUMENTS
FOR
CHASE
PROPOSED DEVELOPMENT
751 HARBOR BLVD
DESTIN, FL 32541
CITY OF DESTIN
S 00 - T 02 S - R 22

BOHLER
135 WEST CENTRAL BOULEVARD,
SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
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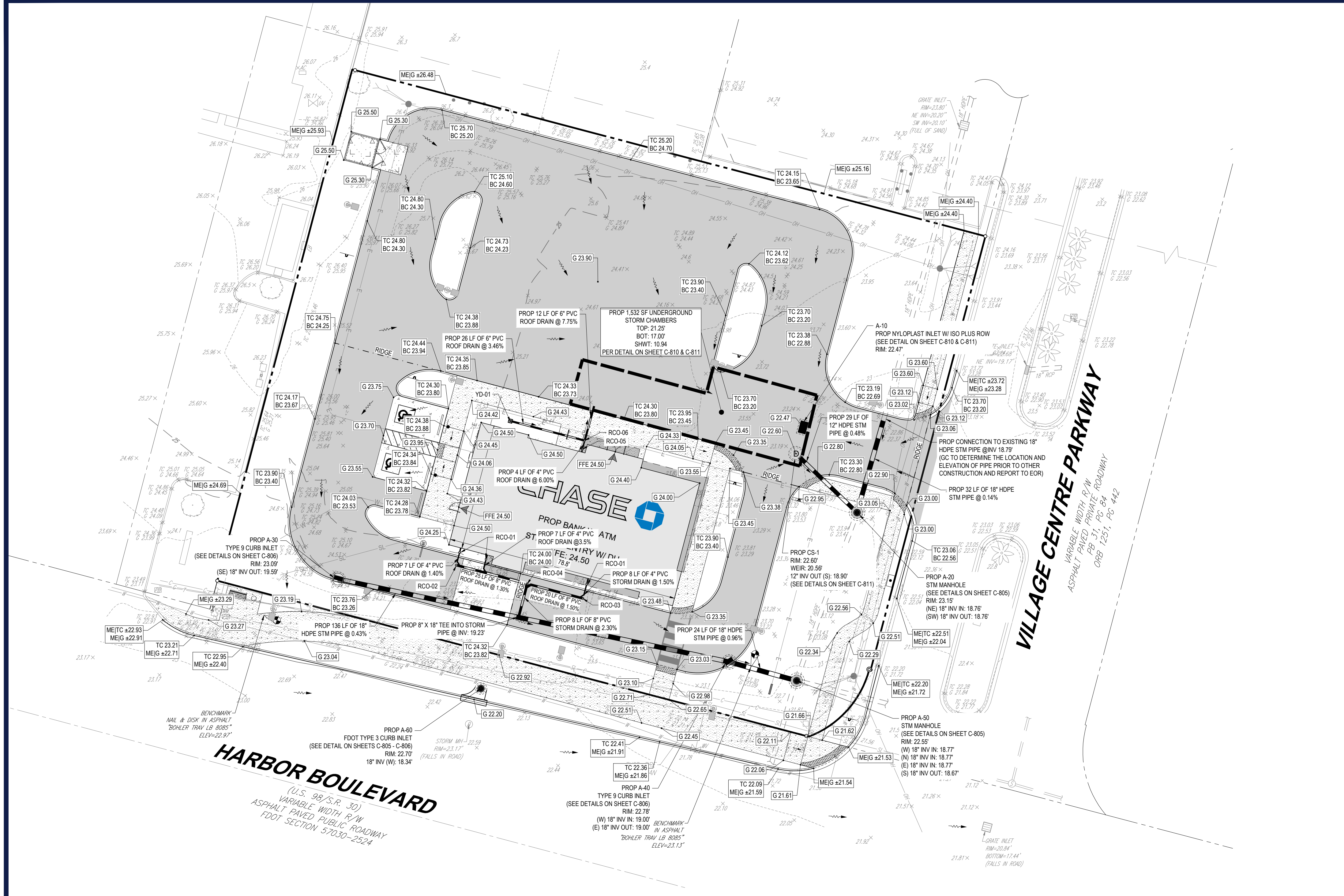
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SITE PLAN

SHEET NUMBER:
C-301

REVISION 1 - 04/03/2026

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



LEGEND	
PAVING/GRADING/DRAINAGE PLAN	
PROPERTY LINE	---
PROP ASPHALT PAVEMENT	[Pattern]
PROP CONCRETE SIDEWALK	[Pattern]
PROP STANDARD DUTY CONCRETE PAVEMENT	[Pattern]
PROP HEAVY DUTY CONCRETE PAVEMENT	[Pattern]
PROP SPOT PAVEMENT	[Symbol]
EX STORM SEWER	---
PROP STORM SEWER	---
PROP TYPE 9 CURB INLET	[Symbol]
PROP TYPE 3 CURB INLET	[Symbol]
PROP STORM CLEANOUT	[Symbol]
PROP STORM MANHOLE	[Symbol]
RIDGE LINE	---

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS					
REV	DATE	COMMENT	CITY OF DESTIN COMMENTS	CHECKED BY	DRAWN BY
1	04/03/2026			OE / RH	

GENERAL NOTES

- THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
- CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN WRITING OF ANY NECESSARY RELOCATIONS OR CROSSING CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
- COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS. NOTIFY THE ENGINEER AND ARCHITECT OF RECORD IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
- STANDARD INDEXES REFERR TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" AT THE TIME OF DRAWING PREPARATION.
- ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SODDED.

PAVING AND GRADING NOTES

- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND-BREAK.
- THE PROJECT SURVEY REFERENCED ON THE COVER SHALL BE CONSIDERED A PART OF THESE PLANS.
- THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
- ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF THE PAVING BASE.
- WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT TO ENSURE A PROPER JOINT.
- MATERIALS AND INSTALLATION SHALL MATCH THE PAVEMENT DETAILS PROVIDED AND BE INSTALLED ACCORDING TO FDOT OR OTHER PROJECT SPECIFICATIONS.
- RETAINING WALLS (IF APPLICABLE) SHOWN ARE FOR GRADING AND LAYOUT PURPOSES ONLY. WALL DESIGN PLANS ARE TO BE PROVIDED BY OTHERS. SEE WALL DESIGN PREPARED BY OTHERS FOR TRUE TOP AND BOTTOM OF WALL ELEVATIONS. RETAINING WALLS SHALL BE NO GREATER THAN 6" IN HEIGHT AT THE END OF WALL. RETAINING WALLS ARE TO BE PERMITTED SEPARATELY.

DATUM NOTE

ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED INTO THE NGS BENCHMARK NO. B63654 WITH A PUBLISHED ELEVATION OF 23.02 FEET.

FEMA NOTE

THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, OKALOOSA COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 488 OF 494", MAP NUMBER: 1209100483J, WITH A MAP REVISION DATE OF MARCH 9, 2021.

DEWATERING NOTE

CONTRACTOR RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS PRIOR TO CONSTRUCTION. OBTAINING DEWATERING PERMITS IS OUTSIDE OF BOHLERS SCOPE OF WORK.

STORM DRAINAGE NOTES

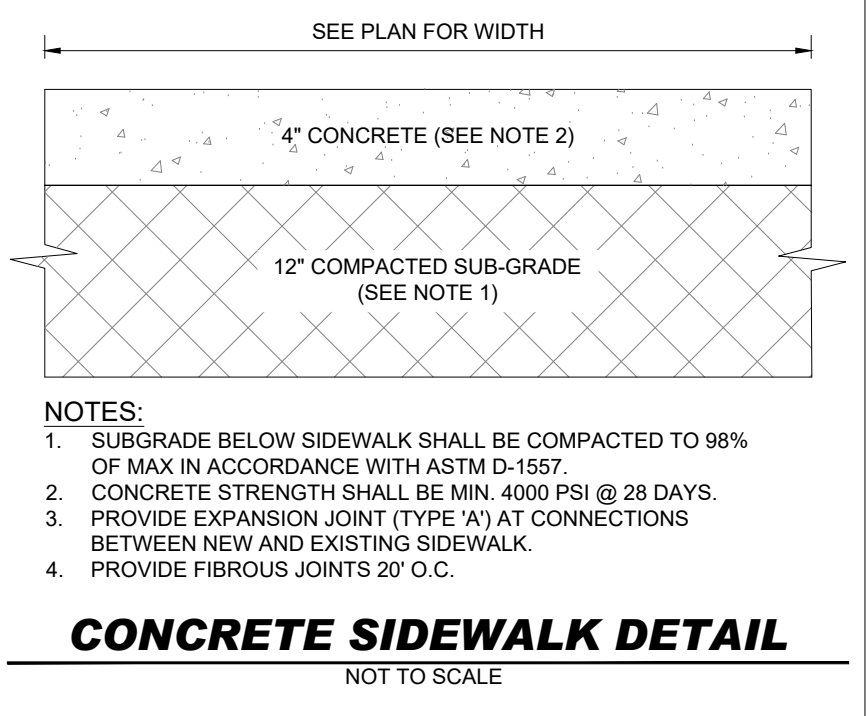
- GENERAL:
 - THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
 - DISTANCES AND LENGTHS OF PIPE SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.
- MATERIALS:
 - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.
 - ALL PVC DRAINAGE PIPE AND FITTINGS SHALL BE NON-PRESSURE, POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS.
 - ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM F2648 AND AASHTO M-294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
- INSTALLATION:
 - PIPE SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
 - BEDDING AND INITIAL BACKFILL OVER STORM DRAINAGE PIPES SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AHI SPECIFICATIONS IF A PUBLIC PIPE.
- CONNECTIONS TO EXISTING STORM STRUCTURES:
 - THE HOLE INTO THE EXISTING STRUCTURE SHALL BE SAW CUT OR CORE DRILLED AND MEET THE AUTHORITY HAVING JURISDICTIONS (AHJ) DETAIL IF CONNECTING TO A PUBLIC STRUCTURE.
 - USE NON-SHRINKING GROUT TO FILL ALL GAPS AROUND THE JOINT.
 - AFTER PIPE IS CONNECTED WITH THE INLET, THE END OF THE PIPE MUST BE CUT FLUSH WITH THE INSIDE SURFACE OF THE INLET.
 - REFER TO F.D.O.T. STANDARD PLAN INDEX 425-001 FOR FILTER FABRIC WRAP ON GROUTED PIPE TO STRUCTURE JOINT DETAIL.

ROOF DRAIN CLEANOUT & PIPE SCHEDULE

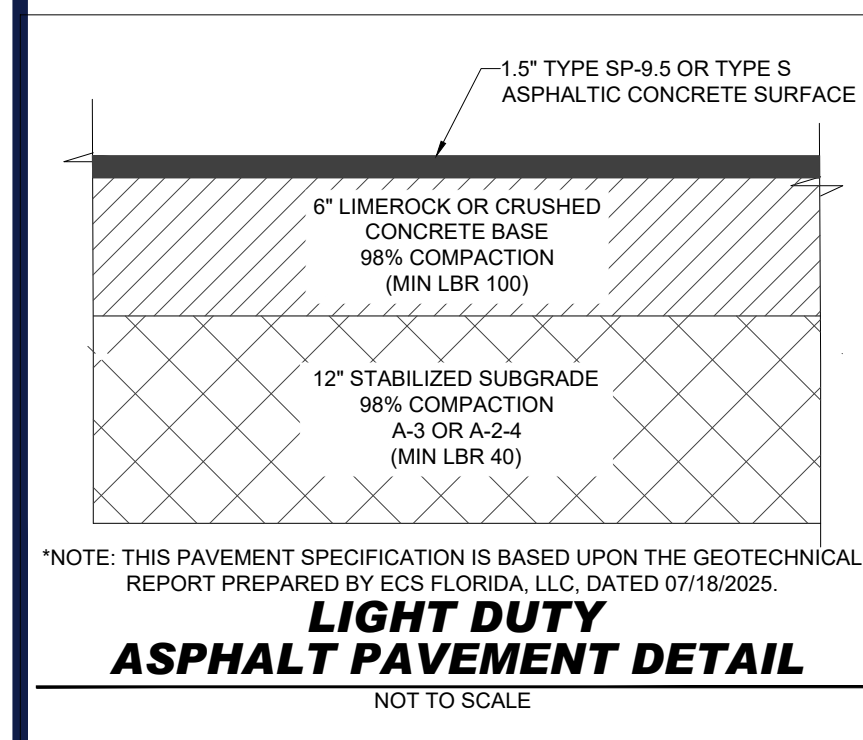
NOTE: ALL RIMS ARE TO BE AT GRADE. CO RIMS IN UNPAVED AREAS ARE TO BE PROVIDED WITH A CONCRETE COLLAR.

CO No.	INVERT
RCO-01	21.50'
RCO-02	21.40'
RCO-03	21.38'
RCO-04	21.08'
RCO-05	19.00'
RCO-06	18.76'

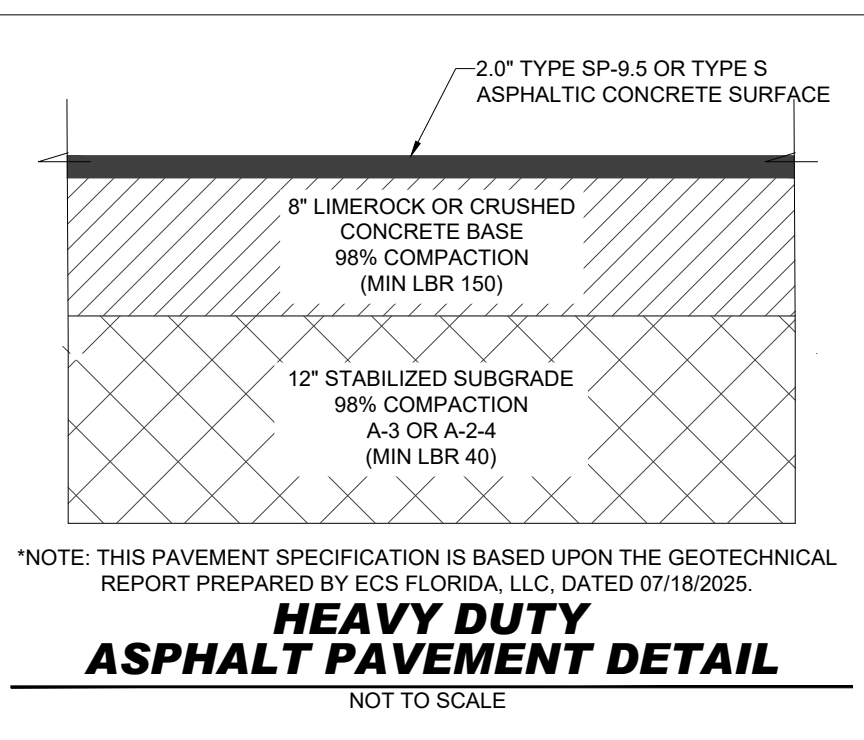
YD-01:
YARD DRAIN
RIM: 24.39'
INV: 19.66'



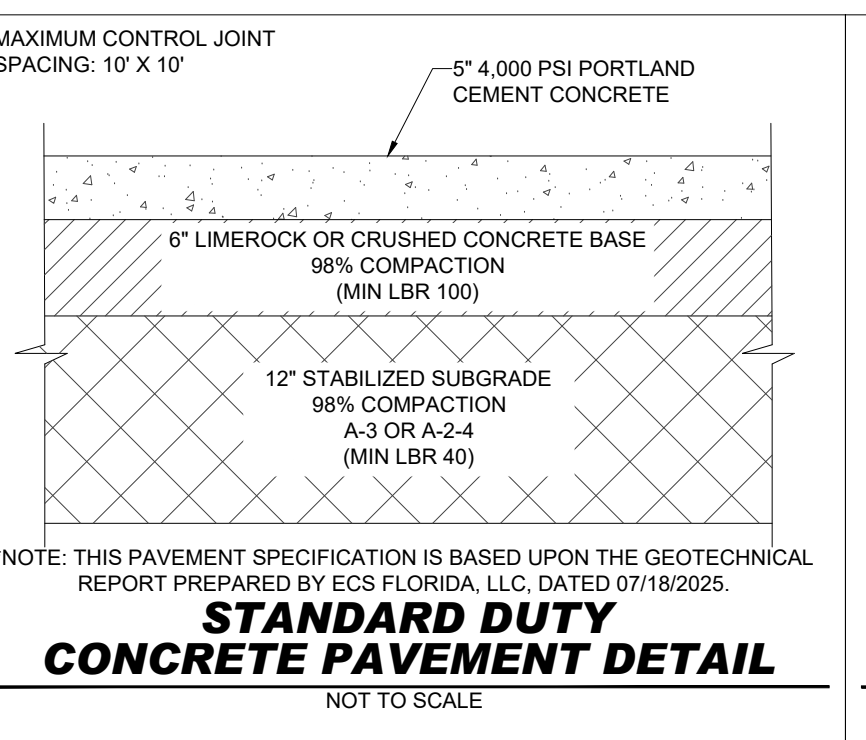
- NOTES:**
- SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX IN ACCORDANCE WITH ASTM D-1557.
 - CONCRETE STRENGTH SHALL BE MIN. 4000 PSI @ 28 DAYS.
 - PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
 - PROVIDE FIBROUS JOINTS 20' O.C.



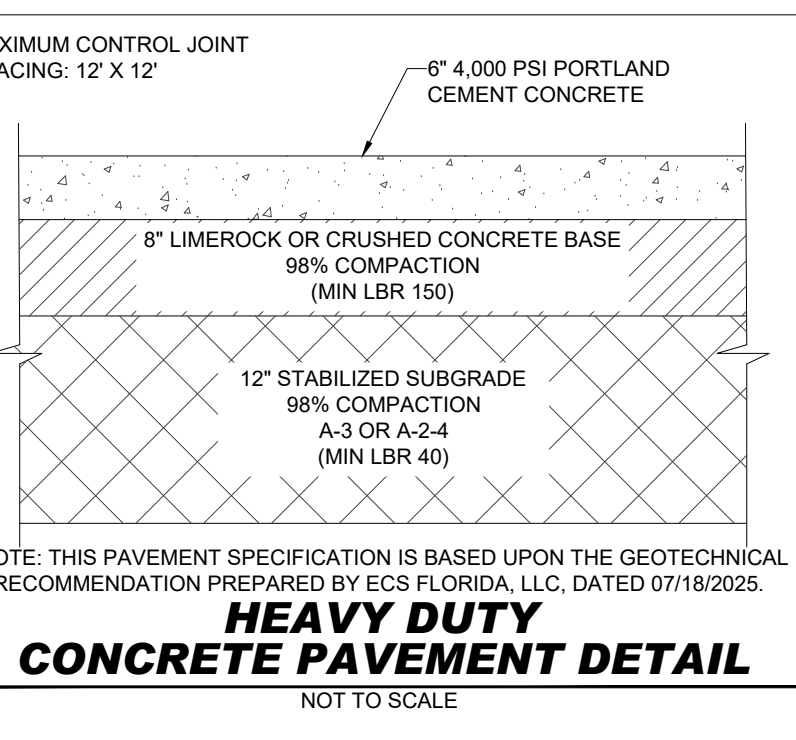
LIGHT DUTY ASPHALT PAVEMENT DETAIL
NOT TO SCALE



HEAVY DUTY ASPHALT PAVEMENT DETAIL
NOT TO SCALE



STANDARD DUTY CONCRETE PAVEMENT DETAIL
NOT TO SCALE



HEAVY DUTY CONCRETE PAVEMENT DETAIL
NOT TO SCALE

THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY

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PROJECT No.:	FLD250023-00-0A
DRAWN BY:	OE / GK
CHECKED BY:	RH
DATE:	2025-11-14
CAD ID.:	P-CIVL-GRDR

CHASE

PROPOSED DEVELOPMENT
 751 HARBOR BLVD
 DESTIN, FL 32541
 CITY OF DESTIN

S 00 - T 02 S - R 22

BOHLER

135 WEST CENTRAL BOULEVARD,
 SUITE 600
 ORLANDO, FLORIDA 32801
 Phone: (321) 234-2880

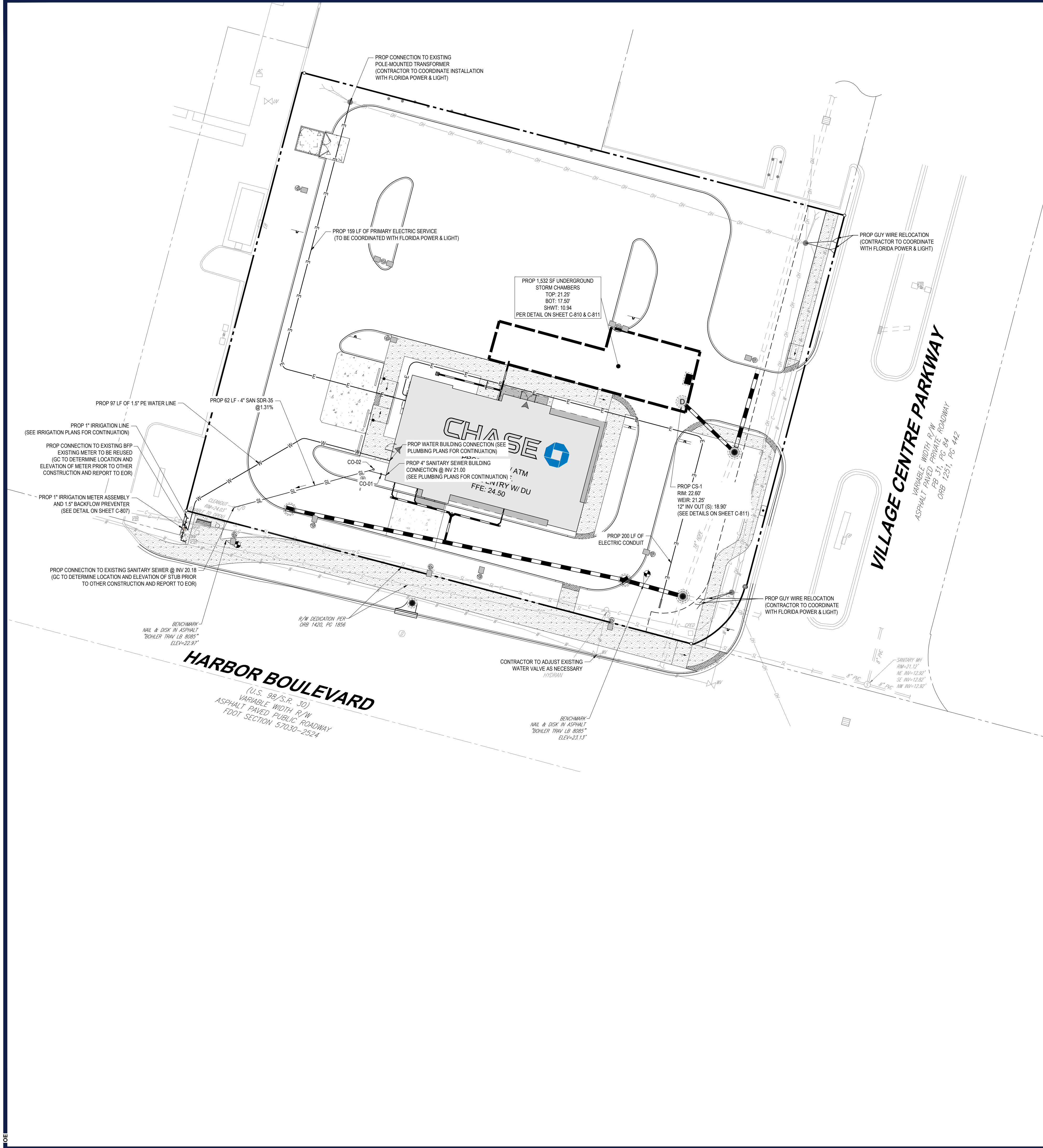
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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PAVING/ GRADING/ DRAINAGE PLAN

SHEET NUMBER:
C-401

REVISION 1 - 04/03/2026



LEGEND	
UTILITY PLAN	
EX. UNDERGROUND WATER LINE	—W—W—
EX. UNDERGROUND ELECTRIC LINE	—E—E—
EX. STORM SEWER	—SS—SS—
EX. SANITARY SEWER MAIN	—S—S—
EX. GAS LINE	—G—G—
EX. OVERHEAD LINE	—OH—OH—
EX. SANITARY MANHOLE	⊙
PROP UNDERGROUND WATER LINE	—W—W—
PROP UNDERGROUND ELECTRIC LINE	—E—E—
PROP STORM SEWER	—SS—SS—
PROP SANITARY SEWER MAIN	—S—S—
PROP OVERHEAD LINE	—OH—OH—
PROP SANITARY CLEANOUT	⊙
PROP BACKFLOW PREVENTER	⊗
PROP WATER METER	METER
PROP WATER VALVE	WV

GENERAL NOTE

1. THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
2. ALL ON-SITE WATER AND SEWER DISTRIBUTION/COLLECTION LINES/MAINS TO BE PRIVATELY OWNED & MAINTAINED UNLESS OR UNTIL A UTILITY EASEMENT IS DESCRIBED & APPROVED BY ALL INVOLVED PARTIES.
3. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
4. FDEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
5. PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
6. UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. CONTRACTOR TO VERIFY REQUIREMENT WITH LOCAL AUTHORITY HAVING JURISDICTION (AHJ) PRIOR TO START OF CONSTRUCTION.

PRIVATE SANITARY SEWER NOTES

- A. GENERAL:
1. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
 2. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO CAMERA EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL CAMERA THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
 3. ANY EXISTING SERVICES BEING DISRUPTED SHALL BE REPLACED AND RECOVERED.
 4. BYPASS PUMPING MAY BE REQUIRED AND SANITARY SERVICE MAINTAINED WHILE EXISTING SEWER IS BEING REPLACED. THE BYPASS PUMP DESIGN IS OUTSIDE OF BOHLER'S SCOPE OF WORK.
 5. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY AUTHORITY WITH MAKING CONNECTION TO PUMP STATION / MANHOLE.
 6. CONTRACTOR MUST COORDINATE WITH UTILITY AUTHORITY(IES) AND PROPERTY OWNER(S) AND PROVIDE AT LEAST 48-HOURS NOTICE PRIOR TO REPLACING SERVICES.
- B. MATERIALS:
1. UNLESS OTHERWISE REQUIRED BY THE AHJ, ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
 2. ALL FITTINGS AND ACCESSORIES SHALL BE PER PLANS, AHJ SPECIFICATIONS, OR APPROVED EQUAL.
 3. ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H20 LOADING.
- C. INSTALLATION:
1. PIPE AND FITTINGS:
 - a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNIBELL PLASTICS PIPE ASSOCIATION'S 'RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE.'
 - b. BEDDING AND INITIAL BACKFILL OVER SEWER MAINS AND SERVICES SHALL BE PER AHJ SPECIFICATIONS.
 2. CLEANOUTS:
 - a. CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
 - b. ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
 3. SERVICE:
 - a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.04% FOR 6" PIPES AND 2.08% FOR 4" PIPES, UNLESS OTHERWISE ALLOWED BY THE AHJ.
 - b. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
 - c. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
- D. TESTING:
1. ALL TESTING SHALL CONFORM TO AHJ REQUIREMENTS UNLESS OTHERWISE NOTED.

PRIVATE WATER DISTRIBUTION NOTES

1. CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION, AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.
2. ALL PIPES AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM D2241 AND ASTM D3035 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING, IF THE PIPE MATERIAL SPECIFIED OR PROCURED BY THE GC IS NOT GOVERNED BY THE ASTM SPECIFICATIONS NOTED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL MANUFACTURERS' SPECIFICATIONS ARE ADHERED TO.
3. CONTRACTOR TO COORDINATE WITH UTILITY AUTHORITY AND ADJACENT PROPERTY OWNERS AND BUSINESSES FOR ANY ANTICIPATED WATER INTERRUPTIONS FOR CONNECTION TO EXISTING WATER LINE.
4. CONTRACTOR TO DEFLECT OR BEND WATER LINES AS NECESSARY TO MAINTAIN 12" VERTICAL SEPARATION FROM STORM SEWER PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UNLESS A GREATER CLEARANCE IS REQUIRED BY THE AHJ.

DATUM NOTE

ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED INTO THE NGS BENCHMARK NO. BG3654 WITH A PUBLISHED ELEVATION OF 23.02 FEET.

FEMA NOTE

THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED 'FIRM, FLOOD INSURANCE RATE MAP, OKALOOSA COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 488 OF 494', MAP NUMBER 12091C0488J, WITH A MAP REVISION DATE OF MARCH 9, 2021.

UTILITY CROSSING SCHEDULE

X-ING 1:
 TOP UTILITY - 4" STORM
 STM. B/P = 19.46'
 BOTTOM UTILITY - ELECTRIC
 ELEC. T/P = TYP MIN 1' SEPARATION

SANITARY CLEANOUT SCHEDULE

NOTE: ALL RIMS ARE TO BE AT GRADE. CO RIMS IN UNPAVED AREAS ARE TO BE PROVIDED WITH A CONCRETE COLLAR.

CO No.	INVERT
CO-01	21.00'
CO-02	20.91'

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CITY OF DESTIN COMMENTS	OE	DRWN BY	CHKD BY
1	04/03/2026					

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PROJECT No.: FL0250023-00-0A
 DRAWN BY: OE / GK
 CHECKED BY: RH
 DATE: 2025-11-14
 CAD ID: P-CIVL-UTIL

PROP. SITE PLAN DOCUMENTS

PROPOSED DEVELOPMENT
 751 HARBOR BLVD
 DESTIN, FL 32541
 CITY OF DESTIN
 S 00 - T 02 S - R 22

BOHLER
 135 WEST CENTRAL BOULEVARD,
 SUITE 600
 ORLANDO, FLORIDA 32801
 Phone: (321) 234-2880
 FLORIDA BUSINESS CERT. OF AUTH. NO. 30780

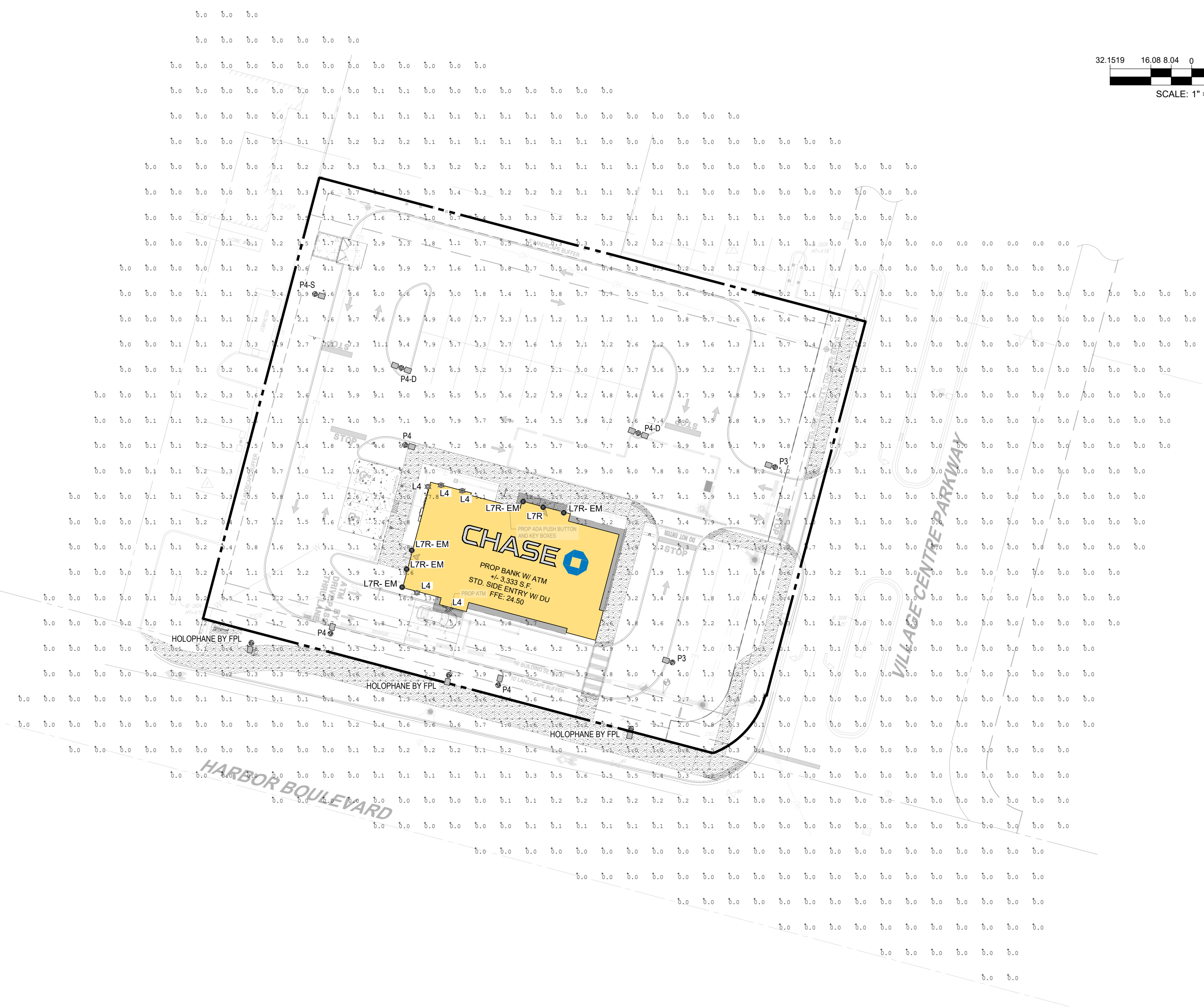
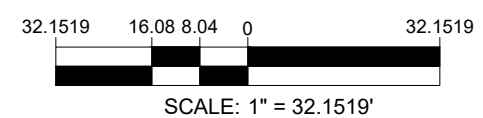
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SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-501

REVISION 1 - 04/03/2026

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY



GENERAL LIGHTING NOTES:

1. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
2. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL, SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY DIFFER FROM THE VALUES DEPICTED ON THIS PLAN DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES, EXISTING AMBIENT LIGHT SOURCE ON AND OFF SITE, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOTCANDLES (FC).
4. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, ELECTRICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.
5. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED PER THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.
7. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
8. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-21 TESTING (OR MOST RECENT EDITION). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
10. LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS, UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.

LIGHT POLE FOUNDATION NOTE:

1. THE LIGHT POLE FOUNDATION DETAIL WILL BE FOUND ON THE STRUCTURAL PLANS.

CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ALL POINTS	ILLUMINANCE	Fc	1.05	21.2	0.0	N.A.	N.A.
ATM 50' RADIUS - DRIVE UP	ILLUMINANCE	Fc	4.78	21.2	2.0	2.39	10.60
ATM 50' RADIUS - DRIVE UP (3' AFG)	ILLUMINANCE	Fc	4.98	19.6	2.2	2.26	8.91
ATM 50' RADIUS - VESTIBULE	ILLUMINANCE	Fc	4.25	14.0	2.3	1.85	6.09
ATM 50' RADIUS - VESTIBULE (3' AFG)	ILLUMINANCE	Fc	4.12	12.5	1.9	2.17	6.58
PARKING AREAS	ILLUMINANCE	Fc	3.91	11.1	0.4	9.78	27.75
PARKING WITHIN 60'	ILLUMINANCE	Fc	3.46	6.6	1.5	2.31	4.40

LUMINAIRE SCHEDULE

LABEL	QTY	ARRANGEMENT	LUM. LUMENS	LLF	DESCRIPTION
P4-S	1	SINGLE	13590	0.900	CURRENT EVOLVE EACL, TYPE 4, ZERO UP-LIGHT W/ HOUSE-SIDE-SHIELD (EACL01-x-F4-AF-7-40 / ELS-EACL-RBL-BLCK)
P4-D	2	BACK-BACK	15000	0.900	CURRENT EVOLVE EACL, TYPE 4, ZERO UP-LIGHT (EACL01-X-F4-AF-7-40)
P4	3	SINGLE	15000	0.900	CURRENT EVOLVE EACL, TYPE 4, ZERO UP-LIGHT (EACL01-X-F4-AF-7-40)
P3	2	SINGLE	15300	0.900	CURRENT EVOLVE EACL, TYPE 3, ZERO UP-LIGHT (EACL01-X-F3-AW-7-40)
L7-R-EM	5	SINGLE	1653	0.900	LF ILLUMINATION RECESSED CAN (5811-1SA-T-20L-8040-W-1-BB-EM)
L7-R	1	SINGLE	1653	0.900	LF ILLUMINATION RECESSED CAN (5811-1SA-T-20L-8040-W-1-BB)
L-4	5	SINGLE	998	0.900	LUMIERE LANTERRA (9004-W1-RW-LED4080-W-W-1-UNV-WIS)
HOLOPHANE BY FPL***	3	SINGLE	---	---	HOLOPHANE TEARDROP W/ DEEP SKIRT, SUPPLIED BY FPL, MOUNTED AT 16 FT. BLACK WASHINGTON CONCRETE TENON MOUNT POLE.

* REFER TO LANDSCAPE SITE PLANS FOR FINAL SPECIFICATION AND LOCATIONS
 ** REFER TO ARCHITECTURAL PLANS FOR FINAL SPECIFICATION AND MOUNTING HEIGHT
 *** CITY REQUIRED PEDESTRIAN SCALE R.O.W LUMINAIRES ARE NOT INCLUDED IN THE PHOTOMETRIC MODEL AND ARE NOT SHOWN IN THE GRID CALCULATIONS.



REVISIONS

REV	DATE	COMMENT	CITY OF DESTIN COMMENTS	OE	CHKD BY
1	04/03/2026				RH



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PROJECT No.: FLD250023-00-0A
 DRAWN BY: OE / GK
 CHECKED BY: RH
 DATE: 2025-11-14
 CAD ID: P-CIVL-LGHT

PROP. SITE PLAN DOCUMENTS
 FOR

PROPOSED DEVELOPMENT
 751 HARBOR BLVD
 DESTIN, FL 32541
 CITY OF DESTIN

S 00 - T 02 S - R 22

BOHLER

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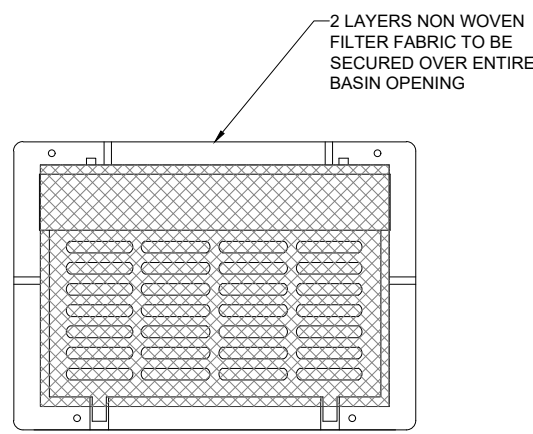
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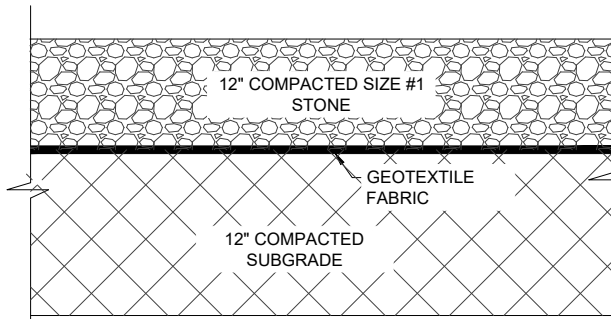
LIGHTING PLAN

SHEET NUMBER:
C-601

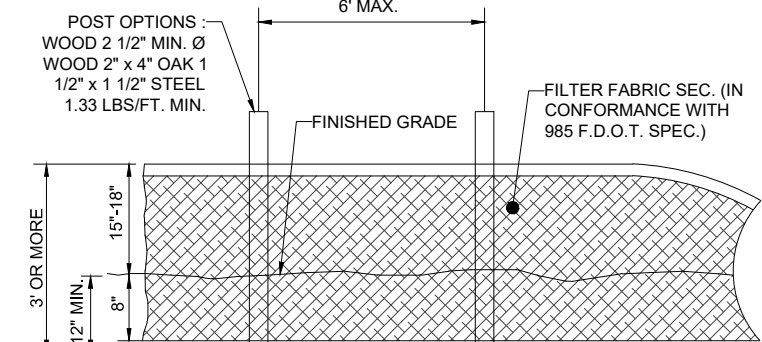
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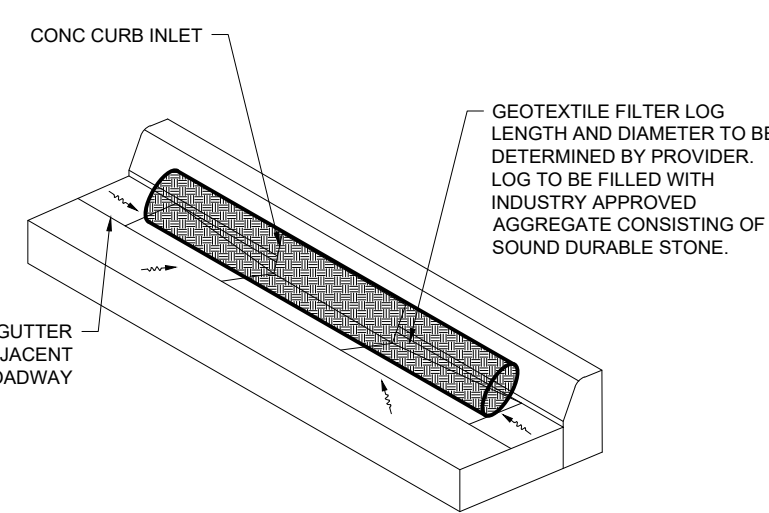
INLET PROTECTION
NOT TO SCALE



SOIL TRACKING PAD DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



CURB INLET FILTER LOG
NOT TO SCALE (FL-0059101 - 09/2024)



SCALE: 1" = 20'

LEGEND	
SOIL EROSION AND SEDIMENT CONTROL PLAN PHASE 1	
ONSITE PROPERTY LINE / R.O.W. LINE	---
NEIGHBORING PROPERTY LINE	---
EX. EASEMENT	---
EX. ROADWAY CL	---
EX. OVERHEAD ELECTRIC	OH
EX. STORM SEWER	---
EX. SANITARY LINE	S
EX. FENCE	---
EX. SPOT ELEVATION	0.00' OF 0.00'
EX. TREE	COO* PINE
EX. CONCRETE	---
SOIL TRACKING PREVENTION MAT	---
PROP. SILT FENCE	SF
PROP. INLET PROTECTION	---

KEYNOTES:

- IP INLET PROTECTION (SEE DETAIL ON THIS SHEET)
- SCE CONSTRUCTION ENTRANCE (SEE DETAIL ON THIS SHEET)
- SF SILT FENCE (SEE DETAIL ON THIS SHEET)

POLLUTION PREVENTION NOTES

- THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
- EROSION AND SEDIMENT CONTROL BMPs IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMPs SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT THE SURFACE WATER QUALITY REMAINS CONSISTENT WITH FEDERAL, STATE, AND LOCAL REGULATIONS. (THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.)
- OFF SITE SURFACE WATER DISCHARGES TO ONSITE WETLANDS, OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
- THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C. BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
- FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
- IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE AND WATER RESOURCES SHALL BE CONTACTED.
- PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
 - NEPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
 - A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART III.C.2, F.A.C.
 - A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART III.D.1, F.A.C.
 - THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART V.D.6, F.A.C.
 - A COPY OF THE SWPPP AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE; AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
- THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE M54 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

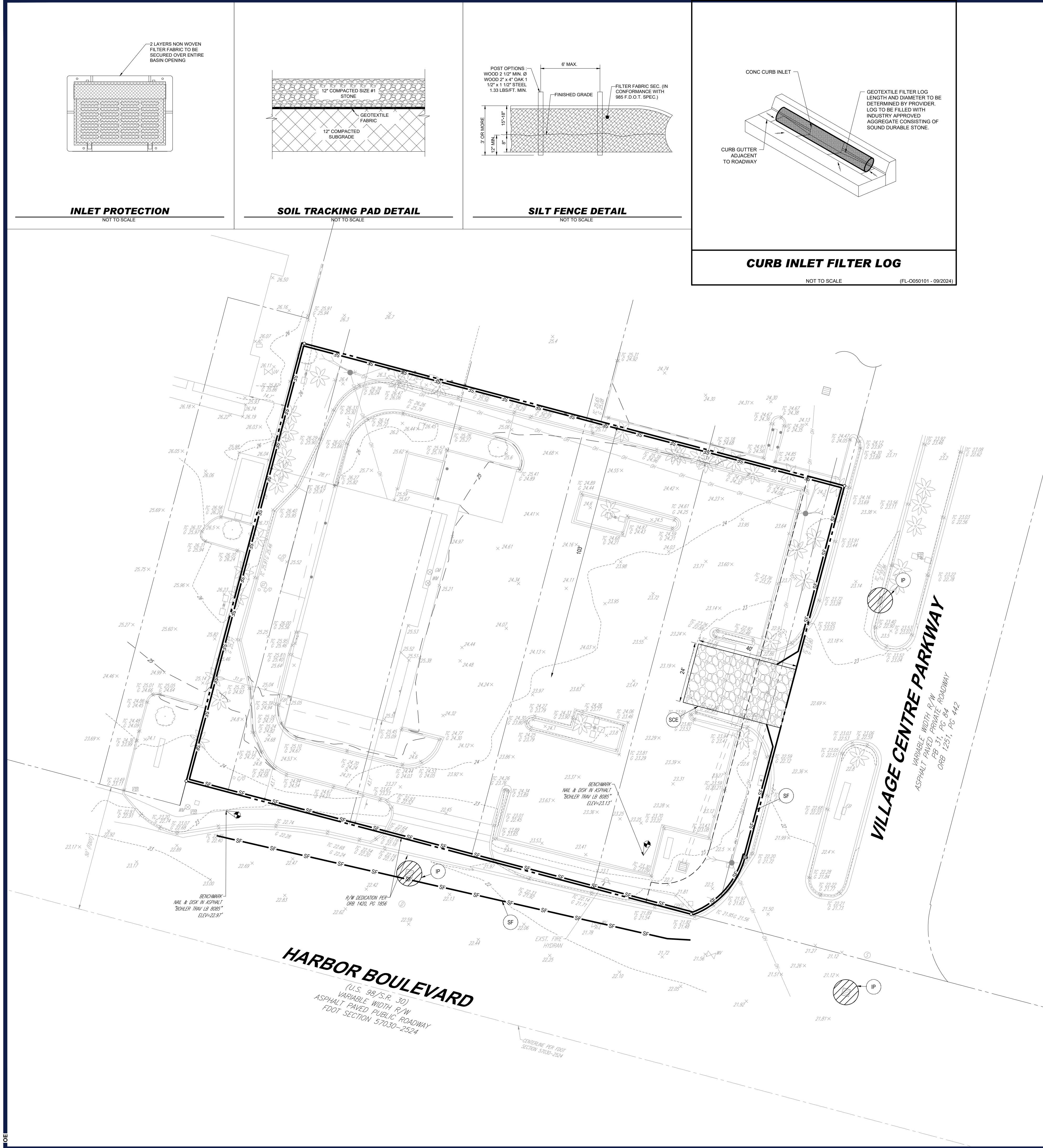
MAINTENANCE NOTES

- N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5" OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE N.P.D.E.S. COMPLIANCE.
- INSPECTIONS BY CONTRACTOR MUST OCCUR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM EVENT 0.5" OR GREATER.
 - THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
 - CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT BY CONTRACTOR.
 - CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED BY CONTRACTOR. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER, OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
 - SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY N.P.D.E.S. QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCINGS WAS DAMAGED BY CONSTRUCTION MACHINERY.
 - SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
 - THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE N.P.D.E.S. PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF N.P.D.E.S. GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

SEQUENCE OF CONSTRUCTION

- UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER/PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTERS(S), WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.
- PHASE 1
- CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL APPLICABLE PERMITS ARE OBTAINED FROM THE AUTHORITY HAVING JURISDICTIONS (AHJ) BEFORE ANY LAND DISTURBING ACTIVITIES OCCUR. A COPY OF THESE PERMITS AND A HARD COPY OF THE PLAN MUST BE KEPT ON SITE, PREFERABLY IN A PERMIT BOX, AND ACCESSIBLE DURING INSPECTION. POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION ENTRANCE AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC.
 - STAKEFLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL). THE LOD MUST BE CONSPICUOUSLY AND PROMINENTLY MARKED TO DENOTE THE BOUNDARY. LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.
 - INSTALL SILT FENCE AND SILT SOCKS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPs. INSTALL INLET PROTECTION DEVICES AT EXISTING INLETS, DOWNSTREAM FROM THIS PROJECT, AS SHOWN ON THE PLAN.
 - INSTALL SF OUTLETS AT LOWPOINTS
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE WHERE INDICATED ON THE PLANS.
 - INSTALL CONCRETE WASHOUT
 - CONTACT AHJ SEDIMENT CONTROL INSPECTOR UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - BEGIN STRIPPING AND PAVEMENT REMOVAL WITHIN THE PROJECT AREA. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME). STRIP AREAS THAT WILL BE USED AS A SOIL STOCKPILE.
 - BEGIN SITE GRADING AND STABILIZING FINISHED GRADE AS IT IS COMPLETED.
- NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPs AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE CEO MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.
- PHASE 2
- CONTINUE CLEARING, GRUBBING, AND STRIPPING THE SITE. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
 - TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY. ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.
 - IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
 - START CONSTRUCTION OF BUILDING PAD, FOUNDATIONS, AND STRUCTURES.
 - INSTALL UTILITIES, STORM SEWERS, CURBS AND GUTTERS. AS STORM DRAINS ARE BROUGHT TO GRADE, INLET PROTECTION IS TO BE INSTALLED.
 - ONCE THE AUTHORITY HAVING JURISDICTION (AHJ) INSPECTS THE SITE FOR STABILIZATION AND APPROVES CONSTRUCTION PAVE SITE.
 - COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
 - OBTAIN CONCURRENCE FROM SITE OWNER THAT THE SITE HAS BEEN FULLY STABILIZED. SEDIMENT HAS BEEN REMOVED FROM STORM INLETS, AND ALL CONSTRUCTION HAS BEEN COMPLETED. THEN:
 - REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs).
 - STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPs.
 - STABILIZE SOIL STOCKPILE.
 - DEMOLIBLIZE FROM SITE- CONTRACTOR SHALL NOT DEMOLIBLIZE UNTIL ENTIRE SITE HAS BEEN FULLY STABILIZED.
- NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPs AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE CEO MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.
- THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR.

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY



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DRAWN BY: OE / GK
CHECKED BY: RH
DATE: 2025-11-14
CAD ID: P-CIVL-EROS

PROP. SITE PLAN DOCUMENTS FOR

CHASE

PROPOSED DEVELOPMENT
751 HARBOR BLVD
DESTIN, FL 32541
CITY OF DESTIN

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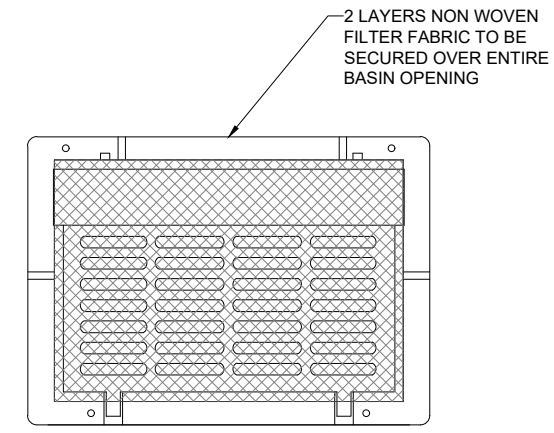
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Phone: (321) 234-2880
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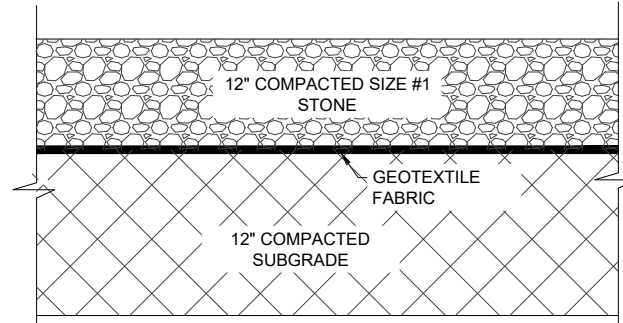
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EROSION AND SEDIMENT CONTROL PLAN PHASE 1

SHEET NUMBER:
C-701

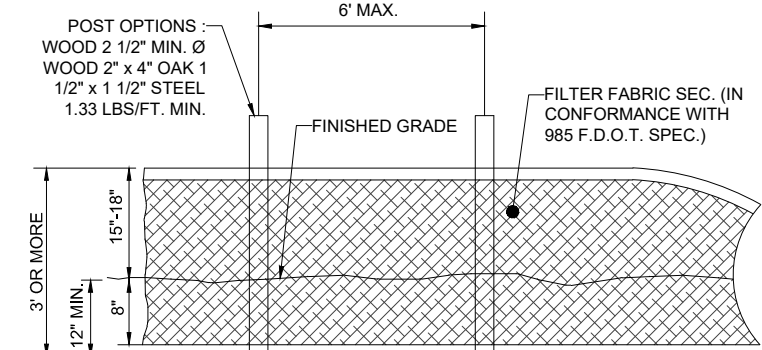
REVISION 1 - 04/03/2026



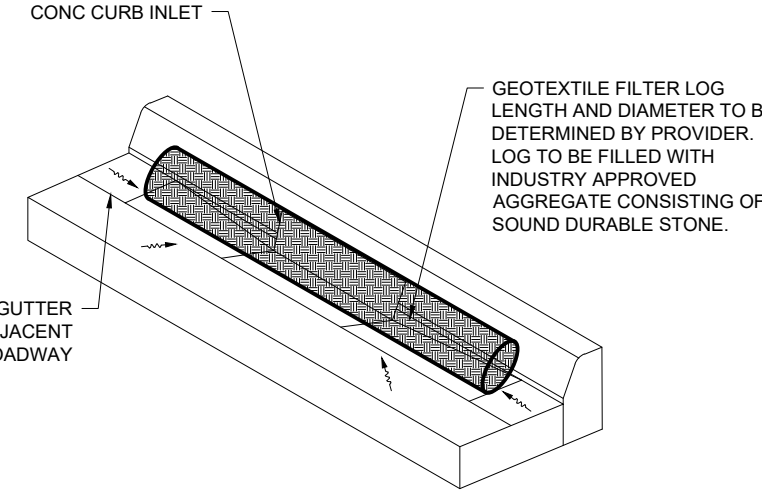
INLET PROTECTION
NOT TO SCALE



SOIL TRACKING PAD DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



CURB INLET FILTER LOG
NOT TO SCALE



SCALE: 1" = 20'

LEGEND	
SOIL EROSION AND SEDIMENT CONTROL PLAN PHASE 2	
ONSITE PROPERTY LINE / R.O.W. LINE	---
NEIGHBORING PROPERTY LINE	---
EX. EASEMENT	---
EX. ROADWAY CL	---
EX. OVERHEAD ELECTRIC	OH
EX. STORM SEWER	---
EX. SANITARY LINE	S
EX. FENCE	---
EX. SPOT ELEVATION	8.584 OR 8.584
EX. TREE	COOP PINE
EX. CONCRETE	---
SOIL TRACKING PREVENTION MAT	---
PROP. SILT FENCE	SF
PROP. INLET PROTECTION	---

KEYNOTES:

- IP INLET PROTECTION (SEE DETAIL ON THIS SHEET)
- SE CONSTRUCTION ENTRANCE (SEE DETAIL ON THIS SHEET)
- SF SILT FENCE (SEE DETAIL ON THIS SHEET)

POLLUTION PREVENTION NOTES

- THE CONTRACTOR MUST BE FAMILIAR WITH ALL NOTES ON THE GENERAL NOTES SHEET.
- EROSION AND SEDIMENT CONTROL BMPs IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMPs SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT THE SURFACE WATER QUALITY REMAINS CONSISTENT WITH FEDERAL, STATE, AND LOCAL REGULATIONS. (THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.)
- OFF SITE SURFACE WATER DISCHARGES TO ONSITE WETLANDS, OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUs) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
- THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C. BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
- FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
- IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE AND WATER RESOURCES SHALL BE CONTACTED.
- PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
 - NEPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-821.300(4)(a), F.A.C.
 - A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-821.300(4)(a) PART III.C.2, F.A.C.
 - A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-821.300(4)(a) PART III.D.1, F.A.C.
 - THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-821.300(4)(a) PART V.D.6, F.A.C.
 - A COPY OF THE SWPPP AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE; AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
- THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

MAINTENANCE NOTES

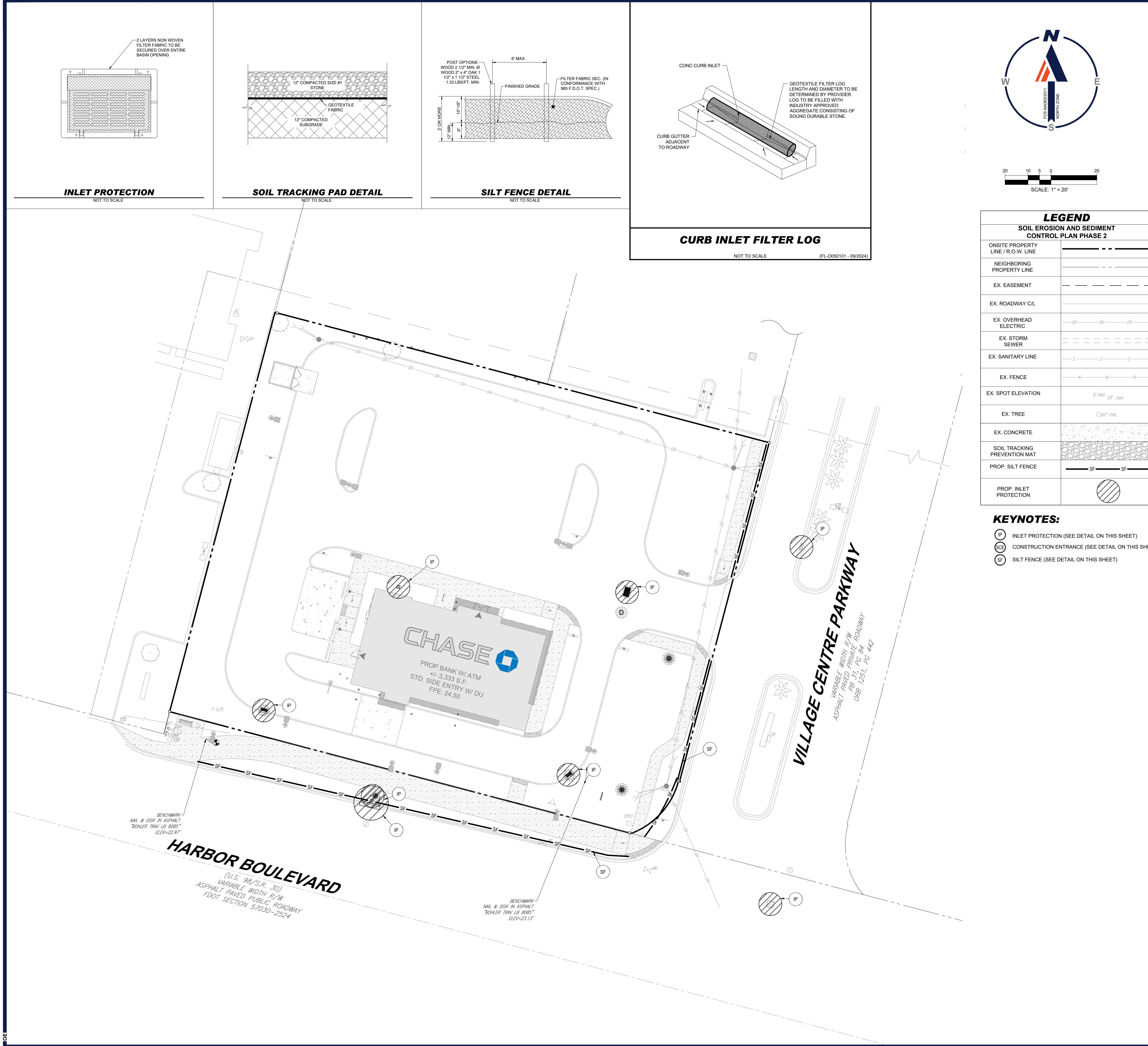
- N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5" OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE N.P.D.E.S. COMPLIANCE.
- INSPECTIONS BY CONTRACTOR MUST OCCUR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM EVENT 0.5" OR GREATER.
 - THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
 - CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT BY CONTRACTOR.
 - CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED BY CONTRACTOR. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER, OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
 - SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY N.P.D.E.S. QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCINGS WAS DAMAGED BY CONSTRUCTION MACHINERY.
 - SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
 - THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE N.P.D.E.S. PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF N.P.D.E.S. GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

SEQUENCE OF CONSTRUCTION

- UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER/PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTERS(S), WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.
- PHASE 1
- CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL APPLICABLE PERMITS ARE OBTAINED FROM THE AUTHORITY HAVING JURISDICTIONS (AHJ) BEFORE ANY LAND DISTURBING ACTIVITIES OCCUR. A COPY OF THESE PERMITS AND A HARD COPY OF THE PLAN MUST BE KEPT ON SITE, PREFERABLY IN A PERMITS BOX, AND ACCESSIBLE DURING INSPECTION. POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION ENTRANCE AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC.
 - STAKEFLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL). THE LOD MUST BE CONSPICUOUSLY AND PROMINENTLY MARKED TO DENOTE THE BOUNDARY. LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.
 - INSTALL SILT FENCE AND SILT SOCKS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPs. INSTALL INLET PROTECTION DEVICES AT EXISTING INLETS, DOWNSTREAM FROM THIS PROJECT, AS SHOWN ON THE PLAN.
 - INSTALL SF OUTLETS AT LOWPOINTS
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE WHERE INDICATED ON THE PLANS.
 - INSTALL CONCRETE WASHOUT
 - CONTACT AHJ SEDIMENT CONTROL INSPECTOR UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - BEGIN STRIPPING AND PAVEMENT REMOVAL WITHIN THE PROJECT AREA. (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME). STRIP AREAS THAT WILL BE USED AS A SOIL STOCKPILE.
 - BEGIN SITE GRADING AND STABILIZING FINISHED GRADE AS IT IS COMPLETED.
- NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPs AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. THE CEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.
- PHASE 2
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CHECKED BY: RH
DATE: 2025-11-14
CAD ID: P-CIVL-EROS

PROP. SITE PLAN DOCUMENTS FOR

CHASE

PROPOSED DEVELOPMENT
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CITY OF DESTIN

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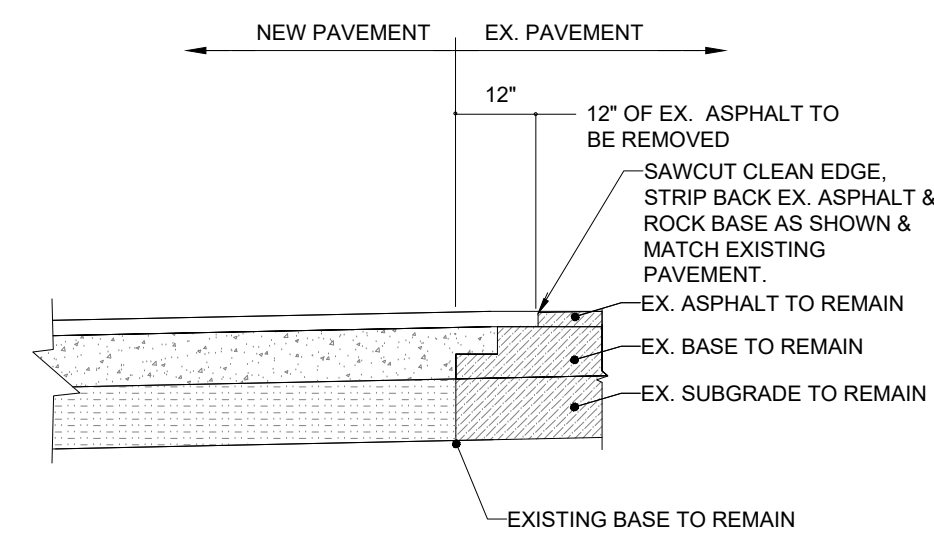
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EROSION AND SEDIMENT CONTROL PLAN PHASE 2

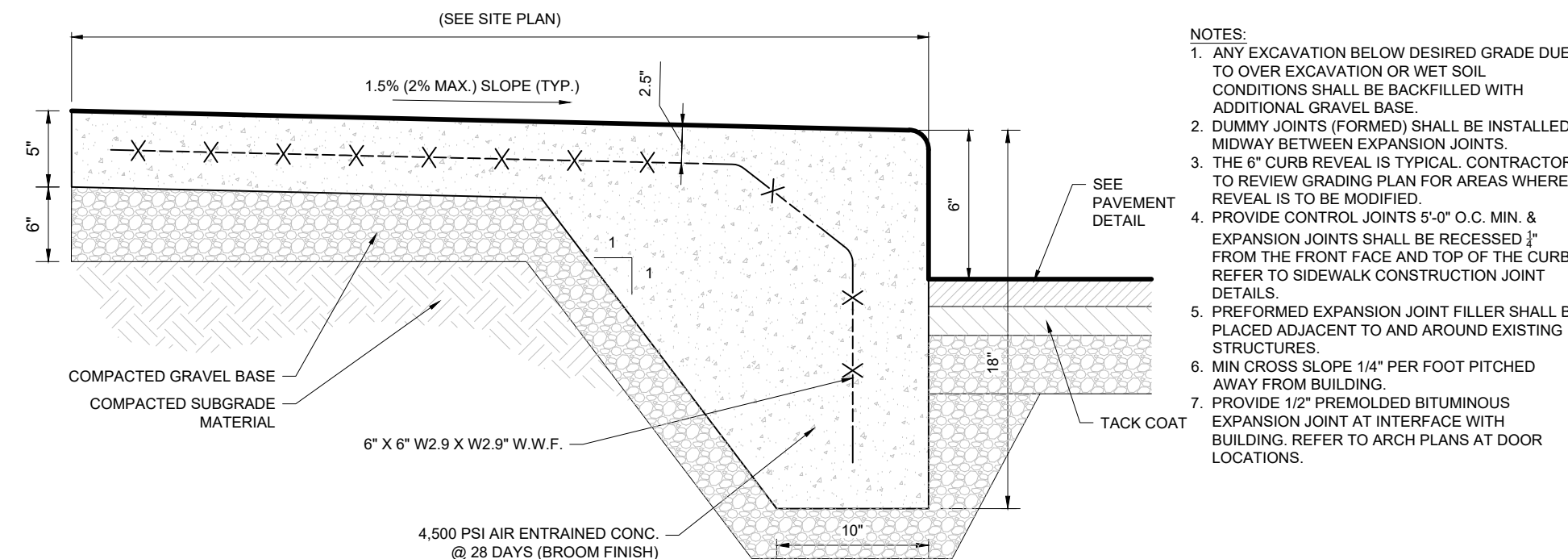
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C-702

REVISION 1 - 04/03/2026



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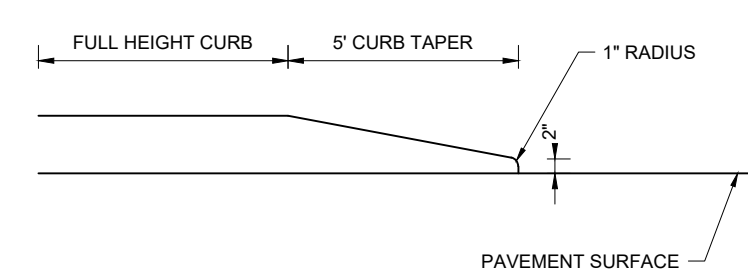
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MONOLITHIC CURB AND SIDEWALK

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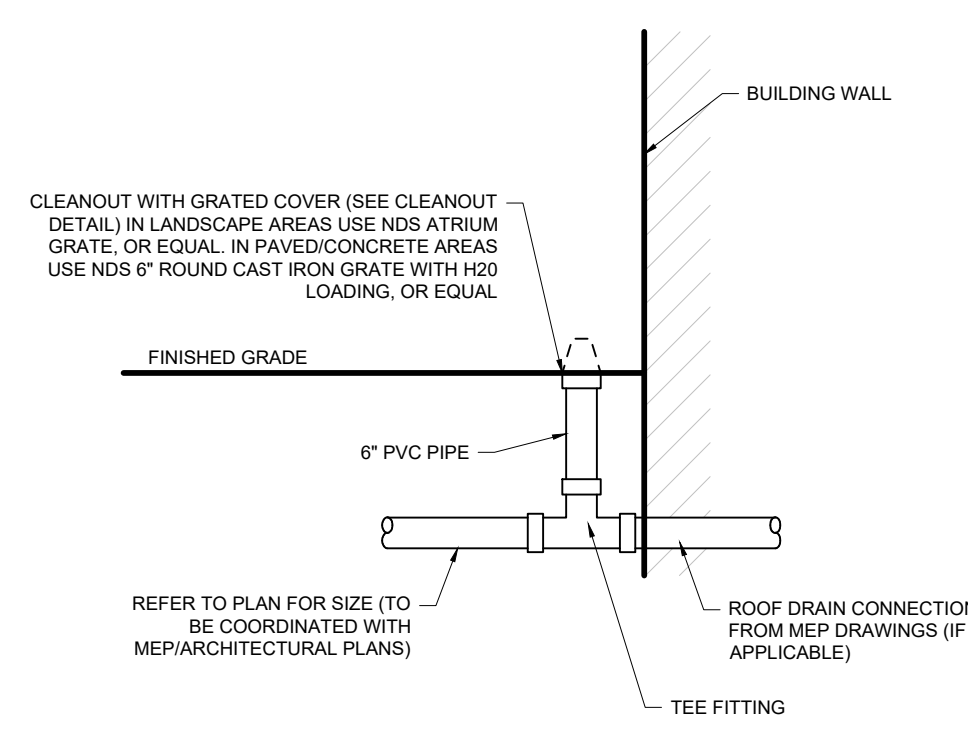
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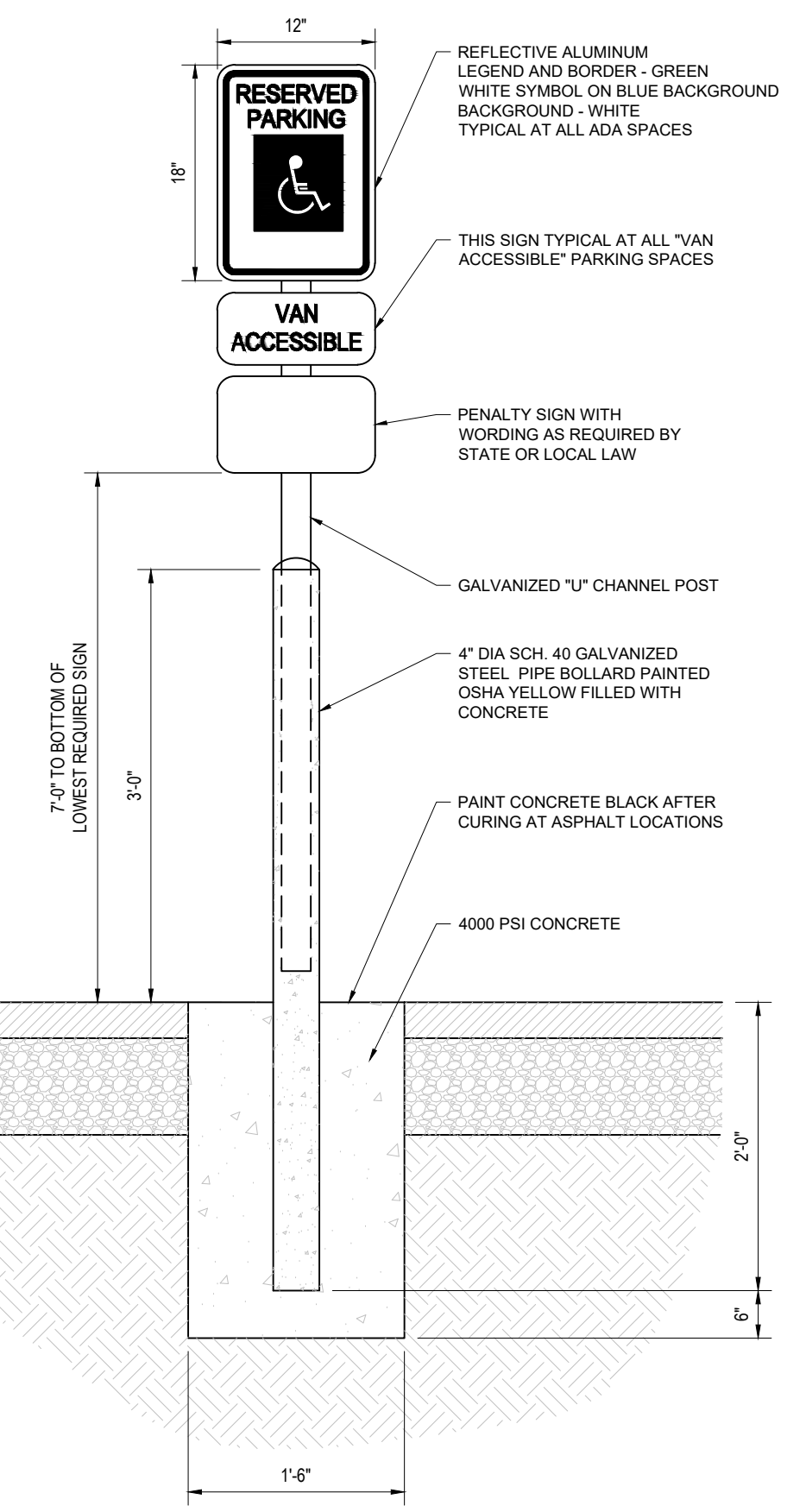
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AREA DRAIN CONNECTION

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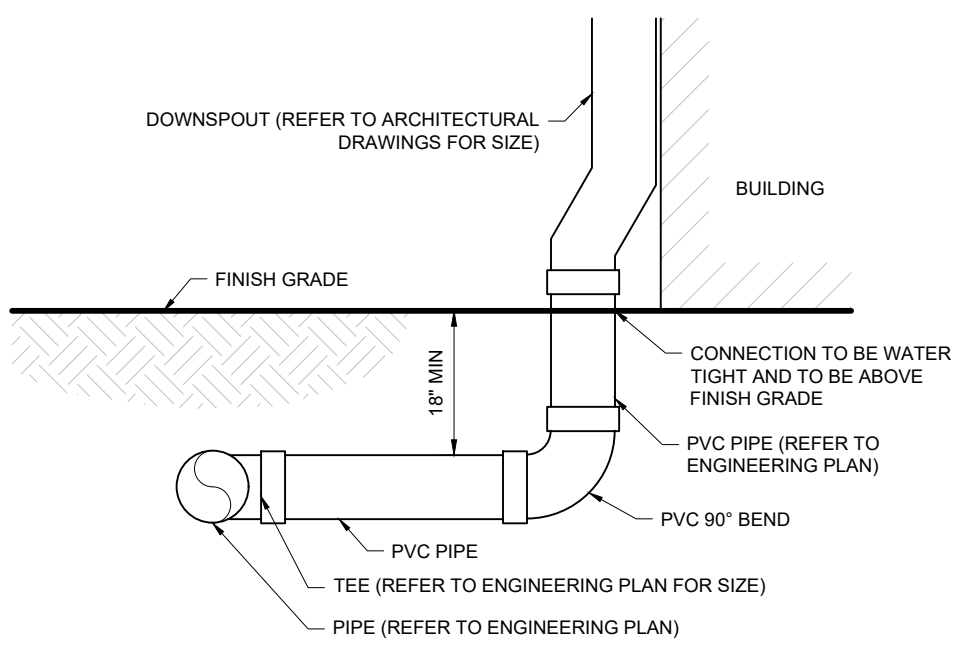
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BOLLARD MOUNTED ADA PARKING SIGN

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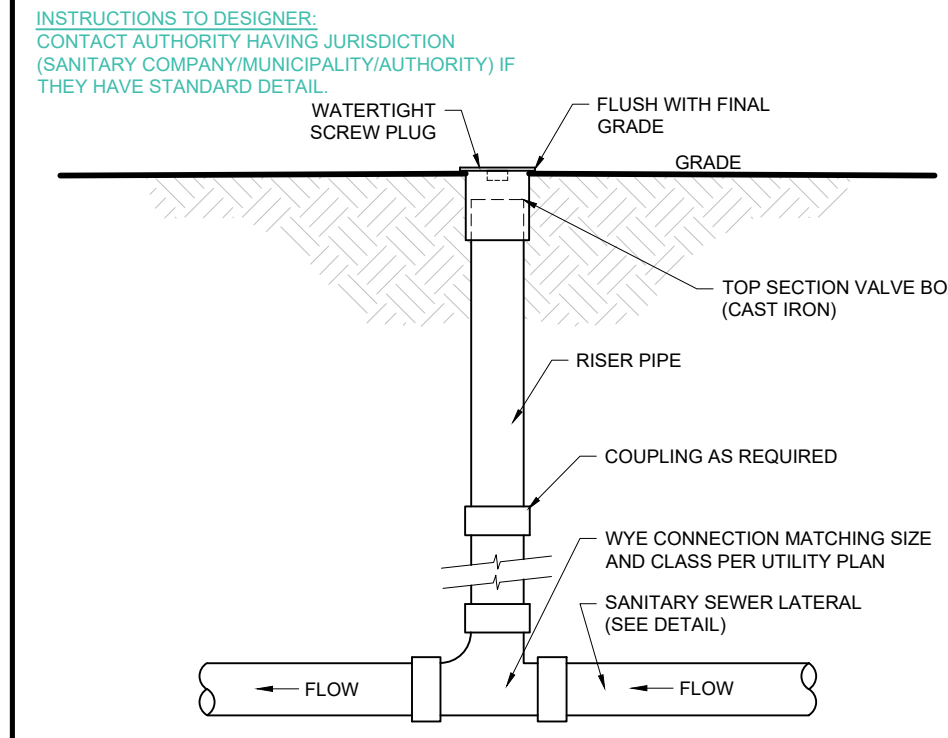
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DOWN SPOUT CONNECTION

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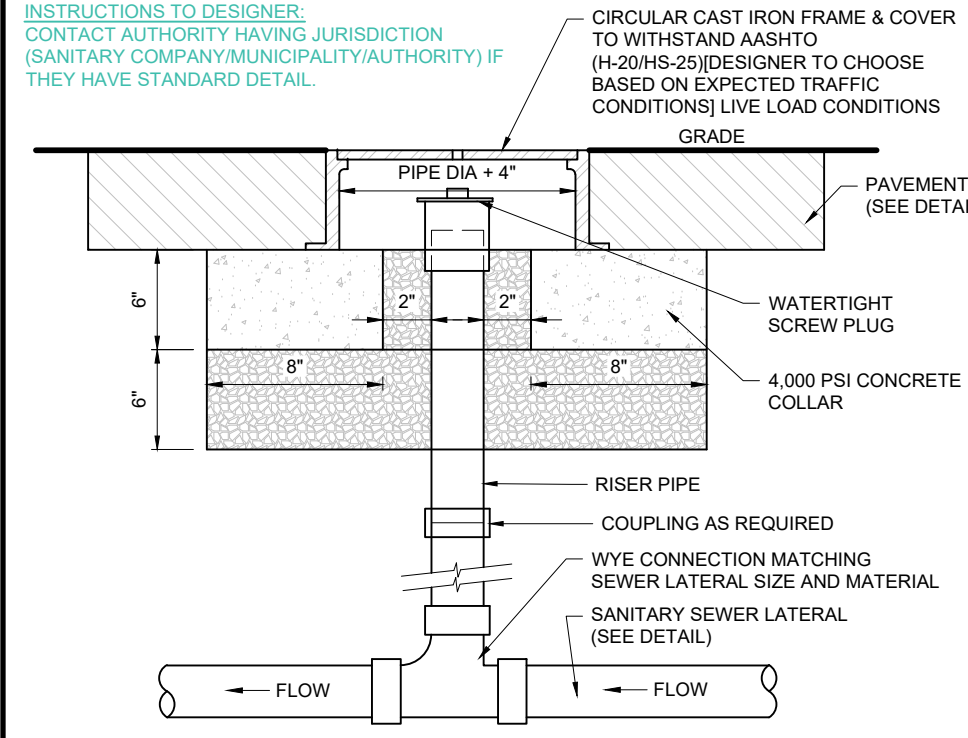
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SANITARY CLEANOUT (LANDSCAPE AREAS)

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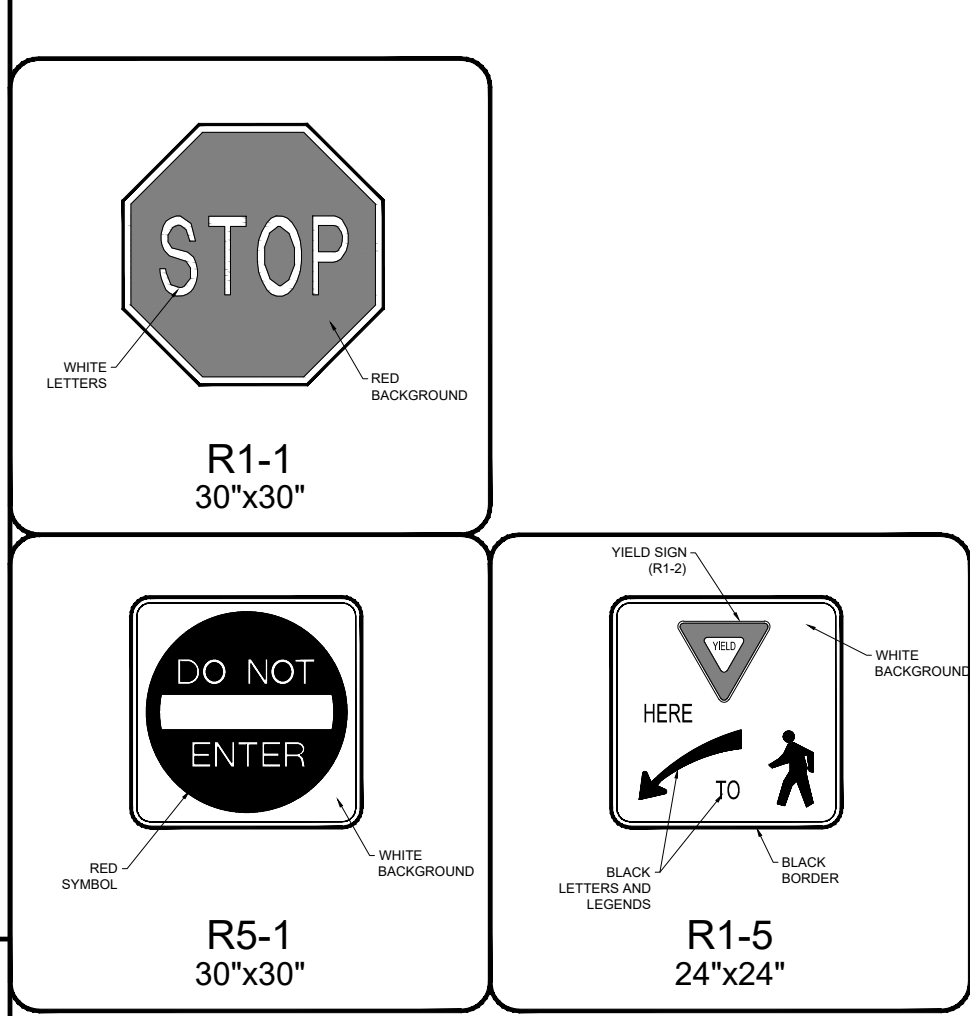
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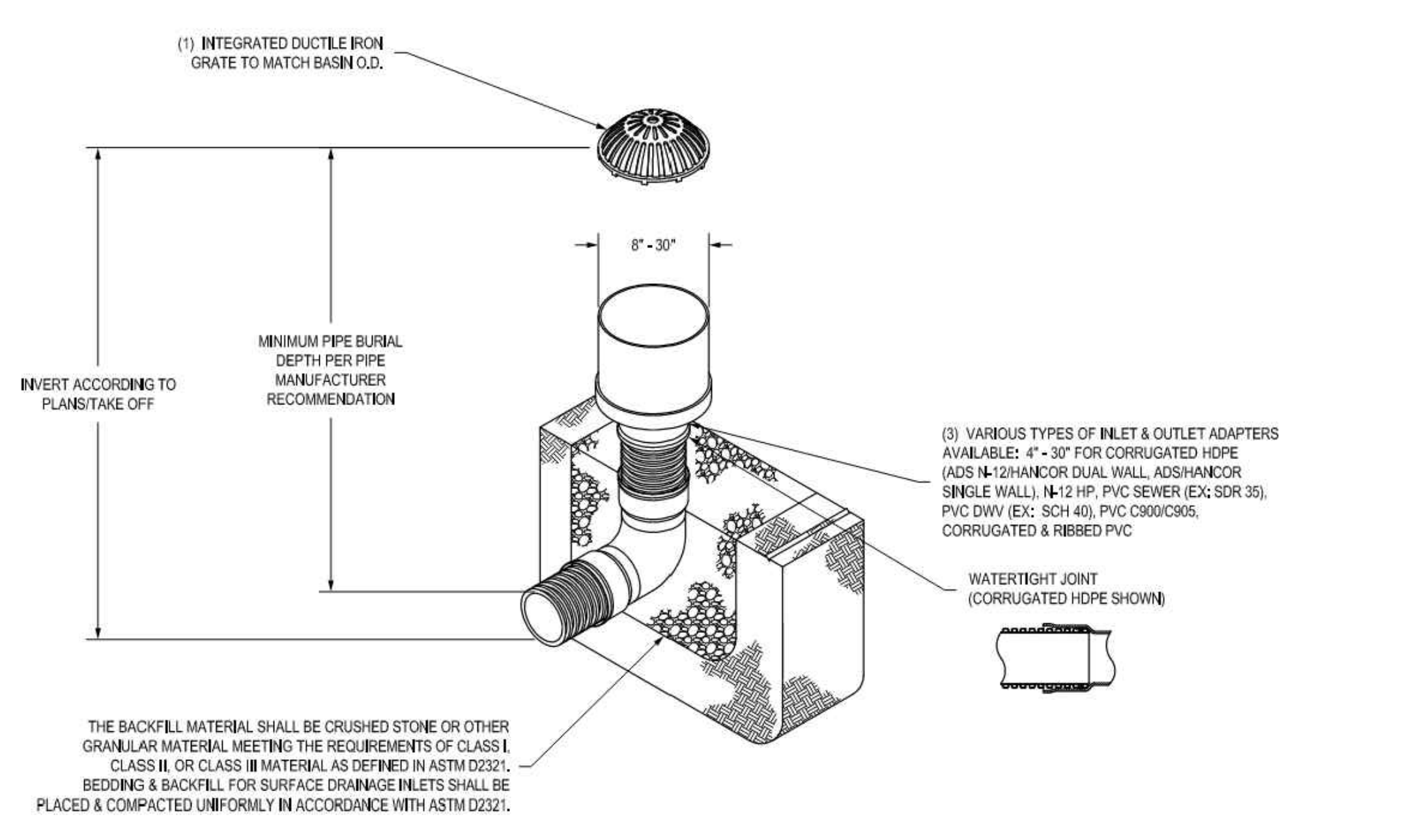
SANITARY CLEANOUT (PAVED AREAS)

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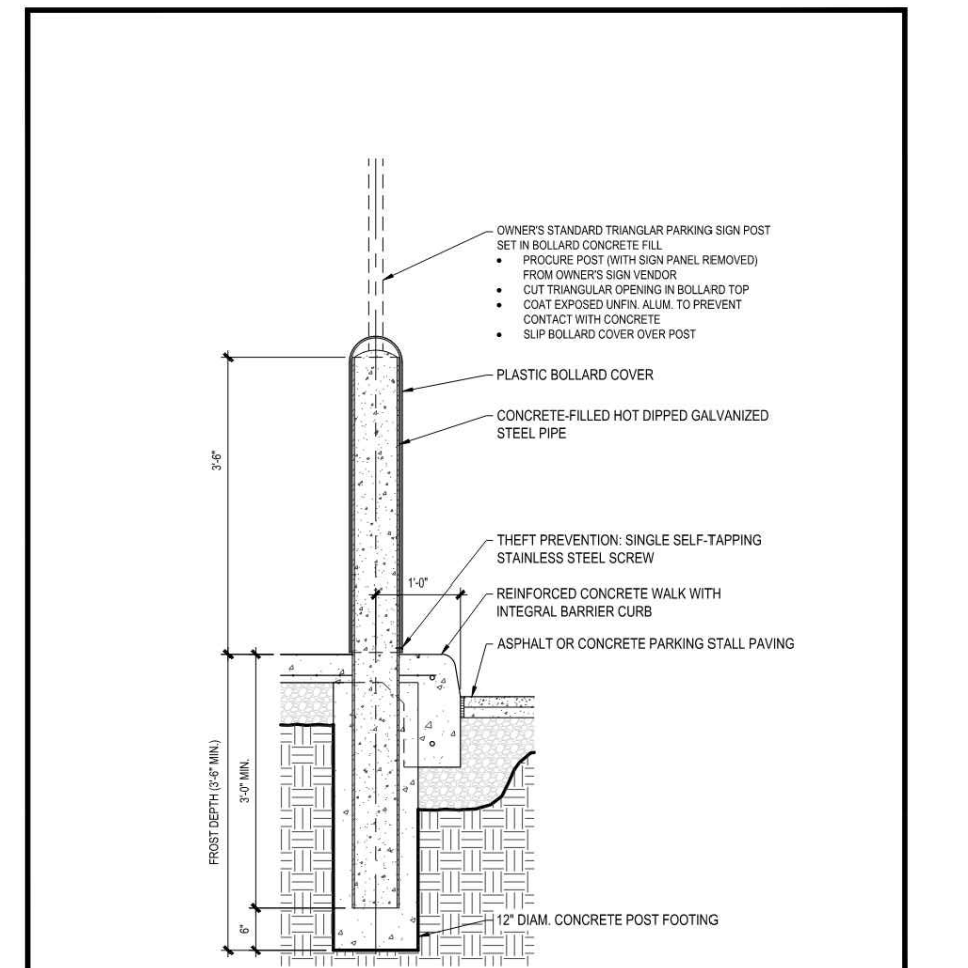
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NYLOPLAST INLINE DRAIN WITH DOME GRATE

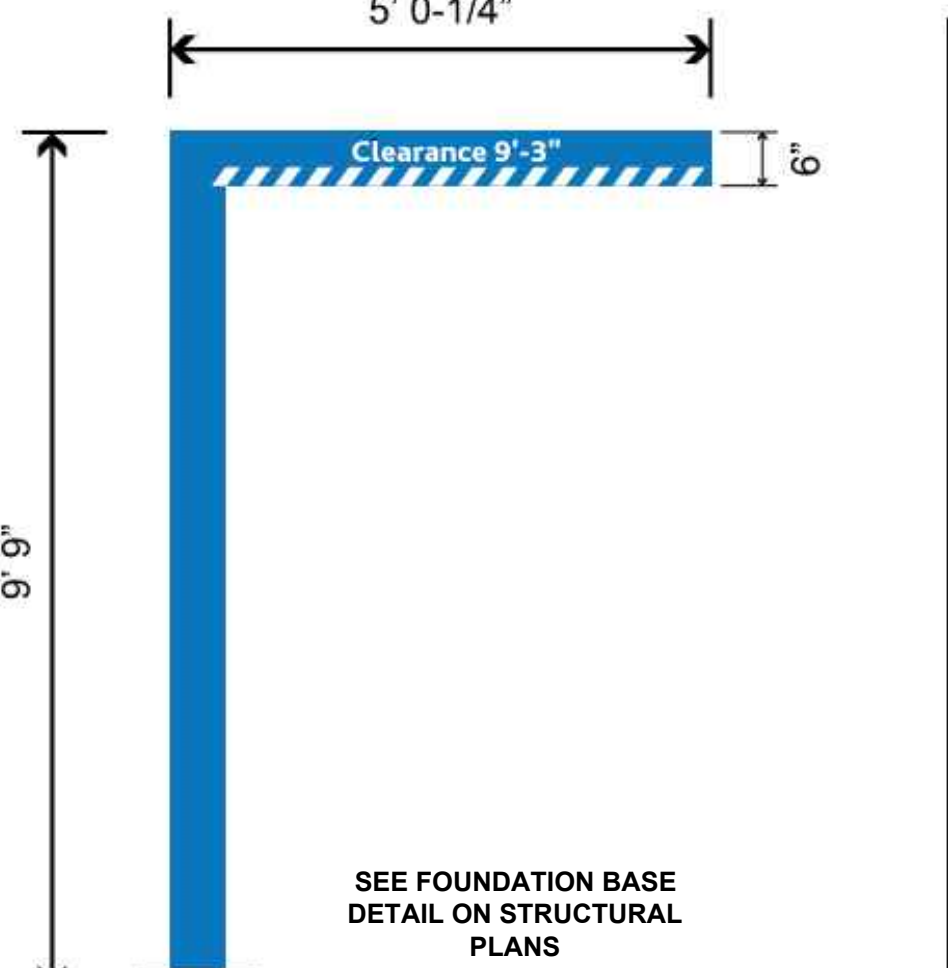


1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.	<p>THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.</p> <p>05/21/2024</p>	<p>DATE: 03-25-19</p> <p>REVISIONS:</p> <p>DATE: 03-15-16</p>	<p>MATERIAL:</p> <p>PROJECT NAME:</p> <p>TITLE:</p>	<p>3130 VERONA AVE BUFORD, GA 30518 PHN (770) 933-6443 FAX (770) 933-2490 www.nyloplast-us.com</p>
2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP, & PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC.		<p>DWG SIZE: A</p> <p>SCALE: 1:40</p> <p>SHEET: 1 OF 1</p>	<p>DWG NO.: 70034104057</p> <p>REV: D</p>	
3 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.				



PERIMETER BOLLARD

DATE: 03/20/2025
 DESIGNED BY: GB
 AREA: NA
 SCALE: 3/4" = 1'-0"



Headache Bar

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PROP. SITE PLAN DOCUMENTS

CHASE

PROPOSED DEVELOPMENT
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 DESTIN, FL 32541
 CITY OF DESTIN

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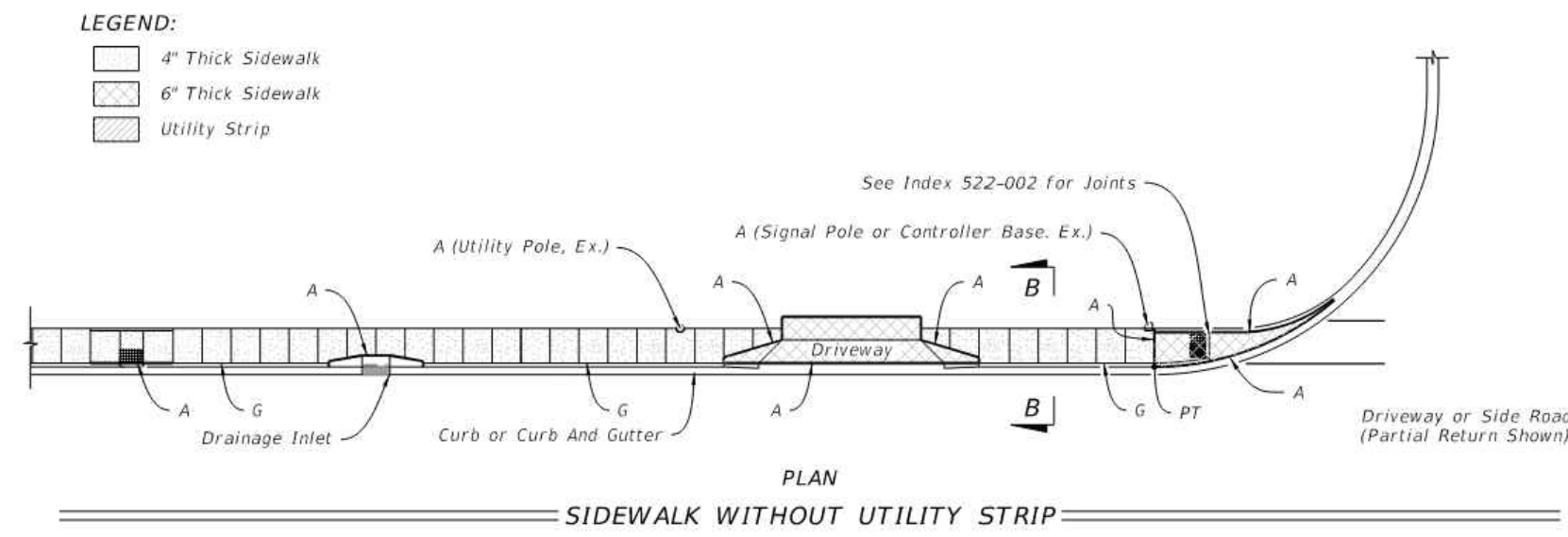
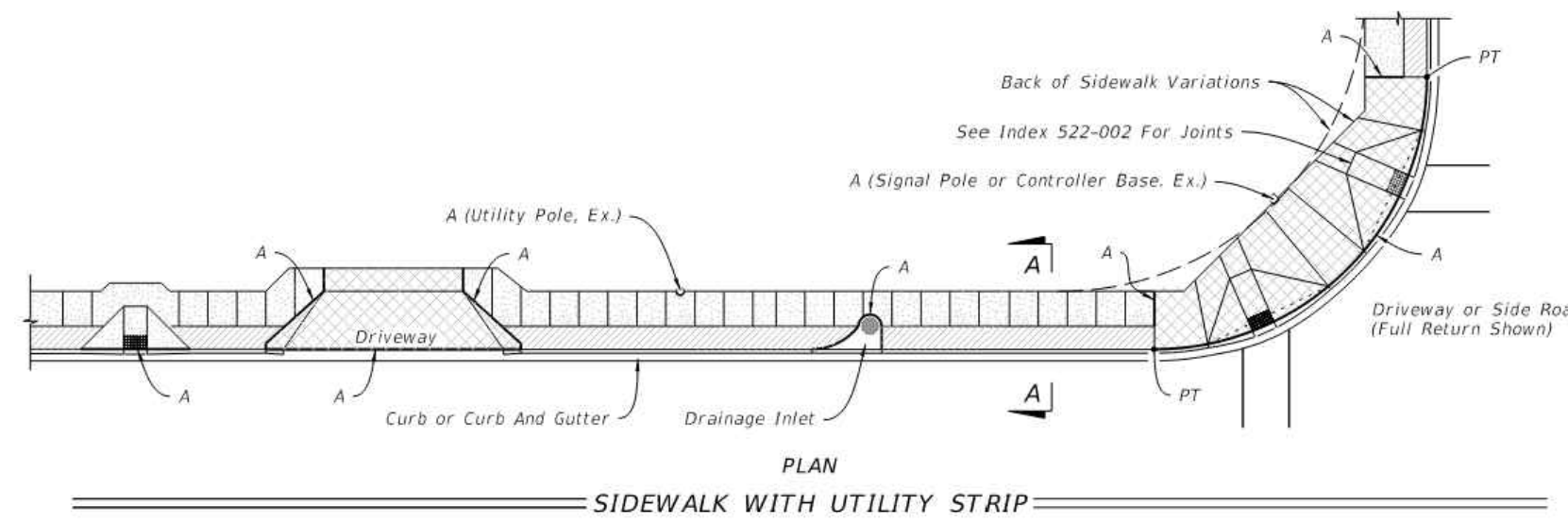
CONSTRUCTION DETAILS

SHEET NUMBER:
C-801

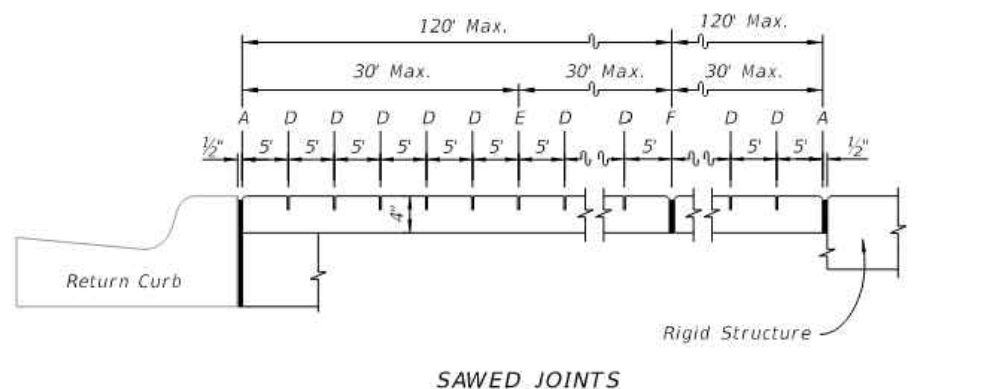
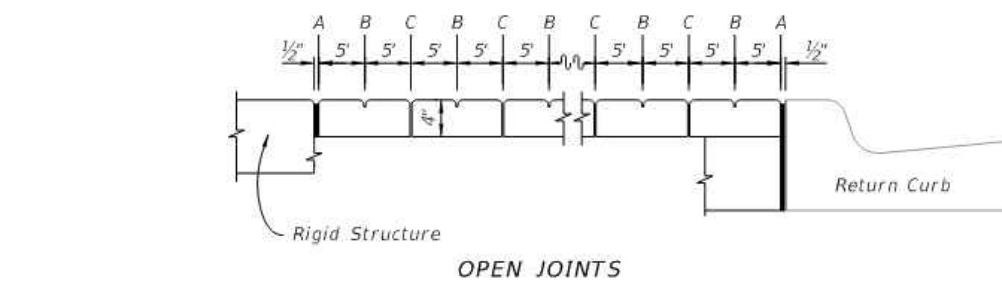
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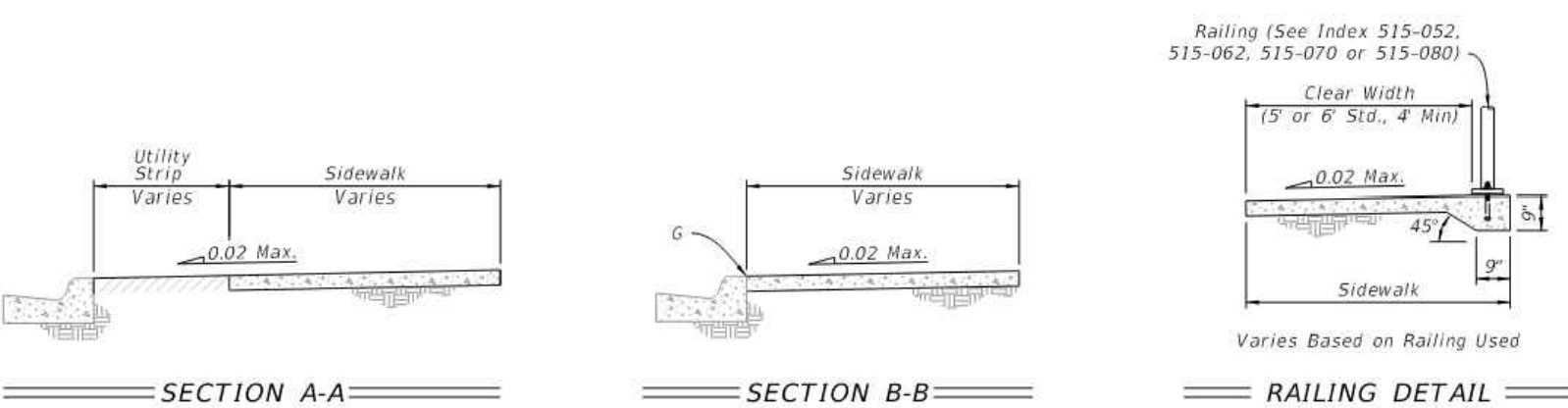
- GENERAL NOTES:**
- Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
 - Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
 - For Driveways see Index 522-003.
 - Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than 1/2".
 - Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guide-rail shown in the plans. (See RAILING DETAIL).



- LEGEND:**
- 4" Thick Sidewalk
 - 6" Thick Sidewalk
 - Utility Strip

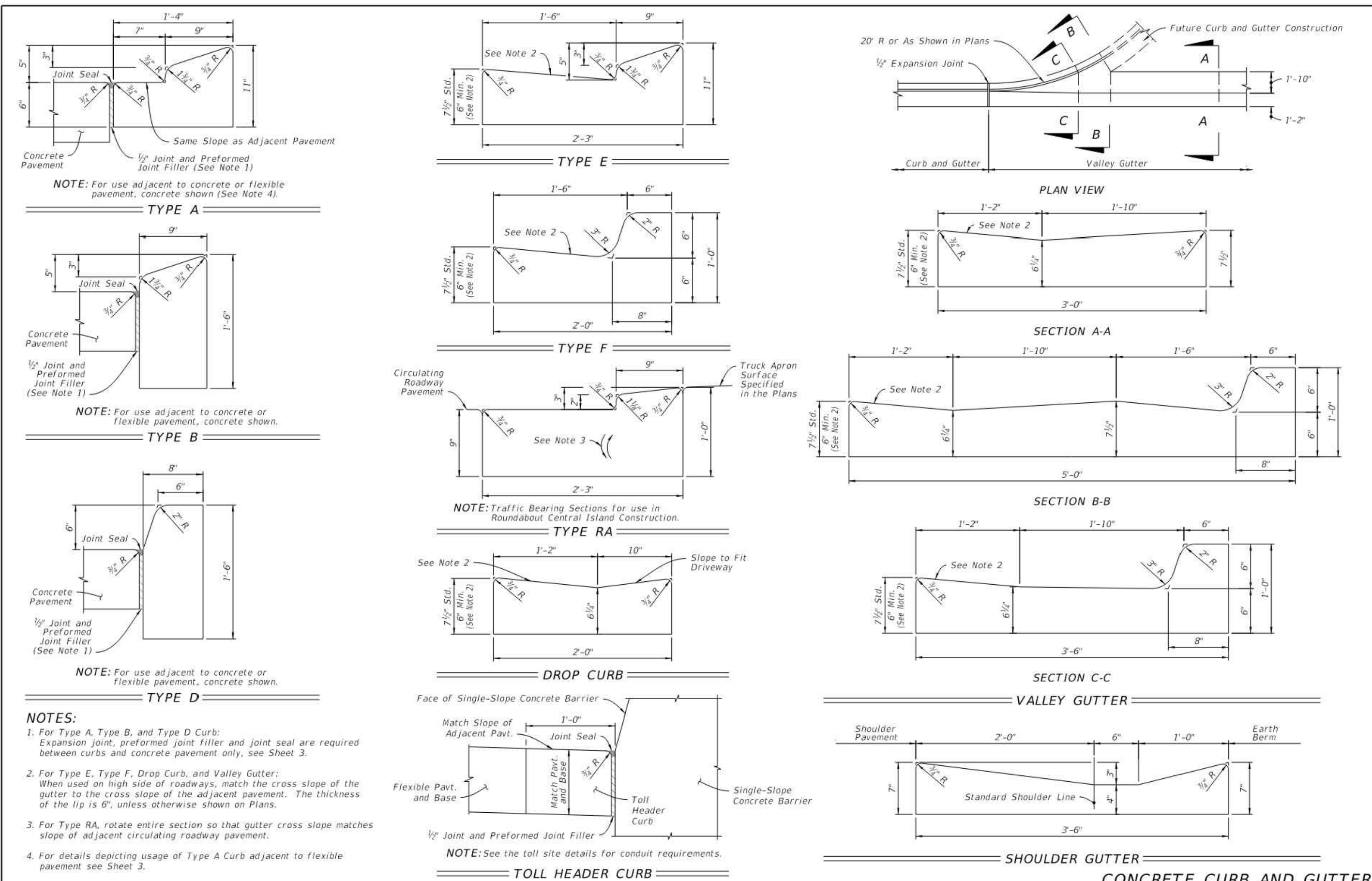


- LEGEND:**
- A- 1/2" Expansion Joints (Preformed Joint Filler) between the sidewalk and driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).
 - B- 1/2" Dummy Joints, Toolled
 - C- 1/2" Formed Open Joints
 - D- 1/2" Saw Cut Joints, 1 1/2" Deep (within 96 hours) Max. 5' Centers
 - E- 1/2" Saw Cut Joints, 1 1/2" Deep (within 12 hours) Max. 30' Centers (Joints Required When Length Exceeds 30')
 - F- 1/2" Expansion Joint When Run of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.
 - G- Cold Joint With Bond Breaker, Toolled

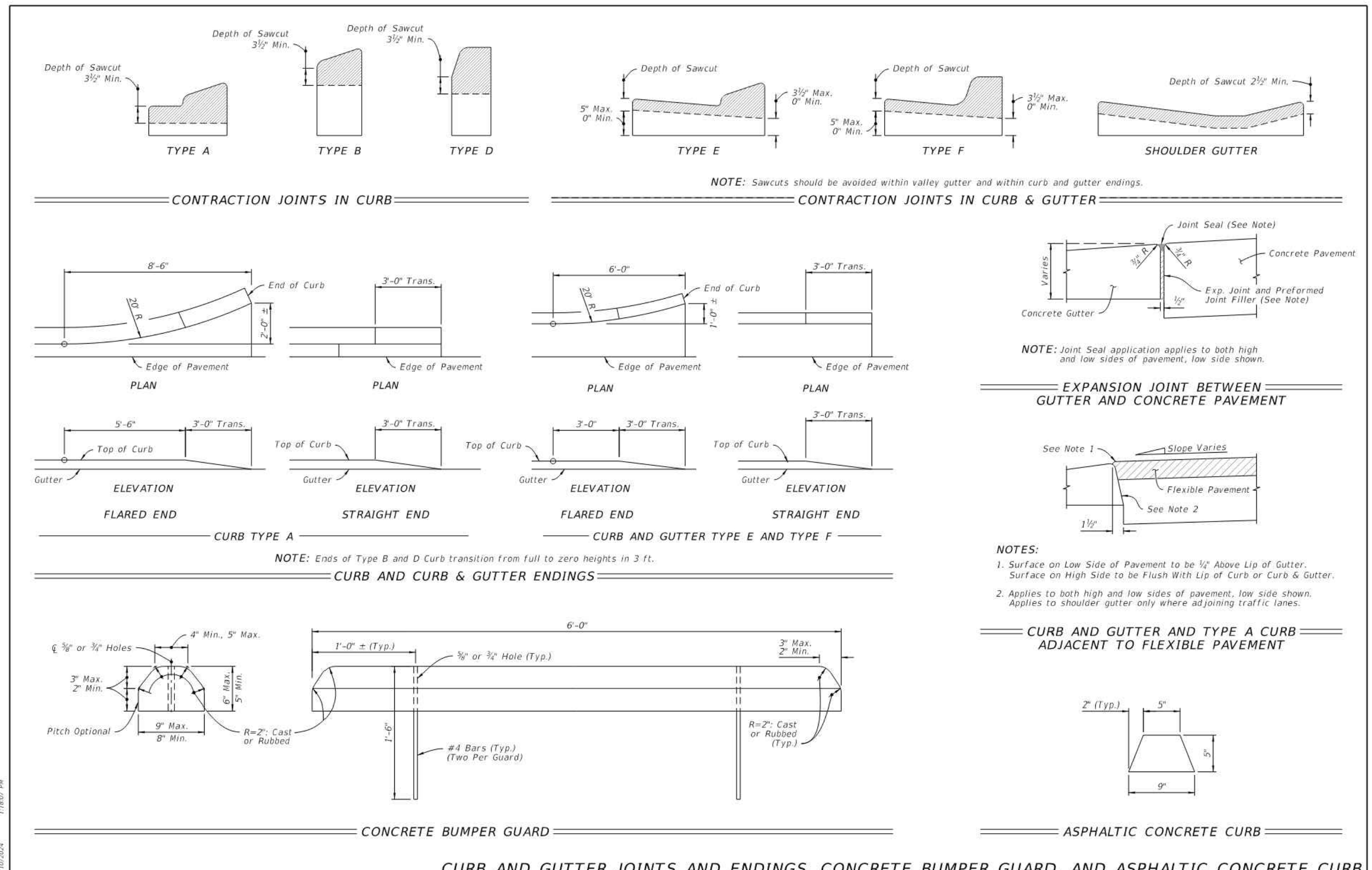


GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION 11/01/18	DESCRIPTION: FDOT FY 2025-26 STANDARD PLANS	INDEX 522-001	SHEET 1 of 2
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LAST REVISION 11/01/21	DESCRIPTION: FDOT FY 2025-26 STANDARD PLANS	INDEX 520-001	SHEET 2 of 3
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LAST REVISION 11/01/21	DESCRIPTION: FDOT FY 2025-26 STANDARD PLANS	INDEX 520-001	SHEET 3 of 3
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CAD ID:	P-CIVL-OCDS

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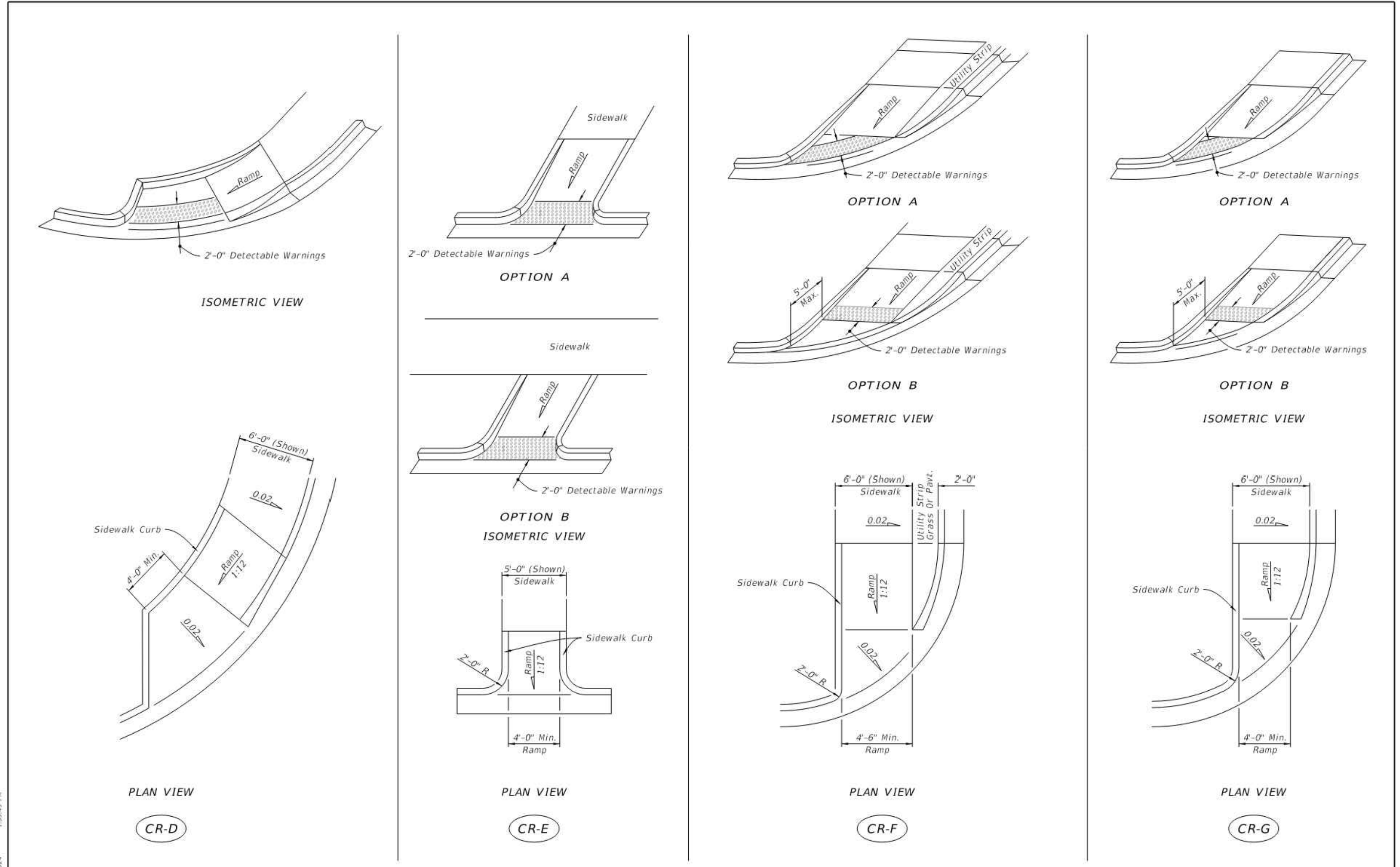
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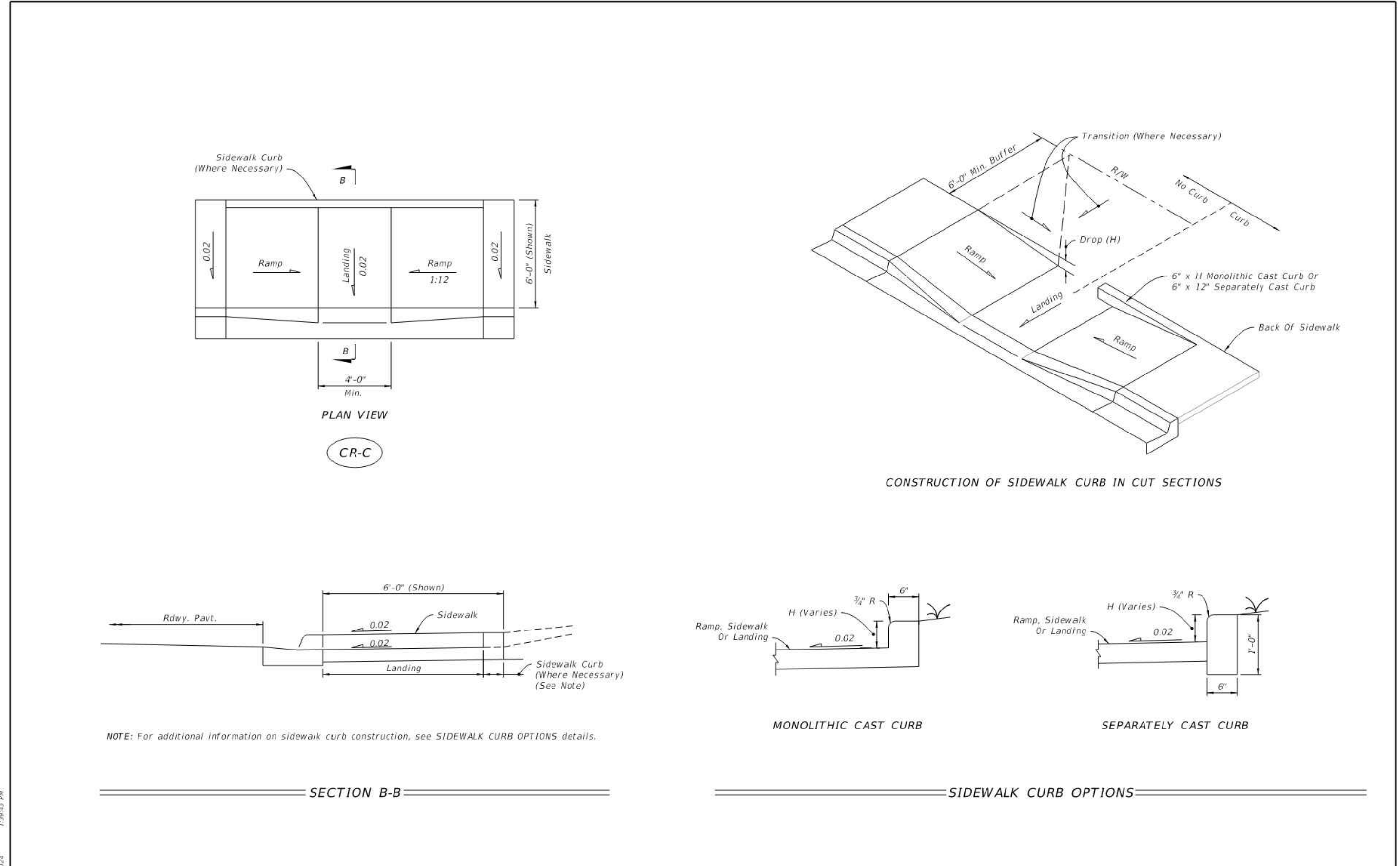
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C-802

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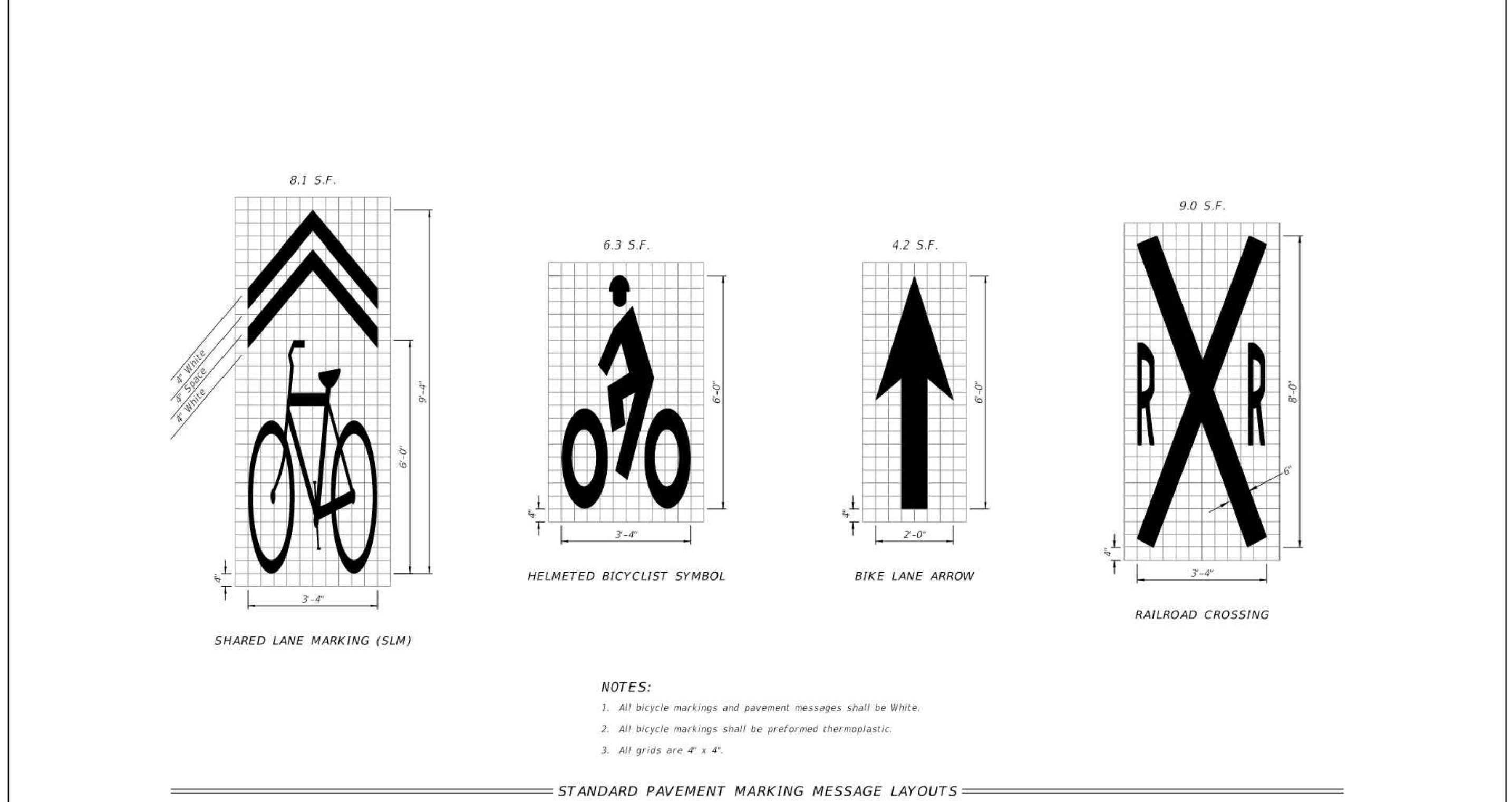
SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION 11/01/21	DESCRIPTION: STANDARD PLANS	INDEX 522-002	SHEET 4 of 7
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SIDEWALK CURB RAMPS CR-C AND SIDEWALK CURB

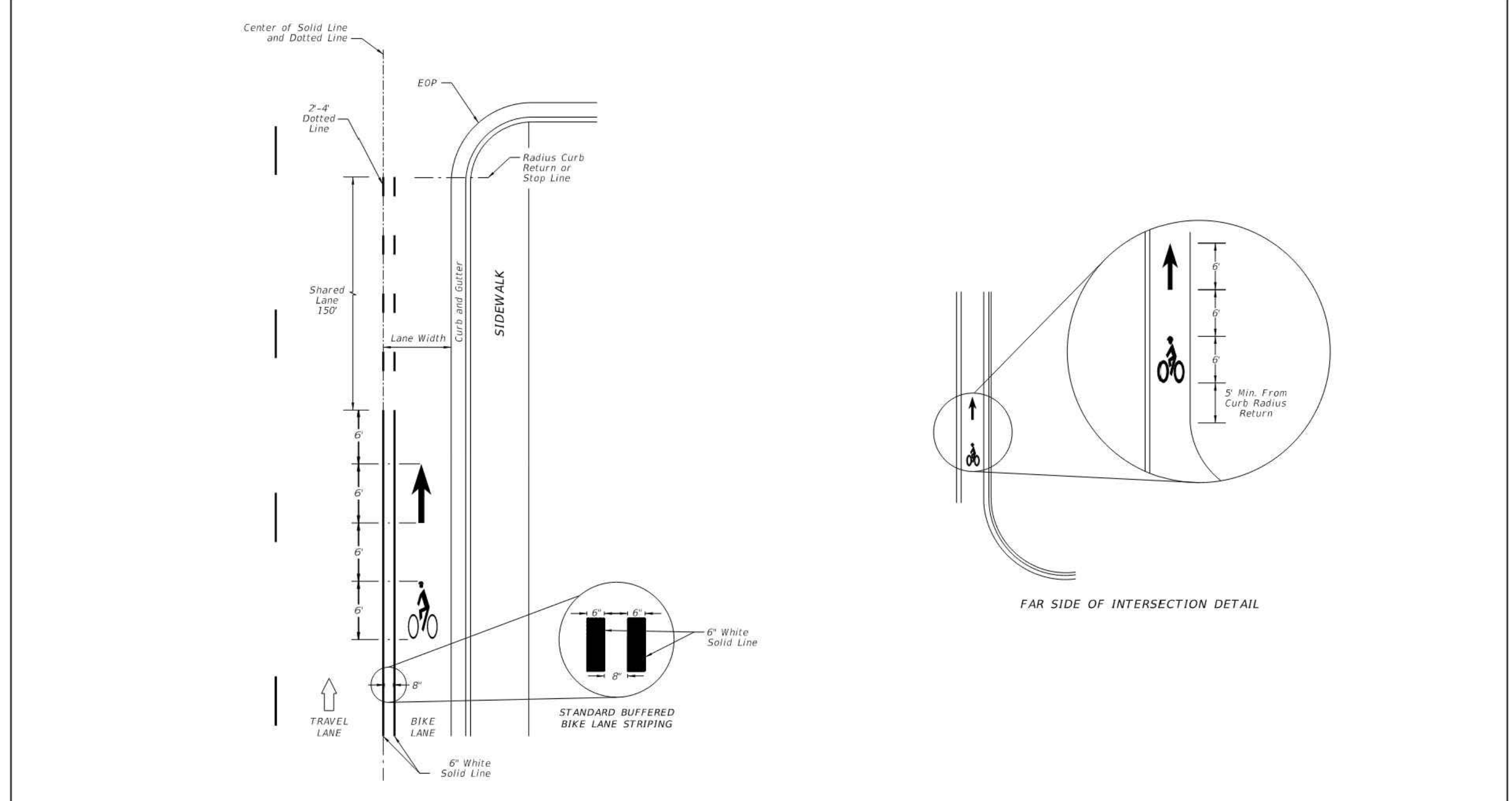
LAST REVISION 11/01/20	DESCRIPTION: STANDARD PLANS	INDEX 522-002	SHEET 3 of 7
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- NOTES:
- All bicycle markings and pavement messages shall be White.
 - All bicycle markings shall be preformed thermoplastic.
 - All grids are 4" x 4".

STANDARD PAVEMENT MARKING MESSAGE LAYOUTS

LAST REVISION 11/01/17	DESCRIPTION: STANDARD PLANS	INDEX 711-002	SHEET 1 of 2
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APPROACH TO INTERSECTIONS DETAILS

BUFFERED BIKE LANES

LAST REVISION 11/01/17	DESCRIPTION: STANDARD PLANS	INDEX 711-002	SHEET 2 of 2
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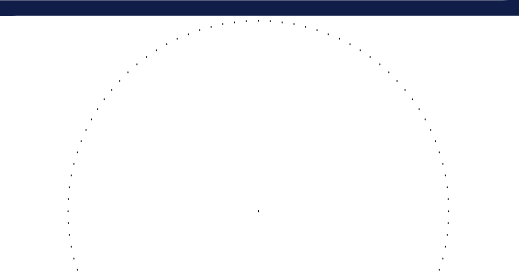
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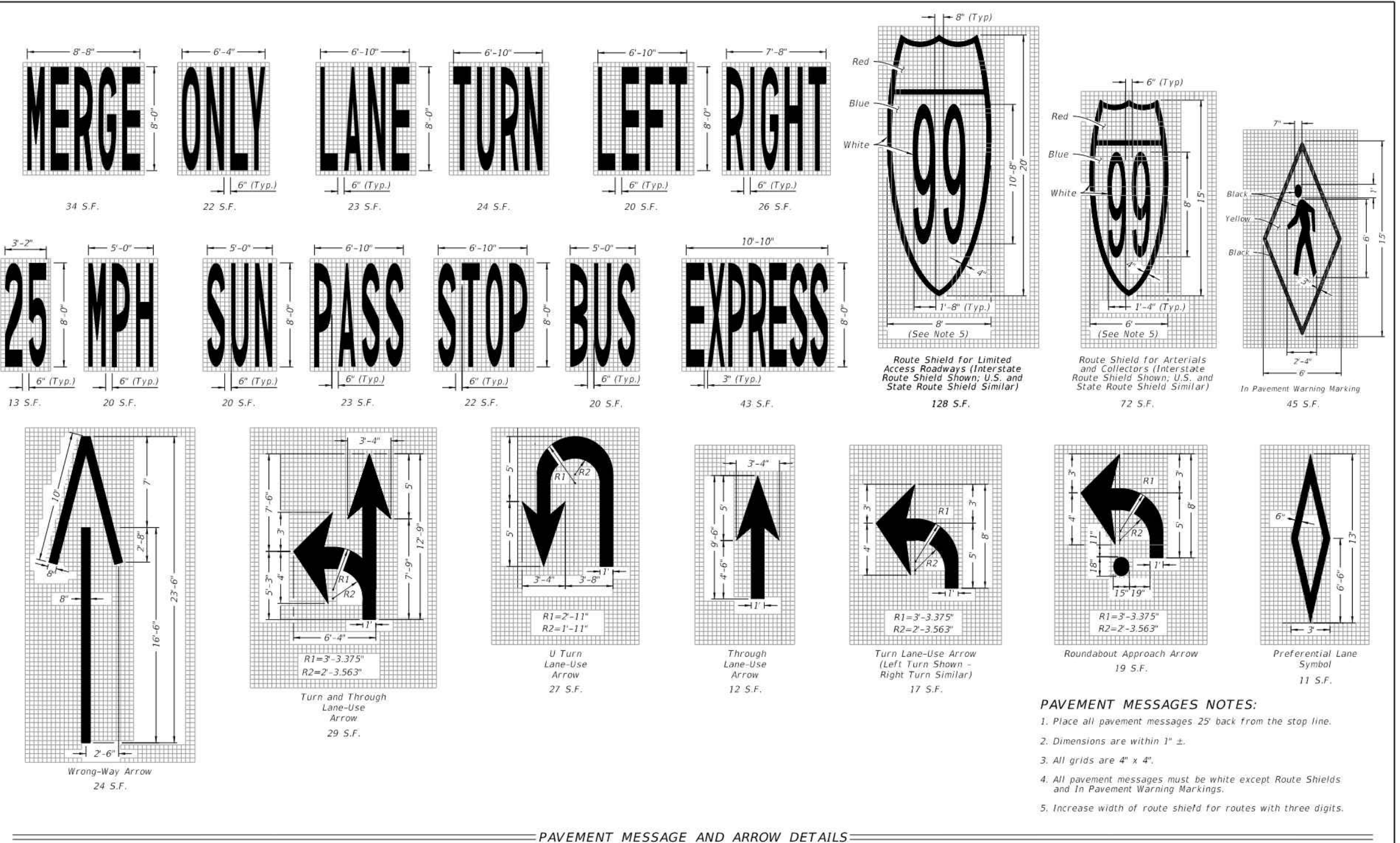
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SHEET TITLE:
FDOT DETAILS

SHEET NUMBER:
C-803

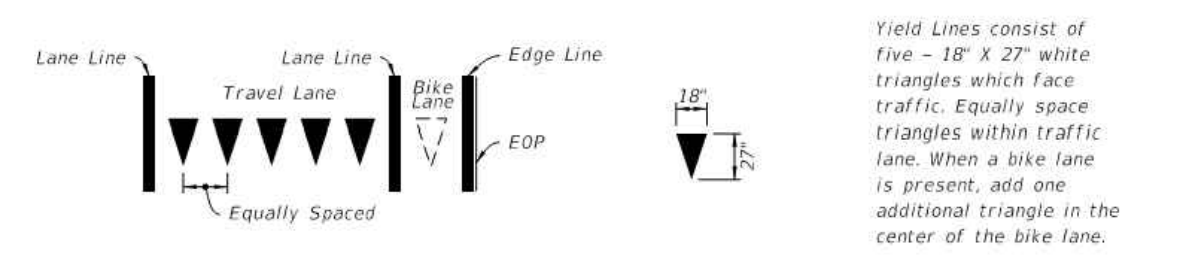
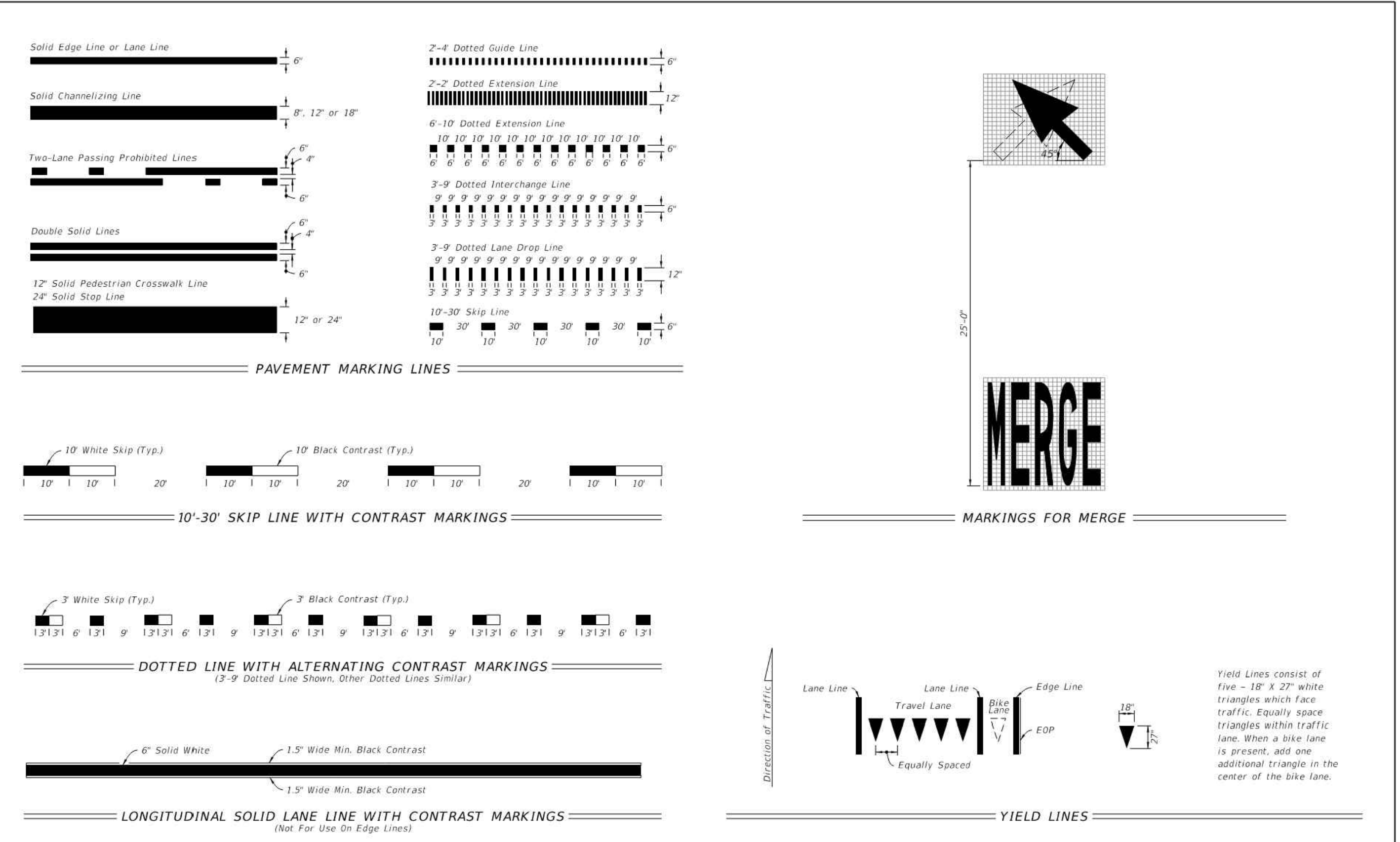
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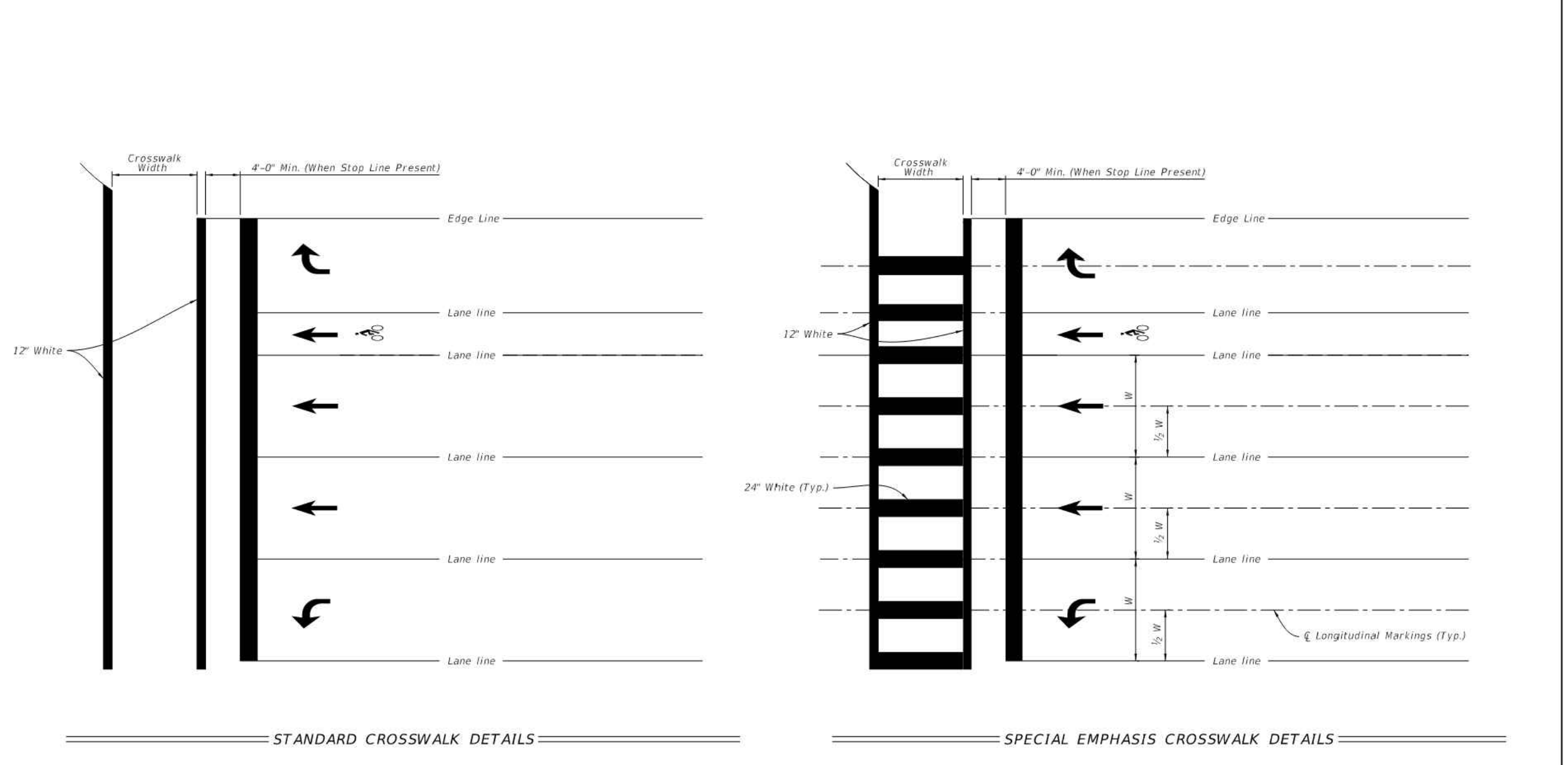
PAVEMENT MESSAGES NOTES:

- Place all pavement messages 25' back from the stop line.
- Dimensions are within 1" ±.
- All grids are 4" x 4".
- All pavement messages must be white except Route Shields and In Pavement Warning Markings.
- Increase width of route shield for routes with three digits.

LAST REVISION 11/01/21	DESCRIPTION: STANDARD PLANS	FY 2025-26 STANDARD PLANS	INDEX 711-001	SHEET 1 of 13
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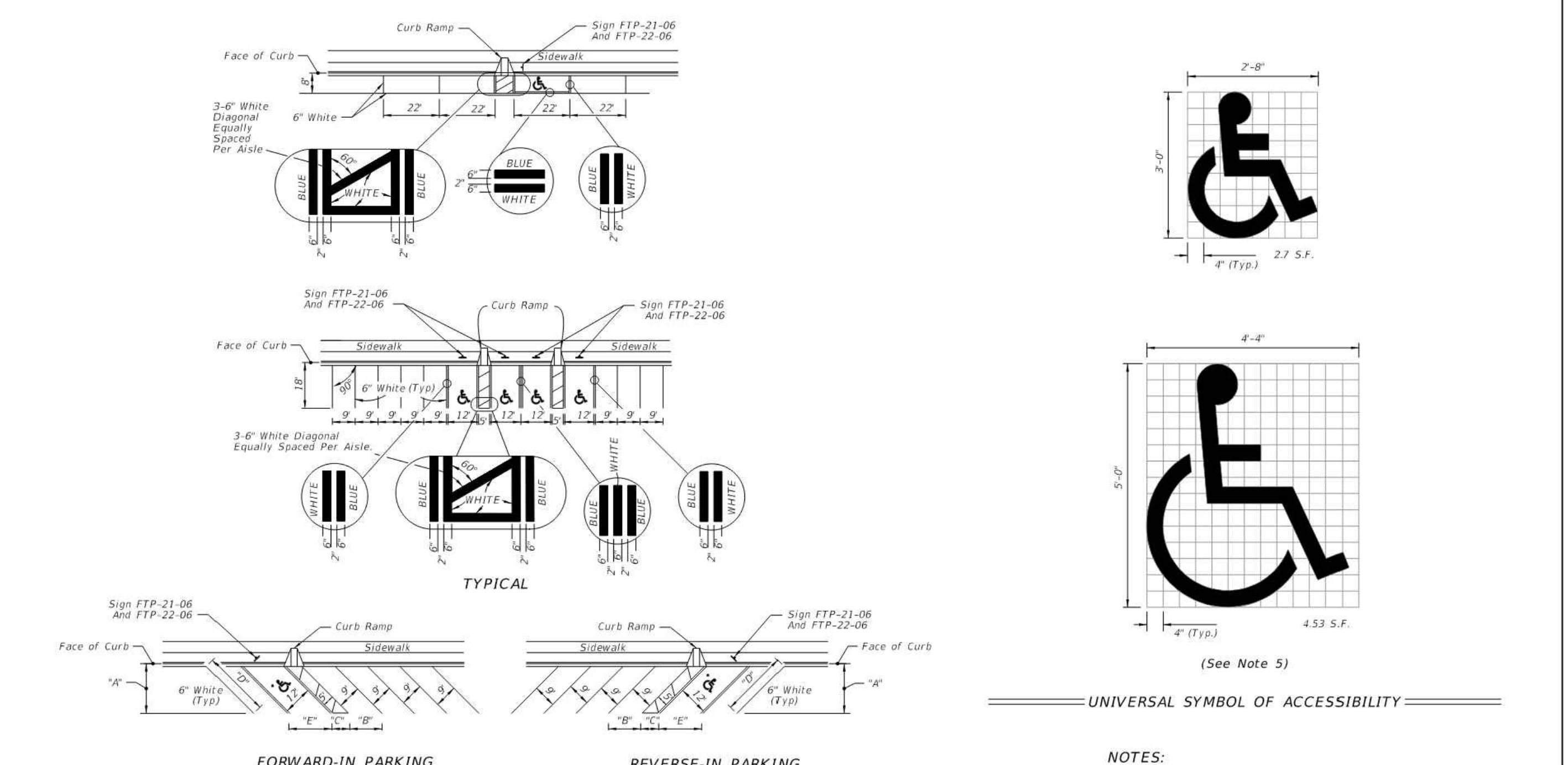
LAST REVISION 11/01/22	DESCRIPTION: STANDARD PLANS	FY 2025-26 STANDARD PLANS	INDEX 711-001	SHEET 2 of 13
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NOTES:

- For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
- When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
- Refer to Index 522-002 when Curb Ramps are present.

LAST REVISION 11/01/21	DESCRIPTION: STANDARD PLANS	FY 2025-26 STANDARD PLANS	INDEX 711-001	SHEET 9 of 13
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NOTES:

- Dimensions are to the centerline of markings.
- An Access Aisle is required for each accessible space when angle parking is used.
- Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
- Mount FTP-22-06 sign below the FTP-21-06 sign.
- Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

LAST REVISION 11/01/21	DESCRIPTION: STANDARD PLANS	FY 2025-26 STANDARD PLANS	INDEX 711-001	SHEET 11 of 13
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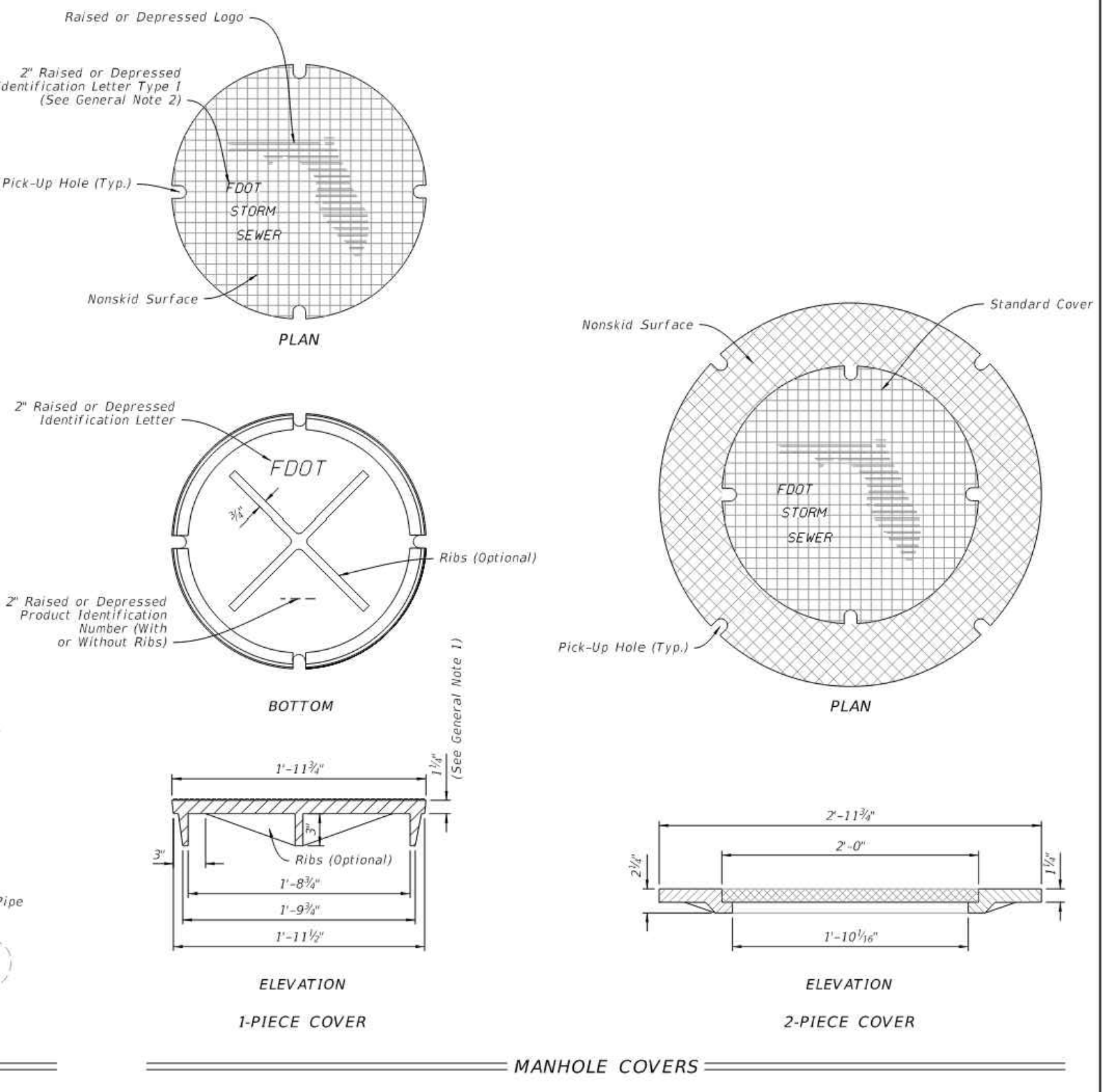
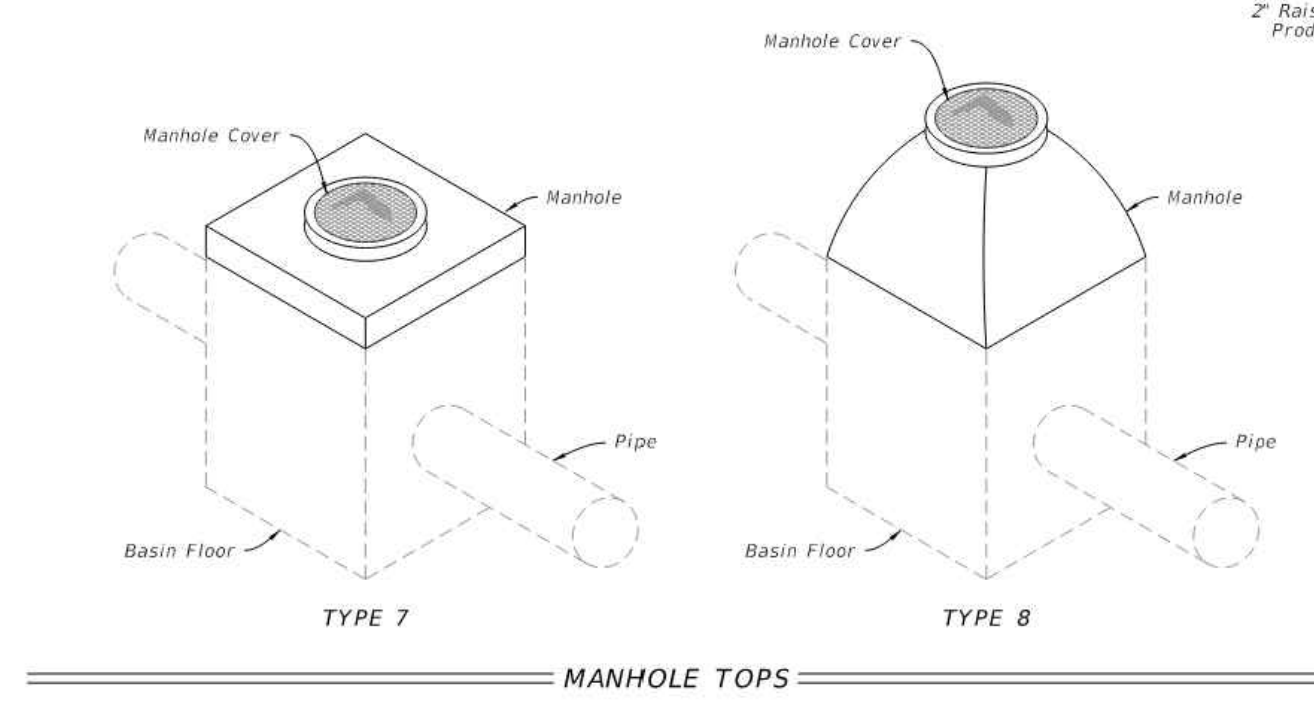
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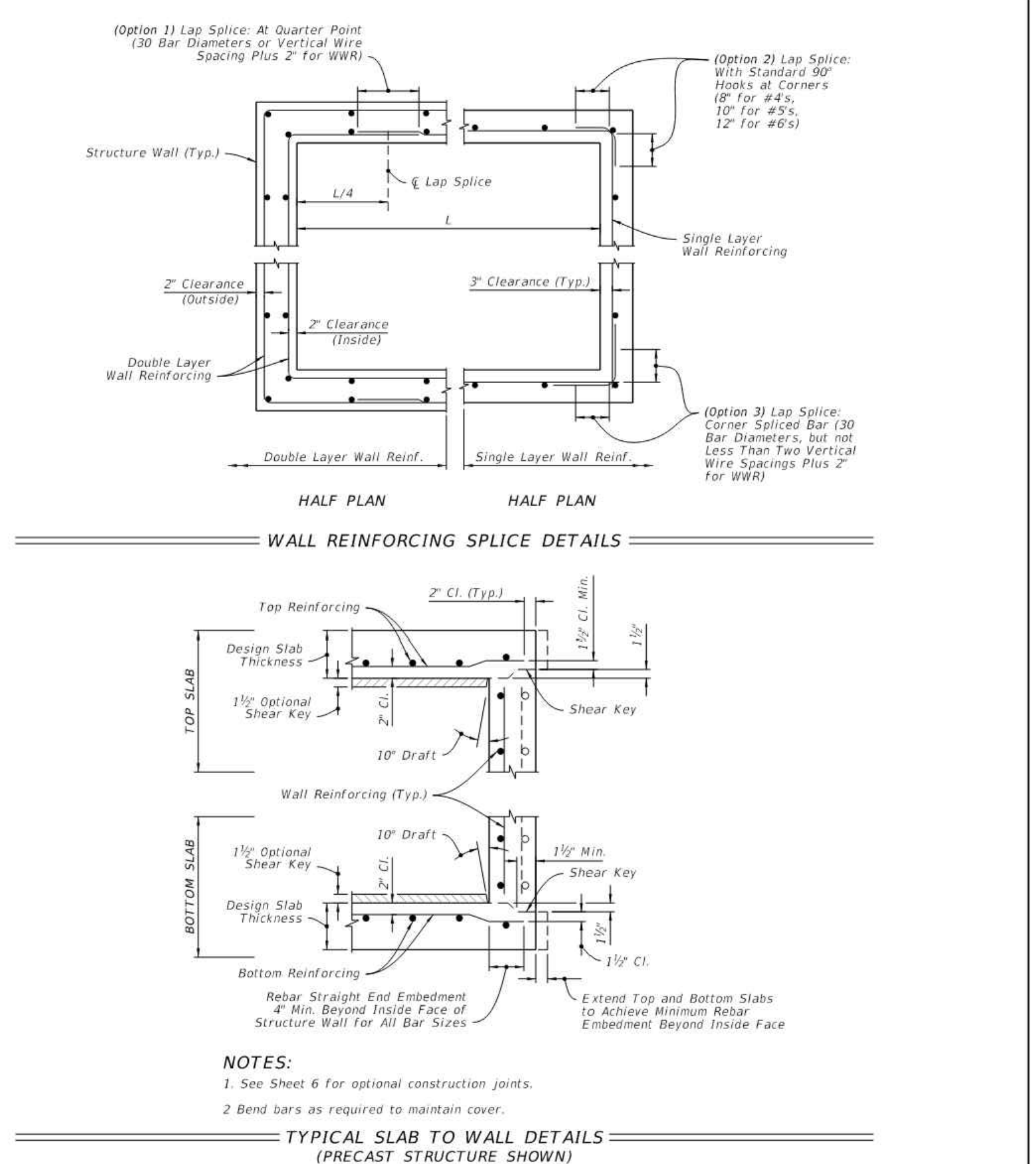
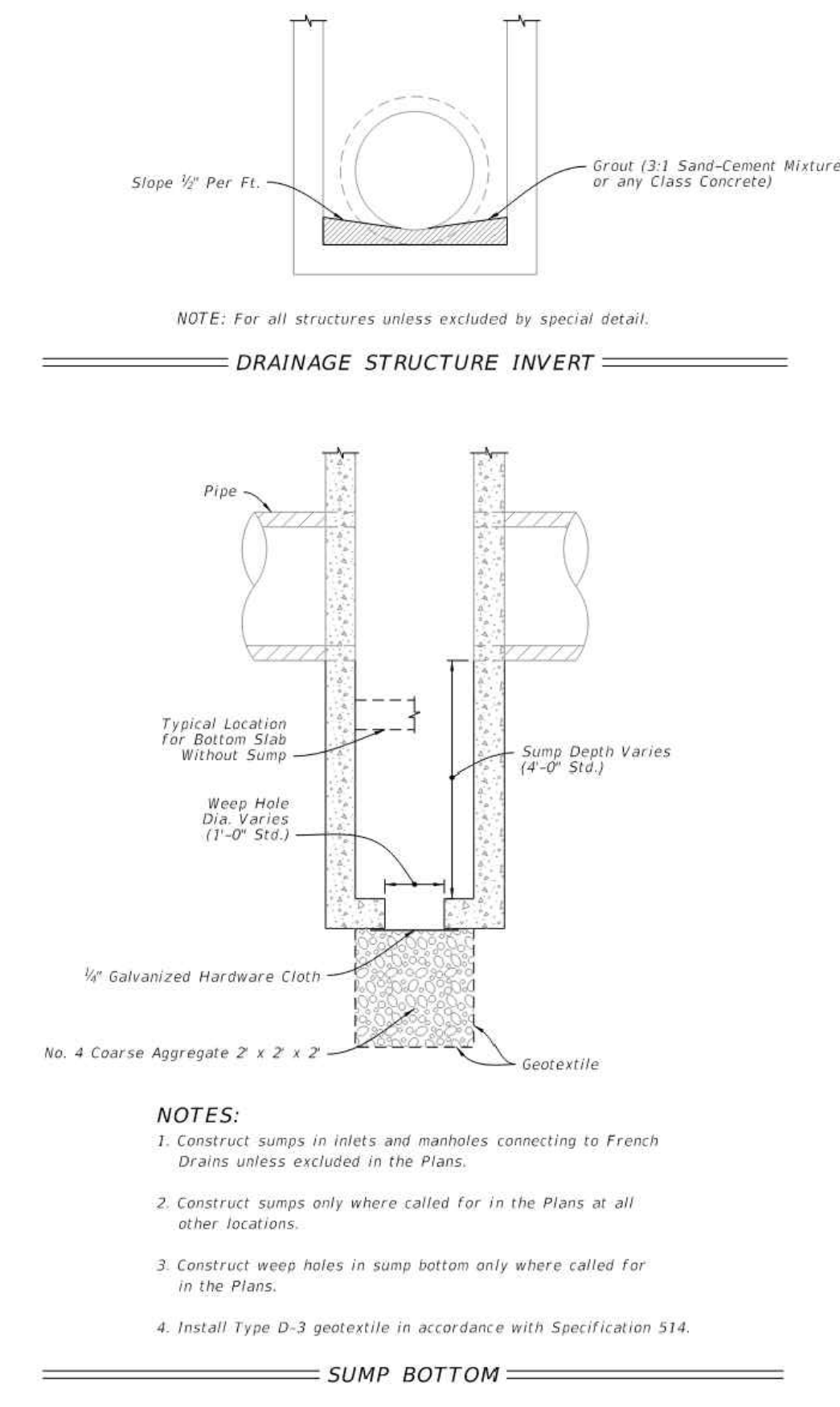
SHEET TITLE:
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SHEET NUMBER:
C-804
REVISION 1 - 04/03/2026

- GENERAL NOTES:**
- Use a 1-piece cover, unless the 2-piece cover is called for in the Plans, except at inlets and manholes with sump bottoms. Use the 2-piece cover when the sump depth exceeds 2', unless otherwise noted.
 - Include "Adjustable" on the cover for Type I manhole adjustable frames.
 - For square or rectangular drainage structures, use either deformed or smooth WWR meeting the requirements of Specification 931. WWR must be continuous around the box and lapped in accordance with Option 1 or 3 as shown in the Wall Reinforcing Splice Details.
 - Lap splice horizontal steel in the walls of rectangular structures in accordance with Option 1, 2 or 3 as shown in the Wall Reinforcing Splice Details.
 - Welding of splices and laps is permitted. Use AASHTO M259 requirements and restrictions on welds.
 - Rebar straight end embedment of peripheral reinforcement may be used in lieu of ACI standard hooks for top and bottom slabs, except when hooks are specifically called for in the Plans.
 - Precast opening for pipe must be the pipe OD plus 6" (+2" tolerance). Use mortar to seal the pipe into the opening of such a mix that shrinkage will not cause leakage into or out of the structure. Dry-pack mortar may be used to seal openings less than 2 1/2" wide.

TABLE OF CONTENTS:	
Sheet	Description
1	General Notes, Contents, Manhole Top Overview, and Manhole Covers
2	Manhole Frames and Manhole Tops
3	Inlet Locking Grates, Subgrade and Base Temporary Drains, and Pipe to Structure Geotextile Wrap
4	Drainage Structure Invert, Sump Bottom, Wall Reinforcing Splice Details, and Typical Slab to Wall Details
5	Precast Option and Equivalent Reinforcement substitution
6	Construction Joints and Minimum Box Riser Segment Dimensions
7	Skewed Pipe in Rectangular Structures
8	Miscellaneous Pipe Connection Details



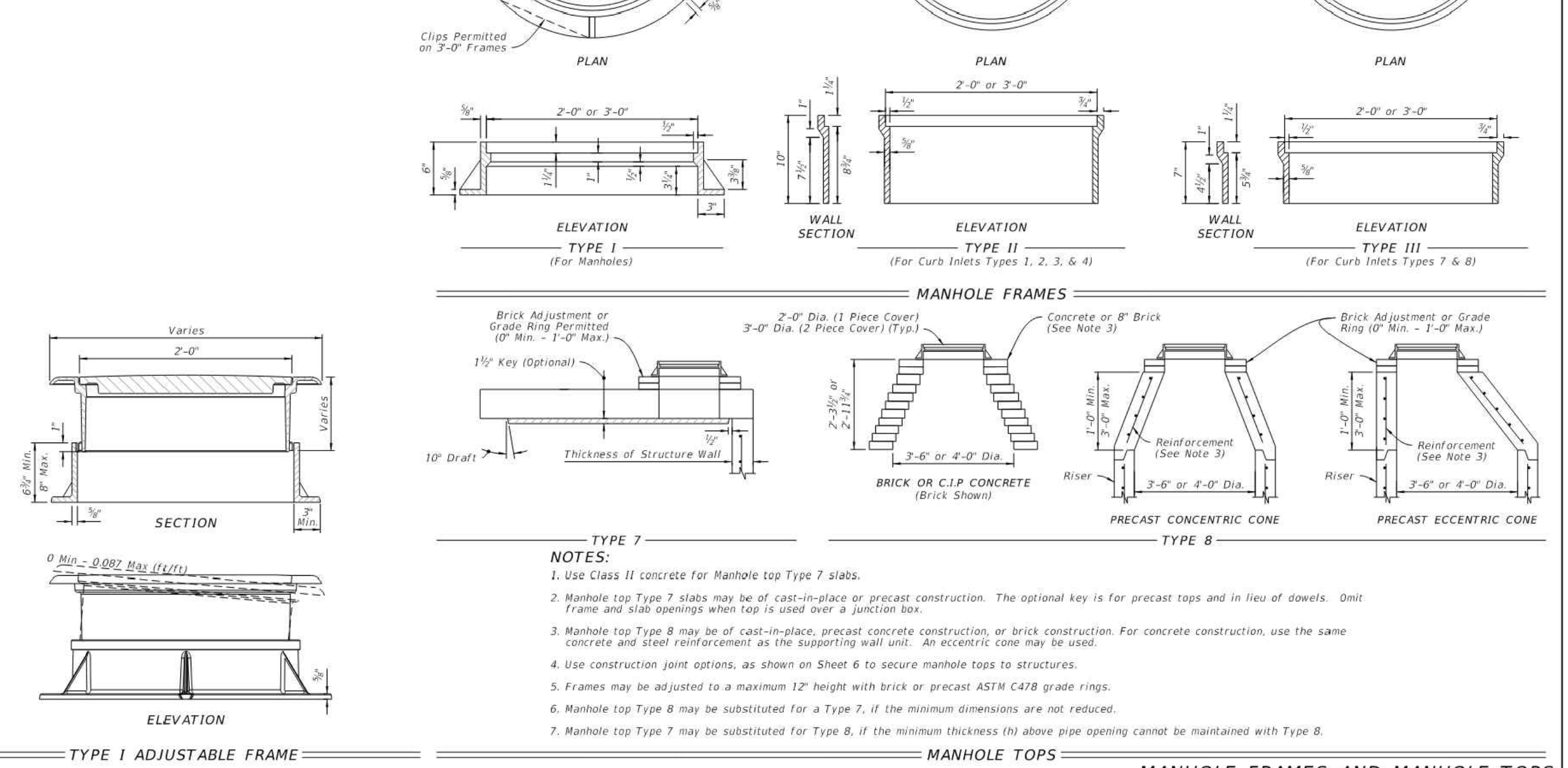
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11/01/23		STANDARD PLANS		425-001	1 of 8



LAST REVISION	DESCRIPTION:	FY 2025-26	SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES	INDEX	SHEET
11/01/23		STANDARD PLANS		425-001	4 of 8

Frame Type	2'-0\"/>					
	Frame	Cover (Std.)	Frame	2'-0\"/>		
I	155	190	270	190	270	410
II	145	190	255	190	270	410
III	90	190	180	190	270	410

NOTE:
Frame Type I in Table 1, includes Adjustable Frames.

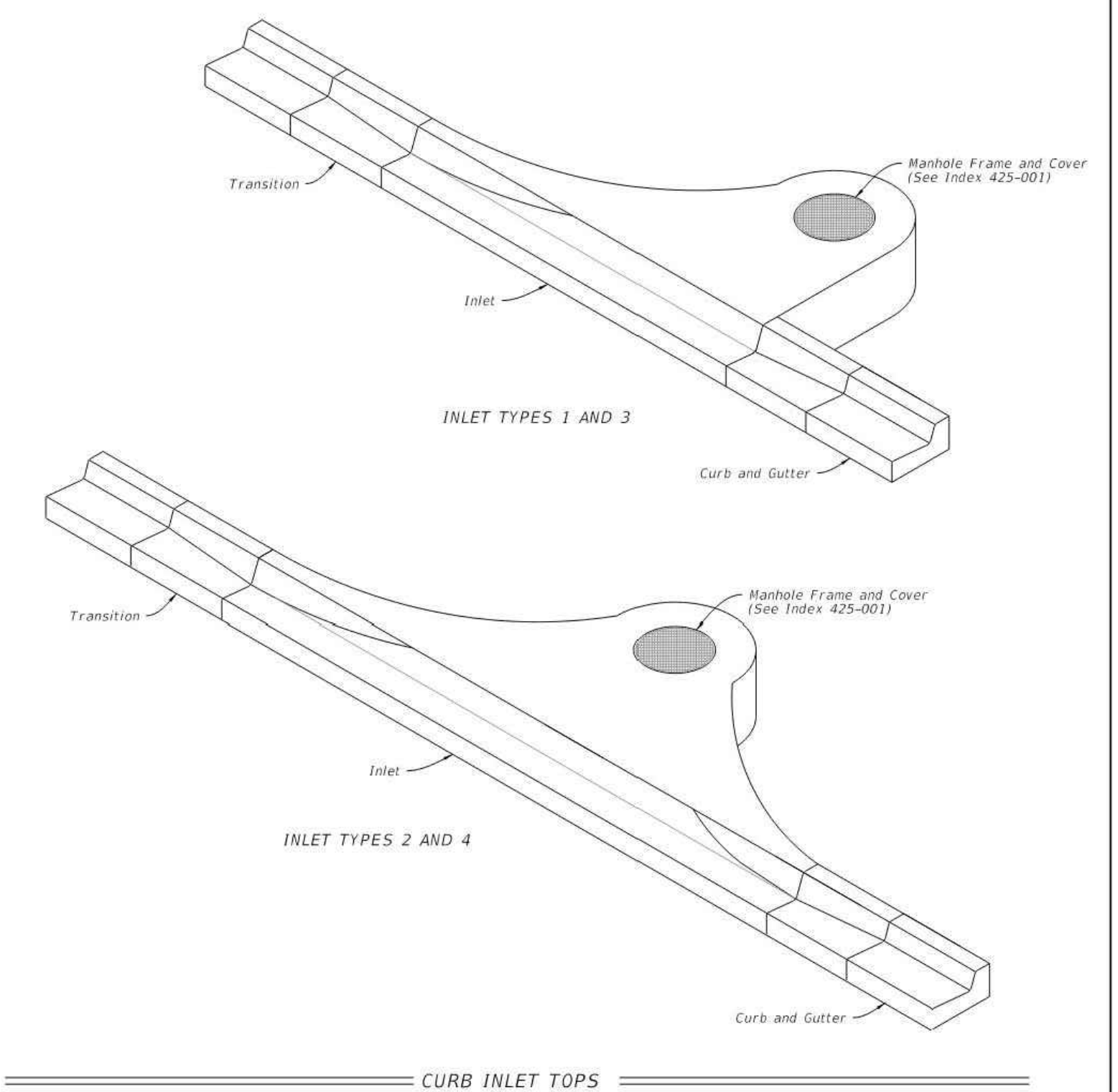


LAST REVISION	DESCRIPTION:	FY 2025-26	SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES	INDEX	SHEET
11/01/20		STANDARD PLANS		425-001	2 of 8

- GENERAL NOTES:**
- Work this Index with Index 425-001 and Index 425-010.
 - Confirm finished grade and slope of the Inlet Tops to the finished cross slope and grade of the adjacent sidewalk and/or border.
 - Provide 1 1/2" minimum cover for steel in the Inlet Top.
 - Construction of Inlet Tops are either precast or cast-in-place.
 - For precast units, the rear wall and apron may be precast as a separate piece from the top slab. Provide a minimum of 7 - #4 dowels, otherwise install in accordance with Index 425-001 "OPTIONAL CONSTRUCTION JOINTS".
 - These inlets are designed for use with standard curb and gutter Type E and Type F.
 - Use only round concrete support posts.

TABLE OF CONTENTS:	
Sheet	Description
1	General Notes and Contents
2	Top Dimensional and Reinforcing Details
3	Transverse Dimensional and Reinforcing Details

LAST REVISION	DESCRIPTION:	FY 2025-26	CURB INLET TOP TYPES 1, 2, 3, AND 4	INDEX	SHEET
11/01/20		STANDARD PLANS		425-020	1 of 3



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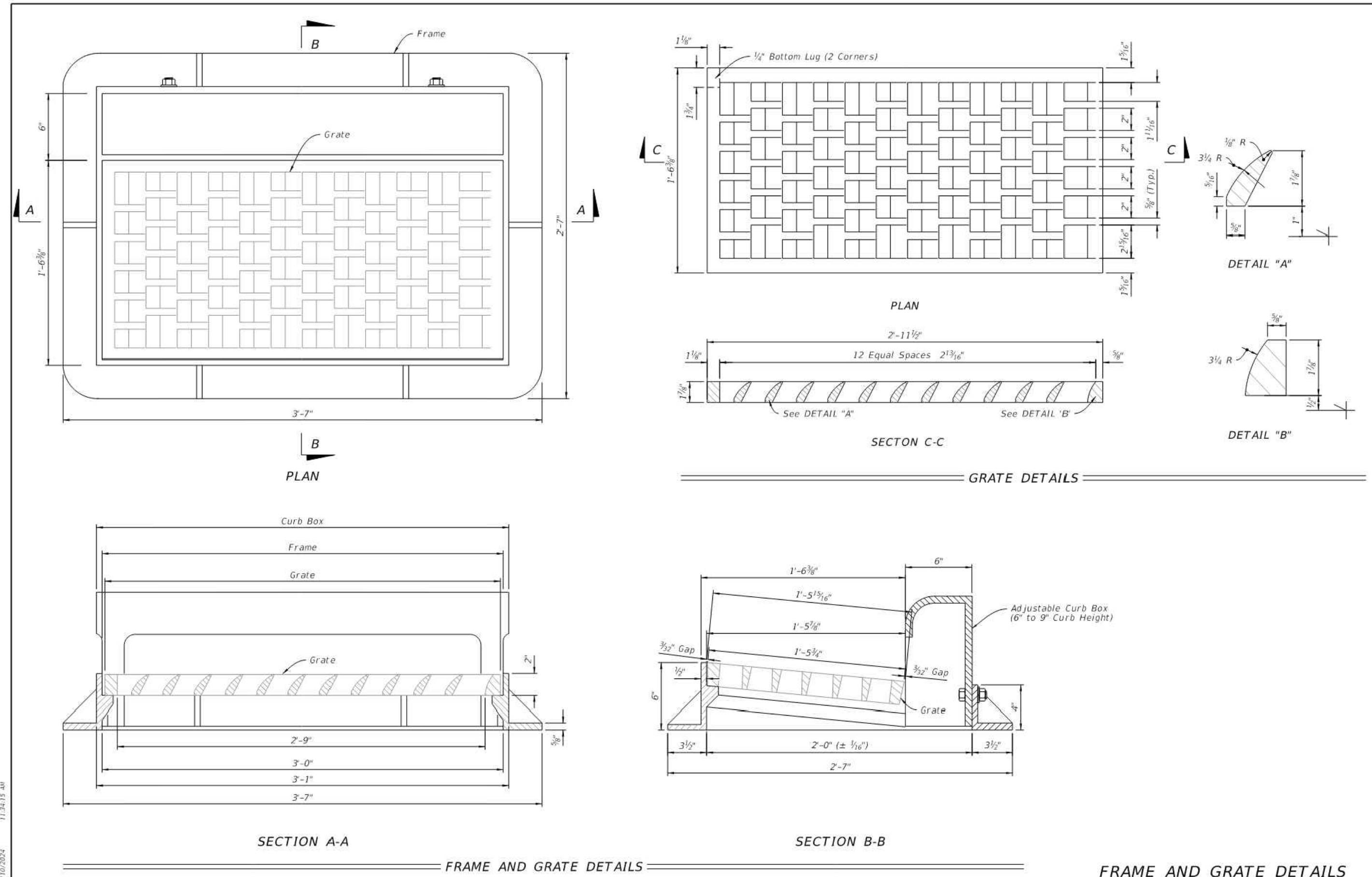
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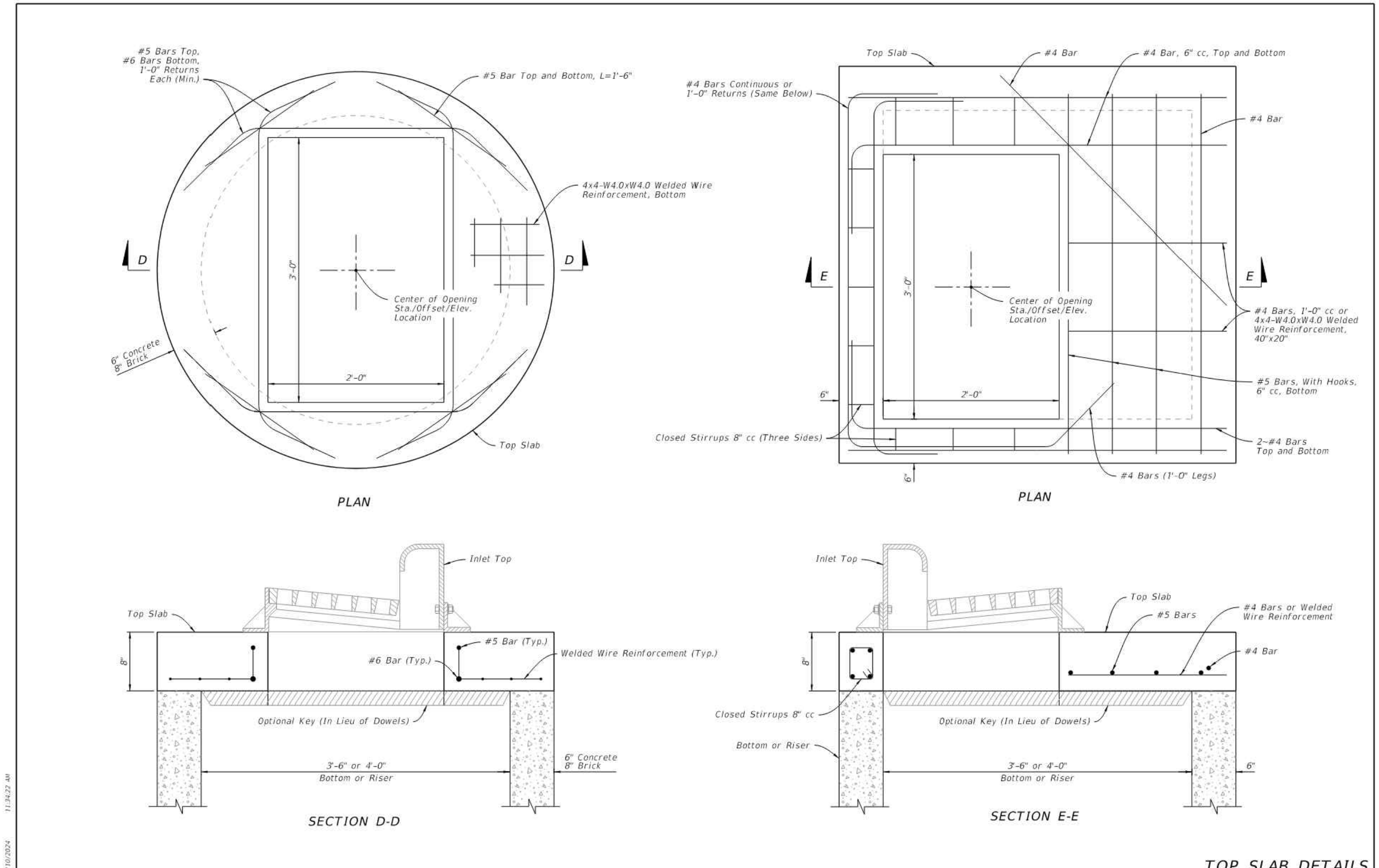
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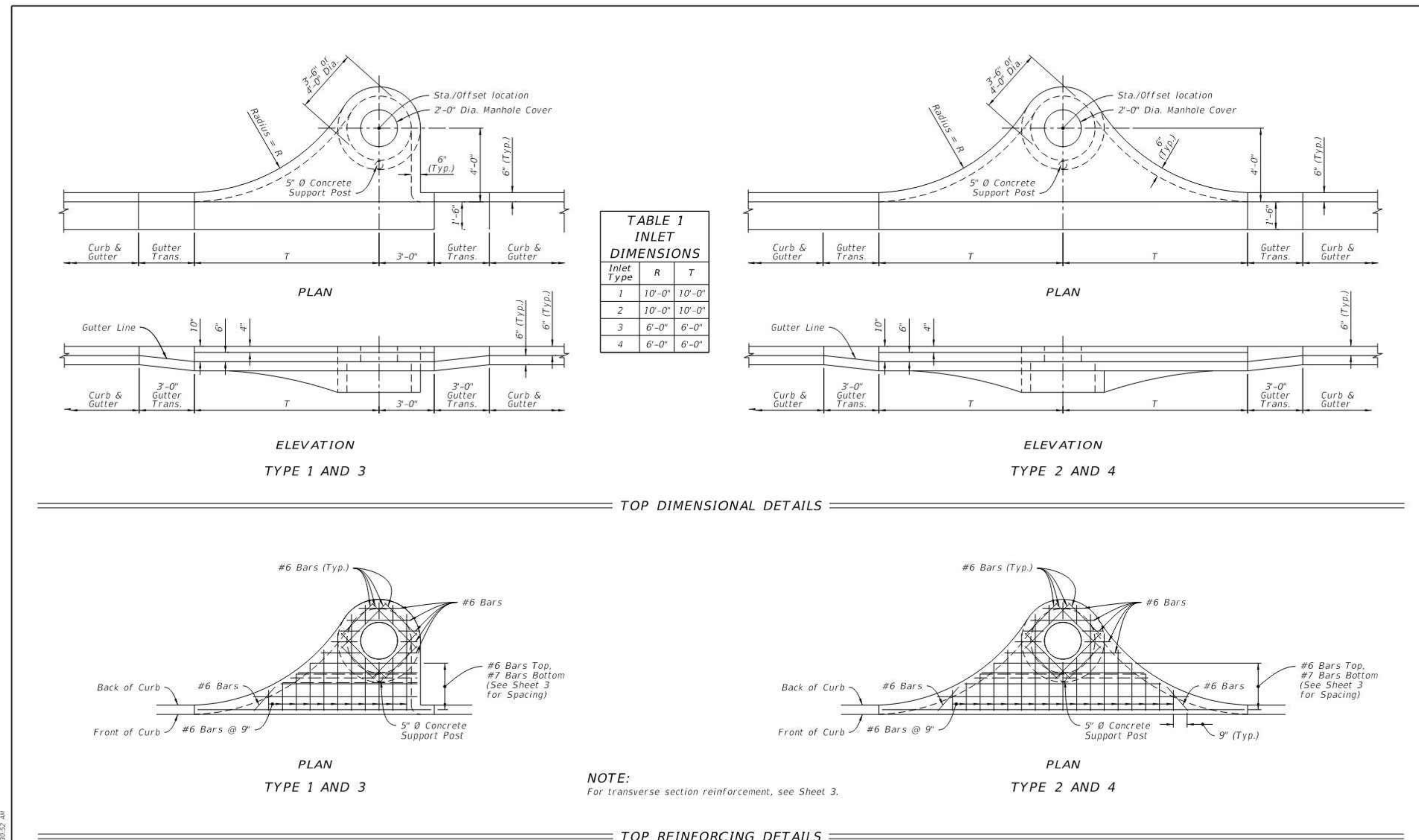
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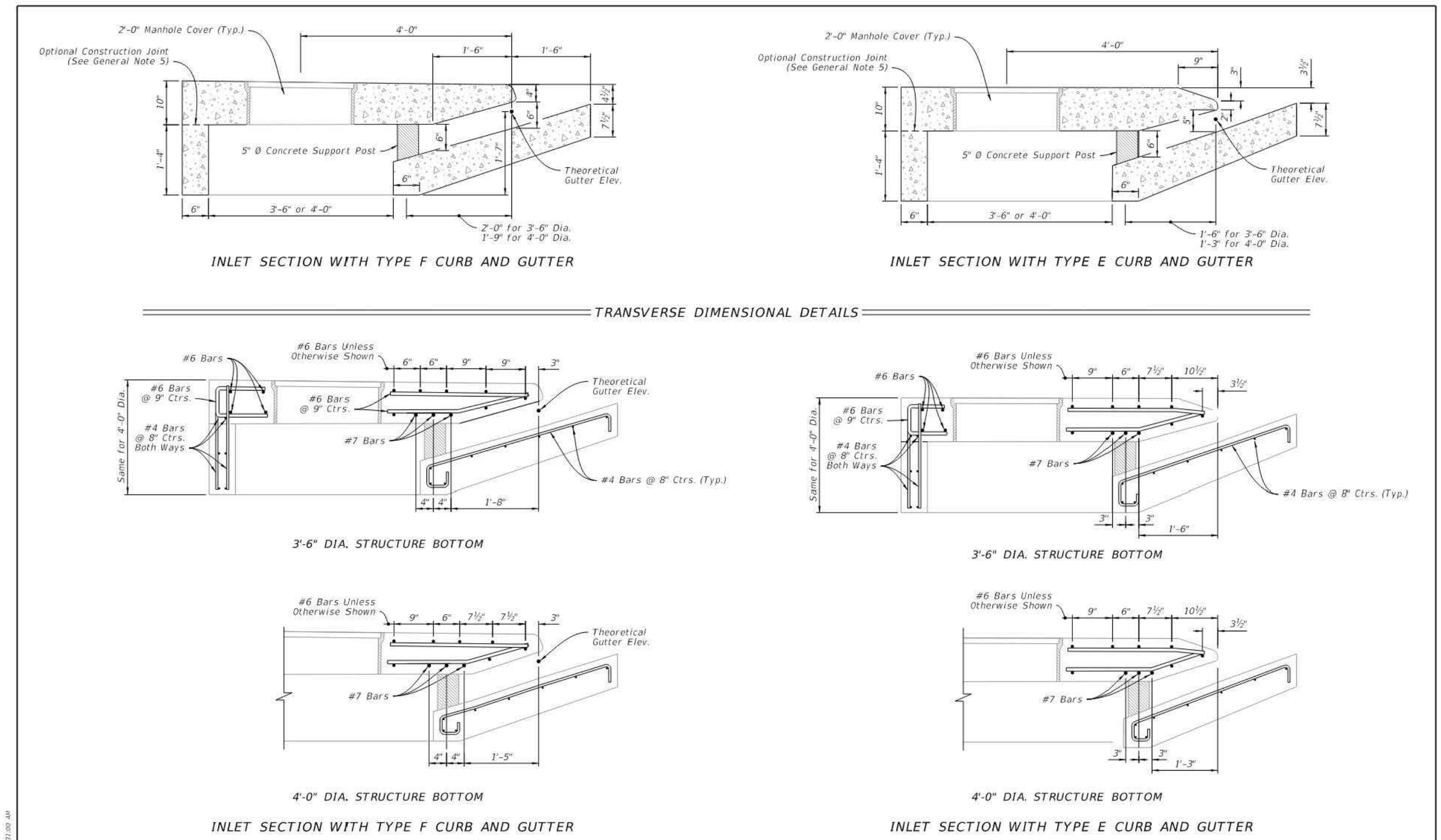
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LAST REVISION 11/01/20	DESCRIPTION: FDOT FY 2025-26 STANDARD PLANS	CURB INLET TOP TYPES 1, 2, 3, AND 4	INDEX 425-020	SHEET 3 of 3
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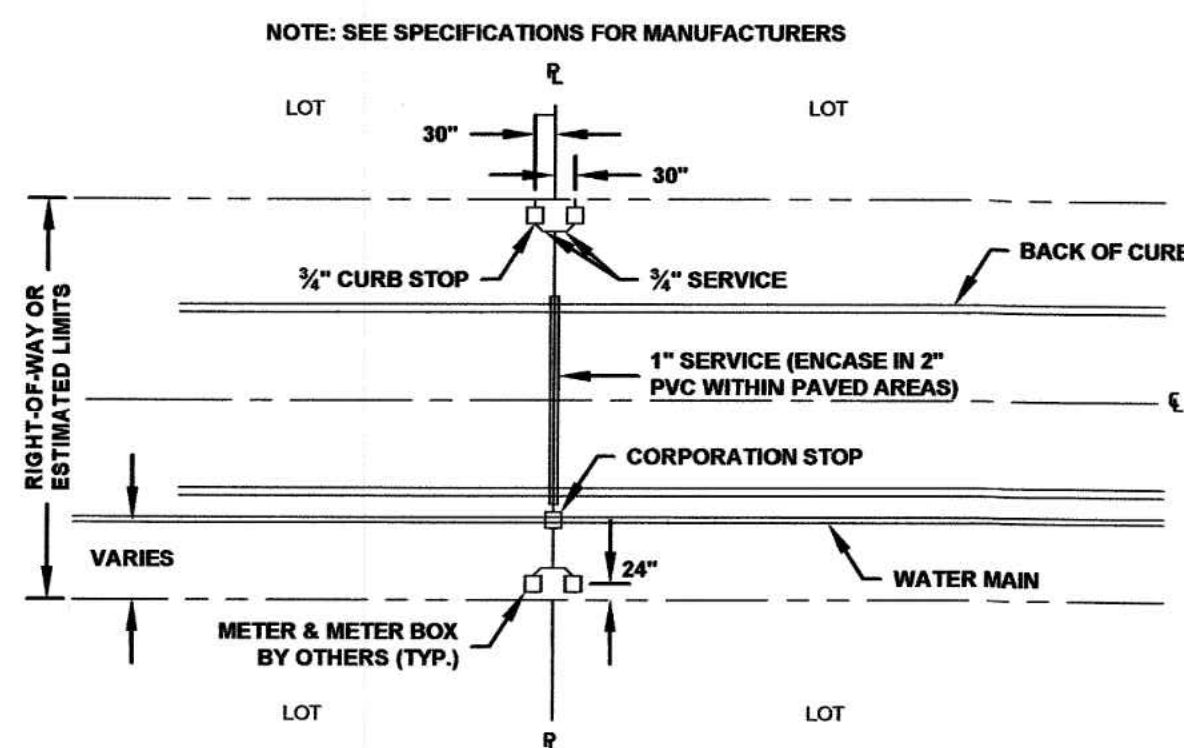
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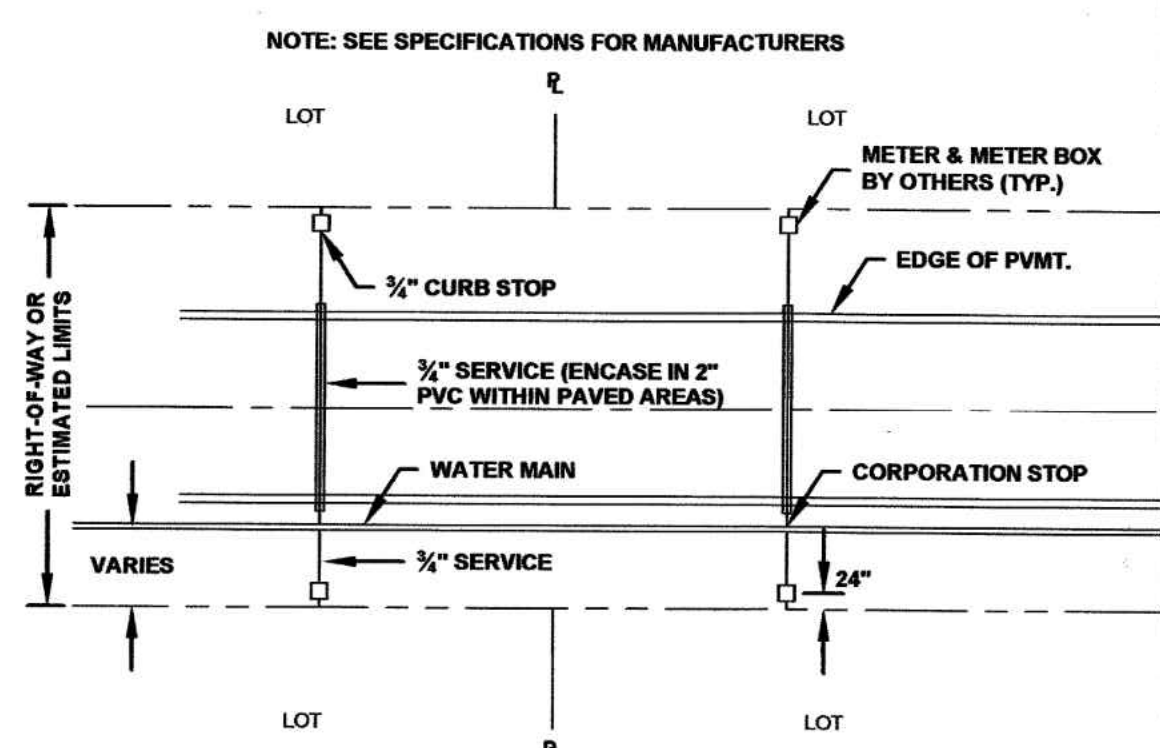
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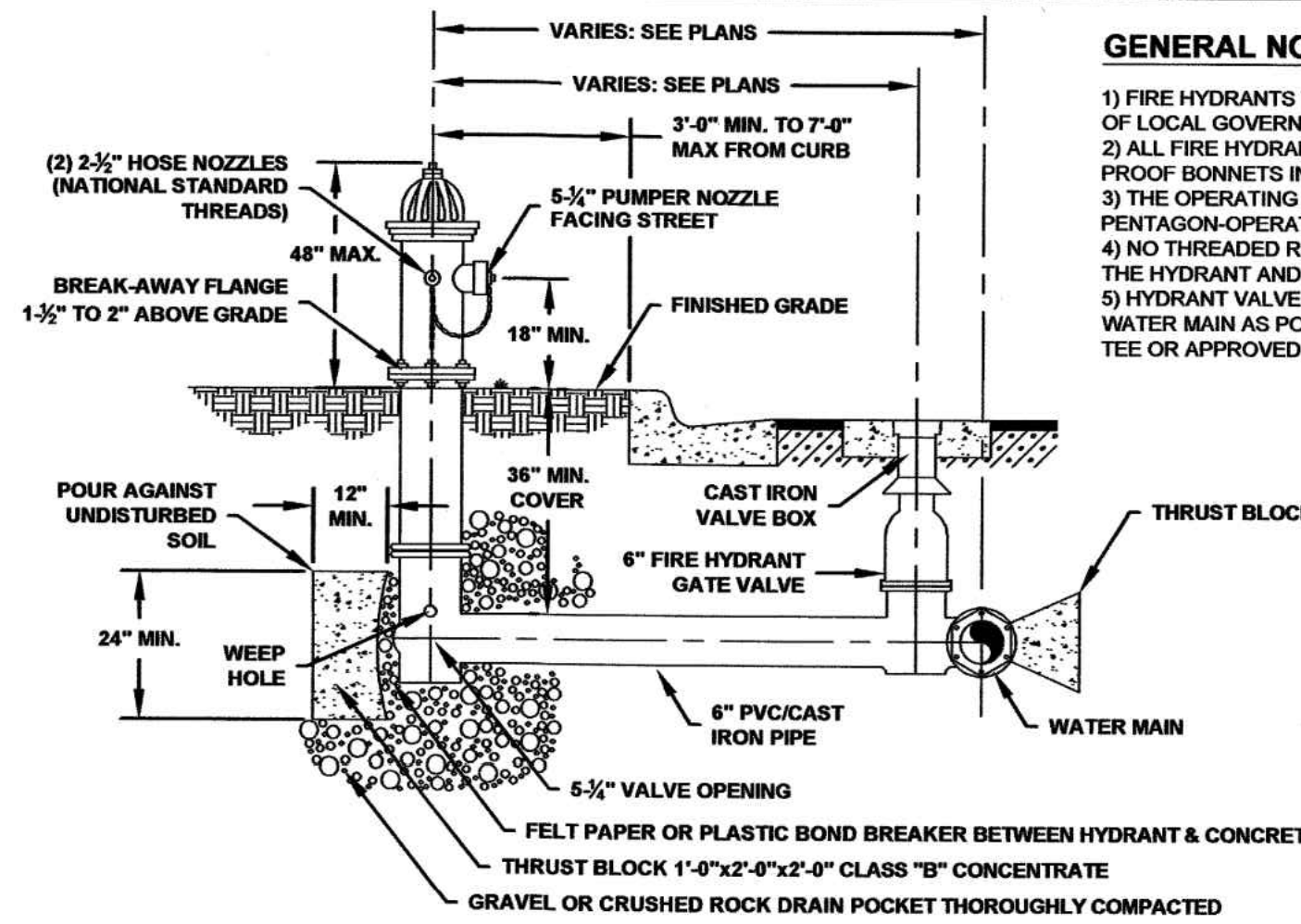
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DOUBLE WATER SERVICE CONNECTION PLAN
SCALE: 1" = 20'

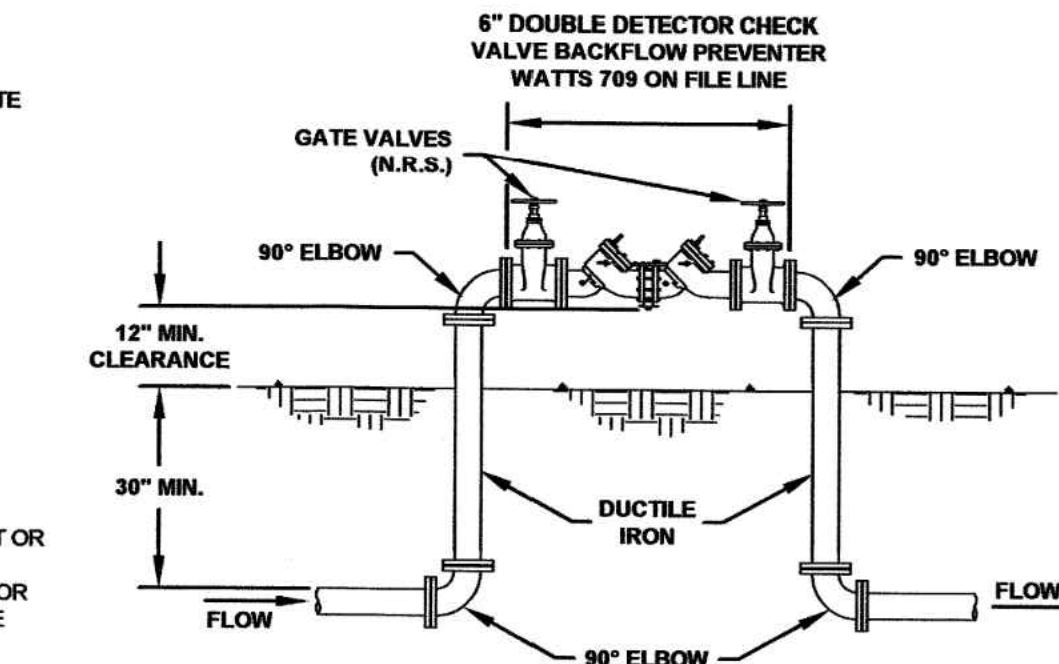


SINGLE WATER SERVICE CONNECTION PLAN
SCALE: 1" = 20'



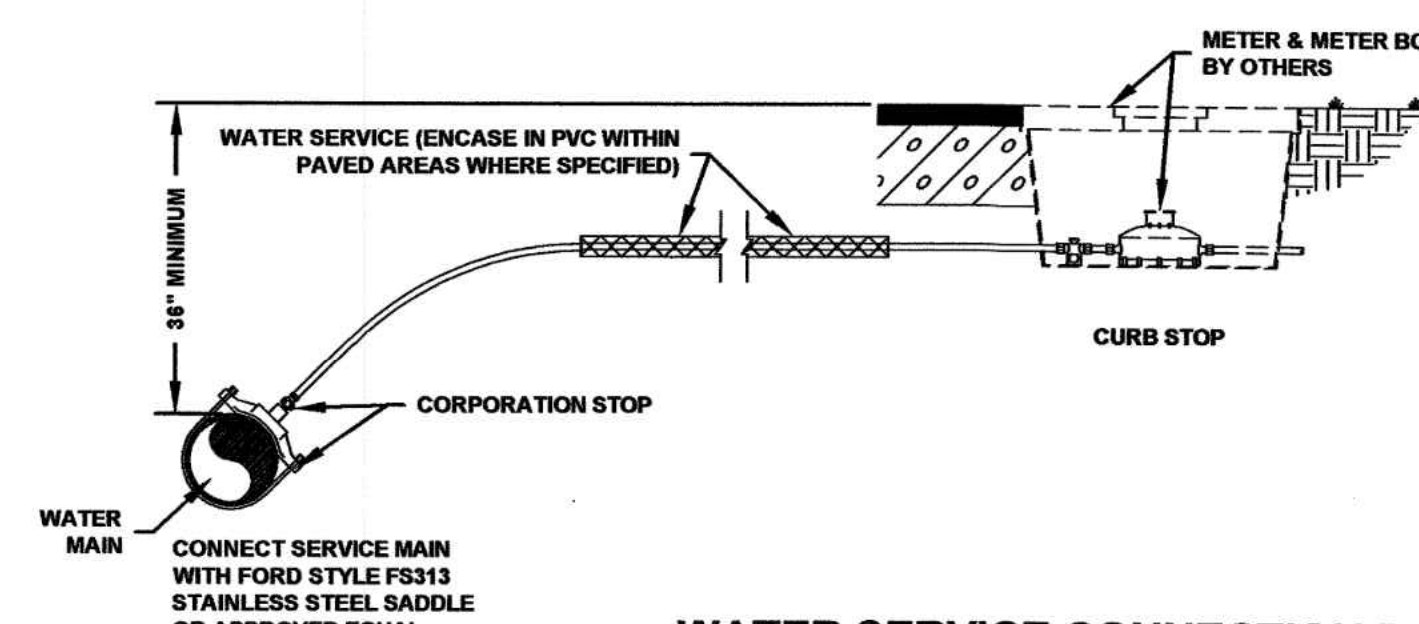
FIRE HYDRANT CONNECTION DETAIL
SCALE: 1" = 2'

- GENERAL NOTES:**
- 1) FIRE HYDRANTS TO COMPLY TO REQUIREMENTS OF LOCAL GOVERNING AUTHORITY.
 - 2) ALL FIRE HYDRANTS MUST HAVE TAMPER PROOF BONNETS INSTALLED.
 - 3) THE OPERATING NUT MUST BE A 1.5" PENTAGON-OPERATING NUT.
 - 4) NO THREADED RODS ARE ALLOWED BETWEEN THE HYDRANT AND HYDRANT ISOLATION VALVE.
 - 5) HYDRANT VALVE TO BE AS CLOSE TO THE WATER MAIN AS POSSIBLE BY USE OF A HYDRANT TEE OR APPROVED EQUAL.



BACKFLOW PREVENTER DETAIL
SCALE: 1" = 2'

- GENERAL NOTES:**
- 1) ALL FITTINGS SHALL BE CAST OR DUCTILE IRON.
 - 2) PROVIDE THRUST BLOCKS FOR BELOW GROUND FITTINGS, SEE THRUST BLOCK DETAIL.
 - 3) PROVIDE SUPPORTS UNDER BACKFLOW PREVENTER AS REQUIRED.



WATER SERVICE CONNECTION DETAIL
SCALE: N.T.S.

- GENERAL NOTES:**
- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING BACTERIOLOGICAL EXAMINATIONS ON ALL NEW WATER MAINS (AS REQUIRED BY AND TO THE SATISFACTION OF) THE DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES. THESE REQUIREMENTS NECESSITATE A SATISFACTORY SAMPLE AT EACH SAMPLE LOCATION FOR TWO CONSECUTIVE DAYS. IF THE EXAMINATION IS BY PERSONS OTHER THAN THE LOCAL HEALTH DEPARTMENT, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERING THE LABORATORY REPORTS TO THE ENGINEER FOR SUBMITTAL TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.).
 - 2) INSTALLATION OF WATER MAINS AND SERVICES SHALL COMPLY WITH ALL GOVERNING AUTHORITIES.
 - 3) THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
 - 4) ALL PIPES SHALL BE PVC UNLESS OTHERWISE NOTED OR REQUIRED. ALL MAINS TO BE MARKED WITH NO. 12 INSULATED COPPER TRACER WIRE TO FACILITATE THEIR LOCATIONS AND METALLIC WARNING TAPE.
 - 5) THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 36" OF COVER OVER WATER MAINS WITHIN PAVED AND UNPAVED AREAS.

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

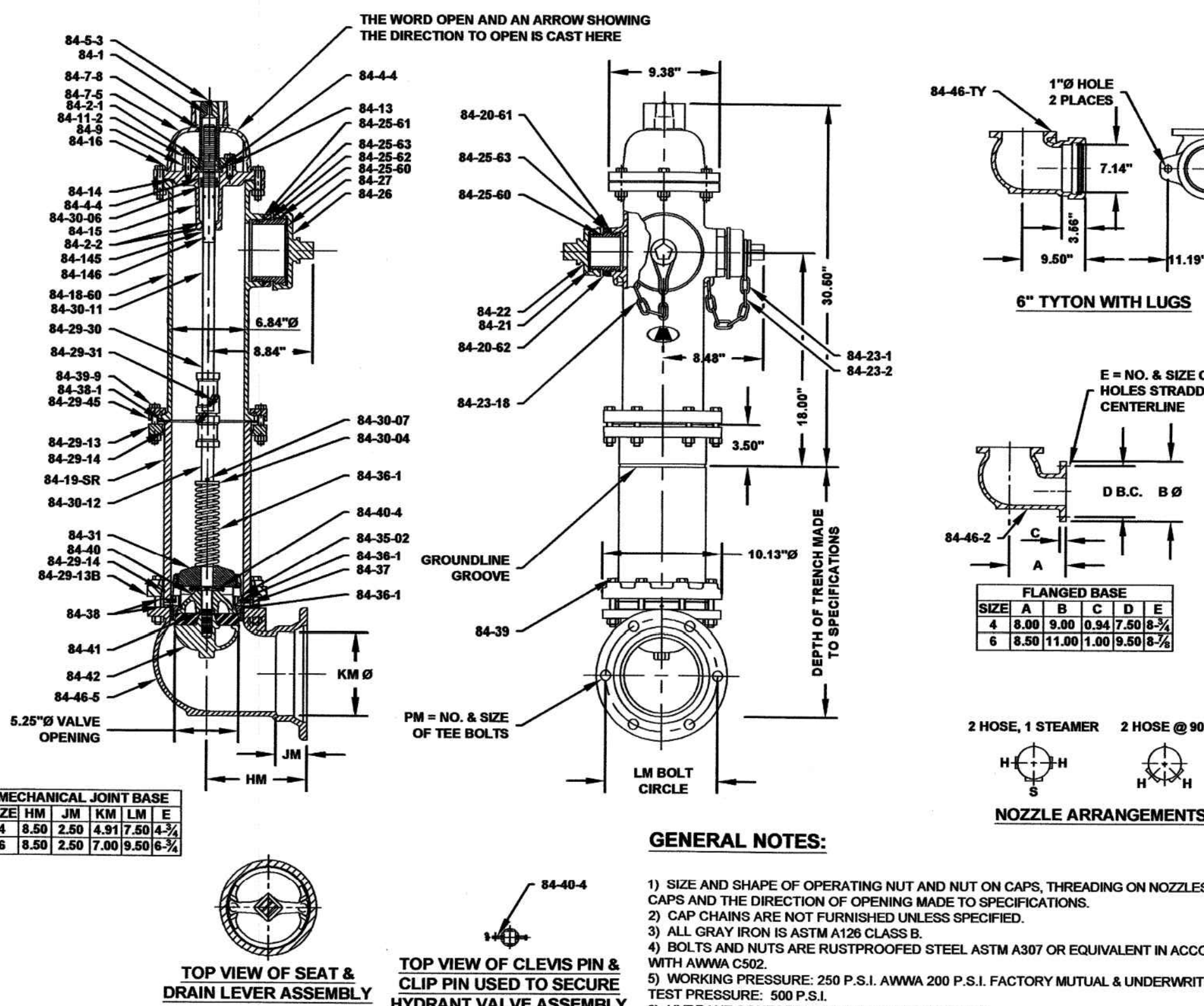
Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Water Main Alternate 3 ft. minimum
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Water Main Alternate 3 ft. minimum
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Water Main Alternate 6 ft. minimum
On-Site Sewage Treatment & Disposal System	10 ft. minimum		

- (1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
- (2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
- (3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
- (4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer - This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

DEP WATER SEPARATION DETAILS

SCALE: N.T.S.



PART NO.	QTY.	PART NAME	MATERIAL & ASTM NO.
84-1	1	OPERATING NUT	BRONZE B763 ALLOY 865
84-2	1	COVER O-RING	BUNA N
84-2-2	2	HOUSING O-RING	BUNA N
84-4	1	THRUST WASHER	NYLATRON
84-5-3	1	PIPE PLUG	STEEL
84-7-5	1	TAMPER RESISTANT COVER	DUCTILE IRON
84-7-8	1	O-RING	BUNA N
84-9	1	HOUSING COVER	GRAY IRON
84-11-2	4	COVER CAP SCREWS	SEE NOTE 4
84-13	1	COVER GASKET	FIBER
84-14	1	HOUSING GASKET	COMPOSITION RUBBER
84-15	1	HOUSING	DUCTILE IRON
84-16	6	HOUSING BOLTS & NUTS	SEE NOTE 4
84-18-60	1	UPPER BARREL	DUCTILE IRON
84-19-SR	1	LOWER BARREL	DUCTILE IRON A536
84-20-60	2	HOSE NOZZLE	BRONZE B763 ALLOY 876
84-20-61	2	HOSE NOZZLE SEAL	BUNA N
84-20-62	2	HOSE NOZZLE RETAINER	DUCTILE IRON
84-20-63	2	HOSE NOZZLE RETAINER WASHER	TEFLON
84-21	2	HOSE CAPS	GRAY IRON
84-22	2	HOSE CAP GASKETS	RUBBER
84-23-1	2	HOSE CAP CHAINS WITH S-HOOK	STEEL
84-23-2	3	S-HOOK	STEEL
84-23-18	1	PUMPER CAP CHAIN WITH S-HOOK	STEEL
84-25-60	1	PUMPER NOZZLE	BRONZE B763 ALLOY 867
84-25-61	1	PUMPER NOZZLE SEAL	BUNA N
84-25-62	1	PUMPER NOZZLE RETAINER	DUCTILE IRON
84-25-63	1	PUMPER NOZ RETAINER WASHER	TEFLON
84-26	1	PUMPER CAP	GRAY IRON
84-27	1	PUMPER CAP GASKET	RUBBER
84-29-13	1	BARREL FLANGE	DUCTILE IRON A536
84-29-13B	1	BASE FLANGE	DUCTILE IRON A536
84-29-14	2	SNAP RINGS	STAINLESS STEEL
84-29-30	1	ROD COUPLING	GRAY IRON
84-29-31	2	COUPLING & CLIP PINS	STAINLESS STEEL
84-29-45	1	BREAKABLE FLANGE	GRAY IRON
84-30-03	1	HYDRANT SPRING	STAINLESS STEEL
84-30-04	1	SPRING PLATE	STAINLESS STEEL
84-30-08	1	TRAVEL STOP NUT	BRONZE B263 ALLOY 377
84-30-07	1	SPRING PLATE PIN	STAINLESS STEEL
84-30-11	1	UPPER ROD	STEEL
84-30-12	1	LOWER ROD	STEEL
84-31	1	DRAIN LEVER	BRONZE B884 ALLOY 922
84-35-02	1	HYDRANT SEAT	BRONZE B884 ALLOY 922
84-36-1	2	SEAT O-RINGS	BUNA N
84-37	1	DRAIN RING	BRONZE B763 ALLOY 876
84-38	2	DRAIN RING GASKETS	COMPOSITION RUBBER
84-38-1	1	BARREL GASKET	COMPOSITION RUBBER
84-39	8	BASE BOLTS & NUTS	STAINLESS STEEL 304
84-39-9	8	BARREL BOLTS & NUTS	SEE NOTE 4
84-40	1	VALVE TOP	GRAY IRON
84-40-4	1	VALVE TOP CLEVIS & CLIP PIN	STAINLESS STEEL
84-41	1	HYDRANT VALVE	RUBBER
84-42	1	VALVE BOTTOM	DUCTILE IRON
84-46-2	1	FLANGED BASE	DUCTILE IRON
84-46-5	1	MECHANICAL JOINT BASE	DUCTILE IRON
84-46-TY	1	TYTON BASE	DUCTILE IRON
84-45	1	ROD SLEEVE	GRAY IRON
84-146	2	SLEEVE O-RINGS	BUNA N

- GENERAL NOTES:**
- 1) SIZE AND SHAPE OF OPERATING NUT AND NUT ON CAPS, THREADING ON NOZZLES AND CAPS AND THE DIRECTION OF OPENING MADE TO SPECIFICATIONS.
 - 2) CAP CHAINS ARE NOT FURNISHED UNLESS SPECIFIED.
 - 3) ALL GRAY IRON IS ASTM A126 CLASS B.
 - 4) BOLTS AND NUTS ARE RUSTPROOFED STEEL ASTM A307 OR EQUIVALENT IN ACCORDANCE WITH AWWA C502.
 - 5) WORKING PRESSURE: 250 P.S.I. AWWA 200 P.S.I. FACTORY MUTUAL & UNDERWRITERS LAB. TEST PRESSURE: 500 P.S.I.
 - 6) HYDRANT CONFORMS TO AWWA STANDARD C502.
 - 7) UPPER BARREL CAN BE ROTATED 360°.
 - 8) FACTORY MUTUAL APPROVED AND UNDERWRITERS LABORATORIES LISTED IF MARKED.

5-1/4" B84B-5 AMERICAN DARLING HYDRANT WITH TAMPER PROOF COVER

SCALE: N.T.S.

DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE,
DESTIN, FL 32841
(860) 837-6146



NOTES:
SCALE AS SHOWN

DWU TYPICAL POTABLE WATER DETAILS

REVISION DATE:	REASON	DATE	BY
July 11, 2023			
0225			
ER			
MA/BS			
			X of X

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	04/03/2026	CITY OF DESTIN COMMENTS	OE	RH

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PROJECT No.: FLD250023-00-0A
DRAWN BY: BUNA N
CHECKED BY: RH
DATE: 2025-11-14
CAD ID: P-CIVL-00DS

PROP. SITE PLAN DOCUMENTS



PROPOSED DEVELOPMENT
751 HARBOR BLVD
DESTIN, FL 32541
CITY OF DESTIN

S 00 - T 02 S - R 22

BOHLER
135 WEST CENTRAL BOULEVARD,
SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. NO. 30760

This item has been digitally signed and sealed by Ryan Keith Hileman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

DESTIN WATER USERS UTILITY DETAILS

SHEET NUMBER:
C-807

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	04/03/2026	CITY OF DESTIN COMMENTS	OE	RH



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PROJECT No.: FL2250023-00-0A
 DRAWN BY: OE / GK
 CHECKED BY: RH
 DATE: 2025-11-14
 CAD ID: P-CIVL-OCDS

PROP. SITE PLAN DOCUMENTS
 FOR
CHASE
 PROPOSED DEVELOPMENT
 751 HARBOR BLVD
 DESTIN, FL 32541
 CITY OF DESTIN
 S 00 - T 02 S - R 22

BOHLER
 135 WEST CENTRAL BOULEVARD,
 SUITE 600
 ORLANDO, FLORIDA 32801
 Phone: (321) 234-2880
 FLORIDA BUSINESS CERT. OF AUTH. No. 30760

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SHEET TITLE:
DESTIN WATER USERS UTILITY DETAILS

SHEET NUMBER:
C-808

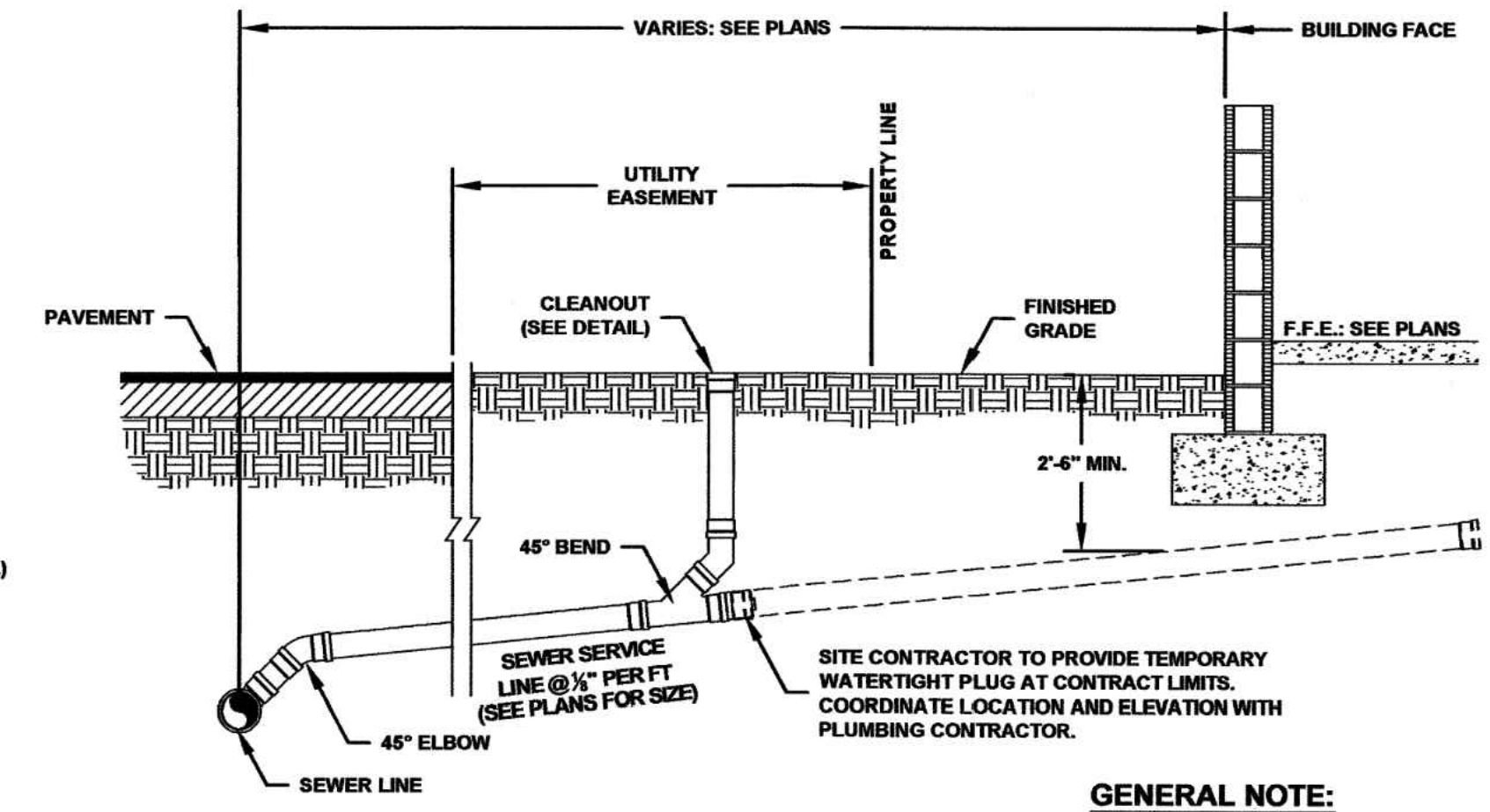
DESTIN WATER USERS, INC.
 14 INDUSTRIAL PARK LANE,
 DESTIN, FL 32541
 (850) 837-6146



NOTES:
 SCALE AS SHOWN

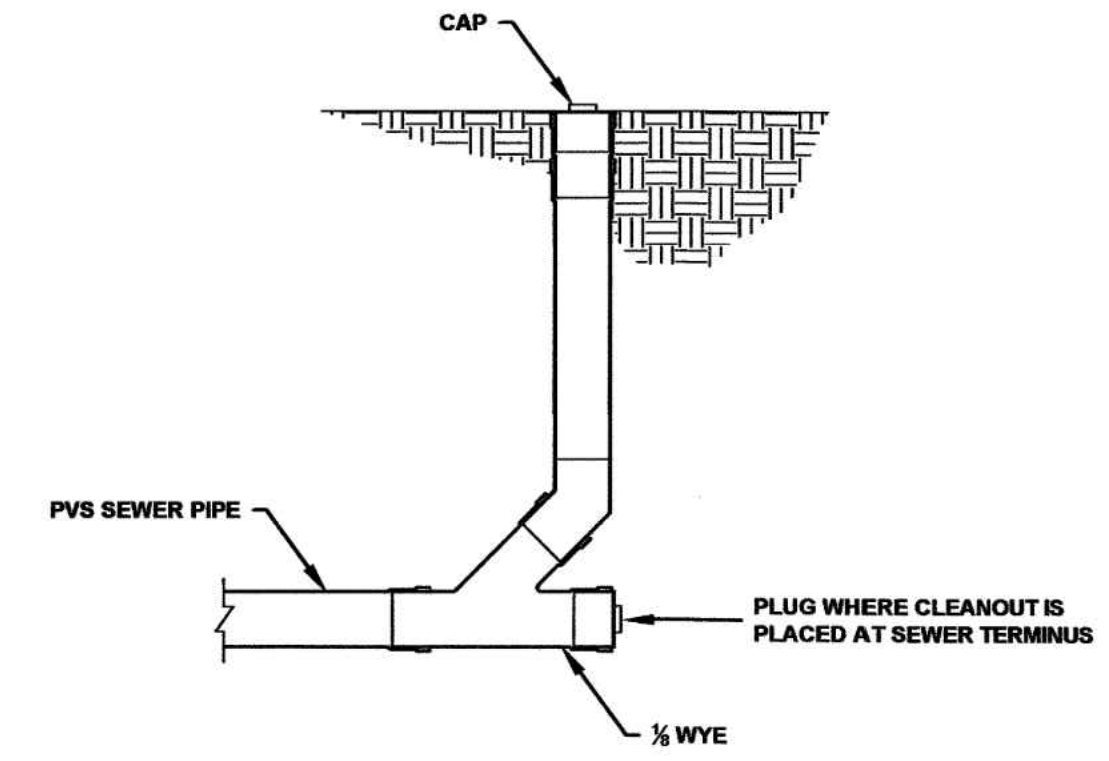
DWU TYPICAL SANITARY SEWER DETAILS

DATE:	REVISION DATE:	BY:	REASON:
July 11, 2023		ER	
		MA/RS	
		X OF X	

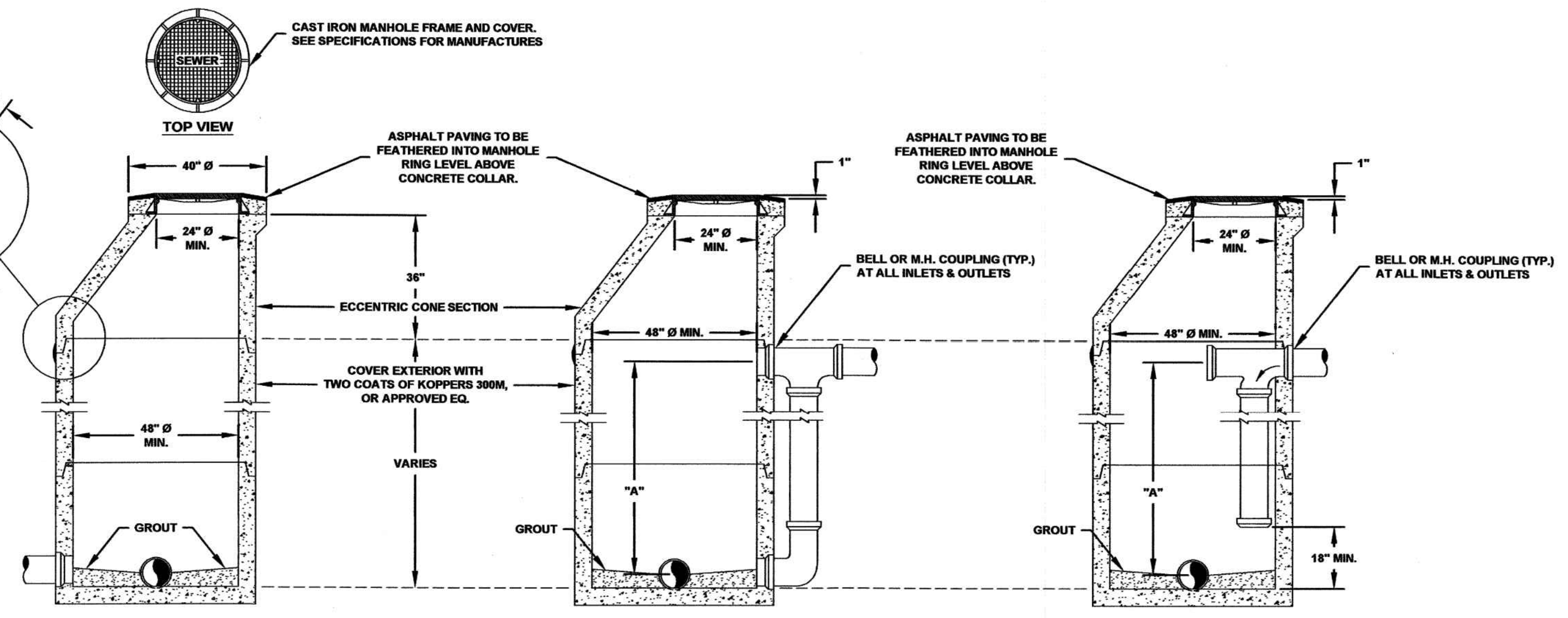


SEWER SERVICE DETAIL
 SCALE: 1" = 2'

GENERAL NOTE:
 1) SEWER CONNECTION TO BE MADE OF MANUFACTURED WYES. INVERT OF CONNECTION TO BE AT ELEVATION OF TOP OF MAIN WHERE ALLOWED.



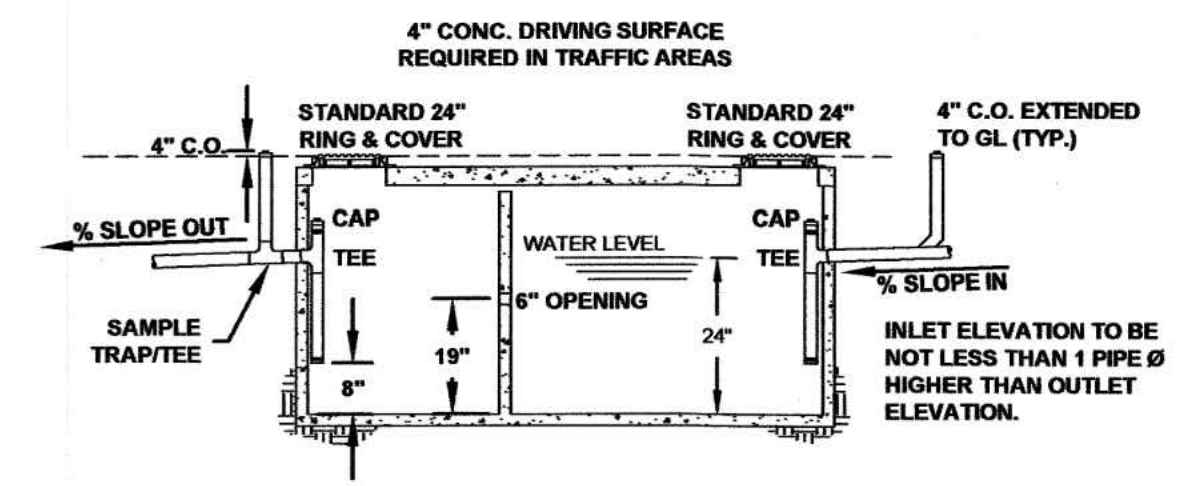
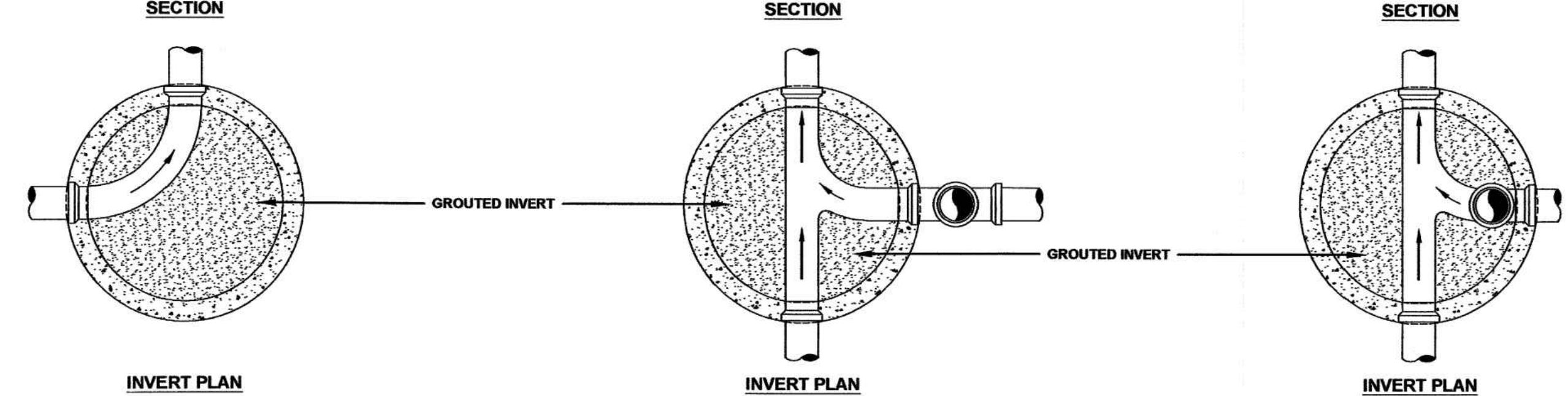
CLEANOUT DETAIL
 SCALE: 1" = 1'



STANDARD MANHOLE DETAIL
 SCALE: 1" = 2'

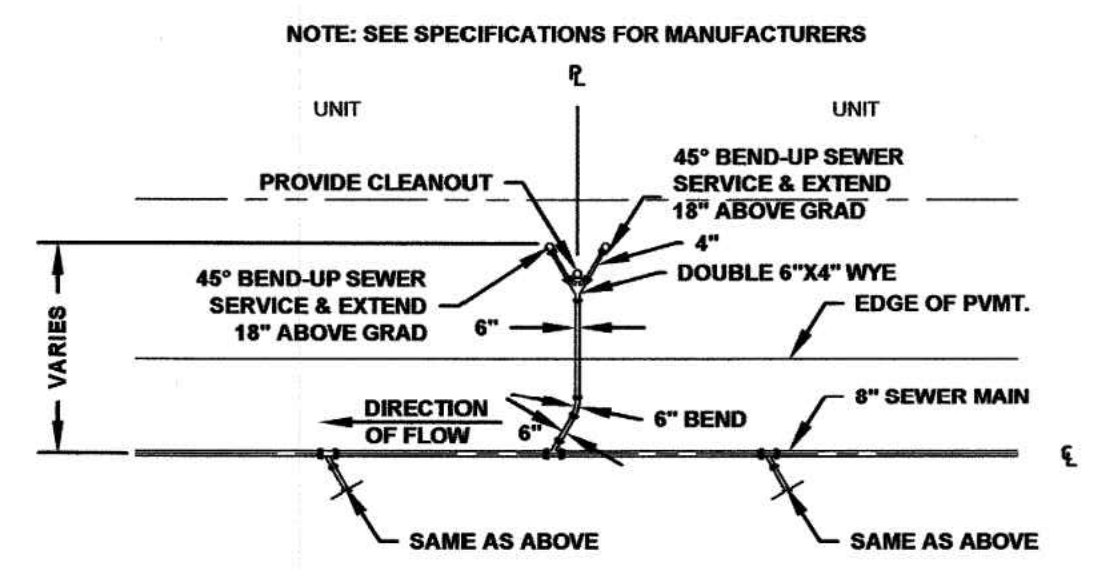
DROP MANHOLE DETAIL
 SCALE: 1" = 2'

- GENERAL NOTES:**
- 1) SEE SPECIFICATIONS FOR MANUFACTURES.
 - 2) ALL CONCRETE TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4000 P.S.I. UNLESS OTHERWISE NOTED.
 - 3) PROVIDE MANHOLE STEPS FOR MANHOLES WITH DEPTHS GREATER THAN 42 INCHES.
 - 4) GROUT ALL PIPE ENTRIES AND MANHOLE INVERTS.
 - 5) INVERT GROUTING TO BE UNIFORM AND SMOOTH - SLOPED TO CENTER-LINE OF PIPE.
 - 6) DROP MANHOLE SHALL BE UTILIZED AT ALL LOCATIONS WHERE DIMENSION "A" EXCEEDS 2'-0"
 - 7) INSIDE DROPS ONLY ALLOWED WITH PRIOR AUTHORIZATION FROM DWU.
 - 8) ANY SEWER FORCE MAINS THAT DISCHARGE INTO MANHOLES, THE MANHOLE SHALL BE COATED WITH HDPE LINER OR A SPRAY LINER APPROVED BY DWU.

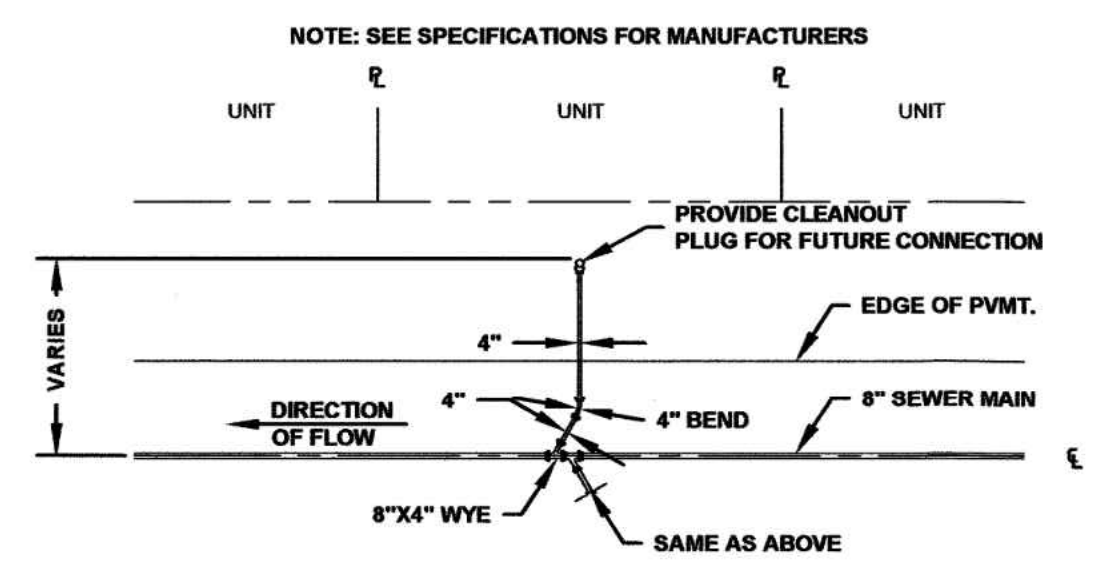


TYPICAL RESTAURANT GREASE INTERCEPTOR
 SCALE: N.T.S.

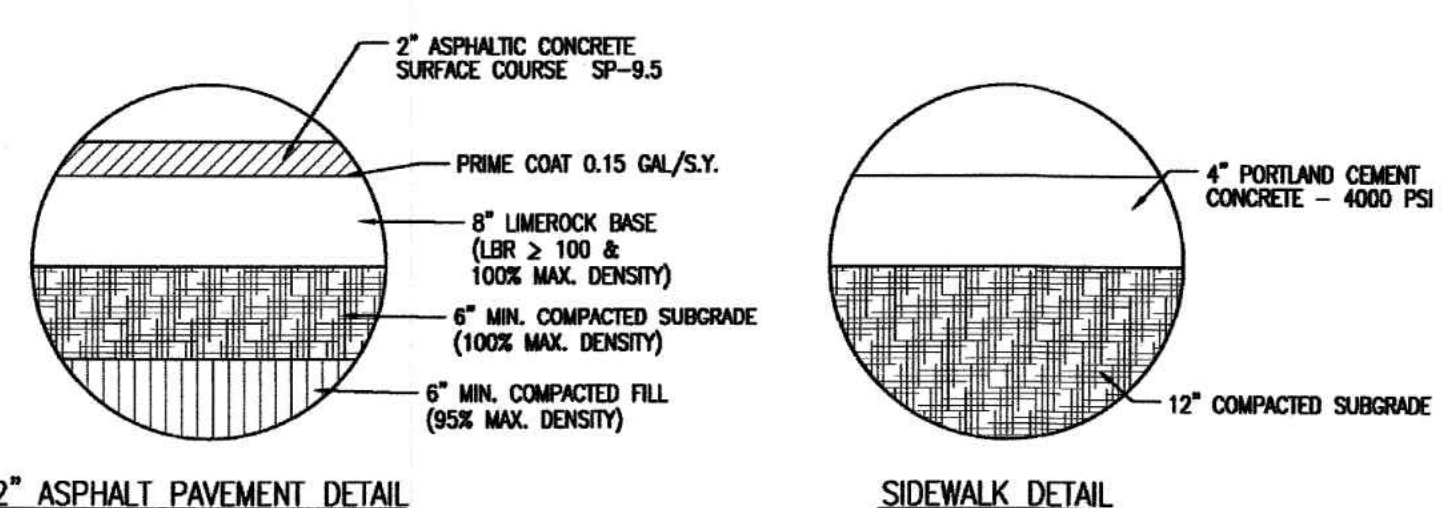
- GENERAL NOTES:**
- 1) STRUCTURAL DESIGN OF GREASE TRAP SHALL BE IN ACCORDANCE WITH CHAPTER 10D-5 OF FLORIDA ADMINISTRATIVE CODES.
 - 2) ACCESS FOR MONITORING THE INLET AND OUTLET PIPE FITTINGS OR Baffles SHALL BE PROVIDED FROM MANHOLES. CLEANOUTS SHALL BE INSTALLED BEFORE THE FIRST GREASE INTERCEPTOR AND WITHIN TWO FEET AFTER THE LAST INTERCEPTOR IN THE SERIES.
 - 3) GREASE INTERCEPTOR (OR INTERCEPTORS) SHALL BE DESIGNED TO PRODUCE A CLARIFIED EFFLUENT ACCEPTABLE TO THE CITY OF GROVELAND STANDARDS.



DOUBLE SANITARY SEWER SERVICE CONNECTION PLAN
 SCALE: 1" = 20'

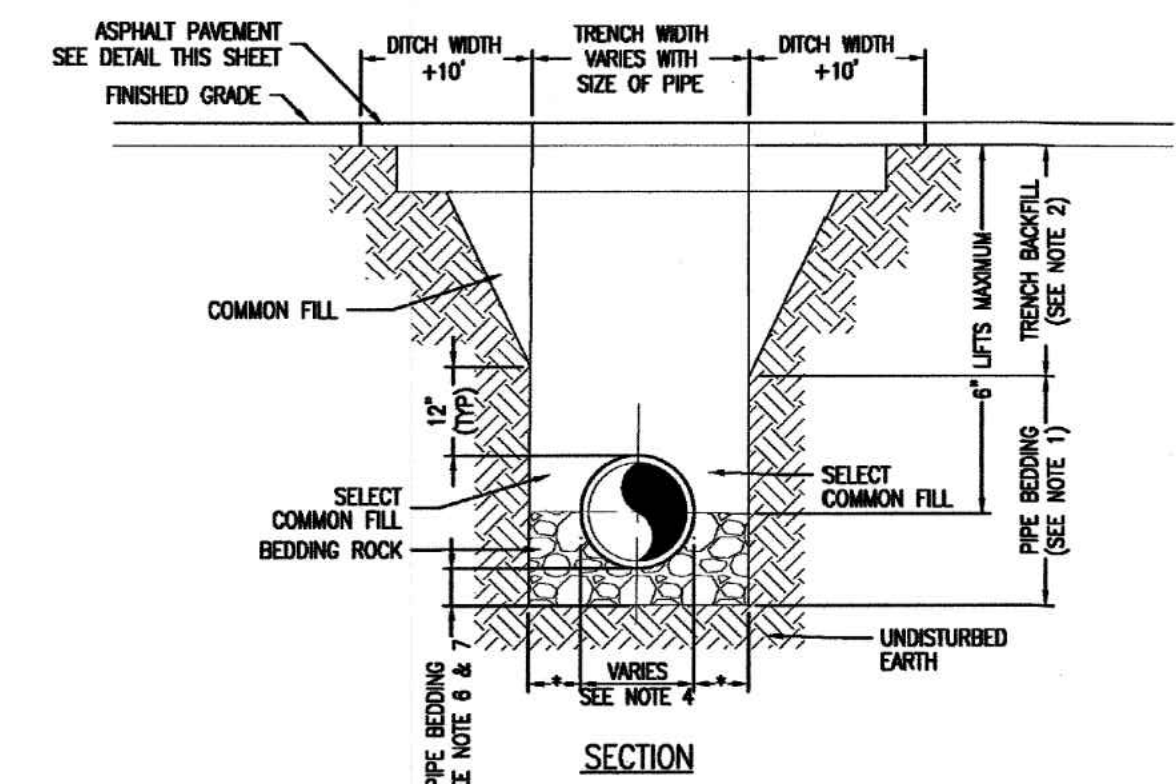


SINGLE SANITARY SEWER SERVICE CONNECTION PLAN
 SCALE: 1" = 20'



2" ASPHALT PAVEMENT DETAIL

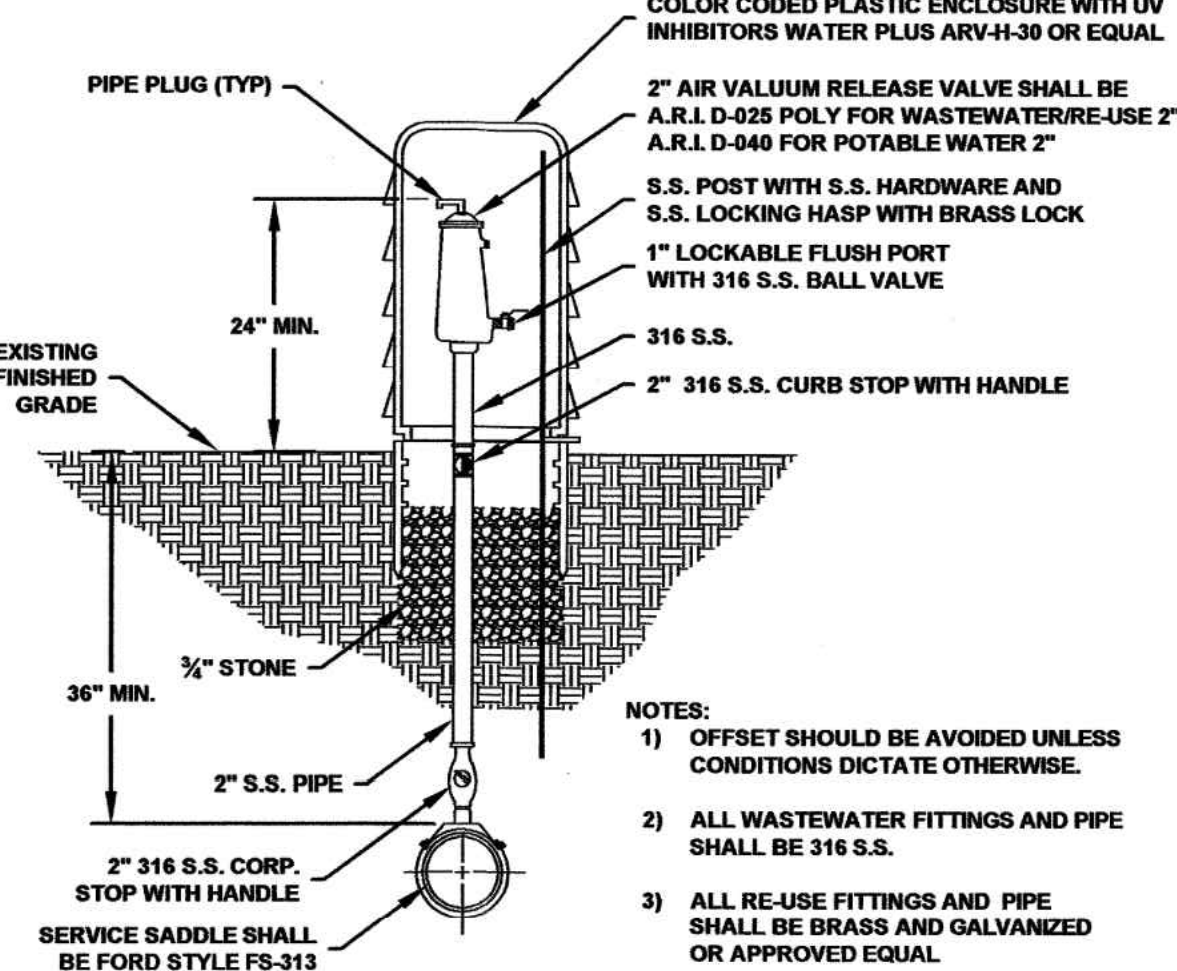
SIDEWALK DETAIL



TYPICAL PIPE BEDDING

SCALE: N.T.S.

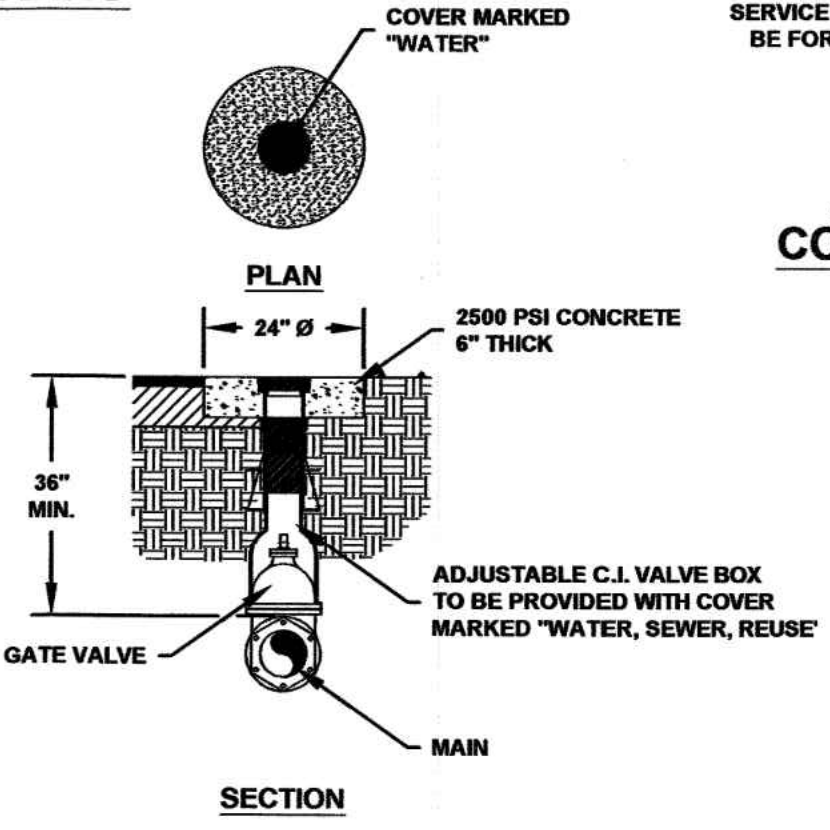
COMPACT BEDDING (EXISTING MATERIAL MAY BE USED IF IT IS A SANDY, GRANULAR MATERIAL). IF EXISTING MATERIAL IS UNSUITABLE, SUCH AS MUCK OR SILT, A BEDDING MATERIAL MUST BE PROVIDED FOR BACKFILL IN ACCORDANCE WITH THE SPECIFICATIONS



ABOVE GROUND WASTEWATER/RE-USE COMBINATION AIR/VACUUM RELEASE VALVE

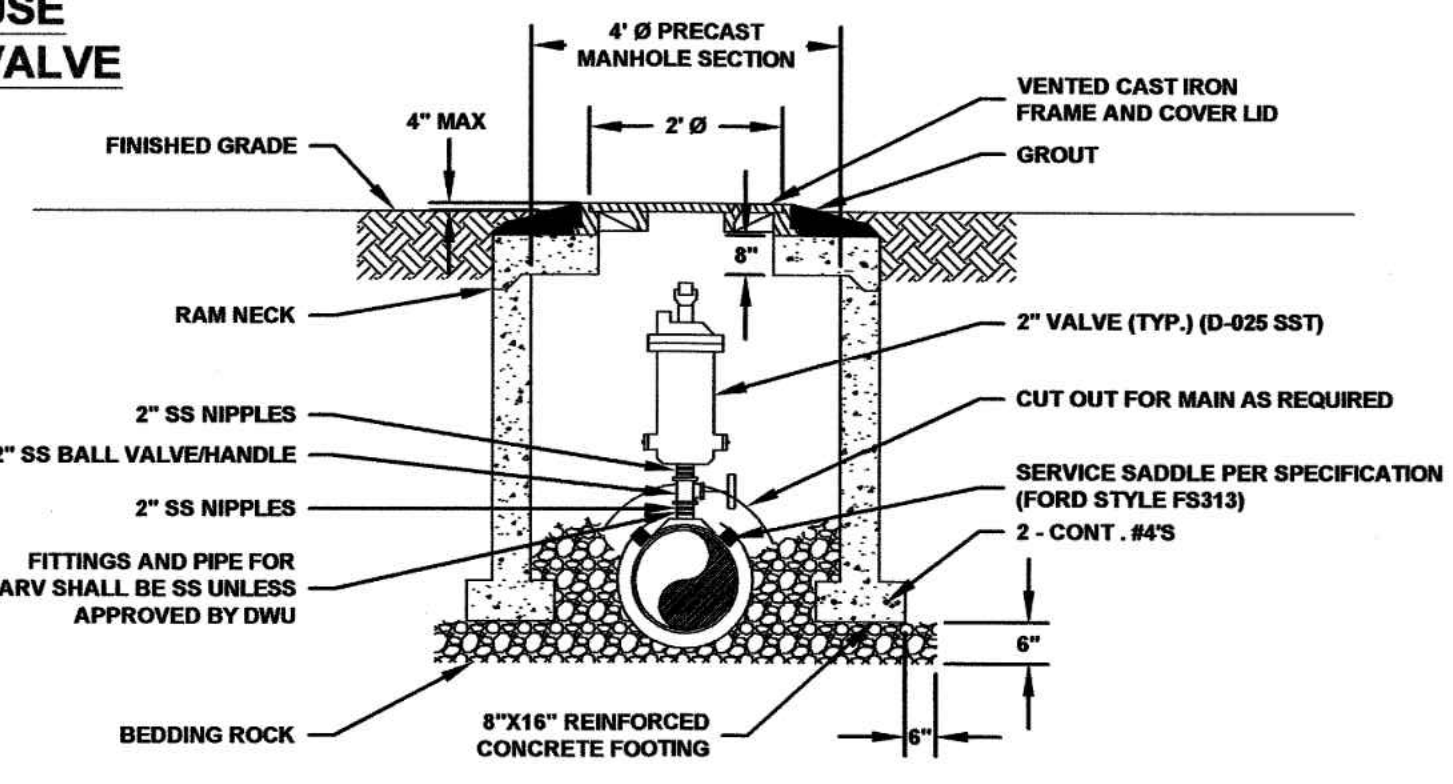
SCALE: 1" = 2'

- NOTES:
- 1) OFFSET SHOULD BE AVOIDED UNLESS CONDITIONS DICTATE OTHERWISE.
 - 2) ALL WASTEWATER FITTINGS AND PIPE SHALL BE 316 S.S.
 - 3) ALL RE-USE FITTINGS AND PIPE SHALL BE BRASS AND GALVANIZED OR APPROVED EQUAL.



GATE VALVE AND VALVE BOX DETAIL

SCALE: 1" = 2'



GATE VALVE AND VALVE BOX DETAIL

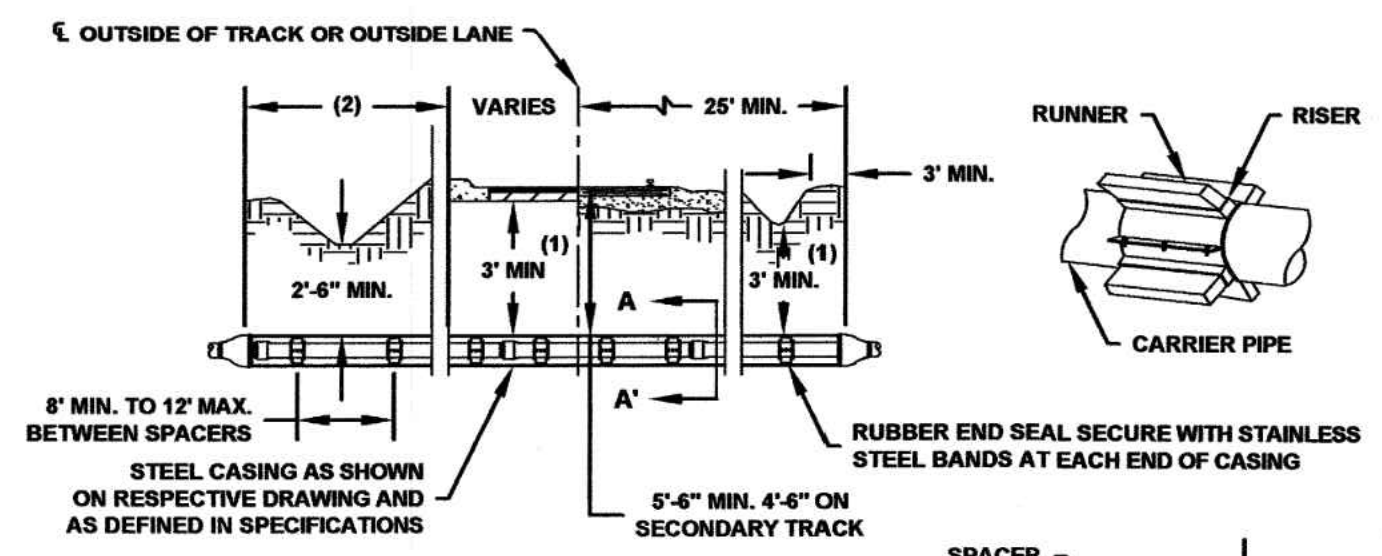
SCALE: 1" = 2'

- NOTES:
- 1) PRECAST MANHOLE OR APPROVED EQUAL.
 - 2) ALL FITTINGS TO BE 316 SS
 - 3) IF ARV IS ON A POTABLE WATERMAIN THEN USE ARI D-040 2"

- NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 90% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 90% OF THE MAXIMUM DENSITY AS PER AASHTO T-180
 3. USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
 4. (*) 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
 5. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 6. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING. IF REQUIRED BY THE CITY, BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM PIPE DIAMETER 16" AND LARGER.
 7. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING BELOW THE PIPE. CITY SHALL DETERMINE, IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

PAVEMENT PATCH DETAIL

SCALE: N.T.S.

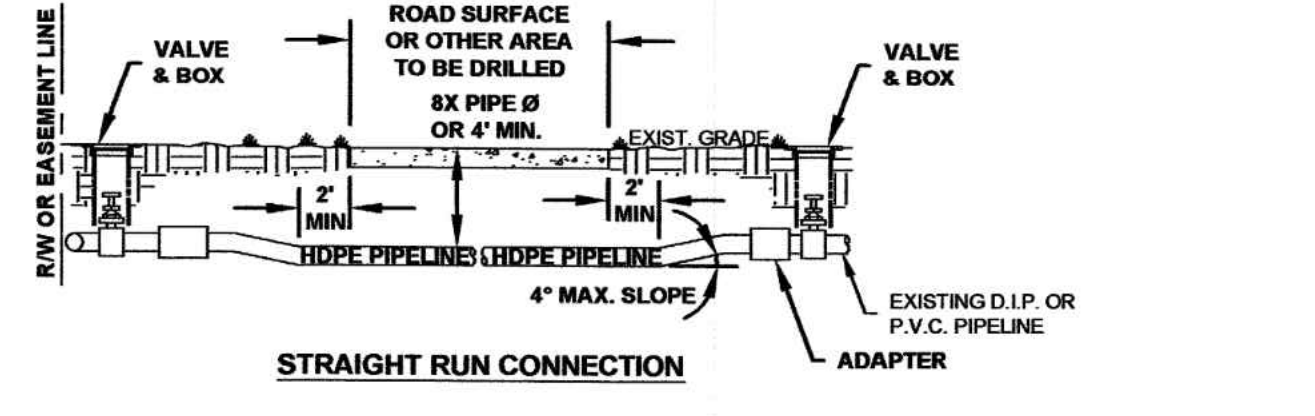


- GENERAL NOTES:
- (1) VERTICAL DIMENSIONS TYPICAL FOR CASINGS
 - (2) WITH CURB: 6' STATE & 2' CITY ROADS MINIMUM WITHOUT CURB: 8' STATE & 4' CITY ROADS MINIMUM
 - (3) STEEL CASING PIPE SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-200 AND ASTM-A-139, GRADE B.
 - (4) WHEN CASING IS INSTALLED WITHOUT BENEFIT OF A PROTECTIVE COATING, AND SAID CASING IS NOT CATHODICALLY PROTECTED, THE WALL THICKNESS SHOWN SHALL BE INCREASED TO THE NEAREST STANDARD SIZE WHICH IS A MINIMUM OF 0.063" GREATER THAN THE THICKNESS SHOWN EXCEPT FOR DIAMETERS LESS THAN 12.75".
 - (5) FOR REFERENCE ONLY.

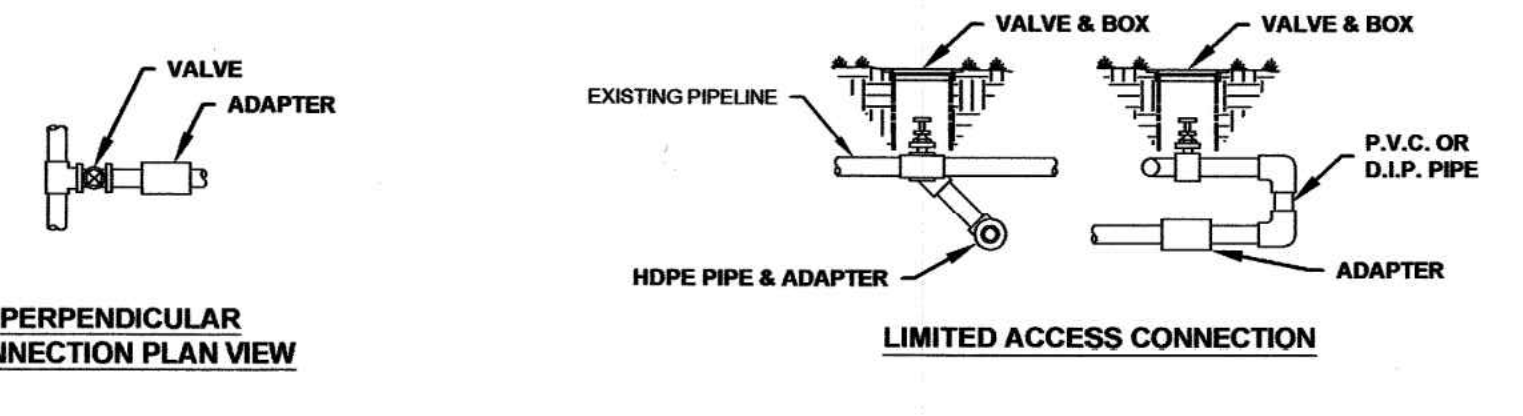
	MINIMUM CASING SIZE AND THICKNESS											
	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	48"
D.I.P.-M.J.	-	-	-	-	-	-	-	-	-	-	-	-
D.I.P.-P.O.	-	-	-	-	-	-	-	-	-	-	-	-
P.V.C.	-	-	-	-	-	-	-	-	-	-	-	-
(3) STEEL CASING PIPE (D2)	8" (5.10")	10" (6.50")	12" (7.87")	14" (9.25")	16" (10.62")	18" (12.00")	20" (13.37")	24" (15.75")	30" (19.12")	36" (22.50")	42" (25.87")	48" (29.25")
(4) WALL THICKNESS (T) (R.O.S.)	1.88"	1.88"	1.88"	1.88"	1.88"	1.88"	1.88"	1.88"	1.88"	1.88"	1.88"	1.88"
(4) WALL THICKNESS (T) (R.R.)	1.88"	1.88"	1.88"	1.88"	1.88"	1.88"	1.88"	1.88"	1.88"	1.88"	1.88"	1.88"

JACK AND BORE DETAIL

SCALE: N.T.S.

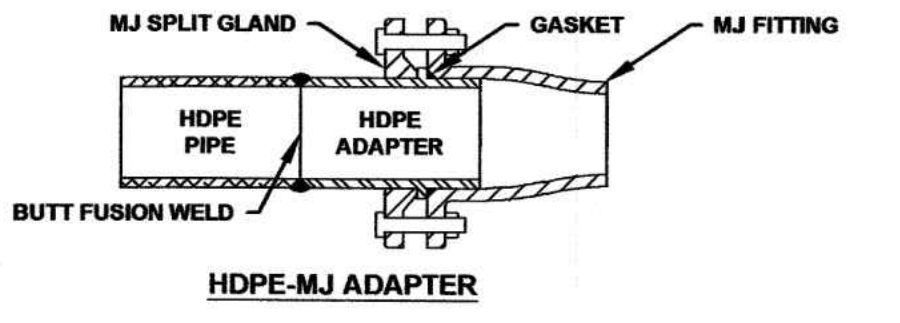


STRAIGHT RUN CONNECTION



PERPENDICULAR CONNECTION PLAN VIEW

LIMITED ACCESS CONNECTION

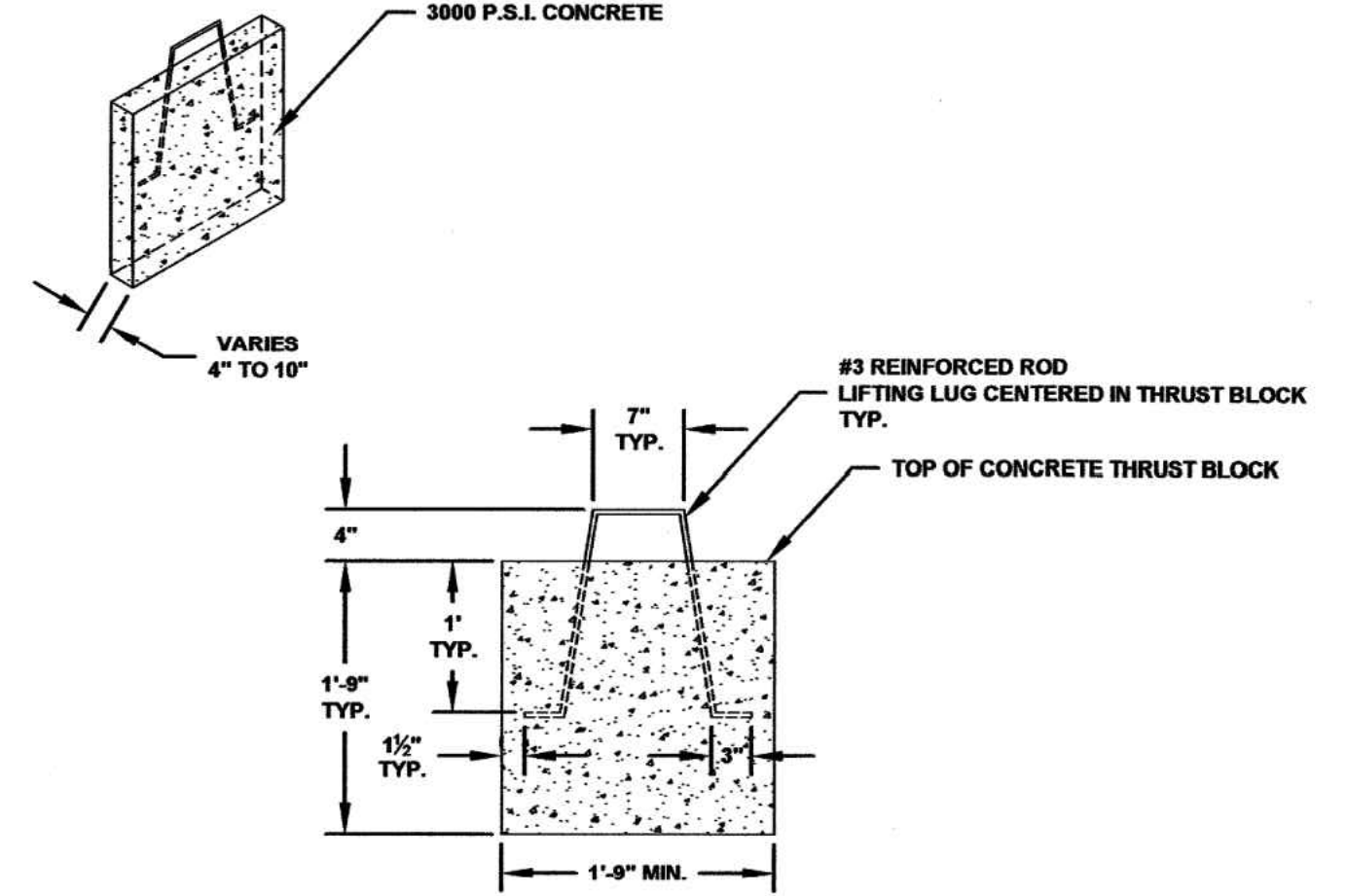


HDPE-MJ ADAPTER

- GENERAL NOTES:
- 1) DIRECTIONAL DRILLS SHALL BE COMPLETED USING FPVC PIPE, DUCTILE IRON SIZE OR APPROVED EQUIVALENT.
 - 2) ALL DIRECTIONAL DRILLS SHALL BE AT A DEPTH OF 8X PIPE DIAMETER BELOW THE ROADWAY SURFACE OR 4' WHICHEVER IS GREATER.
 - 3) ALL HDPE MUST BE COLOR CODED (SAFETY BLUE-WATER, SAFETY GREEN FOR SEWER AND PANTONE PURPLE FOR RECLAIMED WATER); BUTT FUSION WELDED; AND CONNECTED WITH HDPE-MJ ADAPTER.

DIRECTIONAL DRILLING DETAIL

SCALE: N.T.S.



THRUST BLOCK DETAIL

SCALE: N.T.S.

- GENERAL NOTES:
- 1) ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST DESTIN WATER USERS APPROVED MATERIAL SPECIFICATION MANUAL.

DESTIN WATER USERS, INC.
14 INDUSTRIAL PARK LANE
DESTIN, FL 32541
(850) 857-5146



NOTES:
SCALE AS SHOWN

DWU TYPICAL DETAILS

DATE:	REVISION DATE:	REASON:	BY:	DATE:	REV #
July 11, 2023	2023				1
					2
					3
					4

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	04/03/2026	CITY OF DESTIN COMMENTS	OE RH

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PROJECT No.: FL0250023-00-0A
DRAWN BY: OE / GK
CHECKED BY: RH
DATE: 2025-11-14
CAD LID: P-CIVL-OCDS

PROPOSED DEVELOPMENT
751 HARBOR BLVD
DESTIN, FL 32541
CITY OF DESTIN
S 00 - T 02 S - R 22

CHASE
PROPOSED DEVELOPMENT
751 HARBOR BLVD
DESTIN, FL 32541
CITY OF DESTIN
S 00 - T 02 S - R 22

BOHLER
135 WEST CENTRAL BOULEVARD,
SUITE 600
ORLANDO, FLORIDA 32801
Phone: (321) 234-2880
FLORIDA BUSINESS CERT. OF AUTH. No. 30760

This item has been digitally signed and sealed by Ryan Keith Hileman, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

SHEET TITLE:
DESTIN WATER USERS UTILITY DETAILS

SHEET NUMBER:
C-809

REVISION 1 - 04/03/2026

SC-800 TECHNICAL SPECIFICATION

NTS

OVERLAP NEXT CHAMBER HERE (OVER SMALL CORRUGATION)

12.2" (310 mm)

46.5" (1181 mm)

32.6" (828 mm)

85.4" (2169 mm) INSTALLED LENGTH

START END

BUILD ROW IN THIS DIRECTION

33.0" (838 mm)

51.0" (1295 mm)

90.6" (2301 mm) ACTUAL LENGTH

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m ³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.22 m ³)
WEIGHT	81.8 lbs.	(37.1 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m ³)
MINIMUM INSTALLED STORAGE**	14.7 CUBIC FEET	(0.42 m ³)
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (150 mm) STONE ABOVE AND BELOW CHAMBER, 3" (75 mm) BETWEEN CHAMBERS
** ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (75 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800PE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800PE06BPC	6" (150 mm)	---	0.9" (23 mm)
SC800PE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800PE08BPC	8" (200 mm)	---	1.0" (25 mm)
SC800PE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800PE10BPC	10" (250 mm)	---	1.2" (30 mm)
SC800PE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800PE12BPC	12" (300 mm)	---	1.6" (41 mm)
SC800PE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800PE15BPC	15" (375 mm)	---	1.7" (43 mm)
SC800PE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800PE18BPC	18" (450 mm)	---	2.0" (51 mm)
SC800CEZ	24" (600 mm)	---	2.3" (58 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL.

INSERTA TEE DETAIL

NTS

CONVEYANCE PIPE MATERIAL MAY VARY (PVC, HDPE, ETC.)

DO NOT INSTALL INSERTA TEE AT CHAMBER JOINTS

INSERTA TEE TO BE INSTALLED, CENTERED OVER CORRUGATION

PLACE ADSPLUS WOVEN GEOTEXTILE CENTERED ON INSERTA TEE INLET OVER BEDDING STONE FOR SOIL PROTECTION AT SIDE INLET CONNECTIONS. GEOTEXTILE MUST EXTEND 6" (150 mm) PAST CHAMBER FOOT

NOTES

- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	8" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

CHASE BANK
751 HARBOR BLVD
DESTIN, FL

DATE: 04/22/2026
PROJECT # : S515103

DATE: 03/11/26
DRAWN: DL
PROJECT # : S515103

StormTech
Chamber System

WWW.ADSPIPE.COM

ADS

5 SHEET OF 6

NYLOPLAST DRAIN BASIN

NTS

INTEGRATED DUCTILE IRON FRAME & GRATES/SOLID TO MATCH BASIN O.D.

18" (457 mm) MIN WIDTH

AASHTO H-20 CONCRETE SLAB
8" (203 mm) MIN THICKNESS

TRAFFIC LOADS: CONCRETE DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED GIVING CONSIDERATION FOR LOCAL SOIL CONDITIONS, TRAFFIC LOADINGS & OTHER APPLICABLE DESIGN FACTORS

ADAPTER ANGLES VARIABLE 0°-360° ACCORDING TO PLANS

VARIABLE SUMP DEPTH ACCORDING TO PLANS

6" (152 mm) MIN ON 8-24" (200-600 mm)
10" (254 mm) MIN ON 30" (750 mm)

4" (102 mm) MIN ON 8-24" (200-600 mm)
6" (152 mm) MIN ON 30" (750 mm)

BACKFILL MATERIAL BELOW AND TO SIDES OF STRUCTURE SHALL BE ASTM D2321 CLASS II OR II CRUSHED STONE OR GRAVEL AND BE PLACED UNIFORMLY IN 1" (25 mm) LIFTS AND COMPACTED TO MIN OF 90%

WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)

INVERT ACCORDING TO PLANS/TAKE OFF

12" (300 mm) MIN (FOR AASHTO H-20)

VARIOUS TYPES OF INLET AND OUTLET ADAPTERS AVAILABLE:
4-30" (100-750 mm) FOR CORRUGATED HDPE

NOTES

- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D312 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: 800-821-6710

A	PART #	GRATE/SOLID COVER OPTIONS
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY STANDARD LIGHT DUTY SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY STANDARD LIGHT DUTY SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20 STANDARD AASHTO H-20 SOLID AASHTO H-20

CHASE BANK
751 HARBOR BLVD
DESTIN, FL

DATE: 04/22/2026
PROJECT # : S515103

DATE: 03/11/26
DRAWN: DL
PROJECT # : S515103

Nyloplast

WWW.ADSPIPE.COM

ADS

6 SHEET OF 6

"WEIR PLATE SHOWN NOT TO SCALE
ACTUAL DESIGN CONFIGURATION
WILL BE SPECIFIC TO STUB BEING COVERED"

ISOMETRIC VIEW

PLAN VIEW

PLAN VIEW - NO CASTING

NOTES

- 1. 1/2" (12.7 mm) DIA. DRILL HOLE FOR 1/2" (12.7 mm) DIA. NUT AND BOLT TO SECURE WEIR PLATE TO STUB.
- 2. WEIR PLATE TO BE CENTERED OVER STUB.
- 3. WEIR PLATE TO BE 1/2" (12.7 mm) ABOVE TOP OF STUB.
- 4. WEIR PLATE TO BE 1/2" (12.7 mm) FROM SIDES OF STUB.
- 5. WEIR PLATE TO BE 1/2" (12.7 mm) FROM END OF STUB.
- 6. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BOTTOM OF STUB.
- 7. WEIR PLATE TO BE 1/2" (12.7 mm) FROM TOP OF STUB.
- 8. WEIR PLATE TO BE 1/2" (12.7 mm) FROM FRONT OF STUB.
- 9. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BACK OF STUB.
- 10. WEIR PLATE TO BE 1/2" (12.7 mm) FROM LEFT OF STUB.
- 11. WEIR PLATE TO BE 1/2" (12.7 mm) FROM RIGHT OF STUB.
- 12. WEIR PLATE TO BE 1/2" (12.7 mm) FROM TOP LEFT OF STUB.
- 13. WEIR PLATE TO BE 1/2" (12.7 mm) FROM TOP RIGHT OF STUB.
- 14. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BOTTOM LEFT OF STUB.
- 15. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BOTTOM RIGHT OF STUB.
- 16. WEIR PLATE TO BE 1/2" (12.7 mm) FROM FRONT LEFT OF STUB.
- 17. WEIR PLATE TO BE 1/2" (12.7 mm) FROM FRONT RIGHT OF STUB.
- 18. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BACK LEFT OF STUB.
- 19. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BACK RIGHT OF STUB.
- 20. WEIR PLATE TO BE 1/2" (12.7 mm) FROM TOP FRONT LEFT OF STUB.
- 21. WEIR PLATE TO BE 1/2" (12.7 mm) FROM TOP FRONT RIGHT OF STUB.
- 22. WEIR PLATE TO BE 1/2" (12.7 mm) FROM TOP BACK LEFT OF STUB.
- 23. WEIR PLATE TO BE 1/2" (12.7 mm) FROM TOP BACK RIGHT OF STUB.
- 24. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BOTTOM FRONT LEFT OF STUB.
- 25. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BOTTOM FRONT RIGHT OF STUB.
- 26. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BOTTOM BACK LEFT OF STUB.
- 27. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BOTTOM BACK RIGHT OF STUB.
- 28. WEIR PLATE TO BE 1/2" (12.7 mm) FROM FRONT TOP LEFT OF STUB.
- 29. WEIR PLATE TO BE 1/2" (12.7 mm) FROM FRONT TOP RIGHT OF STUB.
- 30. WEIR PLATE TO BE 1/2" (12.7 mm) FROM FRONT BOTTOM LEFT OF STUB.
- 31. WEIR PLATE TO BE 1/2" (12.7 mm) FROM FRONT BOTTOM RIGHT OF STUB.
- 32. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BACK TOP LEFT OF STUB.
- 33. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BACK TOP RIGHT OF STUB.
- 34. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BACK BOTTOM LEFT OF STUB.
- 35. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BACK BOTTOM RIGHT OF STUB.
- 36. WEIR PLATE TO BE 1/2" (12.7 mm) FROM TOP FRONT LEFT OF STUB.
- 37. WEIR PLATE TO BE 1/2" (12.7 mm) FROM TOP FRONT RIGHT OF STUB.
- 38. WEIR PLATE TO BE 1/2" (12.7 mm) FROM TOP BACK LEFT OF STUB.
- 39. WEIR PLATE TO BE 1/2" (12.7 mm) FROM TOP BACK RIGHT OF STUB.
- 40. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BOTTOM FRONT LEFT OF STUB.
- 41. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BOTTOM FRONT RIGHT OF STUB.
- 42. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BOTTOM BACK LEFT OF STUB.
- 43. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BOTTOM BACK RIGHT OF STUB.
- 44. WEIR PLATE TO BE 1/2" (12.7 mm) FROM FRONT TOP LEFT OF STUB.
- 45. WEIR PLATE TO BE 1/2" (12.7 mm) FROM FRONT TOP RIGHT OF STUB.
- 46. WEIR PLATE TO BE 1/2" (12.7 mm) FROM FRONT BOTTOM LEFT OF STUB.
- 47. WEIR PLATE TO BE 1/2" (12.7 mm) FROM FRONT BOTTOM RIGHT OF STUB.
- 48. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BACK TOP LEFT OF STUB.
- 49. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BACK TOP RIGHT OF STUB.
- 50. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BACK BOTTOM LEFT OF STUB.
- 51. WEIR PLATE TO BE 1/2" (12.7 mm) FROM BACK BOTTOM RIGHT OF STUB.

NOTES

- DIMENSIONS ARE FOR REFERENCE ONLY
- WIDTH OF WEIR VARIES BASED ON BASIN BODY SPECS AND ORIENTATION/SIZE OF ADAPTERS
- PRODUCTION DEPTH OF ORIFICES ARE MEASURED FROM TOP TO BOTTOM OF WEIR

ADS
Nyloplast

PROJECT NAME: CHASE BANK 751 HARBOR BLVD
PROJECT LOCATION: DESTIN, OKALOOSA COUNTY, FL

STRUCTURE NO./NAME: CS-1
DATE: 04/22/2026
SHEET # OF #

NYLOPLAST DRAIN BASIN WITH SOLID COVER

1. 1/2" (12.7 mm) DIA. DRILL HOLE FOR 1/2" (12.7 mm) DIA. NUT AND BOLT TO SECURE COVER TO BASIN.

2. COVER TO BE CENTERED OVER BASIN.

3. COVER TO BE 1/2" (12.7 mm) ABOVE TOP OF BASIN.

4. COVER TO BE 1/2" (12.7 mm) FROM SIDES OF BASIN.

5. COVER TO BE 1/2" (12.7 mm) FROM END OF BASIN.

6. COVER TO BE 1/2" (12.7 mm) FROM BOTTOM OF BASIN.

7. COVER TO BE 1/2" (12.7 mm) FROM TOP OF BASIN.

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171. COVER TO BE 1/2" (12.7 mm) FROM TOP BACK OF BASIN.

172. COVER TO BE 1/2" (12.7 mm) FROM BOTTOM FRONT OF BASIN.

173. COVER TO BE 1/2" (12.7 mm) FROM BOTTOM BACK OF BASIN.

174. COVER TO BE 1/2" (12.7 mm) FROM FRONT TOP OF BASIN.

175. COVER TO BE 1/2" (12.7 mm) FROM FRONT BOTTOM OF BASIN.

176. COVER TO BE 1/2" (12.7 mm) FROM BACK TOP OF BASIN.

177. COVER TO BE 1/2" (12.7 mm) FROM BACK BOTTOM OF BASIN.

178. COVER TO BE 1/2" (12.7 mm) FROM TOP FRONT OF BASIN.

179. COVER TO BE 1/2" (12.7 mm) FROM TOP BACK OF BASIN.

180. COVER TO BE 1/2" (12.7 mm) FROM BOTTOM FRONT OF BASIN.

181. COVER TO BE 1/2" (12.7 mm) FROM BOTTOM BACK OF BASIN.

182. COVER TO BE 1/2" (12.7 mm) FROM FRONT TOP OF BASIN.

183. COVER TO BE 1/2" (12.7 mm) FROM FRONT BOTTOM OF BASIN.

184. COVER TO BE 1/2" (12.7 mm) FROM BACK TOP OF BASIN.

185. COVER TO BE 1/2" (12.7 mm) FROM BACK BOTTOM OF BASIN.

186. COVER TO BE 1/2" (12.7 mm) FROM TOP FRONT OF BASIN.

187. COVER TO BE 1/2" (12.7 mm) FROM TOP BACK OF BASIN.

188. COVER TO BE 1/2" (12.7 mm) FROM BOTTOM FRONT OF BASIN.

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192. COVER TO BE 1/2" (12.7 mm) FROM BACK TOP OF BASIN.

193. COVER TO BE 1/2" (12.7 mm) FROM BACK BOTTOM OF BASIN.

194. COVER TO BE 1/2" (12.7 mm) FROM TOP FRONT OF BASIN.

195. COVER TO BE 1/2" (12.7 mm) FROM TOP BACK OF BASIN.

196. COVER TO BE 1/2" (12.7 mm) FROM BOTTOM FRONT OF BASIN.

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198. COVER TO BE 1/2" (12.7 mm) FROM FRONT TOP OF BASIN.

199. COVER TO BE 1/2" (12.7 mm) FROM FRONT BOTTOM OF BASIN.

200. COVER TO BE 1/2" (12.7 mm) FROM BACK TOP OF BASIN.

201. COVER TO BE 1/2" (12.7 mm) FROM BACK BOTTOM OF BASIN.

202. COVER TO BE 1/2" (12.7 mm) FROM TOP FRONT OF BASIN.

203. COVER TO BE 1/2" (12.7 mm) FROM TOP BACK OF BASIN.

204. COVER TO BE 1/2" (12.7 mm) FROM BOTTOM FRONT OF BASIN.

205. COVER TO BE 1/2" (12.7 mm) FROM BOTTOM BACK OF BASIN.

206. COVER TO BE 1/2" (12.7 mm) FROM FRONT TOP OF BASIN.

207. COVER TO BE 1/2" (12.7 mm) FROM FRONT BOTTOM OF BASIN.

208. COVER TO BE 1/2" (12.7 mm) FROM BACK TOP OF BAS

LETTER OF AUTHORIZATION

Re: Chase Destin
00-2S-22-0701-000H-007A
751 W HARBOR BLVD, DESTIN, FL 32541

To Whom It May Concern:

By copy of this letter, I, Michael T Wagner, Manager of WPG-Destin, LLC, hereby authorize Bohler Engineering FL, LLC, and JP Morgan Chase, N.A., to act on my behalf with regard to obtaining agency approvals, including, but not limited to:

1. City and County Plat, Site Plan, Rezoning, Utility and PD Submittals (if applicable)
2. FDEP Water and Wastewater Permit Applications (if applicable)
3. Water Management District Permit Applications (if applicable)
4. FDOT Driveway, Drainage, and Utility Permit Applications (if applicable)
5. County Use Permit Applications (if applicable)

If you have any questions, please contact me at sliakos@wagspg.com

Yours truly,



Michael T Wagner, Manager

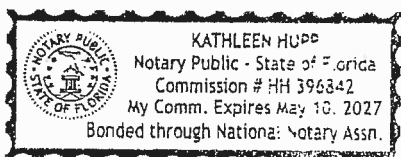
12/23/25

Date

WPG-Destin, LLC
4211 W Boy Scout Blvd, Ste 620, Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23rd day of DECEMBER, 2025 by Michael T. Wagner, as Manager of Wagner Property Group, LLC, a Florida limited liability company, said company is the Manager of WPG-Destin, LLC, a Florida limited liability company, on behalf of the company, who is either personally known to me, or has produced a valid Florida driver's license as identification.



Kathleen Hupp
Signature of Notary Public

KATHLEEN HUPP
Print Name

Commission No. # HH 396842

Expiration Date: MAY 10, 2027