

BEACH ACCESS ONE OVERFLOW PARKING LOT

FOR

OKALOOSA COUNTY FACILITIES AND PARKS MAINTENANCE

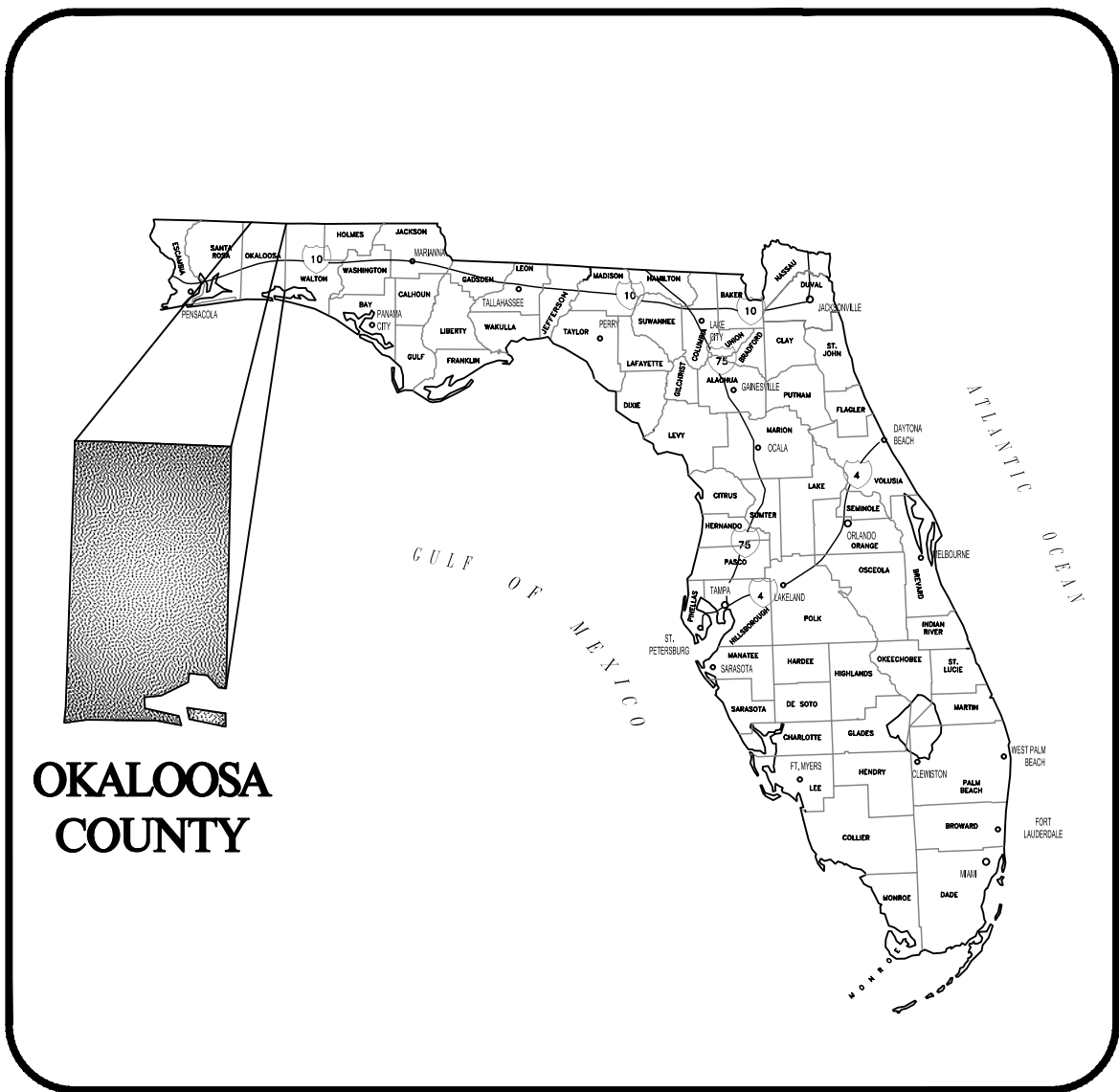
OKALOOSA COUNTY, FL

ENGINEER

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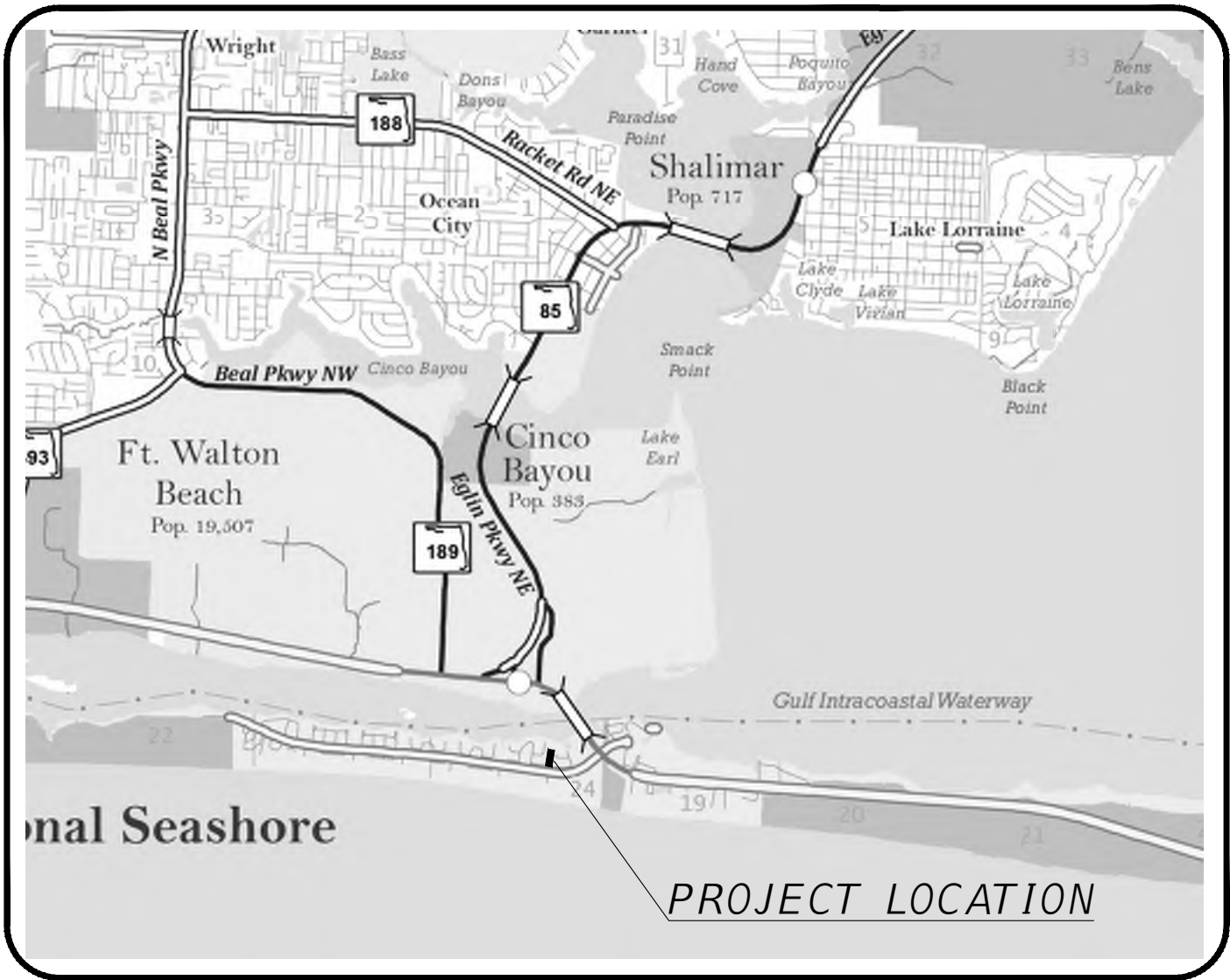
SURVEYOR

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EMAIL: JRMOSSE@SOUTHEASTERNSURVEYING.COM
TEL: (850) 706-2012



PROJECT MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

OWNER/CLIENT:



5489 OLD BETHAL ROAD
OKALOOSA COUNTY, FL 32536
TEL. (850) 689-5790 FAX (850) 000-0000
www.website.com

PREPARED BY:



130 RICHARD JACKSON BLVD., SUITE 103
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GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY2026-27 Standard plans for Road and Bridge Construction and applicable Interim Revisions (Irs).

Standard Plans for Road Construction and associated Irs are available at the following website:

<http://www.fdot.gov/design/Standardplans.shtm>

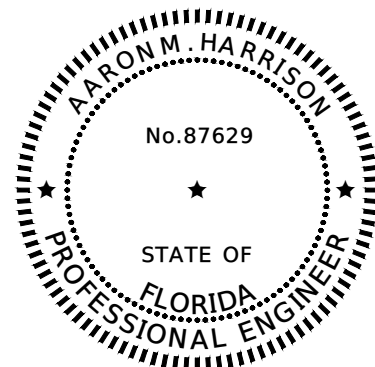
APPLICABLE IRs: IR536-001-01, IR521-001-01

Standard Plans for Bridge Construction are included in the Structures Plans Component.

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, FY 2026-27 Standard Specifications for Road and Bridge Construction at the following website:

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY



THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL
BE RESPONSIBLE FOR THIS REPORT IN ACCORDANCE
WITH RULE 61G15-23.004, F.A.C.

ON THE DATE ADJACENT TO THE SEAL
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

HALFF ASSOCIATES, INC.
2255 KILLEARN CENTER BLVD, SUITE 200
TALLAHASSEE, FLORIDA 32309
CERTIFICATE OF AUTHORIZATION 33380
BRYANT KING, P.E. NO. 51994



Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "SUNSHINE 811" SYSTEM AT 1-800-432-4770 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. WHERE REFERENCED, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS AND SPECIFICATIONS, LATEST VERSION, SHALL BE THE IMPLEMENTED VERSIONS OF THESE DOCUMENTS AS NOTED ON THE CONSTRUCTION PLAN COVER SHEET.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
4. IN ORDER TO LIMIT DISTURBANCE TO THE SURROUNDING NEIGHBORHOODS, CONTRACTOR SHALL BE LIMITED TO CONSTRUCTION BETWEEN THE HOURS OF 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH FRIDAY AND FROM 9:00 A.M. TO 7:00 P.M. ON SATURDAY. CONSTRUCTION OUTSIDE OF THESE HOURS MUST HAVE PRIOR WRITTEN CONSENT FROM THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
5. CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES AND NOTIFY OWNER OR OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE OF ANY CONFLICTS BEFORE PERFORMING WORK IN THE AFFECTED AREA.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, WHICH MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. SEE FDOT SPECIFICATION 455-1.1 FOR ADDITIONAL INFORMATION REGARDING PROTECTION OF EXISTING STRUCTURES.
7. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT", CHAPTER 553.60 - 553.64, FLORIDA STATUTES. CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
8. PRIOR TO INSTALLATION, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRE-CAST MATERIALS AND MANUFACTURED ITEMS TO THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
9. IT IS THE RESPONSIBILITY OF CONTRACTOR TO ESTABLISH THE FOLLOWING IN THE FIELD: RIGHT OF WAY LINES, BENCHMARKS, CENTER LINES, BASELINES AND STATIONING AS MAY BE REQUIRED TO CONSTRUCT THE PROJECT.
10. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.
11. CONTRACTOR SHALL BE HELD ACCOUNTABLE DURING CONSTRUCTION FOR ALL PROJECT IMPROVEMENTS. COMPLIANCE WITH FLORIDA STATUTES 553.5041 FS AND THE 2023 FLORIDA BUILDING CODE - ACCESSIBILITY (FBC-A) IS MANDATORY. IF INCORRECT AT THE FINAL INSPECTION, CONTRACTOR SHALL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH FLORIDA STATUTES (FS) AND FBC - A.
12. CONTRACTOR MAY STOCKPILE MATERIALS WITHIN THE LIMITS OF THE CURRENT CONSTRUCTION PHASE. IF STOCKPILING IS NECESSARY, CONTRACTOR SHALL SITE THE LOCATION AT HIS DISCRETION, USING THE APPROPRIATE EROSION AND SEDIMENTATION CONTROL BMPs.
13. THE COST OF ALL INSPECTION FEES SHALL BE BORNE BY CONTRACTOR.
14. ONCE MOBILIZED, CONTRACTOR MUST WORK ON THE PROJECT CONTINUOUSLY WITHOUT ABSENCES FROM THE SITE UNLESS APPROVED BY THE OWNER.
15. THE CONTRACTOR SHALL, PRIOR TO ANY CONSTRUCTION ACTIVITY, HOLD A PRE-CONSTRUCTION MEETING WITH ALL PERMITTING AGENCIES INVOLVED, INCLUDING WALTON COUNTY AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).
16. GEOTECHNICAL ENGINEERING SERVICES INCLUDING SOIL BORINGS HAVE BEEN PROVIDED BY ENVIRONMENTAL AND GEOTECHNICAL SPECIALISTS, INC. THE CONTRACTOR CAN OBTAIN A COPY OF THE REPORTS FROM OKALOOSA COUNTY. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF THE GEOTECHNICAL DATA PROVIDED BY ENVIRONMENTAL AND GETOTECHNICAL SPECIALISTS, INC.
17. IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, PROJECTILE POINTS, DUGOUT CANOES, METAL IMPLEMENTS, HISTORIC BUILDING MATERIALS, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN, EARLY EUROPEAN, OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHALL CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE VICINITY OF THE DISCOVERY. THE APPLICANT SHALL CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, COMPLIANCE REVIEW SECTION AT (850)-245-6333. PROJECT ACTIVITIES SHALL NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH §872.05, FS.

SURVEY NOTES:

1. ALL VERTICAL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ESTABLISHED FROM FDOT RECORDED CONTROL POINT "60-06-A01V" AND "60-07-D028".
2. HORIZONTAL DATUM REFERS TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
3. ANY PUBLIC LAND CORNER OR BENCH MARK WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE IMMEDIATELY. ANY MONUMENT OTHERWISE DESTROYED BY CONTRACTOR SHALL BE RESET BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AT CONTRACTOR'S EXPENSE.
4. IF ANY GEODETIC MONUMENT WITHIN THE LIMITS OF CONSTRUCTION ARE DISTURBED, CONTRACTOR SHALL NOTIFY:

DENIS RIORDAN
REGIONAL GEODETIC ADVISOR
NATIONAL GEODETIC SURVEY
JACKSON, MS
(240) 678-2107
DENIS.RIORDAN@NOAA.GOV

5. ALL BENCHMARKS NOTED ON THE PLANS ARE TO BE MAINTAINED THROUGHOUT THE PROJECT. DESTROYED BENCHMARKS SHALL BE REDEFINED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AT THE CONTRACTOR'S EXPENSE.

SITEWORK NOTES:

1. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE PROJECT NECESSARY FOR CONSTRUCTION.
2. EXCESS SOIL THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE IF IT IS OF SUITABLE MATERIAL. ALL SOILS MUST BE HANDLED ACCORDING TO SECTION 4.07.00 OF THE WALTON COUNTY LAND DEVELOPMENT CODE. STOCKPILED MATERIAL SHALL BE PROTECTED WITH SILT FENCING.
3. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE PROJECT.
4. BURNING OF MATERIALS AND/OR DEBRIS AS A MEANS OF DISPOSAL IS PROHIBITED WITHIN THE PROJECT LIMITS.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A LOCATION FOR STAGING AND STORAGE OF MATERIALS. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE PROPERTY OWNER PRIOR TO STAGING OR STAGING. A COPY OF THE WRITTEN PERMISSION SHALL BE PROVIDED TO THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO STORING OR STAGING. EXCESS MATERIALS MAY NOT BE STORED ONSITE.

6. ALL ROCKS OR STONES LARGER THAN 6 IN. IN DIAMETER SHALL BE REMOVED FROM THE BACKFILL MATERIAL. BACKFILL MATERIAL PLACED WITHIN 1 FT. OF PIPING AND APPURTENANCES SHALL NOT CONTAIN ANY STONES LARGER THAN 2 IN. IN DIAMETER IN ACCORDANCE WITH FDOT INDICES 500 AND 505.
7. ANY DAMAGE TO EXISTING TOPOGRAPHIC FEATURES NOT SPECIFICALLY RELATED TO THE SCOPE OF WORK, SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
8. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO OKALOOSA COUNTY FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL COMPLETION.
9. THE CONTRACTOR SHALL SURVEY AND STAKE THE CLEARING LIMITS AS INDICATED BY THE PLANS AND RECEIVE APPROVAL FROM THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO COMMENCING WITH THE CLEARING AND GRUBBING OPERATION. (REFER TO TREE PROTECTION DETAILS AND NOTES.)
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL AND STATE REGULATIONS CONCERNING SITE SAFETY AND HANDLING AND DISPOSAL OF CONTAMINATED SOILS.
11. CLEARING AND GRUBBING INCLUDES THE REMOVAL OF ALL INCIDENTAL ITEMS INCLUDING BUT NOT LIMITED TO STRUCTURES, CONCRETE, ASPHALT, GRAVEL, FENCING AND ANY OTHER IMPROVEMENTS TO BE REMOVED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DISPOSE OF SUCH ITEMS OFF SITE.
12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STORMWATER SYSTEM UNTIL ACCEPTED BY THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE.
13. THE CONTRACTOR SHALL BE AWARE OF AND BE RESPONSIBLE FOR ANY TEMPORARY DITCH CROSSINGS REQUIRED FOR CONSTRUCTION. RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO PERMITTING, POLLUTION ABATEMENT, POTENTIAL FLOODING AND CONSTRUCTION SAFETY REQUIREMENTS.

ENVIRONMENTAL CONTAMINATION AND MONITORING:

1. ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL FOUND ON THE SITE BY THE CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE, AND CONTRACTOR SHALL PROTECT THE AREA OF KNOWN OR SUSPECTED HAZARDOUS MATERIAL FROM FURTHER ACCESS. THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE WILL ARRANGE FOR INVESTIGATION, IDENTIFICATION AND REMEDIATION OF THE MATERIAL AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF CONSTRUCTION WORKERS AND ULTIMATELY THE GENERAL PUBLIC. THE CONTRACTOR WILL NOT RETURN TO THE AREA OF SUSPECTED CONTAMINATION UNTIL APPROVAL IS PROVIDED IN WRITING FROM THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. CONTRACTOR SHALL MOVE TO ANOTHER LOCATION ON THE SITE TO AVOID DELAYS.
2. CONTRACTOR SHALL COORDINATE WITH THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE, WHICH MAY INCLUDE DAILY MEETINGS, TO ALERT CONSTRUCTION STAFF TO NATURAL OR REGULATORY SITE CONDITIONS THAT REQUIRE SPECIAL ATTENTION IN THE COURSE OF THE IMMEDIATE CONSTRUCTION TASK AT HAND.

PAVING AND GRADING NOTES:

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MULCH, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH THE SOILS REPORT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
3. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SOD/SEED SHALL BE PLACES PER OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. AREAS OF SLOPE GREATER THAN 3:1 SHALL BE STABILIZED PRIOR TO SODDING AND SOD SHALL BE PINNED TO PREVENT EROSION.
4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
5. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
6. CONTRACTOR TO PROVIDE A ½ IN. TO 1 IN. BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER CONCRETE ITEMS (BUILDINGS, CURBING, SIDEWALKS, ETC.).
7. ALL UNDERGROUND UTILITIES MUST BE IN PLACE, TESTED OR INSPECTED, AND APPROVED PRIOR TO SURFACE CONSTRUCTION.
8. EXISTING SIGNAGE TO REMAIN THAT WILL BE AFFECTED BY CONSTRUCTION SHALL BE RELOCATED DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH AN INDEPENDENT TESTING COMPANY TO VERIFY COMPACTION. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL HAVE ALL TEST RESULTS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 471 FLORIDA STATUTES AND SUBMITTED TO THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
10. ALL FINAL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL BE PLACED WITHIN 14 DAYS AFTER PLACEMENT OF FINAL ASPHALT SURFACE.

MAINTENANCE OF TRAFFIC GENERAL NOTES:

1. TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH THE FDOT STANDARD PLANS, INDEX 102-100 THROUGH 102-680.
2. IT IS THE RESPONSIBILITY OF CONTRACTOR TO MAINTAIN CLEAR ZONE REQUIREMENTS FOR EQUIPMENT AND MATERIALS STORAGE AND WORK ZONE PROTECTION AS SPECIFIED IN FDOT STANDARD PLANS 102-600.
3. THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE ADDITIONAL DEVICES AND/OR CHANGES TO THE TRAFFIC CONTROL PLAN BASED UPON CHANGING TRAFFIC CONDITIONS OR TRAFFIC SAFETY ISSUES.

TREE PROTECTION NOTES:

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT APPROVAL FROM THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.
2. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES PRIOR TO SITE CLEARING, AND SHALL REMAIN IN PLACE UNTIL LAND ALTERATION, SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE. THE BARRICADE SHALL BE CONSTRUCTED TO PREVENT THE ENCROACHMENT OF EQUIPMENT OR VEHICLES, THE REMOVAL OF EXISTING GROUND COVER, THE DISTURBANCE OR COMPACTION OF SOIL, OR THE SCARRING OF ROOTS WITHIN THE CRITICAL PROTECTION ZONE (CPZ). THERE SHALL BE NO STORAGE OF MATERIALS OR EQUIPMENT OF ANY KIND WITHIN THIS ZONE.
3. REQUIRED TREE BARRICADES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN TREE BARRICADES WILL RESULT IN ENFORCEMENT ACTION.
4. SHOULD TRIMMING OF PROTECTED TREES BE NECESSARY, THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A CERTIFIED ARBORIST. ALL TRIMMING OF PROTECTED TREES SHALL BE DONE BY A QUALIFIED, LICENSED ARBORIST AND SHALL BE PRUNED IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA) PRUNING STANDARDS.
5. ALL INVASIVE EXOTIC TREE SPECIES OF ANY SIZE SHALL BE GRUBBED AND REMOVED FROM THE PROJECT SITE. OFF-SITE INCINERATION OR OTHER MEANS TO DESTROY THE REMOVED TREES AND SEEDS IS RECOMMENDED. CHIPPING OF THE REMOVED INVASIVE SPECIES IS FORBIDDEN DUE TO THE PROPAGATION POTENTIAL FROM THE CHIPPED PRODUCT.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO UTILITIES TO REMAIN SHALL BE PAID FOR BY CONTRACTOR AT CONTRACTOR'S EXPENSE.
2. THE EXISTING FACILITIES AND UTILITIES SHOWN ON THE PLANS WERE LOCATED FROM THE OWNER'S AND OTHER RECORDS. GUARANTY IS NOT MADE THAT ALL EXISTING FACILITIES OR UTILITIES ARE SHOWN OR THAT THOSE SHOWN ARE ENTIRELY ACCURATE. THE CONTRACTOR SHALL ASSURE HIMSELF OF THE PRESENCE AND LOCATION OF ALL UTILITIES, STRUCTURES, OR OTHER FACILITIES IN THE WORK AREA PRIOR TO PERFORMING THE WORK. THE OWNER AND THE ENGINEER WILL ASSUME NO LIABILITY FOR DAMAGES SUSTAINED OR COSTS INCURRED BECAUSE OF THE CONTRACTOR'S OPERATIONS IN THE VICINITY OF THE EXISTING UTILITIES, STRUCTURES, OR FACILITIES. THE GENERAL NOTES ON THE PLANS ALSO INDICATE THE REQUIREMENTS OF THE CONTRACTOR AS REGARDS EXISTING FACILITIES, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DEVIATION BETWEEN EXISTING CONDITIONS AND THE DRAWINGS, AND INDICATE THE LOCATION OF THE EXISTING UTILITIES, STRUCTURES, AND FACILITIES ON THE RECORD DRAWINGS.
3. CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS LISTED BELOW THROUGH 811 A MINIMUM OF TWO (2) FULL BUSINESS DAYS IN ADVANCE OF BEGINNING CONSTRUCTION ON THE JOB SITE.

UAO	CONTACT NAME	CONTACT NUMBER	EMAIL
AT&T/COMMUNICATIONS/FIBER	MICHAEL GAMBOA	(813) 888-8300 EXT. 202	mgamboas@sdt-1.com
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CENTURYLINK	AMBER GILSON	(850) 815-3131	amber.gilson@lumen.com
CITY OF FORT WALTON BEACH	AYAD AYAH	(850) 833-9632	aayad@fwb.org
COX COMMUNICATION INC.	ROGER DIXON	(850) 314-8163	roger.dixon@cox.com
CHELCO, ELGIN COMM (96 TW/SC)	TBD	TBD	TBD
FLORIDA POWER & LIGHT - FT. WALTON E.	CHAD SWAILS	(850) 244-4747	chad.swails@fpl.com
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OKALOOSA COUNTY INFORMATION TECH	EDDIE QUINLAN	(850) 651-7572	equinlan@myokalosagas.com
OKALOOSA GAS DISTRICT	SHAWN CROFT	(850) 729-4865	shawncroft@okaloosagas.com
OKALOOSA COUNTY WATER AND SEWER	JON KANAK	(850) 609-5098	jkanak@myokaloosa.com
UNITI FIBER LLC	JAMES HILL	(850) 544-1400	james.hill@uniti.com

4. CONTRACTOR SHALL DESIGNATE AN ON-SITE UTILITY COORDINATOR WHO WILL BE RESPONSIBLE FOR COORDINATING ALL UTILITY ISSUES WITH THE APPLICABLE AGENCIES.
5. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE THE LOCATION AND RELOCATION OF ALL APPLICABLE UTILITIES WITH WALTON COUNTY AND CORRESPONDING UTILITY AUTHORITIES BEFORE CONSTRUCTION EFFORTS BEGIN.
7. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE IF THEY ENCOUNTER ANY UNIDENTIFIED UTILITY OR STRUCTURE DURING CONSTRUCTION THAT IMPACTS THE PROJECT IMPLEMENTATION.

SYMBOL & LINE TYPE LEGEND			
These standard symbols will be found in the drawing.			
Light Pole	Cleanout	Mailbox	Electric Meter
Water Meter	Found Concrete Monument	Sanitary Sewer Manhole	Gas Valve
Backflow Preventer	Fire Hydrant	Telephone Pedestal	Water Valve
Bollard	Found Iron Rod/Cap	Gasline Marker	Irrigation Control Valve
Cable Box	Found Iron Pipe	Concrete Power Pole	Sewer Valve
Wetland Flag	Handicap Parking	Electric Box/Outlet	Guy Anchor
FiberOptic Warning Post	Single Support Sign	Storm Water Manhole	Wooden Power Pole
Wire Fence	Wood Board Fence	Aluminum Roll Fence	Chainlink Fence
Water Line	Gas Line	FiberOptic Line	Overhead Utility Line
Sewer Force Main	Buried Cable Cable	Storm Pipe	Underground Electric



REVISION NO.	DATE	DESCRIPTION							

PRELIMINARY

FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

AARON HARRISON	87629
NAME	PE LICENSE NO.
1/13/2026	
DATE	
CA 33380	FL
FIRM / BUSINESS NO.	STATE

PROJECT NO.: 52728.008
ISSUED: XX/XX/2025
DRAWN BY: RMT
CHECKED BY: AMH
SCALE: N/A
SHEET TITLE:

GENERAL NOTES

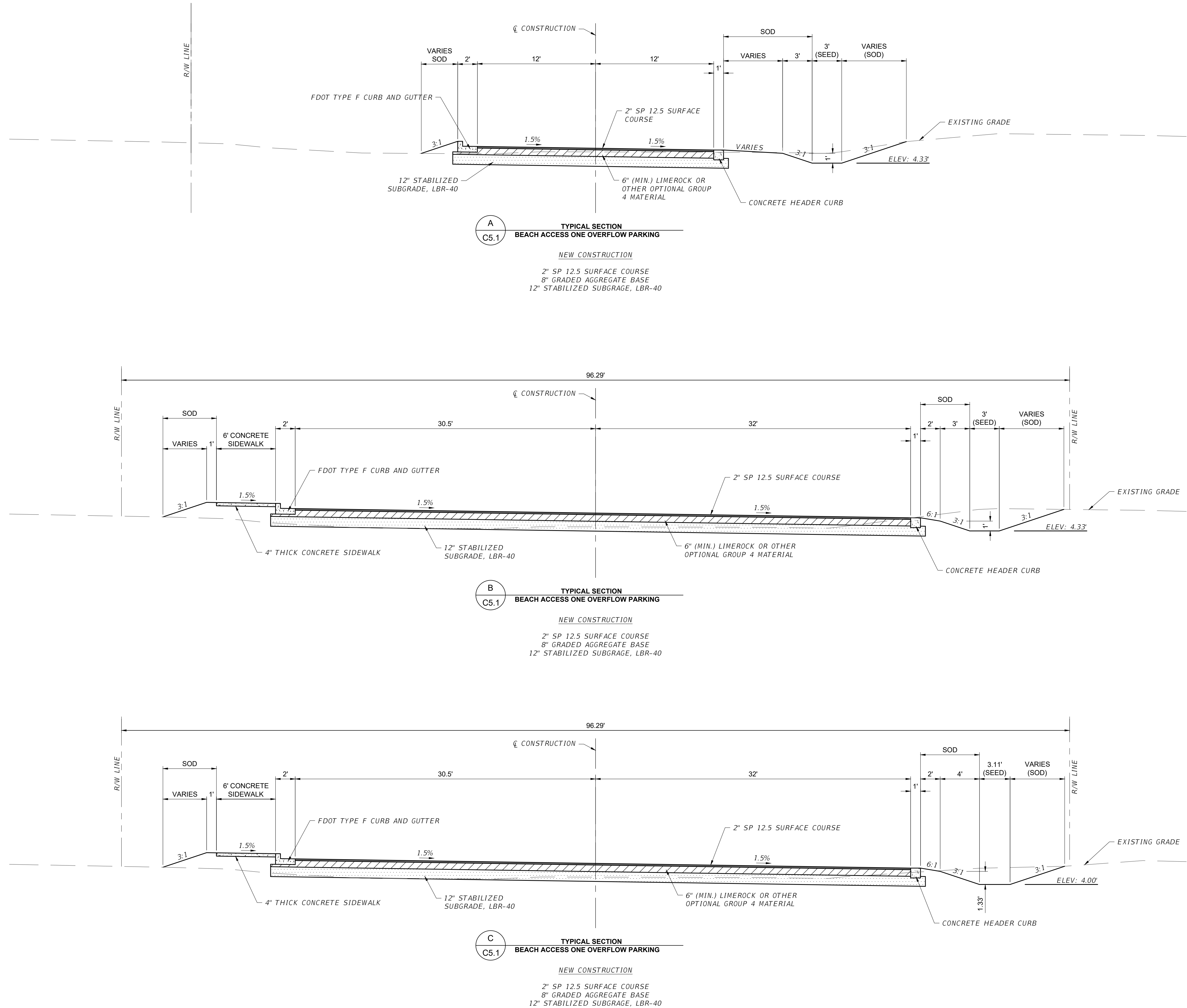
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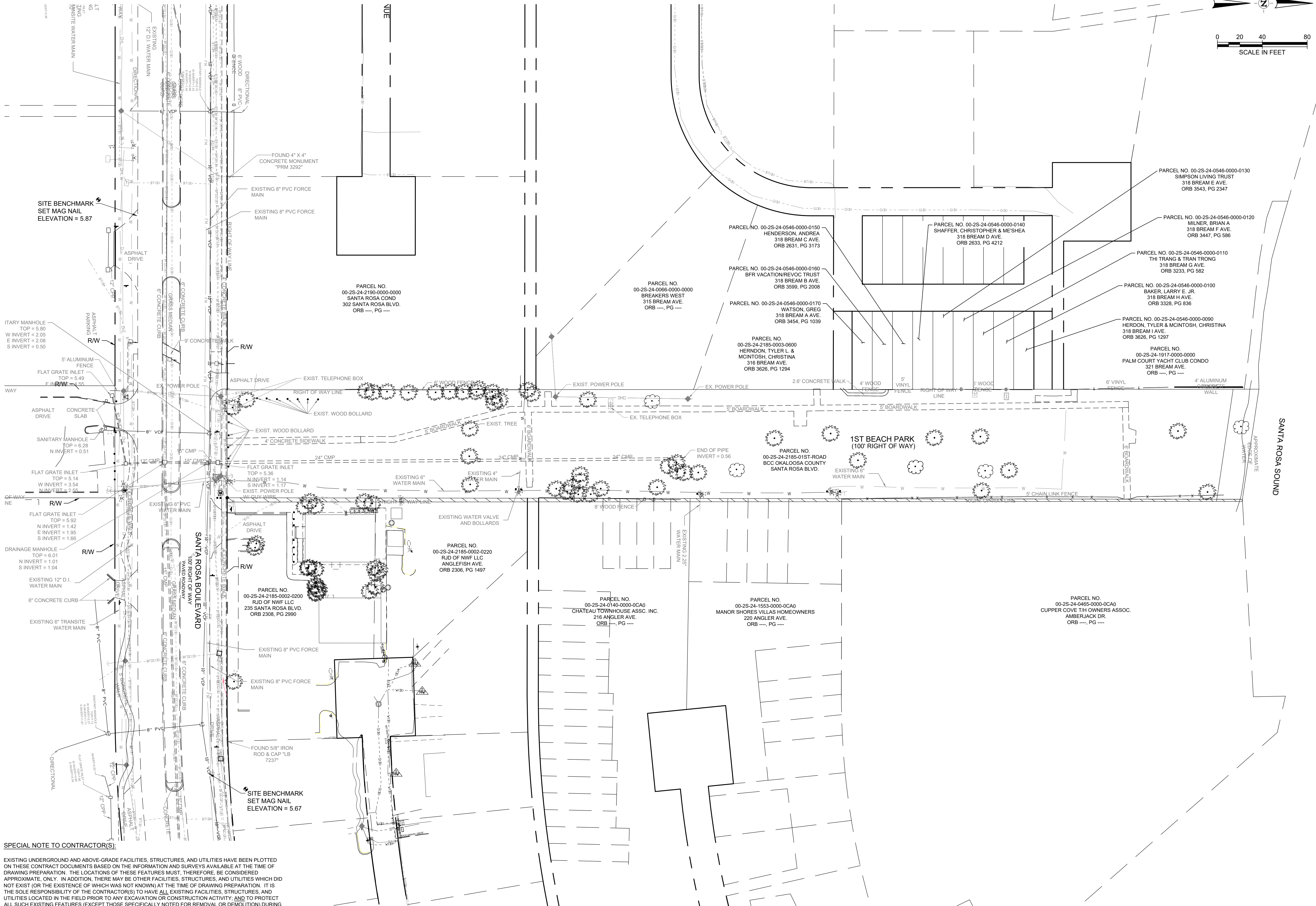
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PROJECT NO.:	52728.008
ISSUED:	XX/XX/2025
DRAWN BY:	RMT
CHECKED BY:	AMH
SCALE:	1" = ##'
SHEET TITLE:	

C1.2





SPECIAL NOTE TO CONTRACTOR(S):

EXISTING UNDERGROUND AND ABOVE-GRADE FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED ON THESE CONTRACT DOCUMENTS BASED ON THE INFORMATION AND SURVEYS AVAILABLE AT THE TIME OF DRAWING PREPARATION. THE LOCATIONS OF THESE FEATURES MUST, THEREFORE, BE CONSIDERED APPROXIMATE, ONLY. IN ADDITION, THERE MAY BE OTHER FACILITIES, STRUCTURES, AND UTILITIES WHICH DID NOT EXIST (OR THE EXISTENCE OF WHICH WAS NOT KNOWN) AT THE TIME OF DRAWING PREPARATION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO HAVE ALL EXISTING FACILITIES, STRUCTURES, AND UTILITIES LOCATED IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY, AND TO PROTECT ALL SUCH EXISTING FEATURES (EXCEPT THOSE SPECIFICALLY NOTED FOR REMOVAL OR DEMOLITION) DURING CONSTRUCTION.

BEACH ACCESS ONE
OVERFLOW PARKING LOT
FACILITIES & PARKS MAINTENANCE
OKALOOSA COUNTY, FL



REVISION NO.	DATE	DESCRIPTION

PRELIMINARY

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AARON HARRISON 87629
NAME PE LICENSE NO.
DATE 1/13/2026
CA 33380 FL
FIRM / BUSINESS NO. STATE

PROJECT NO.: 52720.008
ISSUED: XX/XX/2025
DRAWN BY: RMT
CHECKED BY: AMH
SCALE: 1" = 40'
SHEET TITLE:

EXISTING
CONDITIONS

PROJECT OVERVIEW

THE PROPOSED PROJECT WILL INVOLVE THE CONSTRUCTION OF A NEW PARKING LOT ON THE NORTH SIDE OF SANTA ROSA BLVD. THE PROJECT INCLUDES ASPHALT PAVING OF A NEW PARKING LOT, REMOVAL OF EXISTING BOARDWALKS, CONSTRUCTION OF NEW CONCRETE SIDEWALK, ALONG WITH NEW STORMWATER MANAGEMENT FACILITIES TO CAPTURE RUNOFF FROM THE NEW PARKING LOT. ADDITIONAL IMPROVEMENTS INVOLVE CLEARING AND GRUBBING OF THE PROJECT AREA, AND STRIPING AND SIGNAGE.

RECORD KEEPING

CONTRACTOR SHALL COMPLETE THE NECESSARY RECORD KEEPING TASKS IN A REGULAR AND EXPEDIENT MANNER WHILE CONSTRUCTION ACTIVITIES ARE OCCURRING.

1. CONTRACTOR SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION (NOT) IS SUBMITTED TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP);

a) A COPY OF ALL NOTICES OF INTENT (NOI) SUBMITTED TO FDEP;

b) A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN;

c) A COPY OF ALL MONITORING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT;

d) FDEP NPDES GENERAL PERMIT;

e) A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED DURING THE COURSE OF THE PROJECT;

f) DAILY RAINFALL INFORMATION COLLECTED.
2. CONTRACTOR SHALL RECORD THE FOLLOWING DATES:

a) WHEN MAJOR GRADING ACTIVITIES OCCUR;

b) WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE;

c) WHEN STABILIZATION (I.E. EROSION CONTROL) MEASURES BEGIN.
3. CONTRACTOR SHALL PROVIDE A FOREMAN OR SUPERINTENDENT WHO IS CERTIFIED UNDER THE FLORIDA STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM. SAID FOREMAN OR SUPERINTENDENT SHALL BE AVAILABLE IN PERSON OR BY TELEPHONE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES.
4. QUALIFIED INSPECTORS WHO HAVE KNOWLEDGE AND EXPERIENCE IN THE PRINCIPLES AND PRACTICE OF SEDIMENT AND EROSION CONTROL SHALL COMPLETE PROJECT SITE INSPECTIONS:

a) AT LEAST ONCE EVERY SEVEN (7) DAYS;

b) WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.50 INCHES (IN.) OR MORE.
5. COPIES OF ALL NOI'S, NOT'S, REPORTS, PLANS, MONITORING REPORTS, MONITORING INFORMATION, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE REPORTS AND ALL OTHER RECORDS RESULTING FROM THE NPDES GENERAL PERMIT SHALL BE RETAINED BY THE CONTRACTOR WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI OF THE PERMIT. RECORDS SHALL BE MAINTAINED AT THE CONTRACTORS PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE SITE.
6. CONTRACTOR SHALL PROVIDE COPIES OF ALL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) RECORDS TO THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE BY THE 10TH DAY OF EACH MONTH FOR THE IMMEDIATELY PRECEDING MONTH.

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN NPDES CONSTRUCTION PERMIT PRIOR TO CONSTRUCTION ACTIVITIES AND FOR COMPLIANCE WITH ALL STATE, LOCAL, AND FEDERAL PERMITS RELATED TO THIS PROJECT.
2. THE EROSION CONTROL MEASURES SET FORTH IN THESE PLANS ARE INTENDED AS MINIMUM STANDARDS. ALL EROSION CONTROL REQUIRED SHALL BE IN ACCORDANCE WITH THE SWPPP. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXPOSED AREAS, COST OF WHICH SHALL BE INCIDENTAL TO THE PROJECT.
3. PRIOR TO THE REQUIRED PRE-CONSTRUCTION MEETING, CONTRACTOR SHALL PROVIDE IN WRITING THE NAME AND TELEPHONE NUMBER OF THE STORMWATER CONTROL OFFICER TO WALTON COUNTY, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE ENGINEER OF RECORD.
4. THE STORMWATER CONTROL OFFICER SHALL BE RESPONSIBLE FOR CONTINUALLY MONITORING WEATHER CONDITIONS AND EVALUATING THE EFFECTIVENESS OF THE CONTROL MEASURES THROUGHOUT ALL PHASES OF CONSTRUCTION.
5. AS CONSTRUCTION PROGRESSES, THE STORMWATER CONTROL OFFICER SHALL MAKE ADJUSTMENTS AND/OR INSTALL ADDITIONAL MEASURES TO PREVENT DIRECT FLOW OR TRACKING OF SEDIMENTS ONTO ADJACENT PROPERTY, CONSERVATION AREAS, PUBLIC STREETS OR DRAINAGE SYSTEMS.
6. TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PLACED ADJACENT TO ANY WATERWAY OR DRAINAGE FEATURE PRIOR TO CONSTRUCTION AND REMAIN IN PLACE UNTIL CONSTRUCTION OF THE FEATURE IS COMPLETE AND ALL AREAS ARE SUITABLY STABILIZED.
7. CONTRACTOR SHALL REVISE THE SWPPP WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING AN INSPECTION WHEN ADDITIONS AND/OR MODIFICATIONS TO BEST MANAGEMENT PRACTICES (BMPS) ARE NECESSARY TO CORRECT OBSERVED PROBLEMS. REVISIONS SHALL OCCUR WHENEVER:

a) A CHANGE IN THE DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE AT THE CONSTRUCTION SITE HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE UNITED STATES NOT PREVIOUSLY ADDRESSED IN THE DOCUMENT;

b) DISCHARGES ARE CAUSING WATER QUALITY EXCEEDANCES, AS DEFINED BY THE EPA, OR THE BMPS ARE INEFFECTIVE IN MINIMIZING POLLUTANTS IN STORMWATER DISCHARGING FROM THE CONSTRUCTION SITE.
8. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE AT LOCATIONS SHOWN IN THE PLANS OR AS REQUIRED UNTIL CONSTRUCTION IS COMPLETED. SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. ALL EROSION CONTROL MEASURES ARE THEN TO BE REMOVED UPON APPROVAL BY THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE.
9. EROSION CONTROL ITEMS ARE ESTIMATED FOR PREVENTION, CONTROL, AND ABATEMENT OF EROSION, SEDIMENTATION AND WATER POLLUTION. THESE ITEMS ARE TO BE USED AT

LOCATIONS DESCRIBED IN THE APPROVED SWPPP OR AS DIRECTED BY THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

10. ANY SEDIMENTS, GRAVEL OR MUD SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ADJACENT PROPERTY, ROADWAYS OR INTO STORM DRAINAGE SYSTEMS SHALL BE RECOVERED AND DISPOSED OF PROPERLY.
11. SWEEPING THE PERIMETER ROADS SHALL BE REQUIRED AS NEEDED TO REMOVE ANY DEBRIS OR SEDIMENT RESULTING FROM PROJECT ACTIVITIES OR AT THE DIRECTION OF REGULATORY AGENCIES INSPECTING THE PROJECT.
12. ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED DURING ANY PHASE OF DEVELOPMENT AT THE DISCRETION OF REGULATORY AGENCIES INSPECTING THE PROJECT.
13. CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE PROJECT. SHOULD CONTRACTOR REQUIRE SUCH FOR PERFORMING THE CONTRACTED WORK, CONTRACTOR SHALL REQUEST, IN WRITING, WRITTEN PERMISSION FROM THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE. CONTRACTOR SHALL PROVIDE THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE WITH A COPY OF THE MATERIAL SAFETY DATA SHEET (MSDS) FOR EACH HAZARDOUS MATERIAL PROPOSED FOR USE. SINCE STATE LAW DOES NOT TREAT PETROLEUM PRODUCTS THAT ARE PROPERLY CONTAINERIZED AND INTENDED FOR EQUIPMENT USE AS A HAZARDOUS MATERIAL, SUCH PRODUCTS DO NOT NEED THE MSDS SUBMITTAL. ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL FOUND ON THE PROJECT BY CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE AND WHO SHALL PROTECT THE AREA OF KNOWN OR SUSPECTED CONTAMINATION FROM FURTHER ACCESS. THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE WILL ARRANGE FOR INVESTIGATION, IDENTIFICATION, AND REMEDIATION OF THE HAZARDOUS MATERIAL. CONTRACTOR SHALL NOT RETURN TO THE AREA OF CONTAMINATION UNTIL APPROVAL IS PROVIDED BY THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE; HOWEVER, CONTRACTOR SHALL RE-LOCATE CONSTRUCTION ACTIVITIES TO ANOTHER AREA OF THE PROJECT UNTIL SUCH APPROVAL IS PROVIDED.
14. ALL SOD MATERIALS SHALL BE SUBJECT TO INSPECTION PRIOR TO PLACEMENT. ANY SOD WITH NOXIOUS WEEDS AND GRASSES SHALL BE REJECTED FOR USE ON THE PROJECT. CONTRACTOR SHALL FURNISH THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE, PRIOR TO INCORPORATION INTO THE PROJECT, A CERTIFICATION FROM THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE DIVISION OF PLANT INDUSTRY, STATING THAT THE SOD, HAY, STRAW, AND MULCH MATERIALS ARE FREE OF NOXIOUS WEEDS.
15. EQUIPMENT MAINTENANCE AND REPAIR SHALL BE LIMITED TO ONE AREA OF THE PROJECT. AN ADEQUATE NUMBER OF WASTE DISPOSAL RECEPTACLES FOR LIQUID AND SOLID WASTE SHALL BE PROVIDED. WASTE SHALL BE DISPOSED OF PROPERLY OFF-SITE. THE MAINTENANCE AREAS SHALL BE INSPECTED AND CLEANED DAILY. CARE SHALL BE TAKEN THAT ANY OILS, GASOLINE, GREASE, SOLVENTS, AND OTHER POTENTIAL POLLUTANTS SHALL NOT BE WASHED DIRECTLY INTO THE ADJACENT STORMWATER MANAGEMENT FACILITY EITHER DIRECTLY OR INDIRECTLY THROUGH THE STORMWATER CONVEYANCE SYSTEM.
16. A SUFFICIENT NUMBER OF WASTE AND TRASH RECEPTACLES SHALL BE PROVIDED AT ALL TIMES. RECEPTACLES AND OTHER WASTE COLLECTION AREAS SHALL BE KEPT NEAT AND ORDERLY. TRASH CANS AND DUMPSTERS SHALL HAVE COVERS TO PREVENT THE ENTRANCE OF RAINFALL. ALL WASTE MATERIALS SHALL BE COLLECTED WEEKLY AT A MINIMUM AND DISPOSED AT A SUITABLE LANDFILL. TRASH COLLECTION POINTS SHALL BE LOCATED WHERE THEY WILL BE LEAST IMPACTED BY CONCENTRATED STORMWATER RUNOFF.
17. DUST CONTROL TECHNIQUES SHALL BE USED DURING DEMOLITION WHERE LARGE AMOUNTS OF DUST ARE GENERATED. IF WATER OR SLURRY IS USED TO CONTROL DUST, IT SHALL BE RETAINED ON THE SITE AND NOT BE ALLOWED TO ENTER THE CONVEYANCE SYSTEM, THE ADJACENT STORMWATER MANAGEMENT FACILITY OR WATERWAYS.
18. DUMP TRUCKS, CONCRETE TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHALL NOT BE WASHED AT LOCATIONS WHERE RUNOFF WILL FLOW DIRECTLY INTO THE ADJACENT STORMWATER MANAGEMENT FACILITY OR STORMWATER CONVEYANCE SYSTEM. AN AREA SHALL BE DESIGNATED BY THE CONTRACTOR FOR WASHING VEHICLES AND WILL BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND OR WHERE THE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHALL HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.
19. AN ISOLATED AREA SHALL BE DESIGNATED TO STORE CHEMICALS, CEMENTS, SOLVENTS, PAINTS, OR OTHER POTENTIAL WATER POLLUTANTS. THE AREA SHALL BE SO LOCATED AS TO ELIMINATE RUNOFF POLLUTION. TOXIC CHEMICALS AND MATERIALS, SUCH AS PESTICIDES, PAINTS, AND ACIDS SHALL BE STORED ACCORDING TO THE MANUFACTURER'S GUIDELINES. CARE SHALL BE TAKEN IN THE USE OF THESE MATERIALS TO AVOID ACCIDENTAL SPILLS. CONTAINERS OF CONSTRUCTION MATERIALS SHALL NOT BE WASHED IN OR NEAR THE ADJACENT STORMWATER MANAGEMENT FACILITY OR THE STORMWATER CONVEYANCE SYSTEM. GROUNDWATER RESOURCES SHALL BE PROTECTED BY THE USE OF PLASTIC MATS, TAR PAPER OR OTHER IMPERVIOUS MATERIALS ON ANY GROUND SURFACE WHERE TOXIC LIQUIDS ARE TO BE OPENED AND STORED.
20. ADEQUATE SANITARY FACILITIES SHALL BE PROVIDED DURING ALL CONSTRUCTION PHASES FOR WORKERS ACCORDING TO APPLICABLE HEALTH AND SAFETY PRACTICES AND REGULATIONS. SANITARY FACILITIES SHALL BE LOCATED AWAY FROM INLETS AND THE ADJACENT STORMWATER MANAGEMENT FACILITY TO AVOID ACCIDENTAL SPILLS INTO THE STORMWATER SYSTEM.

BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPS SHALL BE USED TO CONTROL SEDIMENTATION AND EROSION DURING THE PROJECT:

1. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE TRACKING OF SOILS FROM THE SITE ONTO THE ADJACENT ROADWAYS.
2. VEGETATIVE COVERS, BOTH TEMPORARY AND PERMANENT SHALL BE USED TO STABILIZE DISTURBED SOIL THROUGHOUT THE PROJECT.
3. INLET PROTECTION SHALL BE PROVIDED AT THE EXISTING AND CONSTRUCTED INLETS THROUGHOUT THE PROJECT.
4. SILT FENCE SHALL BE USED TO DETER MIGRATION OF SEDIMENTS FROM THE PROJECT SITE.

SPECIFICATIONS

VEGETATIVE COVERS: TEMPORARY SEEDING

1. VEGETATION SHALL BE USED SO THAT DISTURBED AREAS WILL NOT BE DESTABILIZED FOR MORE THAN SEVEN (7) DAYS. SHOULD AREAS REMAIN DISTURBED FOR MORE THAN SEVEN (7) DAYS, THE AREA SHALL BE TEMPORARILY STABILIZED AS OUTLINED BELOW. AFTER SEEDING,

EACH AREA SHALL BE MULCHED WITH 4,000 POUNDS (LB.) OF STRAW PER ACRE. IF EXPOSED SLOPES ARE GREATER THAN OR EQUAL TO 5%, THEN AN EROSION BLANKET SUCH AS NORTH AMERICAN GREEN BIONET S75BN SHALL BE UTILIZED UNTIL THE AREA ACHIEVES FINAL STABILIZATION. HYDROMULCH MAY BE USED AS AN ALTERNATIVE.

2. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR ARE TO BE LEFT IDLE FOR MORE THAN 14 DAYS, SHALL BE STABILIZED WITH TEMPORARY SEED, SOD OR PERMANENT VEGETATIVE STABILIZATION METHODS
3. QUICK GROWING/TEMPORARY SEEDING MIXTURE SHALL BE A MIXTURE OF ANNUAL AND PERENNIAL PLANT SPECIES AS OUTLINED BELOW. SEEDING RATES QUOTED ARE BASED ON PURE LIVE SEED.

a) MARCH-APRIL PLANTING: ANNUAL RYEGRASS AT A RATE OF 10 POUNDS PER 1000 SF

b) MAY PLANTING: BROWN TOP MILLET AT A RATE OF 10 POUNDS PER 1000SF

c) JUNE-AUGUST PLANTING: MIX 50% RYE GRAIN AND 50% WINTER WHEAT AT A RATE OF 10 POUNDS PER 1000 SF

d) SEPTEMBER-OCTOBER PLANTING: ANNUAL RYEGRASS AT A RATE OF 10 POUNDS PER 1000 SF
4. VEGETATION SHALL NOT BE ESTABLISHED ON SLOPES THAT ARE UNSUITABLE DUE TO INAPPROPRIATE SOIL TEXTURE, POOR INTERNAL STRUCTURE OR INTERNAL DRAINAGE, VOLUME OF OVERLAND FLOW, OR EXCESSIVE STEEPNESS, UNTIL MEASURES HAVE BEEN TAKEN TO CORRECT THESE PROBLEMS.
5. SURFACE ROUGHENING: IF THE AREA HAS BEEN RECENTLY LOOSENED OR DISTURBED, NO FURTHER ROUGHENING IS REQUIRED. WHEN THE AREA IS COMPACTED, CRUSTED, OR HARDENED, THE SOIL SURFACE SHALL BE LOOSENED BY DISKING, RAKING, HARROWING, OR OTHER ACCEPTABLE MEANS.
6. LIMING: WHERE SOILS ARE KNOWN TO BE HIGHLY ACID (PH 5.5 AND LOWER), LIME SHALL BE APPLIED AT THE RATE OF TWO TONS OF PULVERIZED AGRICULTURAL LIMESTONE PER AC.
7. FERTILIZER: SHALL BE APPLIED AS 130 LB./AC. OF 16-4-8 (3 LB./1,000 SF) OR EQUIVALENT. GREATER THAN 30% OF THE NITROGEN SHALL BE IN SLOW RELEASE FORM. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE TOP 2 TO 4 IN. OF THE SOIL.
8. CERTIFIED SEED SHALL BE USED FOR ALL SEEDING.
9. APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER ON A FIRM, FRIABLE SEEDBED. MAXIMUM SEEDING DEPTH SHALL BE ¼ IN.
10. WHEN HYDROSEEDING, IF A MACHINERY BREAKDOWN OF 30 MINUTES TO 2 HOURS OCCURS, 50% MORE SEED SHALL BE ADDED TO THE TANK, BASED ON THE PROPORTION OF THE SLURRY REMAINING IN THE TANK. BEYOND 2 HOURS, A FULL RATE OF NEW SEED SHALL BE NECESSARY.
11. ALL TEMPORARY SEEDING MUST BE MULCHED IMMEDIATELY UPON COMPLETION OF SEED APPLICATION.
12. NEW SEEDLINGS SHALL BE SUPPLIED WITH ADEQUATE MOISTURE. SUPPLY WATER AS NEEDED, ESPECIALLY LATE IN THE SEASON, IN ABNORMALLY HOT OR DRY WEATHER, OR ON ADVERSE SITES. WATER APPLICATION RATES SHALL BE CONTROLLED TO PREVENT RUNOFF.
13. INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RESEEDINGS WITHIN THE SAME SEASON, IF POSSIBLE.
14. IF VEGETATIVE COVER IS INADEQUATE TO PREVENT RILL EROSION, OVER-SEED AND FERTILIZE IN ACCORDANCE WITH SOIL TEST RESULTS.
15. SEEDLINGS SHALL BE FERTILIZED ONE YEAR AFTER PLANTING TO INSURE PROPER STAND DENSITY.

IP - INLET PROTECTION:

1. INLET PROTECTION IN ACCORDANCE WITH FDOT SPECIFICAITONS.

SILT FENCE:

1. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS:

FILTERING EFFICIENCY: (VTM-51) 75% (MIN.)

TENSILE STRENGTH AT 20% MAX. ELONGATION:(VTM-52)

EXTRA STRENGTH 50 LB./LIN. IN. (MIN.)

STANDARD STRENGTH 30 LB./LIN. IN. (MIN.)

FLOW RATE: (VTM-51)

0.3 GAL./SQ. FT./MIN. (MIN.)
- SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0° F TO 120°F.
2. POSTS FOR SILT FENCES SHALL BE EITHER 2 X 2 IN. SQUARE OR 1.33 LB. / LINEAR FT. STEEL WITH A MINIMUM LENGTH OF 4 FT. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
3. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 2 IN. WIDE AND 6 IN. DEEP AROUND THE OUTSIDE PERIMETER OF THE STAKES.
4. THE FILTER FABRIC SHALL BE STAPLED TO THE WOODEN STAKES, AND 10 IN. OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE HEIGHT OF THE FILTER BARRIER SHALL BE A MINIMUM OF 28 IN. AND A MAXIMUM HEIGHT OF 30 IN.
5. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

MAINTENANCE AND INSPECTION

ALL BMPS SHALL BE INSPECTED WEEKLY AT A MINIMUM AND AFTER EVERY RAINFALL EVENT EXCEEDING 1/2 IN. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY UPON COMPLETION OF THE INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF ANY SEDIMENT FILTER OR BARRIER. SUCH DEPOSITS SHALL BE DISPOSED OF IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

VEGETATIVE COVERS: TEMPORARY SEEDING

1. INSPECT THE VEGETATED AREAS WEEKLY FOR SIGNS OF POOR OR NO GERMINATION AND INDICATIONS OF EROSION.
2. AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATELY TO PREVENT RILL EROSION SHALL BE FILLED IN WITH PROPER TOPSOIL AND RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED.
3. AREAS WHERE SEEDING HAS BEEN ESTABLISHED SHALL BE MOWED A MINIMUM OF EVERY TWO (2) WEEKS.

INLET PROTECTION:

1. INLETS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL EVENT OF 1/2 IN. OR GREATER AND REPAIRS MADE AS NEEDED. INSPECT FOR CUT, ABRASIONS, AND PROPER INSTALLATION AND REPLACE OR RE-POSITION AS NECESSARY.

2. SEDIMENTS SHALL BE REMOVED AND PROTECTION RESTORED TO ITS ORIGINAL DIMENSIONS.

3. INLET PROTECTION SHALL BE REMOVED WHEN ALL AREAS WITHIN THE DRAINAGE AREA HAVE BEEN PROPERLY STABILIZED.

SILT FENCE:

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL EVENT OF 1/2 IN. OR GREATER AND AT LEAST DAILY DURING PROLONGED RAINFALL EVENTS. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED OR SODDED. INLET PROTECTION SHALL BE INSPECTED AND GEO-TEXTILE FABRIC SHALL BE CHANGED AS NEEDED TO ALLOW POSITIVE FLOW.
3. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE BEFORE THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

CONTRACTOR CERTIFICATION

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

CONTRACTOR DATE

CONTRACTOR SHALL CONTROL EROSION WITHIN THE PROJECT LIMITS SUCH THAT THERE ARE NO NEGATIVE IMPACTS DOWNSTREAM OF THE PROJECT DUE TO UNCONTROLLED EROSION OR SEDIMENTATION.

SHOULD ADDITIONAL BMPS BE REQUIRED TO CONTROL EROSION AND SEDIMENTATION FROM THE SITE, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A SUPPLEMENTARY STORMWATER POLLUTION PROTECTION PLAN WITH APPROPRIATE BMPS PLACED AS NEEDED.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESCAPE OF SEDIMENT FROM THE SITE AND SHALL BE HELD RESPONSIBLE FOR ANY AND ALL IMPACTS RESULTING FROM SUCH EVENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF DOWNSTREAM IMPACTS DUE TO THE RELEASE OF SEDIMENTS FROM THE SITE INCLUDING BUT NOT LIMITED TO SEDIMENTATION AND EROSION THAT MAY RESULT FROM THE BUILDUP OF SUCH SEDIMENTS DOWNSTREAM OF THE PROJECT. CONTRACTOR SHALL FULLY BEAR THE FINANCIAL COST OF ANY PENALTIES OR FINES RESULTING FROM SUCH EVENTS.



REVISION	DESCRIPTION	DATE	NO.						

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AARON HARRISON 87629

NAME PE LICENSE NO.

1/13/2026

DATE

CA 33380 FL

FIRM / BUSINESS NO. STATE

PROJECT NO.: 52728.008

ISSUED: XX/XX/2025

DRAWN BY: RMT

CHECKED BY: AMH

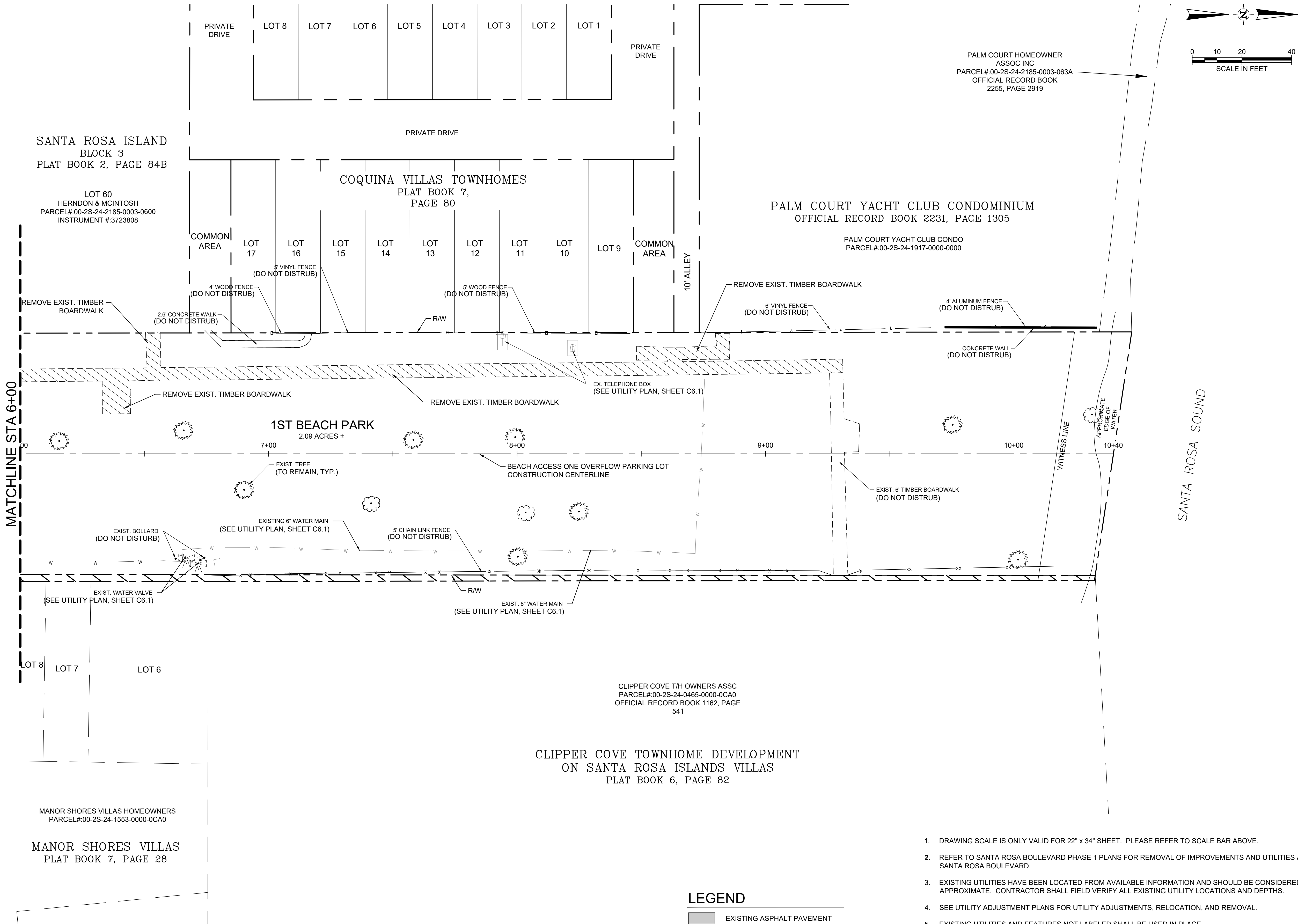
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SHEET TITLE:

SWPPP

C3.1

FILE NAME: A:\52000s\52728\008\PM\CADD\Sheets\C-PLAN-DEMO-52728-008.dwg DATE: January 13, 2026 TIME: 11:08 AM USER: ah5693



SPECIAL NOTE TO CONTRACTOR(S):

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LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT/SIDEWALK
- ASPHALT PAVEMENT PAVEMENT REMOVAL
- CONCRETE PAVEMENT/SIDEWALK REMOVAL
- TIMBER BOARDWALK REMOVAL
- SAWCUT
- OBJECT TO BE REMOVED

- DRAWING SCALE IS ONLY VALID FOR 22" x 34" SHEET. PLEASE REFER TO SCALE BAR ABOVE.
- REFER TO SANTA ROSA BOULEVARD PHASE 1 PLANS FOR REMOVAL OF IMPROVEMENTS AND UTILITIES ALONG SANTA ROSA BOULEVARD.
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- SEE UTILITY ADJUSTMENT PLANS FOR UTILITY ADJUSTMENTS, RELOCATION, AND REMOVAL.
- EXISTING UTILITIES AND FEATURES NOT LABELED SHALL BE USED IN PLACE.
- ANY DISTURBED OFF-SITE PROPERTY (I.E. BUSHES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO REMOVAL ALL DEBRIS, RUBBISH, AND OTHER MATERIAL RESULTING FROM DEMOLITION OPERATIONS AND LEGALLY DISPOSE OF OFF SITE.
- CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS, ADJUSTMENTS, AND/OR PROTECTION WITH THE AFFECTED UTILITY COMPANY.
- CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND LOCAL UTILITY COMPANIES FOR ANY CONFLICTS WITH EXISTING UTILITY LINES DISCOVERED DURING CONSTRUCTION.

BEACH ACCESS ONE
OVERFLOW PARKING LOT
FACILITIES & PARKS MAINTENANCE
OKALOOSA COUNTY, FL



130 RICHARD JACKSON BLVD.
SANTA ROSA BEACH, FL 32407
TEL: (850) 689-4428

REVISION NO.	DATE	DESCRIPTION

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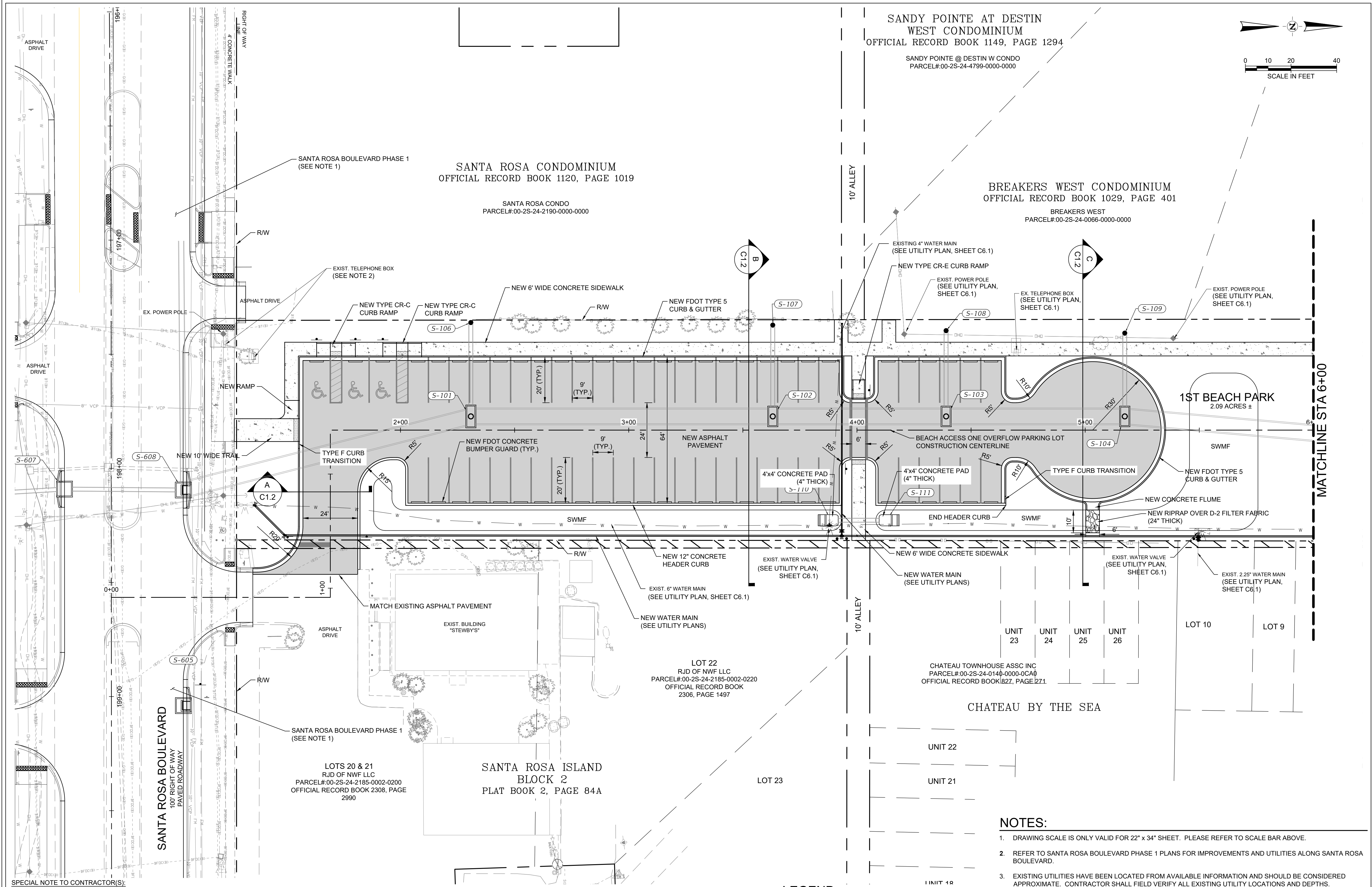
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AARON HARRISON 87629
NAME PE LICENSE NO.
DATE 1/13/2026
CA 33380 FL
FIRM / BUSINESS NO. STATE

PROJECT NO.: 52728.008
ISSUED: XX/XX/2025
DRAWN BY: RMT
CHECKED BY: AMH
SCALE: 1" = 20'
SHEET TITLE:

DEMOLITION PLAN

C4.2



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- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT/SIDEWALK
- DETECTABLE WARNINGS

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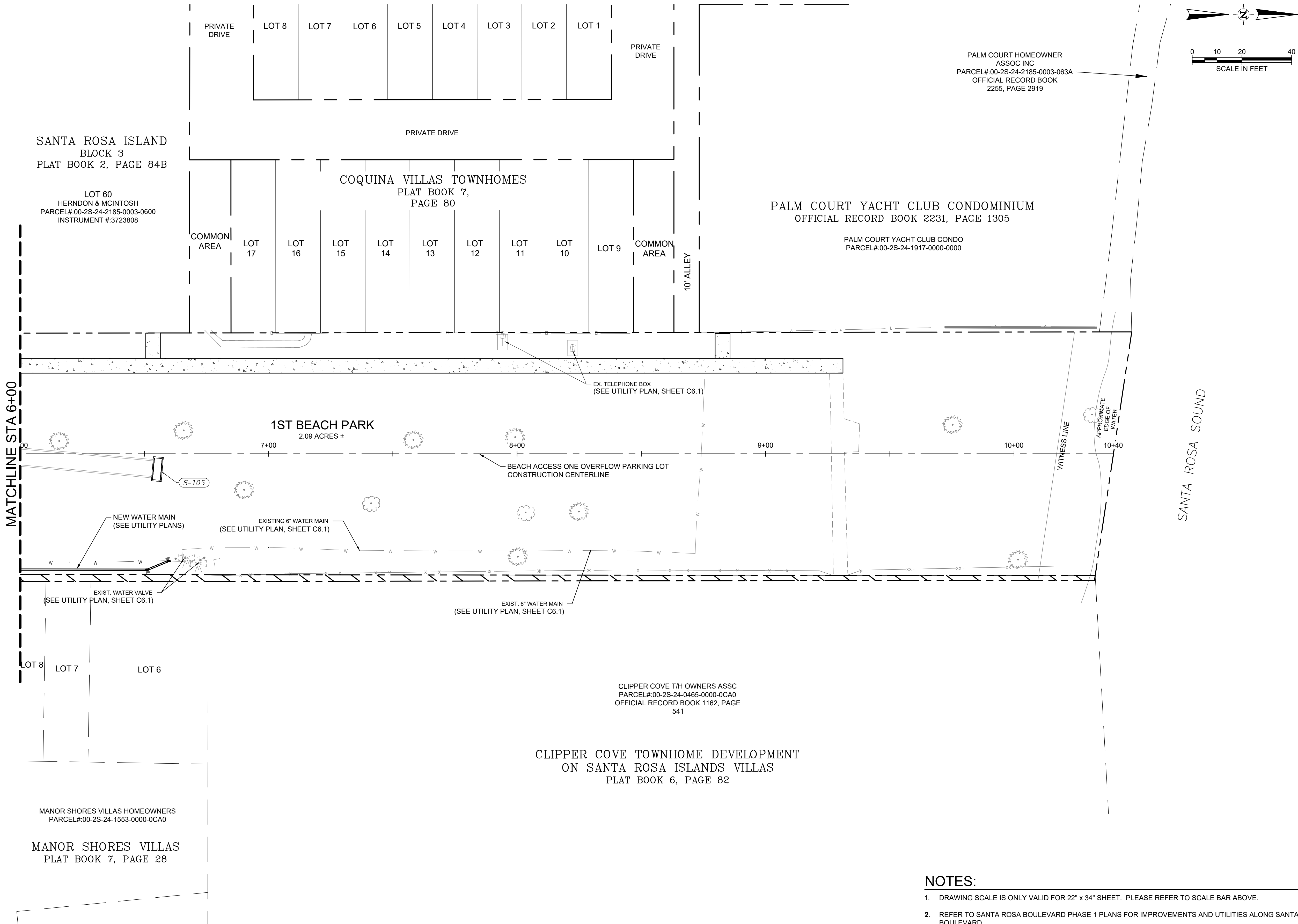
SITE PLAN

C5.1

FILE NAME: A:\52000s\52728\008\PM\CADD\DD\Sheets\C-PLAN-SITE-52728.008.dwg DATE: January 13, 2026, TIME: 11:06 AM, USER: ah5693

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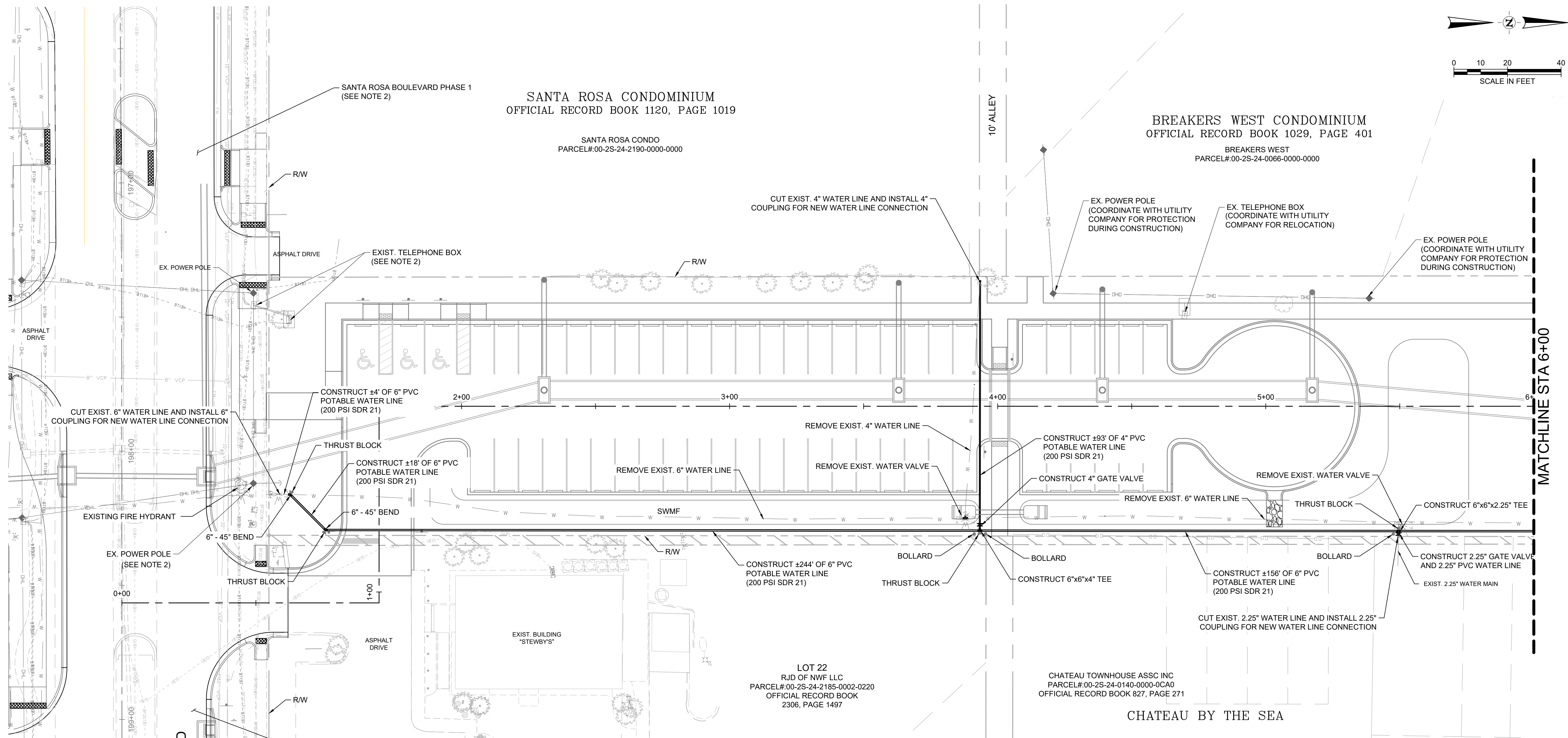
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SITE PLAN

C5.2



AS-BUILT DRAWINGS

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AS-BUILT INFORMATION FOR THE PIPELINES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

1. LOCATION OF ALL VALVES, FITTINGS, HYDRANTS AND DEFLECTIONS - HORIZONTAL AND VERTICAL.
2. LOCATION OF THE PIPELINES AT 50 FOOT INTERVALS - HORIZONTAL AND VERTICAL.
3. CERTIFICATION AS TO THE SYSTEM MEETING THE MINIMUM COVER REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION WHICH DEVIATES FROM THE APPROVED ENGINEERING PLANS.
5. AS-BUILT DATA SHALL BE COLLECTED FOLLOWING THE INSTALLATION AND PRIOR TO BACKFILLING OPERATIONS TO ENSURE ACCURACY OF AS-BUILTS.

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- ### UTILITY CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO FDEP AND OKALOOSA COUNTY'S WATER AND SEWER STANDARD SPECIFICATIONS AND DESIGN MANUAL.
2. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AND NOT SHOWN PRIOR TO ANY CONSTRUCTION. ANY CONFLICTS OR DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
3. THE CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED PERMITS PRIOR TO INITIATING CONSTRUCTION.
4. WATER SYSTEM COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS. CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARD C651 AND CHAPTER 62-555 FLORIDA ADMINISTRATIVE CODE.
5. ALL PIPE SHALL BEAR THE "NSF" SEAL FOR POTABLE WATER.
6. DEPTH OF WATER LINES SHALL BE MIN. 36" BELOW FINISHED GRADE, UNLESS OTHERWISE SPECIFIED.
7. ALL PIPING BELOW GRADE SHALL UTILIZE RESTRAINED MECHANICAL JOINT CONNECTIONS, AND BE RESTRAINED IN ACCORDANCE WITH RESTRAINED JOINT TABLES FOR PRESSURE PIPE (THIS SHEET).
8. WATER MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18. ALL COUPLINGS, COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION FOR LAYING, SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S LATEST RECOMMENDATIONS.
9. WHERE A CONNECTION IS TO BE MADE IN THE FIELD TO AN EXISTING PIPE, THE CONTRACTOR SHALL EXCAVATE THE AREA TO VERIFY THE TYPE OF PIPE AND THE PIPE SIZE, AND OBTAIN THE OWNER'S APPROVAL OF THE PROPOSED METHOD OF CONNECTION PRIOR TO ORDERING AND INSTALLING MATERIALS.
10. ALL WATER SERVICE CONNECTIONS, INTERRUPTIONS OR RELOCATIONS SHALL BE COORDINATED IN ADVANCE WITH FIELD REPRESENTATIVES OF THE OKALOOSA COUNTY UTILITIES.
11. CONTRACTOR SHALL PROVIDE TEMPORARY THRUST RESTRAINT, BRACING, TEST PLUGS AND/OR OTHER DEVICES NECESSARY TO SUCCESSFULLY COMPLETE PRESSURE TESTING OF ALL PRESSURE PIPING SYSTEMS.
12. ALL BURIED PIPING SPECIFIED TO BE PRESSURE TESTED, EXCEPT FLANGED, WELDED, OR SCREWED PIPING, SHALL BE PROVIDED WITH RESTRAINING DEVICES AT ALL DIRECTION CHANGES, UNLESS OTHERWISE NOTED. SEE THRUST RESTRAINT SPECIFICATION DETAILS AND NOTES.
13. IN THE EVENT THAT THE POTABLE WATER SYSTEM IS CONTAMINATED (I.E., WATER DOES NOT MEET FEDERAL AND STATE REQUIREMENTS) DUE TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE RESPONSIBLE, UNDER THE DIRECTION OF THE OWNER, STATE OR LOCAL REGULATORY AGENCY FOR CORRECTING ANY SUCH CONTAMINATION PROBLEM INCLUDING DISINFECTION, TESTING OR OTHER CORRECTIVE ACTION.
14. CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH EACH PROPERTY OWNER AND CONTRACTOR'S PLUMBER IN ORDER TO DETERMINE FINAL LOCATION OF PROPOSED WATER SERVICE ON EACH PROPERTY. CONTRACTOR SHALL HAVE THE ABILITY TO ADJUST EACH SERVICE LOCATION ON THE WATER MAIN AS REQUIRED TO BEST ACCOMMODATE THE CONNECTION OF THE WATER SERVICE TO THE RESIDENCE.
15. ALL UTILITY LINES ARE TO BE INSTALLED "IN THE DRY". CONTRACTOR SHALL DEWATER SITE AS NECESSARY TO ENSURE THIS.
16. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314, F.A.C., AND APPROVED BY THE COUNTY.
17. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY TO HOLD POLES, IF NECESSARY, AND INCLUDE COST FOR SUCH IN THEIR PRICING.
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19. PRIOR TO EXCAVATING IN THE VICINITY OF A GAS PIPELINE, THE CONTRACTOR SHALL NOTIFY THE GAS UTILITY OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF FLORIDA STATUTES, PROTECTION OF UNDERGROUND PIPELINES, F.S. 353.851, CH. 77-143.

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PANAMA CITY BEACH, FL 32407
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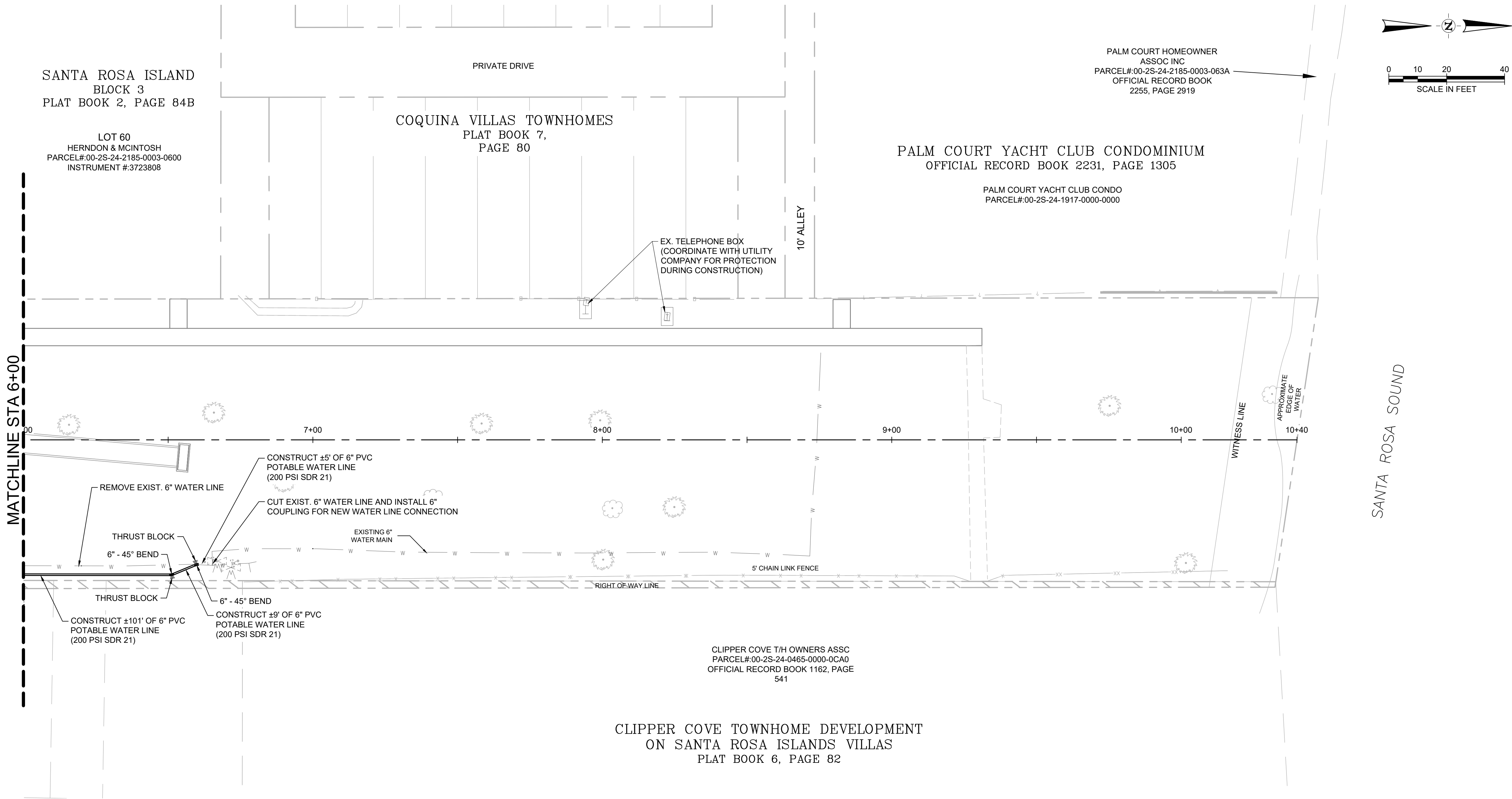
SCALE: 1" = 2'

SHEET TITLE:

UTILITY PLAN

C6.1

FILE NAME: A:\52000\52728\008\PMCADDD\Sheets\C-PLAN-UTIL-52728.008.dwg DATE: January 13, 2026, TIME: 11:09 AM, USER: ah5693



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CLIPPER COVE TOWNHOME DEVELOPMENT ON SANTA ROSA ISLANDS VILLAS PLAT BOOK 6, PAGE 82

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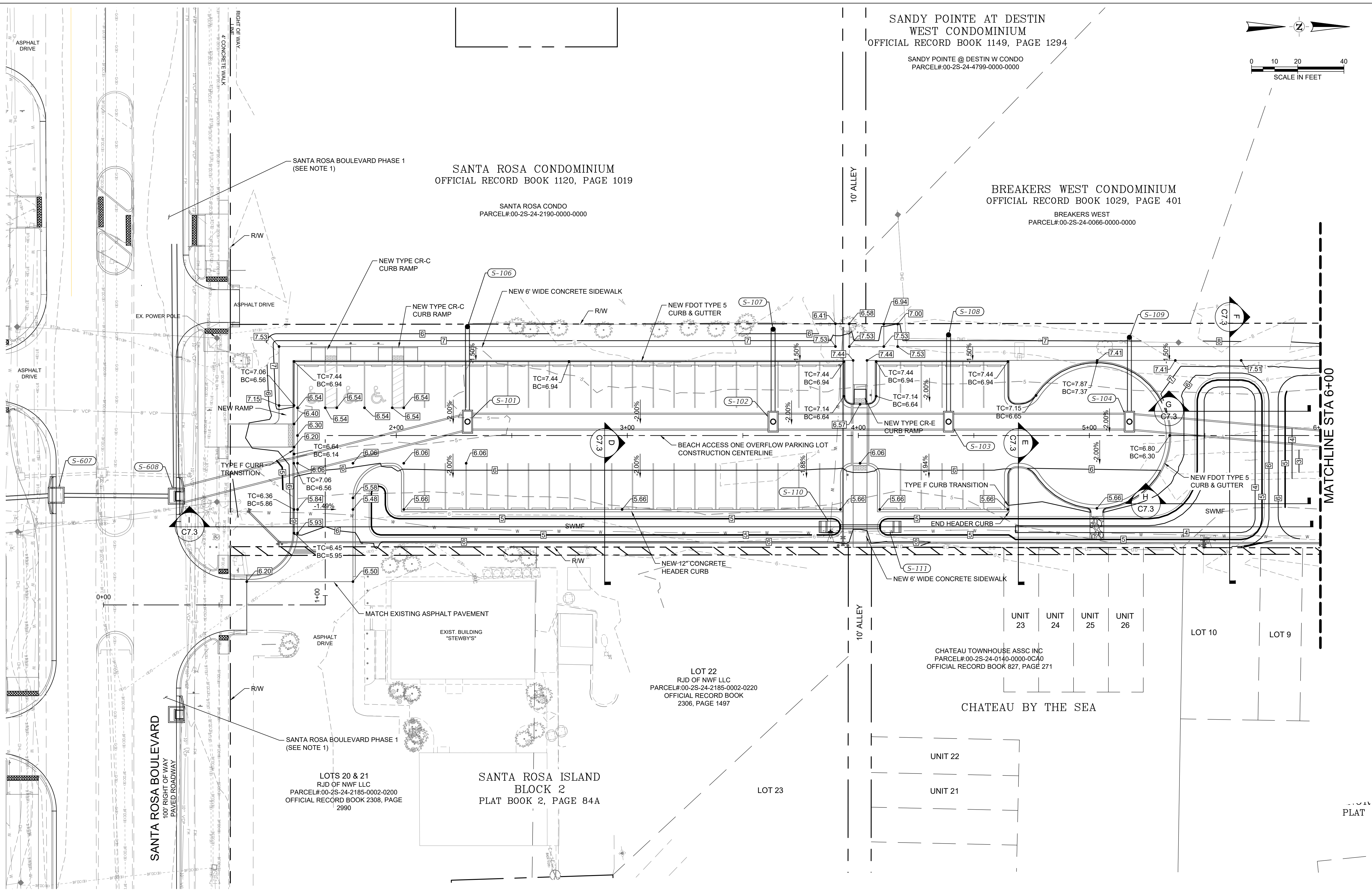
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C6.2

FILE NAME: A:\52000\52720\008\PM\CADD\Sheets\C-PLAN-GRAD-52728.008.dwg DATE: January 13, 2026 TIME: 11:09 AM, USER: ah5693



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---	10	---	EXIST. MAJOR CONTOUR LINE
---	11	---	EXIST. MINOR CONTOUR LINE
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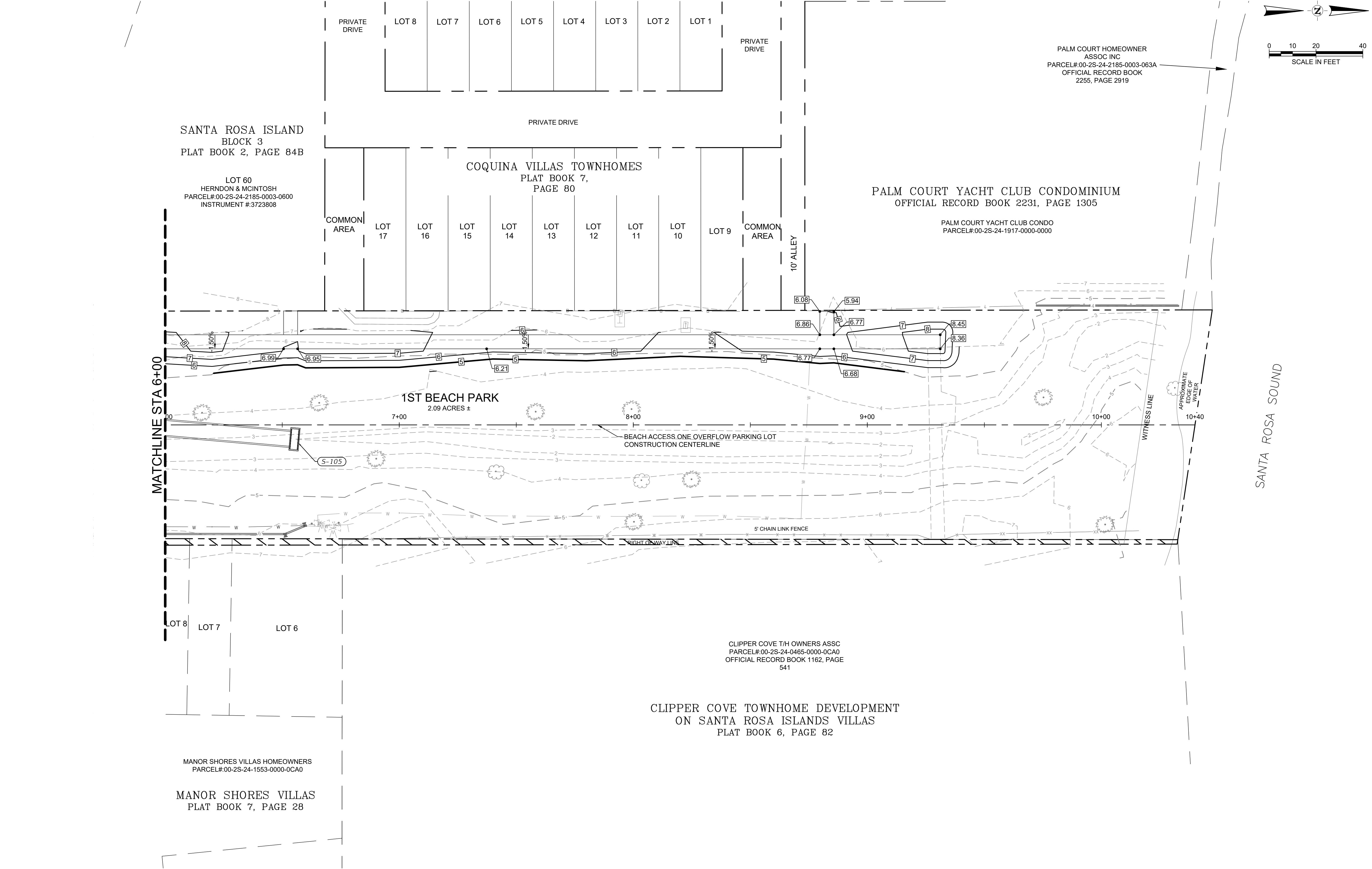
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GRADING AND
DRAINAGE PLAN

FILE NAME: A:\52009\52728\008\PM\CADD\Sheets\C-PLAN-GRAD-52728.008.dwg DATE: January 13, 2026 TIME: 11:10 AM USER: ah5693



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- EXISTING UTILITIES HAVE BEEN LOCATED FROM AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS.

BEACH ACCESS ONE
OVERFLOW PARKING LOT
FACILITIES & PARKS MAINTENANCE
OKALOOSA COUNTY, FL



130 RICHARD JACKSON BLVD.
SANTA ROSA BEACH, FL 32407
TEL: (850) 689-4428

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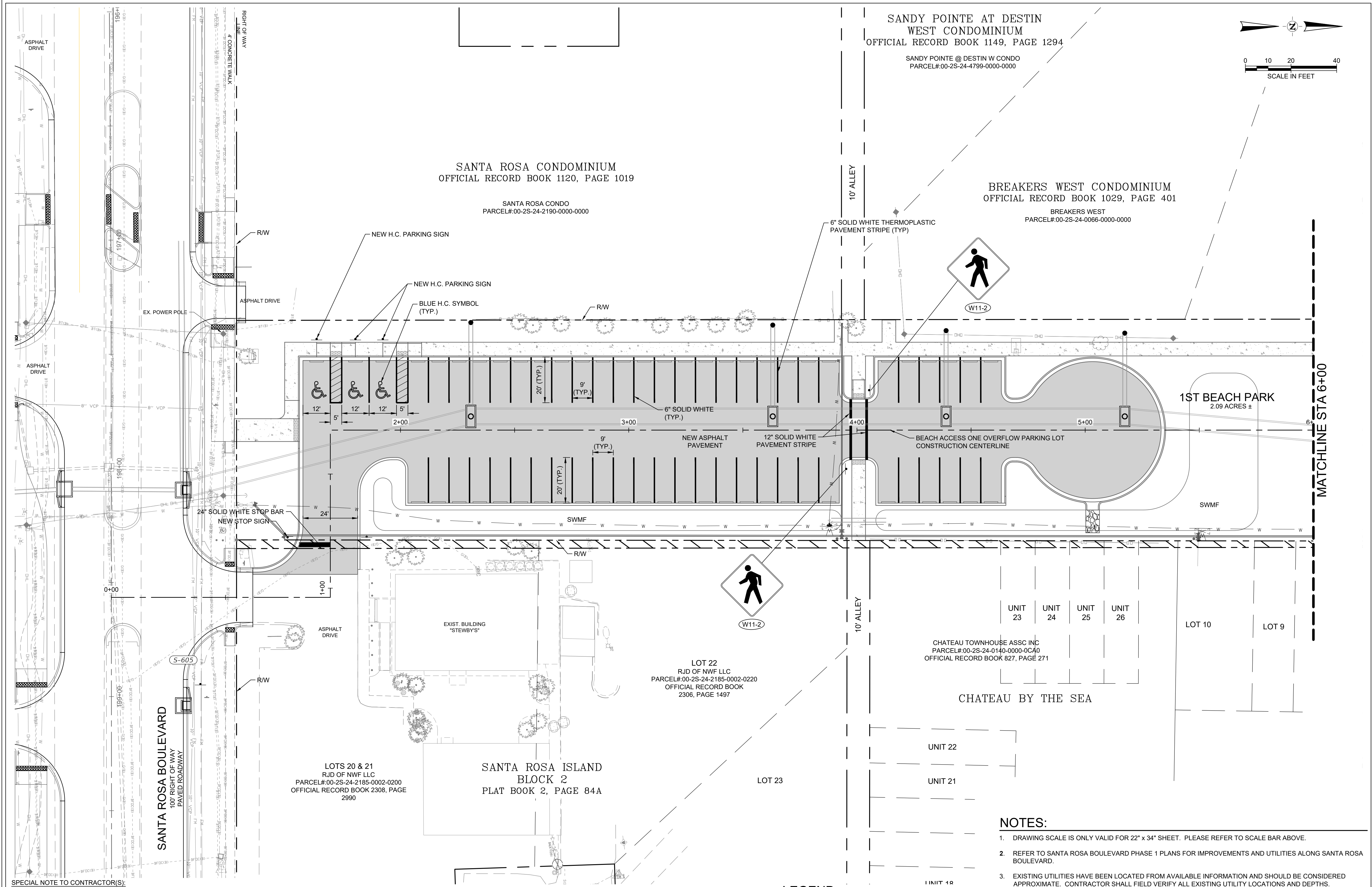
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NAME	PE LICENSE NO.
1/13/2026	DATE
GA 33380	FL
FIRM / BUSINESS NO.	STATE

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SHEET TITLE:

GRADING AND
DRAINAGE PLAN

C7.2



SPECIAL NOTE TO CONTRACTOR(S):

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LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT/SIDEWALK
- DETECTABLE WARNINGS

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- SEE UTILITY ADJUSTMENT PLANS FOR UTILITY ADJUSTMENTS, RELOCATION, AND REMOVAL.
- CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS, ADJUSTMENTS, AND/OR PROTECTION WITH THE AFFECTED UTILITY COMPANY.
- CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND LOCAL UTILITY COMPANIES FOR ANY CONFLICTS WITH EXISTING UTILITY LINES DISCOVERED DURING CONSTRUCTION.

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OKALOOSA COUNTY, FL

OKALOOSA COUNTY

half

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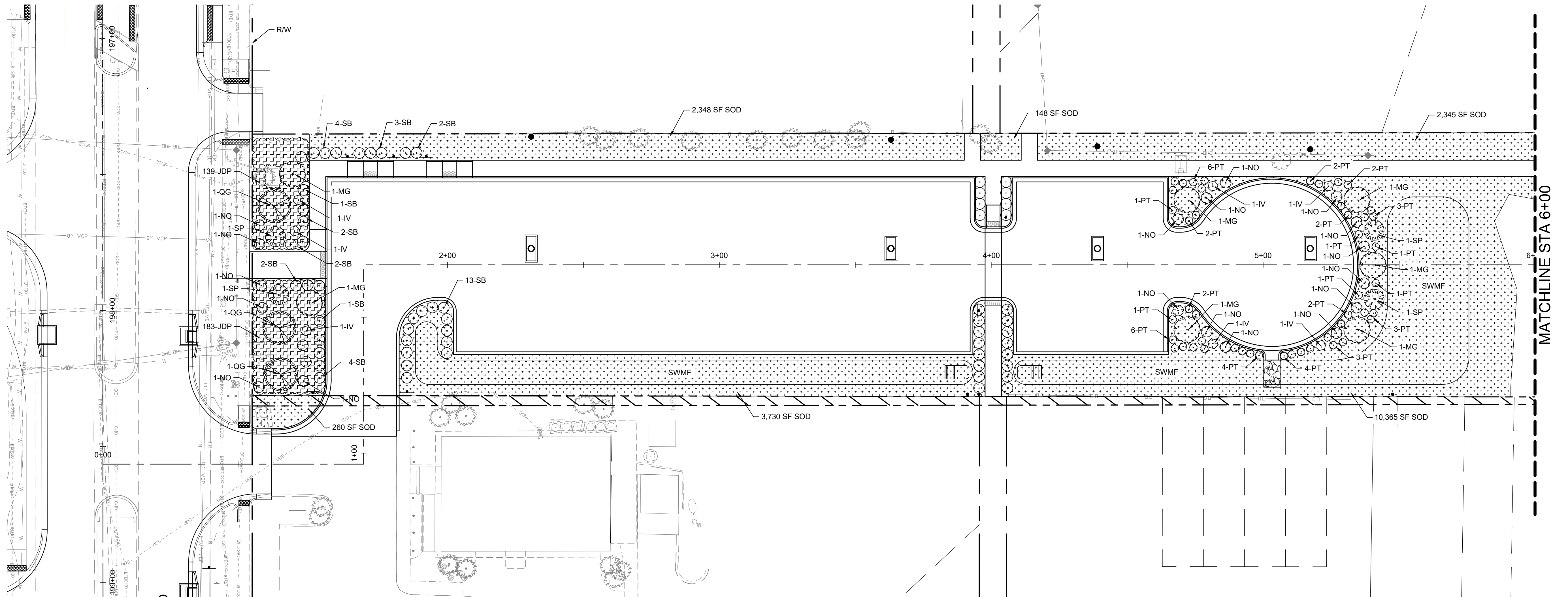
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SHEET TITLE:
SIGNAGE AND
PAVEMENT MARKING
PLAN

C9.1



PLANT SCHEDULE								
KEY	QUAN.	SPACING	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE	CANOPY TREE	UNDERSTORY TREE
TREES								
IV	7	Per Plan	Ilex vomitoria	Yaupon	15 gal., 4-5' ht., 3-4' spr., min. 3 trunks @ 1/2" cal. ea.	Yes		X
MG	7	Per Plan	Magnolia grandiflora	Southern Magnolia	15 gal., 6-7' ht., 3-4' spr., min 1-1/2" cal.	Yes	X	
QG	3	Per Plan	Quercus geminata	Sand Live Oak	30 gal., 7-9' ht., 4-5' spr., min. 1-1/2" cal.	Yes	X	
SP	4	Per Plan	Sabal Palmetto	Cabbage Palm	Regenerated root ball; Clear trunk ht. as noted on plans	Yes	X	
SHRUBS								
JDP	322	2.5' O.C.	Juniperus davurica "Personii"	Parsons Juniper	1 gal., 8-10" sp., min. 4 runners per plant	Yes		
NO		4.5' O.C.	Nerium Oleander "Petite Pink"	Pettie Pink Oleander	3 gal., 12-18" ht., 12-15 spr.	No		
PT		3.0' O.C.	Pittosporum tobira	Japanese Pittosporum	3 gal., 12-18" ht., 12-15 spr.	No		
SB		4.0' O.C.	Sparina bakeri	Sand Cordgrass	1 gal., 15-18" ht.	Yes		
SOD								
	21750 SF		Cynodon dactylon	Bermudagrass	Solid sod where shown			

LANDSCAPE PLAN SUMMARY

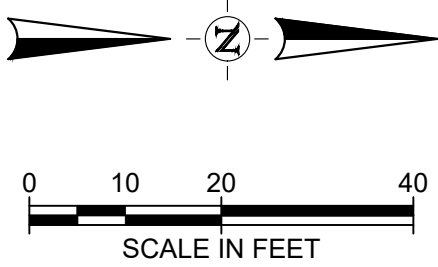
ZONING: B-4			
FRONT PERIMETER LANDSCAPE (10' WIDE STRIP)		REQUIRED	PROVIDED
PERIMETER TREES (1 TREE FOR EACH 25 LF OF VUA FRONTAGE)	(95 LF DIV. BY 25) =	4	5
(50% PF REQUIRED TREES SHALL BE SHADE)	(50% OF 4) =	2	3
PARKING LOT LANDSCAPE (57 TOTAL PARKING SPACES)		REQUIRED	PROVIDED
CANOPY TREES (1 PER EA 15 SPACES)	(57 SPACES DIV. 15) =	4	6
UNDERSTORY TREES (1 PER EA 10 SPACES)	(57 SPACES DIV. 10) =	6	9
SHRUBS (1 PER EA 4 SPACES)	(57 SPACES DIV. 4) =	15	120

LANDSCAPE IRRIGATION:

Reference LANDSCAPE SPECIFICATIONS, Sheet No. LS.02, Section LANDSCAPE IRRIGATION SYSTEM for Irrigation Source and Requirements for a Fully Automated, Electronic Irrigation System.

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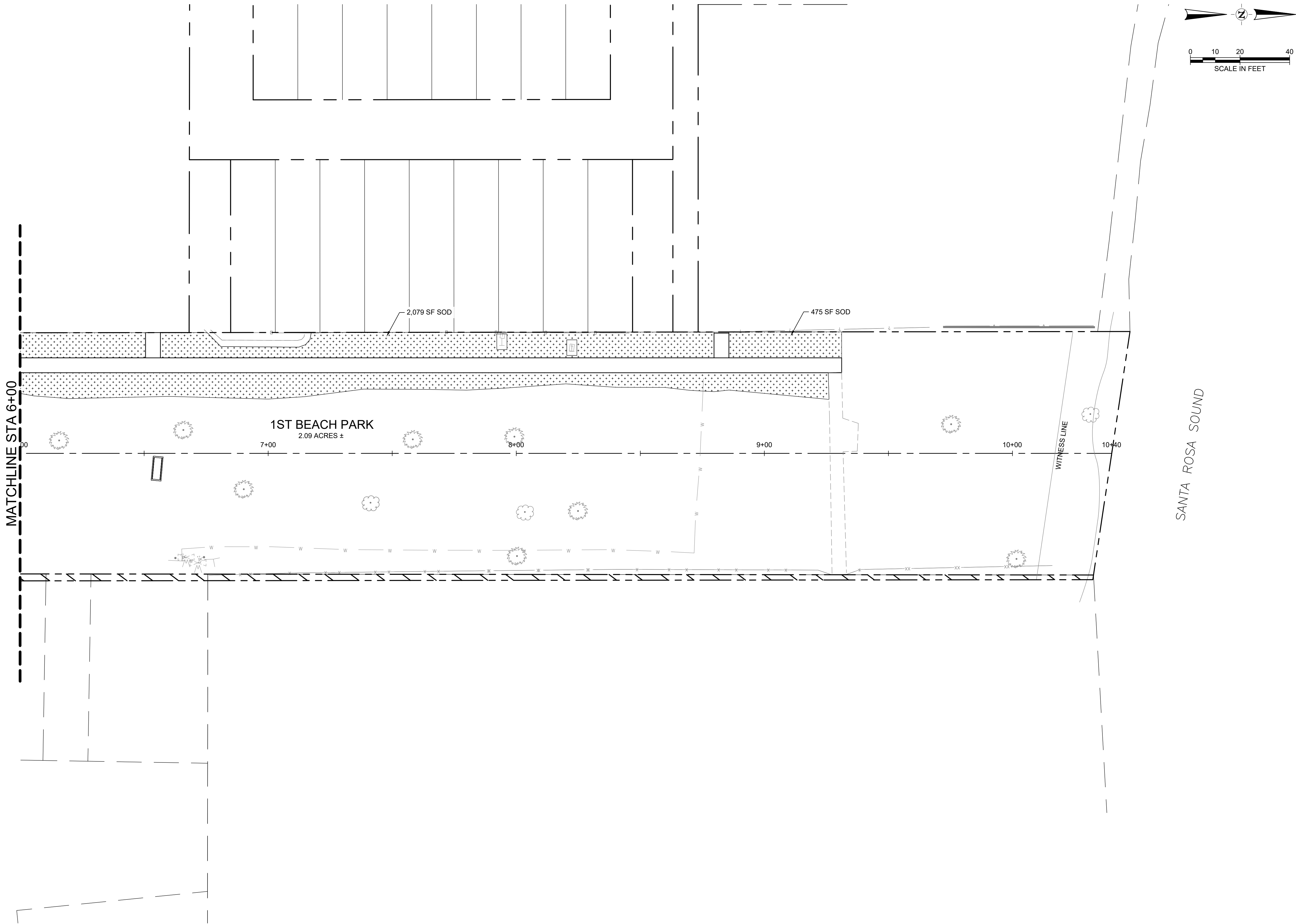
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LANDSCAPE PLAN

LS01

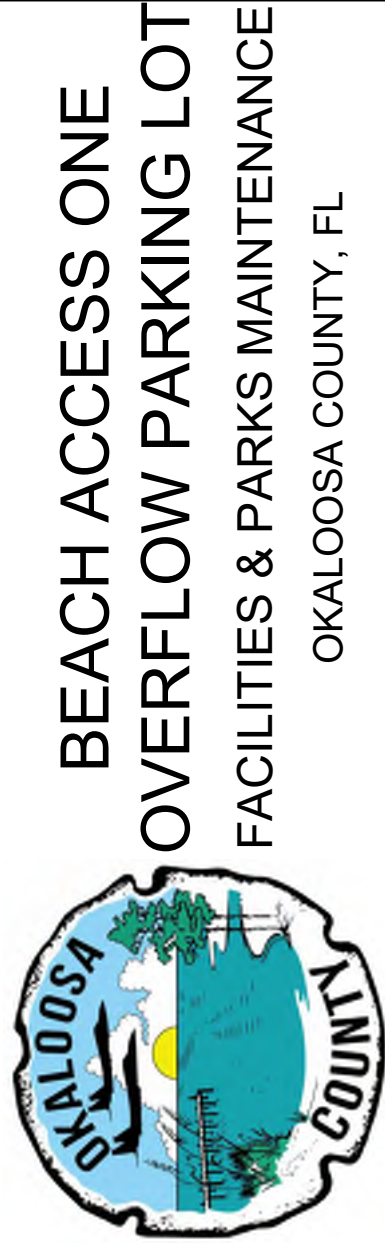
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LANDSCAPE PLAN
LS02

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LANDSCAPE SPECIFICATIONS

MATERIALS:

1. PLANTING SOIL BACKFILL MIX: TREE PITS, SHRUBS AND GROUNDCOVERS: MIX 75% EXISTING TOPSOIL TO 25% SOIL ADMIXTURE COMPRISED OF 1/3 PARTS AGED PINE BARK, 1/3 PARTS COMPOSTED COW MANURE, AND 1/3 PARTS FINISHED MUSHROOM COMPOST AND SOIL AMENDMENTS AS REQUIRED TO BRING THE pH TO BETWEEN 5.5 TO 6.5. PRE-APPROVED SOURCE FOR BACKFILL MIX: GRACO FERTILIZER COMPANY, (229) 377-1602.

2. IMPORTED TOP SOIL: IF ADDITIONAL SOIL IS NEEDED FOR LANDSCAPE PLANTING, IT SHALL BE OBTAINED FROM SOURCES THAT COMPLY WITH THE WALTON COUNTY WHITE SAND ORDINANCE.

TOPSOIL MATERIAL: INDIGENOUS TO THE AREA SUITABLE FOR PLANT GROWTH THAT IS FREE OF WEEDS, ROOTS, STUMPS, ROCKS LARGER THAN 2" IN DIAMETER, ORGANIC MUCK, HARD PAN, TOXIC SUBSTANCES DETRIMENTAL TO PLANT GROWTH, AND CONSTRUCTION DEBRIS SUCH AS LIMEROCK, CONCRETE, AND ASPHALT PIECES. DELIVER IN NORMALLY MOIST CONDITION.

SUBMITTAL: SUBMIT (2) 1/2 CUBIC FOOT SAMPLES OF PROPOSED TOPSOIL MATERIAL WITH TEST REPORT (1 SAMPLE) FROM A COMMERCIAL SOIL TESTING LABORATORY WITH ANALYSIS OF THE FOLLOWING: AVAILABLE NITRATE NITROGEN, PHOSPHORUS, EXCHANGEABLE POTASSIUM, MAGNESIUM AND CALCIUM, SOIL pH (WATER AND BUFFER), CATION EXCHANGE CAPACITY AND PERCENT BASE SATURATION OF CATION ELEMENTS, PLUS SULPHATE SULFUR, BORON, ZINC, MANGANESE, IRON, AND COPPER, ORGANIC MATTER, SOIL TEXTURE AND SOLUBLE SALTS.

PRE-APPROVED TESTING LABORATORY: WATERS AGRICULTURAL LABORATORIES, INC., 257 NEWTON HIGHWAY, CAMILLA, GA. (229) 3367216.

3. PLANTING BED AND TREE MULCH: PINE STRAW, CLEAN AND BRIGHT, FREE OF WEEDS, STICKS, AND OTHER DEBRIS.

4. SOD: BERMUDAGRASS

5. SEEDING: QUICK GROWING / TEMPORARY COVER
MARCH-APRIL PLANTING: ANNUAL RYEGRASS
MAY PLANTING: BROWN TOP MILLET
JUNE-AUGUST PLANTING: MIX 50% RYE GRAIN AND 50% WINTER WHEAT
SEPTEMBER-OCTOBER PLANTING: ANNUAL RYEGRASS

6. FERTILIZER: FERTILIZER FOR LAWN AREAS USE OSMOCOTE 17- 3-6 SLOW RELEASE FERTILIZER WITH MINOR ELEMENTS - APPLY AND ADJUST RATES PER SOIL FERTILITY TEST RESULTS.
FOR TREE AND SHRUB ESTABLISHMENT USE OSMOCOTE 14-14-14 SLOW RELEASE FERTILIZER. APPLY IN ACCORDANCE WITH MANUFACTURES PLANT TABLE RATES.

7. TREE GUYING: STRAPS SHALL BE MINIMUM 1" WIDE NYLON OR POLYPROPYLENE. ALL WOOD STAKES SHALL BE LOCATED BEYOND THE EDGE OF THE ROOT BALL.

LANDSCAPE IRRIGATION SYSTEM:

1. SCOPE OF WORK: THE WORK CONSISTS OF THE PREPARATION OF DESIGN DOCUMENTS AND INSTALLING A COMPLETE 2-WIRE UNDERGROUND IRRIGATION SYSTEM, INCLUDING THE FURNISHING OF ALL LABOR, EQUIPMENT, MATERIALS, AND THE PERFORMANCE OF ALL OPERATIONS IN CONNECTION WITH THE CONSTRUCTION OF THE IRRIGATION SYSTEM. IT SHALL INCLUDE FURNISHING AND INSTALLING ALL PLASTIC AND GALVANIZED STEEL PIPE AND FITTINGS, AUTOMATIC CONTROL VALVES, RAIN / MOISTURE SENSING DEVICES, PRESSURE RELIEF VALVES, CHECK VALVES, VALVE ACCESS BOXES, SPRINKLER HEADS, ELECTRIC CONTROLLERS, FLOAT SWITCHES, ELECTRIC WIRE, PUMPS, PUMP INTAKE AND SUCTION SYSTEM, NECESSARY MOTOR STARTERS, RELAYS, ETC., AS CALLED FOR IN THESE THESE SPECIFICATIONS, OR AS MAY BE REQUIRED FOR PROPER OPERATION OF THE SYSTEM.

2. DESIGN CRITERIA:

A. ALL IRRIGATION CONTROLLERS, VALVES AND IRRIGATION COMPONENTS SHALL BE HUNTER IRRIGATION PRODUCTS. THE HUNTER ACC-99D CONTROLLER SHALL BE USED AS THE CONTROLLER FOR THIS IRRIGATION SYSTEM. THE HUNTER ET SYSTEM SHALL ALSO BE INCORPORATED WITH THIS SYSTEM AS WELL AS THE HUNTER FLOW CONTROL MODULE. THERE SHALL BE A BRASS MASTER CONTROL VALVE THAT IS COMPATIBLE WITH THE HUNTER ACC CONTROLLER INSTALLED PER THE MANUFACTURERS RECOMMENDED DISTANCE FROM THE DEVICE.

B. ALL PIPING, INCLUDING MAIN AND LATERAL LINES SHALL BE SCHEDULE 40 PVC.

C. THIS IS TO BE A TWO-WIRE SYSTEM WITH DECODERS AT ALL VALVE LOCATIONS. ALL WIRE SHALL BE 12 GAUGE AND ENCLOSED IN CONDUIT.

D. THE STANDARD CROSS SECTION FOR IRRIGATION PIPING SHALL BE AS FOLLOWS: MAIN LINES SHALL BE SET A MINIMUM DEPTH OF 24" BELOW GRADE WITH CONTROLLER WIRE IN A CONDUIT ROUTED UNDER THE MAIN LINE. LATERALS SHALL BE SET A MINIMUM DEPTH OF 18" BELOW GRADE.

E. SOD AND GROUNDCOVER AREAS SHALL BE ZONED INDEPENDENTLY FROM SHRUBBERY BEDS. TREES SHALL ZONED INDEPENDENTLY AND INCLUDE TWO (2) 'TREE WELL' TYPE BUBBLERS PER EACH TREE. IN KEEPING WITH ENHANCED XERISCAPE PRINCIPLES, IRRIGATION COMPONENTS SHALL INCLUDE LOW TRAJECTORY, LOW DEVICE SPRAY DEVICES TO THE GREATEST EXTENT PRACTICAL. SEA OAT AND DUNE SUNFLOWER RE-VEGETATIVE AREAS SHALL BE ZONED INDEPENDENTLY AS TEMPORARY USE AND TO BE REMOVED AT THE END OF THE ESTABLISHMENT PERIOD.

3. WATER SOURCE: IRRIGATION WELL AND ALL RELATED EQUIPMENT AS DESIGNED BY THE IRRIGATION CONTRACTOR FOR THE CONDITIONS ENCOUNTERED AT THE SITE.

4. LIMITS OF IRRIGATION: PROVIDE 100% COVERAGE OF ALL PREPARED PLANTING BEDS AS SHOWN ON THE DRAWINGS WITH TREES, SHRUBS, AND GROUNDCOVERS, INCLUDING LAWN / SOD AREAS.

5. DESIGN PLANS: THE LANDSCAPE IRRIGATION SUBCONTRACTOR SHALL SUBMIT DESIGN DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. DRAWINGS SHALL BE LEGIBLE AND PREPARED AT A SCALE SUITABLE FOR CONSTRUCTION. PLANS SHALL INCLUDE LEGEND, WATER SOURCE, POINT(S) OF CONNECTION, DESIGN OPERATING PRESSURE, AND FLOW RATE PER ZONE, AVERAGE APPLICATION RATE PER ZONE IN INCHES PER HOUR, WATERING SCHEDULE, LOCATIONS OF PIPE, CONTROLLERS, VALVES, SPRINKLERS, BACKFLOW PREVENTION DEVICE, ELECTRICAL SUPPLY, ROADWAYS, SIDEWALKS, STRUCTURES AND OTHER RELEVANT SITE CONDITIONS.

6. RECORD DRAWINGS: AFTER FINAL ACCEPTANCE OF THE COMPLETED INSTALLATION, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF COMPLETE, REPRODUCIBLE, RECORD DRAWINGS FOR SUBMITTAL TO THE OWNER. PLANS SHALL INCLUDE ANY FIELD CHANGES OR DEVIATIONS FROM THE ORIGINAL, APPROVED DESIGN DOCUMENTS. THE SUBCONTRACTOR SHALL ALSO PROVIDE OPERATING MANUALS, WARRANTIES, COPY OF THE CONTROLLER SCHEDULE, AND EXACT EQUIPMENT PARTS BREAKOUTS WITH MODEL NUMBERS FOR ISSUE TO THE OWNER UPON COMPLETION OF THE PROJECT.

7. ORDINANCES AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK, ARE HEREBY INCORPORATED INTO, AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE IRRIGATION SUBCONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVEMENTIONED RULES, REGULATIONS OR REQUIREMENTS, AND SHOULD A CONFLICT OCCUR, THE RULES OR REQUIREMENTS OF THE GOVERNING CODE SHALL BE ADHERED TO. HOWEVER, WHEN THESE SPECIFICATIONS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE, THESE SPECIFICATIONS AND/OR APPROVED DRAWINGS SHALL TAKE PRECEDENCE OVER THE REQUIREMENTS OF SAID RULES, REGULATIONS OR CODES.

8. PERMITS: ANY PERMITS FOR THE INSTALLATION OR CONSTRUCTION OF ANY OF THE WORK INCLUDED UNDER THIS CONTRACT, WHICH ARE REQUIRED BY ANY OF THE LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION, SHALL BE OBTAINED AND PAID FOR BY THE IRRIGATION SUBCONTRACTOR.

ELECTRICAL SUPPORT FOR LANDSCAPE IRRIGATION SYSTEM:

1. FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND INCIDENTALS REQUIRED AND INSTALL, PLACE IN OPERATION AND FIELD TEST ALL OPERATIONS IN CONNECTION WITH THE INSTALLATION OF THE ELECTRICAL FACILITIES REQUIRED FOR CONTROL WIRING FOR THE UNDERGROUND ELECTROMECHANICALLY CONTROLLED IRRIGATION SYSTEM, COMPLETE, AND IN STRICT ACCORDANCE WITH THIS SECTION OF THE SPECIFICATIONS, THE APPLICABLE DRAWINGS, AND SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT.

2. THE CONTROLLERS FOR THE IRRIGATION VALVES FURNISHED IN SECTION **LANDSCAPE IRRIGATION SYSTEM** SHALL BE INSTALLED AND WIRED, COMPLETE UNDER THIS SECTION.

A. THE ELECTRICAL CONTRACTOR SHALL BRING WIRING AND CONNECTIONS TO A LOCATION APPROVED BY THE PROJECT ENGINEER FOR THE CONTROL PANEL(S), AND SHALL PROVIDE 110 VOLT CONNECTION FROM THE POWER SOURCE TO THE CONTROLLERS. (THE LOW VOLTAGE CONTROL WIRING SHALL BE RUN UNDERGROUND TO THE RESPECTIVE REMOTE VALVES BY THE IRRIGATION CONTRACTOR).

3. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING AND VERIFYING THE IRRIGATION CONTROLLERS TO BE OPERATIONAL. THE IRRIGATION CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR PROVIDING A FULLY OPERATIONAL SYSTEM.

4. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE IRRIGATION CONTRACTOR, GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS.

A. SLEEVES UNDER ROADWAYS AND SIDEWALKS SHALL BE INSTALLED BY THE IRRIGATION CONTRACTOR PRIOR TO ANY PAVING.

5. QUALITY ASSURANCE: ALL WORK SHALL BE PERFORMED BY AN ELECTRICIAN LICENSED IN THE STATE OF FLORIDA AND ALL WORK SHALL COMPLY WITH APPLICABLE NFPA REQUIREMENTS.

6. MATERIALS: ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW AND SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A. UNDERGROUND CONDUIT: SHALL BE RIGID SCHEDULE 80 PVC, EQUAL TO TYPE 80 HEAVY WALL RIGID PV-DUIT AS MANUFACTURED BY CARLON SIZED TO PROVIDE EASY WIRE PULL WITH A MIN. 1 INCH INSIDE DIAMETER. ALL JOINTS SHALL BE SOLVENT WELDED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER. CONDUIT FITTINGS, ELBOWS, SWEEPS AND CEMENT SHALL BE PRODUCED BY THE SAME MANUFACTURER.

1. CONDUIT FOR 120 AND 277 VOLT CIRCUITS SHALL BE SCHEDULE 80 ELECTRICAL CONDUIT.

2. RIGID METAL CONDUIT: EXPOSED CONDUIT SHALL BE GALVANIZED RIGID METAL CONDUIT INSTALLED WITH CAST METAL FITTINGS.

B. CONDUCTORS FOR LOW VOLTAGE CONTROL CIRCUITS (BELOW 24V): ALL WIRING USED FOR INTERCONNECTING THE AUTOMATIC REMOTE CONTROL VALVES FOR IRRIGATION WITH THE AUTOMATIC CONTROLLERS SHALL BE SINGLE STRANDED OR SOLID COPPER CONDUCTORS WITH TYPE UF, 600 VOLT INSULATION WHICH SHALL BEAR THE UL APPROVAL FOR DIRECT UNDERGROUND BURIAL FEEDER CABLE.

C. INSULATION SHALL BE 4/64 INCH THICK MINIMUM COVERING OF AN APPROVED THERMOPLASTIC COMPOUND FOR POSITIVE WATERPROOF PROTECTION OF SIZE 12 THROUGH AND INCLUDING SIZE 10 AWG.

D. WIRE CONNECTORS: CONNECTIONS TO REMOTE CONTROL IRRIGATION VALVES AND ALL SPLICES IN THE WIRING FOR SUCH VALVES SHALL BE MADE WITH HUNTER DBRY-6 (OR EQUAL) WATERPROOF CONNECTORS.

E. ALL VALVE CONTROL WIRES SHALL BE MINIMUM NO. 14 GAUGE UF, AND ALL COMMON GROUND WIRES SHALL BE MINIMUM NO. 14 GAUGE UF, COLOR CODED USING WHITE. ALL CONTROL WIRING SHALL BE COLOR CODED USING WHITE FOR THE COMMON WIRE AND SELECTED COLORS FOR THE CONTROL WIRES. GREEN COLOR WIRE SHALL NOT BE USED. ALL SPLICE CONNECTIONS SHALL BE MADE IN A JUNCTION BOX AND PULL BOX MARKED ON SHOP DRAWINGS FOR ACCESSIBILITY. ALL AREAS OF 90 DEGREE TURNS SHALL BE MADE WITH ELECTRICAL SWEEP ELBOWS.

F. MISCELLANEOUS DEVICES: MISCELLANEOUS FITTINGS AND DEVICES NOT COVERED IN THE ABOVE SPECIFICATIONS SHALL BE AS REQUIRED FOR A COMPLETE INSTALLATION.

SUBMITTALS:

1. SOD CERTIFICATE FROM GROWER.

2. SAMPLE OF PREPARED SOIL BACKFILL MIX (1/2 CU. FOOT).

3. SOIL TEST REPORT FOR pH WITH RECOMMENDATIONS FOR pH ADJUSTMENT (ALL LANDSCAPE PLANTING AREAS, IMPORTED TOPSOIL AND PLANTING BACKFILL MIX.

4. WRITTEN PLANT GUARANTEE.

5. IRRIGATION SYSTEM DESIGN, INCLUDING MATERIALS.

EXECUTION:

1. PERFORM ALL WORK AS SHOWN AND IN STRICT ACCORDANCE WITH SOUND HORTICULTURAL PRACTICE.

2. PLANTING PREPARATION:

A. COLLECT SOIL SAMPLES AND CONDUCT TESTS FOR FIVE (5) PLANTING AREA AS COORDINATED THROUGH THE PROJECT ENGINEER. MAP AND KEY LOCATIONS WITH LAB TEST ID. TEST REPORTS SHALL BE FROM A COMMERCIAL SOIL TESTING LABORATORY WITH ANALYSIS OF THE FOLLOWING: NITRATE NITROGEN, AVAILABLE PHOSPHORUS, EXCHANGEABLE POTASSIUM, MAGNESIUM AND CALCIUM, SOIL pH (WATER AND BUFFER), CATION EXCHANGE CAPACITY AND PERCENT BASE SATURATION OF CATION ELEMENTS, PLUS SULPHATE SULFUR, BORON, ZINC, MANGANESE, IRON, AND COPPER, ORGANIC MATTER, SOIL TEXTURE AND SOLUBLE SALTS. TEST RESULTS SHALL INCLUDE FERTILITY RECOMMENDATIONS AND pH ADJUSTMENT BASED UPON THE PROPOSED PLANTING ESTABLISHMENT. PRE-APPROVED TESTING LABORATORY: WATERS AGRICULTURAL LABORATORIES, INC., 257 NEWTON HIGHWAY, CAMILLA, GA. (229) 3367216.

B. SUBMIT PLANTING ADMIXTURE MEDIA AS SPECIFIED IN SECTION MATERIALS, 1.-INCLUDE TEST RESULTS FROM A COMMERCIAL SOIL TESTING LABORATORY WITH ANALYSIS OF THE FOLLOWING: NITRATE NITROGEN, AVAILABLE PHOSPHORUS, EXCHANGEABLE POTASSIUM, pH AND ORGANIC MATTER.

C. INCORPORATE PLANTING BACKFILL / ADMIXTURE AS SPECIFIED AND AS SHOWN ON DETAILS AND DRAWINGS.

D. ADJUST SOIL pH TO 5.5-6.5 AS RECOMMENDED BY THE SOIL TEST. USE ALUMINUM SULFATE OR IRON SULFATE TO LOWER THE pH AND USE RATED LIME OR BASIC SLAG TO RAISE THE pH UNLESS OTHERWISE SPECIFIED BY SOIL TEST ANALYSIS.

3. INSTALL IRRIGATION MAINS AND LATERALS.

4. PLACE ALL PLANT MATERIALS WHERE SHOWN ON DESIGN PLANS.

5. FLUSH IRRIGATION MAINS AND LATERALS / INSTALL SPRINKLER HEADS AND BUBBLERS.

6. AFTER PLANTS ARE INSTALLED EACH TREE SHALL HAVE 1/4 LBS. OF 8-8-8 FERTILIZER APPLIED PER CALIPER INCH.

7. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN TO MAINTAIN VERTICAL ALIGNMENT.

8. APPLY 3 INCHES OF MULCH (AFTER SETTLING) TO ALL PLANTING RESTORATION AREAS.

9. ALL TREES PLACED IN LAWN AREAS SHALL BE INSTALLED WITH A CIRCLE OF MULCH-1 FOOT RADIUS PER EACH CALIPER INCH OF TRUNK. MINIMUM 3' DIAMETER FOR PALMS. REMOVE SOD PRIOR TO MULCHING.

GRASSING:

1. SOIL PREPARATION:

A. REMOVE STONES OVER 1-1/2" IN DIAMETER, STICKS, ROOTS, RUBBISH AND OTHER EXTRANEIOUS MATTER FROM ALL LAWN AREAS.

B. ADJUST SOIL pH AS RECOMMENDED BY THE SOIL TEST FOR GRASS SPECIFIED.

C. ROTO-TILL SOIL 4" DEEP AND RAKE LAWN AREAS TO A SMOOTH EVEN SURFACE. IN AREAS TO BE SODDED, ALLOW FOR SOD THICKNESS, PROVIDING A FINISH GRADE 2" BELOW ADJACENT PAVEMENT.

D. MOISTEN PREPARED LAWN AREAS PRIOR TO PLANTING IF DRY.

E. SOD PLACED ON 3:1 SLOPES OR GREATER SHALL BE PINNED IN PLACE.

SEEDING:

A. ALL DISTURBED AREAS OF THE PROJECT SITE THAT ARE NOT IDENTIFIED TO BE SODDED SHALL BE SEEDED.

B. APPLY QUICK GROWING / TEMPORARY SEED UNIFORMLY AT A RATE OF 1.0 POUNDS PER 1000 SQUARE FEET. (UTILIZE DURING CONSTRUCTION TO CONTROL EROSION)

C. RAKE SOIL TO COVER SEED WITH 1/4" TO 1/2" OF SOIL, ROLL LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY TO AVOID WASHING.

2. SODDING:

A. INSTALL SOD WHERE SHOWN ON DESIGN PLANS.

B. APPLY SLOW-RELEASE FERTILIZER OVER PREPARED SOIL IN ALL AREAS TO BE SODDED EXCEPT SLOPES ADJACENT TO WATER'S EDGE. APPLY AND ADJUST RATES PER SOIL FERTILITY TEST RESULTS. SECOND APPLICATION- AS SPECIFIED UNDER LAWN MAINTENANCE AND WARRANTY.

C. LAY SOD WITHIN 36 HOURS OF HARVESTING TIME.

D. LAY SOD IN STRAIGHT, (NOT CURVED) PARALLEL ROWS TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS, WITHOUT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS. WORK TOPSOIL INTO MINOR CRACKS.

E. ROLL ENTIRE SODDED AREA WITH A 200 LB. ROLLER.

F. WATER SOD IMMEDIATELY AFTER ROLLING, THEREAFTER WATER SUFFICIENTLY TO KEEP SOIL MOIST TO A DEPTH OF 4" UNTIL ESTABLISHED.

CLEANUP:

1. AT THE END OF EACH WORK DAY, REMOVE ALL DEBRIS RESULTING FROM THE WORK, CLEAN PAVED SURFACES AND BARRICADE ALL HAZARDS.

2. RESTORE ANY DAMAGED AREAS CAUSED BY THE WORK.

INITIAL INSPECTION AND ACCEPTANCE:

1. THE WARRANTY SHALL BEGIN AFTER INITIAL LANDSCAPE INSPECTION AND ACCEPTANCE.

2. INSPECTION SHALL BE MADE BY THE OWNER OR OWNER'S REPRESENTATIVE WITHIN ONE WEEK OF WRITTEN NOTIFICATION FROM THE LANDSCAPE CONTRACTOR THAT INSTALLATION IS COMPLETE. PLANTS ARE SUBJECT TO INSPECTION AT ANY TIME.

PLANT GUARANTEE:

1. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR TO BE HEALTHY, AND IN FLOURISHING CONDITION OF ACTIVE GROWTH FOR A PERIOD OF (1) ONE YEAR FROM INITIAL INSPECTION AND ACCEPTANCE. SOD SHALL BE GUARANTEED TO BE HEALTHY, FREE OF NOXIOUS WEEDS, DISEASE AND INSECT INFESTATION FOR A PERIOD OF SIXTY (60) DAYS FROM THE DATE OF INITIAL ACCEPTANCE.

BEACH ACCESS ONE
OVERFLOW PARKING LOT
FACILITIES & PARKS MAINTENANCE
OKALOOSA COUNTY, FL



half
130 RICHARD JACKSON BLVD.
SARASOTA, FL 34237
TEL: (850) 688-4428

REVISION NO.	DATE	DESCRIPTION						

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AARON HARRISON 87629
NAME PE LICENSE NO.
1/13/2026
DATE
CA 33380 FL
FIRM / BUSINESS NO. STATE

PROJECT NO.: 52728.008
ISSUED: XX/XX/2025
DRAWN BY: RMT
CHECKED BY: AMH
SCALE: 1" = ##'
SHEET TITLE:

LANDSCAPE NOTES

LS03

FILE NAME: A:\52000\52728\008\PM\CAD\Drawings\PLAN-LAND-52728.008.dwg DATE: January 13, 2026, TIME: 11:14 AM, USER: ah5683

MAINTENANCE AND WARRANTY:

1. BEGIN MAINTENANCE OF LANDSCAPE WORK IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE FOR THE MAINTENANCE PERIOD SPECIFIED.
2. PLANT MAINTENANCE AND WARRANTY:

A. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING PLANT MATERIAL FOR THE DURATION OF THE ESTABLISHMENT PERIOD.

B. THE ESTABLISHMENT PERIOD FOR PLANT MAINTENANCE AND WARRANTY SHALL BE 365 DAYS AFTER INITIAL ACCEPTANCE.

C. INSPECTIONS WILL BE CONDUCTED ON 90 DAY INTERVALS THROUGHOUT THE ESTABLISHMENT PERIOD TO ASSURE ALL PLANTINGS ARE BEING MAINTAINED IN A CONDITION OF GOOD HEALTH AND ACTIVE GROWTH. ANY DEAD OR DYING PLANTS SHALL BE PROMPTLY REMOVED AND REPLACED WITHIN 3 WEEKS FOLLOWING THE DATE OF INSPECTION. FAILURE TO REPLACE PLANTINGS WITHIN THE 3 WEEK PERIOD WILL EXTEND THE WARRANTY PERIOD ONE DAY FOR EACH DAY OF DELAY. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE REPLACEMENT PLANTS WITH ALTERNATIVE PLANT SPECIES OF EQUAL VALUE THROUGHOUT THE WARRANTY PERIOD, IF DESIRED. ALTERNATIVE SPECIES REPLACEMENTS SHALL REMAIN WITHIN THE SAME WARRANTY PERIOD AS INITIATED FROM THE DATE OF INITIAL ACCEPTANCE FOR ALL OTHER PLANTINGS. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION AND TIGHTEN OR REPAIR GUYS AND STAKES AS NECESSARY. RE-MULCH TREES AND BEDS AS NECESSARY TO MAINTAIN A 3 INCH MULCH LAYER (AFTER SETTLING) THROUGHOUT THE ESTABLISHMENT PERIOD.

D. ONE MONTH PRIOR TO THE END OF THE 365 DAY ESTABLISHMENT PERIOD, THE CONTRACTOR SHALL NOTIFY THE OWNER TO COORDINATE A DATE FOR FINAL INSPECTION OF ALL PLANTINGS AS BASIS FOR FINAL ACCEPTANCE.
3. LAWN MAINTENANCE AND WARRANTY:

A. MAINTAIN LAWNS FOR A MINIMUM PERIOD OF 60 DAYS AFTER INITIAL ACCEPTANCE.

B. WATER LAWN SUFFICIENTLY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES UNTIL FINAL ACCEPTANCE.

C. MOW LAWNS WHEN SOD IS FIRMLY ROOTED AND TOP GROWTH EXCEEDS 4 INCHES. MOW TO A HEIGHT OF NO LESS THAN 2-1/2 INCHES.

D. TOP DRESS LAWNS 6 WEEKS AFTER PLANTING WITH THE SPECIFIED SLOW-RELEASE FERTILIZER AT A RATE ADJUSTED FOR THE SEASON AND SOIL FERTILITY RESULTS.

REPLACEMENTS AND CONDITIONS:

1. REPLACEMENTS FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL BE MADE WITHIN 3 WEEKS FOLLOWING EACH 90 DAY ESTABLISHMENT PERIOD INSPECTION, INCLUDING THE FINAL INSPECTION.
2. A REPLACEMENT WILL BE OF THE SAME SIZE AS THE ORIGINAL WITH NO ADDITIONAL SOIL ADDITIVES TO BE USED.
3. AFTER INITIAL INSPECTION THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, THEFT, RELOCATION OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
4. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT LOSSES DUE TO ABNORMAL WEATHER CONDITIONS SUCH AS FLOODS, EXCESSIVE WIND DAMAGE OR SEVERE FREEZING.

FINAL INSPECTION AND ACCEPTANCE:

1. FINAL INSPECTION: THE LANDSCAPE CONTRACTOR WILL CONDUCT A FINAL INSPECTION WITH THE OWNER OR OWNER'S REPRESENTATIVE AT THE END OF THE ESTABLISHMENT PERIOD FOR LAWNS AND PLANT MATERIALS.
2. PLANT MATERIALS:

A. REPLACE ANY MATERIAL NOT IN HEALTHY CONDITION OR WHICH FAILS TO MEET SPECIFICATIONS.

B. DECIDUOUS MATERIAL WILL BE GUARANTEED TO BREAK DORMANCY IF PLANTED IN DORMANT SEASON.
3. LAWNS:

A. AT THE TIME OF FINAL INSPECTION, SODDED LAWNS WILL BE ACCEPTABLE PROVIDED A HEALTHY, WELL-ROOTED, EVEN-COLORED, LAWN IS ESTABLISHED, FREE OF WEEDS, DISEASE AND INSECT INFESTATION. THERE SHALL BE NO OPEN JOINTS OR BARE AREAS.

B. SEEDED AREAS SHALL EXHIBIT NO LESS THAN 85% COVERAGE, UNIFORMLY THROUGHOUT. GRASS STANDS SHALL BE WELL ROOTED, EVEN-COLORED AND FREE OF WEEDS, DISEASE AND INSECT INFESTATION.

CONTINUED MAINTENANCE NOTES

- (TO COMMENCE AT THE CONCLUSION OF THE ESTABLISHMENT PERIOD, NOT INCLUDED IN CONTRACTOR BID.) THE FOLLOWING LISTS MINIMUM MAINTENANCE ACTIVITY REQUIREMENTS FOR CONTINUING LONG TERM HEALTH, AND VIABILITY AND ATTRACTIVENESS OF THE PROJECT. ACTIVITIES DESCRIBED ARE FOR A ONE YEAR TIME PERIOD, TO BE REPEATED EACH YEAR:
1. MOWING: MOWING SHALL BE PERFORMED WEEKLY AT A MINIMUM, APRIL THROUGH SEPTEMBER, AND MONTHLY OCTOBER THROUGH MARCH.
2. FERTILIZER: APPLY FERTILIZER TO ALL PLANTS THAT HAVE BEEN PLANTED AS A PART OF THIS PROJECT. SEE GENERAL NOTES FOR SUGGESTED APPLICATION RATES.
3. EDGING: EDGING SHALL BE DONE ON A REGULAR BASIS, A MINIMUM OF 12 TIMES PER YEAR, TO COINCIDE WITH THE MAINTENANCE SCHEDULE. WHERE TURF ABUTS SIDEWALKS, WALKWAYS, CURBING, AND LANDSCAPE BEDS EDGE WITH A MECHANICAL EDGER. CARE SHALL BE TAKEN NOT TO SCAR CONCRETE OR OTHER HARDSCAPE SURFACES WITH EDGING EQUIPMENT. ALL PLANT BEDS, MULCH BEDS, AND TREE RINGS SHALL BE KEPT CLEAN AND WELL DEFINED IN ORDER TO PREVENT ENCROACHMENT BY LAWN GRASSES. ALL SIDEWALK EXPANSION JOINTS, CURBS, AND PAVEMENT EDGES SHALL BE KEPT FREE OF WEEDS BY THE SPRAYING OF FDOT APPROVED HERBICIDES.
4. WEEDING: WEEDING SHALL BE DONE ON A ROUTINE BASIS. WEEDS SHALL BE IMMEDIATELY REMOVED FROM PLANTING AREAS. WEED REMOVAL SHALL BE DONE MANUALLY (HAND PULLING) AND HERBICIDES MAY BE UTILIZED IN PROBLEM AREAS. APPLICATION OF HERBICIDES SHALL BE DONE WITH EXTREME CAUTION TO PREVENT POTENTIAL DAMAGE TO LANDSCAPE. A MINIMUM OF 3 PRE-EMERGENT HERBICIDE APPLICATIONS PER YEAR WILL BE REQUIRED.
5. HERBICIDE/PESTICIDE

A. ALL PERSONNEL INVOLVED IN THE CHEMICAL PROGRAM ARE TO RECEIVE PROPER TRAINING AND FOLLOW THE OPERATING GUIDELINES PROVIDED BY THE F.D.O.T. FOR CHEMICAL CONTROL. CONTACT THE LOCAL COUNTY AGRICULTURAL EXTENSION SERVICE FOR ADDITIONAL INFORMATION REGARDING HERBICIDE, PESTICIDE, AND REQUIRED LICENSES.

B. ANY INVASIVE, EXOTIC SPECIES (PER FLORIDA EXOTIC PEST PLANT COUNCIL CAT. 1 & 2 LISTS) SHALL BE REMOVED.

C. PROVIDE PLANT MATERIAL INSECT AND DISEASE CONTROL INSPECTIONS CONTINUALLY AND TREAT AS NECESSARY.

6. PLANT PRUNING: (HAND PRUNING, NOT SHEARING) SHALL BE THE PRIMARY METHOD OF SHAPE AND SIZE CONTROL AND SHALL BE ACCOMPLISHED UNDER THE SUPERVISION OF AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST WITH A MINIMUM 5 YEARS EXPERIENCE ON SIMILAR PROJECTS TO ENSURE THIS FUNCTION IS IN ACCORDANCE WITH RECOMMENDED HORTICULTURAL PRACTICES. SELECTIVE HAND PRUNING SHALL BE PERFORMED AS NECESSARY ON ALL TREES AND SHRUBS IN ORDER TO MAINTAIN THE NATURAL HABIT OF THE PLANT, ENSURE HEALTH AND VIGOR. NATIVE GRASSES SHALL BE CUT BACK IN EARLY MARCH AND AS NEEDED TO MAINTAIN A NEAT APPEARANCE; REVIEW ANNUALLY.

7. MULCH: ALL MULCH AREAS SHALL BE MAINTAINED WITH 3" COMPRESSED DEPTH MULCH. RE-MULCH AS NEEDED A MINIMUM OF ONCE PER YEAR WITH FULL LENGTH FRESHLY BALED PINE STRAW MULCH. PINE STRAW SHALL BE FRESH, DRY, BRIGHT IN COLOR, AND COMPOSED ONLY OF NEEDLES OF SLASH, LOBLOLLY, OR LONGLEAF PINE.

8. SPECIAL CARE REQUIREMENTS ENSURE THAT ALL HARDSCAPE ELEMENTS ARE PROTECTED DURING MAINTENANCE ACTIVITIES. THIS INCLUDES THE PERIODIC INSPECTION AND CLEANING OF ALL HARDSCAPE ITEMS AT EACH MAINTENANCE VISIT TO ASSURE A WELL KEPT LANDSCAPE ENVIRONMENT.

9. LITTER PICK-UP ENSURE LITTER PICKUP DURING EACH MAINTENANCE VISIT.
- SUPPLEMENTAL LANDSCAPE NOTES
1. Contractor shall verify location of utilities, existing trees and vegetation prior to commencement of the plant installation.

2. Contractor shall anticipate the possibility of the Landscape Architect adjusting the locations of certain plants and trees in the field.

3. Tree and Shrub sizes noted in the planting schedule shall meet the minimum standards for ball / container size, height, spread and proper root development as established by FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, Division of Plant Industry, Florida Dept. of Agriculture and Consumer Services. Any plant materials as determined by the Landscape Architect as not meeting the requirements for sizes and quality shall be removed from the site and replaced at the Contractor's expense.

4. All plant materials shall be equivalent to Florida #1 or better as outlined by FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, Division of Plant Industry, Florida Dept. of Agriculture and Consumer Services.

5. If quantities differ between the plan and schedule, those on the schedule shall govern. The Contractor shall verify that quantities indicated on the plan will provide the coverage as specified and report any disparities at the time of bidding to the Landscape Architect.

6. All shrub material shall be planted in staggered rows, spaced on center (O.C.) as indicated.

7. The Contractor shall notify the Landscape Architect of any conditions that may adversely affect planting operations immediately upon such findings.
- 4 TYPICAL GROUNDCOVER PLANTING N.T.S.
- 5 'REGENERATED ROOTS' SABAL PALM PLANTING DETAIL N.T.S.
- 6 SOD PLANTING DETAIL N.T.S.
- 1 TYPICAL TREE PLANTING AND GUYING N.T.S.
- 2 TREE PLANTING (MULTI-TRUNK) N.T.S.
- 3 TYPICAL SHRUB PLANTING N.T.S.
- 7 TURF REINFORCEMENT MATTING INSTALLATION N.T.S.
- BEACH ACCESS ONE
OVERFLOW PARKING LOT
FACILITIES & PARKS MAINTENANCE
OKALOOSA COUNTY, FL
-
- half
130 RICHARD JACKSON BLVD.
SARASOTA, FL 34237
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SHEET TITLE:
- LANDSCAPE DETAILS
- LS04