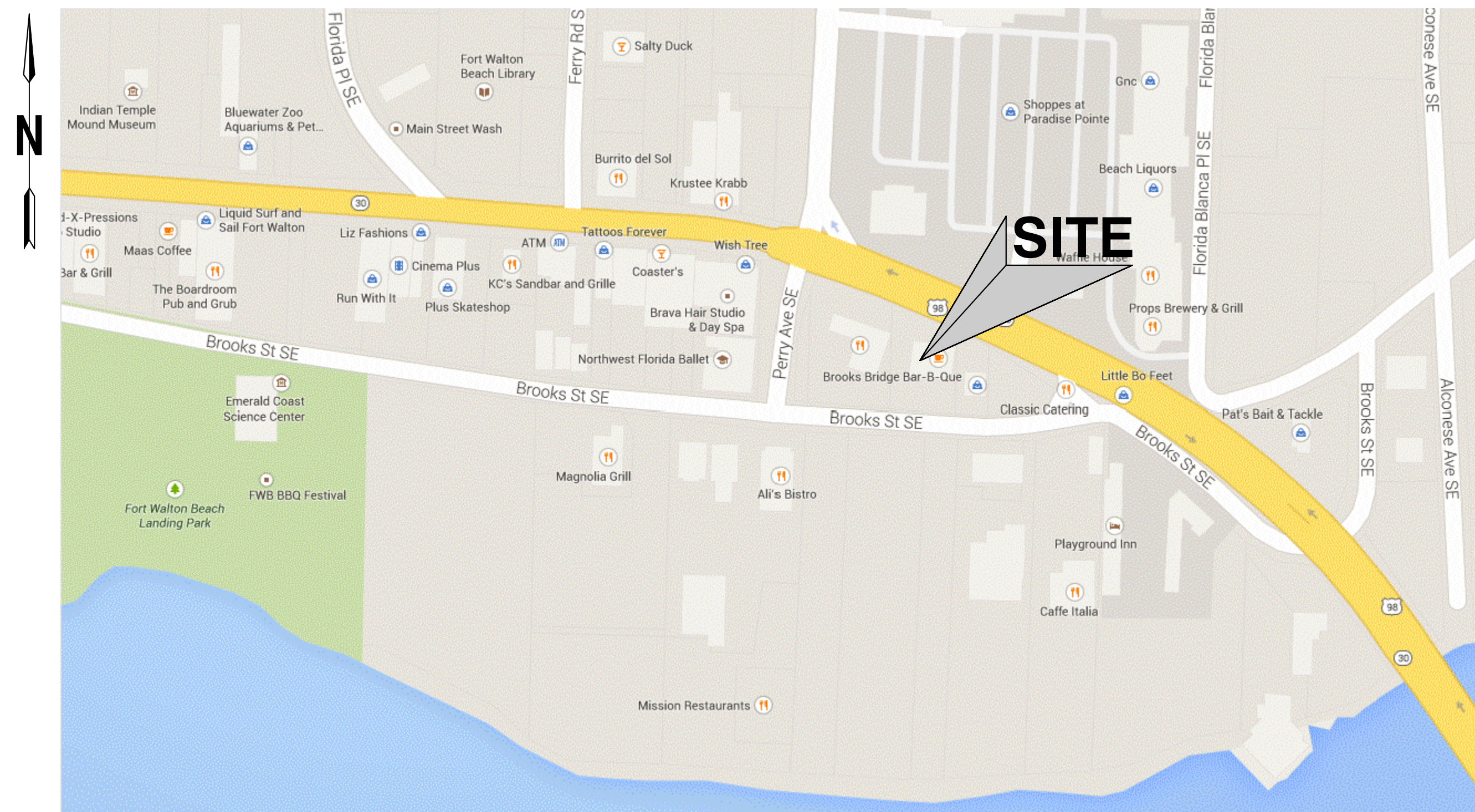


240 MIRACLE STRIP PARKWAY SE PARKING LOT DESIGN FORT WALTON BEACH, FLORIDA



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

(AS FURNISHED)
PARCEL IDENTIFICATION NUMBER: 24-2S-24-0000-0126-0010
(OFFICIAL RECORDS BOOK 3219, PAGE 4098) OKALOOSA COUNTY, FLORIDA

THE PORTION OF THE WOODRUFF TRACT LYING NORTH OF BROOKS STREET AND SOUTH OF U.S. HIGHWAY 98, AND SAME BEGINNING AT A POINT ON SECTION LINE, THREE THOUSAND, THREE HUNDRED AND TWENTY-THREE (3323) FEET EAST OF THE NORTH WEST CORNER OF SECTION TWENTY-FOUR (24) TOWNSHIP 2 S, R.24W, SAME BEING A POINT DUE NORTH OF ED DAVIS WEST LINE; THENCE SOUTH TO BROOKS STREET AND P.O.B., SAID POINT BEING FIFTY FEET NORTH OF THE ED DAVIS CORNER; THENCE RUNNING EAST ALONG BROOKS STREET 100.41 FEET; THENCE NORTH 126.4 FEET; THENCE WEST 107.8 FEET; THENCE SOUTH 163.05 FEET TO BROOKS STREET TO P.O.B., OKALOOSA COUNTY, FLORIDA.

(AS SURVEYED AND WRITTEN)

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF LOT 13, BLOCK B, BUCKS ADDITION TO FORT WALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 100, OKALOOSA COUNTY, FLORIDA, AND THE NORTH RIGHT OF WAY LINE OF BROOKS STREET (RIGHT OF WAY VARIES), THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 03 DEGREES 57 MINUTES 36 SECONDS EAST, A DISTANCE OF 158.71 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 30 (US HIGHWAY 98) SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1399.69 FEET; THENCE ON THE ARC OF SAID CURVE, AND THROUGH A CENTRAL ANGLE OF 04 DEGREES 24 MINUTES 53 SECONDS, AN ARC DISTANCE OF 107.85 FEET, (CHORD BEARING AND DISTANCE = SOUTH 65 DEGREES 30 MINUTES 10 SECONDS EAST, A DISTANCE OF 107.82 FEET), THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE PROCEED SOUTH 04 DEGREES 37 MINUTES 16 SECONDS WEST, A DISTANCE OF 120.93 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF BROOKS STREET; THENCE ON SAID RIGHT OF WAY LINE NORTH 86 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 99.57 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINING 0.32 ACRES.

CLIENT INFORMATION

CITY OF FORT WALTON BEACH
105 MIRACLE STRIP PARKWAY SW
FORT WALTON BEACH, FL 32548
(850) 833-9523

NOTE

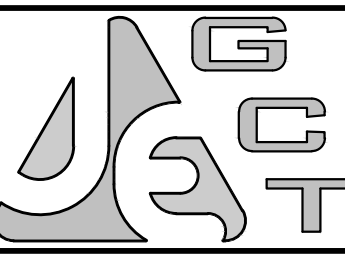
USE LATEST CITY OF FORT WALTON BEACH
AND/OR F.D.O.T. TECHNICAL
SPECIFICATIONS AND DETAILS UNLESS
OTHERWISE NOTED.

SHEET INDEX

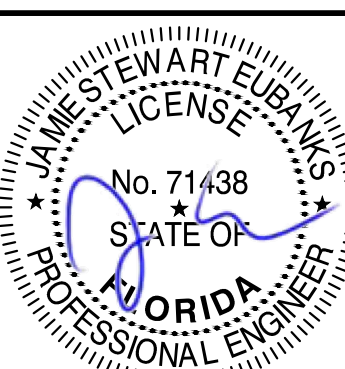
DRAWING	SHEET	TITLE
1	C01	COVER SHEET
2	C02	EXISTING CONDITIONS
3	C03	SITE PLAN
4	C04	GRADING & DRAINAGE PLAN
5	C05	CITY OF FWB STANDARD DETAILS

DUTY TO INDEMNIFY

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



JENKINS ENGINEERING, INC.
1234 AIRPORT ROAD, SUITE 126
NICEVILLE, FLORIDA 32578
PHONE 850.678.5141
FAX 850.729.2460
JENKINS@JENKINS.COM
C.O.A. NO. 9927 - L.B. NO. 8081



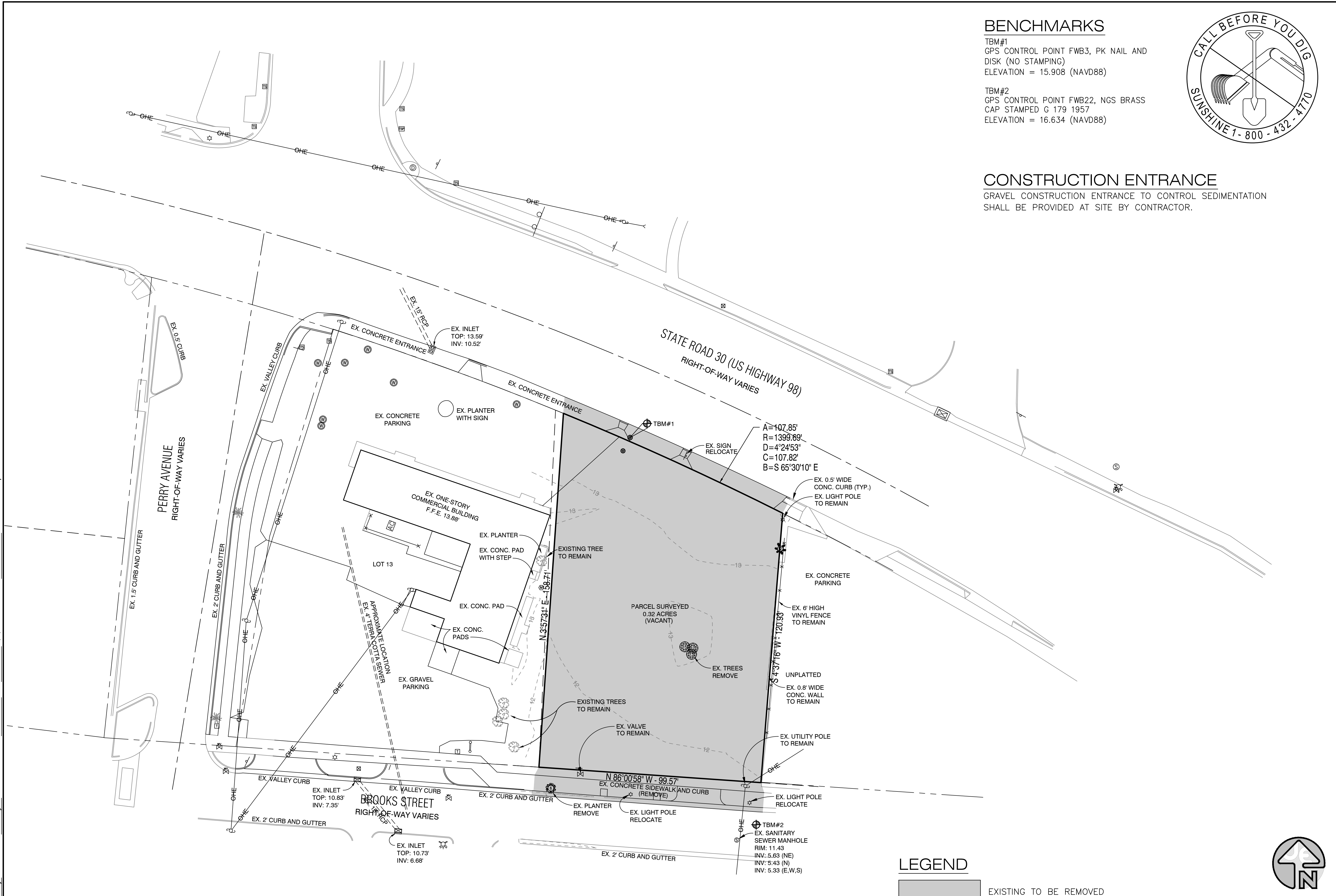
3/14/16
JAMIE S. EUBANKS, P.E.
FL REGISTRATION NO. 71438

REV	DATE	DESCRIPTION
1	2/28/16	REVISED PER UPDATED SURVEY / FIVE COMMENTS

CITY OF FORT WALTON BEACH
240 MIRACLE STRIP PARKWAY SE
PARKING LOT DESIGN
FORT WALTON BEACH, FLORIDA
COVER SHEET
NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB: 14-16-006
DATE: 11-2015
DESIGNED: JSE
DRAWN: MPF
BAR IS ONE INCH ON ORIGINAL
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY
DRAWING NUMBER
1 OF 5
SHEET NUMBER
C01

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BENCHMARKS

TBM#1
 GPS CONTROL POINT FWB3, PK NAIL AND DISK (NO STAMPING)
 ELEVATION = 15.908 (NAVD88)

TBM#2
 GPS CONTROL POINT FWB22, NGS BRASS
 CAP STAMPED G 179 1957
 ELEVATION = 16.634 (NAVD88)



CONSTRUCTION ENTRANCE

GRAVEL CONSTRUCTION ENTRANCE TO CONTROL SEDIMENTATION SHALL BE PROVIDED AT SITE BY CONTRACTOR.

JENKINS ENGINEERING, INC.
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 JECIVIL.COM
 C.O.A. NO. 9927 - L.B. NO. 8081

JAMES STEWART EUBANKS
 LICENSE
 No. 71,438
 STATE OF
FLORIDA
 PROFESSIONAL ENGINEER
 3/14/16
 JAMES S. EUBANKS, P.E.
 FL REGISTRATION NO. 71438

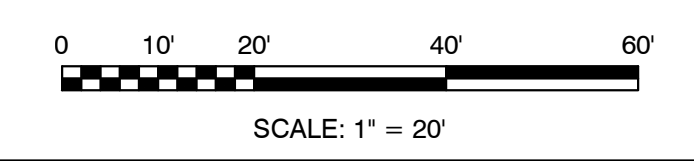
REV	DATE	DESCRIPTION
1	2/28/16	REVISED PER UPDATED SURVEY / FIVE COMMENTS

CITY OF FORT WALTON BEACH
240 MIRACLE STRIP PARKWAY SE
PARKING LOT DESIGN
 FORT WALTON BEACH, FLORIDA
EXISTING CONDITIONS
NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

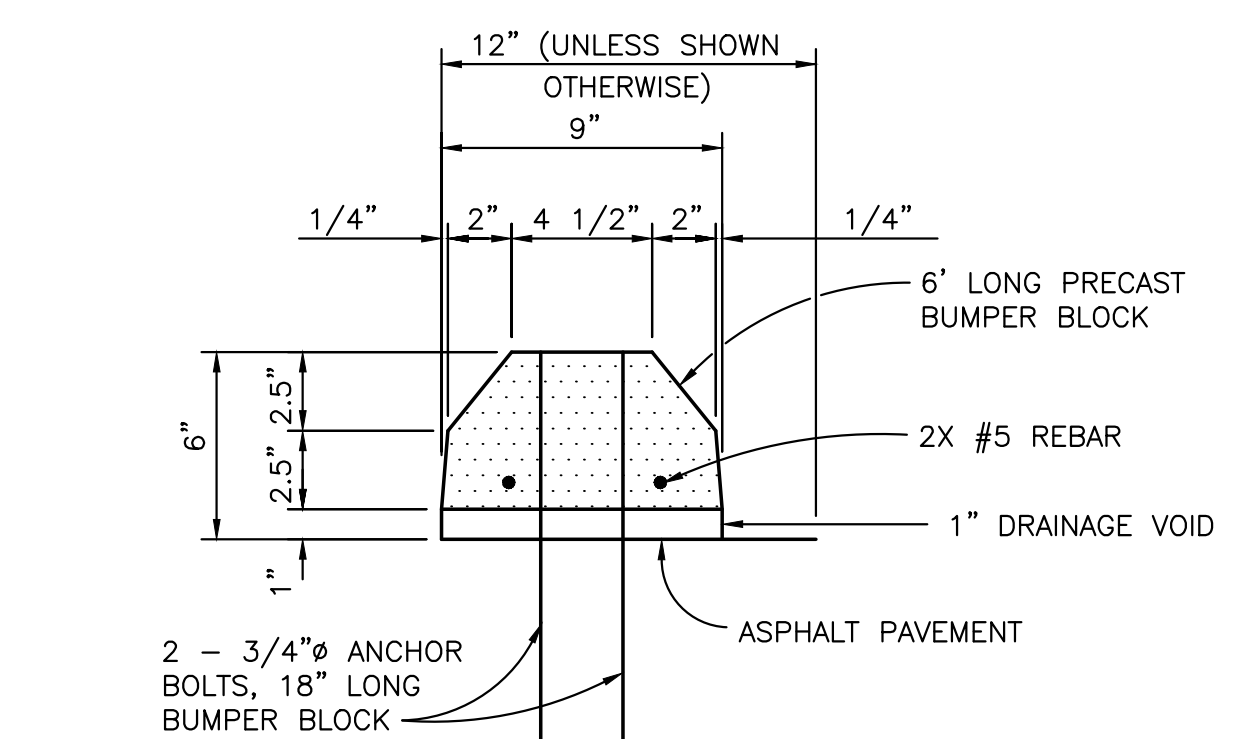
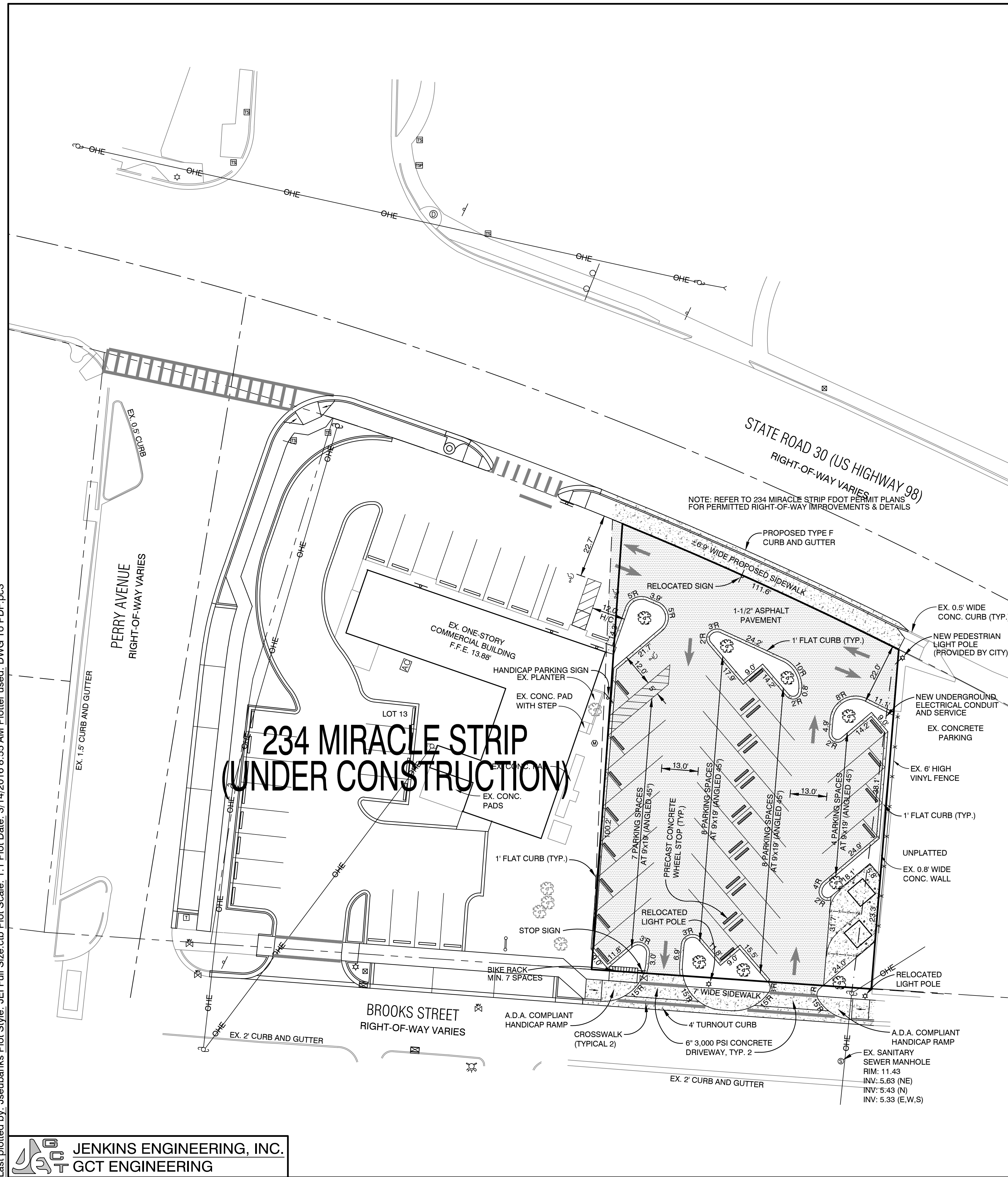
JOB:	14-16-006
DATE:	11-2015
DESIGNED:	JSE
DRAWN:	MPF
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DRAWING NUMBER	2 OF 5
SHEET NUMBER	C02

JENKINS ENGINEERING, INC.
GCT ENGINEERING

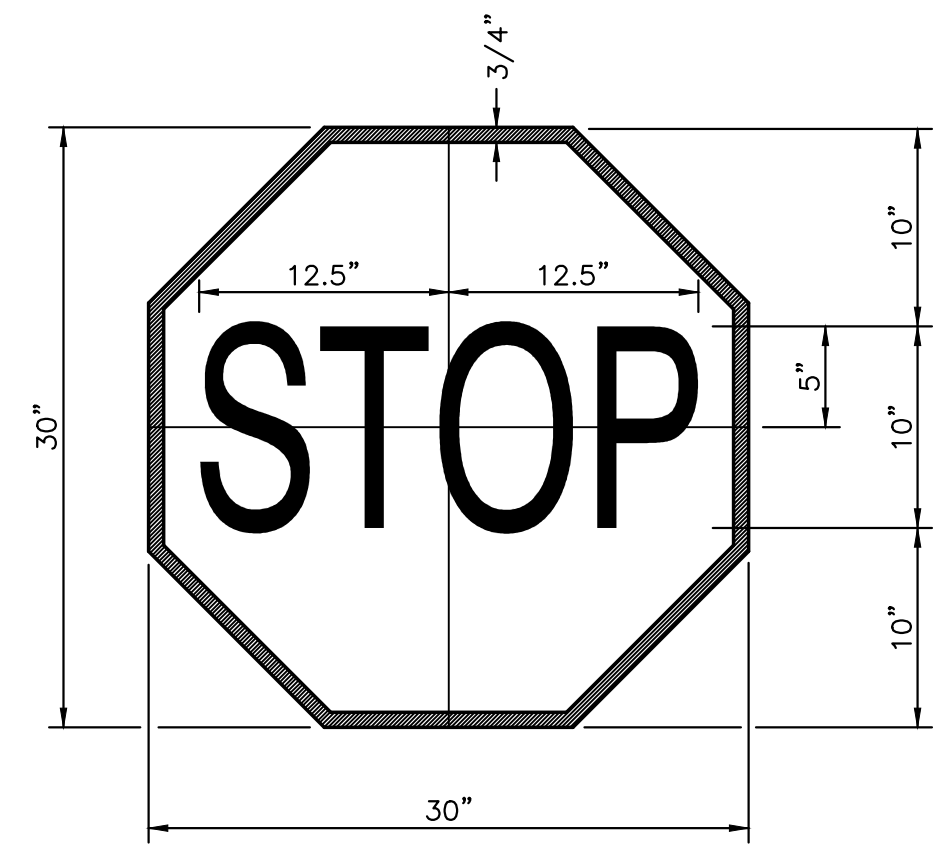
LEGEND
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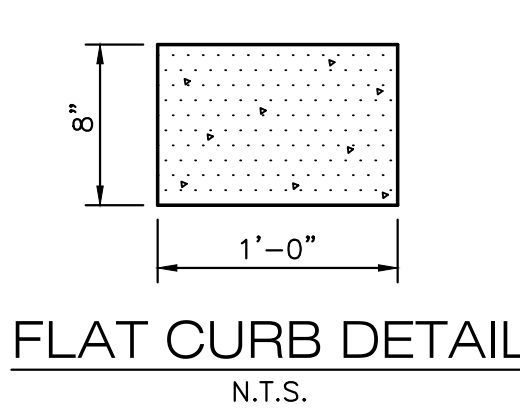
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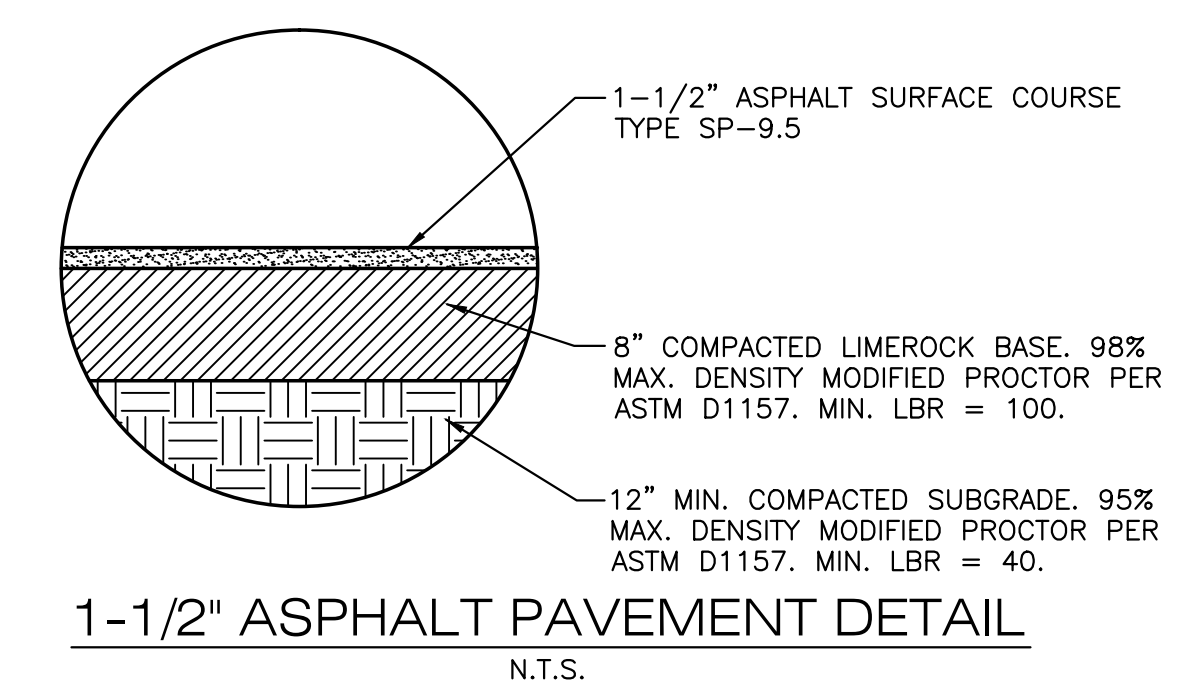
PRECAST CONCRETE WHEEL STOP DETAIL
N.T.S.



STOP SIGN DETAIL
N.T.S.



FLAT CURB DETAIL
N.T.S.



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

NOTE:
SIGN DESIGNATION: R1-1 (REFL.)
RELECTORIZATION: LEGEND, BORDER (REFL.)
BACKGROUND (REFL.)
SIGN COLORS: LEGEND, BORDER (WHITE)
BACKGROUND (RED)

ELECTRICAL NOTE
200 AMP ELECTRICAL SERVICE AVAILABLE AT SOUTHEAST CORNER OF SITE FOR SITE IRRIGATION AND PEDESTRIAN LIGHTING. ADDITIONAL UNDERGROUND SERVICE SHALL BE RUN TO NORTHEAST CORNER OF SITE TO PROVIDE SERVICE TO NEW PEDESTRIAN LIGHTING.

DIMENSION NOTE
FLAT CURB DIMENSIONS ARE TO BACKSIDE OF CURB. CURB AND GUTTER DIMENSIONS ARE TO FLOW LINE.

LANDSCAPING NOTE
EIGHT (8) TREES SHALL BE PROVIDED ON-SITE. REMAINING TWELVE (12) TREES TO BE PROVIDED AT CITY'S RECREATION FACILITY.

SITE DATA TABLE

PARCEL ID: 24-2S-24-0000-0126-0010
 FLOOD ZONE: X *
 TOTAL SITE AREA: 14,409.7 SQ.FT. OR 0.33 AC.
 IMPERVIOUS AREA PROPOSED: 12,954.4 SQ.FT. OR 89.9%
 OPEN SPACE PROVIDED: 1,455.3 SQ.FT. OR 10.1%
 PARKING SPACES PROVIDED: 28 (INCLUDES 1 HANDICAP SPACE) **
 BICYCLE PARKING PROVIDED: MIN. 7 SPACES (1 PER 4 PARKING SPACES)
 TREES REQUIRED: 1 TREE PER 25 L.F. = 492.7 L.F. / 25 = 19.7 = 20
 TREES PROVIDED: 8 TREES ON-SITE (MIN. 4 MUST BE CANOPY)

* THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X (NO MINIMUM FLOOD ELEVATION REQUIRED) AS DETERMINED BY SCALE FROM FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12091C0463 H, PANEL 463 OF 494, DATED DECEMBER 6, 2002, OKALOOSA COUNTY, FLORIDA

** TOTAL COMBINED PARKING PROPOSED ACROSS 234 & 240 MIRACLE STRIP SITES = 33 + 28. TOTAL COMBINED HANDICAP SPACES REQUIRED = 3. TOTAL PROVIDED HANDICAP SPACES = 3.



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JAMIE STEWART EUBANKS
 LICENSE
 No. 71438
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 3/14/16
 JAMIE S. EUBANKS, P.E.
 FL REGISTRATION NO. 71438

REV	DATE	DESCRIPTION
1	2/28/16	REVISED PER UPDATED SURVEY / FIVE COMMENTS

CITY OF FORT WALTON BEACH
240 MIRACLE STRIP PARKWAY SE
PARKING LOT DESIGN
 FORT WALTON BEACH, FLORIDA
SITE PLAN
 NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB: 14-16-006
 DATE: 11-2015
 DESIGNED: JSE
 DRAWN: MPF

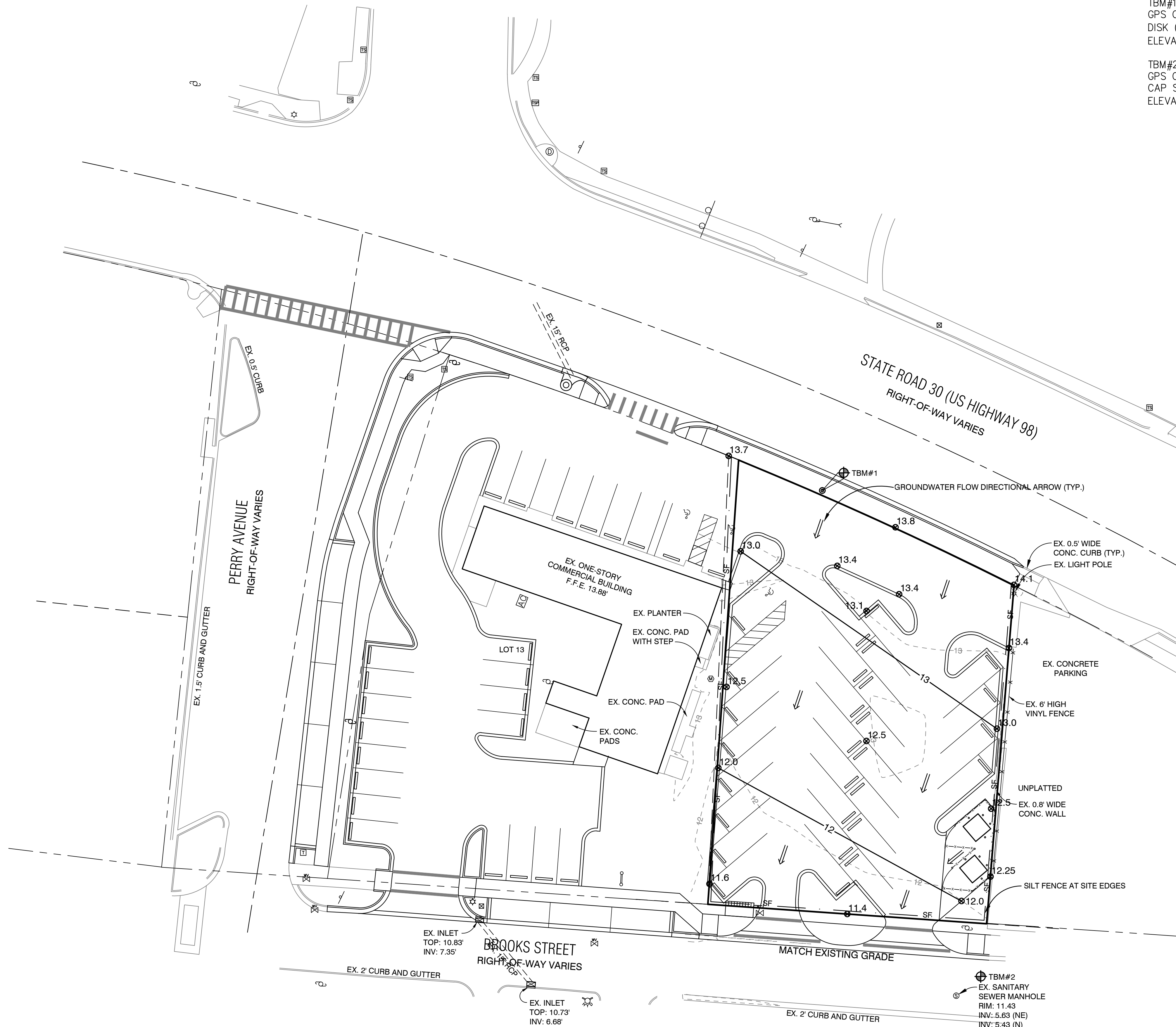
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 SHEET NUMBER
C03



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GCT ENGINEERING

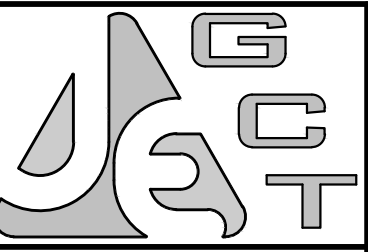
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 Last plotted by: Jseubanks Plot Style: JEI Full Size.ctb Plot Scale: 1:1 Plot Date: 3/1/2016 2:26 PM Plotter used: DWG To PDF.pc3



BENCHMARKS

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 GPS CONTROL POINT FWB3, PK NAIL AND DISK (NO STAMPING)
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 GPS CONTROL POINT FWB22, NGS BRASS CAP STAMPED G 179 1957
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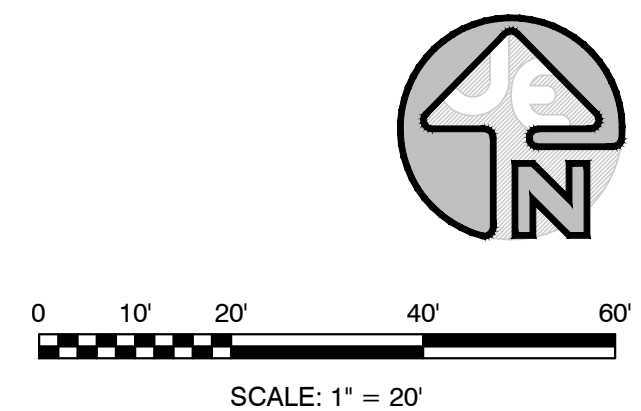
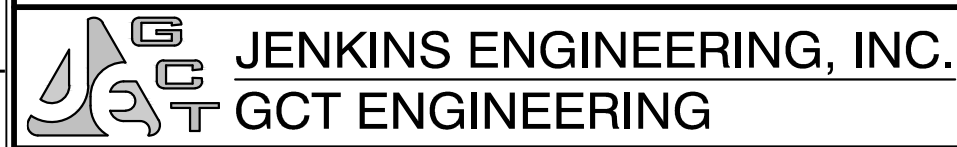


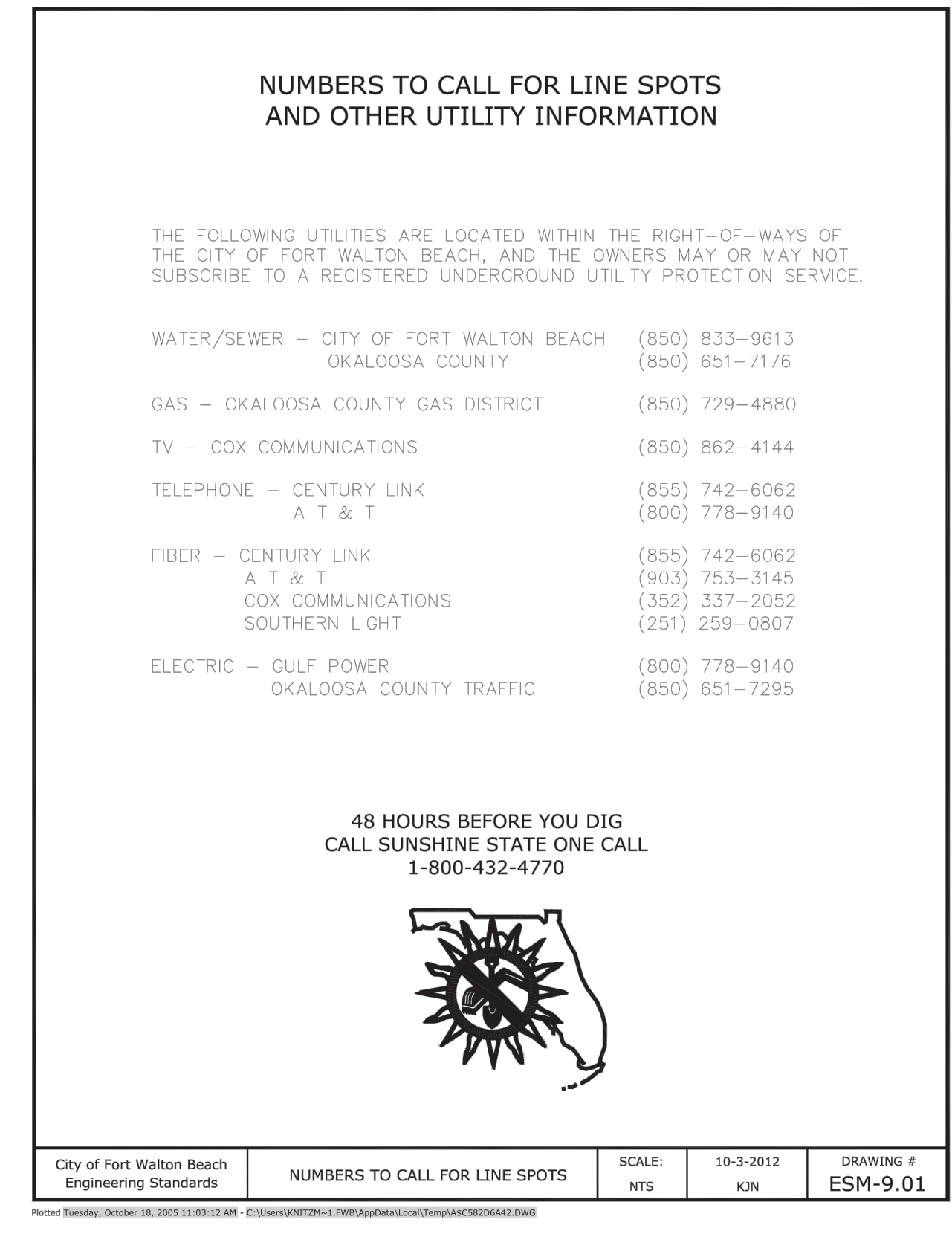
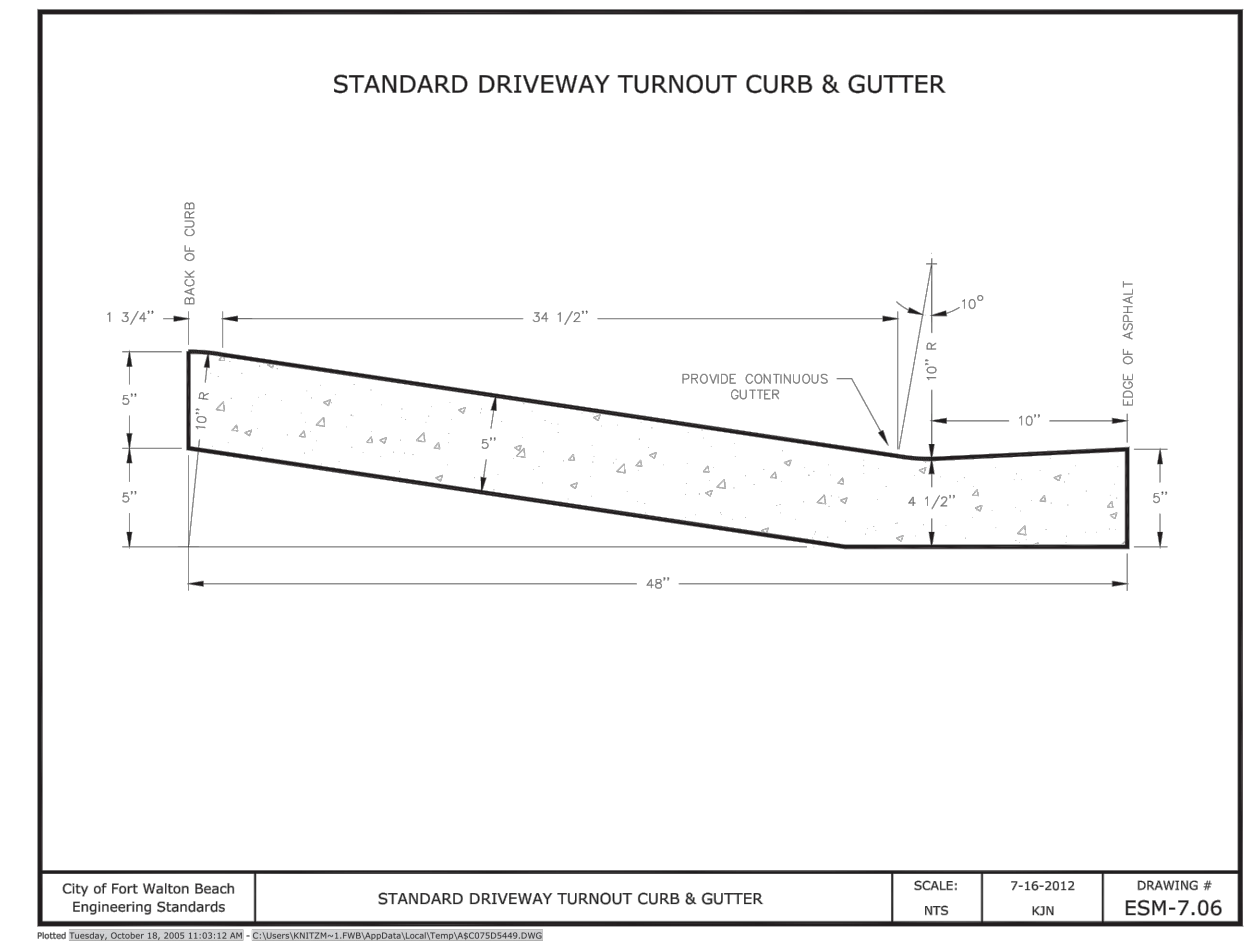
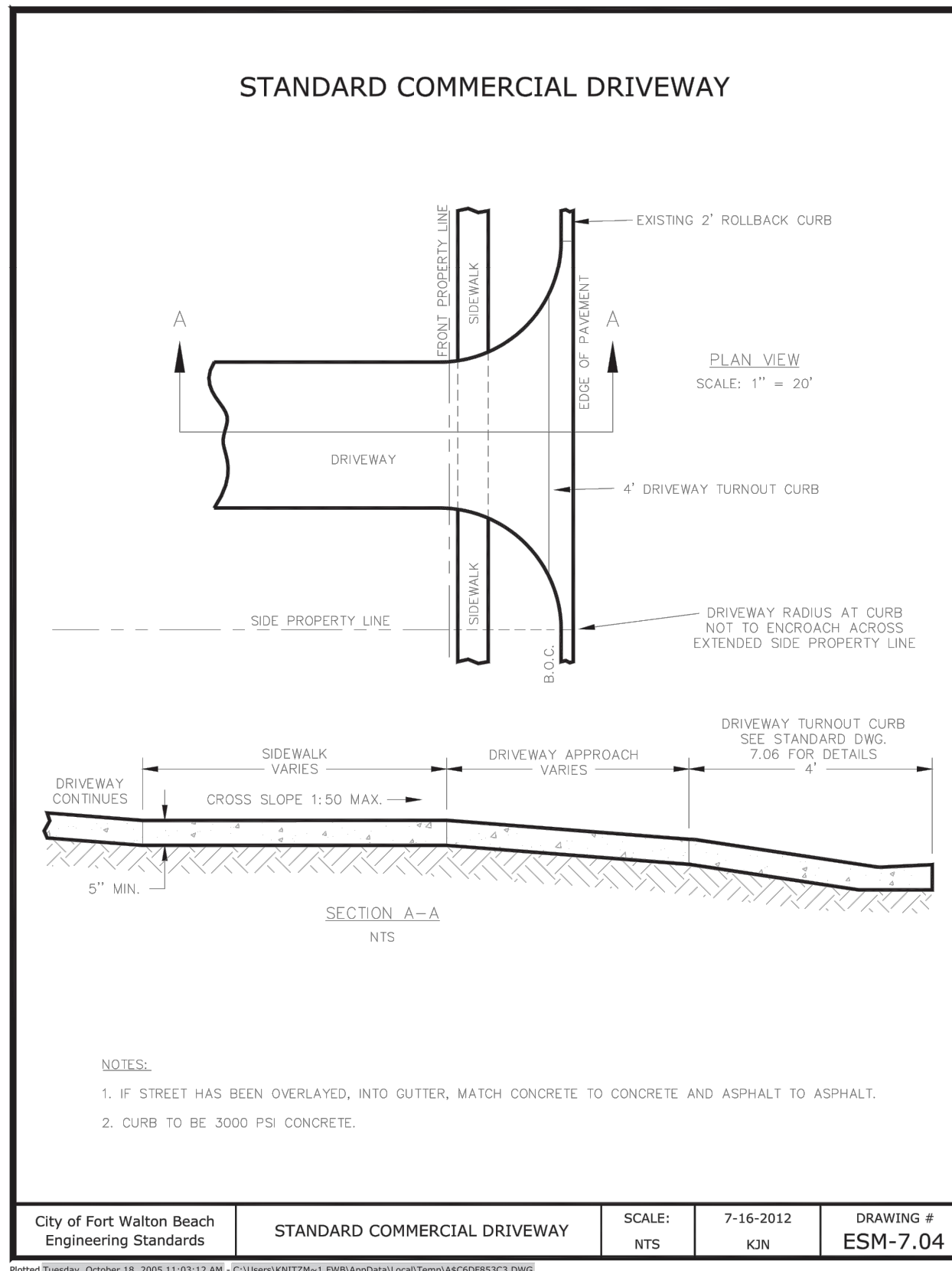
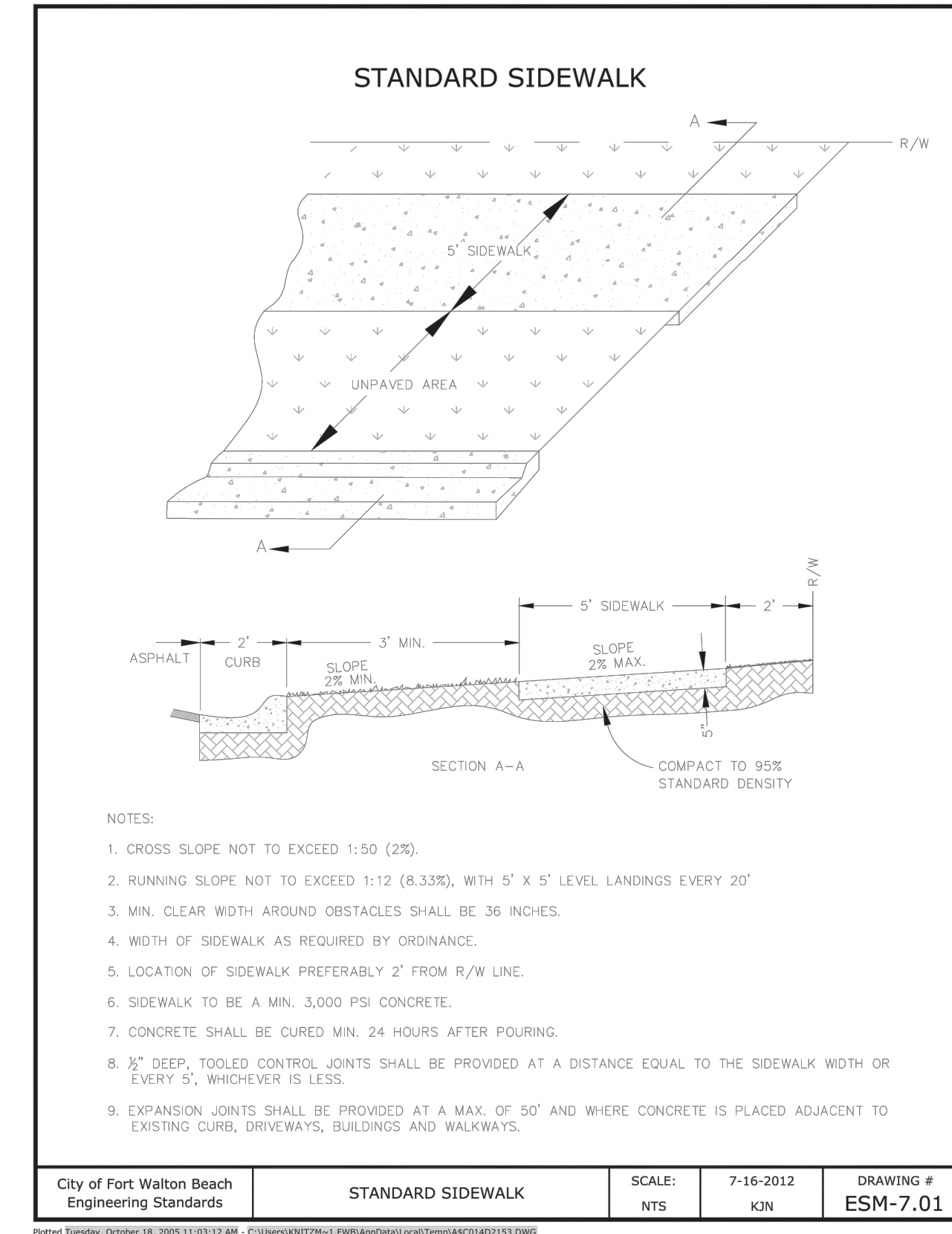
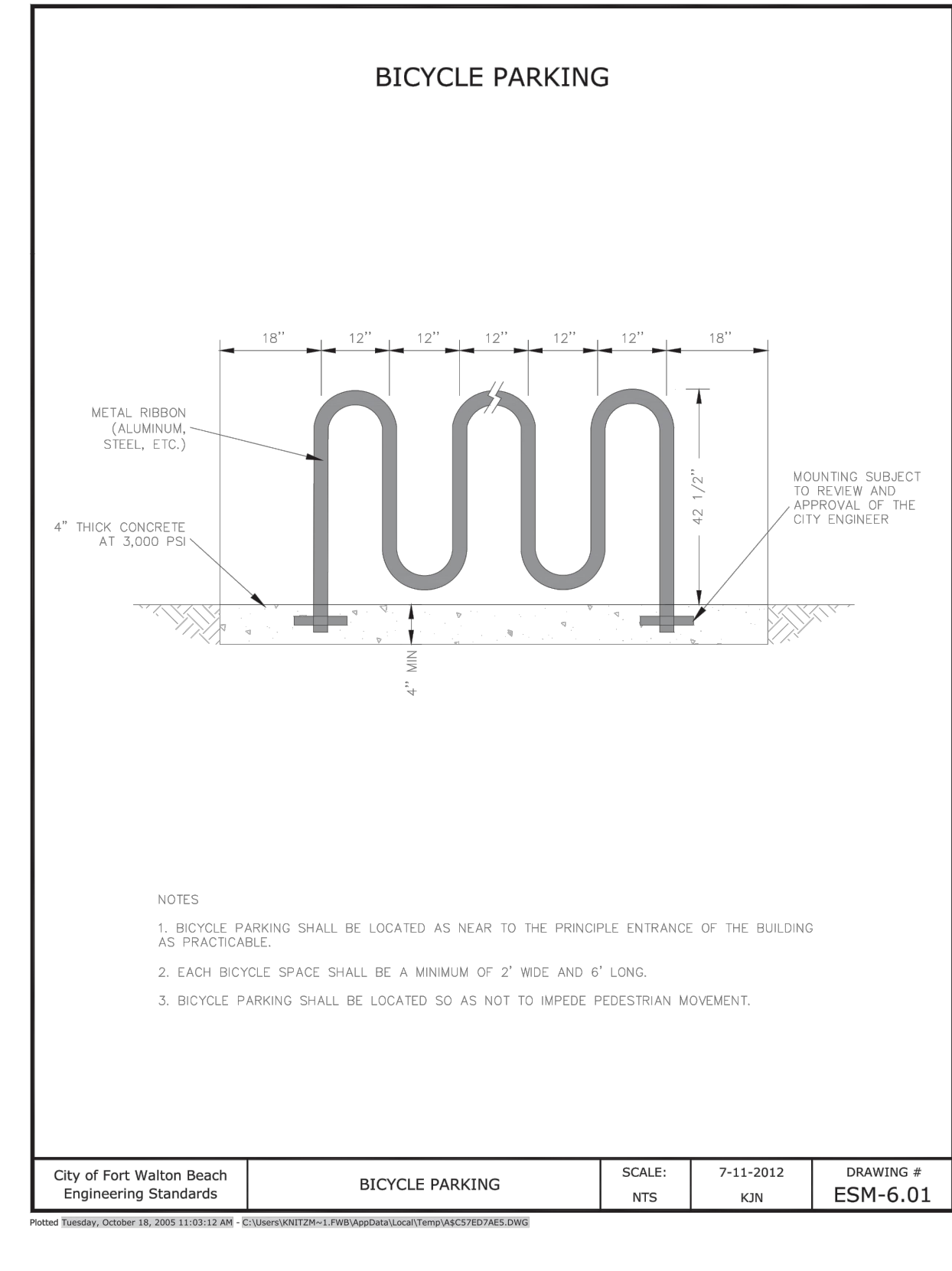
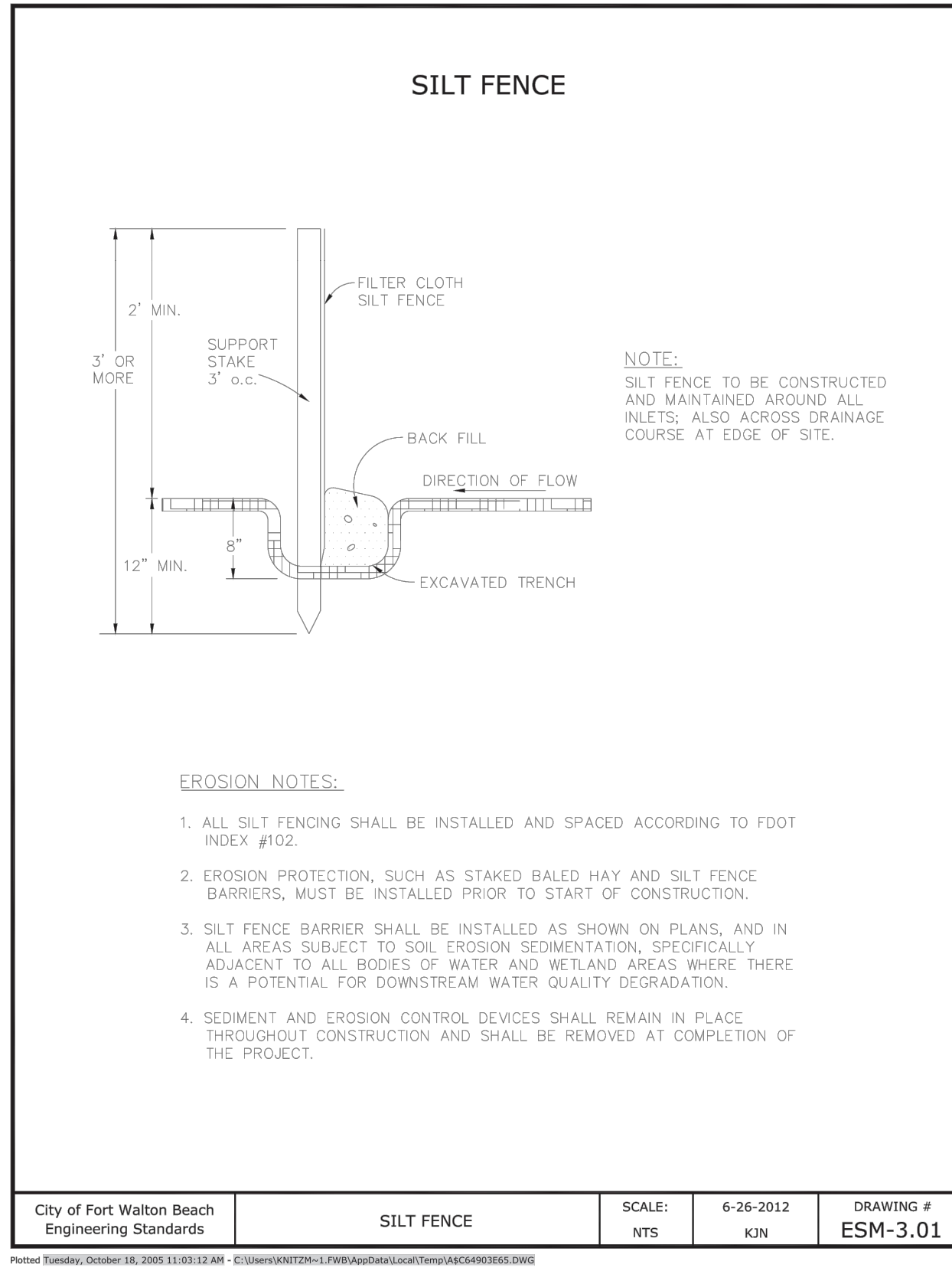
3/14/16
 JAMIE S. EUBANKS, P.E.
 FL REGISTRATION NO. 71438

REV	DATE	DESCRIPTION
1	2/28/16	REVISED PER UPDATED SURVEY / FIVE COMMENTS

CITY OF FORT WALTON BEACH
**240 MIRACLE STRIP PARKWAY SE
 PARKING LOT DESIGN**
 FORT WALTON BEACH, FLORIDA
GRADING & DRAINAGE PLAN
NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB: 14-16-006
 DATE: 11-2015
 DESIGNED: JSE
 DRAWN: MPF
 BAR IS ONE INCH ON ORIGINAL
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY
 DRAWING NUMBER
 4 OF 5
 SHEET NUMBER
C04





JENKINS ENGINEERING, INC.
 1234 AIRPORT ROAD, SUITE 126
 NICEVILLE, FLORIDA 32576
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JECIVIL.COM
 C.O.A. NO. 9927 - L.B. NO. 8081

3/14/16
 JAMIE S. EUBANKS, P.E.
 FL REGISTRATION NO. 71436

REV	DATE	DESCRIPTION
1	2/28/16	REVISED PER UPDATED SURVEY / FIVE COMMENTS

CITY OF FORT WALTON BEACH
**240 MIRACLE STRIP PARKWAY SE
 PARKING LOT DESIGN**
 FORT WALTON BEACH, FLORIDA

CITY OF FWB STANDARD DETAILS
 NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB:	14-16-006	DATE:	11-2015
DESIGNED:	JSE	DRAWN:	MPP

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

**DRAWING NUMBER
5 OF 5
SHEET NUMBER
C05**