

# STARWOOD SUBDIVISION AT NORTH BEACH WALTON COUNTY, FLORIDA



**VICINITY MAP**  
NOT TO SCALE

## LEGAL DESCRIPTION

DESCRIPTION PER ORB 3208 PG 2110:  
PARCEL 2  
THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA.

DESCRIPTION PER ORB 3208 PG 2110:  
PARCEL 1  
THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA.

## UTILITY PROVIDERS

(WATER/SEWER) REGIONAL UTILITIES 4432 U.S. HIGHWAY 98 SANTA ROSA BEACH, FL 32459 (850) 231-5114	(TELEPHONE) CENTURYLINK 411 MARY ESTHER CUTOFF FT. WALTON BEACH, FL 32548 (850) 244-1150	(ELECTRIC) CHELCO ELECTRIC 1350 W. BALDWIN AVENUE DEFUNIAK SPRINGS, FLORIDA 32435 (850) 892-2111	(GAS) OKALOOSA GAS DISTRICT 20 HUGHES STREET NE FT. WALTON BEACH, FL 32548 (850) 729-4700
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## CLIENT INFORMATION

DEVELOPMENT AT NORTH BEACH, LLC  
C/O MR. LLOYD BLUE  
3418 RAVENWOOD CIRCLE  
MIRAMAR BEACH, FLORIDA 32550  
PHONE: (850) 585-5272  
EMAIL: howellt9699@gmail.com

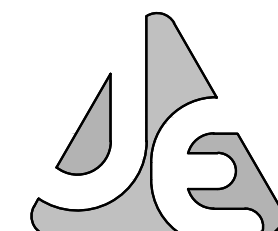
## NOTE

USE LATEST WALTON COUNTY AND/OR  
F.D.O.T. TECHNICAL SPECIFICATIONS AND  
DETAILS UNLESS OTHERWISE NOTED.

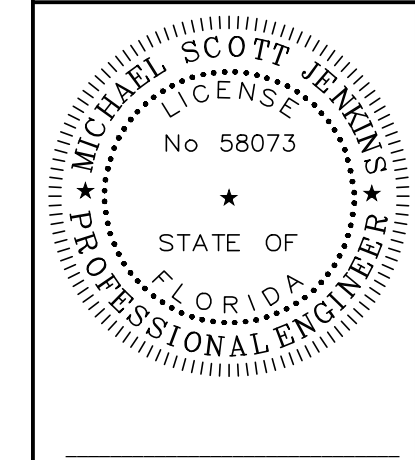
## DUTY TO INDEMNIFY

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

#	TITLE
01	COVER SHEET
02	EXISTING CONDITIONS
03	OVERALL SITE LAYOUT
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05	SITE PLAN I
06	SITE PLAN II
07	LANDSCAPE PLAN I
08	LANDSCAPE PLAN II
09	GRADING PLAN I
10	GRADING PLAN II
11	DRAINAGE PLAN I
12	DRAINAGE PLAN II
13	UTILITY PLAN I
14	UTILITY PLAN II
15	SANITARY SEWER PROFILE
16	ROADWAY PROFILES I
17	ROADWAY PROFILES II
18	ROADWAY PROFILES III
19	MISCELLANEOUS DETAILS
20	SPECIFICATIONS I
21	SPECIFICATIONS II



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



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

BY	DATE	DESCRIPTION
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DEVELOPMENT AT NORTH BEACH, LLC  
**STARWOOD SUBDIVISION  
AT NORTH BEACH**  
WALTON COUNTY, FLORIDA  
**COVER SHEET**  
NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB: 24-04  
DATE: 06-2024  
DESIGNED: MPF/MSJ  
DRAWN: MPF

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

DRAWING NUMBER  
01 OF 21

SHEET NUMBER  
**C01**



FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

### CHAT HOLLY ROAD VARYING RIGHT-OF-WAY (ASPHALT ROADWAY)



#### SITE DATA TABLE

PARCEL ID: 30-2S-19-24000-001-0000  
30-2S-19-24000-002-0000

LAND USE: VACANT (CURRENT)  
MIXED USE (FUTURE)

ZONING: TOWN CENTER 1 (TC1)

FLOOD ZONE: X & A \*

BUILDING SETBACKS:  
REQUIRED: FRONT = 20 FEET SIDE = 15 FEET REAR = 20 FEET  
PROVIDED: FRONT = 20 FEET MIN. SIDE = 15 FEET MIN. REAR = 20 FEET MIN.

BUILDING INFORMATION:  
BUILDING HEIGHT ALLOWED: MAXIMUM 50'  
BUILDING HEIGHT PROPOSED: 50'  
TOTAL DWELLING UNITS: 108 UNITS

TOTAL SITE AREA: 1,328,968.5 SQ.FT. OR 30.5 AC.

MAX. DENSITY ALLOWED (TC1): 4 UNITS PER ACRE (BASE DENSITY) = 122 UNITS

TOTAL DENSITY ALLOWED DUE TO WETLAND IMPACTS:  
WETLAND AREA TO BE IMPACTED = 6,147.7 SQ.FT. OR 0.14 ACRES  
TC1 NON-IMPACTED: 30.36 ACRES x 4 UNITS/AC. = 121 UNITS

DENSITY PROPOSED: 108 UNITS / 30.5 ACRES = 3.54 UNITS PER ACRE

EXISTING WETLANDS: 169,936.2 SQ.FT. OR 3.90 AC.

WETLAND IMPACTS: 6,147.7 SQ.FT. OR 0.14 AC.

UNDISTURBED WETLAND AREA: 163,788.5 SQ.FT. OR 3.76 AC.

SECONDARY BUFFER AREA: 28,210 SQ.FT. OR 0.65 AC.

SECONDARY BUFFER IMPACT AREA: 9,225 SQ.FT. OR 0.21 AC.

PARKING SPACES REQUIRED: 1 PARKING SPACE PER 900 SQ.FT. OF HEATED AND COOLED SPACE

PARKING SPACES PROVIDED: 1 PARKING SPACE PER 900 SQ.FT. OF HEATED AND COOLED SPACE

\* THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X AND A, AS DETERMINED BY SCALE FROM FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12131C0568H, DATED DECEMBER 30, 2020.

OWNER: SANTA ROSA FL LLC  
ORB 3157 PG 4434

OWNER: VCP SANTA ROSA LLC  
ORB 3241 PG 1091

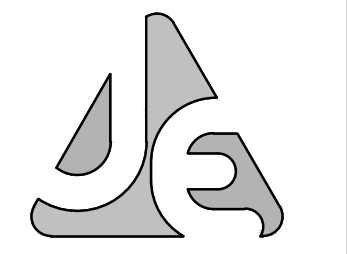
OWNER: AKEI  
ORB 3042

OWNER: TERRA BLUE 3:  
ORB 3042 PG 3487

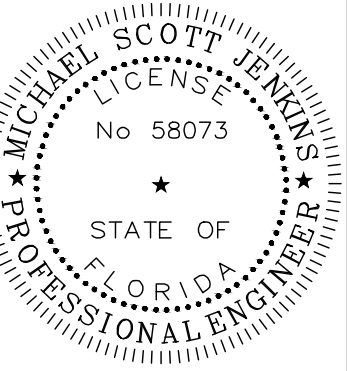
OWNER: SOUTH WALTON BAPTIST  
ORB 1899 PG 0014

OWNER: HWY 331 SOUTH LLC  
ORB 3103 PG 2888

OWNER: PAMELA G GAMBLE  
ORB 3262 PG 985



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03 OF 22

SHEET NUMBER  
**C03**

