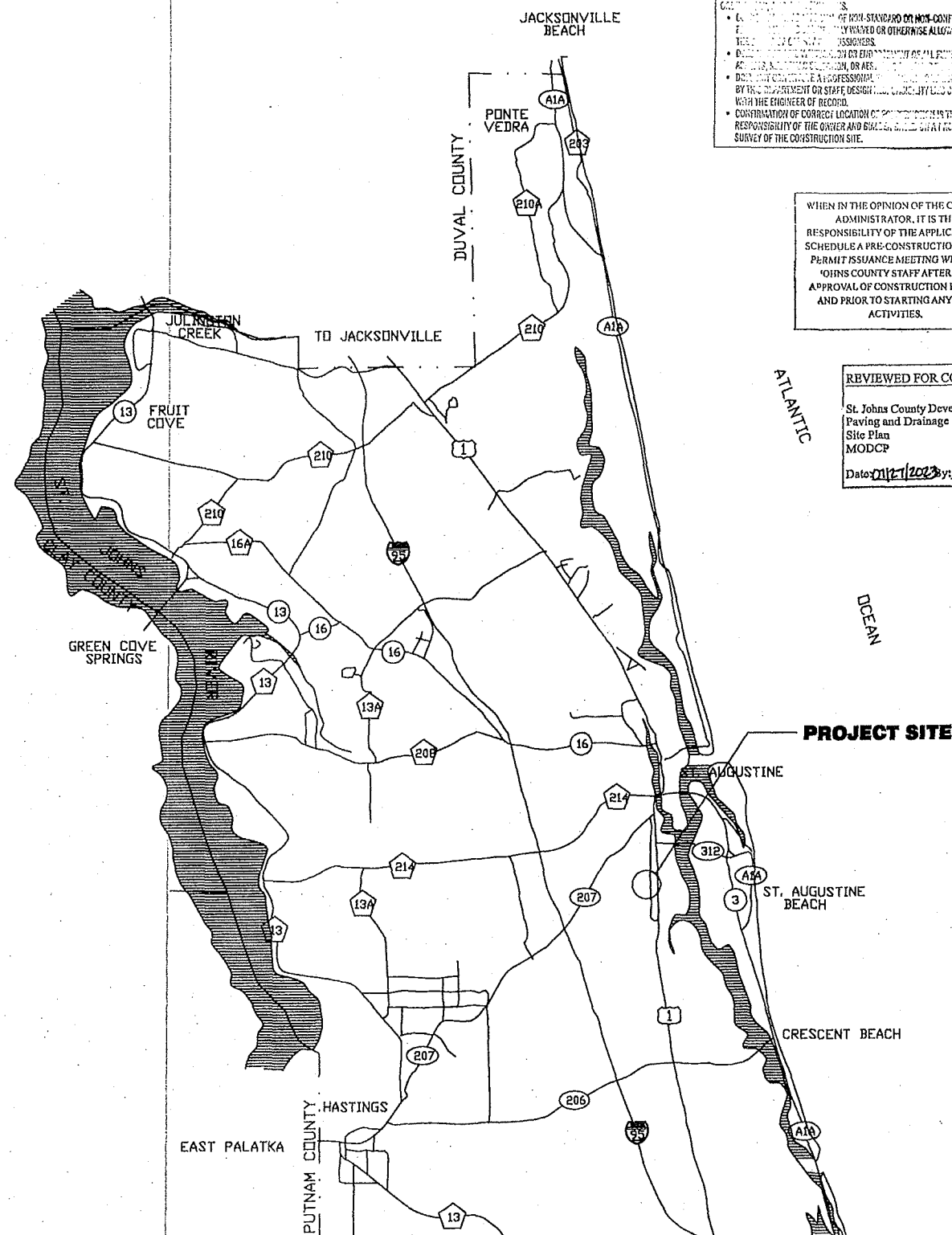


ROLLING HILLS COMMERCIAL PARK

CIVIL DESIGN FOR PARCELS 7, 8, & 9 for

DOUG MAZZA
MAZZA Properties, LLC
5319 ATLANTIC VIEW
St Augustine, FL 32080
561-662-6687
RGMDOWNUNDER@COMCAST.NET



ST. JOHNS COUNTY
 DEVELOPMENT REVIEW
 WITH APPLICABLE REGULATIONS,
 THE FOLLOWING INFORMATION IS
 PROVIDED FOR YOUR INFORMATION:
 1. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 2. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 3. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 4. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 5. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 6. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 7. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 8. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 9. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 10. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 11. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 12. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 13. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 14. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 15. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 16. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 17. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 18. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 19. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 20. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 21. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 22. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 23. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 24. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 25. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 26. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 27. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 28. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 29. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 30. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 31. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 32. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 33. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 34. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 35. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 36. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 37. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 38. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 39. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 40. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 41. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 42. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 43. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 44. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 45. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 46. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 47. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 48. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 49. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 50. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 51. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 52. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 53. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 54. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 55. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 56. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 57. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 58. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 59. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 60. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 61. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 62. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 63. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 64. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 65. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 66. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 67. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 68. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 69. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 70. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 71. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 72. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 73. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 74. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 75. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 76. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 77. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 78. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 79. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 80. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 81. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 82. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 83. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 84. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 85. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 86. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 87. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 88. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 89. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 90. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 91. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 92. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 93. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 94. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 95. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 96. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 97. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 98. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 99. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING
 100. THE PROJECT IS NOT A STANDARD OR NON-COMFIRMING

WHEN IN THE OPINION OF THE COUNTY
 ADMINISTRATOR, IT IS THE
 RESPONSIBILITY OF THE APPLICANT TO
 SCHEDULE A PRE-CONSTRUCTION / PRE-
 PERMIT ISSUANCE MEETING WITH ST.
 JOHNS COUNTY STAFF AFTER THE
 APPROVAL OF CONSTRUCTION PLANS,
 AND PRIOR TO STARTING ANY SITE
 ACTIVITIES.

REVIEWED FOR CONSTRUCTION
 St. Johns County Development Review
 Paving and Drainage Plans ☒
 Site Plan ☒
 MODCP ☒
 Date: 11/21/2023 By: SM

INDEX OF DRAWINGS

COVER SHEET	1 OF 7
EXISTING SURVEY	2 OF 7
OVERALL SITE / GEOMETRY PLAN	3 OF 7
PAVING & DRAINAGE PLAN	4 OF 7
WATER & SEWER PLAN	5 OF 7
WATER & SEWER NOTES	6 OF 7
LANDSCAPE PLAN	7 OF 7

ENGINEERING SERVICES PROVIDED BY:



RGM ENGINEERING
65 LEWIS BLVD
ST. AUGUSTINE, FLORIDA 32084
(904) 814-7633

SURVEY PROVIDED BY:

ANCIENT CITY SURVEYING LB# 7111
 3433 US-1 SOUTH
 ST. AUGUSTINE, FLORIDA 32084
 (904) 797-9967

FIRE PROTECTION NOTES

1. ALL FIRE HYDRANTS TO OPEN COUNTER CLOCKWISE
2. APPROVAL OF THESE PLANS DO NOT INCLUDE APPROVAL FOR PRIVATE UNDERGROUND WATER MAIN, HYDRANTS, AND FIRE SPRINKLER MAINS.
3. IF A PRIVATE HYDRANT IS INSTALLED WITHOUT A FIRE MARSHAL PERMIT, THIS WILL HOLD UP YOUR AS-BUILT AND REQUIRE THE WATERMAID TO BE DUG UP AFTER BURIED
4. OWNER ACKNOWLEDGES THAT WHEN VERTICAL CONSTRUCTION BEGINS, FIRE DEPT ACCESS IS REQUIRED.
5. ACCESS ROADS ARE TO BE PROVIDED AT THE START OF THE PROJECT AND ARE TO BE MAINTAINED THROUGHOUT LENGTH OF THE CONSTRUCTION
6. ACCESS ROAD TO BE UNOBSTRUCTED 20' WIDE, STABILIZED SURFACE TO SUPPORT 60,000 LBS AND PROVIDE TURNAROUND FOR A 50' FIRE APPARATUS

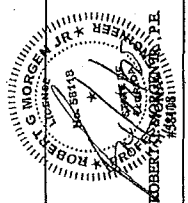
Revisions
 Date

65 LEWIS BLVD
 ST. AUGUSTINE, FLORIDA 32084
 (904) 814-7633



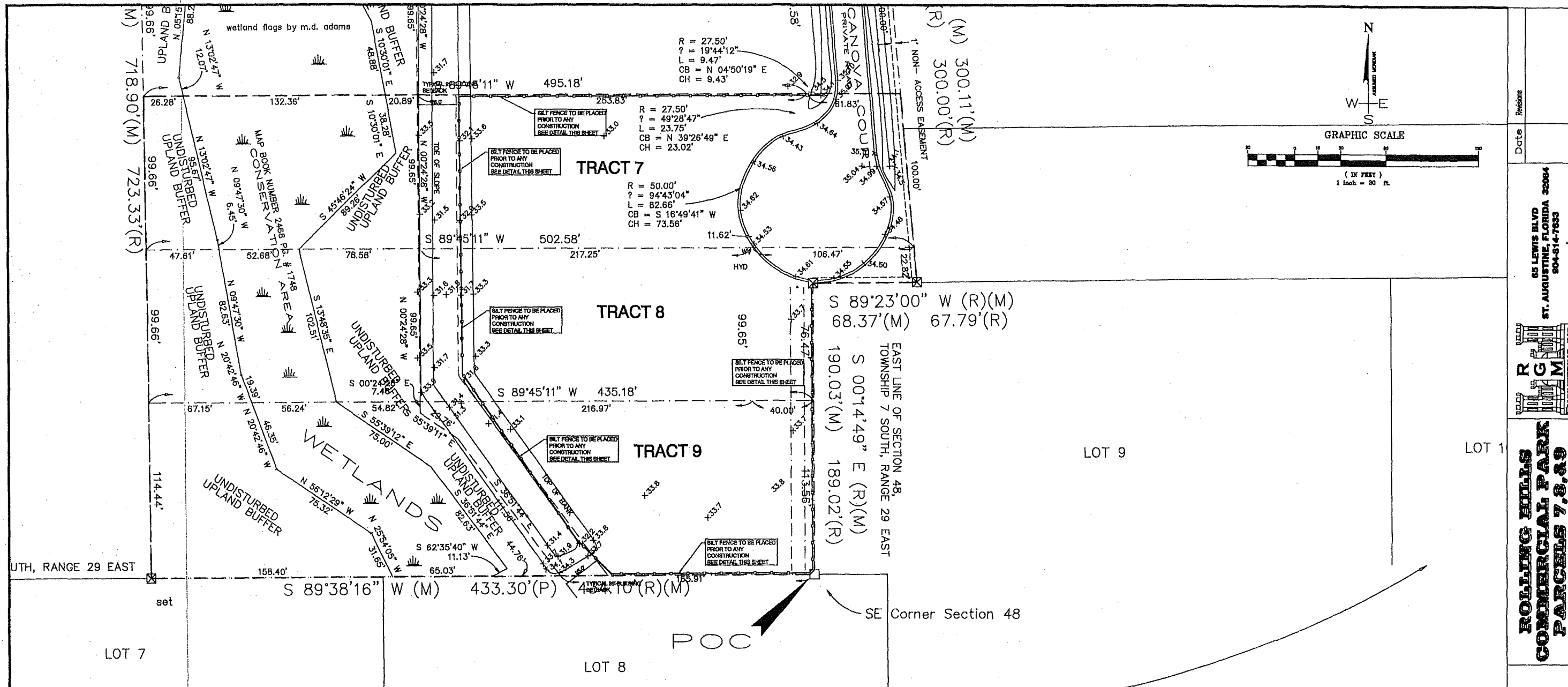
**ROLLING HILLS
 COMMERCIAL PARK
 PARCELS 7, 8, & 9**

**COVER
 SHEET**



4-27-23

**1
 OF 7**



DEED DESCRIPTION

A PARCEL OF LAND BEING IN SECTIONS 38 AND 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 48 FOR THE POINT OF BEGINNING, THENCE N 01°44'00" W ALONG THE EAST LINE OF SAID SECTION 48, 189.02 FEET; THENCE N 89°23'00" E, 67.79 FEET; THENCE N 03°03' W, 300.00 FEET; THENCE N 89°23' E, 440.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF DOBBS ROAD; THENCE N 08°03' W, 219.53 FEET ALONG THE WEST RIGHT OF WAY LINE OF DOBBS ROAD TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF AN 80 FOOT WIDE COUNTY ROAD KNOWN AS ROLLING HILLS DRIVE (FORMERLY INDUSTRIAL PARK ROAD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 82, PAGE 125, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ROLLING HILLS DRIVE, 807 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PROPERTY PURCHASED BY ERNEST L. BURNETT ON JUNE 23, 1997; THENCE SOUTHERLY ALONG THE EAST LINE OF PROPERTY OF ERNEST L. BURNETT, 723.33 FEET TO A POINT ON THE SOUTH LINE OF SECTION 48, BEING ALSO THE SOUTHEAST CORNER OF BURNETT PROPERTY; THENCE EASTERLY 434.10 FEET ALONG THE SOUTH LINE OF SECTION 48 TO THE POINT OF BEGINNING.

UNIT No. 2 OF
ST. AUGUSTINE HEIGHTS SUBDIVISION
MAP BOOK 10, PAGE 28

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OUTSIDE 500 YEAR FLOOD) AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 125147-377-H FOR ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04.
THE BASIS OF BEARING AS SHOWN HEREON IS THE SOUTH RIGHT-OF-WAY LINE OF ROLLING HILLS DRIVE WHOSE ASSUMED BEARING BEARS N 89°45'11" E
OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.
ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. - 1929).
ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.
ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.
THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.
THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.
THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNED SURVEYOR'S SEAL.
THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: ROWE ESTES
SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTION 472.027 OF THE FLORIDA STATUTES AS AMENDED AND 61017-6 OF THE FLORIDA ADMINISTRATIVE CODE.

FIELD BOOK: 196/9-11
FIELD WORK: 02/01/03
SCALE: 1" = 80'
JOB NO.: 4-355
TYPE SURVEY: BOUNDARY

ANCIENT CITY SURVEYING L&P 7111
3433 US-1 SOUTH
ST. AUGUSTINE, FLORIDA 32086
(904) 797-9947
MICHAEL A. FIERCO FLS # 4794

LEGEND

R/W = RIGHT OF WAY
CONC = CONCRETE
(R) = RECORD
(M) = MEASURED
(C) = CALCULATED
Y = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
CH = CHORD LENGTH
CB = CHORD BEARING
POB = POINT OF BEGINNING
SQ FT = SQUARE FEET
FPL = FLORIDA POWER & LIGHT COMPANY
SET = 1" IRON ROD # LB 7111
FOUND 4" X 4" CONCRETE MONUMENT - "ST. REGIS"
FOUND 4" X 4" CONCRETE MONUMENT # 3128
FOUND 1" IRON ROD - # 2874
FOUND 4" X 4" CONCRETE MONUMENT # 2874

EXISTING
SURVEY

ROLLING HILLS
COMMERCIAL PARK
PARCELS 7.8.8.9

R G M
ENGINEERING, INC.

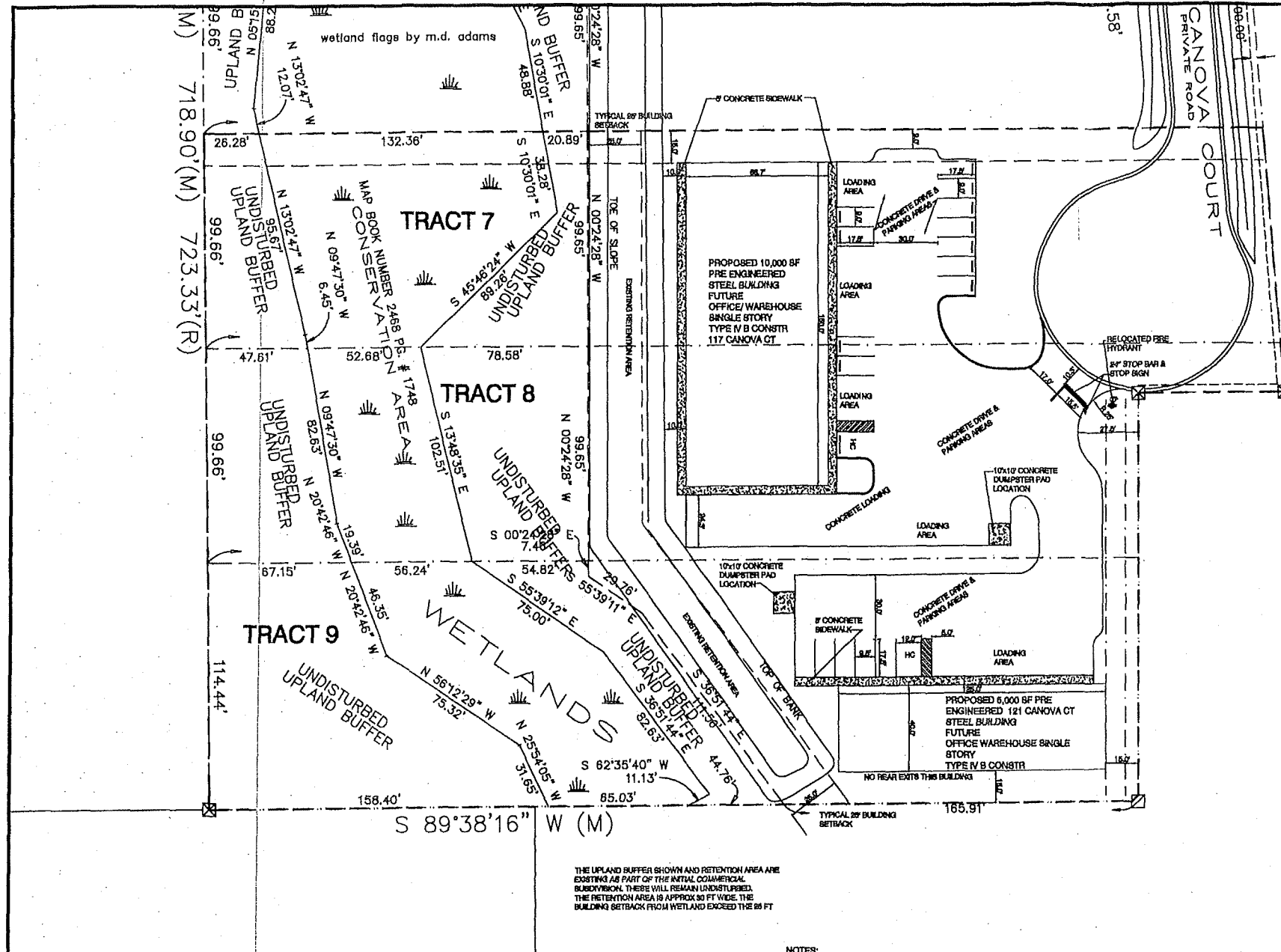
65 LEWIS BLVD
ST. AUGUSTINE, FLORIDA 32084
904-814-7833

Date

Revisions

4-27-23

2
OF 7



- NOTES:
- SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING BENCHMARKS, IS REQUIRED IN COMPLIANCE WITH SECTION 6.04.00 OF THE LAND DEVELOPMENT CODE AND SECTION 18, 'AS-BUILTS', OF THE DEVELOPMENT REVIEW MANUAL, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE BUILDING BY THE BUILDING DEPARTMENT AND THE FIRE MARSHALL.
 - ST. JOHNS COUNTY DEVELOPMENT REVIEW INSPECTOR SHALL BE CONTACTED 24 HOURS PRIOR TO ALL NECESSARY SITE WORK INSPECTIONS AND 3 DAYS PRIOR TO THE FINAL INSPECTION.
 - THE REQUIRED PARKING PER LDC TABLE 8.17
- BUILDING #1 10,000 SF
- 9,000 SF INDUSTRIAL USE @ 1 SPACE / 3,000 SF OF OFA = 3 SPACES
IF 8 UNITS ARE CONSTRUCTED @ 2000 SF PER UNIT = 1,600 SF OF OFFICE @ 1 SPACE PER 500 SF = 3 SPACES
FOR TOTAL OF 6 SPACES
THERE WILL NOT BE ANY EXTERIOR DISPLAY AREAS
PROVIDED PARKING IS 12 SPACES WITH 1 HO SPACE INCLUDED.
- BUILDING #2 5,000 SF
- 4,500 SF INDUSTRIAL USE @ 1 SPACE / 3,000 SF OF OFA = 3 SPACES
IF 1 UNIT IS CONSTRUCTED @ 2000 SF PER UNIT = 200 SF OF OFFICE @ 1 SPACE PER 500 SF = 1 SPACE
FOR TOTAL OF 4 SPACES
THERE WILL NOT BE ANY EXTERIOR DISPLAY AREAS
PROVIDED PARKING IS 6 SPACES WITH 1 HO SPACE INCLUDED.
- THE 100 YEAR FLOOD PLAIN DOES NOT INFLUENCE THIS PROJECT SITE.
 - MAXIMUM HEIGHT OF ALL BUILDINGS WILL NOT EXCEED 35 FEET.
 - SCREENING OF SOLID WASTE RECEPTACLES SHALL BE IN ACCORDANCE WITH LDC, SECTION 6.04.08B
SCREENING OF ALL MECHANICAL EQUIPMENT SHALL BE IN ACCORDANCE WITH LDC, SECTION 6.04.09A
 - FOR ALL DETECTABLE WARNING SURFACES FOR SIDEWALK LOCATIONS THAT ENTER DRIVE AREAS UNDER THE JURISDICTION OF ST. JOHNS COUNTY SHALL BE A COUNTY APPROVED YELLOW COLORED COMPOSITE MATERIAL ANCHORED IN THE CONCRETE SIDEWALK RAMP, ANCHORED COMPOSITE WARNING AREA INSERTS ARE TO BE COLORED 'SAFETY YELLOW', ARE TO BE SET INTO THE CONCRETE AND ARE TO BE FLUSH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES. DESIGN DIMENSIONS OF DETECTABLE WARNING AREA SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX 804, SHEETS 1 THROUGH 6, AND 26 CODE OF FEDERAL REGULATION (CFR) PART 39, APPENDIX A LATEST REVISION, AS WELL AS APPLICABLE COUNTY REQUIREMENTS, LDC SECTION 6.04.02C.
 - A PRECONSTRUCTION MEETING IS TO BE SCHEDULED PRIOR TO CONSTRUCTION
 - THERE WILL NOT BE A CONSTRUCTION TRAILER USED ON THIS PROJECT
 - ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), THE AMERICAN DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
 - IF A SIGN IS CONSTRUCTED THE SIGN TO BE IN COMPLIANCE WITH LDC SECTION 7.02.04.C. SIGN NOT TO EXCEED 150 SF OF ADA AND HEIGHT OF NOT MORE THAN 8'.

ZONING:	IND
FUTURE LAND USE:	IND
REQUIRED SETBACKS:	FRONT 10', SIDE 10', REAR 10'
MAX HEIGHT:	40'
PROPOSED HEIGHT:	30'
FLOOD ZONE:	X

NOTES:

THE DRAINAGE IS COMPLIANCE WITH SURFWD PERMIT # 40-109-87810-1

THE SITE IS ONLY 28% IMPERVIOUS

THE MAXIMUM ALLOWABLE PER PERMIT IS 65%

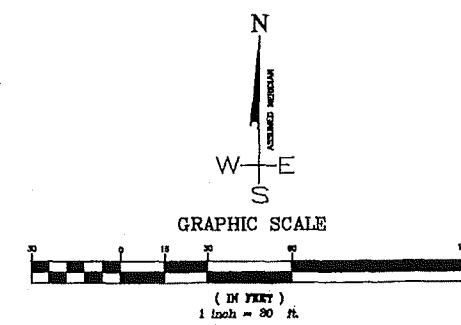
SITE DATA TABLE FOR PROJECT LIMITS			
TOTAL SITE			
TOTAL SITE	148,000 SF	3.89 AC	100%
SITE DEVELOPMENT DATA			
IMPAVED WETLANDS	0 SF	0 AC	0%
BUILDING	15,000 SF	0.37 AC	10%
PARKING / SIDEWALK	25,000 SF	0.62 AC	18%
TOTAL IMPERVIOUS AREA	40,000 SF	1.00 AC	28%

- FIRE PROTECTION NOTES
- ALL FIRE HYDRANTS TO OPEN COUNTER CLOCKWISE
 - APPROVAL OF THESE PLANS DO NOT INCLUDE APPROVAL FOR PRIVATE UNDERGROUND WATER MAIN, HYDRANTS, AND FIRE SPRINKLER MAINS.
 - IF A PRIVATE HYDRANT IS INSTALLED WITHOUT A FIRE MARSHAL PERMIT, THIS WILL HOLD UP YOUR AS-BUILT AND REQUIRE THE WATERMAINS TO BE DUG UP AFTER BURIED.
 - OWNER ACKNOWLEDGES THAT WHEN VERTICAL CONSTRUCTION BEGINS, FIRE DEPT ACCESS IS REQUIRED.
 - ACCESS ROADS ARE TO BE PROVIDED AT THE START OF THIS PROJECT AND ARE TO BE MAINTAINED THROUGHOUT LENGTH OF THE CONSTRUCTION.
 - ACCESS ROAD TO BE UNOBSTRUCTED 20' WIDE, STABILIZED SURFACE TO SUPPORT 80,000 LBS AND PROVIDE TURNAROUND FOR A 50' FIRE APPARATUS.
- NO HIGH PILE STORAGE IN THESE BUILDINGS OVER 12' HIGH

DEED DESCRIPTION

A PARCEL OF LAND BEING IN SECTIONS 38 AND 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 48 FOR THE POINT OF BEGINNING, THENCE N 01°44'00" W ALONG THE EAST LINE OF SAID SECTION 48, 189.02 FEET; THENCE N 89°23' E 67.79 FEET; THENCE N 05°03' W 300.00 FEET; THENCE N 89°23' E 440.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF DOBBS ROAD, THENCE N 05°03' W, 219.53 FEET ALONG THE WEST RIGHT OF WAY LINE OF DOBBS ROAD TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF AN 80 FOOT WIDE COUNTY ROAD KNOWN AS ROLLING HILLS DRIVE (FORMERLY INDUSTRIAL PARK ROAD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 82, PAGE 122, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ROLLING HILLS DRIVE, 907 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PROPERTY PURCHASED BY ERNEST L. BURNETT ON JUNE 23, 1997; THENCE SOUTHERLY ALONG THE EAST LINE OF PROPERTY OF ERNEST L. BURNETT, 723.33 FEET TO A POINT ON THE SOUTH LINE OF SECTION 48, BEING ALSO THE SOUTHEAST CORNER OF BURNETT PROPERTY; THENCE EASTERLY 434.10 FEET ALONG THE SOUTH LINE OF SECTION 48 TO THE POINT OF BEGINNING.



- LEGEND
- R/W - RIGHT OF WAY
 - CONC - CONCRETE
 - REC - RECORD
 - MEAS - MEASURED
 - CALC - CALCULATED
 - RADIUS - CENTRAL ANGLE
 - ARC - ARC LENGTH
 - CHORD - CHORD LENGTH
 - CHORD BEARING - CHORD BEARING
 POC - POINT OF COMMENCING | POB - POINT OF BEGINNING | SQ FT - SQUARE FEET | FPL - FLORIDA POWER & LIGHT COMPANY | SET - SET IRON ROD # LB 7111 | FOUND 4" X 4" CONCRETE MONUMENT - "ST. REGS" | FOUND 4" X 4" CONCRETE MONUMENT # 3129 | FOUND 1/2" IRON ROD - # 2874 | FOUND 4" X 4" CONCRETE MONUMENT # 2874 |

Rolling Hills Commercial Park
PARCHES 7.8.8.9

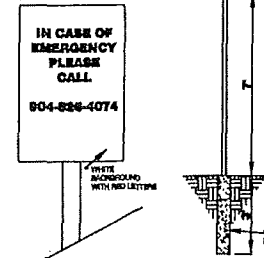
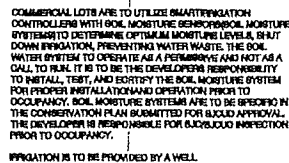
OVERALL SITE PLAN

CS LEWIS BLVD 32084
ST. AUGUSTINE, FLORIDA
904-814-7833

ENGINEERING, INC.

4-27-23

3 OF 7



PRIVATE LIFT STATION DETAILS

ST. JOHNS COUNTY UTILITY DEPARTMENT (SJCUD) GENERAL NOTES

GENERAL

1. TWO (2) COPIES OF THE SHOP DRAWINGS (STAMPED APPROVED BY THE ENGINEER) SHALL BE SUBMITTED TO SJCD FOR REVIEW PRIOR TO SCHEDULING THE MANDATORY PRE-CONSTRUCTION CONFERENCE. THE INITIAL SHOP DRAWING REVIEW BY SJCD WILL BE COMPLETED WITHIN FIFTEEN (15) WORKING DAYS. SUBSEQUENT SHOP DRAWING REVISIONS WILL BE COMPLETED WITHIN TEN (10) WORKING DAYS.
2. A PRE-CONSTRUCTION CONFERENCE IS REQUIRED WITH THE DEVELOPER, THE ENGINEER OF RECORD, THE UTILITY CONTRACTOR, AND THE SJCD PRIOR TO THE START OF ANY CONSTRUCTION. PRE-CONSTRUCTION CONFERENCE WITH SJCD IS REQUIRED REGARDLESS OF OTHER AGENCIES REQUIREMENTS.
3. ALL WATER, SEWER, AND/OR REUSE CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES. A COPY OF THE CONTRACTOR'S GENERAL LICENSE AND/OR UNDERGROUND UTILITY LICENSE SHALL BE PROVIDED AT THE PRE-CONSTRUCTION CONFERENCE.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL LOCATIONS & ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. THE CONTRACTOR(S) SHALL LOCATE, VERIFY, AND IDENTIFY ALL EXISTING UTILITIES AND UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS AND IDENTIFY ANY OTHER ACTIVITIES AND TAKE THE NECESSARY PRECAUTIONS TO PROTECT UTILITIES DURING CONSTRUCTION. SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE AFFECTED UTILITY COMPANY, ENGINEER OF RECORD, COUNTY, AND SJCD.
7. THE WATER, SEWER, AND/OR REUSE SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SJCD APPROVED CONSTRUCTION DRAWINGS AND SPECIFICATIONS. IF THERE IS ANY DEVIATION FROM THE APPROVED CONSTRUCTION DRAWINGS OR SPECIFICATIONS, WITHOUT PRIOR AUTHORIZATION FROM THE SJCD, THE CONTRACTOR SHALL REMOVE THE DEVIATION AND RESTORE IT TO THE APPROVED CONSTRUCTION DRAWING CONFIGURATION AT NO EXPENSE TO THE SJCD. ANY DEVIATIONS FROM THE APPROVED DOCUMENTS WILL DELAY THE COC SUBMITTAL PROCESS.
8. THE CONTRACTOR SHALL FIELD VERIFY THE CONNECTION POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND SJCD IMMEDIATELY.
9. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED PER AVAILABLE MEANS WITHOUT EXCAVATION.
10. VERTICAL LOCATIONS OF ALL UTILITIES (EXCLUDING EXISTING STORM SEWERS) SHALL BE IDENTIFIED BY AVAILABLE RECORDS. ANY DAMAGE SHALL BE REPAIRED MARK SHOWN ON THE UTILITY PLANS. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND TAKE THE NECESSARY PRECAUTIONS TO PROTECT UTILITIES FROM THAT SHOWN ON THE PLANS BEFORE CONTINUING WITH CONSTRUCTION.
11. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND SJCD PRIOR TO CONTINUING CONSTRUCTION.
12. THE CONTRACTOR SHALL PROTECT SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE/REPLACE, AT NO ADDITIONAL EXPENSE TO THE OWNER, ANY DAMAGE DONE BY CONSTRUCTION ACTIVITIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS OPERATION. ANY DAMAGE SHALL BE REPAIRED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
14. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND BUILDING PLACEMENT WITH ALL OTHER UTILITIES CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY UNSUITABLE MATERIAL FROM HIS OPERATION. FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
16. UNRELOCATED UTILITIES UNDER WATER, SEWER, AND/OR REUSE MAINS SHALL BE REMOVED AND REPLACED WITH DUCTED CORKED PIPE. DENSITY TESTS SHALL BE TAKEN TO A MAXIMUM OF 10% BACKFILL. BACKFILL SHALL BE COMPACTED IN A MAXIMUM OF ONE-FOOT (1) LIFTS. DENSITY TESTS SHALL BE TAKEN AFTER COMPACTION OF EVERY LIFT.
17. THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, AND THE PROPERTY OWNER 72 HOURS PRIOR TO ANY UTILITY CONSTRUCTION ACTIVITIES OR AS SPECIFIED BY THE UTILITY COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.
18. THE ENGINEER OF RECORD AND SJCD SHALL BE GIVEN SEVENTY TWO HOURS (72-HR) NOTICE OF ALL REQUESTED MEETINGS AND/OR TESTING MEASURES RELATED TO THE PROJECT.
19. ALL WORK, MATERIALS, AND EQUIPMENT SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELEVANT ST. JOHNS COUNTY STANDARDS AND REQUIREMENTS AS WELL AS STATE AND LOCAL REGULATIONS.
20. ALL UNDERGROUND UTILITY EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE MANUAL OF WATER, WASTEWATER, AND REUSE DESIGN STANDARDS & SPECIFICATIONS, ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, AND THE APPROVED SITE PLANS.
21. ALL UTILITY CROSSINGS SHALL COMPLY WITH FDP REGULATIONS (CH. 62--555.314 FAC)
22. ANY LANDSCAPING TREES SHALL BE PLACED AT A MINIMUM OF 7.5 FEET AWAY FROM THE EDGE OF PIPELINE TO THE EDGE OF THE TREE LINE.
23. ALL ROCK AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA AND ST. JOHNS COUNTY UTILITIES STANDARDS AND/OR PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW ANY BOTTOM OF PIPE. STONES, DEBRIS, AND SPECIFICATIONS SHALL BE PROVIDED FOR NEW AND RELOCATED PIPES. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE NEW AND RELOCATED PIPES AND TO A SUFFICIENT HEIGHT ABOVE SUCH PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.

24. FOR WATER, WASTEWATER, AND REUSE MAINS SMALLER THAN 12 INCHES, THE MINIMUM AND MAXIMUM COVER SHALL BE 30 INCHES AND 36 INCHES, RESPECTIVELY. IN UNPAVED AREAS AND 36 INCHES AND 42 INCHES, RESPECTIVELY. IN PAVED AREAS, OR AS REQUIRED WITHIN FOOT OR RAILROAD RIGHTS-OF-WAY, FOR MAINS 12 INCHES OR GREATER, THE MINIMUM AND MAXIMUM COVER SHALL BE 42 INCHES AND 54 INCHES, RESPECTIVELY. EXCEPTIONS WILL BE MADE FOR CONFLICTS.
 25. WHERE FORCE MAINS, WATER MAINS, OR REUSE MAINS ARE LAID WITHOUT FITTINGS, THE MINIMUM DEFLECTION SHALL BE 80% OF THAT RECOMMENDED BY THE MANUFACTURER.
 26. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ALL FITTINGS SHALL BE RESTRAINED PER THE RESTRAINED JOINT TABLE IN THE APPROVED PLAN SET.
 27. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE IN ACCORDANCE WITH SUCUD DETAILS AND SPECIFICATIONS. ALL VALVES SHALL HAVE PEG LOCATORS (145.7 KILOHERTZ).
 28. CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION OF INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
 29. CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) CALENDAR DAYS NOTICE TO SUCUD PRIOR TO SCHEDULING THE FINAL INSPECTION.
- NOTICE OF PROCEDURE:***
1. ALL COMMERCIAL BUILDING PERMITS AND METERS PROCESSED THROUGH SUCUD CUSTOMER SERVICE SHALL BE ACCOMPANIED BY A SET OF APPROVED CMWL DESIGN PLANS.
 2. ALL CONNECTIONS TO THE WATER, SEWER, AND/OR REUSE SYSTEM, FLUSHING, AND PRESSURE TESTS TO BE PERFORMED BY THE UTILITY CONTRACTOR OR LICENSED MASTER PLUMBER MUST BE SCHEDULED AT LEAST FIVE (5) WORKING DAYS IN ADVANCE WITH THE SUCUD INSPECTOR. THE INSPECTOR MUST BE PRESENT PRIOR TO THE CONNECTION BEING MADE OR TESTING.
 3. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
 4. THE PROPERTY OWNER SHALL PURCHASE THE WATER METER THROUGH THE SUCUD ON PROJECTS THAT REQUIRE A WATER METER LARGER THAN ONE (1) INCH. THE OWNER'S CONTRACTOR SHALL INSTALL ALL METERS THREE (3) INCHES AND LARGER.
 5. THE WATER, SEWER, AND/OR REUSE UNIT CONNECTION FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
 6. ALL ON-SITE PRIVATE WATER, SEWER, AND/OR REUSE CONSTRUCTION BETWEEN THE WATER AND BUILDING MAY BE INSPECTED BY THE SUCUD TO ENSURE STANDARDS ARE MET.
 7. ALL REQUIREMENTS BY THE SUCUD (I.E. FINAL INSPECTION, CORRECTION OF PUNCH LIST, ETC.) AS WELL AS THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, ETC) MUST BE SATISFIED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.

NOTICE OF PROCEDURE

1. ALL COMMERCIAL BUILDING PERMITS AND METERS PROCESSED THROUGH SJCD CUSTOMER SERVICE SHALL BE ACCOMPANIED BY A SET OF APPROVED CML DESIGN PLANS.
2. ALL CONNECTIONS TO THE WATER, SEWER, AND/OR REUSE SYSTEM, FLUSHING, AND PRESSURE TESTS TO BE PERFORMED BY THE UTILITY CONTRACTOR OR LICENSED PLASTER PLUMBER MUST BE SCHEDULED AT LEAST 7 (5) WORKING DAYS IN ADVANCE WITH THE SJCD. A SJCD INSPECTOR MUST BE PRESENT PRIOR TO THE CONNECTION BEING MADE OR TESTING.
3. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
4. THE PROPERTY OWNER SHALL PURCHASE THE WATER METER THROUGH THE SJCD ON PROJECTS THAT REQUIRE A WATER METER LARGER THAN ONE (1) INCH. THE OWNER'S CONTRACTOR SHALL INSTALL ALL METERS THREE (3) INCHES AND LARGER.
5. WATER, SEWER, AND/OR REUSE UNIT CONNECTION FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
6. ALL ON-SITE PRIVATE WATER, SEWER, AND/OR REUSE CONSTRUCTION BETWEEN THE WATER AND BUILDING MUST BE INSPECTED BY THE SJCD TO ENSURE STANDARDS ARE MET.
7. ALL REQUIREMENTS BY THE SJCD (I.E. FINAL INSPECTION, CORRECTION OF DEFECTS, RE-TESTS, BUILTS' PAPER CERTIFICATION OF COMPLETION, ETC) MUST BE SATISFIED PRIOR OF ISSUANCE OF CERTIFICATES OF OCCUPANCY.

POTABLE WATER SYSTEMS NOTES:

1. ALL WATER MAINS 4" THROUGH 12" DIAMETER SHALL BE PVC C-903, DR-19, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HOPE DR 11 COLOR "BLUE" OR DIP CLASS 350.
2. ALL WATER MAINS 16" THROUGH 20" DIAMETER SHALL BE PVC C-905, DR-25, COLOR "BLUE" WITH PUSH-ON GASKETED JOINTS OR C-906 HOPE DR 11 COLOR "BLUE" OR DP CLASS 250.
3. ALL WATER MAINS 24" AND LARGER DIAMETER SHALL BE DUCTILE IRON PIPE.
4. ALL WATER LINES 2" DIAMETER OR LESS SHALL BE HOPE CTS DR 9 COLOR "BLUE".
5. ALL CURB STOPS ARE TO BE BALL-TYPE WITH LOCKING CAPACITY, 1" MINIMUM.
6. THE SEPARATION REQUIREMENT BETWEEN POTABLE WATER MAINS AND OTHER UTILITIES SHALL BE PER CH. 62-555, FAC.
7. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 30 FEET) SHALL BE ORDERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
8. WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED, WITH THE APPROVAL OF THE COUNTY HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA, THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED CONTAMINATION.
9. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLAIMED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY THE SJCD AND FDEP.
10. JUMPER CONNECTIONS WITH BACKFLOW PREVENTION DEVICE SHALL BE USED TO FILL OR FLUSH WATER MAINS
11. ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND SJCD STANDARDS.
12. ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS WILL COMPLY WITH THE LATEST FDEP AND AWWA STANDARDS FOR LEAD CONTENT.
13. ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605, LATEST EDITION.
14. ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.340, F.A.C.
15. ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE AND SJCD STANDARDS.
16. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED ON THE AS BUILT DRAWINGS, THE SAMPLE POINT NUMBERING AND STATIONING SHALL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE CHAIN OF CUSTODY FORMS.

WASTEWATER SYSTEM NOTES

1. INTERIOR LINERS ARE REQUIRED ON JUNCTION MANHOLES WITH THREE OR MORE INVERTS.
2. SANITARY SEWER LINE TO DEPTHS UP TO 10' SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034 COLORED GREEN. SANITARY SEWER LINE OF DEPTHS 10' TO 15' SHALL BE SDR-26 PVC. ALL SANITARY SEWER LINES SHALL BE GREEN AND CLEARLY MARKED ON THE PIPE.
3. SANITARY SEWER FORCE MAIN 4" AND LARGER SHALL BE C900 DR25 PVC PIPE CONFORMING TO ASTM D-1784, D-1785, AND D-2241. DUCTILE IRON PIPE SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE SJCD. SANITARY FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED.
4. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND SJCD ALL VIDEO LOGS, WRITTEN REPORTS, AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL CONTACT SJCD PRE-TREATMENT DEPARTMENT AT (304) 209-2863 FOR INSPECTION AFTER INSTALLATION OF GREASE TRAPS, INTERCEPTORS, AND/OR OIL-WATER SEPARATORS.
6. ALL FORCE MAIN LINES 2" SHALL BE HOPE CTS DR 9 COLOR "GREEN".

AS-BUILTS

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF REPRODUCIBLE "AS-BUILT" DRAWINGS FROM JURISDICTIONAL AGENCIES AS MAY BE REQUIRED.
2. "AS-BUILT" INFORMATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE TO THE SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION, UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE UP TO SIX COPIES OF THE CAD FILE OF AS-BUILT DRAWINGS TO THE ENGINEER.
3. A MINIMUM OF FIVE WORKING DAYS PRIOR TO THE FINAL INSPECTION, TWO (2) SETS OF PRELIMINARY BUILT "AS-BUILTS" AND COPY ON DISK IN AUTOCAD FORMAT SHOWING ALL REQUIRED INFORMATION, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD.
4. THE RECORD OR "AS BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER, SEWER (INCLUDING STORM) AND REUSE LINES AT ALL CROSSINGS AND ALL MINIMUM 18 INCHES OF VERTICAL SEPARATION (USUALLY 20 FEET). IN ADDITION, THE CENTERING OF UNCUT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED ON THE RECORD AND AS-BUILT DRAWINGS. THE CONTRACTOR SHALL MAINTAIN CLEARANCES IN CASES WHERE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.
5. AFTER SJCUD HAS APPROVED PRELIMINARY "AS BUILT", THREE (3) SETS OF BUILT AS-BUILTS (SIGNED AND SEALED), ONE SET OF MYLARS AS BUILT (SIGNED), AND COPY ON DISK IN AUTOCAD FORMAT SHOWING THE REQUIRED INFORMATION, SHALL BE SUBMITTED TO SJCUD THROUGH ST. JOHN'S COUNTY DEVELOPMENT SERVICES.

**STANDARD WATER/ SEWER/ RECLAIMED
WATER SEPARATION STATEMENT:**

THE CONTRACTOR SHALL INSTALL ALL MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 62-555.314, FAC. BELOW. THE CONTRACTOR SHALL NOTIFY SJCD IN ANY INSTANCE WHERE THE BELOW REQUIREMENTS CANNOT BE MET PRIOR TO INSTALLATION OF PIPE.

62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW OR PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
 - (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART OF CHAPTER 62-610, F.A.C.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE" SEWAGE TREATMENT AND DISPOSAL SYSTEMS AS DEFINED IN SECTION 381.008(2), F.S., AND RULE 64E-6.002, F.A.C.
- (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
 - (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THAT THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE OTHER PIPELINE, HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE OTHER PIPELINE, HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPE(S) SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPE(S). JOINTS OF ALL SUCH CROSSINGS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART OF CHAPTER 82-B-62, F.A.C. AND AT LEAST TWO FEET FROM ALL JOINTS IN PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART OF CHAPTER 82-B-10, F.A.C.

(3.) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE. ANY EXISTING OR PROPOSED WATER MAINS SHALL BE REROUTED TO AVOID CONTACT WITH STORM SEWER MANHOLES. WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN IS NOT FEASIBLE, THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIERS OF WATER MAINS SHALL BE REQUIRED TO OBTAIN A PERMIT FROM THE DEPARTMENT. ANY SUCH PERMIT SHALL BE A SPECIFIC PERMIT FROM THE DEPARTMENT IN ACCORDANCE WITH PART V OF THIS CHAPTER AND SHALL BE ACCOMPANIED BY A DESIGN DRAWING AND A LETTER FROM THE ENGINEER, ARCHITECT, AND/OR DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION, THE FOLLOWING INFORMATION:

- ### 1. TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE

3. ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB-SUBPARAGRAPHS A. THROUGH D. BELOW.

A. EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATERTIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTLEMENT BETWEEN THE MAIN AND THE MANHOLE.

B. WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATERTIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE).

C. EACH CONFLICT MANHOLE SHALL HAVE AN ACCESS OPENING, AND SHALL BE SIZED TO ALLOW FOR EASY CLEANING OF THE MANHOLE.

D. GRATINGS SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONFLICT MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-

SEWERAGE AND SANITATION SYSTEMS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART OF CHAPTER 62-610, F.A.C., AT LEAST THREE FEET, AND PREFERABLY FEELONGER, EXCEPT FOR CATCH BASIN, CULUM, OR MANHOLE TO SANITARY SEWERS AT LEAST SIX FEET, AND PREFERABLY EIGHT FEET FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST ONE FOOT FROM ANY EXISTING OR PROPOSED "ON-SITE" SEWERAGE AND SANITATION SYSTEM AS DEFINED IN SECTION 381.008(2), F.S., AND RULE 64E-9.002, F.A.C.

(5) EXCEPTIONS. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS IN SUBSECTION (1) OR (2) ABOVE, THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THESE REQUIREMENTS IF SUPPLIERS OF WATER OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION. ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES INCLUDE THE FOLLOWING:

(A) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE:

1. USE OF PRESSURIZED PIPE conforming to the AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM-TYPE PIPELINE;
2. USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR
3. USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASUREMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

(B) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:

1. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON P.P.E) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND
2. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON P.P.E) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER."

HYDROSTATIC TESTING NOTES.

- AFTER ALL PRESSURE PIPES ARE INSTALLED, THE JOINTS COMPLETE, AND THE TRENCH BACKFILLED, THE NEWLY LAID PIPE AND APPURTENANCES SHALL BE SUBJECTED TO A HYDROSTATIC TEST. THE TEST SHALL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING:
1. THE LEAKAGE MUST BE NOTIFIED AT LEAST 72 HOURS BEFORE A TEST IS TO BE PERFORMED. TEST SHALL BE AS SET FORTH IN AWWA STANDARD C605. ANY LEAKS DETECTED SHALL BE CORRECTED AND THE SECTION OF PIPELINE RETESTED. THE TWO SECTION TESTS SHALL BE CONDUCTED IN THE SAME MANNER AS THE MAIN LINE TEST. WATER TIGHT. LEAKAGE SHALL BE LIMITED TO THAT ALLOWANCE SET FORTH IN SECTION 4 OF AWWA STANDARD C605 LATEST EDITION. HYDROSTATIC AND LEAKAGE TEST AND BLOW-CLEANING (ZEPHRUS).
2. MAXIMUM ALLOWABLE PRESSURE LOSS IS 8 PSI.

NO.	BY	DATE	SYMBOL	REVISIONS	DESIGNED BY: CARMAN, JY	DESIGN (ENGINEER)
1					DATE:	
2					CHECKED BY:	
3					DATE:	
4	ETS	2018		REVISION 2		
						FLORIDA REGISTRATION NO.



**ST. JOHNS COUNTY
UTILITY DEPARTMENT**
1708 WAYNE BLVD 18
ST AUGUSTINE, FLORIDA 32084-5646
Phone (904) 808-2700 • Fax: (904) 808-2708

GENERAL NOTES

BACK TO STANDARD DRAWING FOR REFERENCE 2017-07-18

NO. SHEETS
SHEET NO. GN-1
DRAWING NO. GN-01.dwg



RGM
ENGINEERING, INC.

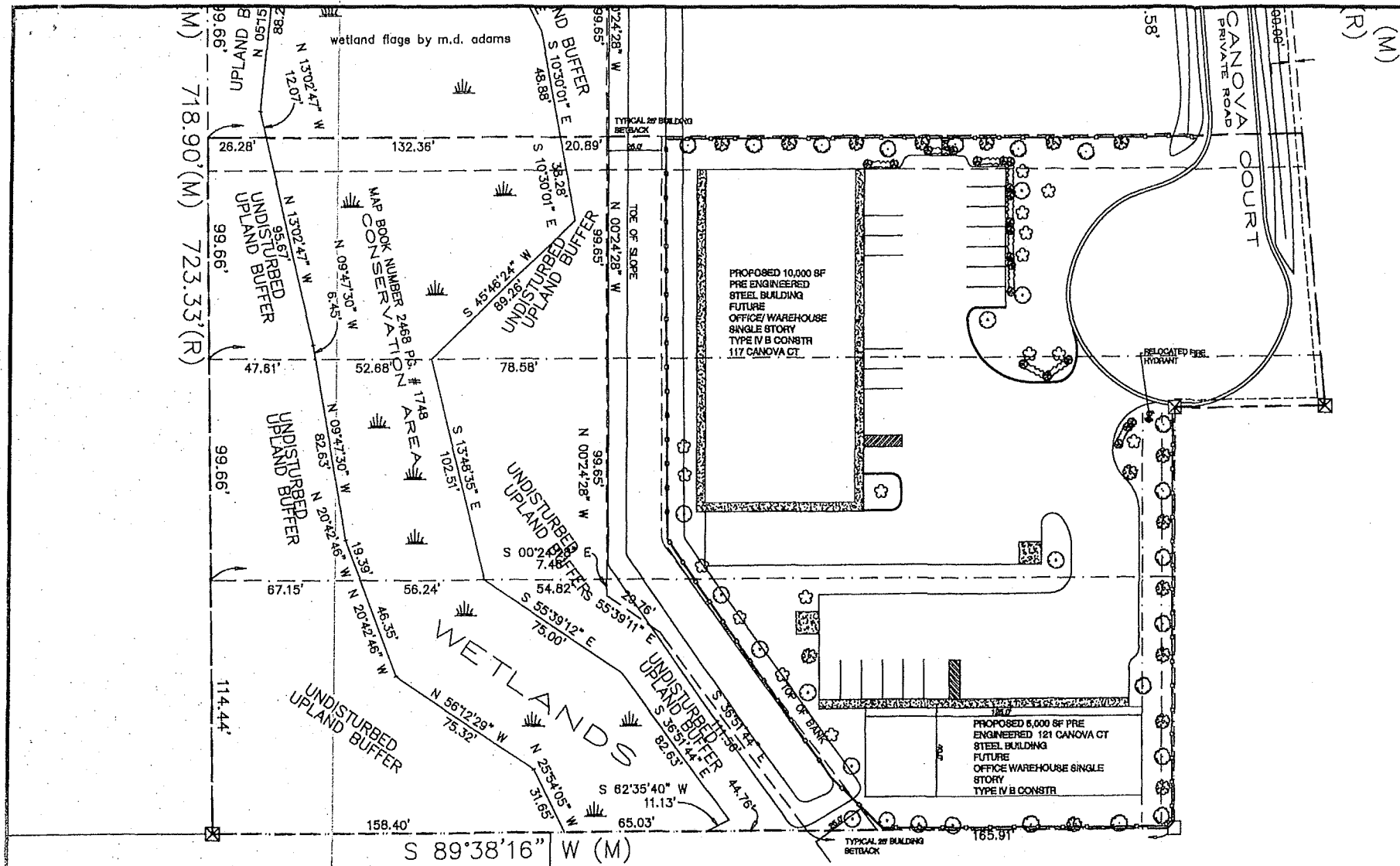
**ROLLING HILLS
COMMERCIAL PARK
PARCELS 7, 8, & 9**

**SEPTON
THEATERS
& THEATRYA**



4-27-23

6
OF 7



THERE ARE NO PROTECTED TREES BEING REMOVED

	ALL REQUIRED CONTINUOUS SHRUB LINES WILL BE 84" HIGH WHEN PLANTED WITH MAX. 8' SPACING
	18 EA @ 8' = 8 x 18 = 42'
	18 EA @ 8' = 8 x 18 = 42'
	18 EA @ 8' = 8 x 18 = 42'
	18 EA @ 8' = 8 x 18 = 72'

TOTAL TREES PLANTED = 222'
ALL TREES TO BE MIN. 5 - 10 FT TALL

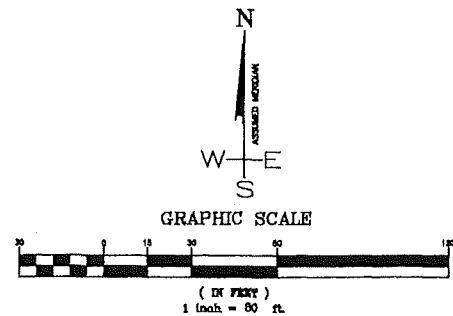
SITE CONTAINS 2.28 ACRES
2.28 ACRES ARE A CONSERVATION AREA FOR WETLANDS
2.28 - 0.28 = 2.00

80 INCHES TIMES 2.00 = 160 INCHES REQUIRED

PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADING AND STANDARDS FOR NURSERY PLANTS, PART 1 AND PART 2," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK," AMERICAN NATIONAL STANDARDS INSTITUTE, LOC. BEE, 8-02031

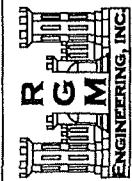
NOTES:

1. ALL REQUIRED CONTINUOUS SHRUB LINES WILL BE 84" HIGH WHEN PLANTED WITH MAX. 8' SPACING.
2. 100% OF THE NEW LANDSCAPING WILL BE IRRIGATED BY PRIVATE WELL.
3. 4" OF MULCH AND 1/4" 6 FT DIAMETER PING WITH NO MULCH CLOSER THAN 8" FROM TRUNK WILL BE PROVIDED AROUND ALL NEW PLANTED MATERIALS.
4. VEGETATION THAT EXCEEDS 8 FT IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED ANY CLOSER THAN 10 FT OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.
5. LABELLED AND BULKAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL, SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE OUT 8" BELOW OFFICE.
6. NON-CANOPY TREES NOT TO BE PLANTED CLOSER THAN TEN (10) FEET FROM OTHER TREES AND CANOPY TREES NO CLOSER THAN 40-50 FEET FROM OTHER TREES.
7. SOIL IN TREE ISLANDS SHALL HAVE AT LEAST 1" OF SUITABLE SOIL FOR TREE PLANTING, AND BE VOID OF ANY CONSTRUCTION DEBRIS OR UNSUITABLE MATERIALS.
8. TREES TO BE PLANTED NO CLOSER THAN 7.5 FT FROM PRESUMED UTILITY LINES.



LEGEND

- R/W CONG
- (2)
- (3)
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)
- (10)
- (11)
- (12)
- (13)
- (14)
- (15)
- (16)
- (17)
- (18)
- (19)
- (20)
- (21)
- (22)
- (23)
- (24)
- (25)
- (26)
- (27)
- (28)
- (29)
- (30)
- (31)
- (32)
- (33)
- (34)
- (35)
- (36)
- (37)
- (38)
- (39)
- (40)
- (41)
- (42)
- (43)
- (44)
- (45)
- (46)
- (47)
- (48)
- (49)
- (50)
- (51)
- (52)
- (53)
- (54)
- (55)
- (56)
- (57)
- (58)
- (59)
- (60)
- (61)
- (62)
- (63)
- (64)
- (65)
- (66)
- (67)
- (68)
- (69)
- (70)
- (71)
- (72)
- (73)
- (74)
- (75)
- (76)
- (77)
- (78)
- (79)
- (80)
- (81)
- (82)
- (83)
- (84)
- (85)
- (86)
- (87)
- (88)
- (89)
- (90)
- (91)
- (92)
- (93)
- (94)
- (95)
- (96)
- (97)
- (98)
- (99)
- (100)



ROLLING HILLS
COMMERCIAL PARK
PARCELS 7, 8, & 9

LANDSCAPE
PLAN

4-27-23

7
OF 7