

RESOLUTION NO. 2022- 386

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A MAINTENANCE AND HOLD HARMLESS AGREEMENT IN CONNECTION WITH THE COUNTY RETENTION POND LOCATED ON NORTHWOOD DRIVE AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY.

RECITALS

WHEREAS, St. Johns County (“County”) owns a retention pond (“Retention Area”) located on Northwood Drive; and

WHEREAS, Northwood Properties of St. Augustine, LLC, a Florida limited liability company, (“Northwood”) owns and is developing property adjoining the Retention Area; and

WHEREAS, Northwood has a drainage easement to use the Retention Area and as part of its development intends to install drainage pipes (the “Improvements”) from its onsite retention pond to the Retention Area: and

WHEREAS, the County has agreed to allow the installation and maintenance of the Improvements within the Retention Area and Northwood has agreed to execute and provide the County with a Maintenance and Hold Harmless Agreement, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, to indemnify and hold the County harmless from damages and expenses which may be incurred as a direct or indirect result of such installation and maintenance of the Improvements.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above Recitals are incorporated into the body of this Resolution and such Recitals are adopted as findings of fact.


Section 2. The Board of County Commissioners hereby approves the terms and conditions of the Maintenance and Hold Harmless Agreement and authorizes the County Administrator, or designee, to execute the agreement on behalf of the County.

Section 3. The Clerk is instructed to record the original Maintenance and Hold Harmless Agreement in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

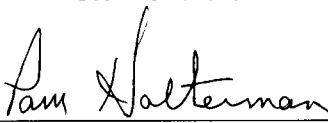
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 18 day of October, 2022.

**BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA**

By: 
Henry Dean, Chair

ATTEST: Brandon J. Patty
Clerk of the Circuit Court & Comptroller

Rendition Date 10/19/22

By: 
Deputy Clerk



MAINTENANCE AND HOLD HARMLESS AGREEMENT

THIS MAINTENANCE AND HOLD HARMLESS AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2022, by and between ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, (the "County"); and NORTHWOOD PROPERTIES OF ST. AUGUSTINE, LLC, a Florida limited liability company, whose address is 114 Herons Nest Lane, St Augustine, Florida 32080 ("Northwood").

Recitals

WHEREAS, Northwood is responsible for maintaining and administering the drainage and stormwater retention infrastructure located on the real property in St. Johns County, Florida, identified as 1485, 1495, 1515, and 1525 Northwood Drive, St. Augustine, Florida 32084, and bearing Parcel ID No. 0965300010 in the St. Johns County Property Appraiser's Office (the "Real Property"), which is legally described on Exhibit "A" attached hereto; and

WHEREAS, the drainage and stormwater retention infrastructure consists of an onsite retention pond and drainage pipes leading to the adjoining detention area (the "Improvements") which is located to the south of the Real Property and owned by the County (the "Detention Area"); and

WHEREAS, the County has agreed to allow the installation and maintenance of the Improvements within the County Detention Area subject to certain conditions, including but not limited to Northwood's agreement to indemnify and hold the County harmless, to the extent permitted by Florida law, from damages and expenses which may be incurred as a direct or indirect result of such use of the County Detention Area, as well as certain other conditions as hereinafter set forth; and

WHEREAS, upon completion and installation of the Improvements, Northwood shall then have the responsibility for the maintenance, repair, replacement and removal of the Improvements, subject to the County's right, but not the obligation, to perform such maintenance, repair, replacement or removal, if not timely performed by Northwood, and to invoice Northwood for the cost and expense.

WHEREAS, upon completion and installation of the Improvements, Northwood will assign its rights and obligations under this Agreement to its management entity, Owners Association of Northwood, Inc., a Florida not-for-profit corporation,

NOW, THEREFORE, based upon good and valuable consideration and mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the County and Northwood agree as follows:

Section 1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Detention Area Utilization. Northwood may place, construct and maintain, or cause to be placed, constructed and maintained, the Improvements in the County Detention Area as depicted on Exhibit "B", subject to the terms and conditions contained in this Agreement. The Improvements shall be constructed in accordance with the plans approved by the County in File No. MODCP 2021-37. It is expressly stipulated that this Agreement is a license for permissive use only and that neither the placement nor maintenance of the Improvements within the County Detention Area shall operate to create or vest any property rights to Northwood. Moreover, whenever necessary for the construction, repair, improvement, maintenance, safe and efficient operation, alteration or relocation of all or any portion of the County Detention Area, as solely determined by the County in its reasonable discretion, any or all of the Improvements shall be promptly removed from the County Detention Area at the sole cost and expense of Northwood and shall be relocated or reset only as the Parties may agree.

If the County, in its sole reasonable discretion, determines that the Improvements, or any part thereof, require repair, replacement or removal, the County shall notify Northwood in writing of said determination. If such notice advises that any condition, damage or deterioration of the Improvements, or any part thereof, constitutes a safety hazard, Northwood shall have seventy-two (72) hours from its receipt of such notice to secure the safety hazard, including but not limited to installing a temporary safety barrier or barricade, if necessary, and fourteen (14) days from its receipt of such notice to complete such repair, replacement or removal as necessary to eliminate or otherwise remedy any safety hazard. In the event of an immediate safety hazard, the County may promptly secure the safety hazard in advance of Northwood's action and invoice Northwood for the cost and expense. Northwood shall have sixty (60) days from the date of said notification to complete any other required repair, replacement or removal. Should Northwood fail to timely complete any repair, replacement or removal, the County shall have the right, but not the obligation, to complete the repair, replacement or removal of the Improvements and invoice Northwood for reimbursement of the costs and expenses incurred of any such repair, replacement, or removal.

Section 3. Indemnification. Northwood, its successors and assigns agree to protect, defend, indemnify, and hold the County and its tenants, elected officials, officers, employees, agents, and assigns free and unharmed from and against any and all claims, liability, damages, losses and/or causes of action (including without limitation court costs and reasonable attorneys' fees) arising from or relating to any use of the County Detention Area by Northwood or its agents, contractors, successors or assigns, including but not limited to the keeping and maintaining of the Improvements in the County Detention Area. Specific consideration has been exchanged for this provision which shall survive the termination of this Agreement.

Section 4. Covenant with Land. This Agreement shall touch and concern the land and shall be a covenant running with the fee interest underlying the County Detention Area, whether in existence on the date hereto or constructed in the future.

Section 5. Severability. If any word, phrase, sentence, part, subsection, section or other portion of this Agreement, or any application thereof, to any person or circumstance is declared void, unconstitutional or invalid for any reason, then such word, phrase, sentence, part, subsection, other portion or the proscribed application thereof, shall be severable, and the remaining portion of this Agreement, and all applications thereof, not having been declared void, unconstitutional or invalid shall remain in full force and effect.

Section 6. Governing Law and Venue. This Agreement shall be constructed according to the laws of the State of Florida. Venue for any administrative and/or legal action arising under this Agreement shall be in St. Johns County, Florida, and any trial shall be nonjury.

Section 7. Attorney's Fees. In connection with any administrative and/or legal action arising under this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs at all levels of the proceedings in addition to any other relief granted.

Section 8. Procedure for Achieving Assignment. In light of the scope and rationale for this Agreement, neither the County nor Northwood may assign, transfer, and/or sell any of the rights noted in this Agreement to any third party without the express prior written approval of the other party, except that Northwood may assign, transfer, and/or sell its rights noted in this agreement without the consent of the County if transferred to its management entity, Owners Association of Northwood, Inc., a Florida not-for-profit corporation. Should either County or Northwood assign, transfer, or sell any the rights of the Agreement without such prior express written approval of the other party or to a third party other than the management entity named above, then such action on the part of either the County or Northwood, shall result in the automatic termination of this Agreement, without further notice or action required on the part of the other party.

Section 9. Entire Agreement. Both the County and Northwood acknowledge that this Agreement constitutes the entire agreement among the parties and supersedes any prior understanding or agreement among them respecting the subject matter hereof. There are no representations, arrangements, understandings, or agreements, either oral or written, among the parties hereto relating to the subject matter of this Agreement except those fully expressed herein, and each party agrees that, in entering into this Agreement, it has not relied on and is not entitled to rely on any statements, promises, or representations other than those set forth herein.

Section 10. Amendments to Agreement. Both the County and Northwood acknowledge that any amendments to this Agreement shall be in writing and shall be executed by duly authorized representatives of both the County and Northwood.

Section 11. Access to Records. The access to, disclosure, non-disclosure, or exemption of records, data, documents, and materials associated with this Agreement shall be subject to the applicable provisions of the Florida Public Records Law (Chapter 119, Florida Statutes) and other applicable state or federal law. Access to such public records may not be blocked, thwarted, and/or hindered by placing the public records in the possession of a third party or an unaffiliated party.

Section 12. Notices. All notices pertaining to this Agreement shall be delivered either by hand or by certified mail, return receipt requested, to:

- The County: St. Johns County
County Administrator
500 San Sebastian View
St. Augustine, FL 32084
- With copy to: St. Johns County
Office of the County
Attorney
500 San Sebastian View
St. Augustine, FL 32804
- Northwood: Northwood Properties of
St. Augustine, LLC
Attn: Steven P. Binninger, President
114 Herons Nest Lane
St Augustine, FL 32080
- With copy to: Upchurch, Bailey and Upchurch, P.A.
John D. Bailey, Jr., Esquire
780 North Ponce de Leon Boulevard
St. Augustine, FL 32084

Section 13. Section Headings. Section headings in this Agreement are intended for convenience only and shall not be taken into consideration in any construction or interpretation of this Agreement or any of its provisions.

Section 14. Negotiated Agreement. This Agreement was negotiated and prepared by both parties with the participation of counsel and advisers of their own choosing. The parties have agreed to the text of this Agreement, and none of the provisions hereof shall be construed against either party on the ground that such party is the author of this Agreement or any part thereof

Section 15. Authority to Execute. Each party to this Agreement covenants to the other that it has the lawful authority to enter into this Agreement and that it has authorized the execution of this Agreement by the representative noted below.

Section 16. Effective Date. This Agreement shall be effective on the date of the last signature of the parties hereto.

Signatures on following page.

IN WITNESS WHEREOF, the County and Northwood have caused these presents to be executed on the day and year first written above.

Signed, sealed and delivered
In our presence as Witnesses:

(sign) _____

(print) _____

(sign) _____

(print) _____

ST. JOHNS COUNTY, a political
subdivision of the State Florida

By: _____

(INDIVIDUAL)

County Administrator

LEGALLY SUFFICIENT

Name

Date: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this ___ day of _____, 2022,
by _____, who is personally known to me or who has
produced _____ as identification.

Notary Public, State of Florida

Signed, sealed and delivered
In our presence as witnesses:

NORTHWOOD PROPERTIES OF ST.
AUGUSTINE, LLC, a Florida limited
liability company

(sign) Sharon L. Phillips
(print) Sharon L. Phillips
(sign) Sally Gaddy
(print) Sally Gaddy

By: Steven P. Binninger
Steven P. Binninger
Its: Manager

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 20th day of September, 2022, by Steven P.
Binninger, as Manager of Northwood Properties of St. Augustine, LLC, a Florida limited liability
company, on behalf of the company. He is personally known to me or has
produced _____ as identification.

Sharon L. Phillips
Notary Public, State of Florida



Exhibit "A"

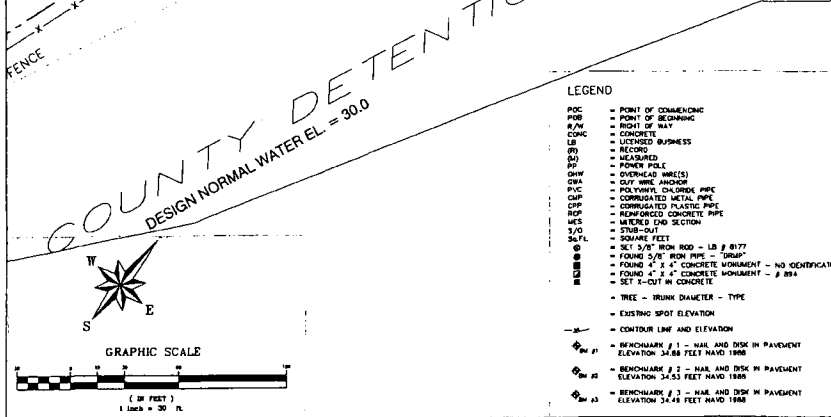
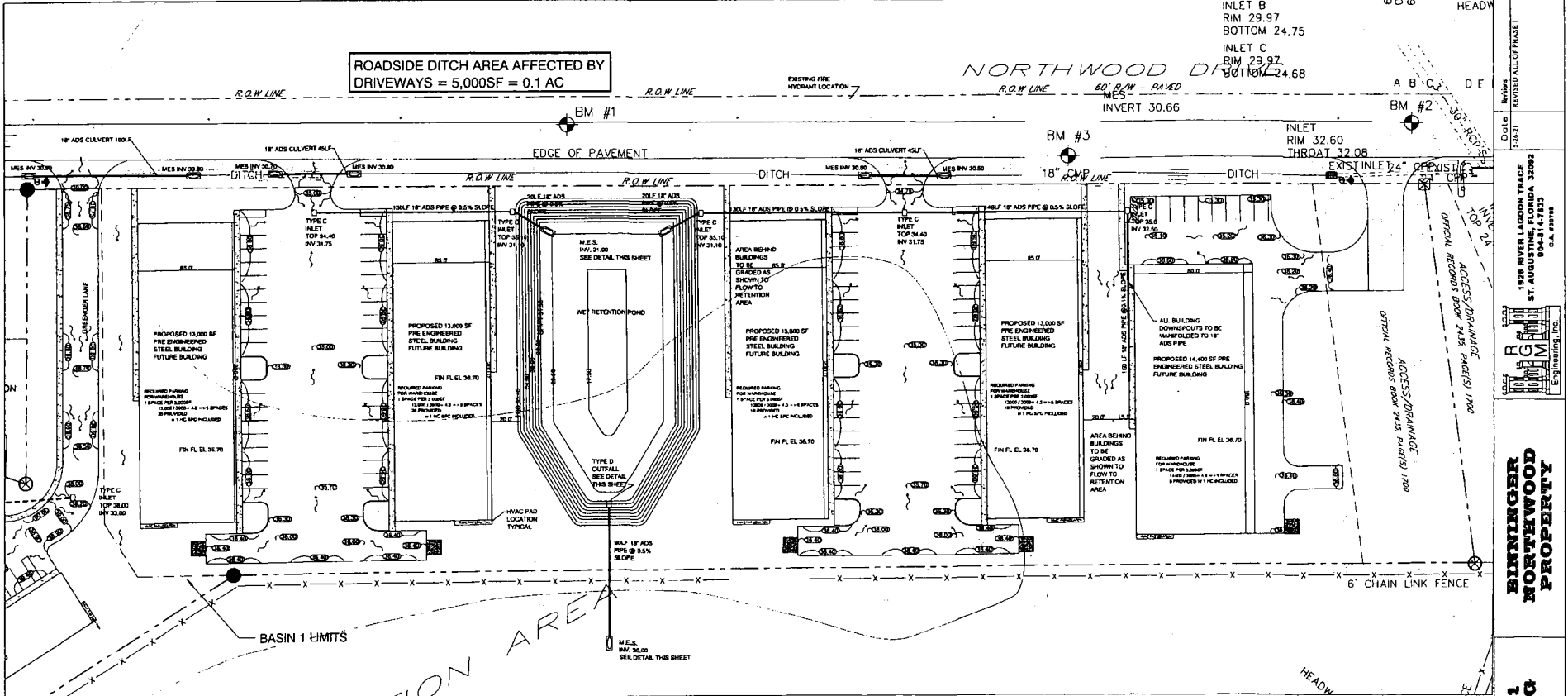
A PARCEL OF LAND SITUATED IN AND BEING A PART OF SECTIONS 23, 26, 43 AND 46, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 43 WITH THE SOUTH RIGHT OF WAY LINE OF NORTHWOOD DRIVE, AS IT CURRENTLY EXISTS; THENCE S 21°58'41" E, ALONG THE WEST LINE OF SAID SECTION 43, AND THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 867, PAGE 770 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 102.36 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N 68°05'12" E, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 867, PAGE 770, A DISTANCE OF 320.85 FEET; THENCE N 39°30'43" W, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 867, PAGE 770, A DISTANCE OF 196.32 FEET TO THE SAID SOUTH RIGHT OF WAY LINE OF NORTHWOOD DRIVE; THENCE N 50°07'54" E, ALONG SAID SOUTH RIGHT OF WAY LINE OF NORTHWOOD DRIVE, A DISTANCE OF 941.36 FEET; THENCE S 47°30'41" E, A DISTANCE OF 255.14 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2435, PAGE 1692 (PARCEL "E") OF SAID PUBLIC RECORDS; THENCE S 49°43'30" W, ALONG SAID NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2435, PAGE 1692, A DISTANCE OF 836.80 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2435, PAGE(S) 1692 OF SAID PUBLIC RECORDS; THENCE S 17°45'34" W, ALONG SAID NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2435, PAGE(S) 1692, A DISTANCE OF 394.64 FEET; THENCE S 22° 45'18" E, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2435, PAGE(S) 1692, A DISTANCE OF 349.94 FEET; THENCE S 68°26'36" W, A DISTANCE OF 225.49 FEET TO THE EASTERLY LINE OF THOSE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3432, PAGE 1175 OF SAID PUBLIC RECORDS; THENCE N 21°58'41" W, ALONG THE EASTERLY LINES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3432, PAGE 1175, THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4253, PAGE 1382, THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2124, PAGE 1765 AND THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2146, PAGE 179, ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 668.63 FEET TO THE POINT OF BEGINNING.

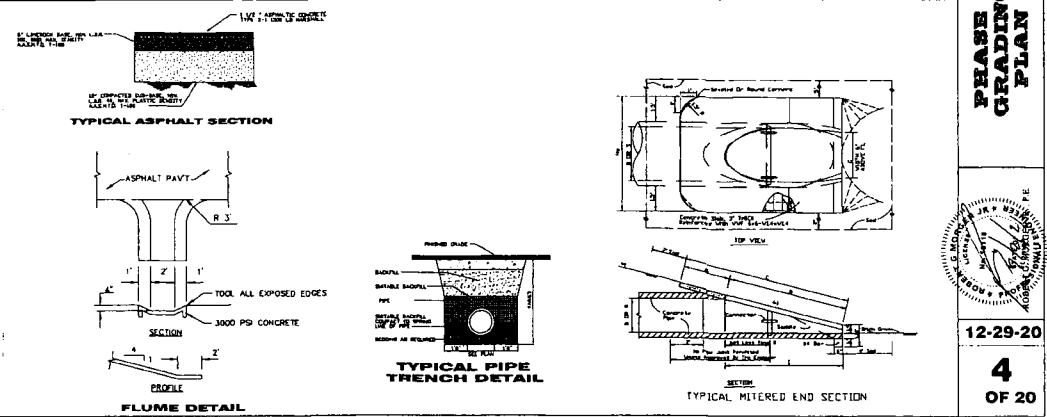
THE AFOREDESCRIBED PARCEL CONTAINS 9.9 ACRES MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL DRAINAGE EASEMENT FOR STORMWATER RETENTION AND DETENTION RESERVED BY GRANTOR IN THAT CERTAIN GENERAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2435, PAGE 1692 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

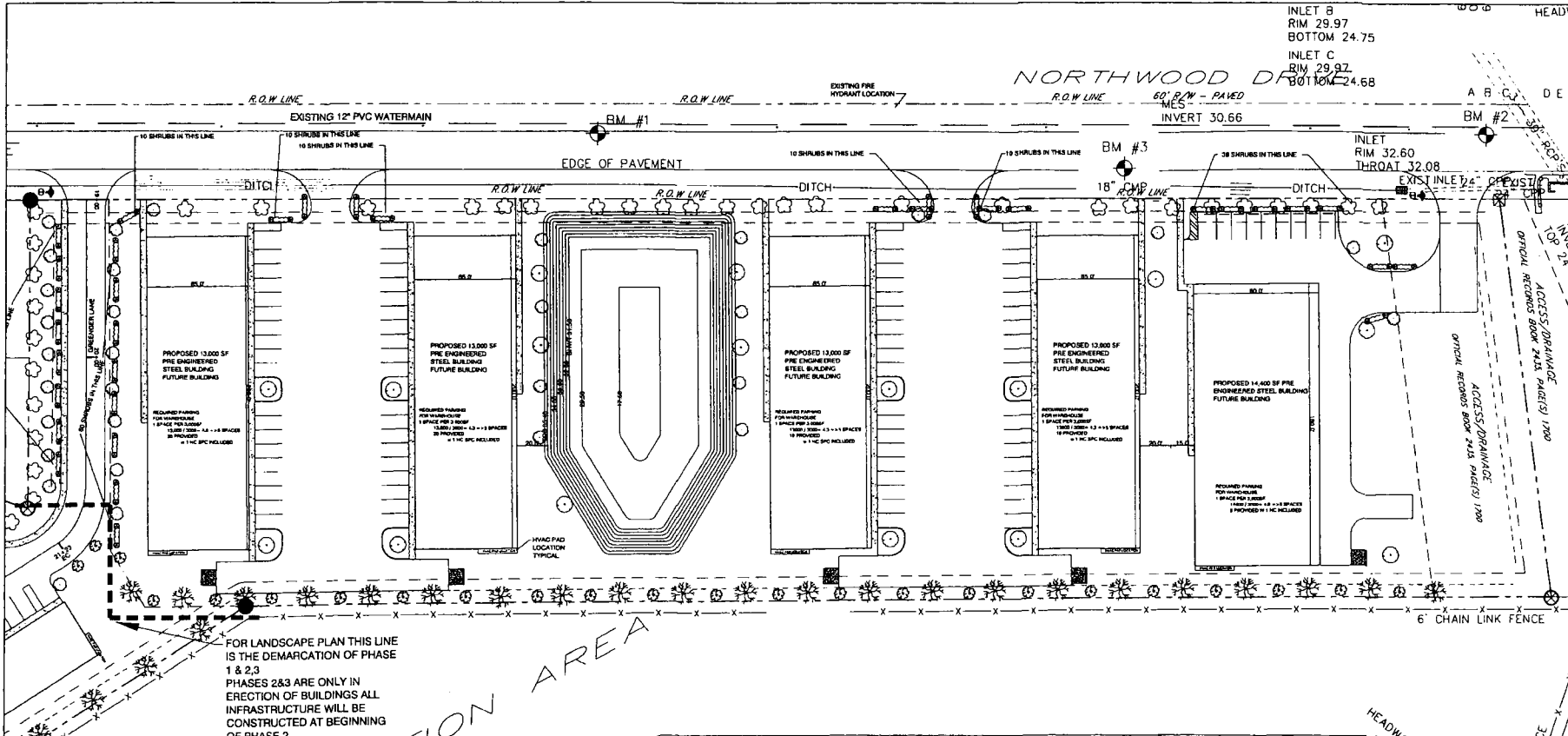
Exhibit "B"



- LEGEND**
- PC = POINT OF COMMENCEMENT
 - POB = POINT OF BEGINNING
 - R/W = RIGHT OF WAY
 - CONC = CONCRETE
 - LB = LINED BUSINESS
 - RE = RECORD
 - MS = MEASURED
 - PO = POWER POLE
 - OS = OVERHEAD
 - OW = OPEN WIRE
 - QWA = QUARTER WIRE ANCHOR
 - PCWP = PRECAST CURB AND GUTTER
 - CMP = CORRUGATED METAL PIPE
 - CP = COMPRESSED PLASTIC PIPE
 - RCMP = REINFORCED CONCRETE PIPE
 - MS = MEASURED AND SECTION
 - 3/0 = THREE FEET
 - 3/4 = THREE QUARTERS
 - 36 FT = THIRTY SIX FEET
 - 3" = THREE INCHES
 - 1/2" = ONE HALF INCH
 - 1" = ONE INCH
 - 2" = TWO INCHES
 - 4" = FOUR INCHES
 - 6" = SIX INCHES
 - 8" = EIGHT INCHES
 - 10" = TEN INCHES
 - 12" = TWELVE INCHES
 - 14" = FOURTEEN INCHES
 - 16" = SIXTEEN INCHES
 - 18" = EIGHTEEN INCHES
 - 20" = TWENTY INCHES
 - 24" = TWENTY FOUR INCHES
 - 30" = THIRTY INCHES
 - 36" = THIRTY SIX INCHES
 - 42" = FORTY TWO INCHES
 - 48" = FORTY EIGHT INCHES
 - 54" = FIFTY FOUR INCHES
 - 60" = SIXTY INCHES
 - 72" = SEVENTY TWO INCHES
 - 84" = EIGHTY FOUR INCHES
 - 96" = NINETY SIX INCHES
 - 108" = HUNDRED EIGHT INCHES
 - 120" = HUNDRED TWENTY INCHES
 - 144" = HUNDRED FORTY FOUR INCHES
 - 168" = HUNDRED SEVENTY SIX INCHES
 - 192" = TWO HUNDRED FOUR INCHES
 - 216" = TWO HUNDRED SEVENTY TWO INCHES
 - 240" = TWO HUNDRED FORTY INCHES
 - 264" = TWO HUNDRED SEVENTY SIX INCHES
 - 288" = THREE HUNDRED SIX INCHES
 - 312" = THREE HUNDRED FORTY TWO INCHES
 - 336" = THREE HUNDRED SEVENTY TWO INCHES
 - 360" = THREE HUNDRED SIXTY INCHES
 - 384" = THREE HUNDRED SEVENTY TWO INCHES
 - 408" = THREE HUNDRED THIRTY SIX INCHES
 - 432" = THREE HUNDRED SIXTY INCHES
 - 456" = THREE HUNDRED EIGHTY INCHES
 - 480" = THREE HUNDRED SIXTY INCHES
 - 504" = THREE HUNDRED THIRTY SIX INCHES
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 - 1728" = THREE HUNDRED SEVENTY TWO INCHES
 - 1752" = THREE HUNDRED THIRTY SIX INCHES
 - 1776" = THREE HUNDRED SEVENTY TWO INCHES
 - 1800" = THREE HUNDRED SIXTY INCHES
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 - 1848" = THREE HUNDRED SEVENTY TWO INCHES
 - 1872" = THREE HUNDRED THIRTY SIX INCHES
 - 1896" = THREE HUNDRED SEVENTY TWO INCHES
 - 1920" = THREE HUNDRED SIXTY INCHES
 - 1944" = THREE HUNDRED THIRTY SIX INCHES
 - 1968" = THREE HUNDRED SEVENTY TWO INCHES
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 - 2064" = THREE HUNDRED THIRTY SIX INCHES
 - 2088" = THREE HUNDRED SEVENTY TWO INCHES
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 - 2184" = THREE HUNDRED THIRTY SIX INCHES
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 - 2280" = THREE HUNDRED SIXTY INCHES
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 - 2952" = THREE HUNDRED THIRTY SIX INCHES
 - 2976" = THREE HUNDRED SEVENTY TWO INCHES
 - 3000" = THREE HUNDRED SIXTY INCHES
- BENCHMARK # 1 - NAIL AND DISK IN PAVEMENT ELEVATION 34.88 FEET NAVD 1988
 BENCHMARK # 2 - NAIL AND DISK IN PAVEMENT ELEVATION 34.53 FEET NAVD 1988
 BENCHMARK # 3 - NAIL AND DISK IN PAVEMENT ELEVATION 34.48 FEET NAVD 1988



Date 12-21-21
 Review ALL OF PAGES
 1528 RIVER LAGOON TRACE
 ST. AUGUSTINE, FLORIDA 32092
 804.8.4.7833
 C.A. PAVEN
Engineering, Inc.
BINNINGER NORTHWOOD PROPERTY
PHASE 1 GRADING PLAN
 12-29-20
4 OF 20



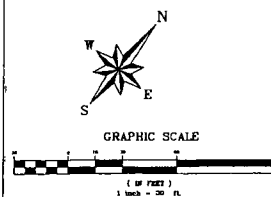
FOR LANDSCAPE PLAN THIS LINE IS THE DEMARCATION OF PHASE 1 & 2,3 PHASES 2&3 ARE ONLY IN ERECTION OF BUILDINGS ALL INFRASTRUCTURE WILL BE CONSTRUCTED AT BEGINNING OF PHASE 2

WINTY DETENTION AREA
 NORMAL WATER EL. = 30.0

PHASE 1 REMOVED TREES

10'	OAK
11'	HARDWOOD
12'	OAK
13'	OAK
14'	OAK
15'	SWEETGUM
16'	LAURELWOOD
17'	CHINA SEE TALLOW
18'	OAK
19'	CHINA SEE TALLOW
20'	OAK
21'	OAK
22'	OAK
23'	OAK
24'	OAK
25'	OAK
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30'	OAK
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41'	OAK
42'	OAK
43'	OAK
44'	OAK
45'	OAK
46'	OAK
47'	OAK
48'	OAK
49'	OAK
50'	OAK
51'	OAK
52'	OAK
53'	OAK
54'	OAK
55'	OAK
56'	OAK
57'	OAK
58'	OAK
59'	OAK
60'	OAK
61'	OAK
62'	OAK
63'	OAK
64'	OAK
65'	OAK
66'	OAK
67'	OAK
68'	OAK
69'	OAK
70'	OAK
71'	OAK
72'	OAK
73'	OAK
74'	OAK
75'	OAK
76'	OAK
77'	OAK
78'	OAK
79'	OAK
80'	OAK
81'	OAK
82'	OAK
83'	OAK
84'	OAK
85'	OAK
86'	OAK
87'	OAK
88'	OAK
89'	OAK
90'	OAK
91'	OAK
92'	OAK
93'	OAK
94'	OAK
95'	OAK
96'	OAK
97'	OAK
98'	OAK
99'	OAK
100'	OAK

PHASE 1 PROJECT SITE CONTAINS 430 ACRES
 46 INCHES THICK x 18" x 36" REQUIRED INCHES
 TOTAL UNPLANTED TREES REMOVED = 468 TREES
 TOTAL TREES REQUIRED TO BE PLANTED = 470 TREES



DATE: 12-29-20
 REVISION: REVISED ALL OFF PHASE 1

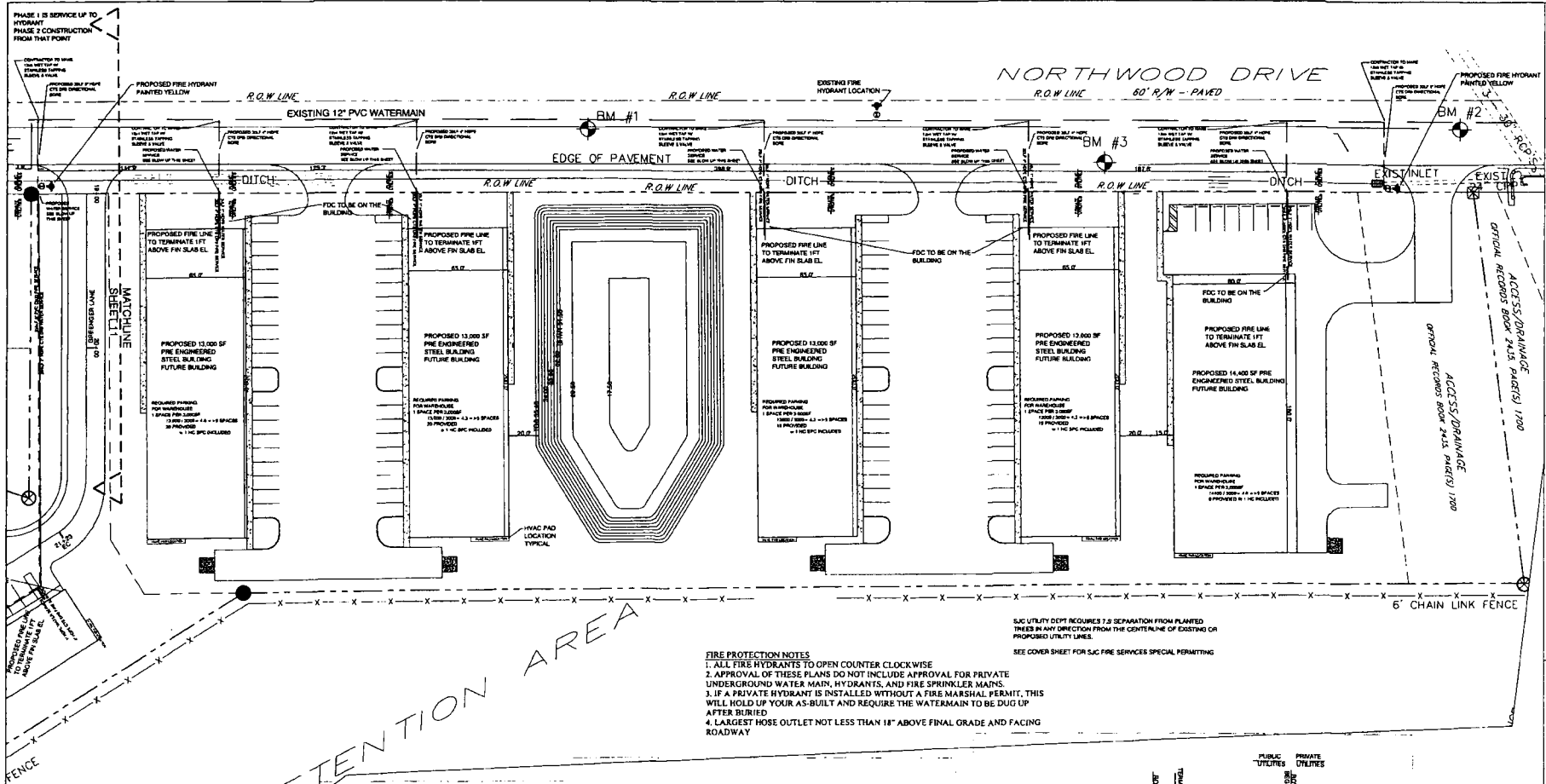
1930 BRIDGE LAGOON TRAIL
 ST. AUGUSTINE, FL 32082
 904-814-7833
 C.A. 197878

REGM
 R G M
 ENGINEERING, INC.

BINNINGER NORTHWOOD PROPERTY

PHASE 1 LANDSCAPE PLAN

12-29-20
6
 OF 20



DATE: REVISED ALL OF PHASE 1

1908 BRIVER LAGOON TRAGE
ST. AUGUSTINE, FLORIDA 32082
804-874-7533
C.A. #23198

REVISIONS

FIELD

DATE

BY

FOR

PROJECT

NO. 1

NO. 2

NO. 3

NO. 4

NO. 5

NO. 6

NO. 7

NO. 8

NO. 9

NO. 10

NO. 11

NO. 12

NO. 13

NO. 14

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NO. 89

NO. 90

NO. 91

NO. 92

NO. 93

NO. 94

NO. 95

NO. 96

NO. 97

NO. 98

NO. 99

NO. 100

BINNINGER NORTHWOOD PROPERTY

PHASE 1 WATER PLAN

12-29-20

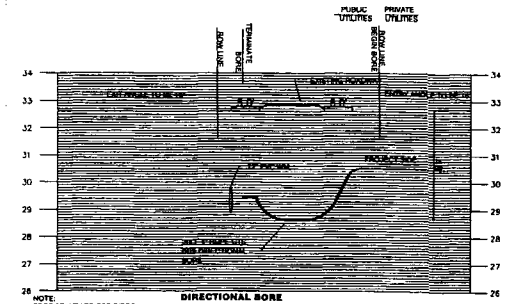
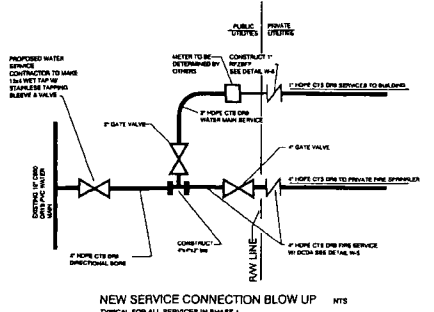
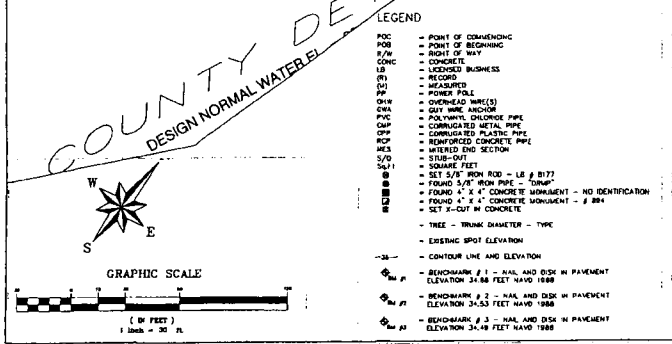
10 OF 20

FIRE PROTECTION NOTES

1. ALL FIRE HYDRANTS TO OPEN COUNTER CLOCK WISE
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 WATERMAIN TO BE DUG UP AFTER BURIED
4. LARGEST HOSE OUTLET NOT LESS THAN 18" ABOVE FINAL GRADE AND FACING ROADWAY

SIC UTILITY DEPT. REQUIRES 18" SEPARATION FROM PLANNED TREES IN ANY DIRECTION FROM THE CENTERLINE OF EXISTING OR PROPOSED UTILITY LINES.

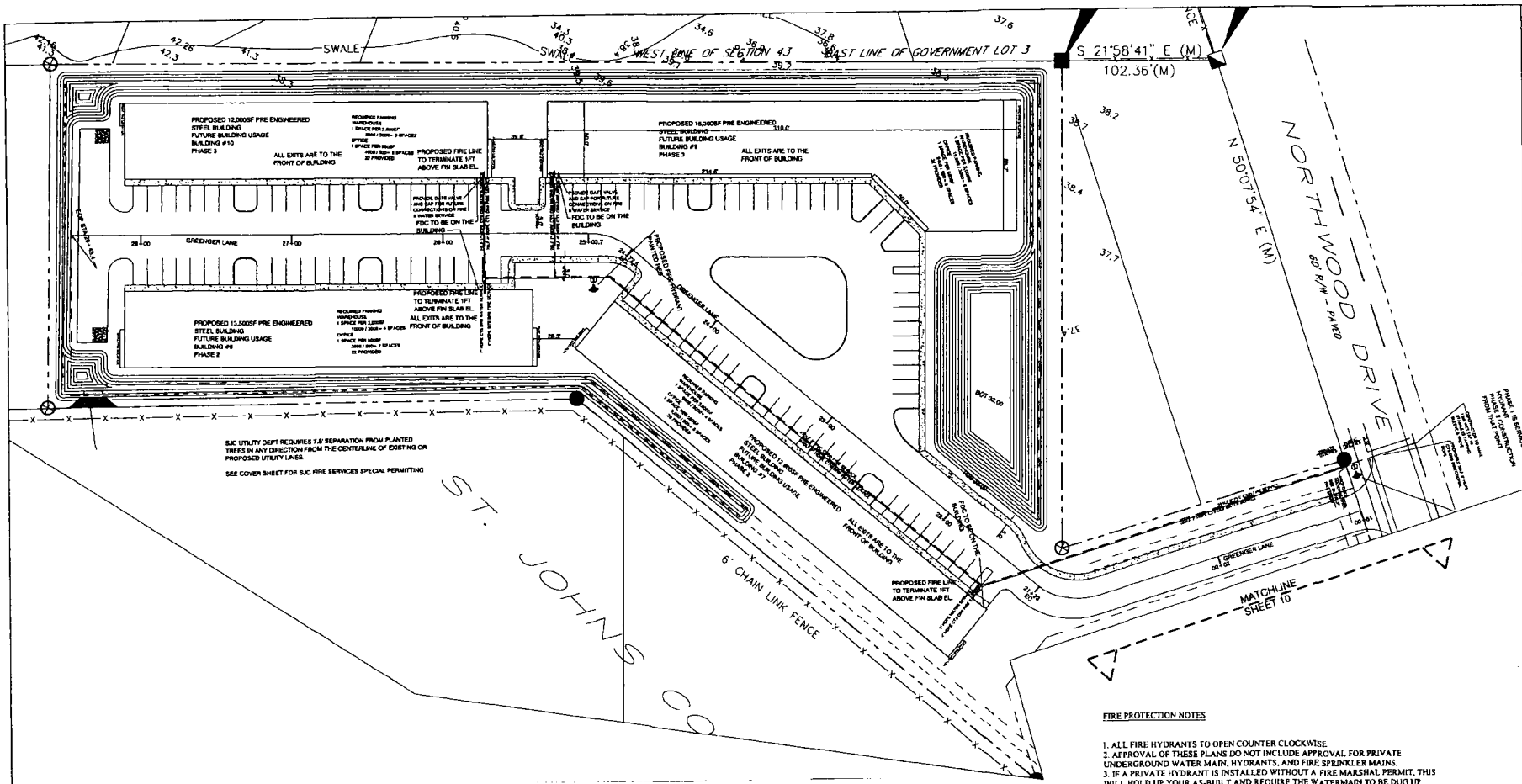
SEE COVER SHEET FOR SIC FIRE SERVICES SPECIAL PERMITTING



NOTE: FOOT STANDARD FOR DIRECTIONAL BORE AND UNDER ROADWAY IS 12 TIMES THE REAR END DIAMETER OF 50", WHICH EVER IS GREATER.

MINIMUM DEPTH OF BURY WILL BE 30" FROM EXISTING GRADE WATERMAIN SHALL BE TESTED AT 100 PSI FOR 2 HOURS.

SCALE: HORIZ. 1" = 20' VERT. 1" = 2'



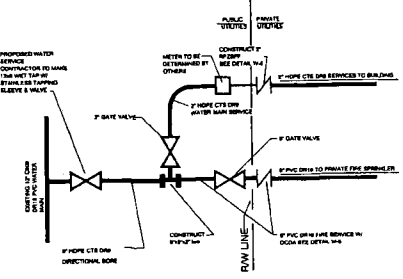
SIC UTILITY DEPT REQUIRES 7.5' SEPARATION FROM PLANTED TREES IN ANY DIRECTION FROM THE CENTERLINE OF EXISTING OR PROPOSED UTILITY LINES.
SEE COVER SHEET FOR SIC FIRE SERVICES SPECIAL PERMITTING

FIRE PROTECTION NOTES

1. ALL FIRE HYDRANTS TO OPEN COUNTER CLOCKWISE
2. APPROVAL OF THESE PLANS DO NOT INCLUDE APPROVAL FOR PRIVATE UNDERGROUND WATER MAINS, 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 WATERMAIN TO BE DUG UP AFTER BURIED
4. LARGEST HOSE OUTLET NOT LESS THAN 18" ABOVE FINAL GRADE AND FACING ROADWAY

LEGEND

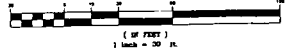
- POC = POINT OF CONNECTION
- R/W = RIGHT OF WAY
- CONC = CONCRETE
- LB = LICENSED BUSINESS
- RD = RECORD
- MEASURD = MEASURED
- POWER POLE = POWER POLE
- OVERHEAD WIRE(S) = OVERHEAD WIRE(S)
- CUT WIRE ANCHOR = CUT WIRE ANCHOR
- PVC = POLYVINYL CHLORIDE PIPE
- CONCRETE METAL PIPE = CONCRETE METAL PIPE
- CONCRETE PLASTIC PIPE = CONCRETE PLASTIC PIPE
- MITERED END SECTION = MITERED END SECTION
- STUD-OUT = STUD-OUT
- SQ FT = SQUARE FEET
- SET 3/8" IRON ROD - LB # 3177 = SET 3/8" IRON ROD - LB # 3177
- FOUND 1/2" IRON PIPE - "DIRTY" = FOUND 1/2" IRON PIPE - "DIRTY"
- FOUND 4" x 4" CONCRETE MONUMENT - NO IDENTIFICATION = FOUND 4" x 4" CONCRETE MONUMENT - NO IDENTIFICATION
- FOUND 4" x 4" CONCRETE MONUMENT - # 894 = FOUND 4" x 4" CONCRETE MONUMENT - # 894
- SET IN-CUT IN CONCRETE = SET IN-CUT IN CONCRETE
- PIPE - TRUNK DIAMETER - TYPE = PIPE - TRUNK DIAMETER - TYPE
- EXISTING SPOT ELEVATION = EXISTING SPOT ELEVATION
- CONTOUR LINE AND ELEVATION = CONTOUR LINE AND ELEVATION
- BENCHMARK # 1 - NAIL AND DISK IN PAVEMENT ELEVATION 34.88 FEET NAVD 1988 = BENCHMARK # 1 - NAIL AND DISK IN PAVEMENT ELEVATION 34.88 FEET NAVD 1988
- BENCHMARK # 2 - NAIL AND DISK IN PAVEMENT ELEVATION 34.99 FEET NAVD 1988 = BENCHMARK # 2 - NAIL AND DISK IN PAVEMENT ELEVATION 34.99 FEET NAVD 1988
- BENCHMARK # 3 - NAIL AND DISK IN PAVEMENT ELEVATION 34.49 FEET NAVD 1988 = BENCHMARK # 3 - NAIL AND DISK IN PAVEMENT ELEVATION 34.49 FEET NAVD 1988



NEW SERVICE CONNECTION BLOW UP PHASE 3 SERVICE



GRAPHIC SCALE



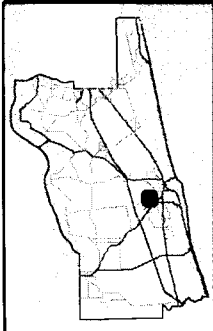
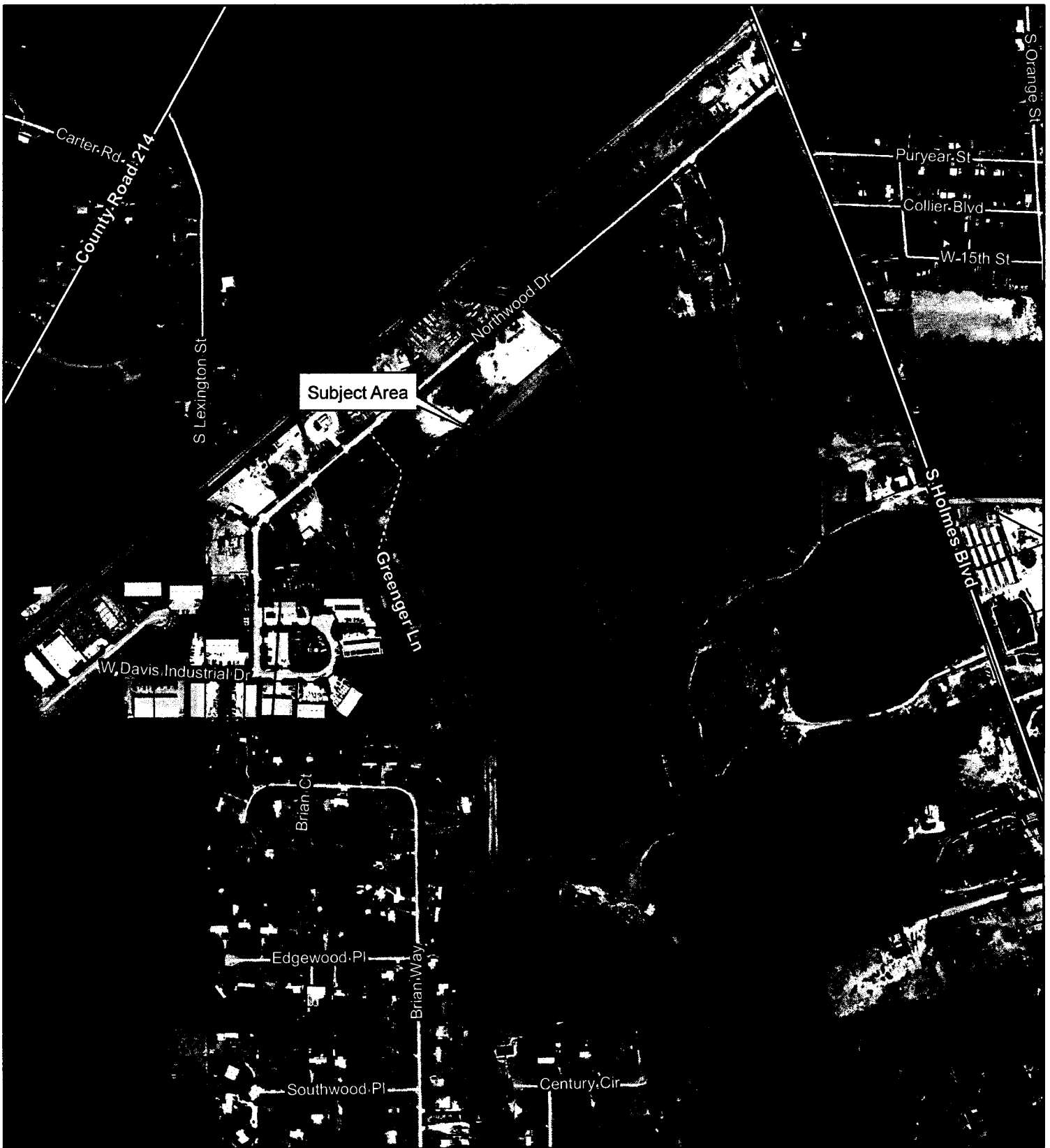
Revised: 03/21
DATE: 03/21
PROJECT: 1228 RIVER LAGOON TRACE ST. AUGUSTINE, FLORIDA 32082
SHEET: 11 OF 20
SCALE: AS SHOWN
DATE: 04/21/2023
BY: [Signature]
CHECKED: [Signature]
DATE: 04/21/2023
PROJECT: 1228 RIVER LAGOON TRACE ST. AUGUSTINE, FLORIDA 32082
SHEET: 11 OF 20
SCALE: AS SHOWN
DATE: 04/21/2023
BY: [Signature]
CHECKED: [Signature]
DATE: 04/21/2023

PHASE 2 & 3 WATER PLAN

BIRNINGER NORTHWOOD PROPERTY

12-29-20

11 OF 20



2021 Aerial Imagery
September 15, 2022

Northwood Drive Maintenance and Hold Harmless Agreement

Land Management
Systems
Real Estate
Division
(904) 209-0790

Disclaimer:
This map is for reference use only.
Data provided are derived from multiple
sources with varying levels of accuracy.
The St. Johns County Real Estate
Division disclaims all responsibility
for the accuracy or completeness
of the data shown hereon.

