

RESOLUTION NO. 2025- 358

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TEMPORARY CONSTRUCTION EASEMENTS TO RELOCATE A PRIVATE FORCE MAIN LOCATED WITHIN THE RIGHT-OF-WAY ON COUNTY ROAD 210.

RECITALS

WHEREAS, Mansur Industrial Park I LLC., a Florida limited liability corporation, has executed and presented a Temporary Construction Easement, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, across a portion of its property on County Road 210; and

WHEREAS, 1279 Corporate Park LLC., a Florida limited liability corporation, has executed and presented a Temporary Construction Easement, attached hereto as Exhibit “B” incorporated by reference and made part hereof, across a portion of its property on County Road 210; and

WHEREAS, the temporary construction easements are needed to relocate a private force main located within the right-of-way; and

WHEREAS, it is in the best interest of the County to accept the Temporary Construction Easements for the health, safety and welfare of its citizens.

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 by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby accepts the Temporary Construction Easements.

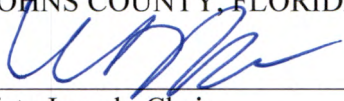
Section 3. To the extent that there are typographical errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk is instructed to record the Temporary Construction Easements in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 7th day of October, 2025.

Rendition Date OCT 08 2025

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Krista Joseph, Chair

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

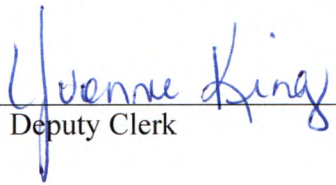
By: 
Deputy Clerk



Exhibit "A" to the Resolution

Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this 12 day of June, 2025, by and between MANSUR INDUSTRIAL PARK I LLC, a limited liability corporation, whose address is 314 Genoa Rd. St. Augustine, FL 32084, grantor and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, grantee.

WITNESSETH, that for and in consideration of the sum of \$10.00 and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property for the purpose of relocating a private force main utility per Signed & Sealed plans dated May 2025 attached Exhibit "A" within the real property located in St. Johns County, Florida, described as follows:

Property as described on attached Exhibit "B", incorporated by reference and made a part hereof.

It is understood and agreed by the parties hereto that the rights granted herein will terminate 12 months from acceptance by the St. Johns County Board of County Commissioners.

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in our presence as Witnesses:

GRANTOR

Sign: J. L. Mann

by: [Signature]

Print: Sarah E. Mansur

Name: Sidney Mansur

Address: 192 St. Augustine
510 East Park Dr
St. Augustine, FL 32092

Title: PRES - MGRP

Sign: Laurie Ford

Print: Laurie Ford
Address: 500 San Sebastian View
St. Augustine, FL 32084

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of June, 2025, by Sidney Mansur as MGRP for Mansur Industrial Park I LLC

[Signature]
Notary Public
My Commission Expires: May 19, 2029

Personally Known or Produced Identification Type of Identification Produced



JENNIFER ELLEN-ELLIS
Commission # HH 677242
Expires May 19, 2029



JENNIFER ELLEN-ELLIS
HH 677242
Expires May 19, 2029

Exhibit "A"

INDEX OF UTILITY PLANS

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ST. JOHNS COUNTY

UTILITY IMPROVEMENTS

ST. JOHNS COUNTY, FLORIDA CR 210 WIDENING SOUTH FORCEMAIN

SHOP DRAWINGS
TO BE SUBMITTED TO:
L. WADE WOODS, P.E.
PROSSEA, A PERINI AC COMPANY
13901 SUTTON PARK DRIVE SOUTH, SUITE 200
JACKSONVILLE, FLORIDA 32214

PLANS PREPARED BY:
PROSSEA, A PERINI AC COMPANY
13901 SUTTON PARK DRIVE SOUTH, SUITE 200
JACKSONVILLE, FLORIDA 32214
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 0004954
OFFICE: 904.779.9853 - FAX: 904.703.5417
WWW.PROSSEA.COM

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.
ROADWAY PLANS
ENGINEER OF RECORD: L. WADE WOODS, P.E.
P.E. NO.: 09670

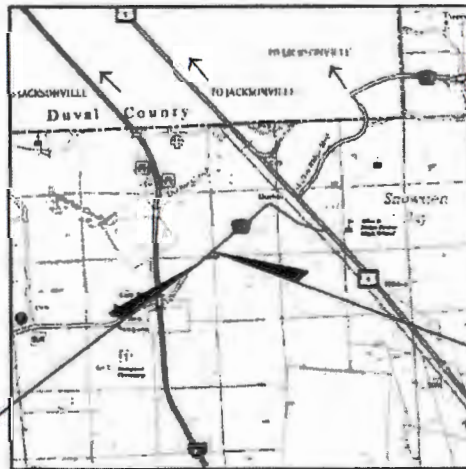


THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

Lloyd W Woods
Lloyd W Woods
Professional Engineer, No. 09670
State of Florida

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED.
THE SIGNATURE MUST BE VERIFIED
IN THE ELECTRONIC DOCUMENTS.



BEGIN CONSTRUCTION
STA. 1029+92.00

END CONSTRUCTION
STA. 1036+68.00

PREPARED FOR:

ST. JOHNS COUNTY - ENGINEERING DEPARTMENT
2740 INDUSTRY CENTER ROAD
ST. AUGUSTINE, FLORIDA 32084



MAY 2025

SHEET
NO.

1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 6J03.5-23.00-4, F.A.C.

GENERAL NOTES

- Topographic boundary survey, including property lines, legal description, historical records, existing utilities, site topography with spot elevations, surrounding physical features and existing structure locations was provided by **CLAYTON & ASSOCIATES, INC.** (CLAYTON) dated 10/12/2017.
- All site work and materials shall meet or exceed St. Johns County standard specifications and standard details and JEA standard specifications, details, and materials manual.
- The general contractor will be held solely responsible for and shall take all precautions necessary to avoid property damage to adjacent properties during the construction phase of this project.
- For boundary, roadway and building location information see engineering site plan. The contractor shall verify that the building dimensions shown on the engineering plan agree with the dimensions shown on the architectural plan. If any dimensions do not agree, the architect, engineer and owner shall be notified and the dimensions adjusted prior to commencing with construction.
- All construction in the county right-of-way shall be coordinated with St. Johns County and comply with FDOT standard specifications for road and bridge construction (latest edition) and FDOT Design Standards for design, construction, maintenance and utility operation on the State Highway System (latest edition).
- Contractor shall furnish shop drawings to engineer indicating materials and manner of installation for all components of the project prior to ordering or purchase of materials and construction. See Job-Build Requirements file sheet.
- Contractor shall verify and protect all existing trees and natural vegetation that are to remain undisturbed. The areas indicated for construction shall be cleared and grubbed to remove all roots and miscellaneous vegetation except specific trees that shall be protected from damage during construction with the use of tree shelters.
- All work shall be performed in a safe manner. All safety rules and guidelines of OSHA shall be followed. The contractor shall be solely responsible for any injuries to his employees, and any damage to private property or persons during the course of this project. All costs associated with complying with OSHA regulations and the Florida Trench Safety Act must be included in the Contractor's bid.
- All improvements shown are to be warranted by the Contractor to the Developer for a period of one year from date of acceptance by the Owner. If the work is in the County Right-of-Way or easement, the Contractor's one year warranty shall extend to St. Johns County.
- The Contractor will contract with an independent testing laboratory to perform material testing and field testing in accordance with the County requirement and the recommendations outlined in the geotechnical report. This shall include density testing in all pavement areas and building pads and all utility trenches located in pavement areas, concrete testing and all other required testing. Prior to trench placement, the project geotechnical engineer shall make recommendations for settlement placement.
- The Contractor shall be responsible for obtaining all necessary permits and insurance required for the project, including St. Johns County Right-of-Way permits for work in the County Right-of-Way or easement.
- These plans do not stand by themselves. Bid documents, JEA water and sewer standards details & materials, St. Johns County standard specifications & details and any other standards, lists or references, are included in the project documents.
- All site work shall meet or exceed recommendations presented in the geotechnical report(s) prepared by **CLAYTON & ASSOCIATES, INC.** dated 10/12/2017.
- The existing utility facilities and locations shown on the drawings are taken from readily available information. The actual locations of the utility facilities may vary somewhat from the locations shown and there may be utility facilities existing that are not shown or indicated on the drawings. The utility contractor shall contact all agencies with utility facilities in the vicinity of the work and shall locate all underground facilities before beginning work. The contractor shall protect all utility facilities and repair any damage resulting from their work.
- All demolition removal and disposal shall be accomplished in accordance with Federal, State and local codes and requirements. All demolition materials and debris resulting from all activities become the property of the contractor at the time of notice to proceed and shall be disposed of off-site.
- Concrete paving for parking and driveways shall be performed in accordance with ACI 309.1 Standard Specification for Plain Concrete Parking Lots and ACI 308.1R-01 Guide for Design and Construction of Concrete Parking Lots.
- The Contractor shall coordinate involvement of the County in the construction work as required by the County.
- The Contractor shall visit the site prior to bidding or pricing to verify conditions and extent of the work to be performed.
- The Contractor shall conduct additional field exploration and geotechnical investigation to estimate the quantities of available material to borrow or fill in place.
- All pavement markings shall be coordinated with the County.
- N/A.
- Contractor shall repair or replace any in-kind damage that occurs as a result of his work.
- Contractor shall notified St. Johns County a minimum of 24 hours prior to starting construction.
- Contractor shall coordinate all work with other utility installations not covered in these plans (Electric, Telephony, Gas, Cable, Etc) and allow for their operations and construction to be performed.
- It is the Contractor's responsibility to obtain the property line and verify required setbacks prior to construction. If any dimensions do not agree with dimensions shown on engineering or architectural plans, the architect, engineer, and owner shall be notified and the dimensions shall be adjusted prior to commencing construction.
- It is the responsibility of the applicant/contractor to schedule a pre-construction meeting with SJC staff after plans have been released for construction by the county and prior to starting any site activities. Contact Carl Colby (904-288-4738) at least 48-hours in advance to schedule a meeting.
- Schedule of as-built site survey, including benchmarks, is required in compliance with section 6.04.3(a) of the SJC LDC and section 10, "As-Built", of Development Review Manual prior to introducing a final inspection of the building by the Building Dept. and the Fire Marshal. St. Johns County Development Review Inspector shall be contacted 24 hours prior to all necessary site work inspections and 8 days prior to the final inspection. Contact Carl Colby (Development Review Inspection Supervisor) to schedule a meeting.

GENERAL NOTES

- The contractor shall obtain all permits to complete the construction.
- Contractor shall coordinate the construction of sewer facilities with all other construction.
- All sewer construction shall conform to the latest JEA standards and specifications.
- Backfilling shall be made with clean materials which shall be thoroughly compacted in 8" lifts. Compaction shall be a minimum of 95% max. density at +/- 2% of the modified proctor optimum moisture content.
- Unusable materials under sewer pipe shall be removed and replaced with selected landfill properly compacted. The material should match moisture content within +/- 2 percent of the modified proctor optimum moisture content (ASTM D1587) during the compaction operation. Compaction should continue until densities of at least 95 percent of the modified proctor maximum dry density (ASTM D1587) have been achieved.
- The contractor shall perform detection tests on all flexible piping installed on the project as follows: 1) Testing shall be performed at least 30 days after the final backfill has been in place to permit stabilization of the soil-pipe system; 2) No pipe shall exceed a deflection of 3%; 3) Use a rigid test or manhole for the detection test with a diameter not less than 100% of the base inside diameter or average inside diameter of the pipe, depending on which method is specified in the ASTM specification, including the appendix to which the pipe is manufactured; and 4) Perform the test without mechanical pulling devices.
- All gravity sewers installed under this project shall be tested for leakage by the contractor to demonstrate that: 1) The leakage infiltration or infiltration does not exceed 250 gallons per inch of pipe diameter per mile per day for any section of the system; 2) Infiltration or infiltration test shall be performed with a minimum positive head of 2 feet; and 3) All test, as a minimum, conform to the test procedure described in ASTM C-828 for clay pipe, ASTM C-454 for concrete pipe, ASTM F-1417 for plastic pipe, and for other materials appropriate test procedures are used per RSWF 33.03, 33.04 and 33.05.
- All sewer construction shall be accomplished by an independent utility contractor licensed under Chapter 488 F.S.
- All pipe lengths are horizontal dimensions and are approximate. Actual pipe lengths may vary and no additional compensation shall be made for variations.
- All sanitary sewer main shall terminate approximately 5 feet outside the building unless otherwise noted. The end of these service lines shall be tightly plugged or capped and marked with iron caps as convenient to locate inside the building.
- The Contractor shall perform a verification inspection of the sewer system. Two full reports, including video logs, shall indicate conditions of the pipe, location, type of pipe, diameter, location of services, type of joint, distance between manholes and any irregularities in the pipeline. The verification inspection shall include a deflection test with a 5% manhole. The sewer line shall be tagged as part of the final inspection.
- The Contractor shall coordinate the location, size and invert elevations of sanitary sewer services with the approved plumbing plans for the building.
- Contractor shall provide a schedule of invert elevations to the engineer of all sanitary sewers prior to the placement of the trench back course. This schedule is to be provided by the registered land surveyor submitting the "As-Built" drawings for this project.
- All gravity sewer mains shall be a minimum of 8" PVC (ASTM-3334) (SDR-35). Minimum slope for 8-inch mains shall be 0.4%.
- The contractor shall coordinate all force main work within the right-of-way of State ROW with the utility company and FDOT.
- Force main pipe shall be a minimum of DR-14 PVC. The force main shall be installed with 36" cover from finished grade.
- All force main fittings shall be mechanical joint ductile iron or cast iron, epoxy-bond.
- Research joints are required where force mains are terminated and at all bends.
- Type of bedding shall be used for this project unless indicated otherwise on the drawings or directed by the engineer.
- Contractor shall notify the utility company a minimum of ten days prior to connection of force main to the existing line. All new work shall be inspected by the engineer. No tests shall be scheduled for waterlines. Any change from the technical requirements must be reviewed and approved by the engineer and owner.
- Hydrostatic end leakage testing of the force mains installed shall be performed in accordance with AWWA standard specifications. A representative of the utility company or the engineer must be present during the tests. Pressure test shall be conducted at 100 psi for 1 hour. Pressure test after backfill is installed.
- Pressure pipe and fittings requiring restraint shall be installed with restrained joints per JEA requirements.
- Location, size, and invert elevations of sanitary sewer shall be coordinated with the approved plumbing plans for the building.
- All new or replaced sewer mains:
 - Shall provide a horizontal clearance of at least three feet between the outside of the water main and the outside of any existing or proposed pressure-type sanitary sewer, storm sewer, stormwater force main, or pipeline conveying reclaimed water; or horizontal clearance of six feet between the outside of the water main and the outside of any existing or proposed gravity-type sanitary sewer (or a horizontal clearance of at least three feet between the outside of the water main and the outside of any existing or proposed gravity-type sanitary sewer if the proposed or existing sanitary sewer will be laid at least six inches above the top of the water main); or horizontal clearance of at least one foot between the outside of the water main and the outside of any existing or proposed pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-410, F.A.C. and a horizontal clearance 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 system;
 - That will cross any existing or proposed gravity or vacuum-type sanitary sewer or storm sewer will be laid on the outside of the water main to be at least six inches above the other pipeline or at least twelve inches below the other pipeline and water main that will cross any existing or proposed pressure-type sanitary sewer, wastewater or stormwater force main, or pipeline conveying reclaimed water shall be laid on the outside of the water main to be at least twelve inches above or below the other pipeline.

GENERAL NOTES

- At the utility coverings described in (a) and (b) above, the full length of water main pipe shall be covered above or below the other pipeline so the water main joints will be as far as possible from the other pipelines. The plans shall be arranged so that all water main joints are at least three feet from all joints in vacuum-type sanitary sewers, storm sewers, stormwater force mains, or pipes conveying reclaimed water regulated under Part III of Chapter 62-410, F.A.C., and at least six feet from all joints in gravity- or pressure-type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water regulated under Part III of Chapter 62-410, F.A.C.

GENERAL NOTES

- The contractor shall prepare and submit to SURFREC a detailed dewatering plan that shall include excavation techniques, discharge point, tenting and erosion control measures, sludge location for excavated material and any temporary ponds.
- The contractor shall obtain a standard Consumption Use Permit (CUP) if required for any dewatering activities over 804 gpm. The contractor shall call the SURFREC Consumption Use Permit staff for a permit determination prior to commencement of dewatering activities.
- The contractor shall obtain any other dewatering permits as required by local, state, or federal agencies.

GENERAL NOTES

- Maximum distance from the nearest fire hydrant to the most remote exterior corner of any building shall be 600 feet. The distance shall be measured on a roadway surface meeting the fire department access requirements of 602A.
- All structural projects requiring both exterior and interior windows to existing JEA water mains shall be performed by JEA forces. The tap shall be applied for and paid for by a licensed master plumber or utility contractor, at 610 N. Laura St., 1st floor customer service building.
- The contractor shall install additional air release valves at changes in elevation of 2 feet due to actual field conditions or as noted on the design plans.
- If a fire sprinkler (wet/dry) is utilized for this project, the design criteria must be reviewed by officials of the JEA prior to installation. Specifications shall be submitted before or at time of final plan review. Contact Tanya Crane at 904-285-2968 if applicable.
- Automatic sprinkler / fire main services:
 - A manual detector check headline preventer is required on all A.S. services and fire main connections installed for crafts fire protection.
 - At the time of or prior to final plan approval, a detector check affidavit shall be on file with JEA water and sewer and include an assigned building and zoning official address for the site.
 - Recorded shall be required in the event that the manual valves of building plans requires a sprinkler system which was not indicated on the old design plans.
- A \$26.00 tap application fee is required and shall be paid @ 516 N. Laura St., 1st floor customer service building. This must be accomplished prior to connection to the JEA's sewer collection system. In addition, sewer capacity fee must be paid at time of or prior to the tap fee and will be based on the total number of sewer laterals service currently serving the site and discharging to the JEA system for treatment.
- Water meters will not be installed prior to issuance of the clearance letter (COCC), or permit clearance letter, for the water and sewer system. Inlet/outlet meters may be located at the time of water system clearance. A partial sewer system clearance may be obtained by requesting a pump-out agreement from the permitting agency.
- The location of all sewer and water service lines may not be indicated on these plans. The location of proposed new services shall be determined in the field.
- All piping and associated appurtenances, including joint restraints, shall be constructed in accordance with the latest JEA Water and Sewer Standards Manual and all applicable state and local regulations.
- Minimum vertical and horizontal separation shall conform to the latest FDOT plans.
- For trees, a minimum horizontal separation shall be provided to protect the utilities and trees (see JEA approved tree list).
- A minimum distance of 10' or less than the depth over the main, whichever is greater, must be maintained from all buildings, foundations, and the top of bank of all ponds.
- Pressure and leakage testing shall be performed in accordance with JEA Standards Manual.
- A PRE-CONSTRUCTION CONFERENCE IS REQUIRED AND SHALL BE SCHEDULED WITH JEA DEVELOPMENT. CONTACT CATALINA GONZALEZ @ 904-285-2168

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PROSSER
 CREATIVE UTILITIES ENGINEERING INC.
 10001 Indian Point Drive, Suite 200
 Jacksonville, Florida 32234-0239
 904.736.3632
 www.prosserinc.com
 L. WALTER WOODS, P.E. MD. 00070
 Design Director



ST. JOHNS COUNTY
 ENGINEERING DEPARTMENT

GENERAL NOTES

SHEET NO.	2
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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 1915-23.004, F.A.C.

GENERAL NOTES

The water taps depicted on these design plans shall be constructed as follows: all potable and irrigation water taps, the fire services and the hydram installations shall be performed by a licensed master plumber or underground utility contractor under the following special conditions:

1. The taps are to be scheduled 48 hours in advance, contact the JEA Inspector.
2. Taps requiring meter installations of size 2" and below must include the service pipe, water tap, and copy stop stand ready to accept the meter installation by JEA forces.
3. JEA forces will install the meter upon application and payment by licensed master plumber or utility contractor at JEA water and sewer, 615 n. Lenoir St., 1st floor customer service building.
4. All taps requiring meter installations of size 2" and above shall have a stand ready for work, meter and bypass installation by JEA forces.
5. Water and sewer capacity has shall be required at time of meter application. Fees will be based on total number of plumbing fixture units shown or listed on building plans.
6. All water and sewer construction materials to be constructed in city right-of-way or JEA easement must be in conformance with the JEA approved materials manual for water and sewer.
7. Meter to be installed by JEA water and sewer forces upon application and payment by licensed master plumber or utility contractor, 615 n. Lenoir St. 1st floor customer service building.
8. All meter valves shall be pressure tested at 150 psi for 2 hours and force mains shall be tested at 100 psi for 2 hours in accordance with section "a" of AWWA Standard C900 with leakage limited to that determined by the appropriate formula.
9. Disinfection of the water main shall be performed in accordance with AWWA C901.
10. Mechanical joint materials shall conform to AWWA Standard C908.
11. All water and sewer construction and materials shall conform to current JEA and FDEP Standards and Specifications.
12. Shop drawings on all installation procedures shall be submitted to JEA for approval prior to installation. Contact Bill Pineda @ 800-888-0287.

AS-BUILT REQUIREMENTS

Contractor shall provide complete as-built information to the project engineer in accordance with the following requirements:

1. As-built drawings shall be prepared in AutoCAD format by a registered land surveyor. One set of signed originals and a set of computer data of the project shall be submitted to the Engineer for review and approval. Signed and sealed prints shall be provided to the Engineer as requested.
2. As-built drawings shall be in accordance with all applicable building jurisdiction. Contractor shall coordinate as-built submissions and approvals with jurisdictional agencies unless otherwise directed by the Project Engineer.
3. Provide building location, finish floor elevations, pavement grades and all underground facilities.
4. Provide perimeter dimensions at top of bank, the natural water line (NNWL) elevation and at the bottom of point.
5. Provide elevations at top of bank and bottom of point.
6. Provide special detail drawings where installations were not as shown on contract drawings due to field conditions or where required for clarity.
7. Provide location, elevation and description of benchmark(s).
8. Locate and provide elevations of all structures. Location of all structures shall be from two (2) directions.
9. Locate all pipes and provide size, elevation, invert elevations, length and type.
10. Provide dimensions and elevations of the pond outlet structure(s).
11. Water as-builts shall indicate the location of bacteriological sample points. Sample points shall be indicated in red or pink.
12. The as-builts shall include a detail of every crossing of the new water main with gravity systems, force mains and storm pipes clearly shown & indicating the vertical clearance at each crossing. Details shall be furnished for parallel runs where the horizontal separation is less than 10 feet.
13. The crossing of uncut lengths of pipe at points of crossing shall be documented on the as-builts and all flagging construction measures clearly depicted in cases where a minimum of 18" of vertical clearance between the water and sewer (including storm) lines is not possible.
14. Contractor shall provide location of each handtrap space and accessible route, along with pavement elevations for each corner of the handtrap space and access aisle. Elevations shall be provided at the top and bottom of each handtrap riser. Elevations shall be sufficient to determine slopes meet all ADA requirements.
15. Submittal of As-built site survey, including benchmarks, is required in compliance with section 6.04.03 of the St. Johns County Land Development Code and section 15, "As-Builts", of the Development Review Manual prior to attaching a final inspection of the building by the Building Department and the Fire Marshal.
16. St. Johns County Development Review Inspector shall be contacted 24 hours prior to all necessary site work inspections and 4 days prior to the final inspection.

REVISIONS	
DATE	DESCRIPTION

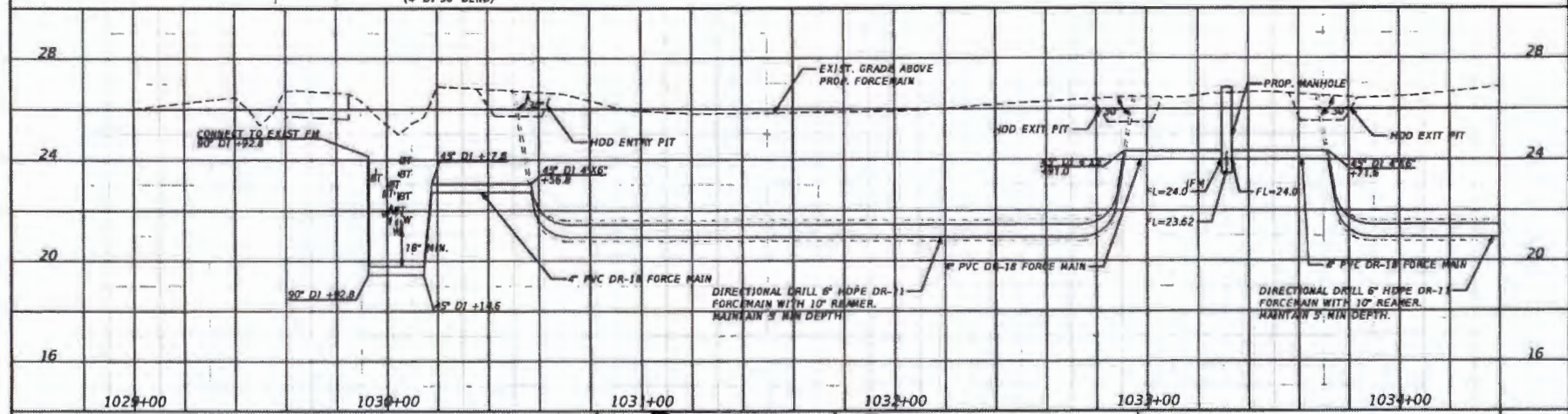
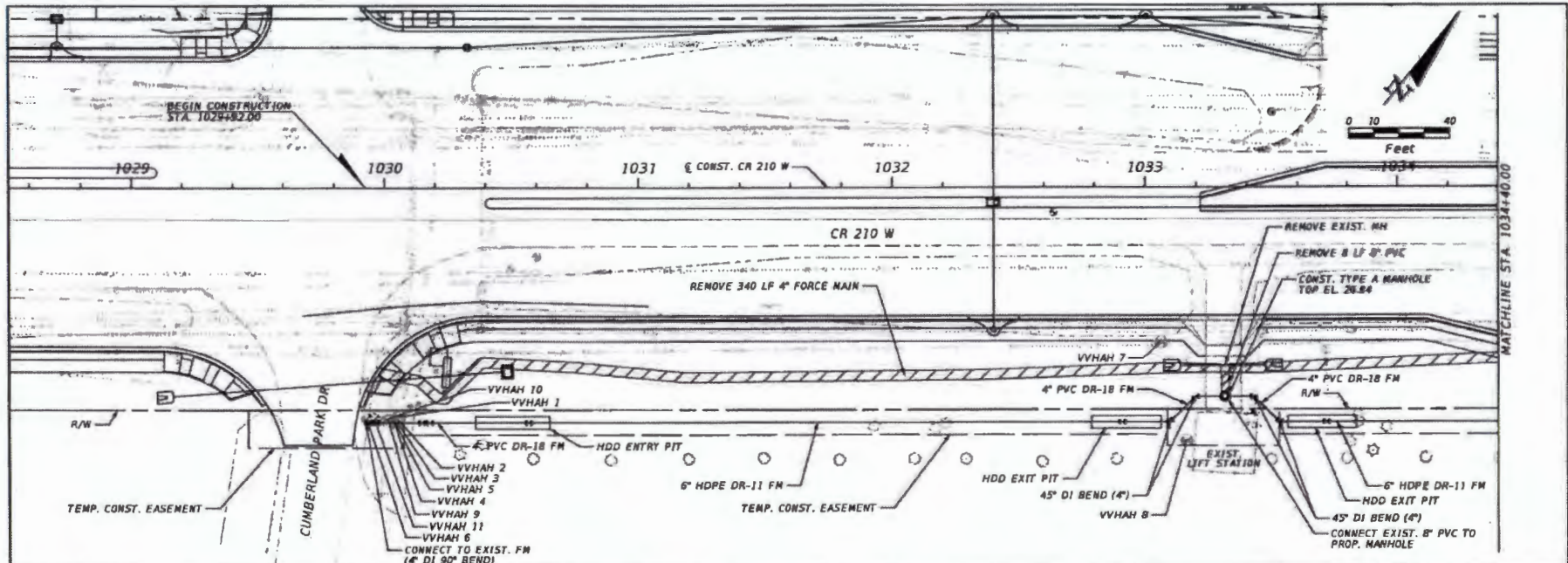
PROSSER
 CREATING SOLUTIONS. IMPROVING LIVES
 13801 Golden Park Drive South, Suite 200
 Jacksonville, Florida 32224-0229
 904.778.3529
 www.prosser.com
 L. WADE WOODS, PE No. 8897
 Project Engineer at Prosser Engineering, Inc.



ST. JOHNS COUNTY
ENGINEERING DEPARTMENT

GENERAL NOTES

SHEET NO.
3



REVISIONS	
DATE	DESCRIPTION

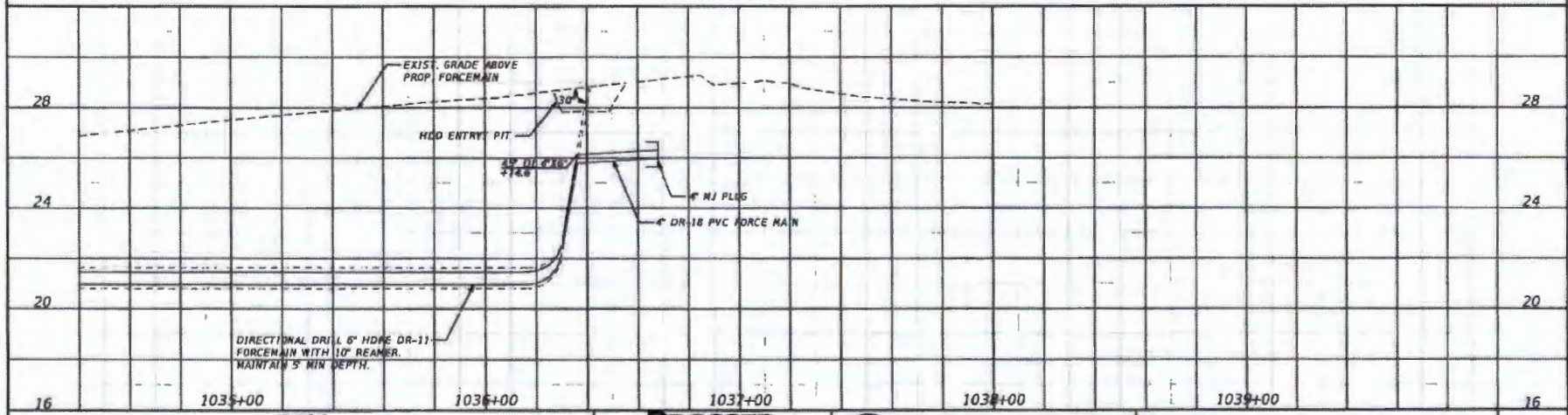
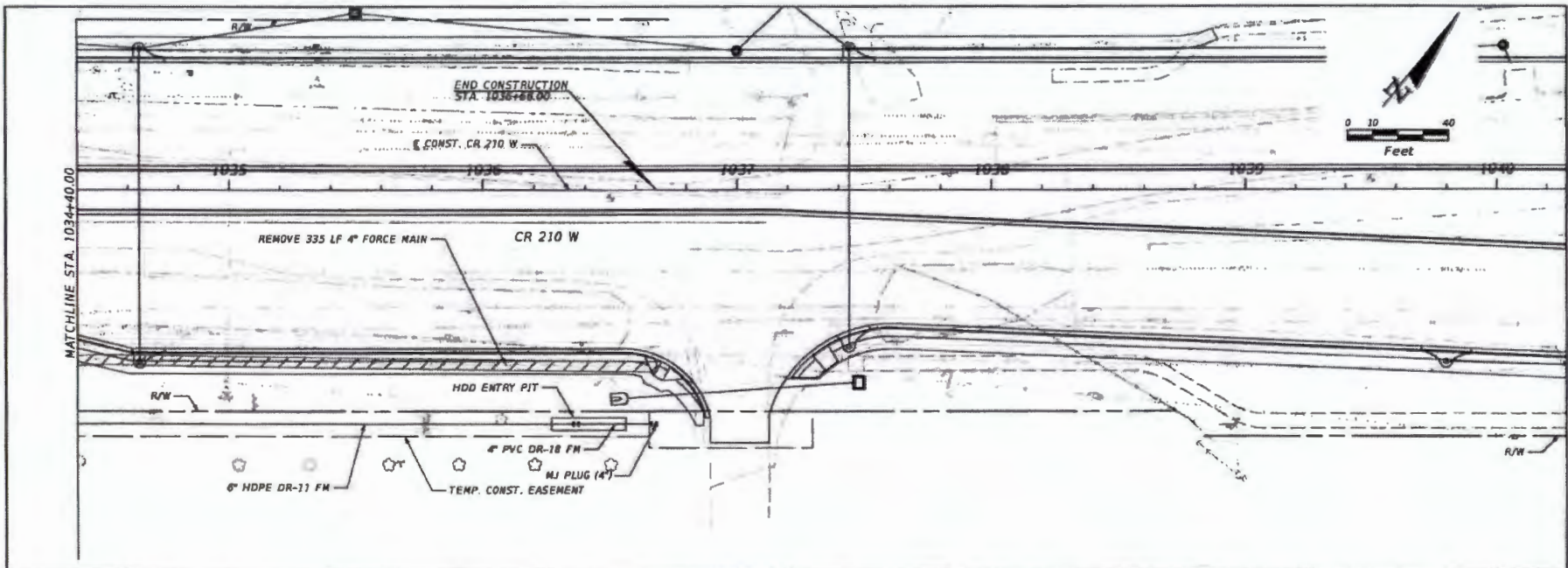
PROSSER
 CREATIVE SOLUTIONS. ENGINEERING SERVICES
 13951 Indian Point Drive South, Suite 100
 Jacksonville, Florida 32218-0208
 (904) 776-2600
 www.prosser.com
 L. WADE WOODS, P.E. - REG. ENGINEER
 DESIGNER

ST. JOHNS COUNTY
 ENGINEERING DEPARTMENT

PLAN & PROFILE
FORCE MAIN

SHEET NO.
4

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULES 61815-22.004, F.A.C.



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PROSSER
CREATIVE SOLUTIONS. ENGINEERING SERVICES
11807 Ardmore Parkway, Suite 500
Ardmore, GA 30224-0229
800.728.9228
www.prosser.com
L. WADE WICKSON, P.E. P.O. 58673
DUBLIN, GA 31006



ST. JOHNS COUNTY
ENGINEERING DEPARTMENT

PLAN & PROFILE
FORCE MAIN

SHEET NO.
5

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 8105-33-004, F.A.C.

SUMMARY OF VERIFIED UTILITIES

VVH #	UTILITY DESCRIPTION	SIZE	R and/or C			ELEVATION			COMMENTS
						EXISTING GROUND	TOP OF UTILITY	UTILITY DEPTH (TOP)	
			STATION	OFFSET	SIDE	FT	FT	FT	
VVHAH 1	PVC WM	8"	1030+05.76	90.23'	RT.	25.33	21.95	3.38	
VVHAH 2	AT&T PVC COND.	4"	1030+04.49	90.61'	RT.	25.19	22.75	2.44	
VVHAH 3	UNKNOWN DBC	1/2"	1030+04.83	92.62'	RT.	25.23	24.03	1.20	
VVHAH 3	UNKNOWN PVC COND.	2"	1030+04.83	92.62'	RT.	25.23	23.53	1.70	
VVHAH 4	UNKNOWN DBC	1"	1030+03.15	91.05'	RT.	25.38	22.73	2.65	
VVHAH 5	PVC WM	10"	1030+03.73	92.18'	RT.	25.29	22.22	3.07	
VVHAH 6	PVC FM	6"	1029+92.77	91.15'	RT.	26.29	24.15	2.14	
VVHAH 7	PVC FM 90° BEND	4"	1033+05.89	61.23'	RT.	26.38	23.04	3.34	
VVHAH 8	PVC FM	4"	1033+15.99	100.11'	RT.	26.33	23.20	3.13	
VVHAH 9	PVC WM 90° BEND	10"	1030+01.31	91.73'	RT.	25.54	22.30	3.24	
VVHAH 10	UNKNOWN PVC COND.	2"	1030+00.24	91.42'	RT.	25.60	23.13	2.47	
VVHAH 11	UNKNOWN DBC	1"	1029+95.82	91.30'	RT.	25.96	23.66	2.30	

THIS OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE #10131-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

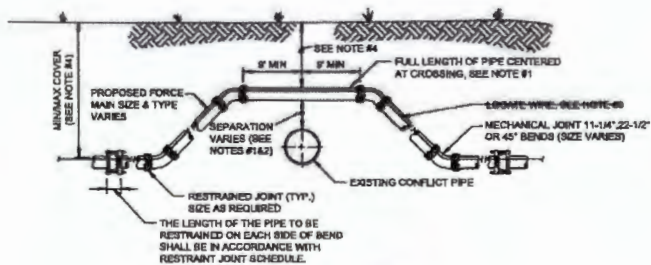
PROSSER
 CREATIVE ENGINEERING, ENGINEERING FIRM
 13001 Silver Point Drive, Suite 203
 Jacksonville, Florida 32224-2229
 904.726.5052
 www.prossereng.com
 L. WADCO WOODS, P.E. NO. 68670
 State Council of Professional Engineers, No. 00000000



ST. JOHNS COUNTY
 ENGINEERING DEPARTMENT

SUMMARY OF
VERIFIED UTILITIES

SHEET NO.
6



CASE "A" CROSSING

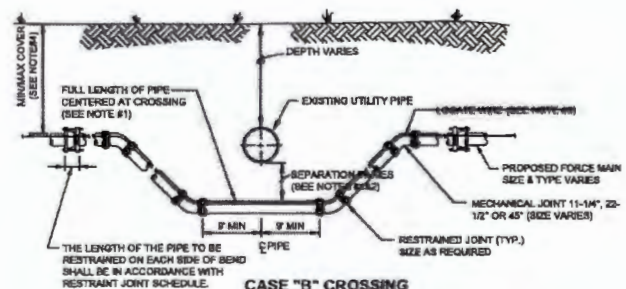
NOTES:

- IF EXISTING CONFLICT PIPE IS A WATER OR RECLAIMED WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED. A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS.
- FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-28 & S-27).
- LOCATING WIRE REQUIRED: SEE DETAIL S-46.
- THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREAS, 30" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 60", UNLESS PRE-APPROVED BY JEA. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 30" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84", UNLESS APPROVED BY JEA.
- THE SOILS BETWEEN THE MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 80% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.

ADJUSTMENT OVER EXISTING UTILITIES
MECHANICAL RESTRAINTS

JANUARY 2024

PLATE S-39



CASE "B" CROSSING

NOTES:

- IF EXISTING CONFLICT PIPE IS A WATER OR RECLAIMED WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED. A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS.
- FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-28 & S-27).
- LOCATING WIRE REQUIRED: SEE DETAIL S-46.
- THE COVER FOR PIPING LESS THAN 24" SIZES SHALL BE 30" (MIN) IN UNPAVED AREAS, 30" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 80", UNLESS PRE-APPROVED BY JEA. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 30" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84", UNLESS APPROVED BY JEA.
- THE SOILS BETWEEN THE MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 80% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.

ADJUSTMENT UNDER EXISTING UTILITIES
MECHANICAL RESTRAINTS

JANUARY 2024

PLATE S-41

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



ST. JOHNS COUNTY
ENGINEERING DEPARTMENT

JEA STANDARD
SANITARY SEWER DETAILS

SHEET NO.
7

PVC PIPE RESTRAINT NOTES:

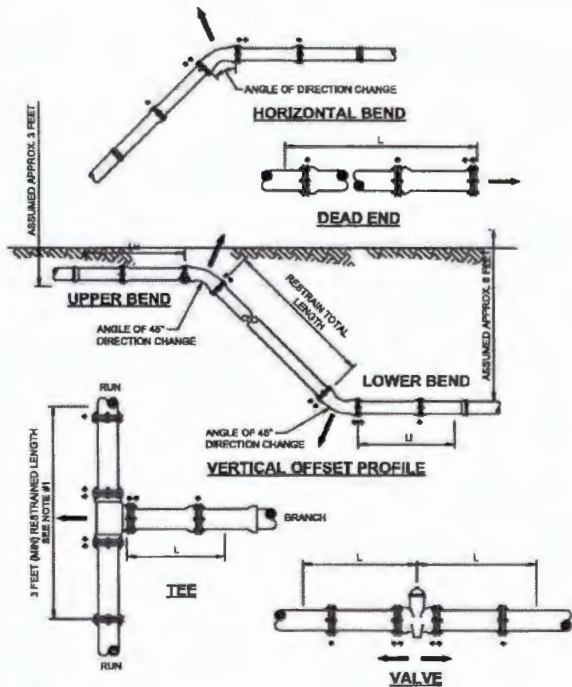
- THIS SCHEDULE SHALL BE UTILIZED ON ALL WATER, SEWER FORCE MAIN OR RECLAIMED WATER SYSTEMS. ALL FITTINGS SHALL BE RESTRAINED TO LENGTHS INDICATED ON THE ABOVE SCHEDULE, AT A MINIMUM.
- ASSUMPTIONS: PVC PIPE, SAFETY FACTOR=1.5, TEST PRESSURE=150PSI, BOLL-ON OR BOLL-TRENCH TYPE 5, DEPTH OF CONCRETE BENCHES FOR 30" AND SMALLER PIPE SIZE OR 36 INCHES FOR 36" AND LARGER PIPE SIZE.
- BENDS AND VALVES SHALL BE RESTRAINED ON EACH SIDE OF FITTING.
- VERTICAL OFFSETS: ARE APPROX. 3 FEET COVER ON TOP AND APPROX. 8 FEET COVER ON BOTTOM. FOR THE DETAILS, L_U IS THE RESTRAINED LENGTH FOR THE UPPER (TOP) LEVEL, L_L IS THE RESTRAINED LENGTH FOR THE LOWER (DEEPER) LEVEL, AIRWAKE 45 DEGREE BENDS.
- TEES: TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF THE (PLM) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN). SEE SCHEDULE ABOVE FOR RESTRAINT LENGTH ON THE "BRANCH" LINE.
- HOPE TO PVC TRANSITIONS: THE PVC PIPE SIDE SHALL BE RESTRAINED 36 FT (MIN).
- THE INSTALLATION OF BELL HARNESS RESTRAINTS AT PVC JOINTS (DR-18 & 25 PIPE) SHALL BE COMPLETED PER THE MANUFACTURERS RECOMMENDATION, WHICH INCLUDES NOT OVER TIGHTENING THE PARALLEL RODS/NUTS. THESE NUTS SHOULD ONLY BE SNUG TIGHT. THE HOME MARKS ON THE PIPE SHOULD ALWAYS BE VISIBLE AFTER THE RESTRAINT IS INSTALLED, OVERTIGHTING THE JOINT MAY CAUSE A FAILURE AT THE BELL, RESULTING IN A SERVICE OUTAGE.

LENGTH (L) TO BE RESTRAINED (SEE PLATE Nos. 34C & 34D FOR ADDITIONAL DETAILS)

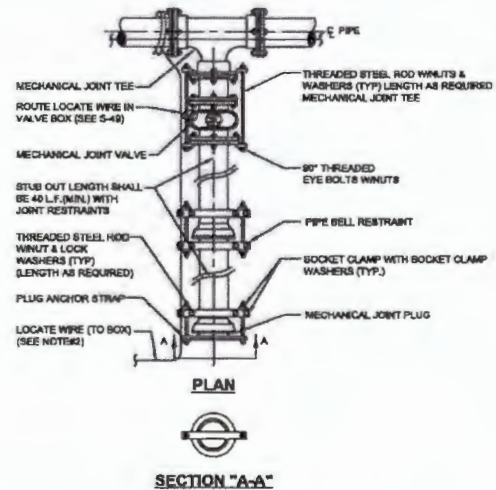
NOMINAL PIPE SIZE (IN.)	HORIZONTAL BENCH				VERTICAL OFFSET OF BENCHES (SEE NOTE 4)		VALVE OR DEAD END BENCH
	90° BENCH L (FT.)	45° BENCH L (FT.)	22.5° BENCH L (FT.)	11.25° BENCH L (FT.)	UPPER (L) L (FT.)	LOWER (L) L (FT.)	
4	21	8	5	3	17	3	47
6	30	13	9	3	23	4	66
8	38	16	9	4	30	5	82
10	48	19	9	5	36	7	103
12	58	22	11	6	43	8	121
14	61	26	13	6	50	9	140
16	66	28	14	7	56	10	154
18	73	30	15	8	60	11	170
20	79	33	16	8	66	12	186
24	79	33	16	8	77	16	169
30	83	36	18	10	87	17	222
36	106	38	21	11	107	20	237
42	117	46	24	12	130	24	269
48	144	53	26	13	153	26	321

REDUCERS

SIZE (IN.)	PLM SIZE (IN.)	BRANCH SIZE (IN.)	TEES (SEE NOTE 5) L (FT.)
4x4	4	4	F.O.
4x6	4	6	F.O.
4x8	4	8	F.O.
4x10	4	10	F.O.
6x6	6	6	F.O.
6x8	6	8	F.O.
6x10	6	10	F.O.
8x8	8	8	F.O.
8x10	8	10	F.O.
8x12	8	12	F.O.
10x10	10	10	F.O.
10x12	10	12	F.O.
12x12	12	12	F.O.
12x16	12	16	F.O.
12x18	12	18	F.O.
12x24	12	24	F.O.
16x16	16	16	F.O.
16x20	16	20	F.O.
16x24	16	24	F.O.
18x18	18	18	F.O.
18x24	18	24	F.O.
20x20	20	20	F.O.
20x24	20	24	F.O.
24x24	24	24	F.O.
24x30	24	30	F.O.
24x36	24	36	F.O.
30x30	30	30	F.O.
30x36	30	36	F.O.
36x36	36	36	F.O.
36x42	36	42	F.O.
36x48	36	48	F.O.
42x42	42	42	F.O.
42x48	42	48	F.O.
42x54	42	54	F.O.
48x48	48	48	F.O.
48x54	48	54	F.O.
48x60	48	60	F.O.
48x72	48	72	F.O.
54x54	54	54	F.O.
54x60	54	60	F.O.
54x72	54	72	F.O.
54x84	54	84	F.O.
60x60	60	60	F.O.
60x72	60	72	F.O.
60x84	60	84	F.O.
60x96	60	96	F.O.
72x72	72	72	F.O.
72x84	72	84	F.O.
72x96	72	96	F.O.
72x108	72	108	F.O.
72x120	72	120	F.O.
72x144	72	144	F.O.
72x168	72	168	F.O.
72x180	72	180	F.O.
72x216	72	216	F.O.
72x240	72	240	F.O.
72x270	72	270	F.O.
72x300	72	300	F.O.
72x360	72	360	F.O.
72x420	72	420	F.O.
72x480	72	480	F.O.
72x540	72	540	F.O.
72x600	72	600	F.O.
72x720	72	720	F.O.
72x840	72	840	F.O.
72x960	72	960	F.O.
72x1080	72	1080	F.O.
72x1200	72	1200	F.O.
72x1440	72	1440	F.O.
72x1680	72	1680	F.O.
72x1800	72	1800	F.O.
72x2160	72	2160	F.O.
72x2400	72	2400	F.O.
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72x3000	72	3000	F.O.
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72x4200	72	4200	F.O.
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72x5400	72	5400	F.O.
72x6000	72	6000	F.O.
72x7200	72	7200	F.O.
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72x144000			



- NOTES:**
- TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 6 FEET (MIN.). THE PROJECT ENGINEER CAN INCREASE THIS LENGTH TO REDUCE THE NUMBER OF RESTRAINTS REQUIRED. ANY CHANGES TO THIS TABLE MUST BE SUBMITTED TO JEA FOR APPROVAL.
 - PAY ITEM "1" DENOTES A RESTRAINT WHICH IS PAID FOR ON A PER EACH BEND.
 - PAY ITEM "2" DENOTES A RESTRAINT WHICH IS INCLUDED IN THE UNIT PRICE BID FOR FITTING OR VALVE.



- NOTES:**
- IN LIEU OF BELL/ROD RESTRAINTS, MECHANICAL JOINT RESTRAINTS MAY BE USED.
 - LOCATING WIRE REQUIRED, UTILIZING A LOCATE WIRE BOX INSTALLED AT PLUG LOCATION.
 - NUMBER OF THE RODS REQUIRED IS AS FOLLOWS:
 12" - 9" DIAMETER MAIN - 2 THE RODS REQUIRED PER JOINT (2" ROD)
 14" - 12" DIAMETER MAIN - 4 THE RODS REQUIRED PER JOINT (2" ROD)
 14" - 16" DIAMETER MAIN - 6 THE RODS REQUIRED PER JOINT (2" ROD)
 18" - 20" DIAMETER MAIN - 8 THE RODS REQUIRED PER JOINT (2" ROD)
 24" DIAMETER MAIN - 12 THE RODS REQUIRED PER JOINT (2" ROD)
 30" - 36" DIAMETER MAIN - 14 THE RODS REQUIRED PER JOINT (1" ROD)
 42" - 48" DIAMETER MAIN - 16 THE RODS REQUIRED PER JOINT (1 1/4" ROD)
 54" DIAMETER MAIN - 18 THE RODS REQUIRED PER JOINT (1 1/4" ROD)
 - THE LOCATION OF THE DEAD END PLUG SHALL NOT BE UNDER PAVEMENT. IF POSSIBLE, THE STUB OUT SHALL EXTEND BEYOND THE INTERSECTION AREAS OR ROAD CROSSING BY 10 FEET (MIN.) WHERE POSSIBLE.

MECHANICAL RESTRAINT DETAILS - II

JANUARY 2024 PLATE S-36D

PLUGGED DEAD END USING MECHANICAL RESTRAINTS

JANUARY 2024 PLATE S-44

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PROSSER
 CREATIVE, VERSATILE, ENGINEERING MINDS
 13001 Fuller Park Drive South, Suite 200
 Jacksonville, Florida 32254-8233
 904.776.3400
 www.prosserinc.com
 L. VINCE WOODS, P.E. P.E. 6899
 Florida Certificate of Professional Engineer 88803008



ST. JOHNS COUNTY
 ENGINEERING DEPARTMENT

JEA STANDARD
SANITARY SEWER DETAILS

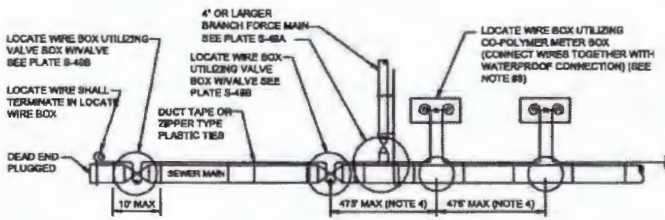
SHEET NO.
9

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

christopher.esbarne

3/17/2025 1:38:05 PM 04/14/25

P:\Projects\Prosser\3301207433 S&C CR 289 Widening\Production\Drawings\3307443\24p\01D1UW07 - 3007R FR.dgn



LOCATE WIRE SYSTEM

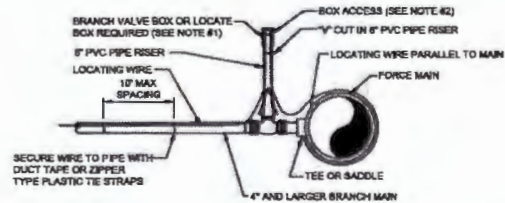
NOTES:

1. LOCATING WIRE TO BE INSTALLED IN EITHER THE ONE OR ELEVEN O'CLOCK POSITION ON ALL DUCTILES IRON OR PVC (PRESSURE MAINS). LOCATE WIRE SHALL ALSO BE INSTALLED ON ALL (HDPE) POLY MAIN PIPING (150 OR 1100 POSITION, IF POSSIBLE).
2. SECURE LOCATING WIRE TO PVC FORCE MAIN BY USE OF DUCT TAPE OR ZIPPER TYPE PLASTIC TIE STRAPS SPACED AT A MAXIMUM DISTANCE OF TEN (10') AND AT EACH SIDE OF BELL JOINT OR FITTING.
3. THE ENTIRE LOCATING SYSTEM SHALL BE SUBJECT TO TESTING TO DETERMINE ITS RELIABILITY. WIRE IS INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT, UNLESS APPROVED OTHERWISE BY JEA.
4. LOCATING WIRE SHALL TERMINATE WITH AN ACTIVE VALVE BOX (WITH A VALVE) OR A METER BOX (IF NO VALVE) AT 47' INTERVALS. SEE DETAIL PLATE S-48B. WIRE CONNECTIONS BELOW GROUND (OUTSIDE OF A BOX) SHALL BE AVOIDED.
5. LOCATING WIRE SHALL BE 12 GAUGE COPPER WIRE WITH .85 INCHES (MINIMUM) WIRE INSULATION THICKNESS, 0.541 INCHES (MINIMUM) OLD RATED BREAK LOAD SIGNAL, UN RATED (DIRECT SIGNAL), GREEN COLOR, FOR HDD INSTALLATIONS, THE LOCATE WIRE SHALL BE COPPER COATED STEEL AS SPECIFIED IN SPEC. SECTION 758.
6. 'X' INDICATES THAT THE WIRES ARE CONNECTED TOGETHER WITH WATERPROOF CONNECTION (SEE DETAIL W-48B)
7. '⊕' INDICATES A WIRE TAG-TAIL (2" LONG)
8. AN "L" CUT SHALL BE CARVED IN THE CONCRETE CURB AND PAINTED AT ALL LOCATE WIRE BOXES.
9. FOUR LANES OF TRAFFIC (HAVING TWO LANES IN EACH DIRECTION) OR GREATER, THE LOCATE WIRE AND VALVE BOX SHALL BE OFF-SET TO THE RIGHT-OF-WAY.

LOCATE WIRE CONSTRUCTION FOR FORCE MAINS

JANUARY 2024

PLATE S-49



BRANCH FORCE MAIN
(4" AND LARGER SEWER MAIN)

NOTE:

1. NOTE THAT THE BRANCH WIRE IS NOT CONNECTED TO THE MAIN WIRE.
2. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A "V" CUT IN THE 6" PVC RIBBER PIPE SECTION (SEE S-30).
3. LOCATE WIRE BOX SHALL BE INSTALLED OUTSIDE OF SIDEWALKS, DRIVEWAYS AND PAVEMENT.
4. '⊕' INDICATES A WIRE TAG-TAIL (2" LONG)

LOCATE WIRE FOR BRANCH MAIN

JANUARY 2024

PLATE S-49A

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

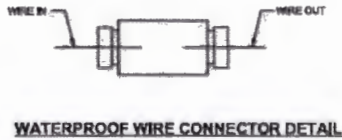
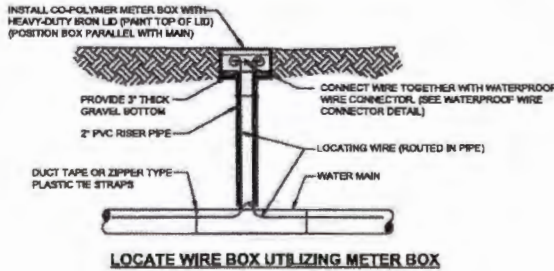
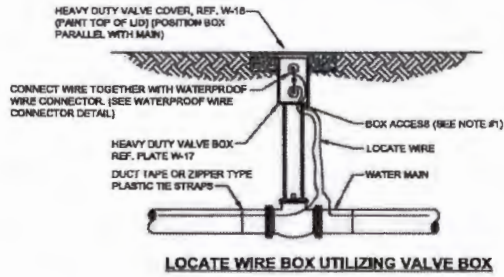
PROSSER
CREATIVE SOLUTIONS, ENGINEERING GROUP
13001 S. John Pkwy, Suite 100
Jensen Beach, Florida 33454-0120
954.775.2000
www.prosserinc.com
L. PROSSER, P.E. REG. 20015
Design: 02/20/24, 02/20/24, 02/20/24, 02/20/24



ST. JOHNS COUNTY
ENGINEERING DEPARTMENT

JEA STANDARD
SANITARY SEWER DETAILS

SHEET NO.
10



NOTES:

1. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A 1/2" CUT IN THE 2" PVC RISER PIPE (SEE W-16).
2. LOCATE WIRE SHALL HAVE ENOUGH BLACK TO REACH 4' ABOVE FINAL GRADE AND LOCATE POINTS.
3. LOCATE WIRE CONNECTION SHALL ONLY BE A 2 WAY CONNECTION.

LOCATE WIRE BOX

JANUARY 2024

PLATE S-49B

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PROSSER
 CREATIVE SOLUTIONS, ENGINEERING DESIGN
 12801 Andrew Park Drive South, Suite 200
 Jacksonville, Florida 32224-0239
 904.726.2000
 www.prosserinc.com
 L. WALTER PROSSER, P.E. P.E. 10000
 Quality. Creativity. Integrity. Professionalism. Sustainability.

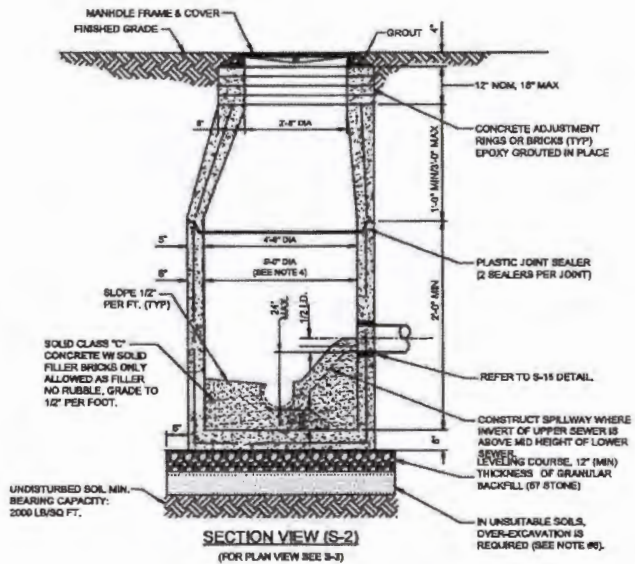


ST. JOHNS COUNTY
 ENGINEERING DEPARTMENT

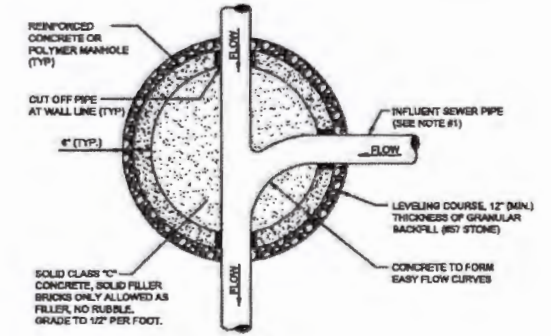
JEA STANDARD
 SANITARY SEWER DETAILS

SHEET NO.
 11

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61B15-23.004, F.A.C.



SECTION VIEW (S-2)
(FOR PLAN VIEW SEE S-3)



PLAN VIEW (S-3)
(FOR SECTION VIEW SEE S-2, S-2A)

NOTES:

1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED BY ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-476 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND COATED WITH BITUMINOUS WATERPROOFING MATERIAL.
2. THE INTERIOR AND EXTERIOR OF MANHOLE AND ADJUSTING RINGS SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
3. IF SPECIALTY LINER IS TO BE INSTALLED ON INSIDE SURFACE OF MANHOLE, THE BITUMINOUS WATERPROOFING MATERIAL SHALL BE OMITTED ON THE INSIDE.
4. JUNCTION MANHOLE (CLOSEST TO WETWELL) SHALL BE 8\"/>

NOTES:

1. THE ANGLE BETWEEN ALL INFLUENT FLOW CHANNELS AND EFFLUENT PIPE SHALL BE BETWEEN 60° - 180° UNLESS OTHERWISE APPROVED BY JEA.

SANITARY SEWER CONCRETE TYPE "A" MANHOLE
8"-21" SEWERS

JANUARY 2024

PLATES S-2, S-3

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PROSSER
CREATIVE SOLUTIONS, ENGINEERING INC.
19971 Auburn Park Circle South, Suite 203
Jacksonville, Florida 32224-2528
904.774.2600
www.prosserinc.com
L. VINCE WOODS, P.E. REG. 68970
Florida Certificate of Professional Engineer: 68970-0000



ST. JOHNS COUNTY
ENGINEERING DEPARTMENT

JEA STANDARD
SANITARY SEWER DETAILS

SHEET NO.
13

christopher.gibbns

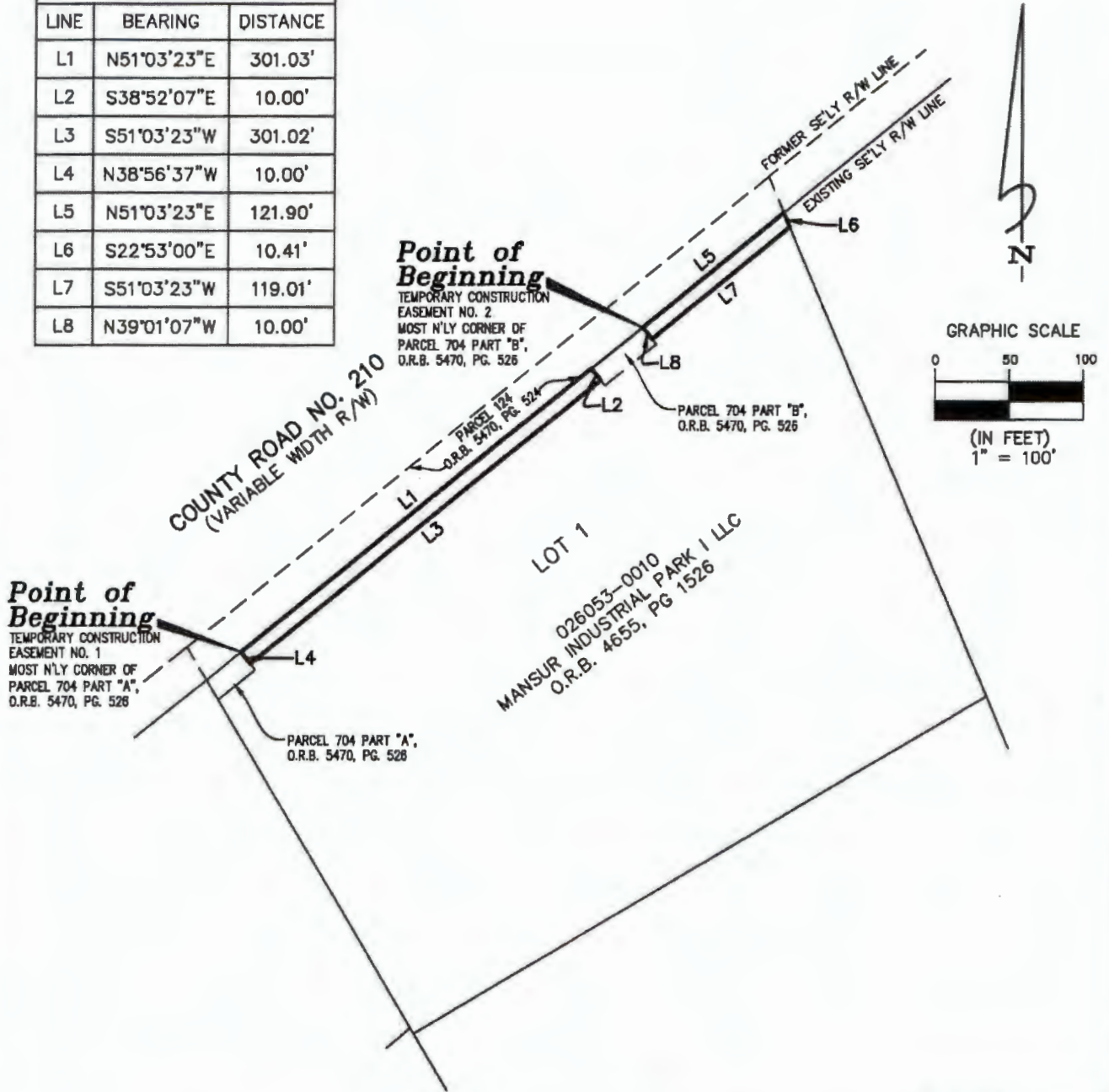
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MAP SHOWING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N51°03'23"E	301.03'
L2	S38°52'07"E	10.00'
L3	S51°03'23"W	301.02'
L4	N38°56'37"W	10.00'
L5	N51°03'23"E	121.90'
L6	S22°53'00"E	10.41'
L7	S51°03'23"W	119.01'
L8	N39°01'07"W	10.00'



SHEET 1 OF 2

JOB NO. 2025-180

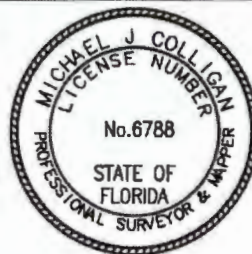
DRAFTER MJC

DATE 4-10-25

SCALE 1"=100'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2703
WWW.CLARYASSOC.COM

CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

TEMPORARY CONSTRUCTION EASEMENT NO. 1

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF THOSE LANDS DESIGNATED PARCEL 704 PART "A", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5470, PAGE 526 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (A VARIABLE WIDTH RIGHT OF WAY, PER OFFICIAL RECORDS 5470, PAGE 524 OF SAID PUBLIC RECORDS); THENCE NORTH 51°03'23" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 301.03 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 704 PART "B", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5470, PAGE 526 OF SAID PUBLIC RECORDS; THENCE SOUTH 38°52'07" EAST, ALONG LAST SAID LINE, 10.00 FEET; THENCE SOUTH 51°03'23" WEST, 301.02 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 704 PART "A"; THENCE NORTH 38°56'37" WEST, ALONG LAST SAID LINE, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,010 SQUARE FEET, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT NO. 2

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF THOSE LANDS DESIGNATED PARCEL 704 PART "B", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5470, PAGE 526 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (A VARIABLE WIDTH RIGHT OF WAY, PER OFFICIAL RECORDS 5470, PAGE 524 OF SAID PUBLIC RECORDS); THENCE NORTH 51°03'23" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 121.90 FEET TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4655, PAGE 1526 OF SAID PUBLIC RECORDS; THENCE SOUTH 22°53'00" EAST, ALONG LAST SAID LINE, 10.41 FEET; THENCE SOUTH 51°03'23" WEST, 119.01 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 704 PART "A"; THENCE NORTH 39°01'07" WEST, ALONG LAST SAID LINE, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,204 SQUARE FEET, MORE OR LESS.

LEGEND

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS S51°03'23"W.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY



Exhibit "B" to the Resolution

Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT (this "Easement") made this 9th day of September, 2025 (the "Effective Date"), by and between **1279 CORPORATE PARK LLC**, a limited liability company, whose address is 101 E. Matthews St. Matthews, NC 28105, grantor and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, grantee.

WITNESSETH, that for and in consideration of the sum of \$10.00 and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the Property (defined below) for the purpose of relocating a private force main utility from the adjacent right of way to that certain parcel of real property located in St. Johns County, Florida, described on attached Exhibit "A", incorporated by reference and made a part hereof (the "Property"), subject to all covenants, restrictions, reservations, rights of way, conditions, encumbrances, easements and other matters of record, matters relating to zoning and land use, taxes and assessments for the current and subsequent years, and matters that would be shown by an accurate survey and inspection of the property (the "permitted exceptions") and reserving unto Grantor all incidents, benefits and rights of ownership not inconsistent with this Easement.

It is understood and agreed by the parties hereto that the easement granted herein will automatically expire 12 months after the Effective Date.

Grantee will at its sole cost repair and restore the Property to as good condition as existed immediately prior to any activity undertaken hereunder and repair and restore damage to improvements, if any, arising from or relating to the use of the Property or exercise of any rights under this Easement. Grantee's work and other activity within and use of the Property shall comply with all applicable laws, ordinances, regulations, permits, licenses, authorizations, approvals, easements and rights of way.

Grantee will construct, install and perform the improvements at its sole cost and expense, in accordance with the plans and specifications provided to and approved by Grantor, in good and operable condition and repair. In the event a lien is filed by Grantee's contractor or sub-contractor, Grantee shall satisfy or otherwise resolve or remove such lien. Grantee shall use commercially reasonable efforts to mitigate interference with utility service to the property served by the force main. Grantee shall be responsible for obtaining the approval from Florida Power & Light Company which owns and holds an existing easement on the Property.

Grantee shall cause its contractor to obtain Commercial General Liability insurance providing continuous coverage for all work or operations performed under the project construction contract, the limits of coverage not less than \$1,000,000 for each occurrence and not less than a \$5,000,000 annual general aggregate, inclusive of amounts provided by an umbrella or excess policy, or in such other amounts that grantee may reasonably require.

Nothing contained herein shall be construed as a waiver of the Grantee's sovereign immunity or the limits of liability set forth in section 768.28, Florida Statutes, as amended. The Grantee shall be liable only to the extent permitted by law, and nothing herein shall be deemed to increase the limits of liability or waive any defenses of sovereign immunity.

Nothing contained in this Easement shall constitute a dedication of the parcel described herein or any portion thereof to any governmental body or agency or to the general public.

This Easement contains the entire agreement of the parties hereto as to the subject matter hereof and no representations, inducements, promises or agreements, oral or otherwise, between the parties not expressed herein as to the subject matter hereof shall be of any force or effect. This Easement shall not be modified or amended except in writing and signed by the party to be charged. This Easement is not assignable by Grantee. This Easement shall be governed by and construed according to the laws of the State of Florida. In the event of a dispute hereunder resulting in litigation, the expenses of the prevailing party, including but not limited to reasonable attorneys' fees at trial and appellate levels, shall be paid by the other.

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns and, except for the permitted exceptions, Grantor will defend the title to said lands against the lawful claims of all persons claiming by, through or under said Grantor, but against no other. Grantee acknowledges that Grantee is acquiring the easement interest in AS IS, WHERE IS condition, without any warranty or representation by Grantor whatsoever, express or implied, including without limitation, the condition of the Property or the suitability or fitness thereof for any particular use or purpose, the merchantability of the easement interest or of any improvement, the value or the dimensions of the Property, or any other matter with respect to the Property or easement interest.

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in our presence as Witnesses:

Sign: [Signature]

Print: Edward Foley
Address: 100 Waddell Rd
Meaperville NC 28117

Sign: [Signature]

Print: Michael Woods
Address: 930 W. Cecilia Drive #9
Boca Raton FL 33432

GRANTOR

by: [Signature]

Name: John Papageorge

Title: Manager

STATE OF ~~FLORIDA~~ NC
COUNTY OF mecklenburg

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of September, 2025, by John Papageorge as Manager for 1279 Corporate Park LLC, a Florida limited liability company, on behalf of the company.

[Signature]
Notary Public
My Commission Expires: MAY 8, 2028

Personally Known or Produced Identification
Type of Identification Produced: _____

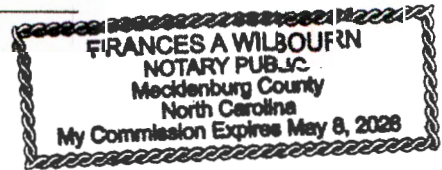


Exhibit "A"

MAP SHOWING

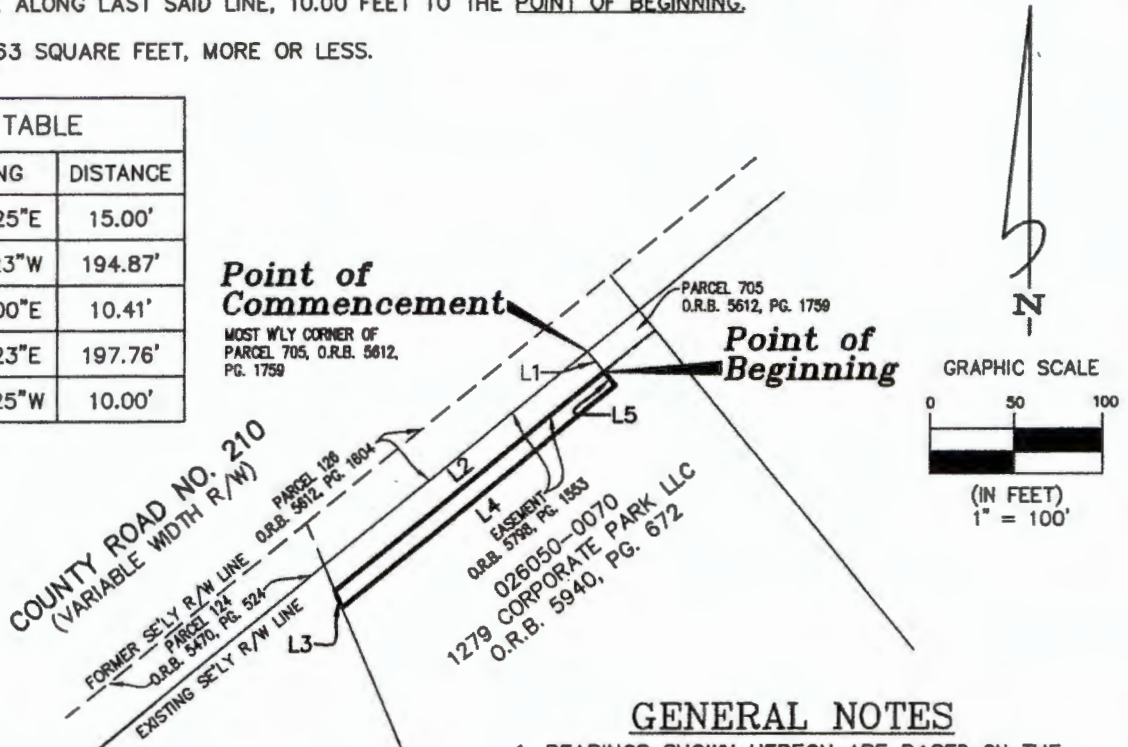
TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF THOSE LANDS DESIGNATED PARCEL 705, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5612, PAGE 1759 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (A VARIABLE WIDTH RIGHT OF WAY, PER OFFICIAL RECORDS 5470, PAGE 524 OF SAID PUBLIC RECORDS); THENCE SOUTH 38°57'25" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 705 AND THE SOUTHEASTERLY PROLONGATION THEREOF, 15.00 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5798, PAGE 1553 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE SOUTH 51°03'23" WEST, ALONG LAST SAID LINE, 194.87 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5940, PAGE 672 OF SAID PUBLIC RECORDS; THENCE SOUTH 22°53'00" EAST, ALONG LAST SAID LINE, 10.41 FEET; THENCE NORTH 51°03'23" EAST, 197.76 FEET TO THE AFORESAID SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF PARCEL 705; THENCE NORTH 38°57'25" WEST, ALONG LAST SAID LINE, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,963 SQUARE FEET, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°57'25"E	15.00'
L2	S51°03'23"W	194.87'
L3	S22°53'00"E	10.41'
L4	N51°03'23"E	197.76'
L5	N38°57'25"W	10.00'



LEGEND
 R/W = RIGHT OF WAY
 O.R.B. = OFFICIAL RECORDS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS S51°03'23"W.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY

AMENDED 8-26-25 TO REVISE LOCATION

JOB NO. 2025-180
 DRAFTER MJC
 DATE 4-10-25
 SCALE 1"=100'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 250-2703
 WWW.CLARYASSOC.COM

CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788



Imagery Date: 12/2024

Date: 9/12/2025

Temporary Construction Easement on CR 210



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 herein.