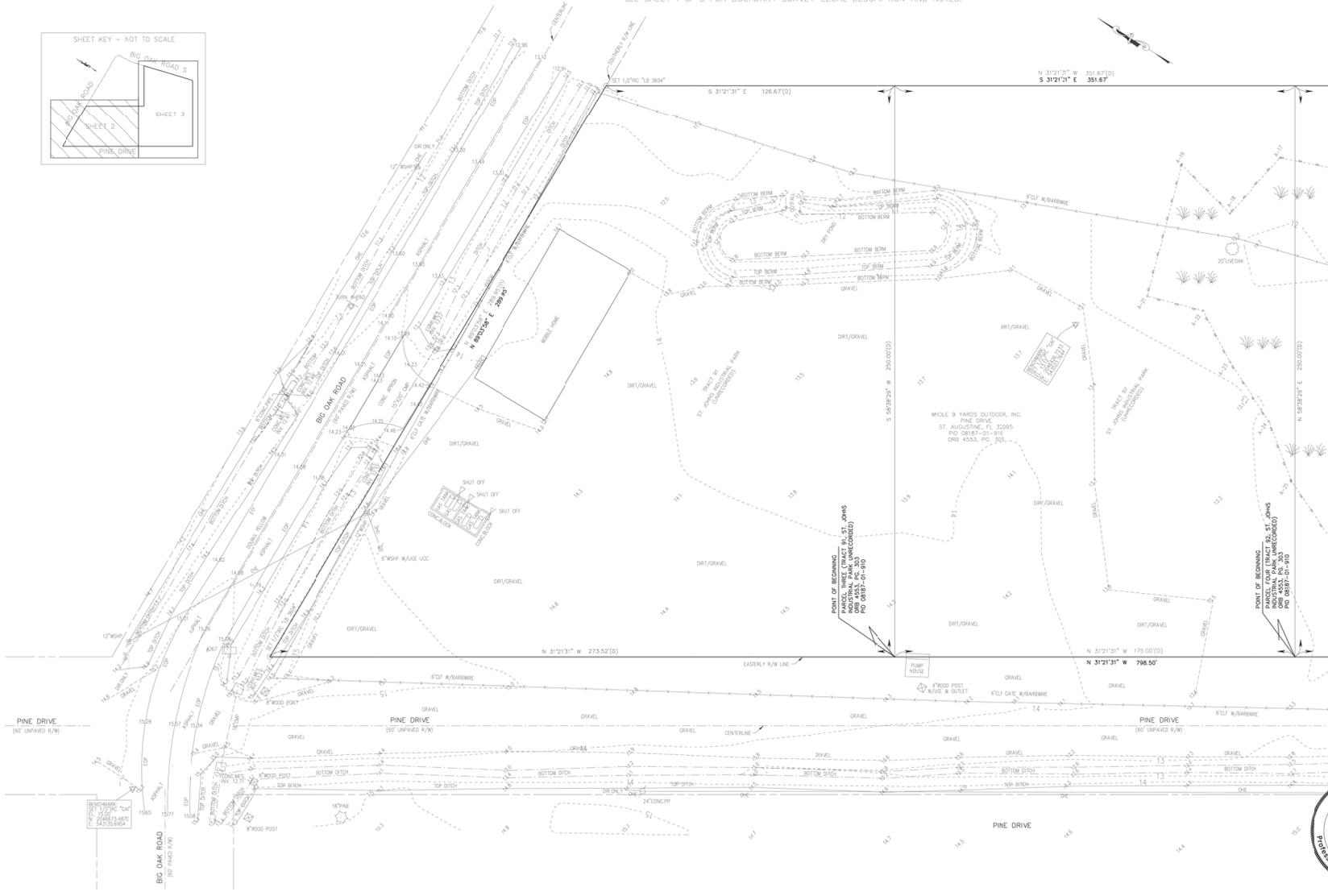
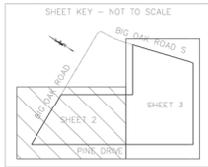


MAP SHOWING BOUNDARY, TOPOGRAPHIC, TREE & WETLAND SURVEY OF: 5285 OAK ROAD SOUTH

SEE SHEET 1 OF 3 FOR BOUNDARY SURVEY LEGAL DESCRIPTION AND NOTES.



WATCH LINE - SEE SHEET 3

NO.	REVISIONS	DATE
1	ISSUED	MAY 25, 2023
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	

LEGEND:
 12574 Flagler Center Blvd, Suite 202
 Jacksonville, Florida 32218
 Phone: 904.251.1566
 e-mail: jll@gaiconsultants.com
 www.gaiconsultants.com



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

STATE OF FLORIDA
 Professional Surveyor and Mapper

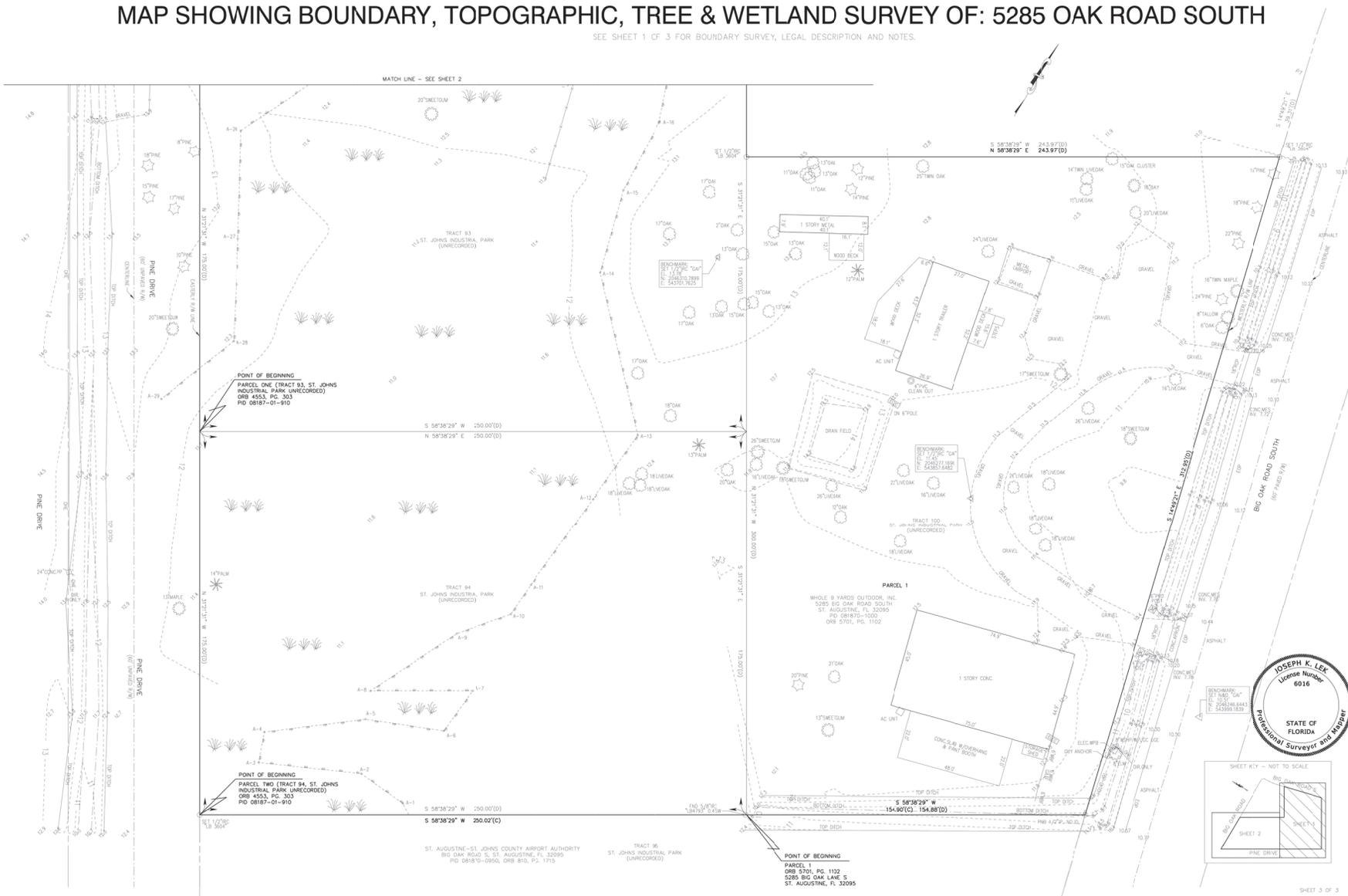
JOSEPH K. LEE
 License Number
 6016

DATE: 05/25/23
 TIME: 10:00 AM
 PROJECT: 5285 OAK ROAD SOUTH

JOB NUMBER: R230396
 DATE PLOTTED: 05/25/23
 SHEET 2 OF 3
 70629004

MAP SHOWING BOUNDARY, TOPOGRAPHIC, TREE & WETLAND SURVEY OF: 5285 OAK ROAD SOUTH

SEE SHEET 1 OF 3 FOR BOUNDARY SURVEY, LEGAL DESCRIPTION AND NOTES.



Scale: 1" = 20'	Drawn By: J.D.
Checked By: J. LEK	Surveyed: MAR 10, 2023
Map Date: MAR 10, 2023	Map Sheet: 10629004
Issue Date: MAY 15, 2023	Issue: 1
DATE	REVISIONS

LEGEND:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER
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 ENGINEERING • PLANNING • SURVEYING • GERMANY •

SHEET KEY - NOT TO SCALE
 SHEET 1
 SHEET 2
 PINE DRIVE

SHEET NUMBER: R230398
 MAP NUMBER: 10629004

INVERT TABLE	
MINIMUM FINISH FLOOR ELEV (FFE)	10.75 FT NAVD
SEWER MAIN INVERT	10.75 FT NAVD
SANITARY LINE OUT OF BUILDING	10.75 FT NAVD
SLOPE = 1/4" PER FOOT	2.13 FT NAVD
HORIZONTAL DISTANCE (SLOPE)	102.00 FT NAVD
INVERT INTO SEPTIC TANK	11.63 FT NAVD
INVERT INTO DRAINING TANK	11.50 FT NAVD
INVERT INTO SEPTIC FIELD	11.25 FT NAVD

SEWAGE FLOW TABLE	
TYPE OF USE	GALLONS PER DAY
WAREHOUSE/OFFICE	300 GPD
SAFETY FACOR	2
TOTAL USE:	600 GPD



PROPOSED

- PROPOSED CENTER LINE
- PROPOSED BUILDING OUTLINE
- PROPOSED CHAINLINK FENCE
- PROPOSED LOT LINE
- STORM PIPE
- SANITARY SEWER MAIN (8" PVC 80#-20)
- WATER SERVICE
- STORM INLET
- STORM MANHOLE
- SANITARY MANHOLE
- 8" SEWER SERVICE WITH CLEANOUT

EXISTING

- EXISTING PROPERTY LINE
- EXISTING RAW LINE
- FEMA A
- FEMA AE
- FEMA X
- WETLAND LINES
- FLOOD PLAN LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING BUILDING
- EXISTING GRADE ELEVATION

UTILITY KEY NOTES:

- U-01 SEE ARCHITECTURAL PLANS FOR CONTINUATION
- U-02 27" M.J. BEND
- U-03 45" M.J. BEND
- U-04 20" M.J. BEND
- U-05 M.J. TEE (SEE SIZE AT LOCATION)
- U-06 M.J. PLUG (SEE SIZE ON PLAN)
- U-11 METAL LOCATEABLE FLOWABLE FILL AT CONFLICT

UTILITY DETAILS:

- UD-1 VALVE AND BOX
- UD-2 TRANSFER WIRE INSTALLATION FOR NON-FERROUS PIPE
- UD-3 SANITARY SEWER SERVICE LATERAL
- UD-4 SANITARY SEWER CLEANOUT
- UD-5 STANDARD SANITARY MANHOLE FOR PIPES 8" < 24"
- UD-10 SHALLOW SANITARY MANHOLE NEW PIPE INSTALLATION
- UD-11 AIR RELEASE VALVE ASSEMBLY IN MANHOLE
- UD-12 FIRE CONNECTION DETAIL

GENERAL UTILITY NOTES:

1. CONTRACTOR SHALL REFER TO GENERAL NOTES SHEET #2 IN THESE PLANS FOR ADDITIONAL SPECIFIC INFORMATION NOT SHOWN ON INDIVIDUAL PLAN SHEETS.
2. ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE DATA AND HAVE NOT BEEN SURVEYED OR FIELD LOCATED. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES VIA POT-HOLING AND LOCATES PRIOR TO CONSTRUCTION.
3. PLANS SUBJECT TO CHANGE BASED ON REVIEW BY REGULATORY AGENCIES.
4. PIPE LENGTHS HEREIN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ANY UTILITY LOCATIONS PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF FIELD CONDITIONS VARY GREATLY FROM THESE PLANS.
5. THE CONTRACTOR SHALL FIELD STAKE EACH STAGE OF WORK, HORIZONTAL AND VERTICAL, IN ADVANCE OF CONSTRUCTION TO ENSURE THAT NO CONFLICTS EXIST. THE CONTRACTOR SHALL NOTIFY GULFSTREAM DESIGN GROUP, LLC IMMEDIATELY IF CONDITIONS DIFFER IN THE FIELD.
6. ALL FIRE HYDRANTS SHALL OPEN COUNTER CLOCKWISE. LARGEST HOSE OUTLET NOT LESS THAN 18" ABOVE FINAL GRADE AND FACING ROADWAY.
7. APPROVAL OF THESE PLANS DOES NOT INCLUDE APPROVAL FOR PRIVATE UNDERGROUND WATER MAIN AND FIRE HYDRANTS. PRIVATE FIRE HYDRANTS SHALL BE RED AND PUBLIC FIRE HYDRANTS SHALL BE YELLOW.
8. THE CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
9. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
10. SUBMITTAL OF AS-BUILT SURVEY, INCLUDING BENCHMARKS, IS REQUIRED IN COMPLIANCE WITH SECTION 6.04.00 OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE AND SECTION 15. "AS-BUILT'S" OF THE DEVELOPMENT REVIEW MANUAL, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE BUILDING BY THE BUILDING DEPARTMENT AND THE FIRE MARSHALL.
11. ST. JOHNS COUNTY DEVELOPMENT REVIEW INSPECTOR SHALL BE CONTACTED TWENTY-FOUR (24) HOURS PRIOR TO ALL NECESSARY SITE WORK INSPECTIONS AND FIVE (5) DAYS PRIOR TO FINAL INSPECTION.
12. IT IS THE RESPONSIBILITY OF THE APPLICANT TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH ST. JOHNS COUNTY STAFF AFTER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE COUNTY, AND PRIOR TO STARTING ANY SITE ACTIVITIES INCLUDING LAND CLEARING. THIS PRE-CONSTRUCTION MEETING WILL BE HELD IN CONJUNCTION WITH THE ST. JOHNS COUNTY UTILITY DEPARTMENT (SUCD) MANDATORY PRE-CONSTRUCTION MEETING. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ATTEND THIS MEETING. IF THE PROJECT FALLS OUTSIDE OF SUCD JURISDICTION OR DOES NOT REQUIRE UTILITY WORK, PLEASE CONTACT CARL COLE (DEVELOPMENT REVIEW INSPECTOR SUPERVISOR) AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE TO SCHEDULE A MEETING PHONE: (904) 206-0708.
13. ST. JOHNS COUNTY UTILITY DEPARTMENT DOES NOT ALLOW PIPELINES UNDER PAVEMENT. DEFLECT BOTH THE WATER MAIN AND FORCE MAIN AROUND THE CUL-DE-SAC.
14. WHERE PROPOSED UTILITIES CONFLICT OR CROSS, A MINIMUM 18" VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE CLOSEST POINTS OF THE PROPOSED UTILITIES AND CROSSING POTABLE WATER SHALL BE KEPT ABOVE FORCE MAIN OR SANITARY SEWER.
15. GATE VALVES SHALL NOT BE SPACED MORE THAN 500 FEET APART.
16. IT IS THE REQUIREMENT OF SUCD THAT WHEN TREES ARE TO BE PLANTED OR ARE TO REMAIN LOCATED NEAR PUBLICLY OWNED OR MAINTAINED PROPOSED OR EXISTING UTILITY LINES, THAT THEY MUST NOT BE WITHIN 7.5 FT (BOTH WAYS) FROM THE CENTERLINE OF THE PROPOSED OR EXISTING UTILITY LINE. CONTRACTOR SHALL ENSURE THAT THE UTILITY CONSTRUCTION PLANS ARE COORDINATED WITH THE LANDSCAPE/TREE MITIGATION PLANS (MANUAL OF WATER, WASTEWATER AND REUSE DESIGN STANDARDS AND SPECIFICATIONS, PART VI, SUCD GENERAL NOTES).
17. CONTRACTOR TO MEET ALL DEP OSTD REQUIREMENTS.
18. CONTRACTOR TO ENSURE DOMESTIC WATERLINE HAS A MINIMUM OF 18 FT OF CLEARANCE FROM THE SEPTIC FIELD.

ENGINEERING PLANS FOR WHOLE 9 YARDS UTILITY PLAN

ST. JOHNS COUNTY, FLORIDA



FINAL ENGINEERING PLANS



GULFSTREAM DESIGN GROUP, LLC
2225 A1A S. SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
mads@gulfstreamdesign.com

PROJECT NO: 22-002
ISSUE DATE: 09-05-2023
DRAWN BY: MMJ
DESIGNED BY: RCM
CHECKED BY: MMS

NOT VALID WITHOUT SEAL

