Aberdeen

Community Development District

APRIL 22, 2025



Aberdeen Community Development District

475 West Town Place Suite 114 St. Augustine, Florida 32092

District Website: www.AberdeenCDD.com

April 15, 2025

Board of Supervisors Aberdeen Community Development District

Dear Board Members:

The Meeting of the Aberdeen Community Development District Meeting is scheduled for **Tuesday, April 22, 2025 at 4:00 p.m.** at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments (regarding agenda items below)
- III. Closed Session: Security Proposals*
- IV. Consideration of Proposals
 - A. Outfall Pipe Repair at Shetland Boulevard
 - B. First Services for Fiscal Year 2026 Services
 - C. Jani King for Fiscal Year 2026 Services
 - D. Social Hall Painting
- V. Consideration of Requests
 - A. Bartram Trail Highschool Swim Team
 - B. Art & Music Summer Camp
- VI. Discussion Regarding Green Space

- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operation Manager Report
 - E. Amenity Center Manager Report
- VIII. Supervisor's Request and Public Comments
 - IX. Approval of Consent Agenda
 - A. Approval of the Minutes of the March 25, 2025 Meeting
 - B. Balance Sheet as of March 31, 2025 and Statement of Revenues and Expenses for the Period Ending March 31, 2025
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
 - X. Next Scheduled Meeting 05/27/25 @ 6:00 p.m. @ Aberdeen Amenity Center
 - XI. Adjournment

Board Oversight

Landscape Maintenance: Supervisor Fogel Amenity Center: Supervisor Egleston

Security: Supervisor Marmo

Pond Maintenance: Supervisor Perez Finance & Accounting: Supervisor Clarke

District Websites: www.aberdeencdd.org and www.aberdeencdd.com

^{*} Florida law requires Board discussions related to the District's security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in a closed session, per Section 119.071(3)(a) and Section 286.0113(1) of the Florida Statutes. Only the Board and staff can be present for discussion of this agenda item.



Aberdeen CDD Proposal/Quotes Overview Project: Security Camera & Access Control

Date: April 2025

Current Monthly Rate: Envera \$924.00 / Hi Tech \$250.00

Company: Envera

Envera currently Monitors our Amenity Center Pool & Parking Lot

Monthly/ Annual Service for the Amenity Center	\$924.00 Monthly
Pool	\$11,088 Annually
Upgraded 19 Cameras and Installation - Pool	\$8,265.41

Company: Hi-Tech

Hi-Tech currently monitors our Fitness Center cameras, parking lot in front of the Fitness Center and Access Control of the Fitness Center and Pool

Monthly/ Annual Service for the Amenity Center	\$669.00 Pool
Pool & Fitness Center	\$226.99 Fitness
	\$895.99 Total Monthly
	\$10,751.88 Annually
Upgraded/New 16 Cameras - Pool	\$16,523.50
Upgraded/New 8 Cameras - Fitness Center	\$3,829.02
TOTAL With Labor & Discount	\$20,352.52



A.



Engineering - Landscape Architecture - Surveying

778 Shetland Drive Pipe Extension Scope of Work

Project Location: 778 Shetland Drive St Johns, FL 32259 (Project/Work Zone access through pocket park west of 778 Shetland Drive)

Project Manager/Points of Contact: Jay Parker (904)217-0925 Facility Manager Aberdeen CDD jay.parker@fsresidential.com, Mike Silverstein (516)209-6812 Matthews | DCCM msilverstein@dccm.com

Project Background: Homeowner called in complaint of progressing erosion at the southwest fence line within the 20' drainage easement. Matthews visited the site and found discrepancies in the plans on SJC file showing where the MES was supposed to be set and in the linear run of 34"x53" ERCP connecting the Pond 27 Control Structure (S347) to the outfall MES (S348). One plan shows the MES backed up to the 778 Shetland west PL and another shows it split over the west PL. The solution discussed with the CDD board is to extend the 34"x54" ERCP 20' west to eliminate the combination of stormwater run-off and slope condition causing the erosion.

Project Deliverables:

- 1) Clear vegetation within the 20' drainage easement for access to existing MES.
- 2) Install silt fence around project perimeter. Contractor may not disturb the conservation easement adjacent to the 20' Drainage easement.
- 3) Demo and remove the existing poured in place MES.
- 4) Extend the existing 34"x53" ERCP 20'. Pipe length is measured from the top of existing MES to top of proposed MES. Contractor to account for MES length to MES invert (+/- additional 11.33' @4:1 slope).
- 5) Install (1) poured in place MES around the extended ERCP. A 4:1 precast MES may be installed in lieu of a cast in place MES.
- 6) Install rip/rap per design plans. Page PD-1 "Outfall Detail"
- 7) Backfill the yard at 778 Shetland Drive to match tie out grading (previous outfall location).

- 8) Sod stabilize yard at 778 Shetland Drive within work zone.
- 9) Restore any park space and damage caused by construction activity or access to homeowner's yard and CDD or HOA space.

Project Exclusions:

- 1) CDD Facility Manager to coordinate fence removal and storage with homeowner at 778 Shetland Drive.
- 2) Homeowners are responsible for cutting and capping off irrigation. Extending homeowner's irrigation through newly constructed yard space is not included.
- 3) Homeowner is responsible for reinstallation of fencing following all typical applications and protocols with HOA and CDD.

Information Packet Provided:

- 778 Shetland Drive Scope of work, file name "778 Shetland Drive Scope of Work.pdf"
- 2) As built drawings of project location, file name "ASBULT 2018-41_2018-05-22(P&D).pdf
- 3) Design plans, file name "6150805-Plans.pdf"
- 4) For any additional scope of work information please reach out to Mike Silverstein, contact information listed above.

Scope of Work Closeout: Work will be accepted as complete after a final walkthrough with Matthews | DCCM and the facilities manager is performed and approved. No permits should be required to perform this scope of work as this is considered outfall maintenance and work performed is within the 20' Drainage Easement shown on the attached plans. Follow CDD agreement for all additional contractor requirements.

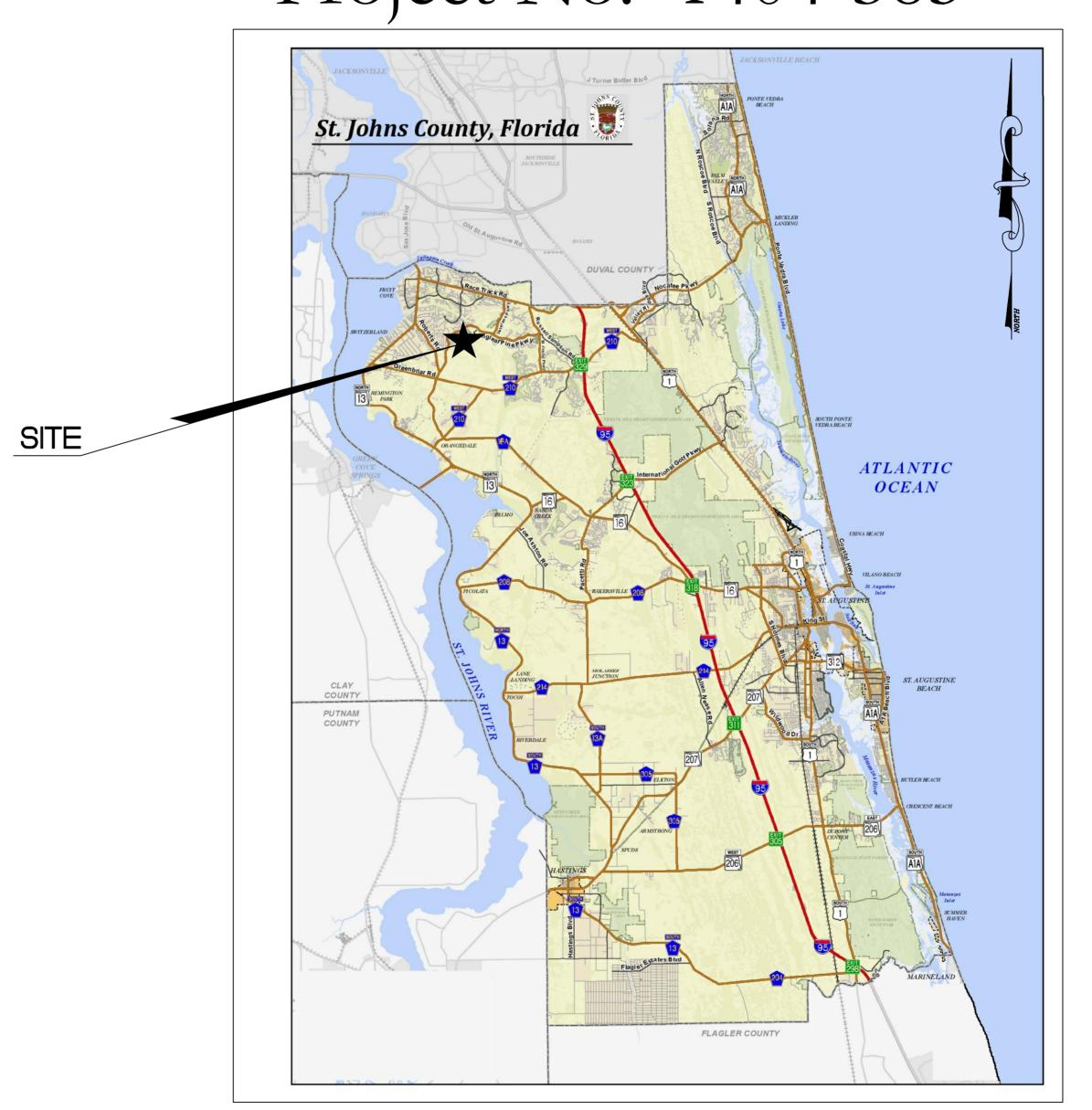
SITE ENGINEERING PLANS

ABERDEEN D.R. HORTON PHASE 3 - 6

For:

D.R. HORTON, INC. - JACKSONVILLE

Project No. 1404-385



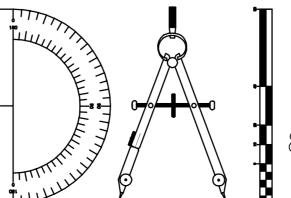
VICINITY MAP-ST JOHNS COUNTY

DATUM NOTE:

PROJECT REFLECTS EXISTING SURVEY INFORMATION BASED ON NGVD 29 DATUM. SEE BENCH MARK ON PLANS. CONVERTING FROM NGVD 29 TO NAVD 88 SUBTRACT 1.04

SJC 1st SUBMITTAL JUNE 5, 2016

PUD JEA LOA 2003-15 PHASES 3-5 2015-0451 PHASE 6 2015-0452

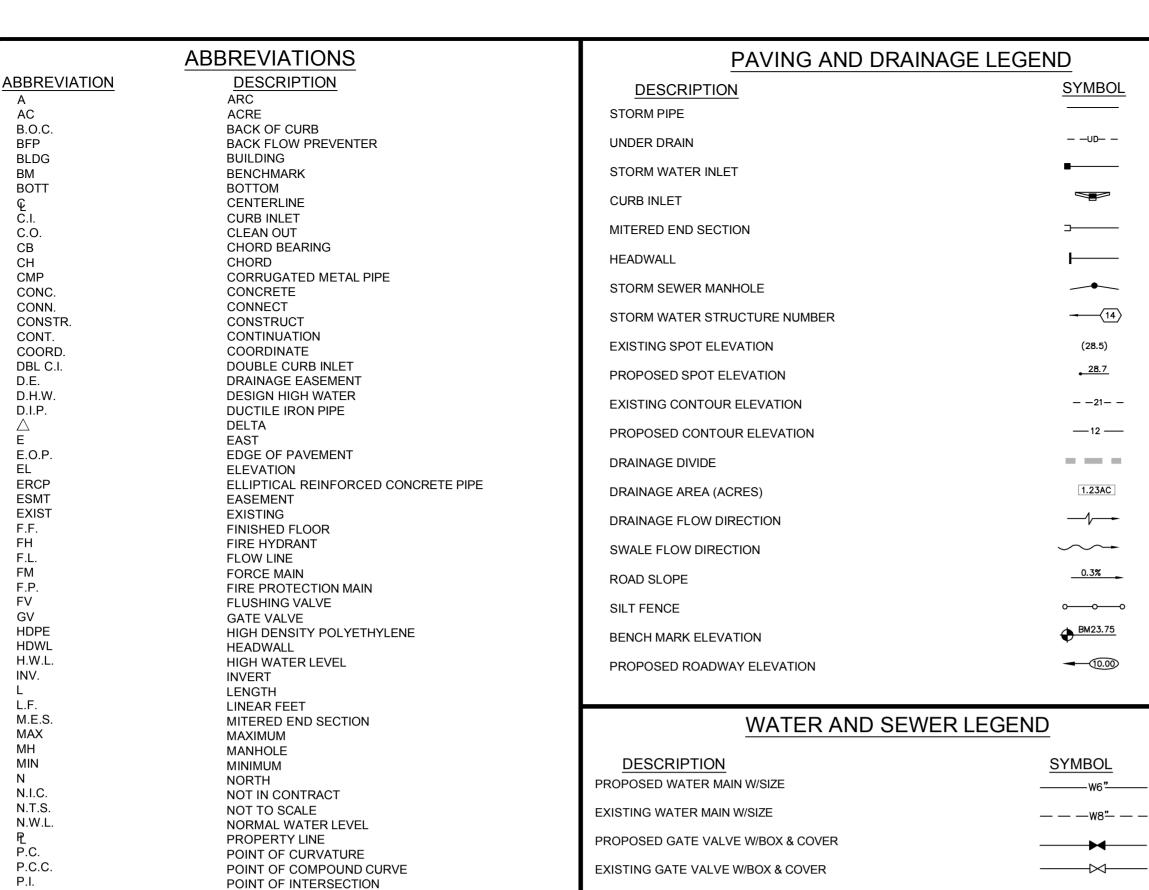


Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS

8375 Dix Ellis Trail, Suite 102 Jacksonville, Florida 32256 Phone: 363-8916 Fax: 363-8917

VINCENT J. DUNN ENGINEER NO. 39452 DAVID M. TAYLOR ENGINEER NO. 44164 CERTIFICATE OF AUTHORIZATION NO. 27168



P.O.B.

P.R.C.

P.T.

P.V.C.

P.V.I.

P.V.T.

PVMT.

PVC

R.P.

RCP

RED.

SAN.

SEP

S.P.

STA.

SWMF

T.O.B.

SWR

T.O.C.

TYP.

TRI C.I.

U.D.A.E.

U.D.E.

U.E.

V.C.

WM

DESCRIPTION LINE NUMBER

BASELINE

CURVE NUMBER

STATION NUMBER

BUILDING NUMBER

NUMBER OF PARKING SPACES

LOT NUMBER

RPZBFP

POINT OF BEGINNING

POINT OF TANGENCY

PAVEMENT

RADIUS POINT **RIGHT OF WAY**

RADIUS

REDUCER

SOUTH

SANITARY

SHEET STATION

SEWER

TYPICAL

SEPARATION SLOPE

SAMPLE POINT

TOP OF BANK

TOP OF CURB

TRIPLE CURB INLET

UTILITY EASEMENT VERTICAL CURVE

WATER MAIN

GEOMETRY LEGEND

POINT OF REVERSE CURVE

POLYVINYL CHLORIDE PIPE

POINT OF VERTICAL CURVATURE

POINT OF VERTICAL INFLECTION

POINT OF VERTICAL TANGENCY

REINFORCED CONCRETE PIPE

STORM WATER MANAGEMENT FACILITY

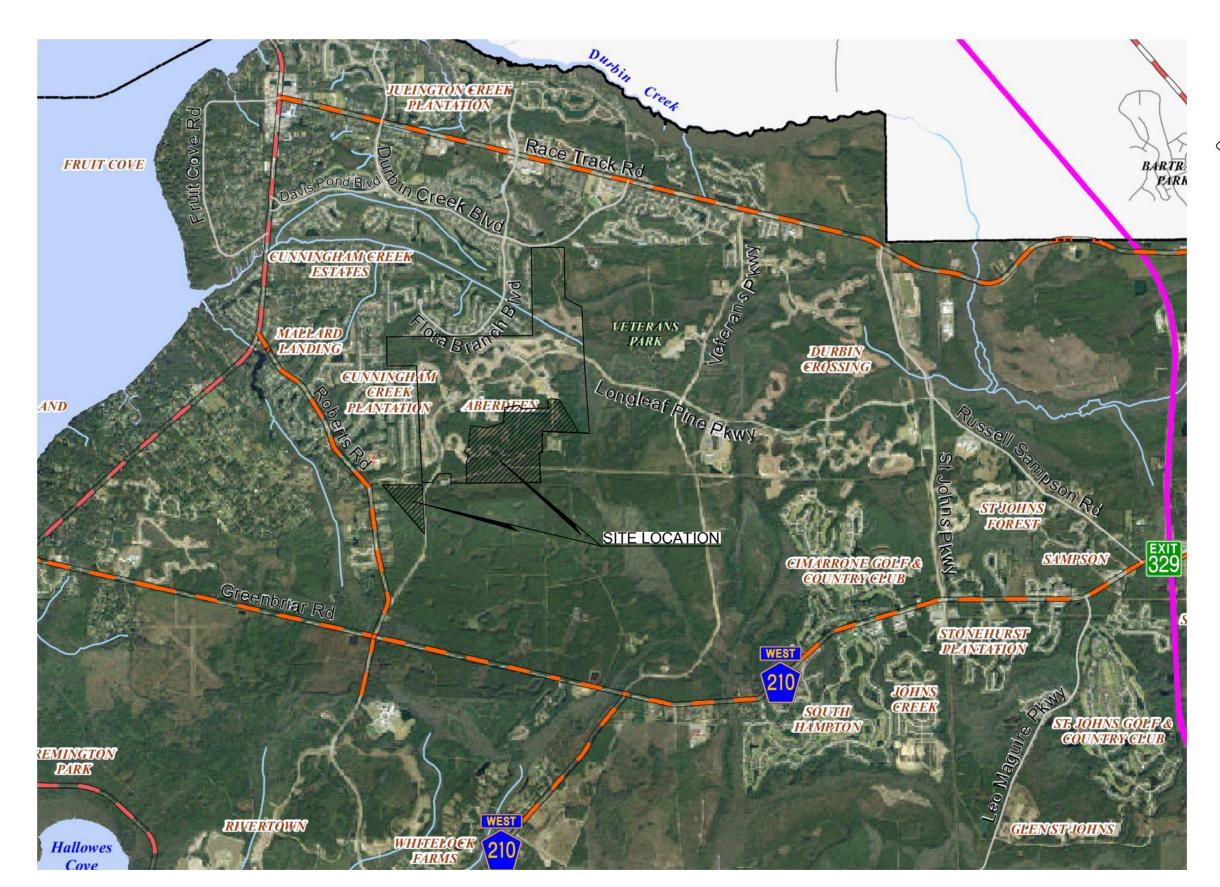
UNOBSTRUCTED DRAINAGE EASEMENT

REDUCED PRESSURE ZONE BACKFLOW PREVENTER

UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT

DESCRIPTION	SYMBOL
PROPOSED WATER MAIN W/SIZE	W6"
EXISTING WATER MAIN W/SIZE	— — —W8 <u>"</u> — —
PROPOSED GATE VALVE W/BOX & COVER	
EXISTING GATE VALVE W/BOX & COVER	$-\!$
PROPOSED REDUCER/INCREASER	
PROPOSED FIRE HYDRANT W/VALVE, BOX COVER	
SINGLE WATER SERVICE	
FLUSHING VALVE	
PROPOSED SANITARY SEWER MAIN	
EXISTING SANITARY SEWER MAIN	— — S8"— —
PROPOSED SANITARY SEWER MANHOLE	
EXISTING SANITARY SEWER MANHOLE	
SANITARY SEWER CLEAN OUT	C.O.
SANITARY SEWER SERVICE LATERAL	
SANITARY SEWER MANHOLE NUMBER	-0
PROPOSED SANITARY SEWER FORCE MAIN	4"FM
EXISTING SANITARY SEWER FORCE MAIN	— —4"FM— —
EXIST. FIRE HYDRANT	
PROPOSED FIRE PROTECTION MAIN	——FP 8"——
EXISTING FIRE PROTECTION MAIN	- — -FP 8"— — -
REDUCED PRESSURE ZONE BACK FLOW PREVENTER W/BY-PASS METER	
REDUCED PRESSURE ZONE BACK FLOW PREVENTER	——
WATER MAIN CROSSING TYPE	—B
SAMPLE POINT(S.P.)	
END OF WATER MAIN PLUG	
DUAL WATER SERVICE	<u>\</u>





LOCATION MAP

	SHEET No.	DWG. No.	DESCRIPTIONS
)	1		COVER SHEET
,	2 - 3	I-1 - I-2	INDEX - LEGEND & INDEX - NOTES
5	4 - 5	OSP-1 - OSP-2	OVERALL SITE PLAN
\	6 - 14	G-1 - G-9	GEOMETRY PLANS
/	15	PRE-1	PRE-DEVELOPMENT PLAN
	16	PST-1	POST-DEVELOPMENT PLAN
	17 - 25	PD-1 - PD-9	PAVING AND DRAINAGE PLANS
	26	DST-1	DRAINAGE STRUCTURE TABLES
	27 - 36	NSP-1 - NSP-10	NEIGHBORHOOD SITE PLANS
	37 - 38	EC-1 - EC-2	EXISTING CONDITIONS PLAN - UTILITIES
	39 - 47	W-1 - W-9	WATER PLANS
	48 - 56	R-1 - R-9	REUSE WATER PLANS
	57 - 65	S-1 - S-9	SEWER PLANS
	66 - 71	TM-1 - TM-6	TREE MITIGATION PLANS
	72	TM-7	TREE MITIGATION TABLES
	73 - 78	RSP-1 - RSP-6	ROADWAY & SEWER PROFILES
	79 - 81	PS-1 - PS-3	PUMP STATION PLANS
	82 - 89	PSD-1 - PSD-8	PUMP STATION DETAILS
	90 - 95	PDD-1 - PDD-6	PAVING AND DRAINAGE DETAILS
	96 - 98	WD-1 - WD-3	WATER DETAILS
	99 - 102	SD-1 - SD-4	SEWER DETAILS
	103 - 104	SPP-1 - SPP-2	STORMWATER POLLUTION PREVENTION PLANS
			ADDITIONAL PLANS
	1	L-1	GENERAL NOTES
	2 - 3	L-2 - L-3	LANDSCAPE PLANS
	4 - 5	L-4 - L-5	IRRIGATION PLANS
	6	L-6	IRRIGATION SCHEDULE & NOTES
	7	L-7	LANDSCAPE SPECIFICATIONS

INDEX OF SHEETS

DETECTABLE WARNING SURFACE NOTE

1. ALL DETECTABLE WARNING SURFACES FOR SIDEWALK AT CURB HANDICAP RAMPS UNDER THE JURISDICTION OF ST. JOHNS COUNTY SHALL BE A COUNTY APPROVED YELLOW COLORED COMPOSITE MATERIAL ANCHORED IN THE CONCRETE SIDEWALK RAMP. ANCHORED COMPOSITE CONCRETE AND ARE TO BE FLUSH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES. DESIGN DIMENSIONS OF DETECTABLE WARNING AREA SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX 304, SHEETS 1 THROUGH 6, AND 28 CODE OF FEDERAL REGULATIONS (CFR) PART 36, APPENDIX A LATEST VERSION, AS WELL AS APPLICABLE COUNTY REQUIREMENTS. LDC SECTION 6.04.02.C. THE STANDARD COLOR FOR THE DETECTABLE WARNING SURFACE SHALL BE YELLOW. A DIFFERENT CONTRASTING COLOR MAY BE APPROVED WHEN SUBMITTED AS PART OF A UNIFORM SIGNAGE PLAN FOR A DEVELOPMENT. ANY TYPE OF SPECIFIED ABOVE WILL NOT BE ACCEPTED BY ST. JOHNS COUNTY. ST. JOHNS COUNTY WILL CONSIDER ALTERNATIVES THAT ARE EQUAL TO THE PRODUCTS SPECIFIED ABOVE, COUNTY ENGINEER AND THE CHIEF ENGINEER FOR DEVELOPMENT SERVICES WILL HAVE THE SOLE RESPONSIBILITY FOR DETERMINING THE PRODUCT ACCEPTABILITY. PROJECTS THAT ARE ON PRIVATE PROPERTY MAY VARY FROM THE ABOVE WHICH APPLIES TO PROPERTY OWNED AND MAINTAINED BY ST. JOHNS COUNTY, BUT MUST IN ALL CASES MEET CURRENT ADA REQUIREMENTS.

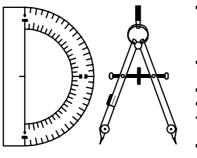
ACCEPTABLE PRODUCTS ARE: CAST IN PLACE COMPOSITE TACTILE BY ADA SOLUTIONS, INC. 6789 PHILLIPS INDUSTRIAL BLVD. JACKSONVILLE, FL 32256 904-268-7511, 800-729-3849 (TOLL FREE), 904-268-3133 (FAX)

ARMORCAST PRODUCTS COMPANY 13230 SATICOY STREET NORTH HOLLYWOOD, CA 91605 818-982-3600, 818-982-7742 (FAX)

DETECTABLE WARNING SYSTEMS 8081 PHILIPS HIGHWAY #22 JACKSONVILLE, FL 32256 866-999-7452

P:\1404-385 ARERDEEN\DR HORTON PH 3-6\WORKING\38511-2 DWG6/3 2015 6:15 PMSteve Murrin

Γ.	\1404-303	ADERDEEN \D.R. HORION PH 3-0\WORKING\30311-2.DWG0	5/5/2015 0	.15 FMSteve Multilli	
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NO.	DATE	DESCRIPTION	BY:	DRAWN BY:	SM/SS
_	_			CHECKED BY:	V. DUNN
				SCALE:	
				DATE:	MAY, 2015
				PROJ. NO.:	1404-385



Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS 8375 Dix Ellis Trail, Suite 102 Jacksonville, Florida 32256 Phone: (904)363-8916 Fax: (904)363-8917 www.dunneng.com

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ABERDEEN	D.K.	HORTON	PHASE	3	_	6

FOR:

D.R. HORTON, INC. - JACKSONVILLE ST. JOHNS COUNTY, FLORIDA INDEX - LEGEND

VINCENT J. DUNN ENGINEER NO. 39452 DAVID M. TAYLOR ENGINEER NO. 44164 CERTIFICATE OF AUTHORIZATION NO. 27168

Sheet No. 2 of 104DWG. NO

SJC/JEA 12-18-14

- EXISTING TOPOGRAPHIC FEATURES AND UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE TAKEN FROM EXISTING RECORDS AND ARE TO BE USED FOR GENERAL INFORMATION ONLY, CONTRACTOR SHALL FIELD VERIFY INFORMATION PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF WATER AND SEWER FACILITIES WITH ALL OTHER CONSTRUCTION TRADES.
- JOINT RESTRAINTS ARE REQUIRED AT ALL BENDS. TEES AND TERMINATION POINTS IN ACCORDANCE WITH THE LATEST JEA WATER AND SEWER STANDARDS MANUAL.
- AS-BUILT DRAWINGS SHALL BE FURNISHED TO JEA AND TO THE ENGINEER IN ACCORDANCE WITH THE LATEST JEA WATER AND SEWER STANDARDS MANUAL.
- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO BE FAMILIAR WITH THE SITE FIELD CONDITIONS. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS OF THE PROJECT SITE EXISTING CONDITIONS, SURROUNDING OFFSITE CONDITIONS AND ALONG THE ROUTE OF THE PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- ALL WATER AND SEWER APPURTENANCES AND EQUIPMENT TO BE INSTALLED PER THE MANUFACTURES INSTALLATION INSTRUCTIONS.
- ALL WATER AND SEWER VALVES TO BE OPEN LEFT (COUNTER CLOCKWISE).
- ALL PIPING, JOINTS AND VALVES SHALL CONFORM WITH AWWA STANDARDS.
- PROVIDE BENDS AND FITTINGS AS NECESSARY TO COMPLETE CONSTRUCTION OF WATER MAIN, RECLAIM WATER MAIN AND FORCE MAIN. CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST JEA WATER AND SEWER STANDARDS MANUAL
- IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE ALL APPLICABLE D.E.P. PERMITS IN ACCORDANCE WITH D.E.P. PERMITTING PROCEDURES.
- ALL COMMERCIAL BUILDING PERMITS AND TAP APPLICATIONS TO BE PROCESSED THROUGH JEA MUST BE ACCOMPANIED BY A SET OF THE APPROVED CIVIL ENGINEERING DESIGN PLANS FOR THE APPLICABLE PROJECT.
- ALL WATER AND SEWER CONSTRUCTION MATERIALS. FOR DEDICATION TO JEA, SHALL BE IN ACCORDANCE WITH THE LATEST JEA APPROVED MATERIALS MANUAL.
- LOCATION WIRE IS TO BE INSTALLED ON ALL WATER, SEWER, RECLAIM WATER AND FORCE MAIN TO BE DEDICATED TO JEA PER JEA WATER AND SEWER STANDARDS MANUAL.
- THE CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION UNTIL ALL APPLICABLE PERMITS
- THE CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 811 OR 1-800-432-4770, 48 HOURS PRIOR TO ANY EXCAVATION IN ANY ESTABLISHED / EXISTING RIGHT-OF-WAY OR EASEMENT.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES NOT LESS THAN ONE (1) WEEK PRIOR TO CONSTRUCTION OF WATER AND SEWER FACILITIES FOR COORDINATION, VERIFICATION AND LOCATION OF ALL UTILITIES.
- ABANDONMENT OR REMOVAL OF EXISTING WATER MAIN, FORCE MAIN, RECLAIM WATER MAIN OR SANITARY SEWER TO BE DONE IN ACCORDANCE WITH THE LATEST JEA WATER AND SEWER STANDARDS MANUAL.
- BACK FILL AND COMPACTION OF FILL BELOW PIPE OR STRUCTURE TO BE IN ACCORDANCE WITH THE LATEST JEA WATER AND SEWER STANDARDS MANUAL.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER AND JEA (PER THE JEA WATER AND SEWER STANDARDS MANUAL) FOR APPROVAL PRIOR TO CONSTRUCTION OF THE WATER AND SEWER FACILITIES.
- LOCAL, STATE & O.S.H.A. RULES AND REGULATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE PROJECT SITE SAFETY.

ALL WORK MUST BE PERFORMED IN A SAFE MANNER IN ACCORDANCE WITH ALL APPLICABLE

- WATER AND SEWER PLANS ARE SCHEMATIC IN NATURE, VALVES, FIRE HYDRANTS, FITTINGS AND MANHOLES ARE SHOWN NOT TO SCALE FOR VISIBILITY ON PLANS.
- ANY NOTES WITHIN THE PLANS IN CONFLICT WITH JEA SHALL BE SUPERSEDED BY THE LATEST
- 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.

JEA WATER AND SEWER STANDARDS MANUAL, NOTES AND/OR DETAILS.

- FOR WATER AND SEWER MAIN INSTALLATION A MINIMUM DISTANCE OF 10' OR TWO TIMES THE VERTICAL DEPTH OVER THE MAIN, WHICHEVER IS GREATER, MUST BE MAINTAINED FROM ALL BUILDINGS, FOUNDATIONS, AND THE TOP OF BANK OF ALL PONDS.
- ALL TAPS, TO BE MADE BY CONTRACTOR, SHALL BE NOTED ON THE PLANS AND COORDINATED WITH THE JEA INSPECTOR PRIOR TO CONSTRUCTION.
- THE LOCATION OF ALL EXISTING ABOVE GRADE AND BELOW GRADE UTILITIES. STRUCTURES AND IMPROVEMENTS SHOWN ON THE DRAWINGS IS BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO THE ACTUAL LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THIS DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITIES AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR AND SHALL REPAIR OR PAY FOR ALL DAMAGES MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT.
- THE UTILITY SYSTEM SHALL BE INSTALLED AS DEPICTED ON THE APPROVED DRAWINGS AND IN ACCORDANCE WITH THE LATEST JEA WATER AND SEWER STANDARDS MANUAL.

WATER AND RECLAIM WATER NOTES

- ALL 2" POLYETHYLENE SERVICES AND MAINS SHALL BE MANUFACTURED OF PE 4710 HDPE, IN ACCORDANCE WITH AWWA C901, ASTM D1248, ASTM D2239, ASTM D2737 AND ASTM D3350 WITH A MINIMUM WORKING PRESSURE PF 250 PSI.
- WHERE WATER MAIN IS LAID UNDER DITCHES, CULVERTS OR OTHER PIPELINES WITHOUT FITTINGS, THE MAXIMUM DEFLECTION SHALL BE IN ACCORDANCE WITH JEA WATER DETAIL W-40 & W-1.
- WATER SERVICES TO BE THE SAME SIZE AS METER, SEE PLAN.
- WATER MAIN TO BE MARKED ON PIPE IN ACCORDANCE WITH THE LATEST JEA WATER AND SEWER STANDARDS MANUAL.
- ALL PVC WATER PIPE SMALLER THAN 4" SHALL BE NSF-PW RATED AND SHALL BE MARKED.
- A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
- IN REGARD TO THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE POTABLE WATER SYSTEM INTO SERVICE, THE BACTERIOLOGICAL SAMPLE POINTS WILL BE INDICATED IN RED OR PINK ON THE RECORD OR AS BUILT DRAWINGS. THE SAMPLE POINT NUMBERS WILL CORRESPOND TO THOSE IN THE BACTERIOLOGICAL SAMPLE LAB SHEETS.

REVISIONS

WATER AND RECLAIM WATER NOTES (CONT.)

- THE RECORD OR AS BUILT DRAWINGS SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE POTABLE WATER SYSTEM INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER AND SEWER (INCLUDING STORM) LINES AT ALL CROSSINGS AND PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET. IN ADDITION, THE CENTERING OF UNCUT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED IN CASES WHERE A MINIMUM OF 18" INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.
- WATER METERS TO BE INSTALLED BY JEA FORCES UPON APPLICATION AND PAYMENT BY A LICENSED MASTER PLUMBER OR UTILITY CONTRACTOR, ROOM 101, CITY HALL, REQUIRED AT TIME OF BUILDING PERMIT.
- 2" PVC WATER MAIN TO BE SDR 21 CONFORMING TO ASTM D2241, SCHEDULE 40 CONFORMING TO ASTM D1748 OR SCHEDULE 80 CONFORMING TO ASTM D1785.
- WATER MAINS 4" THRU 12" TO BE DR25, DR18 OR DR14 PVC AND SHALL CONFORM TO AWWA
- STANDARD C900.
- START OF VERTICAL CONSTRUCTION.

FIRE MAINS TO BE DR-18 AND MUST BE INSPECTED PRIOR TO COVERING AND PRIOR TO THE

- DISINFECTION OF THE WATER MAIN SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST JEA WATER AND SEWER STANDARDS MANUAL.
- MATERIALS FOR POTABLE WATER MAINS AND RECLAIMED WATER MAINS SHALL BE IN ACCORDANCE WITH THE MOST RECENT JEA WATER AND SEWER STANDARDS MANUAL.
- WATER MAINS SHALL HAVE A MINIMUM 3' OF HORIZONTAL DISTANCE BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY OTHER PARALLEL UNDERGROUND UTILITY OR STRUCTURES UNLESS OTHERWISE DEFINED UNDER "WATER MAIN SEPARATION REQUIREMENTS".
- WATER MAIN SEPARATION (OTHER UTILITIES STRUCTURES AND HARDWOOD TREES) SHALL BE IN ACCORDANCE WITH FAC CHAPTER 62-556, 62-604, 62-610 AND SECTIONS 350, 428 AND 429 OF THE JEA WATER AND SEWER STANDARDS MANUAL (INCLUDING JEA STANDARD CONSTRUCTION
- CONNECTIONS AND TIES TO THE JEA WATER SYSTEM AND TRANSFER OF SERVICES SHALL BE PERFORMED BY A LICENSED MASTER PLUMBER OR UNDERGROUND UTILITY CONTRACTOR UNDER SUPERVISION OF JEA. TAPS SHALL BE SCHEDULED AT LEAST 48 HOURS IN ADVANCE BY CONTACTING THE JEA INSPECTOR.
- NO TAPS SHALL BE MADE WITHIN 5' OF A JOINT.
- FIRE HYDRANTS TO HAVE A 3' MIN/10' MAX DISTANCE FROM EDGE OF PAVEMENT/BACK OF CURB TO CENTER LINE OF FIRE HYDRANT. MINIMUM CLEARANCES AROUND FIRE HYDRANTS TO BE 7'-6" MIN FRONT & 4' MIN SIDE & REAR.
- FIRE HYDRANT TO HAVE A 4 ½" LARGE DIAMETER OUTLET (FACING THE ROAD) AND 2 2 ½" OUTLETS. FIRE HYDRANTS OWNED BY JEA TO BE PAINTED CHROME YELLOW WITH WHITE CAPS. PRIVATELY OWNED FIRE HYDRANTS TO BE PAINTED RED WITH WHITE CAPS.
- VALVES SHOULD BE LOCATED SO AS NOT TO CONFLICT WITH CURB AND GUTTER OR BE IN THE
- NORMAL PATH OF TIRES AND SHOULD BE LOCATED NEAREST THE TEE OR CROSS FITTING. VALVES SHALL BE MARKED WITH A "V" SCRIBED IN THE CURB CLOSET/ADJACENT TO THE
- BELOW GRADE VALVES. THE "V" CUT SHALL BE PAINTED BLUE FOR POTABLE WATER OR PANTONE PURPLE FOR RECLAIMED WATER.
- SINGLE LONG AND SHORT SIDE WATER SERVICES SHALL BE 1" FOR SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS AND SHALL BE LOCATED AT ADJACENT PROPERTY LINES ALONG THE FRONT OF THE PROPERTY TO BE SERVED, UNLESS OTHERWISE NOTED ON PLANS.
- DOUBLE 1 1/2" LONG SIDE SERVICES MAY BE UTILIZED AND SHALL TERMINATE WITH A 1" SERVICE FOR TWO ADJACENT LOTS.
- THE MAXIMUM LENGTH OF A WATER SERVICE (DISTANCE FROM CONNECTION AT THE MAIN TO THE WATER METER) SHALL BE 100' UNLESS APPROVED OTHERWISE BY JEA.
- SERVICE LOCATIONS SHALL BE MARKED WITH A "W" SCRIBED IN THE CURB AND PAINTED BLUE ("R" PAINTED PURPLE FOR RECLAIMED WATER)
- RESIDENTIAL SERVICES USING RECLAIMED WATER FOR IRRIGATION MUST HAVE A JEA APPROVED BACKFLOW PREVENTER INSTALLED ON EACH POTABLE WATER SERVICE PRIOR TO THE INSTALLATION OF THE JEA RECLAIMED WATER METER. THE INSTALLATION OF A BACKFLOW PREVENTER SHALL BE IN ACCORDANCE WITH THE JEA RULES AND REGULATIONS FOR WATER, SEWER, AND RECLAIMED WATER SERVICES, APPENDIX B, CROSS CONNECTION CONTROL POLICY.
- ALL WATER METERS SHALL BE LOCATED IN ACCORDANCE WITH THE JEA WATER AND SEWER STANDARDS MANUAL UNLESS OTHERWISE APPROVED.
- WATER METER INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST JEA WATER AND SEWER RULES AND REGULATIONS.
- A METERED DETECTOR CHECK BACKFLOW PREVENTER SHALL BE REQUIRED ON ALL PROJECTS REQUIRING AUTOMATIC SPRINKLER (AS) SYSTEM SERVICES AND/OR THE USE OF ON-SITE PRIVATE FIRE HYDRANTS FOR FIRE PROTECTION.
- BACKFLOW PREVENTERS SHALL BE IN ACCORDANCE WITH JEA RULES AND REGULATIONS FOR WATER, SEWER AND RECLAIMED WATER SERVICES, APPENDIX B, CROSS CONNECTION CONTROL POLICY AND SHALL BE LOCATED ON PRIVATE PROPERTY WITHIN 10' OF THE METER. ALTERNATIVE LOCATIONS MUST BE APPROVED BY JEA PRIOR TO INSTALLATION.
- JEA RECOMMENDS FREEZE PROTECTION ON ALL BACKFLOW PREVENTERS (IF APPLICABLE) SEE
- BACKFLOW PREVENTERS SHALL BE APPROVED BY JEA.

DESIGNED BY: DAI

DATE:

PROJ. NO.

- JEA APPROVED BACKFLOW PREVENTERS SHALL BE LOCATED ADJACENT TO RIGHT-OF-WAY LINE ON PRIVATE PROPERTY UNLESS OTHERWISE APPROVED BY JEA.
- WATER SERVICES FOR THIS PROJECT MUST MEET 2.17 OF THE DESIGN GUIDELINES MANUAL FOR DEDICATED INFRASTRUCTURE.
- ALL RECLAIMED WATER ADVISORY SIGNS SHALL FOLLOW THE RECOMMENDATIONS AS OUTLINED IN FLORIDA DEPARTMENT OF ENVIRONMENT PROTECTION GUIDE LINES AND INCLUDE THE FOLLOWING TEXT IN ENGLISH AND SPANISH: "DO NOT DRINK". TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL, AND SHALL USE PURPLE AS A PROMINENT COLOR. IT IS RECOMMENDED THAT ALL ADVISORY SIGNS BE 18" BY 18" IN SIZE AND CONSTRUCTED OF METAL. ALL ADVISORY SIGNS AND SIGN PLANS WILL NEED PRIOR APPROVAL BY JEA BEFORE BEING INSTALLED. SIGN PLANS SHALL BE SUBMITTED TO JEA'S ENVIRONMENTAL SERVICES FOR APPROVAL. ADVISORY SIGNS SHALL BE UNOBSTRUCTED, VISIBLE TO THE PUBLIC. EXACT LOCATION TO BE FIELD DETERMINED - SEE DETAIL ON APPROVED PLANS.
- BACTERIOLOGICAL SAMPLE POINTS (SP) TO BE INSTALLED EVERY 1000 LF ALONG WATER MAINS (MAX), AT DEAD ENDS AND STUB OUTS GREATER THAN 40LF ON ALL LOOPED MAINS, IN ACCORDANCE WITH THE PERMIT CONDITIONS AND AT THE POINT OF CONNECTION TO THE EXISTING WATER MAIN.
- WATER MAINS SHALL HAVE A MINIMUM DEPTH OF BURY REQUIREMENT OF 30" IN UNPAVED AREAS AND 36" IN PAVED AREAS
- FIRE HYDRANT ASSEMBLY TO INCLUDE FIRE HYDRANT TEE AT WATER MAIN. 6" GATE VALVE WITH BOX AND COVER, 6" PIPE, 6" BENDS AND 6" FIRE HYDRANT. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL APPURTENANCES AS REQUIRED TO COMPLETE CONSTRUCTION OF FIRE HYDRANT ASSEMBLY FROM WATERMAIN TO FIRE HYDRANT-SEE FIRE HYDRANT DETAIL(S) WITHIN APPROVED PLANS FOR ADDITIONAL INFORMATION.

GRAVITY SEWER AND FORCE MAIN NOTES

SANITARY SEWER LINES ARE DESIGNED TO FINISH GRADE AND SHALL BE PROTECTED FROM DAMAGE UNTIL FINISH WORK IS COMPLETED. MANHOLE TOPS SHALL BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.

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ALL SEWER MAINS SHALL BE LAMPED, TV AND MANDREL TESTED FOR ALIGNMENT, DEFLECTIONS, AND INFILTRATION PER THE LATEST JEA SPECIFICATIONS.

GRAVITY SEWER AND FORCE MAIN NOTES (CONT.)

- MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT JEA WATER AND SEWER STANDARDS MANUAL, SECTION 428.
- GRAVITY SEWER PIPES LESS THAN 12' IN DEPTH SHALL BE SDR-35. JEA REQUIRES GRAVITY MAINS CONSTRUCTED AT A DEPTH OF 12' OR GREATER OR WITHIN EASEMENTS TO BE PVC SDR-26 HEAVY WALL SEWER PIPE.
- GRAVITY SEWER MAIN SHALL HAVE A MINIMUM DEPTH OF BURY REQUIREMENTS OF 30 INCHES IN UNPAVED AREAS AND 36" IN PAVED AREAS.
- FOR GRAVITY SEWER A HORIZONTAL DISTANCE OF 3' MINIMUM (6' PREFERRED) SHALL BE MAINTAINED FROM ALL GRAVITY SEWER MAINS TO DRAINAGE STRUCTURES, TELEPHONE DUCT BANKS, ELECTRICAL TRANSFORMERS, SIGNAL RELAYS, POWER POLES AND OTHER STRUCTURES IN THE RIGHT-OF-WAY AS WELL AS ANY OTHER PARALLEL UNDERGROUND UTILITY WITH THE EXCEPTION OF WATER MAINS. WHERE GRAVITY MAINS CROSS OTHER UNDERGROUND UTILITIES WITH THE EXCEPTION OF WATER MAINS, A MINIMUM VERTICAL SEPARATION OF 6" SHALL BE MAINTAINED. ALL DISTANCES SHALL BE MEASURED FROM OUTSIDE EDGE OF THE PIPES.
- IN LOCATIONS WHERE GRAVITY SEWER MAINS CROSS UNDER A BOX-CULVERT OR 48" DIAMETER AND LARGER STORM WATER MAIN. JEA WILL REQUIRE AN APPROVED FLOWABLE FILL MATERIAL SURROUNDING THE SEWER MAIN. IN THESE CASES, PROVIDE 12" OF FLOWABLE FILL AROUND OUTSIDE OF SEWER MAIN, APPROXIMATELY 10 FEET IN EACH DIRECTION FROM THE CROSSING
- SEWER MAIN SEPARATIONS (FROM OTHER UTILITIES, STRUCTURES AND HARDWOOD TRESS) SHALL BE IN ACCORDANCE WITH FAC CHAPTERS 62-555, 62-604, 62-610 AND SECTIONS 350, 428 & 429 OF THE JEA WATER AND SEWER STANDARDS MANUAL INCLUDING JEA STANDARD
- SINGLE SEWER SERVICES SHALL BE 6" MINIMUM DIAMETER AT 18" PER FOOT MINIMUM SLOPE.

CONSTRUCTION DETAILS S-26 AND S-27.

- STUB-OUTS FOR SEWER SERVICES SHALL BE MARKED WITH A 2"X 4"X 4" PRESSURE TREATED PINE POST PAINTED GREEN. SERVICES SHALL BE MARKED WITH AN "S" SCRIBED IN THE CURB AND PAINTED GREEN.
- SEWER SERVICES SHALL HAVE 36" MINIMUM COVER AND SHALL TERMINATE 36" TO 60" DEEP AT THE R/W LINE WHERE NOT IN CONFLICT WITH WATER MAINS, DRAINAGE PIPES, AND OTHER EXISTING UTILITIES OR BURIED ELECTRIC.
- SINGLE SEWER SERVICE SHALL BE INSTALLED AT THE CENTER OF THE LOT AND FRONT THE PROPERTY BEING SERVED. SERVICES SHALL BE INSTALLED PERPENDICULAR TO THE SEWER MAIN. UNLESS OTHERWISE NOTED ON PLANS.

6" SINGLE SEWER SERVICES SHALL BE LIMITED TO 60' MAXIMUM LENGTH (LENGTH BETWEEN SEWER

- MAIN OR MANHOLE AND THE CUSTOMER'S PROPERTY LINE). SERVICES GREATER THAN 60LF SHALL BE APPROVED BY JEA & TERMINATE AT THE R/W LINE WITH A CLEANOUT.
- ALL JUNCTION MANHOLES, MANHOLES LOCATED CLOSET TO THE PUMP STATION WET WELL, AND MANHOLES RECEIVING A FORCE MAIN, SHALL BE COATED INTERNALLY AS OUTLINED IN SECTION 446 OF JEA WATER AND SEWER STANDARDS MANUAL
- FORCE MAINS SHALL HAVE A MINIMUM DEPTH OF BURY REQUIREMENTS OF 30" IN UNPAVED AREAS AND 36" IN PAVED AREAS. COVER FOR PIPE UNDER PAVEMENT SHALL BE MEASURED FROM THE FINISHED GRADE.
- FORCE MAIN MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT JEA WATER AND SEWER STANDARDS MANUAL SECTION 429 AND 430.
- FORCE MAINS SHALL HAVE RESTRAINED JOINTS FOR CHANGES IN DIRECTION IN ACCORDANCE WITH THE LATEST JEA WATER AND SEWER STANDARDS MANUAL.
- FOR FORCE MAINS A HORIZONTAL DISTANCE OF 3' MINIMUM (6' PREFERRED) SHALL BE MAINTAINED FROM ALL FORCE MAINS TO DRAINAGE STRUCTURES, TELEPHONE DUCT BANKS, ELECTRICAL TRANSFORMERS, SIGNAL RELAYS, POWER POLES AND OTHER STRUCTURES IN THE RIGHT-OF-WAY AS WELL AS ANY OTHER PARALLEL UNDERGROUND UTILITY WITH THE EXCEPTION OF WATER RECLAIMED WATER MAINS, WHERE MAINS CROSS OTHER UNDERGROUND UTILITIES WITH THE EXCEPTION OF WATER AND RECLAIMED WATER MAINS, A MINIMUM VERTICAL SEPARATION OF WATER AND RECLAIMED WATER MAINS, A MINIMUM VERTICAL SEPARATION OF WATER AND RECLAIMED WATER MAINS, A MINIMUM VERTICAL SEPARATION OF WATER AND RECLAIMED WATER MAINS, A MINIMUM VERTICAL SEPARATION OF WATER AND RECLAIMED WATER MAINS, A MINIMUM VERTICAL SEPARATION OF WATER MAINS OF WATER WATER MAINS OF WATER MAINS OF WATER MAINS OF WATER WATER MAINS OF WATER OF 6" SHALL BE MAINTAINED. ALL DISTANCES SHALL BE MEASURED FROM OUTSIDE EDGE OF THE
- FORCE MAIN CONNECTIONS TO MANHOLES SHALL CONNECT AT THE BOTTOM OF THE MANHOLE MATCHING THE CROWN OF THE EXISTING PIPE AS SHOWN IN JEA STANDARD CONSTRUCTION
- FORCE MAIN SEPARATION (OTHER UTILITIES, STRUCTURES AND HARDWOOD TREES) SHALL BE IN ACCORDANCE WITH FAC CHAPTERS 62-555, 62-604, 62-610 AND SECTIONS 350 AND 429 OF THE DETAILS S-26 AND S-27.
- VALVES AND APPURTENANCES SHALL CONFORM TO JEA WATER AND SEWER STANDARDS MANUAL SECTION 430. VALVES SHALL BE MARKED WITH A "V" SCRIBED IN THE CURB CLOSET ADJACENT TO THE BELOW GRADE VALVES. THE "V" CUT SHALL BE PAINTED GREEN.

GEOMETRY NOTES

- BOUNDARY, TOPOGRAPHIC, WETLAND, TREE AND RIGHT OF WAY INFORMATION OBTAINED FROM SURVEYS SUPPLIED BY OWNER.
- COMMERCIAL/MULTI-FAMILY STATIONING REFERS TO CENTERLINE OF PAVEMENT, SINGLE FAMILY /
- TOWN HOME STATIONING REFERS TO CENTERLINE OF RIGHT-OF-WAY ALL DIMENSIONING REFERS TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE
- ALL WORK WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF
- AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING STRUCTURES, IMPROVEMENTS, UTILITIES. PROPERTY LINES AND SETBACKS AND CONFIRM ALL PROPOSED DIMENSIONS AND
- GEOMETRY INFORMATION SHOWN IS FOR REFERENCE ONLY. CONTRACTOR'S SURVEYOR SHALL USE RECORD PLAT SUPPLIED BY OWNER FOR ALL STAKING.

ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION OR ORDERING OF MATERIALS.

- THE CONTRACTOR IS RESPONSIBLE FOR ALL SURVEY AND PROPERTY MONUMENTS DURING CONSTRUCTION. IF A MONUMENT IS DISTURBED. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.
- GEOMETRY INFORMATION SHOWN IS FOR REFERENCE ONLY. CONTRACTORS SURVEYOR SHALL RE-COMPUTE/CONFIRM GEOMETRIC INFORMATION SHOWN ON PLANS PRIOR TO FIELD STAKING. DISCREPANCIES, IF ANY, WITH THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE **FNGINFFR**

PAVING AND DRAINAGE NOTES

- ALL GRADING AND PLACEMENT OF COMPACTED FILL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ST. JOHNS COUNTY LAND DEVELOPMENT CODE.
- ALL AREAS WITHIN THE PROJECT LIMITS SHALL BE CLEARED & GRUBBED TO REMOVE ALL UNSUITABLE MATERIAL. ROOTS AND MISCELLANEOUS VEGETATION. EXCEPT SPECIFIC TREES OR CLUSTERS OF TREES WHICH WILL BE FLAGGED BY THE OWNER AND SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR.
- ALL PIPE LENGTHS ARE APPROXIMATE. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS & DETAILS AS SHOWN ON THE PAVING & DRAINAGE DETAIL SHEETS OF THE APPROVED PLANS.
- THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF PAVING & DRAINAGE WITH ALL OTHER CONSTRUCTION TRADES.

ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUB-

GRADE FOR ALL PAVED AREAS. ELEVATIONS SHOWN ON PLANS ARE FINISHED GRADES, UNLESS NOTED OTHERWISE.

ABERDEEN D.R. HORTON PHASE 3 - 6

PAVING AND DRAINAGE NOTES (CONT.)

ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE GRASSED AND/OR SODDED IN

MATERIAL WITH PROPER ALLOWANCE FOR SUBSEQUENT COMPACTION. ALL SUBMERGED

PREPARATION OF THE SUB GRADE SHALL BE REMOVED TO A DEPTH OF AT LEAST THREE

FEET (3') BELOW FINISHED SUB GRADE AND THREE FEET (3') BEYOND PAVEMENT WIDTH.

12. THE CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC.., AT 811 OR

13. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION OF PAVING AND DRAINAGE WITH

ALL EXISTING UTILITIES ABOVE AND BELOW GRADE. THE CONTRACTOR SHALL NOTIFY

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES NOT LESS THAN ONE (1) WEEK

THE CONTRACTOR SHALL PROVIDE 20LF OF 6" UNDERDRAIN STUBOUT EACH SIDE OF CURB

BENCH MARK DATUM (PROVIDED BY OWNER'S SURVEYOR) INFORMATION FOR THIS PROJECT IS

PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY

ALL STORMWATER STRUCTURES TO HAVE TRAFFIC BEARING GRATES UNLESS OTHERWISE

SHOWN UNDER THE "PROJECT DATUM ELEVATION" HEADING ON THIS SHEET. IT SHALL BE THE

CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY BENCHMARK ELEVATIONS SHOWN ON PLANS

PRIOR TO CONSTRUCTION OF STORMWATER FACILITIES FOR COORDINATION.

16. UNDERDRAIN CLEANOUTS (C.O.) TO BE LOCATED AT THE UPSTREAM END, AT EACH 90°

1-800-432-4770, 48 HOURS PRIOR TO ANY EXCAVATION IN ANY ESTABLISHED / EXISTING

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS &

IN THE EVENT THAT UNSUITABLE MATERIAL IS ENCOUNTERED DURING ROADWAY

11. THE CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION UNTIL ALL APPLICABLE

EXCAVATION, THIS MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE

STUMPS, ROOTS, MUCK, OR OTHER PERISHABLE MATERIAL ENCOUNTERED IN THE

TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

ACCORDANCE WITH F.D.O.T. SPECIFICATIONS.

SPECIFICATIONS.

PERMITS ARE OBTAINED.

RIGHT-OF-WAY OR EASEMENT

ENGINEER OF ANY CONFLICTS.

17. ALL ELEVATIONS ARE SHOWN IN FEET.

NOTED ON PLANS.

PROFILE DRAWINGS

VERIFICATION AND LOCATION OF ALL UTILITIES.

INLET. UNLESS OTHERWISE NOTED ON PLANS.

BEND AND EVERY 300LF ALONG UNDERDRAIN.

DISCREPANCIES IN ELEVATION PRIOR TO ANY CONSTRUCTION.

20. ALL WORK MUST BE PERFORMED IN A SAFE MANNER IN ACCORDANCE WITH ALL

RESPONSIBILITY OF THE CONTRACTOR TO INSURE PROJECT SITE SAFETY.

APPLICABLE LOCAL, STATE & O.S.H.A. RULES AND REGULATIONS, IT SHALL BE THE

ROADWAY CENTERLINE ELEVATIONS SHOWN ON PLAN VIEWS ARE FOR INFORMATION

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRASSING ALL EASEMENTS, RIGHT-OF-

ONLY. ROADWAY CENTERLINE ELEVATIONS ARE TO BE OBTAINED FROM THE ROADWAY

WAYS, AND STORMWATER RETENTION AREAS (FROM TOP OF BANK TO NORMAL WATER

ELEVATION AND FROM TOP OF BANK TO 10' OUTSIDE TOP OF BANK) FOR SIDE SLOPES 4:1 OR

ALL STORMWATER PIPE JOINTS ARE TO BE FILTER FABRIC WRAPPED WITH 4LF CENTER ON PIPE

STORMWATER PLANS ARE SCHEMATIC IN NATURE. STORM PIPE DIAMETER, INLET, MANHOLE,

OUTFALL STRUCTURE AND END SECTION SYMBOLS ARE SHOWN NOT TO SCALE FOR PLAN

FILES FOR STORM STRUCTURE LAYOUT. THE CONTRACTOR'S SURVEYOR SHALL LAYOUT

STRUCTURE SHOP DRAWING DIMENSIONS. NOTIFY ENGINEER OF ANY CONFLICTS WITH

25. 2 LIFT PAVEMENT REQUIREMENTS, LDC 6.04.07.F.3 (ROAD CONSTRUCTION) AND 6.04.08

STORMWATER STRUCTURES AND/OR PIPES PRIOR TO CONSTRUCTION.

BONDING FOR THIS WORK IS TO REMAIN IN PLACE.

PIPES WILL REQUIRE TV TESTING

1988 DATUM.

SHALL CONNECT.

REVIEW INSPECTORS SUPERVISOR) TO SCHEDULE A MEETING.

VISIBILITY AND CLARITY. THE CONTRACTOR SHALL NOT USE THE APPROVED PLANS OR CAD

PROPOSED STORM STRUCTURES BASE ON THE STRUCTURE DETAILS AND /OR THE ACTUAL

(BONDING).ALL SUBDIVISION PLANS APPROVED AFTER 05/28/08 ARE SUBJECT TO THE 2 LIFT

SECTIONS. IN SUMMARY: THE FINAL WEARING SURFACE LAYER IS NOT TO BE APPLIED UNTIL

90% OF THE C/O'S HAVE BEEN ISSUED AND THE IMPROVEMENTS HAVE BEEN INSPECTED AND

ACCEPTED BY THE COUNTY. UNTIL THIS FINAL SURFACE HAS BEEN APPLIED AND ACCEPTED,

26. IT IS THE RESPONSIBILITY OF THE APPLICANT TO SCHEDULE A PRE-CONSTRUCTION/PRE-PERMIT

CONSTRUCTION BY THE COUNTY, AND PRIOR TO STARTING ANY SITE ACTIVITIES, THIS

ISSUANCE MEETING WITH ST. JOHNS COUNTY STAFF AFTER PLANS HAVE BEEN RELEASED FOR

PRE-CONSTRUCTION MEETING WILL BE HELD IN CONJUNCTION WITH THE ST. JOHNS COUNTY

UTILITY DEPARTMENT (SJCUD) MANDATORY PRE-CONSTRUCTION MEETING. HOWEVER, IF THE

ALL DRAINAGE PIPES INSTALLED WITHIN ROADWAY RIGHT-OF-WAYS/EASEMENT (PUBLIC OR

PRIVATE) SHALL BE TELEVISED BY A COMPANY OR INDIVIDUAL CERTIFIED TO PERFORM SUCH

IF THE ENGINEER OF RECORD CERTIFIES BY LETTER THAT THE SITE DOES NOT RECEIVE ANY

RELATIONSHIP BETWEEN THE PROJECT SITE AND A COUNTY OWNED OR MAINTAINED DITCH.

DONE IN COLOR AND SHALL BE OF SUCH QUALITY AS TO VISUALLY IDENTIFY THE PROPER

RUNOFF FROM ST. JOHNS COUNTY RIGHT-OF-WAYS. IF THERE IS ANY CONNECTION OR

WORK PER LDC 6.04.07 L.5.a. THIS REQUIREMENT MAY ONLY BE WAIVED ON COMMERCIAL SITES

POND OR STRUCTURE, IT SHALL BE REQUIRED. THIS TELEVISING OF THE DRAINAGE LINE SHALL BE

CONSTRUCTION OF ALL JOINTS AND PIPE ALIGNMENT. A VIDEO TAPE SHALL BE PROVIDED TO THE

COUNTY UPON COMPLETION. THE TELEVISING OF THE DRAINAGE LINES SHALL BE PERFORMED

AFTER THE PLACEMENT OF THE BASE MATERIAL AND PRIOR TO THE FINAL WEARING SURFACE

OF THE ROADWAY. THE APPROVAL, BY THE COUNTY, OF THE TELEVISING SHALL BE REQUIRED

PRIOR TO THE PLACEMENT OF THE FINAL WEARING SURFACE OF THE ROADWAY. TELEVISED

28. SUBMITTAL OF AS-BUILT SITE SURVEY. INCLUDING BENCHMARKS. IS REQUIRED IN COMPLIANCE

29. ST. JOHNS COUNTY DEVELOPMENT REVIEW INSPECTOR SHALL BE CONTACTED 24 HOUR PRIOR

TO ALL NECESSARY SITE WORK INSPECTIONS AND 5 DAYS PRIOR TO THE FINAL INSPECTION.

30. THE PAVING AND DRAINAGE AS-BUILTS MUST BE SUBMITTED IN BOTH NGVD 1929 DATUM AND NAVD

THE LOCATION OF ALL EXISTING ABOVE GRADE AND BELOW GRADE UTILITIES, STRUCTURES AND

IMPROVEMENTS SHOWN ON THE DRAWINGS IS BASED ON LIMITED INFORMATION AND MAY NOT

HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY

RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER

IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE

COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN

WORKING IN AREAS NEAR EXISTING UTILITIES AND IMPROVEMENTS AND SHALL BE RESPONSIBLE

IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL

VERIFY ALL GRADES, INVERTS AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY

SITE FIELD CONDITIONS. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS OF THE

PROJECT SITE EXISTING CONDITIONS, SURROUNDING OFFSITE CONDITIONS AND ALONG THE

CONTRARY TO THE ACTUAL LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND

FOR AND SHALL REPAIR OR PAY FOR ALL DAMAGES MADE TO EXISTING UTILITIES OR OTHER

ENGINEER OF THE DISCREPANCY. THIS DISCREPANCY SHOULD BE RESOLVED PRIOR TO

32. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO BE FAMILIAR WITH THE

ROUTE OF THE PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION

OF THE BUILDING BY THE BUILDING DEPARTMENT AND THE FIRE MARSHAL.

RECORD SHALL BE REVIEWED AND CERTIFIED BY THE ENGINEER OF RECORD (EOR). ALL STORM

WITH SECTION 6.04.00 OF THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE AND SECTION 15.

"AS-BUILTS", OF THE DEVELOPMENT REVIEW MANUAL PRIOR TO SCHEDULING A FINAL INSPECTION

PAVING AND BONDING REQUIREMENTS AS DETAILED IN THE ABOVE LAND DEVELOPMENT CODE

LESS. SIDE SLOPES 3:1 SHALL BE SODDED. SIDE SLOPES GREATER THAN 3:1 SHALL BE SODDED AND STAKED. SITE SPECIFIC NOTES AND DETAILS SHALL SUPERSEDE THE ABOVE NOTE.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRECAST STORM STRUCTURES

FOR:

D.R. HORTON, INC. - JACKSONVILLE

ST. JOHNS COUNTY, FLORIDA

INDEX - NOTES

/INCENT J. DUNN ENGINEER NO. 39452 DAVID M. TAYLOR ENGINEER NO. 44164 ERTIFICATE OF AUTHORIZATION NO. 27168

PAVING AND DRAINAGE NOTES (CONT.)

- 33. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND
- ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE
- BARRIER PRIOR TO ANY LAND CLEARING.
- UNAUTHORIZED IMPACT TO UPLAND BUFFER(S). 36. THE JURISDICTIONAL WETLAND LINE, WETLAND IMPACTS, WETLAND MIGRATION AREA AND UPLAND BUFFERS AS DEPICTED ON THESE PLANS MATCH THOSE SHOWN ON PLANS SUBMITTED TO AND APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

35. THE SITE CONTRACTOR WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN

- THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PERIOD. EROSION CONTROL MEASURES ARE TO BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS, CONSERVATION AREAS, WETLANDS & ESTABLISHED STORMWATER SYSTEMS, REVEGETATION & STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE TO REDUCE THE POTENTIAL FOR FUTURE SOIL EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL INCLUDE, BUT NOT LIMITED TO THOSE OUTLINED IN DRAWING NO. SPP-1 AND SPP-2 OF THE APPROVED PLANS.
- GRADES SHOWN ALONG THE PROJECT PERIMETER, PROJECT LIMITS AND OR PROJECT BOUNDARY ARE EXISTING UNLESS OTHERWISE NOTED. IT IS THE INTENT OF THE DESIGN TO MATCH EXISTING GRADES AT THESE LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREP-ANCIES IN ELEVATIONS PRIOR TO PLACING ANY FILL OR PROCEEDING WITH ANY EXCAVATION IN THESE AREAS.

JEA UTILITY CONSTRUCTION NOTES

- ALL WATER, RECLAIMED WATER AND SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST JEA WATER AND SEWER STANDARDS MANUAL, ALL APPLICABLE LOCAL AND STATE REGULATORY RULES & REGULATIONS AND OTHER APPLICABLE JEA RULES.
- ALL WATER. RECLAIMED WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PROVIDED BY A CONTRACTOR QUALIFIED AS REQUIRED UNDER THE CURRENT FLORIDA STATUTE OR BY AN UNDERGROUND UTILITY CONTRACTOR, LICENSED UNDER THE PROVISIONS OF CHAPTER
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CITY OR COUNTY RIGHT-OF-WAY PERMITS FOR WORK IN THE CITY R/W, COUNTY R/W OR A FDOT PERMIT FOR WORK IN THE FDOT R/W.
- THE CONTRACTOR SHALL CONTACT THE JEA FIELD INSPECTOR AND SCHEDULE A "PRE-CONSTRUCTION MEETING" 48 HOURS PRIOR TO INITIATING THE JEA WATER AND SEWER UTILITY WORK, INCLUDING ALL UTILITY MAIN TAPS BY THE CONSTRUCTOR.
- JEA WATER AND SEWER TAP FEES, JEA WATER AND SEWER CAPACITY FEES AND JEA METER FEES SHALL BE PAID PRIOR TO THE WATER METER INSTALLATION. CONTACT THE JEA SERVICE COUNTER AT 665-5260 (JEA.COM) FOR ADDITIONAL INFORMATION. WATER METERS WILL NOT BE INSTALLED PRIOR TO THE ISSUANCE OF A REGULATORY CLEARANCE LETTER (COC) FOR THE WATER AND SEWER IMPROVEMENTS, COMPLETION AND APPROVAL OF FINAL INSPECTION AND APPROVED AS-BUILT DRAWINGS.
- FINAL CONNECTION TO THE JEA SYSTEM MAY BE CONTINGENT UPON THE CONSTRUCTION, DEDICATION AND FINAL ACCEPTANCE (TRANSFER OF OWNERSHIP/MAINTENANCE) OF THE JEA OFF-SITE UTILITIES.
- THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS FOR THE WATER. RECLAIMED WATER AND SEWER IMPROVEMENTS SHALL CONFORM TO THE LATEST JEA AND FDEP RULES. THE MINIMUM HORIZONTAL SEPARATION REQUIREMENTS BETWEEN THE PROPOSED WATER AND SEWER UTILITIES AND PONDS OR STRUCTURES SHALL CONFORM TO THE LATEST JEA WATER AND SEWER STANDARDS MANUAL.
- WATER AND SEWER PIPES SHALL BE CONSTRUCTED WITH A MINIMUM 30" COVER IN UNPAVED AREAS AND A MINIMUM OF 36" COVER IN PAVED AREAS. THE MAXIMUM COVER FOR UTILITIES UTILIZING HORIZONTAL DIRECTIONAL DRILL METHODS SHALL COMPLY WITH THE LATEST JEA WATER AND SEWER STANDARDS MANUAL.
- WATER AND SEWER PRESSURE MAINS AND SERVICES SHALL PASS A JEA PRESSURE AND LEAKAGE TEST AT 150 PSI FOR 2 HOURS. IN ADDITION, WATER MAINS SHALL BE DISINFECTED AND PASS A BACTERIOLOGICAL ANALYSIS. ALL TESTS SHALL CONFORM TO JEA AND FDEP RULES AND REGULATIONS AND AWWA C-651. THE JEA INSPECTOR SHALL BE NOTIFIED 48 HOURS (MIN) PRIOR TO PERFORMING THESE TESTS NO FINAL CONNECTION(S) TO EXISTING POTABLE WATER MAINS SHALL BE MADE UNTIL THE NEW MAIN IS PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE.
- IN THE AREAS WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK SHALL BE STOPPED AND THE PROPER REGULATORY AUTHORITIES NOTIFIED. A REVISED CONSTRUCTION PLAN SHALL BE APPROVED BY JEA AND FDEP WHICH COMPLIES WITH ALL REGULATORY RULES. THE REVISED CONSTRUCTION PLAN FOR THE JEA WATER MAIN SYSTEM INCLUDING WATER SERVICE LINES MAY INVOLVE GALVANIZED OR DUCTILE IRON PIPE WITH SPECIAL SOLVENT RESISTANT (FLUOROCARBON TYPE) GASKETS PROJECT FALLS OUTSIDE OF SJCUD JURISDICTION PLEASE CONTACT CARL COLEE (DEVELOPMENT WHICH EXTEND 100 FEET BEYOND THE CONTAMINATED AREAS.
 - THE CONTRACTOR SHALL MINIMIZE SERVICE INTERRUPTIONS TO EXISTING JEA WATER AND SEWER CUSTOMERS. IF JEA APPROVES A SERVICE INTERRUPTION, THEN THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE AFFECTED CUSTOMERS IN ACCORDANCE WITH THE LATEST JEA RULES.
 - RESIDENTIAL SERVICES USING RECLAIMED WATER FOR IRRIGATION MUST HAVE A JEA APPROVED BACKFLOW PREVENTER INSTALLED ON EACH POTABLE WATER SERVICE PRIOR TO THE INSTALLATION OF A JEA RECLAIMED WATER METER. THE INSTALLATION OF A BACKFLOW PREVENTER SHALL BE IN ACCORDANCE WITH THE JEA RULES AND REGULATIONS FOR WATER, SEWER, AND RECLAIMED WATER SERVICES, APPENDIX B. CROSS CONNECTION CONTROL POLICY.
 - FOR DEVELOPMENTS UTILIZING RECLAIMED WATER, A JEA APPROVED RECLAIMED WATER SIGNAGE PLAN SHALL BE IMPLEMENTED PRIOR TO THE INSTALLATION OF THE RECLAIMED WATER METERS.

SITE SPECIFIC NOTES

DATUM NOTE:

PROJECT REFLECTS EXISTING SURVEY INFORMATION BASED ON NGVD 29 DATUM. SEE BENCH MARK ON PLANS.CONVERTING FROM NGVD 29 TO NAVD 88. SUBTRACT 1.04'±

PROJECT DATUM ELEVATION

PROJECT DESIGN IS BASED ON NGVD 29 DATUM SEE PLANS FOR BENCH MARK ELEVATION & LOCATION(S)

SJC/JEA 8-29-13

Sheet No. 3 of 104

DWG. NO

NO. DATE DESCRIPTION DRAWN BY: CHECKED BY: V. DUNN SCALE:

P:\1404-385 ABERDEEN\D.R. HORTON PH 3-6\WORKING\385I1-2.DWG6/3/2015 6:15 PMSteve Murrin

Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS 8375 Dix Ellis Trail, Suite 102 Jacksonville, Florida 32256 Phone: (904)363-8916 Fax: (904)363-8917 www.dunneng.com

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9, THENCE SOUTH 03*45'59" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 9, A

FROM SAID POINT OF BEGINNING, THENCE NORTH 89"15'23" EAST, DEPARTING SAID EASTERLY LINE OF SECTION 9, A DISTANCE OF 561.23 FEET; THENCE NORTH 00"48'17" WEST, 182.15 FEET; THENCE NORTH 17*35'13" WEST 160.82 FEET; THENCE NORTH 59*50'20" EAST, 203.71 FEET; THENCE SOUTH 30*09'40" EAST, 13.05 FEET; THENCE SOUTH 86*25'16" EAST, 314.96 FEET; THENCE SOUTH 58'01'14" EAST, 98.42 FEET; THENCE SOUTH 31"12'33" EAST 1731.65 FEET; THENCE NORTH 87'48'38" WEST, 1700.90 FEET; THENCE SOUTH 00'00'32" WEST, 984.81 FEET; THENCE NORTH 87*43'10" WEST, 128.86 FEET; THENCE SOUTH 02*41'53" EAST, 632.72 FEET; THENCE NORTH 87*48'23" WEST, 13.60 FEET; THENCE SOUTH 03*45'59" EAST, 726.77 FEET TO THE SOUTH EAST CORNER OF SAID SECTION 9; THENCE SOUTH 89"28'29" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 9, A DISTANCE OF 3386.04 FEET TO THE SOUTHEAST CORNER OF ABERDEEN (D.R. HORTON - PHASE 1), PARCEL "C", AS SHOWN IN MAP BOOK 60, PAGES 58 THROUGH 78 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWENTY-TWO COURSES: COURSE 1, THENCE NORTH 00'30'57" WEST, DEPARTING SAID SOUTHERLY LINE, 980.65 FEET; COURSE 2, THENCE NORTH 22'43'33" EAST. 196.15 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 500.00 FEET; COURSE 3. THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02"13'13", AN ARC LENGTH OF 19.37 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°09'51" WEST, 19.37 FEET; COURSE 4, THENCE NORTH 24°56'45" EAST, 148.96 FEET; COURSE 5, THENCE NORTH 75°50'01" WEST, 48.90 FEET; COURSE 6, THENCE NORTH 67"9'27" WEST, 51.87 FEET; COURSE 7. THENCE NORTH 53"16'05" WEST, 164.00 FEET; COURSE 8. THENCE NORTH 05"25'15" WEST, 17.44 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; COURSE 9, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 80'39'53" AN ARC LENGTH OF 70.39 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44"14'49" EAST, 64.72 FEET; COURSE 10, THENCE NORTHERLY, ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 04°20'27", AN ARC LENGTH OF 13.26 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06"05"/06" EAST 13.25 FEET; COURSE 11, THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGEL OF 30'39'59", AN ARC LENGTH OF 26.76 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07"04"41" WEST, 26.44 FEE; COURSE 12, THENCE NORTH 18"59'10" EAST, 140.76 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 425.00 FEET; COURSE 13, THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11"51'44", AN ARC LENGTH OF 87.99 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76"56'42" EAST, 87.83 FEET; COURSE 14. THENCE SOUTHEASTERLY, ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 83°37'14", AN ARC LENGTH OF 36.49 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°03'57" EAST, 33.33 FEET; COURSE 15, THENCE SOUTH 89"15'19" EAST, 50.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; COURSE 16, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83'37'14". AN ARC LENGTH OF 36.49 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42*33'18" EAST. 33.33 FEET. COURSE 17. THENCE NORTH 05*38'05" WEST. 50.00 FEET TO A POINT ON A CURVE. CONCAVE NORTHERLY. HAVING A RADIUS OF 375.00 FEET; COURSE 18, THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12*59'57", AN ARC LENGTH OF 85.08 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89*08'06" WEST, 84.90 FEET; COURSE 19, THENCE NORTH 07*21'52" EAST, 938.64 FEET; COURSE 20, THENCE SOUTH 82'38'08" EAST, 775.09 FEET; COURSE 21, THENCE NORTH 72'02'19" EAST, 763.68 FEET; COURSE 22, THENCE NORTH 04'58'41" EAST, 695.99 FEET; THENCE NORTH 82°59'27" EAST, DEPARTING SAID EASTERLY LINE, 691.83 FEET; THENCE SOUTH 12°51'34" WEST, 49.08 FEET; THENCE SOUTH 39°06'30" EAST, 31.74 FEET; THENCE

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

DISTANCE OF 1982.90 FEET TO THE POINT OF BEGINNING.

A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SOUTH 46"24'57" EAST, 87.32 FEET; THENCE NORTH 89"15'23" EAST, 664.88 FEET TO THE POINT OF BEGINNING.

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9: THENCE SOUTH 03'45'59" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 9. A DISTANCE OF 5380.68 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 89'28'29" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 9, A DISTANCE OF 2468.22 FEET; THENCE NORTH 00'31'31" WEST, DEPARTING SAID SOUTHERLY LINE, 409.27 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE SOUTH 75'42'04" WEST, 99.93 FEET; THENCE NORTH 75'52'19" WEST, 113.81 FEET; THENCE SOUTH 87'01'20" WEST, 50.97 FEET; THENCE NORTH 14"15"13" WEST, 36.85 5 FEET; THENCE NORTH 71"08"19" WEST, 69.93 FEET; THENCE SOUTH 67"56"17" WEST, 52.05 FEET; THENCE SOUTH 83"42"12" WEST, 50.30 FEET; THENCE SOUTH 70°23'16" WEST, 40.22 FEET; THENCE NORTH 14"16'25" WEST, 63.75 FEET; THENCE NORTH 75'44'18" EAST, 450.06 FEET; THENCE SOUTH 14"15'35" EAST, 198.99 FEET TO THE

BEING THE SAME AS THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 919, PAGE 1114 AND OFFICIAL RECORDS BOOK 1093, PAGE 410 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

ALSO, LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS (THE "CONSERVATION AREAS")

THOSE PORTIONS OF CONSERVATION EASEMENTS #35C AND #53 LYING WITHIN THE ABOVE DESCRIBED LANDS, AND ALL OF CONSERVATION EASEMENTS #35D, #45B, #46A, #47, #48, #49, #50, #51 AND #52, ALL AS RECORDED IN OFFICIAL RECORDS BOOK 2664, PAGE 1814 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH ALL OF CONSERVATION EASEMENT CDD #10A, CDD #15, AND CDD #16 AND THOSE PORTIONS OF CONSERVATION EASEMENT CDD #17B LYING WITHIN THE ABOVE DESCRIBED LANDS, ALL AS RECORDED IN OFFICIAL RECORDS BOOK 2666, PAGE 1119 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

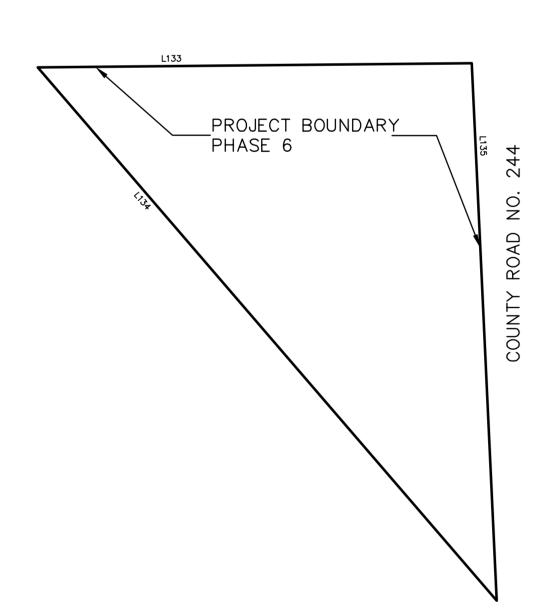
PARCEL 2

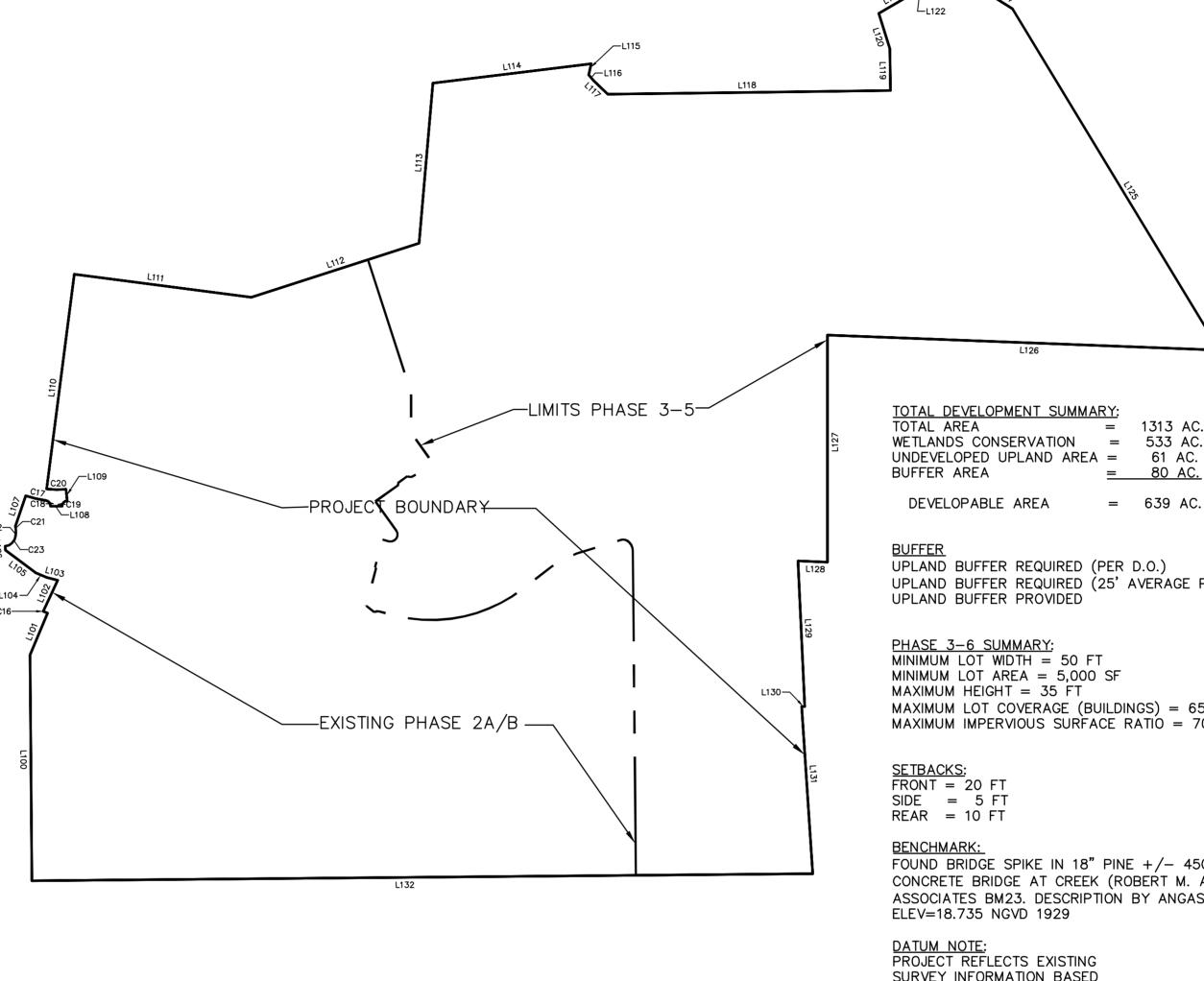
A PORTION OF FRACTIONAL SECTION 17, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 17, THENCE SOUTH 02°39'37" EAST, ALONG THE EASTERLY LINE OF SAID FRACTIONAL SECTION 17, A DISTANCE OF 50.03 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE SOUTH 02°39'37" EAST, ALONG SAID EASTERLY LINE OF FRACTIONAL SECTION 17 AND ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 244, A 150 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED, A DISTANCE OF 2241.68 FEET TO THE SOUTHERLY CORNER OF SAID FRACTIONAL SECTION 17; THENCE NORTH 40'43'03" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE NORTHEASTERLY LINE OF SECTION 39 OF THE FRANCIS P. FATIO GRANT, SAID TOWNSHIP 5 SOUTH, RANGE 27 EAST, 2930.30 FEET; THENCE NORTH 89°25'13" EAST, DEPARTING SAID NORTHEASTERLY LINE, 1807.57 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS (THE "CONSERVATION AREAS")

ALL OF CONSERVATION EASEMENTS #61, #62, #63 AND #64 AS RECORDED IN OFFICIAL RECORDS BOOK 2664, PAGE 1814, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA





BOUNDARY LINE TABLE LINE # | LENGTH DIRECTION L100 | 980.65 S0° 30' 57.00"E L101 S22° 43′ 33.00″W 196.15 L102 S24° 56′ 45.00″W 148.96 S75° 50' 01.00"E L103 48.90 L104 51.87 S67° 19' 27.00"E S53° 16' 05.00"E L105 164.00 L106 17.44 S5° 25' 15.00"E L107 140.76 S18° 59' 10.00"W L108 50.00 N89° 15′ 19.00″W L109 50.00 S5° 38' 05.00"E L110 938.64 S7°21'52.00"W L111 775.09 N82° 38' 08.00"W 764.07 S72° 04' 00.92"W 695.99 S4° 58' 41.00"W L114 692.02 S82° 56' 58.48"W L115 49.08 S12°51′34.00″W L116 31.74 S39° 06' 30.00"E L117 87.32 S46° 24' 57.00"E 664.88 N89° 15′ 23.00"E 182.15 L119 NO°48′17.00″W L120 160.82 N17° 35' 13.00"W L121 203.71 N59° 50' 20.00"E L122 13.05 S30° 09' 40.00"E 314.96 | S86° 25' 16.00"E L124 98.42 S58° 01' 14.00"E L125 | 1731.65 | S31° 12' 33.00"E L126 | 1700.90 | N87° 48' 38.00"W L127 984.81 S0° 00' 32.00"W L128 128.86 N87° 43' 10.00"W L129 632.72 S2°41′53.00″E N87° 48' 23.00"W 13.60 L131 726.86 S3° 45' 59.00"E L132 3386.66 N89° 28' 18.05"E L133 1807.57 S89°25′13.49″W

GRAPHIC SCALE

1 inch = 400 ft

BOUNDARY CURVE TABLE LENGTH | RADIUS DELTA 19.371 | 500.000 | 2.2198 87.987 | 425.000 | 11.8619 36.482 | 25.000 | 83.6104 36.482 25.000 83.6104 C19 C20 85.082 | 375.000 12.9996 C21 26.758 50.000 30.6626 C22 13.253 | 175.000 4.3391 C23 70.391 | 50.000 | 80.6617

L134 | 2930.13 | S40° 42' 16.46"E

L135 | 2241.95 | N2° 38' 39.23"W

= 639 AC. UPLAND BUFFER REQUIRED (PER D.O.) = 70 AC.UPLAND BUFFER REQUIRED (25' AVERAGE PER LDC) = 62 AC. = 80 AC.MAXIMUM LOT COVERAGE (BUILDINGS) = 65% MAXIMUM IMPERVIOUS SURFACE RATIO = 70% FOUND BRIDGE SPIKE IN 18" PINE +/- 450' OF ABDC 9 BY CONCRETE BRIDGE AT CREEK (ROBERT M. ANGAS ASSOCIATES BM23. DESCRIPTION BY ANGAS). SURVEY INFORMATION BASED ON NGVD 29 DATUM. SEE BENCH MARK ON PLANS. CONVERTING FROM NGVD 29

NOTE: SALES TRAILER MAY BE LOCATED WITHIN PHASE 3 AT PROPOSED LOT NO. 619

TO NAVD 88. SUBTRACT 1.04'

ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT". ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT. WHEN APPLICABLE.

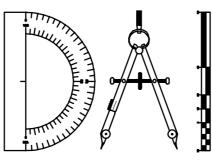
NOTE: SEE WATER PLAN & SEWER PLAN FOR TEMPORARY JEA EASEMENT INFORMATION.

-FLOOD ZONE -

DEVELOPED AREA LOCATED WITHIN FLOOD ZONE "A" & "X" PER FEMA MAP NO.'S 12109C0153H & 12109C0154H, DATED SEPT. 2. 2004. (NO BASE FLOOD ELEVATION ESTABLISHED PER FEMA). OFFSITE AREA WITHIN FLOOD ZONES "A", "X" & "AE" PER SAME

P:\1404-385	ABERDEEN\D.R.	HORTON F	$PH 3-6\WORKING$	3850SP1-2.DWG6	3/2015 6:16	B PMSteve Murrin

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		REVISIONS		DESIGNED BY:	DAI
NO.	DATE	DESCRIPTION	BY:	DRAWN BY:	SM/SS
				CHECKED BY:	V DIINN
				CHECKED DI.	v. DUNN
				SCALE:	1" = 400'
				DATE:	MAY, 2015
				PROJ. NO.:	1404-385



Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS 8375 Dix Ellis Trail, Suite 102 Jacksonville, Florida 32256 Phone: (904)363-8916 Fax: (904)363-8917 www.dunneng.com

ABERDEEN D.R. HORTON PHASE 3 - 6

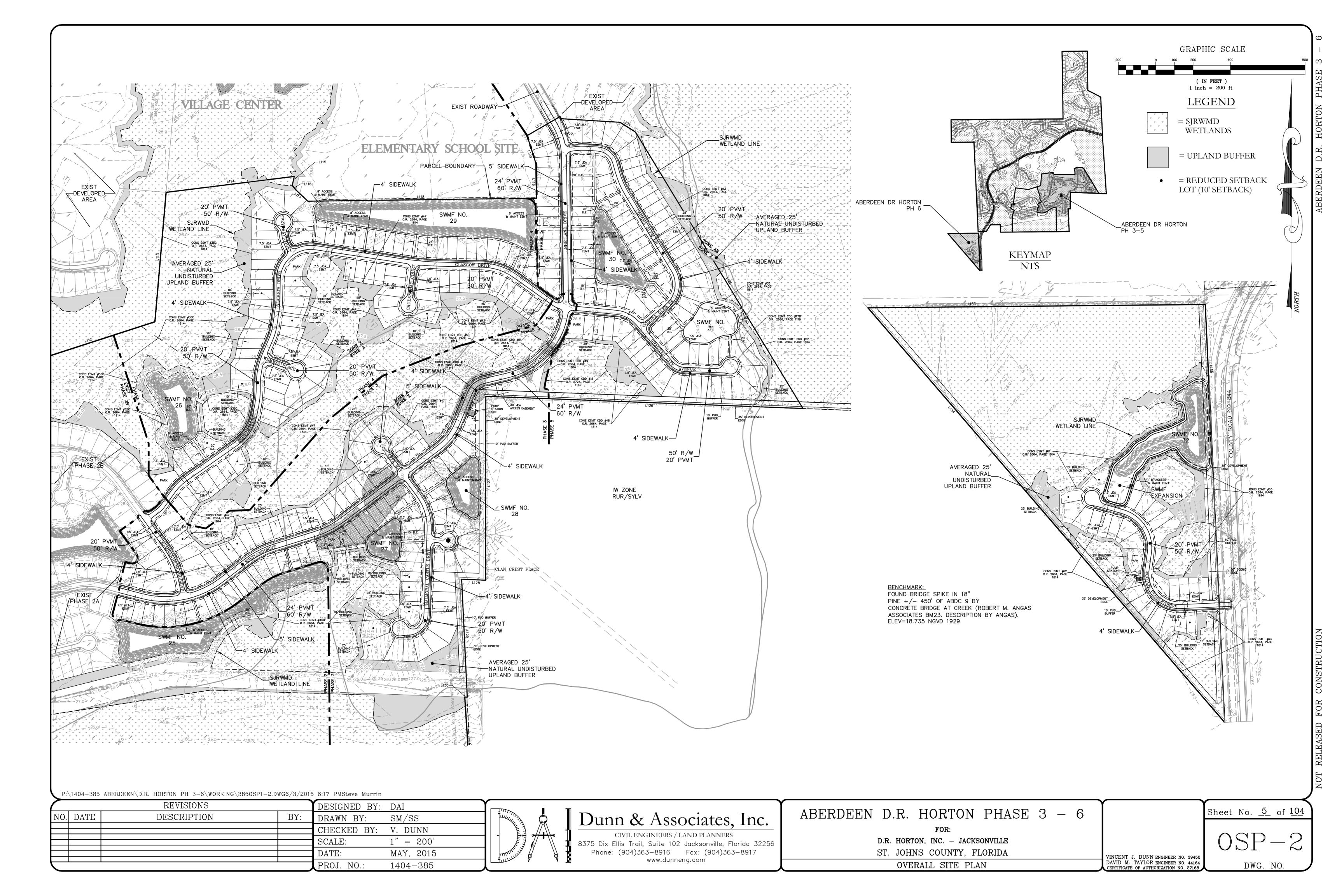
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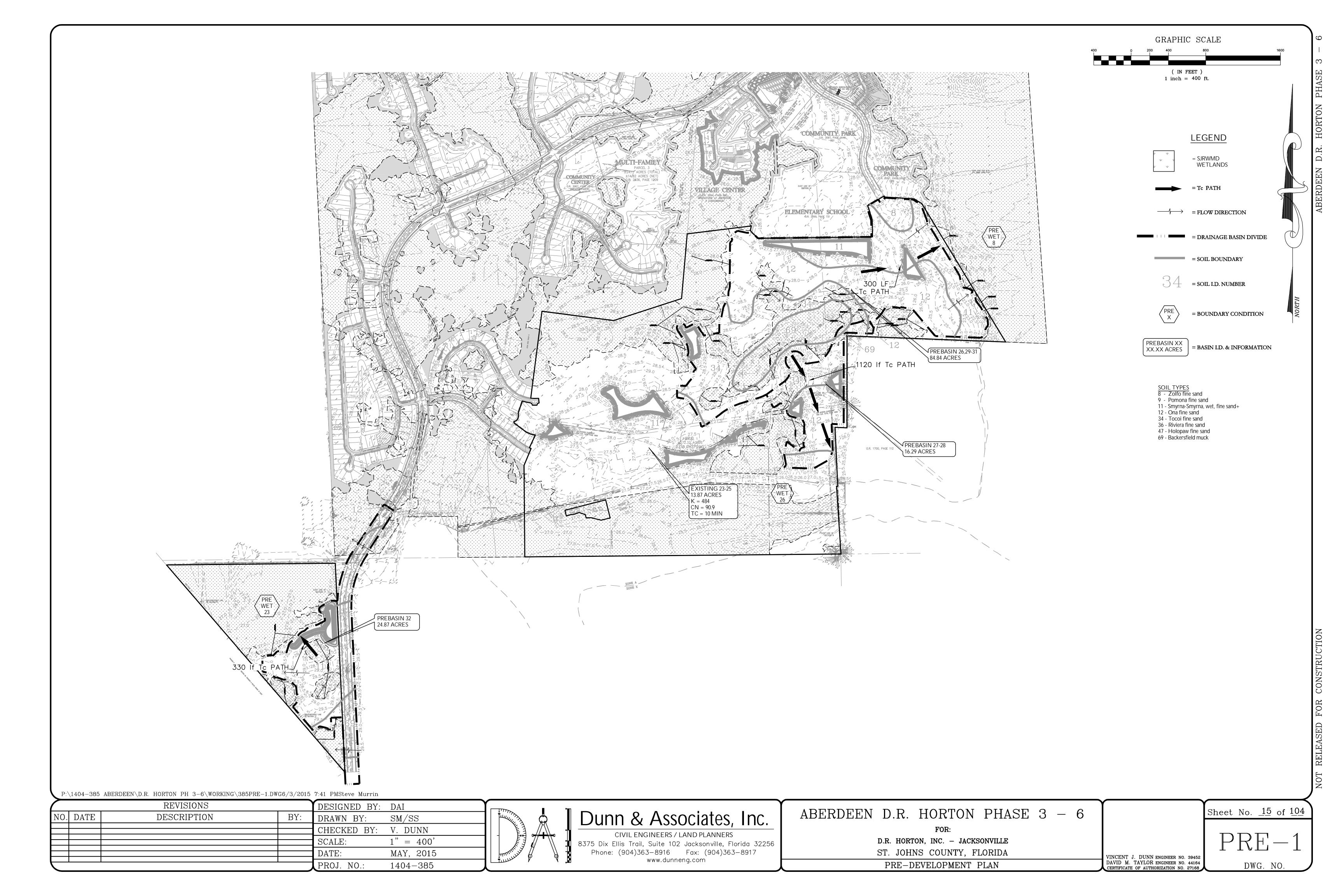
D.R. HORTON, INC. - JACKSONVILLE ST. JOHNS COUNTY, FLORIDA

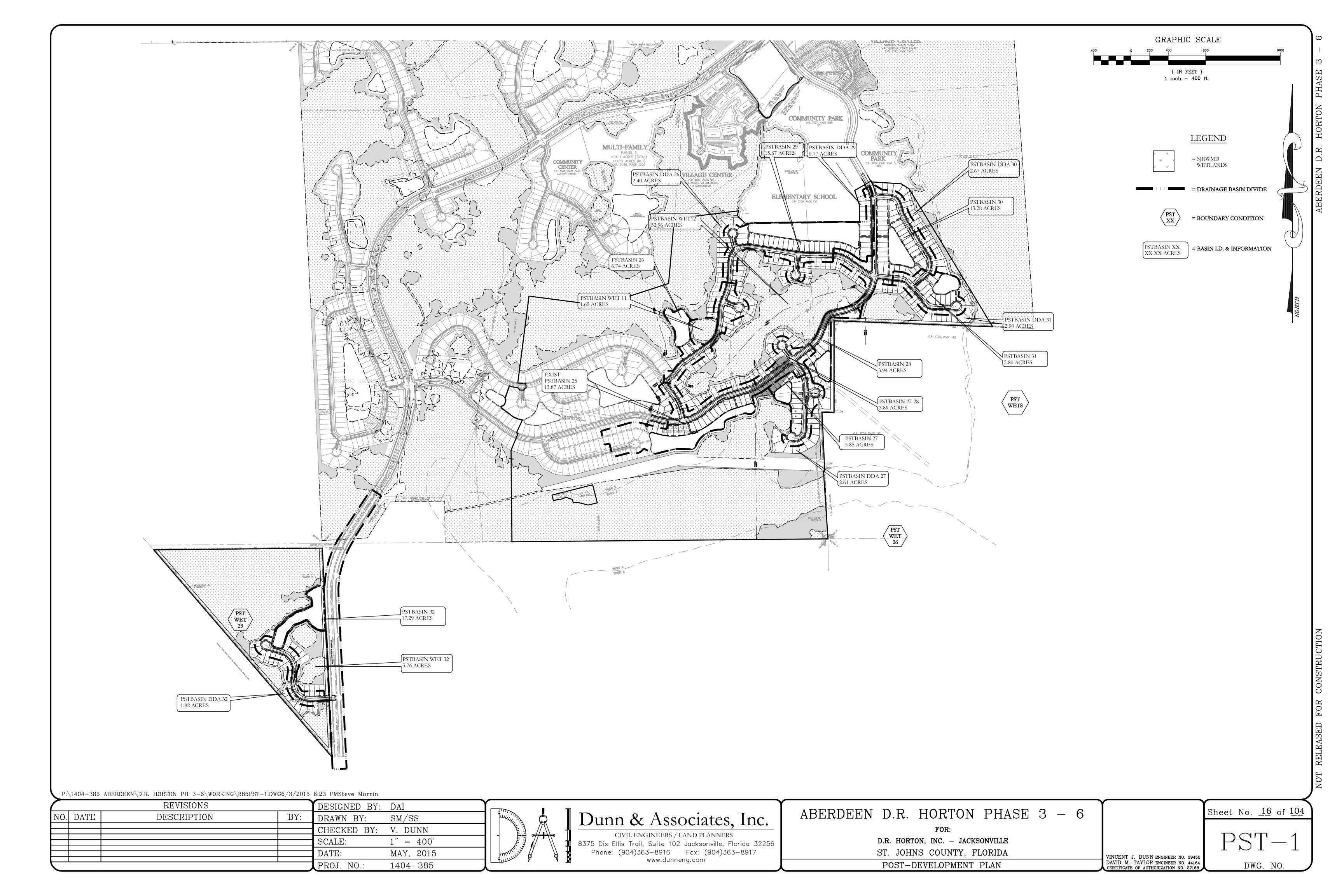
OVERALL SITE PLAN - BOUNDARY AND PROJECT INFORMATION

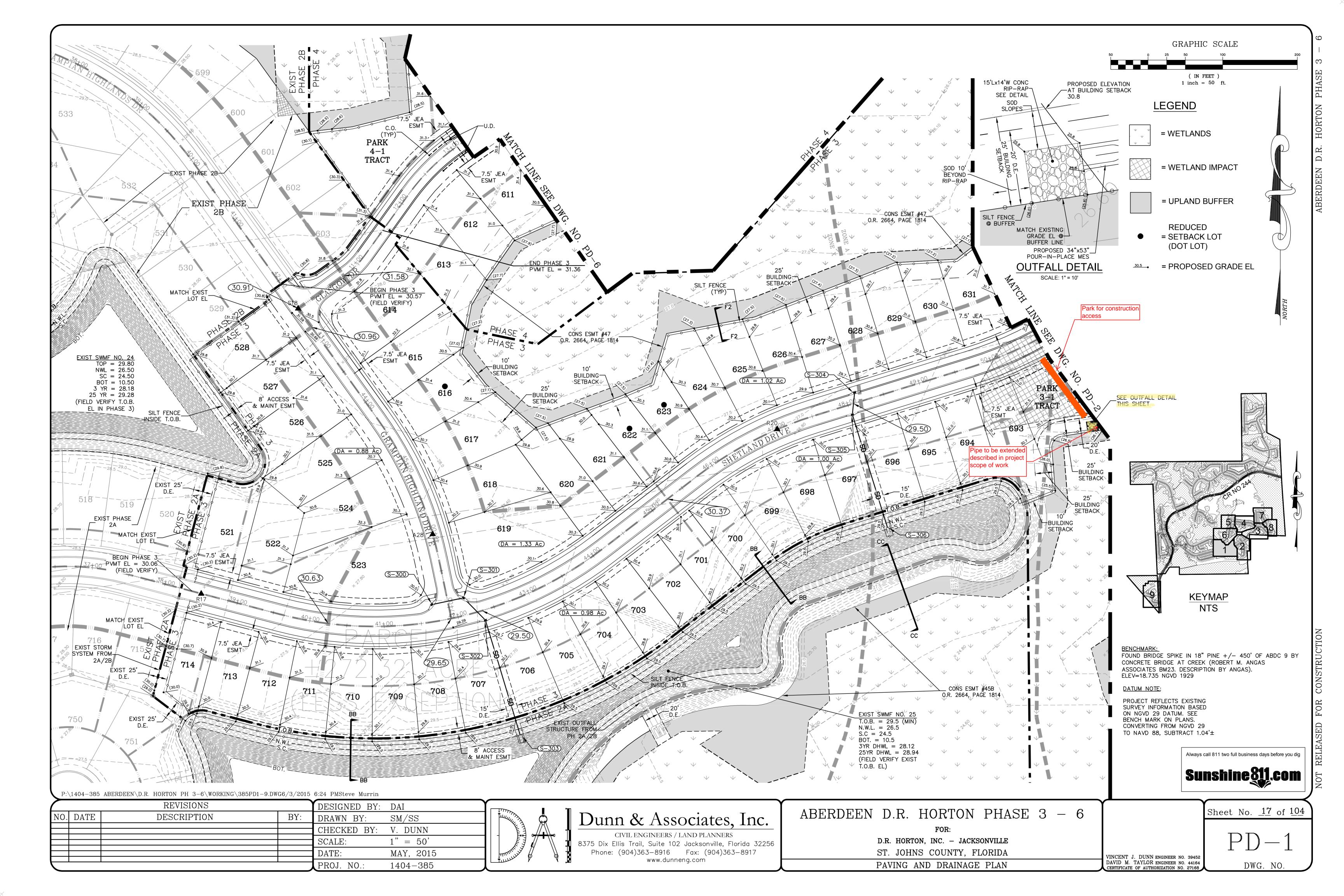
VINCENT J. DUNN ENGINEER NO. 39452 DAVID M. TAYLOR ENGINEER NO. 44164 CERTIFICATE OF AUTHORIZATION NO. 27168

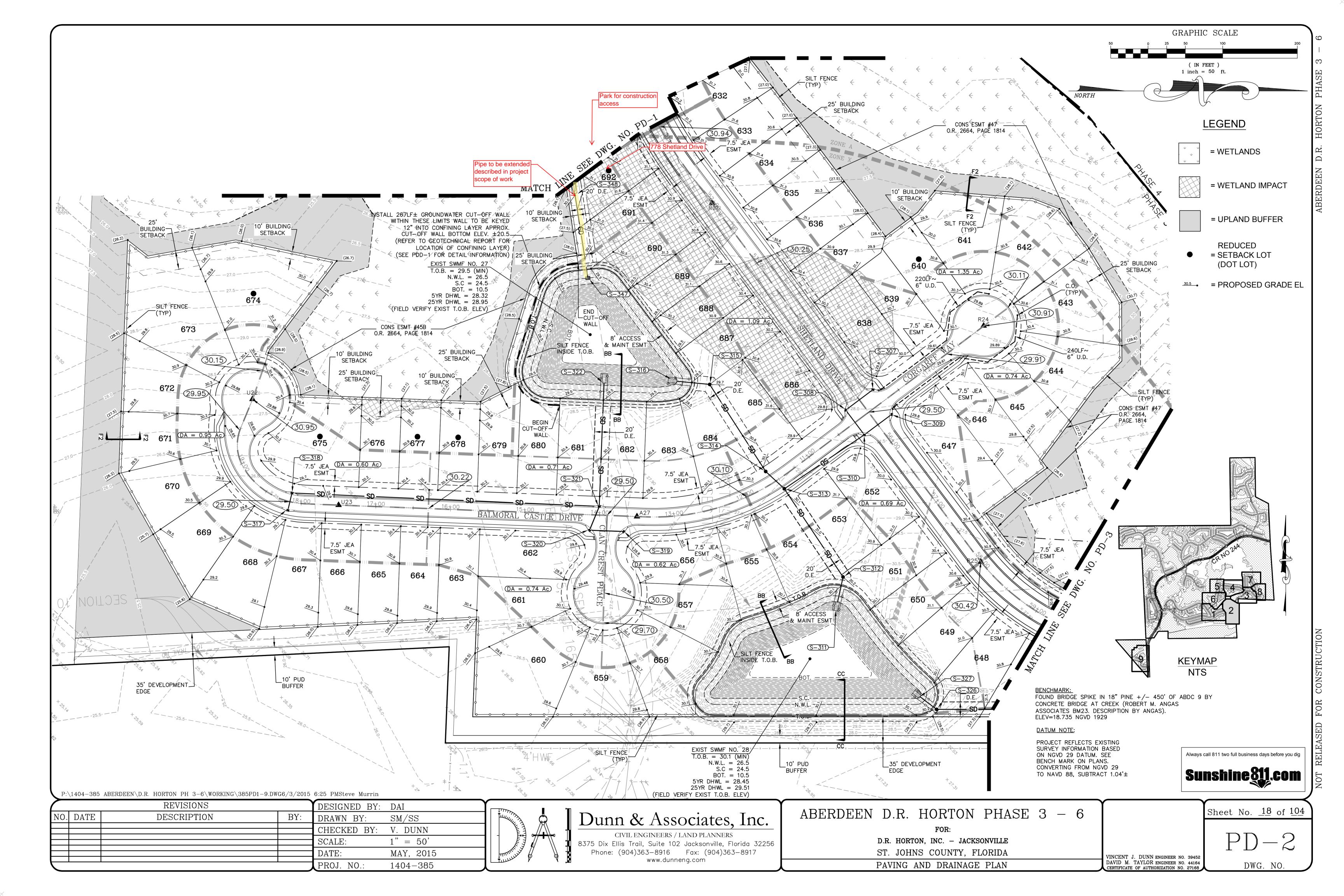
Sheet No. $\underline{4}$ of $\underline{104}$ DWG. NO.

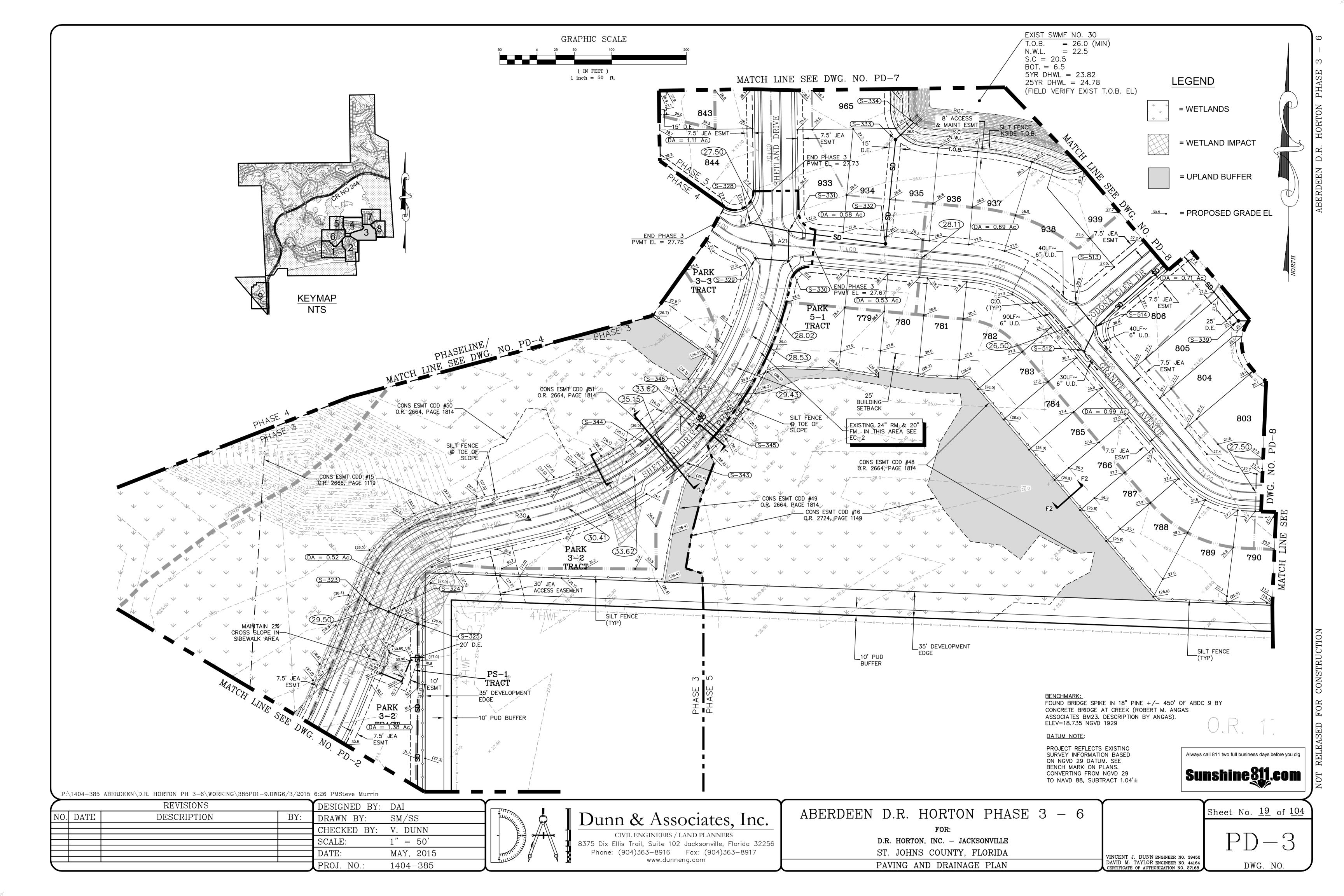


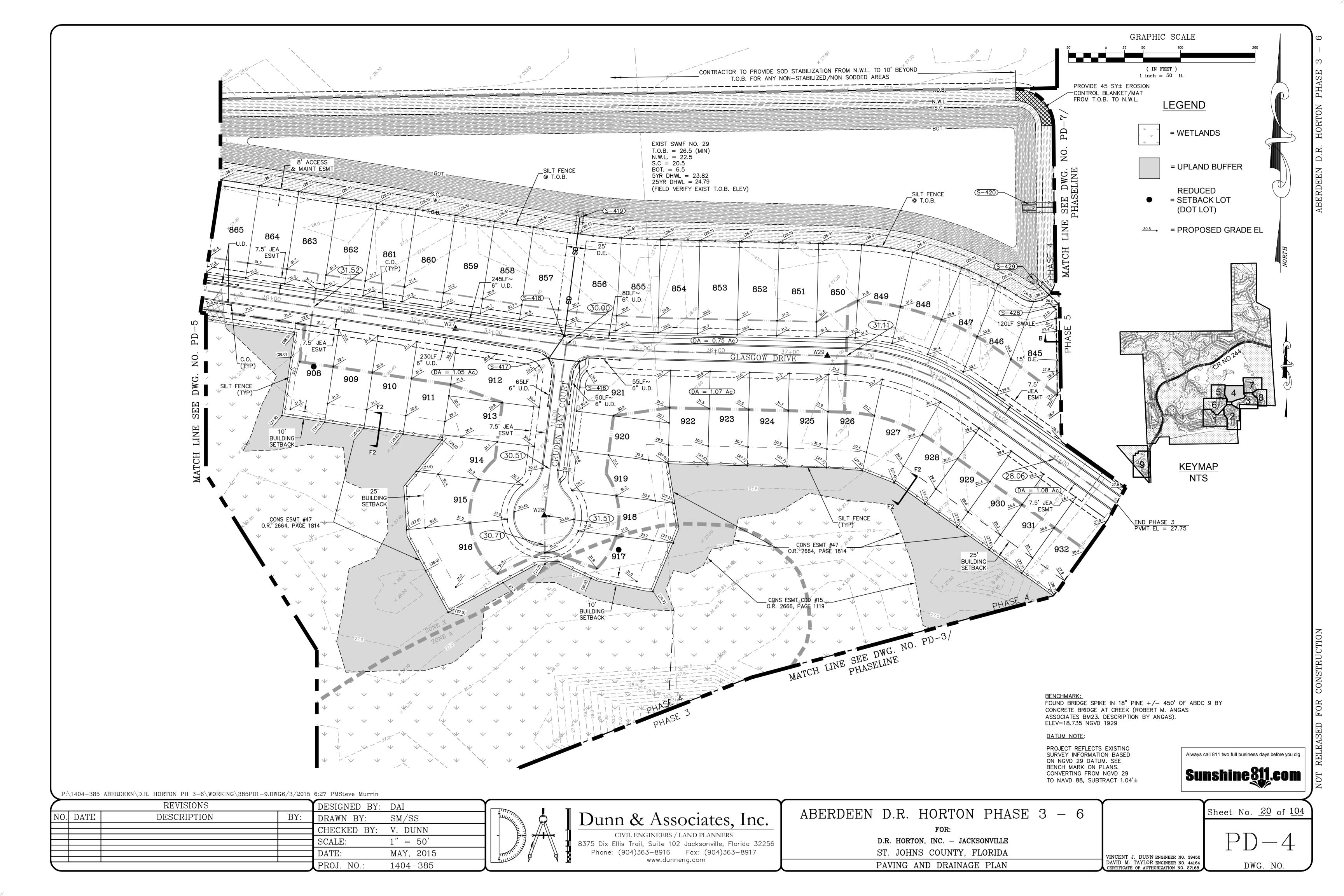


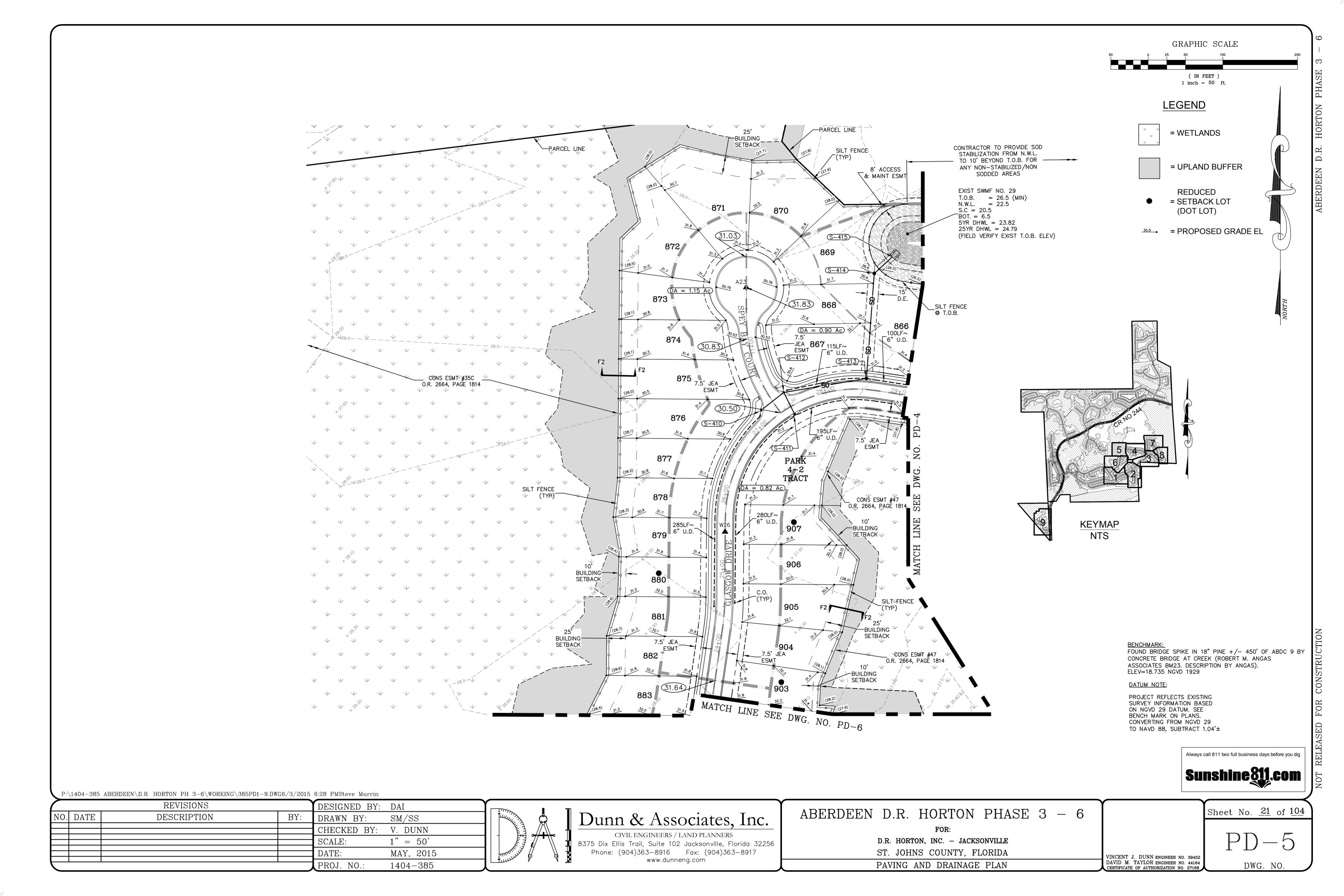


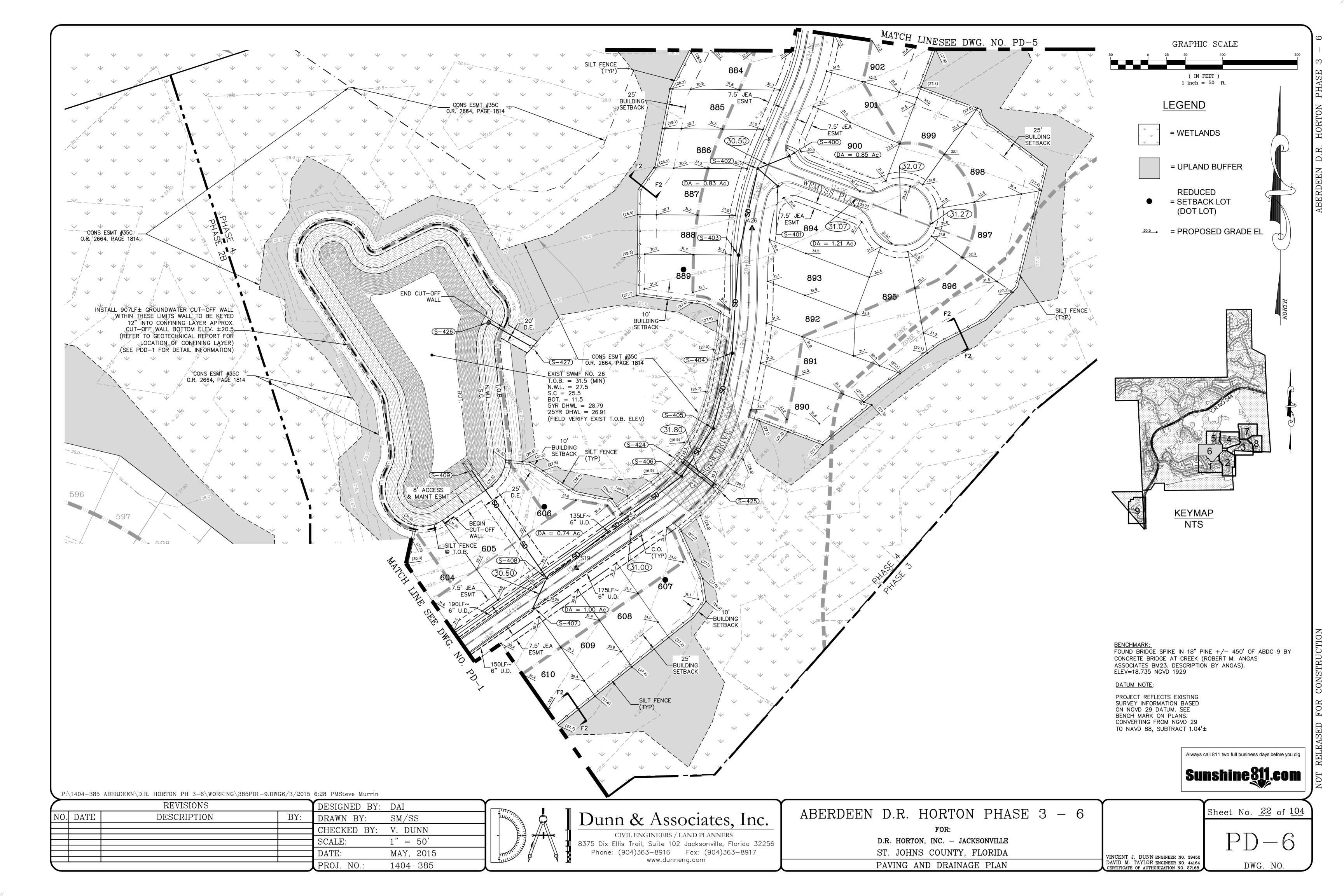


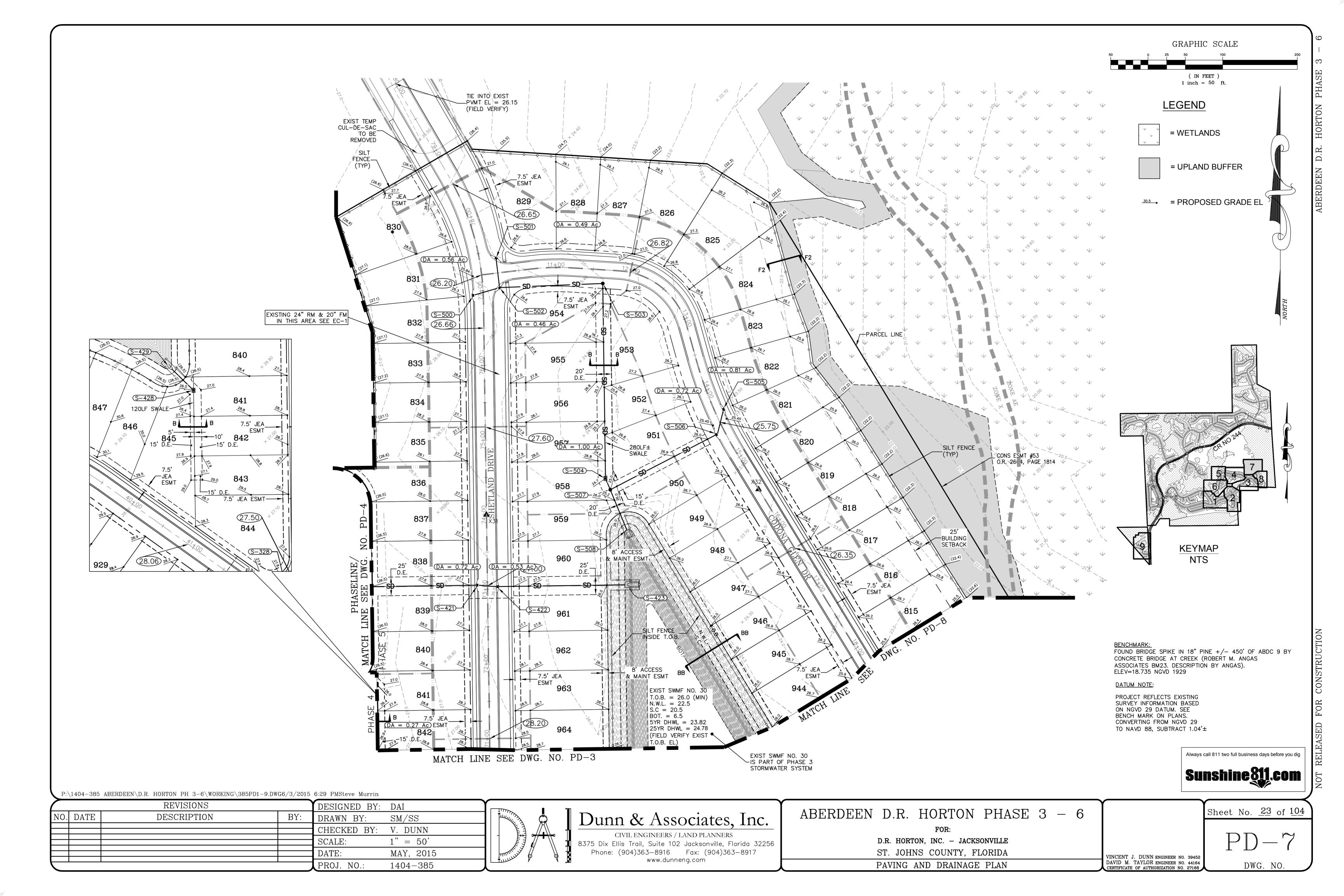


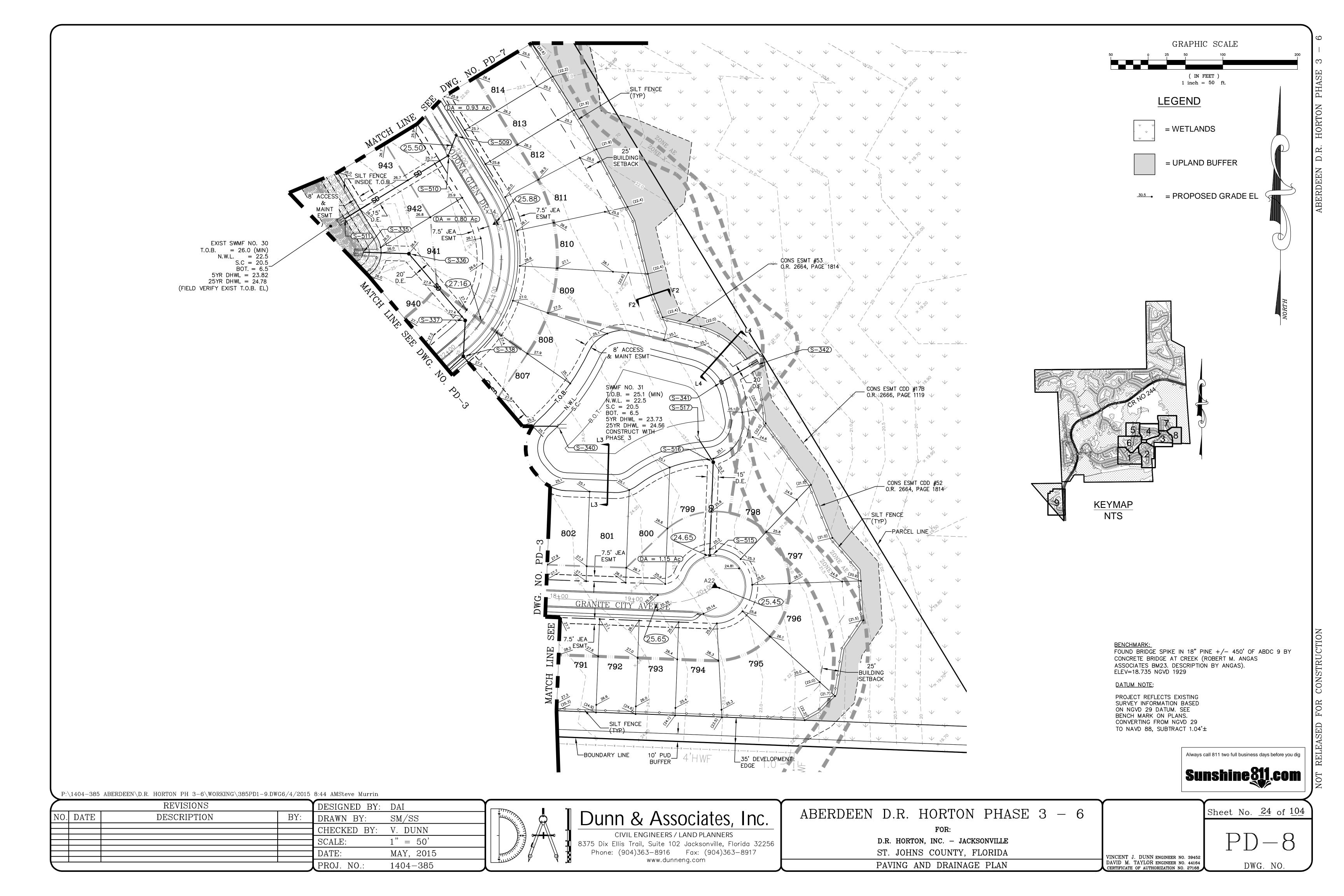


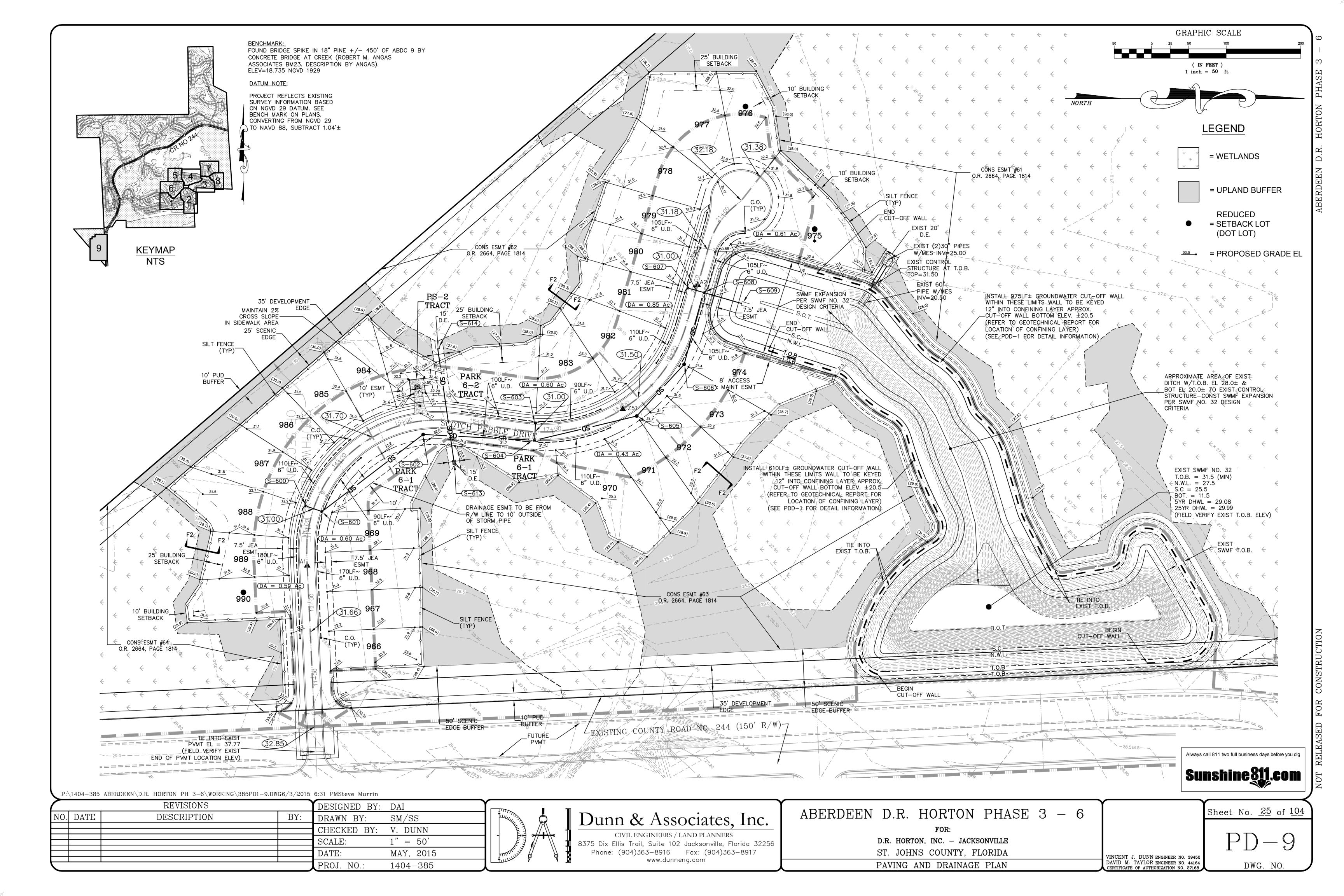












[DRAINAGE	STRUC	TURE SCHE	DULE	
STR NO.	STRUCT. TYPE	TOP EL.	INVERT EL. PIPES IN:	ı	RT EL. S OUT
S-300	C.I.	29.14		26.3	39 (E)
S-301	C.I.	29.14	26.29 (W)	26.0	4 (SE)
S-302	C.I.	29.14	25.96 (NW)	25.4	46 (S)
S-303	M.E.S.(24")	N/A	24.50 (N)		
S-304	C.I.	29.14		26.	39 (S)
S-305	C.I.	29.14	26.32 (N)	26.0	07 (S)
S-306	M.E.S.(18")	N/A	25.00 (N)		
S-307	D.C.I.	29.14		26.1	4 (SE)
S-308	C.I.	29.14	Structure	/	6 (NE)
S-309	C.I.	29.14	Pipe		9 (SE)
S-310	C.I.		Information	on	0 (SE)
S-311	M.E.S.(30")	N/A		21.5	50 (W)
S-312	МН	30.20	21.40 (E)	21.4	0 (SW)
S-313	МН	30.10	24.88 (NW) 21.00 (NE)	21.0	0 (SW)
S-314	МН	30.10	20.92 (NE)	20.9	2 (SW)
S-315	МН	29.70	20.60 (NE)	20.0	60 (S)
S-316	M.E.S.(30")	N/A	20.50 (N)		
S-317	C.I.	29.20		26.4	15 (W)
S-318	C.I.	29.20	26.40 (E)	24.20 (N	
S-319	C.I.	29.20		26.4	45 (S)
S-320	C.I.	29.20	26.34 (N)	26.0	9 (W)
S-321	C.I.	29.20	23.69 (S) 26.02 (E)	23.1	19 (W)
S-322	M.E.S.(30")	N/A	23.04 (E)		
S-323	C.I.	29.14		26.3	39 (E)
S-324	D.C.I.	29.14	26.33 (W)	26.0	08 (E)
S-325	МН	30.10	26.00 (W)	25.	50 (S)
S-326	МН	30.20	25.15 (N)	24.9	3 (SW)
S-327	M.E.S.(24")	N/A	24.50 (NE)		
S-328	C.I.	27.14		24.3	39 (E)
S-329	C.I.	27.14		24.3	39 (E)
S-330	C.I.	27.14	24.29 (W)	24.2	29 (N)
S-331	C.I.	27.14	24.27 (W) 24.19 (S)	23.	52 (E)
S-332	МН	28.10	23.36 (W)	23.3	36 (N)
S-333	МН	26.10	22.60 (S)	20.5	4 (NE)
S-334	M.E.S.(24")	N/A	20.50 (SW)		
S-335	M.E.S.(30")	N/A		18.	50 (E)
S-336	МН	26.40	18.50 (W)	18.5	0 (SE)
S-337	МН	27.40	18.50 (NW)	18.	50 (S)

MITERED END SECTIONS GREATER THAN 36" ARE TO BE POUR-IN-PLACE

ALL STORMWATER INLETS, STORMWATER MANHOLES AND STORMWATER CONTROL STRUCTURES TO HAVE A 12" MINIMUM DEEP SUMP-SEE PAVING AND DRAINAGE DETAILS (PDD'S) FOR ADDITIONAL INFORMATION.

	DRAINAGE STRUCTURE SCHEDULE							
STR NO.	STRUCT. TYPE	TOP EL.	INVERT EL. PIPES IN:	INVERT EL. PIPES OUT				
S-339	МН	25.20	18.50 (NW)	18.50 (E)				
S-340	M.E.S.(30")	N/A	18.50 (W)					
S-341	C.S.	SEE	DETAIL DWG	NO PDD-5				
S-342	M.E.S.(29"X45")	N/A	21.40 (SW)					
S-343	HEADWALL 10'X 6' BC	N/A	26.40 (NW)					
S-344	HEADWALL 10'X 6' BC	N/A		26.50 (SE)				
S-345	(2)M.E.S.(14"X23")	N/A	26.10 (NW)					
S-346	(2)M.E.S.(14"X23")	N/A		26.10 (SE)				
S-347	C.S.	SEE	DETAIL DWG	NO PDD-5				
S-348	M.E.S.(34"x53")	N/A	25.80 (E)					
S-400	C.I.	30.20		27.45 (W)				
S-401	C.I.	30.20		27.45 (NW)				
S-402	C.I.	30.20	27.35 (E) 27.37 (SE)	25.00 (S)				
S-403	МН	31.20	24.86 (N)	24.86 (S)				
S-404	МН	31.50	24.70 (N)	24.70 (S)				
S-405	МН	32.00	24.57 (N)	23.02 (SW)				
S-406	МН	32.30	22.92 (NE)	22.42 (SW)				
S-407	C.I.	30.14		27.39 (NE)				
S-408	C.I.	30.14	22.21 (NE) 27.29 (SW)	21.71 (NW)				
S-409	M.E.S.(36")	N/A	21.34 (SE)					
S-410	C.I.	30.20		27.45 (NE)				
S-411	C.I.	30.20		27.45 (NW)				
S-412	C.I.	30.20	27.36 (SW) 27.37 (SE)	27.11 (E)				
S-413	МН	31.00	26.91 (W)	26.91 (N)				
S-414	МН	26.60	23.60 (S)	21.10 (NE)				
S-415	M.E.S.(24")	N/A	20.50 (SW)					
S-416	C.I.	29.70		26.95 (W)				
S-417	C.I.	29.70	26.85 (E)	26.85 (NE)				
S-418	C.I.	29.70	26.76 (SW)	24.00 (N)				
S-419	M.E.S.(18")	N/A	21.00 (S)					
S-420	M.E.S.(48")	N/A		16.50 (E)				
S-421	C.I.	26.64	16.38 (W)	16.38 (E)				
S-422	C.I.	26.64	16.36 (W)	16.32 (E)				
S-423	M.E.S.(48")	N/A	16.20 (W)					
S-424	(2)M.E.S.(30")	N/A		26.50 (SE)				
S-425	(2)M.E.S.(30")	N/A	26.20 (NW)					
S-426	C.S.	SEE	DETAIL DWG	NO PDD-5				
S-427	M.E.S.(18")	N/A	27.10 (NW)					
S-428	TYPE "C"	26.00		21.36 (NW)				

C.I. = CURB INLET
D.C.I = DOUBLE CURB INLET
MH = MANHOLE

C.S. = STORMWATER OUTFALL CONTROL STRUCTURE
BC = BOX CULVERT

DRAINAGE STRUCTURE SCHEDULE							
STR NO.	STRUCT. TYPE	INVERT EL PIPES IN:	INVERT EL.				
S-429	M.E.S.(15")	N/A	21.25 (SE)				
S-500	C.I.	25.76		23.01 (E)			
S-501	C.I.	25.84		23.09 (S)			
S-502	C.I.	25.84	22.92 (W) 23.00 (N)	22.67 (E)			
S-503	МН	26.80	22.43 (W)	22.43 (S)			
S-504	TYPE "C"	24.70	21.70 (N)	21.70 (SE)			
S-505	C.I.	25.42		22.67 (S)			
S-506	C.I.	25.42	22.59 (N)	22.59 (SW)			
S-507	МН	25.00	21.66 (NW) 22.22 (NE)	71 75 751			
S-508	M.E.S.(24")	N/A	20.50 (N)				
S-509	C.I.	25.20		22.45 (S)			
S-510	C.I.	25.20	22.38 (N)	22.38 (SW)			
S-511	M.E.S.(15")	N/A	21.25 (NE))			
S-512	C.I.	26.10		23.35 (NE)			
S-513	C.I.	26.20		23.45 (SE)			
S-514	C.I.	26.20	23.27 (SW) 23.36 (NW)	1 73 U7 (NIE)			
S-515	C.I.	24.65		21.90 (N)			
S-516	МН	25.20	21.61 (S)	21.61 (NW)			
S-517	M.E.S.(15")	N/A	21.25 (SE)				
S-600	C.I.	30.70		27.95 (N)			
S-601	C.I.	30.70	27.90 (S)	27.65 (NW)			
S-602	МН	32.00	27.34 (SE)	23.96 (N)			
S-603	C.I.	30.70		27.95 (E)			
S-604	C.I.	30.70	23.78 (S) 27.90 (W)	23.78 (N)			
S-605	МН	31.70	23.60 (S)	23.60 (NW)			
S-606	МН	31.40	23.49 (SE)	23.49 (W)			
S-607	C.I.	30.70		27.95 (N)			
S-608	C.I.	30.70	23.36 (E) 27.90 (S)	23.36 (N)			
S-609	M.E.S.(24")	N/A	23.30 (S)				
S-613	C.S.	SEE	DETAIL DW	G NO PDD-5			
S-614	M.E.S.(24")	N/A	27.00 (E)				

Structure/ Information

		PIPE SC	HEDUL	E		
STRUCT. NO. TO STRUCT. NO.	UP STREAM EL.	DOWN STREAM EL.	SLOPE			
S-300 - S-301	43	15	RCP	26.39	26.29	0.23%
S-301 - S-302	42	18	RCP	26.04	25.96	0.19%
S-302 - S-303	160	24	HDPE	25.46	24.50	0.60%
S-304 - S-305	30	15	RCP	26.39	26.32	0.23%
S-305 - S-306	158	18	HDPE	26.07	25.00	0.68%
S-307 - S-308	46	18	RCP	26.14	26.06	0.19%
S-308 - S-310	42	24	RCP	25.56	25.50	0.13%
S-309 - S-310	46	15	RCP	26.39	26.29	0.23%
S-310 - S-313	129	30	RCP	25.00	24.88	0.09%
S-311 - S-312	34	30	HDPE	21.50	21.40	0.29%
S-312 - S-313	142	30	HDPE	21.40	21.00	0.28%
S-313 - S-314	34	30	RCP	21.00	20.92	0.23%
S-314 - S-315	139	30	HDPE	20.92	20.60	0.23%
S-315 - S-316	44	30	HDPE	20.60	20.50	0.23%
S-317 - S-318	24	15	RCP	26.45	26.40	0.23%
S-318 - S-321	412	24	RCP	24.20	23.69	0.12%
S-319 - S-320	46	15	RCP	26.45	26.34	0.23%
S-320 - S-321	35	18	RCP	26.09	26.02	0.20%
S-321 - S-322	165	30	HDPE	23.19	23.04	0.09%
S-323 - S-324	24	15	RCP	26.39	26.33	0.23%
S-324 - S-325	44	18	HDPE	26.08	26.00	0.18%
S-325 - S-326	295	24	HDPE	25.50	25.15	0.12%
S-326 - S-327	28	24	HDPE	24.93	24.50	1.52%
S-328 - S-331	53	15	RCP	24.39	24.27	0.23%
S-329 - S-330	44	15	RCP	24.39	24.29	0.23%
S-330 - S-331	40	15	RCP	24.29	24.19	0.25%
S-331 - S-332	130	24	RCP	23.52	23.36	0.12%
S-332 - S-333	140	24	HDPE	23.36	22.60	0.54%
S-333 - S-334	33	24	HDPE	20.54	20.50	0.12%
S-335 - S-336	61	30	HDPE	18.50	18.50	0.00%
S-336 - S-337	117	30	HDPE	18.50	18.50	0.00%
S-337 - S-338	48	30	RCP	18.50	18.50	0.00%
S-338 - S-339	123	30	HDPE	18.50	18.50	0.00%
S-339 - S-340	47	30	HDPE	18.50	18.50	0.00%
S-341 - S-342	56	29 x 45	ERCP	21.50	21.40	0.18%
S-344 - S-343	54	10' x 6'	ВС	26.50	26.40	0.19%
S-346 - S-345	67	(2)14 x 23	ERCP	26.10	26.10	0.00%
S-347 - S-348	129	34 x 53	ERCP	25.90	25.80	0.08%
S-400 - S-402	43	15	RCP	27.45	27.35	0.23%
S-401 - S-402	36	15	RCP	27.45	27.37	0.23%
S-402 - S-403	119	24	RCP	25.00	24.86	0.12%
S-403 - S-404	132	24	RCP	24.86	24.70	0.12%
S-404 - S-405	104	24	RCP	24.70	24.57	0.13%
S-405 - S-406	77	24	RCP	23.02	22.92	0.13%

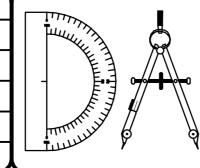
PIPE SCHEDULE						
STRUCT. NO. TO STRUCT. NO.	LENGTH FT.	SIZE IN.	TYPE	UP STREAM EL.	DOWN STREAM EL.	SLOPE
S-406 - S-408	226	30	RCP	22.42	22.21	0.09%
S-407 - S-408	43	15	RCP	27.39	27.29	0.23%
S-408 - S-409	176	36	HDPE	21.71	21.34	0.21%
S-410 - S-412	38	15	RCP	27.45	27.36	0.23%
S-411 - S-412	33	15	RCP	27.45	27.37	0.23%
S-412 - S-413	112	18	RCP	27.11	26.91	0.18%
S-413 - S-414	141	18	HDPE	26.91	23.60	2.35%
S-414 - S-415	33	24	HDPE	21.10	20.50	1.83%
S-416 - S-417	41	15	RCP	26.95	26.85	0.24%
S-417 - S-418	37	15	RCP	26.85	26.76	0.25%
S-418 - S-419	160	18	HDPE	24.00	21.00	1.87%
S-420 - S-421	167	48	HDPE	16.50	16.38	0.07%
S-421 - S-422	24	48	RCP	16.38	16.36	0.07%
S-422 - S-423	172	48	HDPE	16.32	16.20	0.07%
S-424 - S-425	56	(2)30	RCP	26.50	26.20	0.53%
S-426 - S-427	64	18	HDPE	27.30	27.10	0.31%
S-428 - S-429	41	15	HDPE	21.36	21.25	0.27%
S-500 - S-502	37	15	RCP	23.01	22.92	0.23%
S-501 - S-502	40	15	RCP	23.09	23.00	0.23%
S-502 - S-503	138	18	HDPE	22.67	22.43	0.17%
S-503 - S-504	261	18	HDPE	22.43	21.70	0.28%
S-504 - S-507	16	18	HDPE	21.70	21.66	0.25%
S-505 - S-506	34	15	RCP	22.67	22.59	0.23%
S-506 - S-507	162	15	HDPE	22.59	22.22	0.23%
S-507 - S-508	58	24	HDPE	21.16	20.50	1.14%
S-509 - S-510	29	15	RCP	22.45	22.38	0.23%
S-510 - S-511	162	15	HDPE	22.38	21.25	0.70%
S-512 - S-514	36	15	RCP	23.35	23.27	0.23%
S-513 - S-514	41	15	RCP	23.45	23.36	0.23%
S-514 - S-338	152	18	RCP	23.02	22.74	0.18%
S-515 - S-516	125	15	HDPE	21.90	21.61	0.23%
S-516 - S-517	36	15	HDPE	21.61	21.25	1.03%
S-600 - S-601	20	15	RCP	27.95	27.90	0.23%
S-601 - S-602	170	18	HDPE	27.65	27.34	0.18%
S-602 - S-604	149	24	HDPE	23.96	23.78	0.12%
S-603 - S-604	20	15	RCP	27.95	27.90	0.23%
S-604 - S-605	141	24	RCP	23.78	23.60	0.13%
S-605 - S-606	94	24	RCP	23.60	23.49	0.12%
S-606 - S-608	100	24	RCP	23.49	23.36	0.13%
S-607 - S-608	20	15	RCP	27.95	27.90	0.23%
S-608 - S-609	52	24	HDPE	23.36	23.30	0.12%
S-613 - S-614	154	24	RCP	27.00	27.00	0.00%

SCHEDULE LEGEND

300 SERIES = CONSTRUCTION PHASE 3 STORM STRUCTURES AND PIPE
400 SERIES = CONSTRUCTION PHASE 4 STORM STRUCTURES AND PIPE
500 SERIES = CONSTRUCTION PHASE 5 STORM STRUCTURES AND PIPE
600 SERIES = CONSTRUCTION PHASE 6 STORM STRUCTURES AND PIPE

P:\1404-385 ABERDEEN\D.R. HORTON PH 3-6\WORKING\385PD1-9.DWG6/3/2015 6:31 PMSteve Murrin

1.	(1404 000	ADERDEEN \D.R. HORTON FIL 3-0 \WORKING \303FDI-3.DW	00/ 5/ 2015	0.51 1 M5teve Multill	
		REVISIONS		DESIGNED BY:	DAI
NO.	DATE	DESCRIPTION	BY:	DRAWN BY:	SM/SS
				CHECKED BY:	V. DUNN
				SCALE:	N/A
				DATE:	MAY, 2015
				PROJ. NO.:	1404-385



Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS 8375 Dix Ellis Trail, Suite 102 Jacksonville, Florida 32256 Phone: (904)363-8916 Fax: (904)363-8917 www.dunneng.com

ABERDEEN D.R. HORTON PHASE 3 - 6

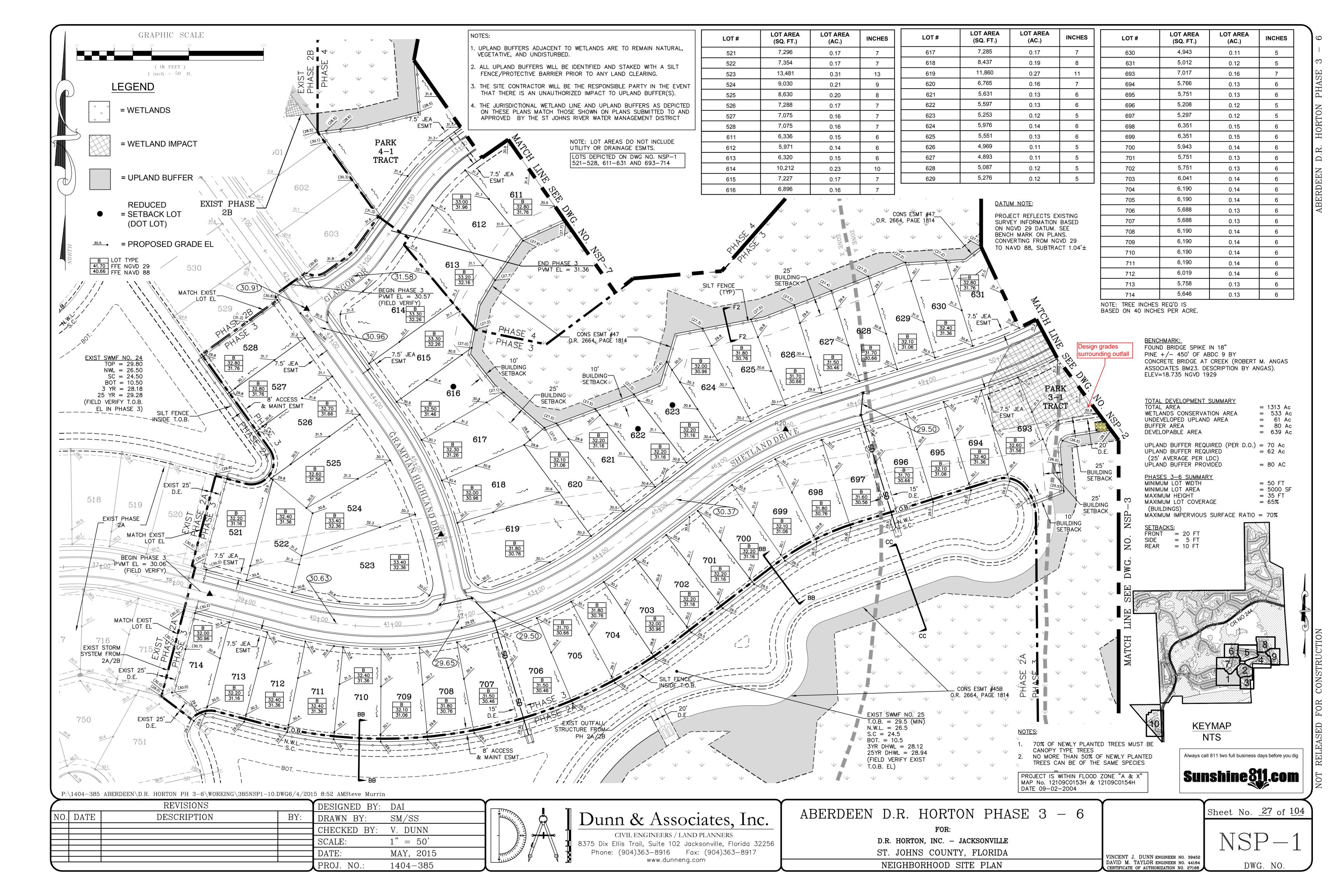
FOR:

D.R. HORTON, INC. - JACKSONVILLE ST. JOHNS COUNTY, FLORIDA DRAINAGE STRUCTURE TABLES

VINCENT J. DUNN ENGINEER NO. 39452 DAVID M. TAYLOR ENGINEER NO. 44164 CERTIFICATE OF AUTHORIZATION NO. 27168

DWG. NO.

Sheet No. <u>26</u> of <u>104</u>



LOT#	LOT AREA (SQ. FT.)	LOT AREA (AC.)	INCHES
632	5,479	0.13	6
633	5,389	0.12	5
634	5,132	0.12	5
635	5,132	0.12	5
636	5,132	0.12	5
637	5,170	0.12	5
638	7,073	0.16	7
639	6,817	0.16	7
640	6,146	0.14	6
641	7,554	0.17	7
642	8,031	0.18	8
643	8,116	0.19	8
644	6,736	0.15	7
645	5,868	0.13	6
646	7,465	0.17	7
647	8,046	0.18	8
648	6,837	0.16	7
649	6,547	0.15	7
650	6,170	0.14	6
651	6,733	0.15	7
652	6,594	0.15	7
653	6,079	0.14	6
654	6,106	0.14	6
655	6,518	0.15	6
656	7,215	0.17	7
657	7,389	0.17	7
658	10,187	0.23	10
682	5,256	0.12	5
683	6,883	0.16	7
684	6,571	0.15	7
685	6,177	0.14	6
686	6,872	0.16	7
687	6,579	0.15	7
688	5,804	0.13	6
689	5,804	0.13	6
690	5,957	0.14	6
691	6,351	0.15	6
692	5,316	0.12	5

NOTE: TREE INCHES REQ'D IS BASED ON 40 INCHES PER ACRE.

NOTE: LOT AREAS DO NOT INCLUDE UTILITY OR DRAINAGE ESMTS. LOTS DEPICTED ON DWG NO. NSP-2 632-658 AND 682-692

- 1. 70% OF NEWLY PLANTED TREES MUST BE CANOPY TYPE TREES
- NO MORE THAN 50% OF NEWLY PLANTED TREES CAN BE OF THE SAME SPECIES

PROJECT IS WITHIN FLOOD ZONE "A & X" MAP No. 12109C0153H & 12109C0154H DATE 09-02-2004

- . UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- 2. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING.
- 3. THE SITE CONTRACTOR WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFER(S).
- 4. THE JURISDICTIONAL WETLAND LINE AND UPLAND BUFFERS AS DEPICTED ON THESE PLANS MATCH THOSE SHOWN ON PLANS SUBMITTED TO AND APPROVED BY THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT

BENCHMARK: FOUND BRIDGE SPIKE IN 18" PINE +/- 450' OF ABDC 9 BY CONCRETE BRIDGE AT CREEK (ROBERT M. ANGAS ASSOCIATES BM23. DESCRIPTION BY ANGAS). ELEV=18.735 NGVD 1929

DATUM NOTE:

PROJECT REFLECTS EXISTING SURVEY INFORMATION BASED ON NGVD 29 DATUM. SEE BENCH MARK ON PLANS. CONVERTING FROM NGVD 29 TO NAVD 88, SUBTRACT 1.04'±

TOTAL DEVELOPMENT SUMMARY
TOTAL AREA WETLANDS CONSERVATION AREA UNDEVELOPED UPLAND AREA BUFFER AREA DEVELOPABLE AREA UPLAND BUFFER REQUIRED (PER D.O.) = 70 Ac UPLAND BUFFER REQUIRED = 62 Ac(25' AVERAGE PER LDC) UPLAND BUFFER PROVIDED = 80 ACPHASES 3-6 SUMMARY MINIMUM LOT WIDTH MINIMUM LOT AREA

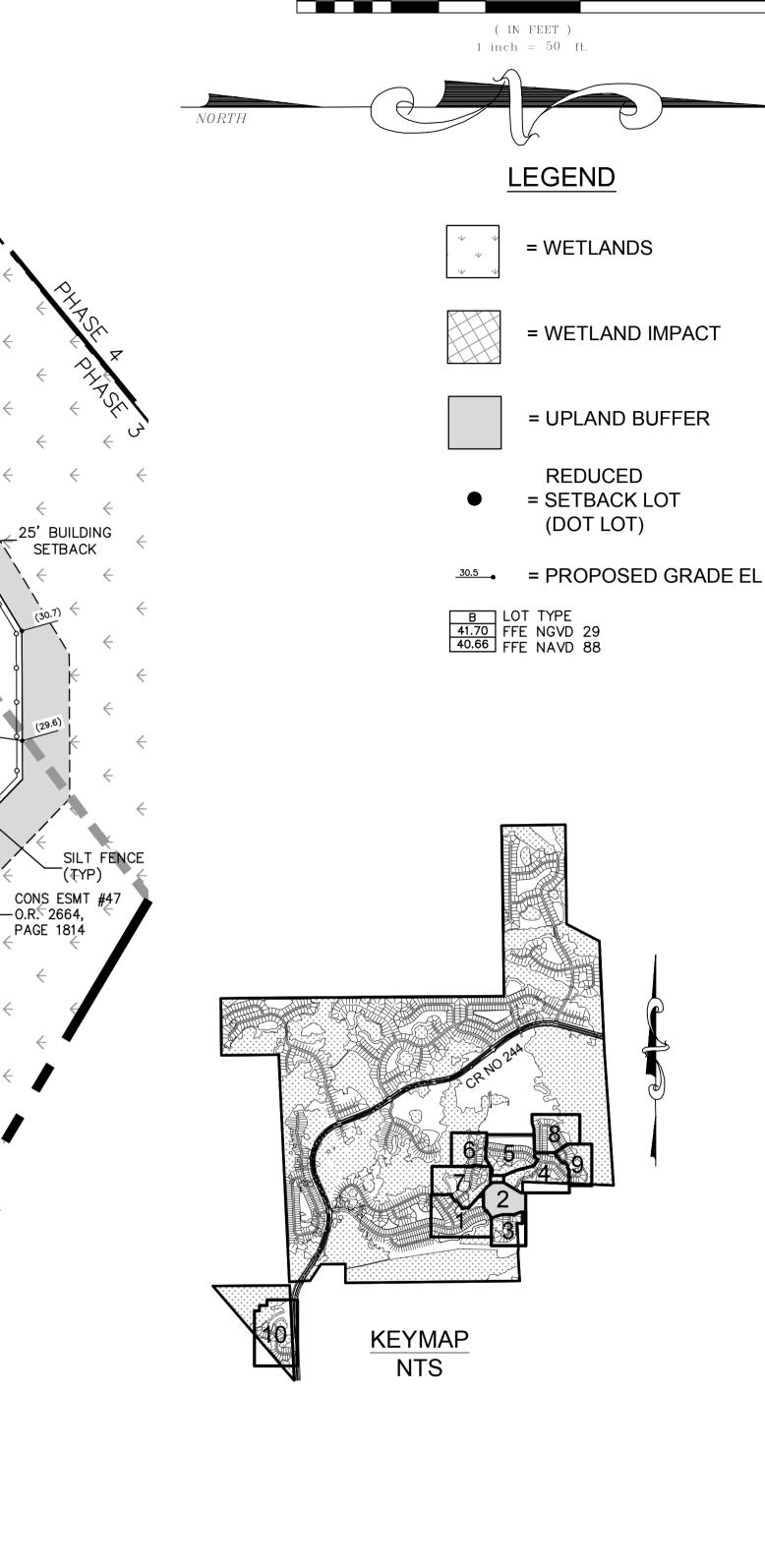
MAXIMUM HEIGHT MAXIMUM LOT COVERAGE (BUILDINGS) MAXIMUM IMPERVIOUS SURFACE RATIO = 70%

<u>SETBACKS</u>: FRONT = 20 FT SIDE = 5 FT REAR = 10 FT

10' BUILDING SETBACK SETBACK (TYP) 8' ACCESS & MAINT ESMT 647 7.5' JEA 29.50 653 7.5' JEA 7.5' JEA ESMT B 32.10 31.06 30.42 8' ACCESS _& MAINT ESMT = 1313 Ac = 533 Ac = 61 Ac = 80 Ac SILT FENCE INSIDE T.O.B. = 639 AcB 31.90 30.86 = 50 FT = 5000 SF = 35 FT = 65% __x<u>CC</u>x __x __x __ EXIST SWMF NO. 28*/ T.O.B. = 30.1 (MIN)N.W.L. = 26.510' PUD _35' DEVELOPMENT S.C = 24.5BOT. = 10.5 BUFFER EDGE

SETBACK

O.R. 2664, PAGË 1814



GRAPHIC SCALE

 $P:\1404-385$ ABERDEEN\D.R. HORTON PH 3-6\WORKING\385NSP1-10.DWG6/4/2015 8:53 AMSteve Murrin

REVISIONS DESIGNED BY: DAI NO. DATE DESCRIPTION SM/SS DRAWN BY: CHECKED BY: V. DUNN 1" = 50'SCALE: DATE: MAY, 2015 PROJ. NO. 1404-385

Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS 8375 Dix Ellis Trail, Suite 102 Jacksonville, Florida 32256 Phone: (904)363-8916 Fax: (904)363-8917 www.dunneng.com

ABERDEEN	D.R.	HORTON	PHASE	3	_	6
		FOR:				

D.R. HORTON, INC. - JACKSONVILLE ST. JOHNS COUNTY, FLORIDA NEIGHBORHOOD SITE PLAN

Sheet No. $\underline{28}$ of $\underline{104}$ VINCENT J. DUNN ENGINEER NO. 39452 DAVID M. TAYLOR ENGINEER NO. 44164 DWG. NO.

Always call 811 two full business days before you dig

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CERTIFICATE OF AUTHORIZATION NO. 27168

LOT#	LOT AREA (SQ. FT.)	LOT AREA (AC.)	INCHES
659	9,490	0.22	9
660	14,921	0.34	14
661	8,400	0.19	8
662	7,033	0.16	7
663	6,125	0.14	6
664	6,365	0.15	6
665	6,606	0.15	7
666	6,846	0.16	7
667	8,689	0.20	8
668	10,439	0.24	10
669	9,212	0.21	9
670	8,415	0.19	8
671	7,950	0.18	8
672	9,180	0.21	9
673	14,825	0.34	14
674	14,247	0.33	14
675	11,169	0.26	11
676	4,671	0.11	5
677	5,466	0.13	6
678	5,451	0.13	6
679	5,295	0.12	5
680	5,993	0.14	6
681	5,256	0.12	5
	· ·	J <u>-</u>	

NOTE: TREE INCHES REQ'D IS BASED ON 40 INCHES PER ACRE.

NOTE: LOT AREAS DO NOT INCLUDE UTILITY OR DRAINAGE ESMTS. LOTS DEPICTED ON DWG NO. NSP-3 659-681

TOTAL DEVELOPMENT SUMMARY

TOTAL AREA = 1313 AcWETLANDS CONSERVATION AREA = 533 AcUNDEVELOPED UPLAND AREA = 61 Ac = 80 Ac BUFFER AREA DEVELOPABLE AREA = 639 Ac

UPLAND BUFFER REQUIRED (PER D.O.) = 70 Ac UPLAND BUFFER REQUIRED = 62 Ac(25' AVERAGE PER LDC) UPLAND BUFFER PROVIDÉD = 80 AC

PHASES 3-6 SUMMARY MINIMUM LOT WIDTH

= 50 FT MINIMUM LOT AREA = 5000 SF = 35 FT MAXIMUM HEIGHT = 65% MAXIMUM LOT COVERAGE

(BUILDINGS) MAXIMUM IMPERVIOUS SURFACE RATIO = 70%

SETBACKS:
FRONT = 20 FT
SIDE = 5 FT
REAR = 10 FT

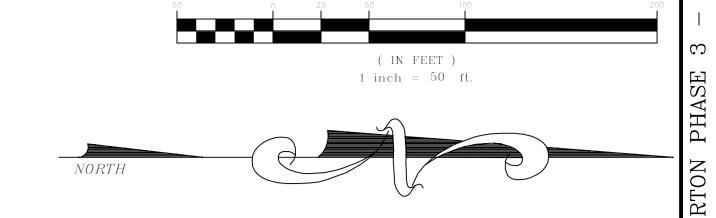
- 1. 70% OF NEWLY PLANTED TREES MUST BE CANOPY TYPE TREES
- NO MORE THAN 50% OF NEWLY PLANTED TREES CAN BE OF THE SAME SPECIES

PROJECT IS WITHIN FLOOD ZONE "A & X" MAP No. 12109C0153H & 12109C0154H DATE 09-02-2004

NOTES:

- 1. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- 2. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING.
- 3. THE SITE CONTRACTOR WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFER(S).
- 4. THE JURISDICTIONAL WETLAND LINE AND UPLAND BUFFERS AS DEPICTED ON THESE PLANS MATCH THOSE SHOWN ON PLANS SUBMITTED TO AND APPROVED BY THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT





LEGEND

GRAPHIC SCALE

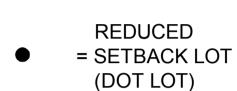
= WETLANDS



= WETLAND IMPACT

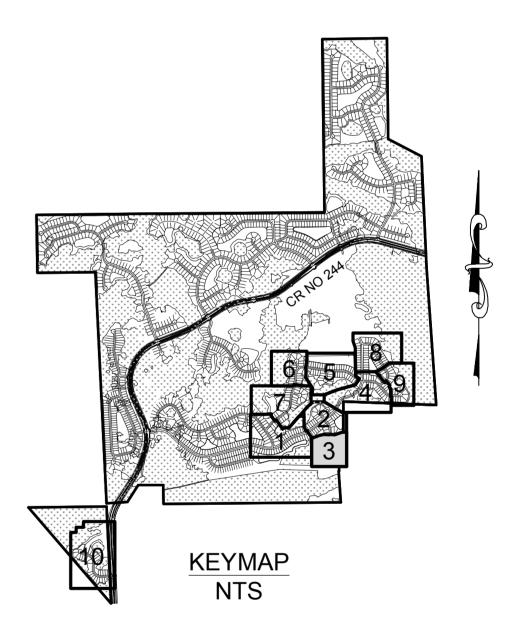


= UPLAND BUFFER



= PROPOSED GRADE EL

B LOT TYPE 41.70 FFE NGVD 29 40.66 FFE NAVD 88



BENCHMARK: FOUND BRIDGE SPIKE IN 18" PINE +/- 450' OF ABDC 9 BY CONCRETE BRIDGE AT CREEK (ROBERT M. ANGAS ASSOCIATES BM23. DESCRIPTION BY ANGAS). ELEV=18.735 NGVD 1929

DATUM NOTE:

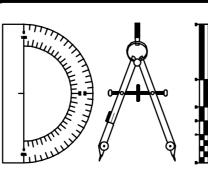
PROJECT REFLECTS EXISTING SURVEY INFORMATION BASED ON NGVD 29 DATUM. SEE BENCH MARK ON PLANS. CONVERTING FROM NGVD 29 TO NAVD 88, SUBTRACT 1.04'±

Always call 811 two full business days before you dig

Sunshine §11.com

P:\1404-385 ABERDEEN\D.R. HORTON PH 3-6\WORKING\385NSP1-10.DWG6/4/2015 8:54 AMSteve Murrin

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		REVISIONS		DESIGNED BY:	DAI
NO.	. DATE	DESCRIPTION	BY:	DRAWN BY:	SM/SS
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	<u> </u>			SCALE:	1" = 50'
				DATE:	MAY, 2015
				PROJ. NO.:	1404-385



Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS 8375 Dix Ellis Trail, Suite 102 Jacksonville, Florida 32256 Phone: (904)363-8916 Fax: (904)363-8917 www.dunneng.com

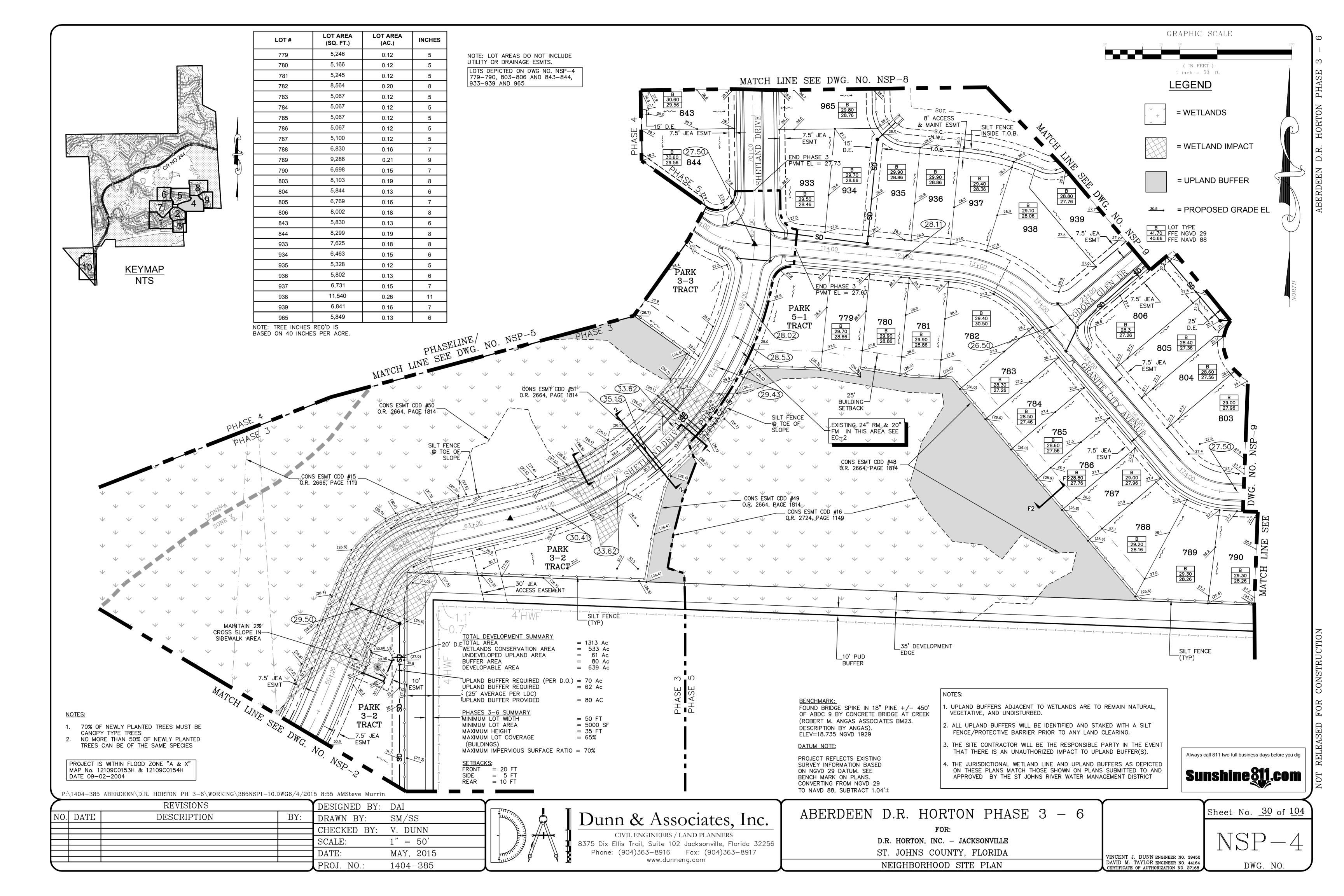
ABERDEEN D.R. HORTON PHASE 3 - 6 FOR:

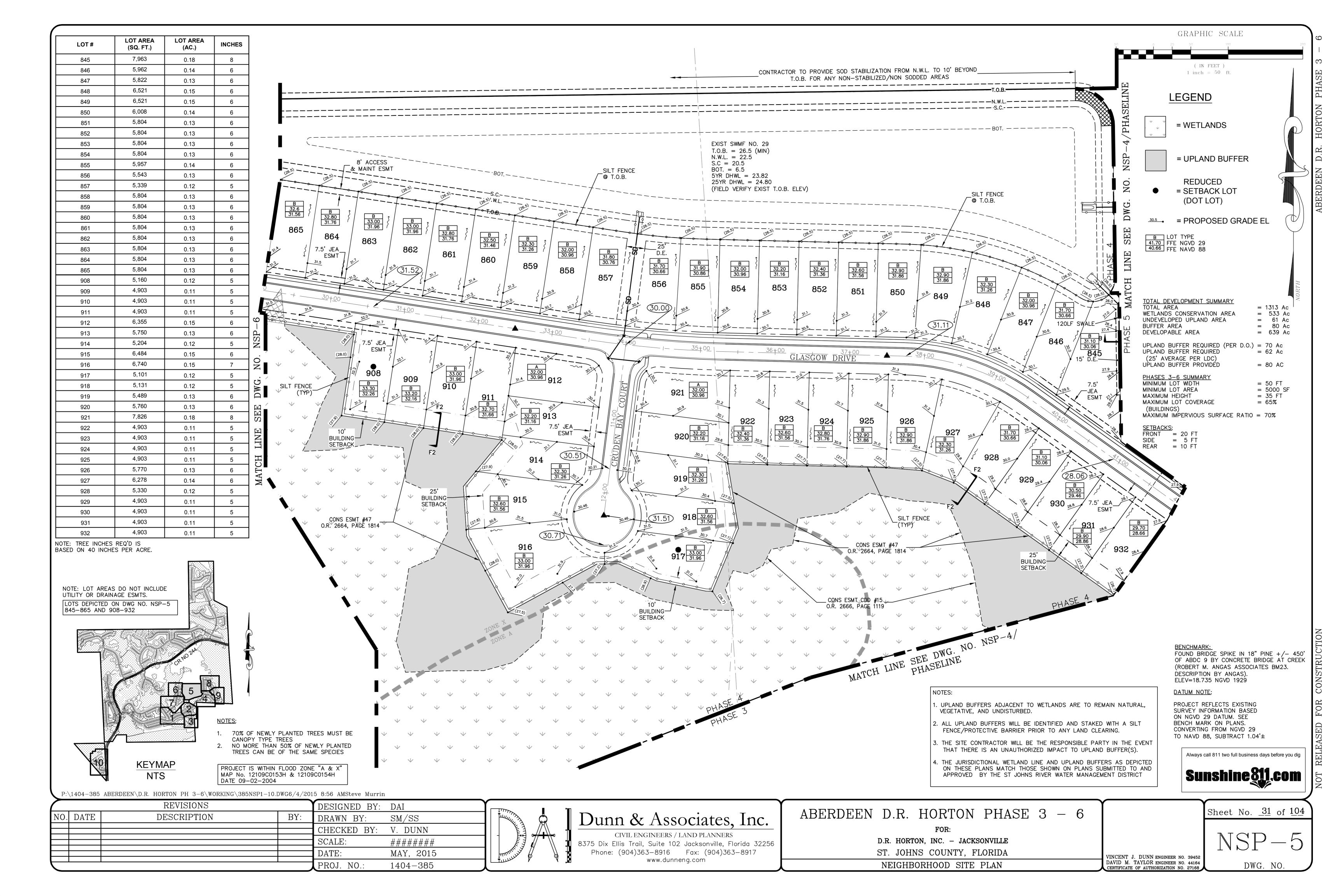
D.R. HORTON, INC. - JACKSONVILLE ST. JOHNS COUNTY, FLORIDA NEIGHBORHOOD SITE PLAN

VINCENT J. DUNN ENGINEER NO. 39452 DAVID M. TAYLOR ENGINEER NO. 44164 CERTIFICATE OF AUTHORIZATION NO. 27168

Sheet No. 29 of 104

DWG. NO.





(IN FEET) 1 inch = 50 ft.

= PROPOSED GRADE EL

B LOT TYPE 41.70 FFE NGVD 29 40.66 FFE NAVD 88

TOTAL DEVELOPMENT SUMMARY

WETLANDS CONSERVATION AREA UNDEVELOPED UPLAND AREA

UPLAND BUFFER REQUIRED (PER D.O.) = 70 Ac UPLAND BUFFER REQUIRED = 62 Ac

MAXIMUM IMPERVIOUS SURFACE RATIO = 70%

TOTAL AREA

BUFFER AREA

DEVELOPABLE AREA

(25' AVERAGE PER LDC) UPLAND BUFFER PROVIDED

PHASES 3-6 SUMMARY MINIMUM LOT WIDTH

MAXIMUM LOT COVERAGE

= 5 FT

= 10 FT

BENCHMARK:

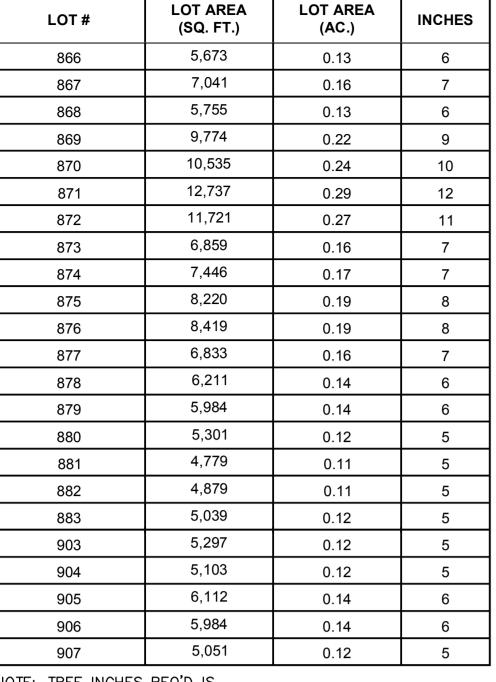
MINIMUM LOT AREA

 $\frac{\text{SETBACKS}}{\text{FRONT}} = 20 \text{ FT}$

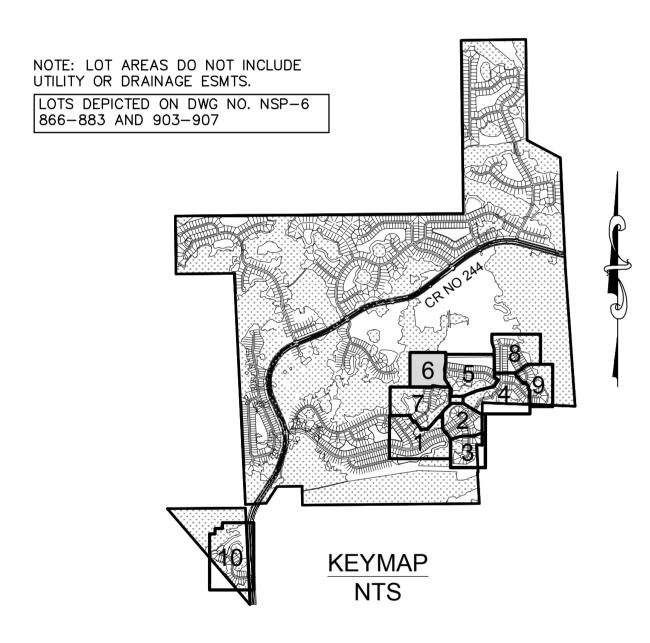
MAXIMUM HEIGHT

(BUILDINGS)

SIDE REAR



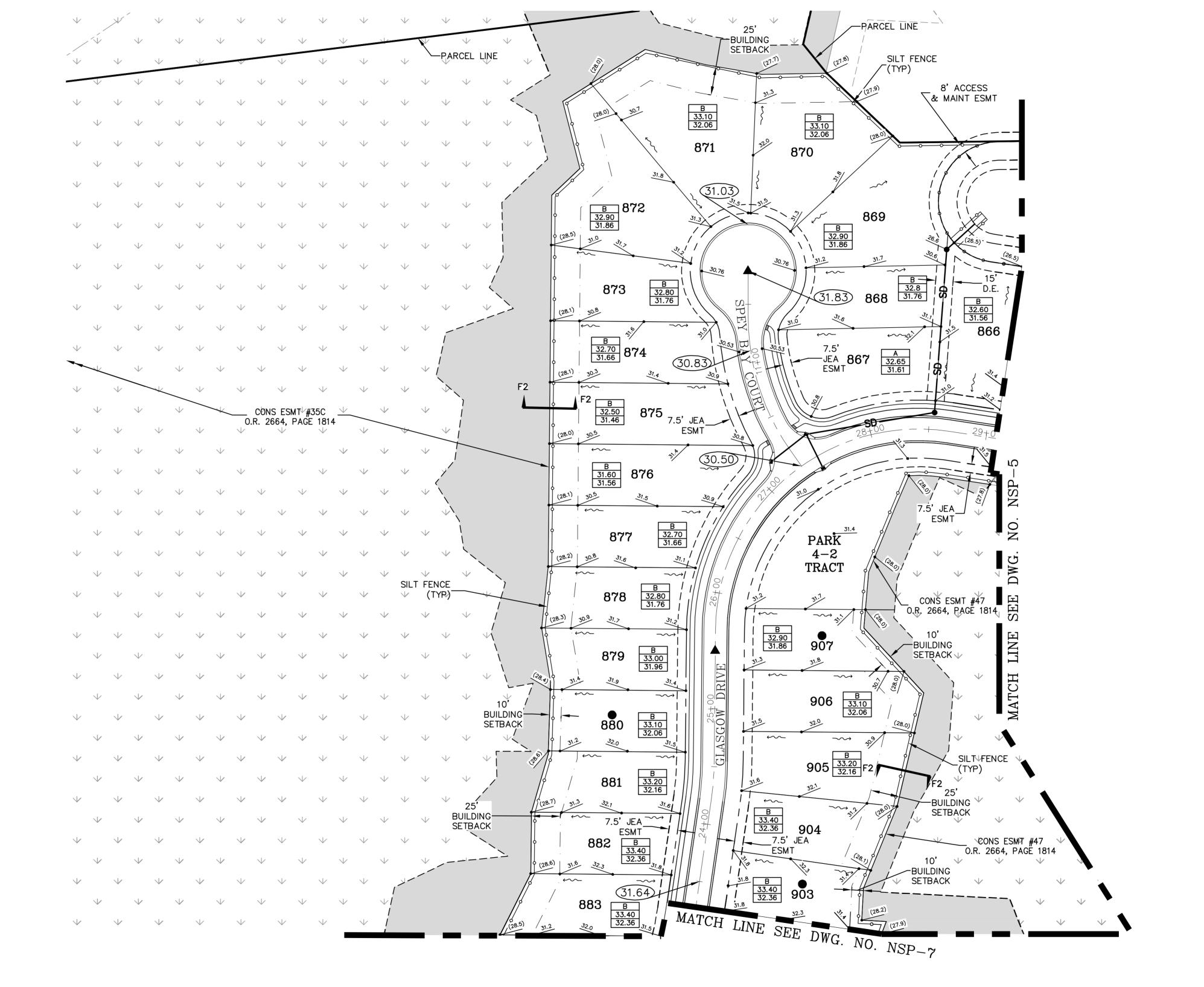
NOTE: TREE INCHES REQ'D IS BASED ON 40 INCHES PER ACRE.



- 1. 70% OF NEWLY PLANTED TREES MUST BE CANOPY TYPE TREES
- NO MORE THAN 50% OF NEWLY PLANTED TREES CAN BE OF THE SAME SPECIES
- PROJECT IS WITHIN FLOOD ZONE "A & X" MAP No. 12109C0153H & 12109C0154H DATE 09-02-2004

NOTES:

- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- 2. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING.
- . THE SITE CONTRACTOR WILL BE THE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFER(S).
- . THE JURISDICTIONAL WETLAND LINE AND UPLAND BUFFERS AS DEPICTED ON THESE PLANS MATCH THOSE SHOWN ON PLANS SUBMITTED TO AND APPROVED BY THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT



ELEV=18.735 NGVD 1929 **DATUM NOTE:**

PROJECT REFLECTS EXISTING SURVEY INFORMATION BASED ON NGVD 29 DATUM. SEE BENCH MARK ON PLANS. CONVERTING FROM NGVD 29 TO NAVD 88, SUBTRACT 1.04'±

DESCRIPTION BY ANGAS).

Always call 811 two full business days before you dig

= 1313 Ac = 533 Ac

= 61 Ac

= 80 Ac

= 639 Ac

= 80 AC

= 50 FT

= 35 FT

= 65%

= 5000 SF

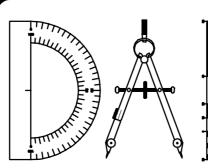
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FOUND BRIDGE SPIKE IN 18" PINE +/- 450' OF ABDC 9 BY CONCRETE BRIDGE AT CREEK

(ROBERT M. ANGAS ASSOCIATES BM23.

P:\1404-385 ABERDEEN\D.R. HORTON PH 3-6\WORKING\385NSP1-10.DWG6/4/2015 8:57 AMSteve Murrin

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NO.	DATE	DESCRIPTION	BY:	DRAWN BY:	SM/SS
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'	<u> </u>		<u> </u>	CHECKED BY:	V. DUNN
	 '			SCALE:	1" = 50'
	<u>'</u>			DATE:	MAY, 2015
\subset				PROJ. NO.:	1404-385



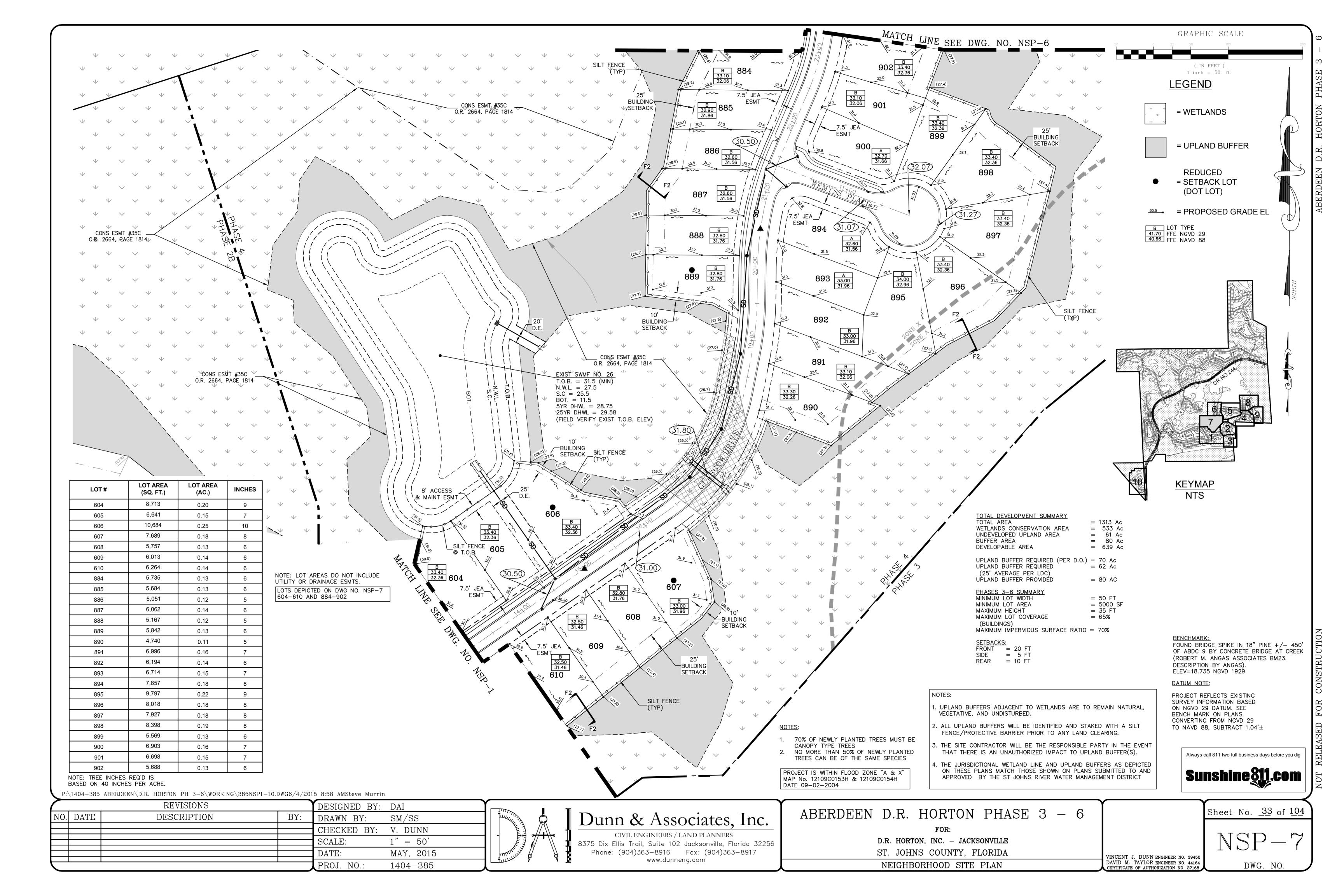
Dunn & Associates, Inc.

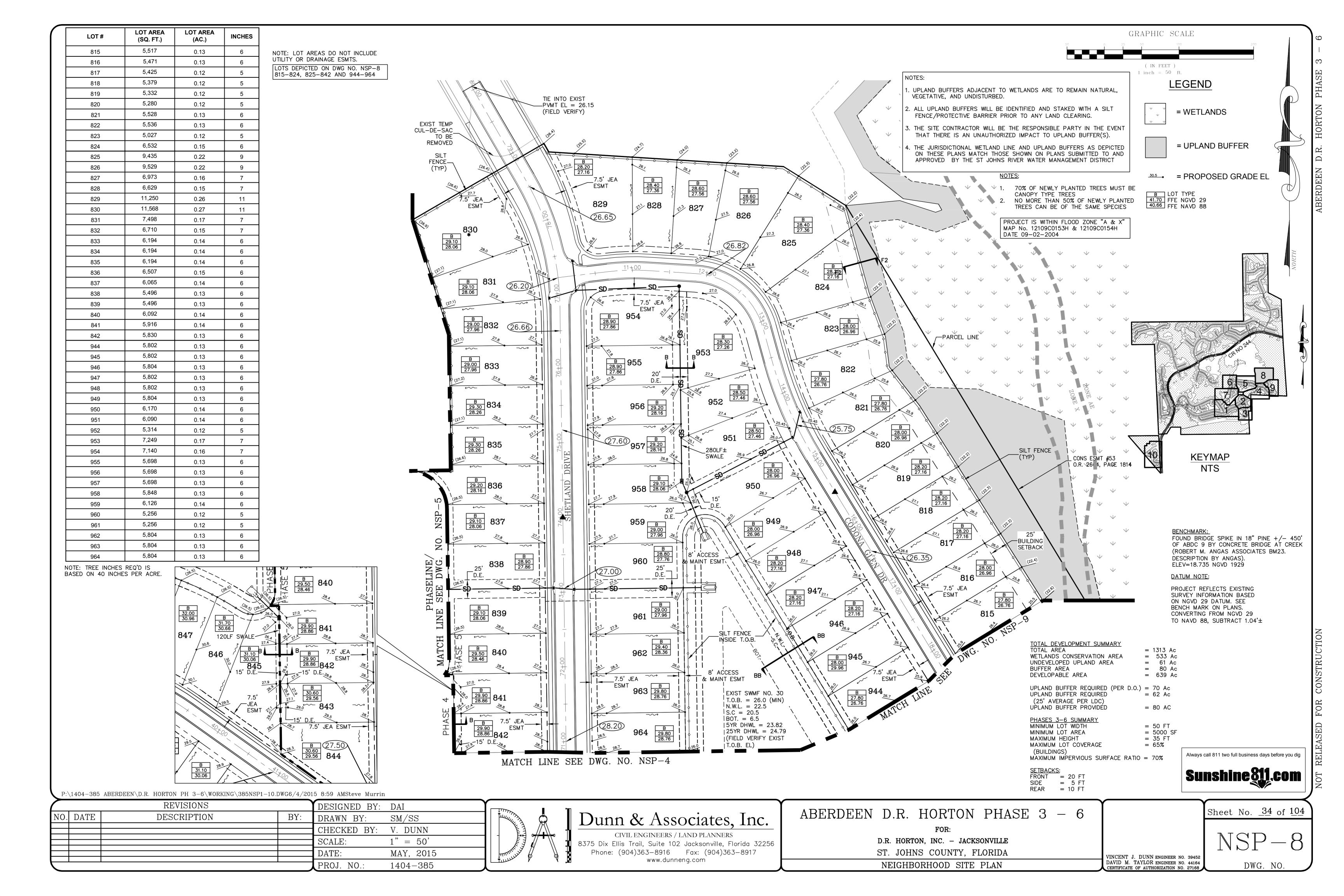
CIVIL ENGINEERS / LAND PLANNERS 8375 Dix Ellis Trail, Suite 102 Jacksonville, Florida 32256 Phone: (904)363-8916 Fax: (904)363-8917 www.dunneng.com

ABERDEEN	D.R.	HORTON	PHASE	3	_	6	
		FOR:					
D.R. HORTON, INC JACKSONVILLE							
ST. JOHNS COUNTY, FLORIDA							
NEIGHBORHOOD SITE PLAN							

VINCENT J. DUNN ENGINEER NO. 39452 DAVID M. TAYLOR ENGINEER NO. 44164 ERTIFICATE OF AUTHORIZATION NO. 27168

Sheet No. 32 of 104DWG. NO.





NOTE: TREE INCHES REQ'D IS BASED ON 40 INCHES PER ACRE.

7.5' JEA **ESMT** 8' ACCESS : MAINT ESMT CONS ESMT CDD #17E T.O.B. = 25.1 (MIN)O.R. 2666, PAGE 1119 N.W.L. = 22.5S.C = 20.5BOT. = 6.55YR DHWL = 23.7325YR DHWL = 24.55CONSTRUCT WITH 13 PHASE 3 B 27.70 26.66 CONS ESMT CDD #52 O.R. 2664, PAGE 1814 799 SILT FENCE PARČEL LINE 7.5' JEA ESMT B 27.20 26.16 25.45 25.65 ESMT 793 -BUILDING B 29.30 28.26 SETBACK B 27.50 26.46 . UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED. THAT THERE IS AN UNAUTHORIZED IMPACT TO UPLAND BUFFER(S). -BOUNDARY LINE 10' PUD _35' DEVELOPMENT BUFFER -EDGE |. U APPROVED BY THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT

B LOT TYPE 41.70 FFE NGVD 29 40.66 FFE NAVD 88 **KEYMAP**

> DEVELOPABLE AREA = 639 AcUPLAND BUFFER REQUIRED (PER D.O.) = 70 Ac UPLAND BUFFER REQUIRED = 62 Ac(25' AVERAGE PER LDC)

TOTAL DEVELOPMENT SUMMARY TOTAL AREA

WETLANDS CONSERVATION AREA

UNDEVELOPED UPLAND AREA

BUFFER AREA

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

= WETLANDS

= UPLAND BUFFER

= PROPOSED GRADE EL

LEGEND

UPLAND BUFFER PROVIDED = 80 ACPHASES 3-6 SUMMARY = 50 FT MINIMUM LOT WIDTH

= 35 FT MAXIMUM HEIGHT = 65% MAXIMUM LOT COVERAGE (BUILDINGS)

MAXIMUM IMPERVIOUS SURFACE RATIO = 70%

SETBACKS: FRONT = 20 FT

MINIMUM LOT AREA

SIDE REAR = 5 FT = 10 FT

2. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING.

3. THE SITE CONTRACTOR WILL BE THE RESPONSIBLE PARTY IN THE EVENT

4. THE JURISDICTIONAL WETLAND LINE AND UPLAND BUFFERS AS DEPICTED ON THESE PLANS MATCH THOSE SHOWN ON PLANS SUBMITTED TO AND

PROJECT IS WITHIN FLOOD ZONE "A & X" MAP No. 12109C0153H & 12109C0154H DATE 09-02-2004

70% OF NEWLY PLANTED TREES MUST BE

NO MORE THAN 50% OF NEWLY PLANTED

TREES CAN BE OF THE SAME SPECIES

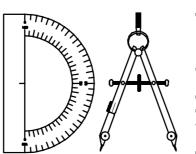
NOTE: LOT AREAS DO NOT INCLUDE

LOTS DEPICTED ON DWG NO. NSP-9 791-802, 807-814 AND 940-943

UTILITY OR DRAINAGE ESMTS.

CANOPY TYPE TREES

P:\1404-385 ABERDEEN\D.R. HORTON PH 3-6\WORKING\385NSP1-10.DWG6/4/2015 9:00 AMSteve Murrin REVISIONS DESIGNED BY: DAI NO. DATE DESCRIPTION SM/SS DRAWN BY: CHECKED BY: V. DUNN SCALE: 1" = 50'DATE: MAY, 2015 1404-385 PROJ. NO.



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ABERDEEN D.R. HORTON PHASE 3 - 6

BENCHMARK:

DATUM NOTE:

FOUND BRIDGE SPIKE IN 18" PINE +/- 450'

OF ABDC 9 BY CONCRETE BRIDGE AT CREEK

(ROBERT M. ANGAS ASSOCIATES BM23.

DESCRIPTION BY ANGAS).

ELEV=18.735 NGVD 1929

PROJECT REFLECTS EXISTING

SURVEY INFORMATION BASED

CONVERTING FROM NGVD 29

TO NAVD 88, SUBTRACT 1.04'±

ON NGVD 29 DATUM. SEE

BENCH MARK ON PLANS.

FOR: D.R. HORTON, INC. - JACKSONVILLE ST. JOHNS COUNTY, FLORIDA

NEIGHBORHOOD SITE PLAN

JINCENT J. DUNN ENGINEER NO. 39452 DAVID M. TAYLOR ENGINEER NO. 44164 CERTIFICATE OF AUTHORIZATION NO. 27168

Sheet No. <u>35</u> of <u>104</u>

DWG. NO.

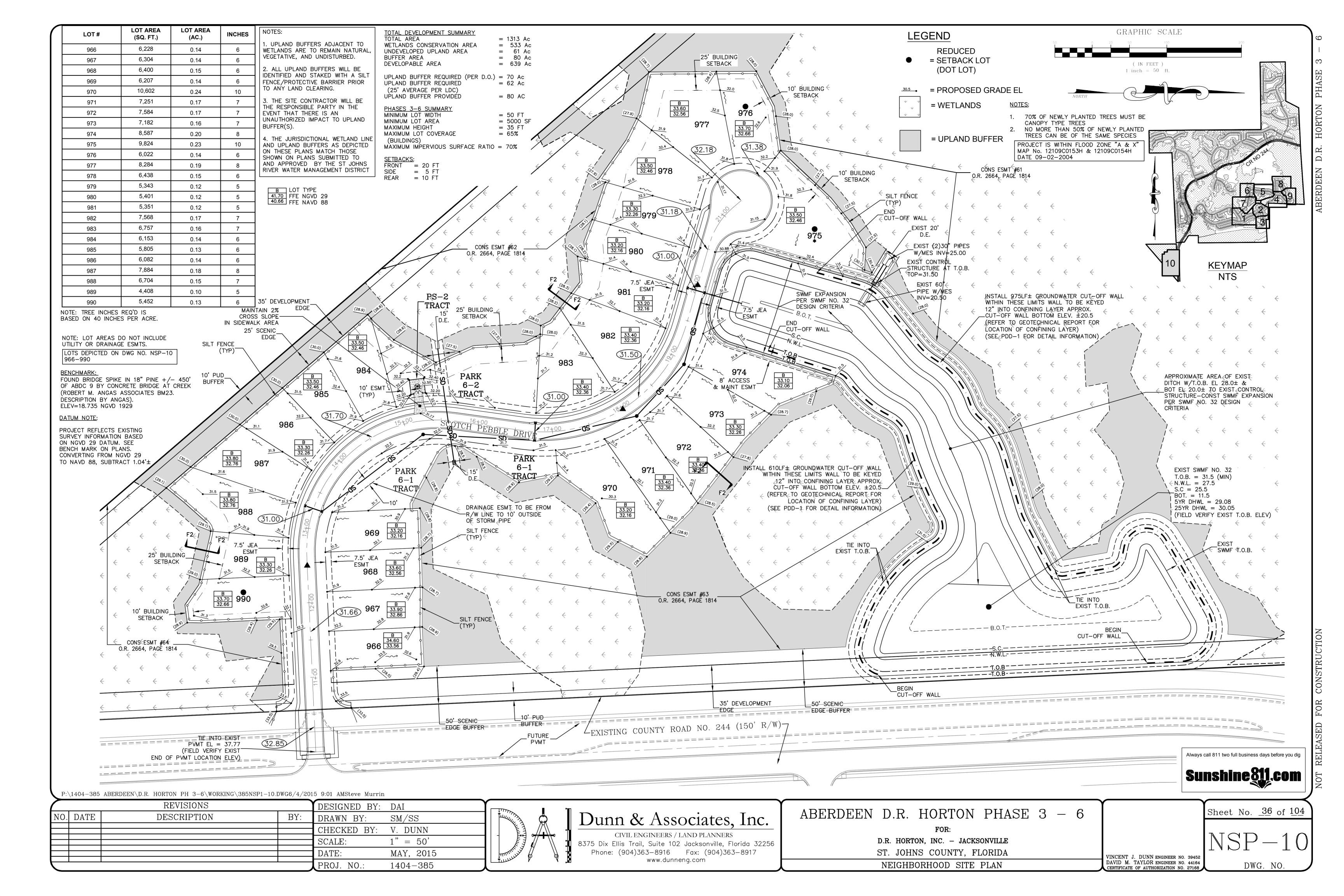
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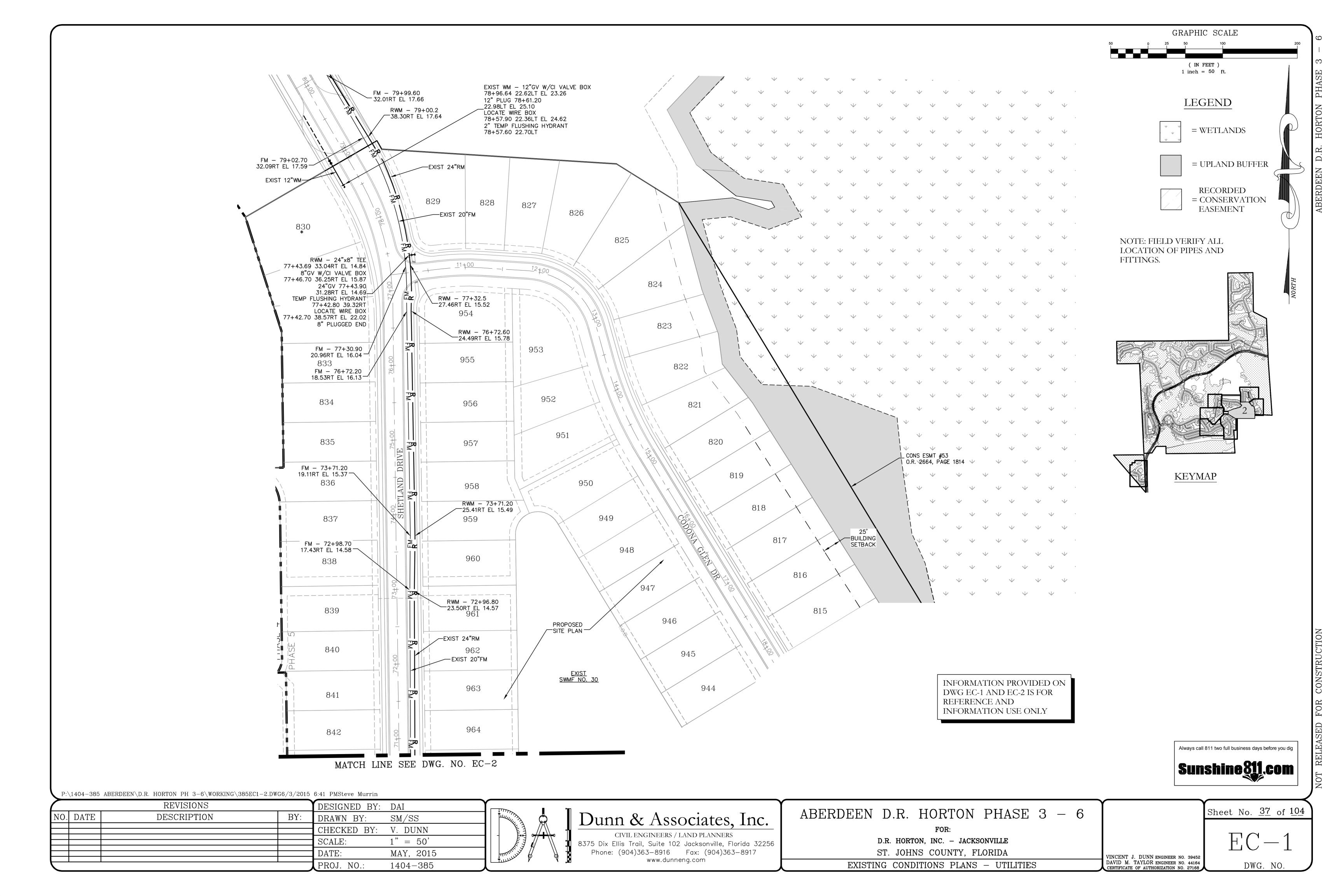
= 1313 Ac

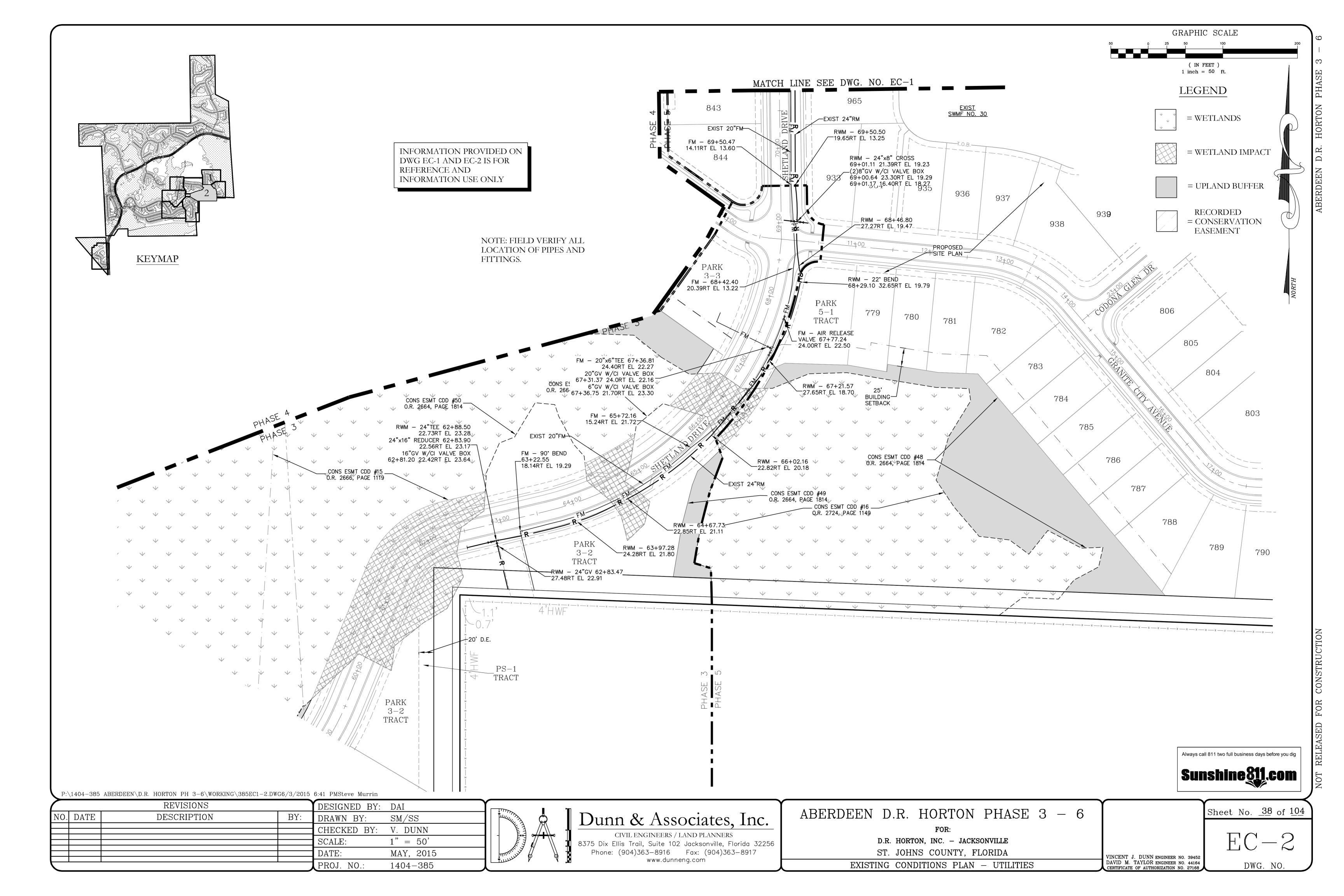
= 533 Ac

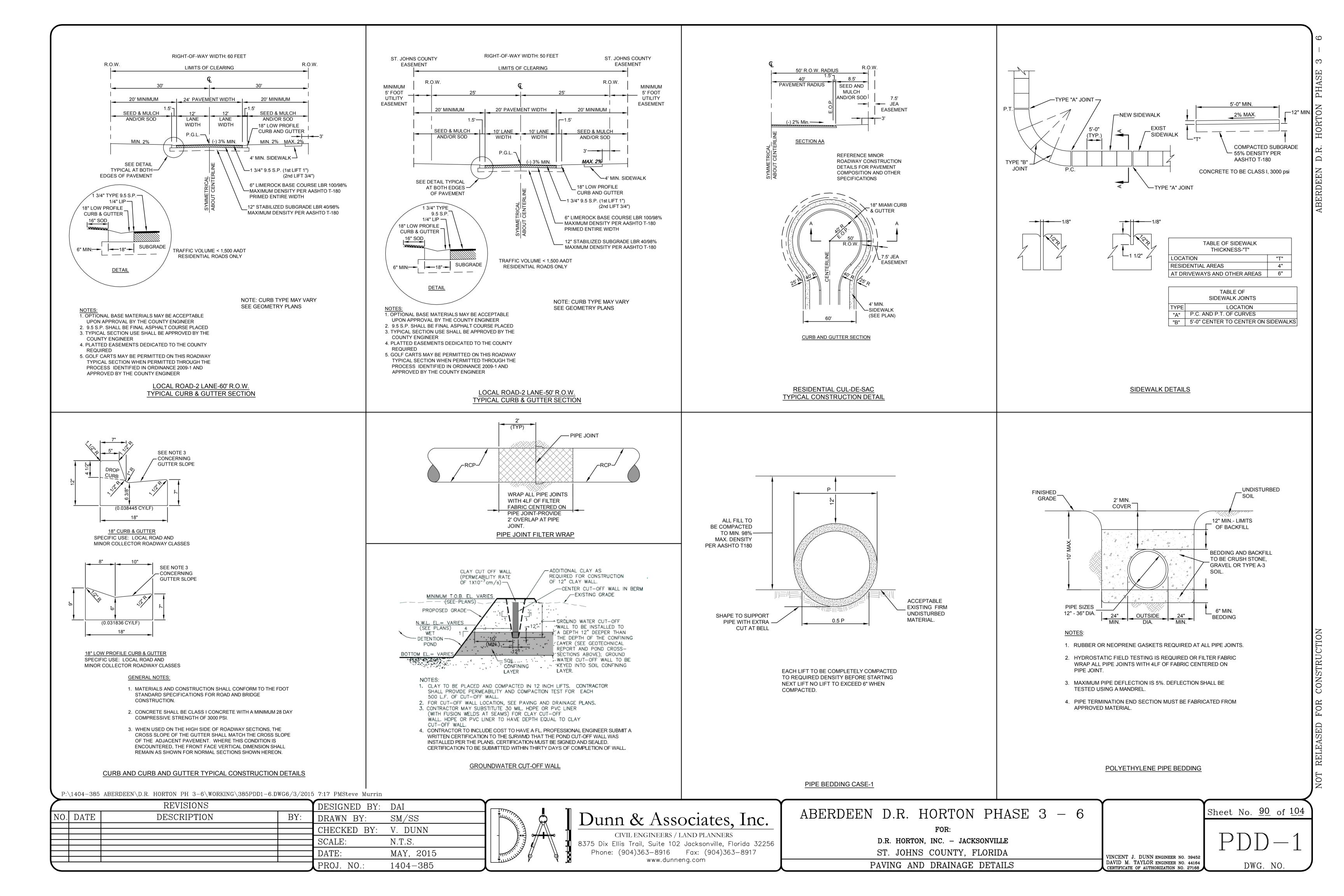
= 61 Ac = 80 Ac

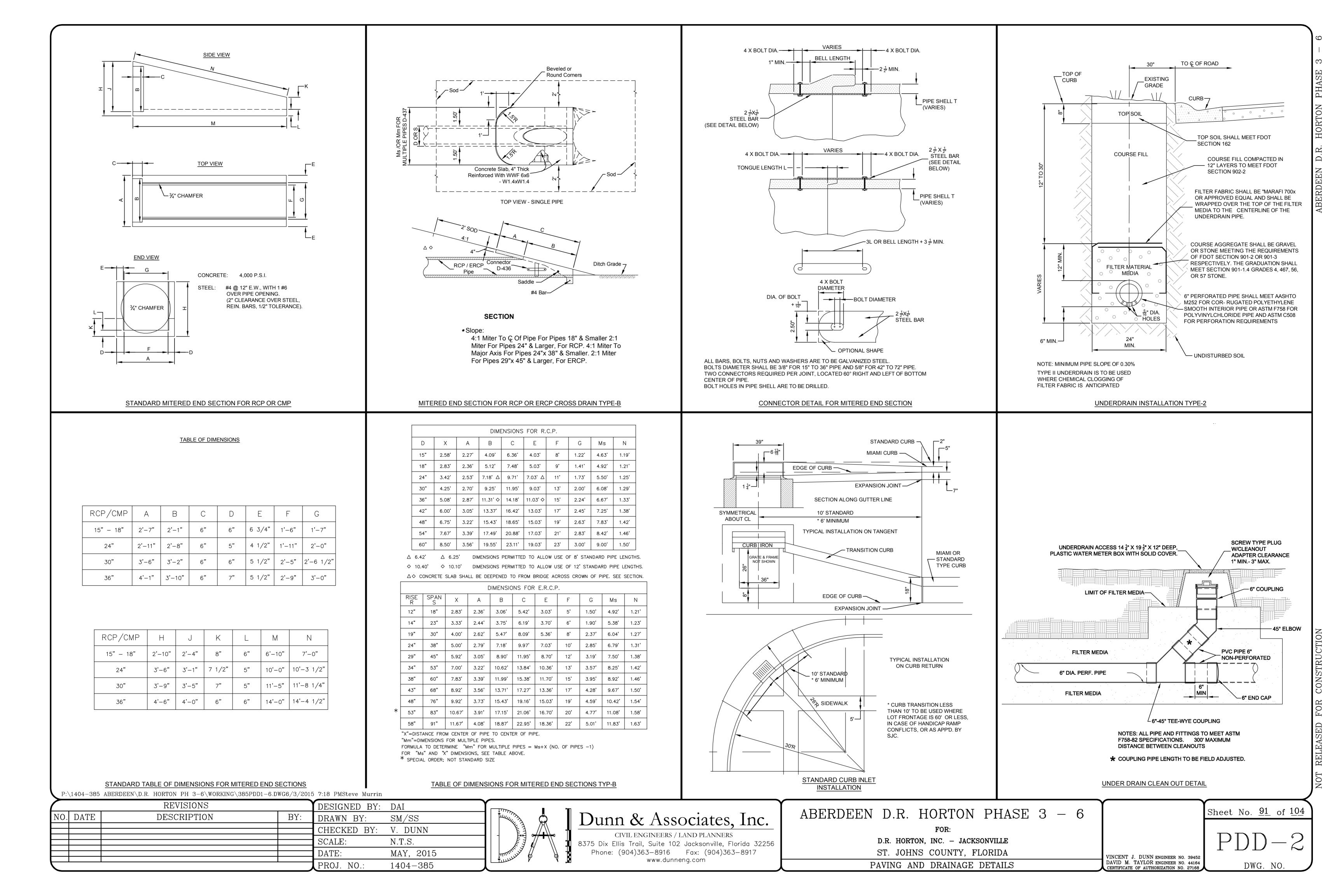
= 5000 SF

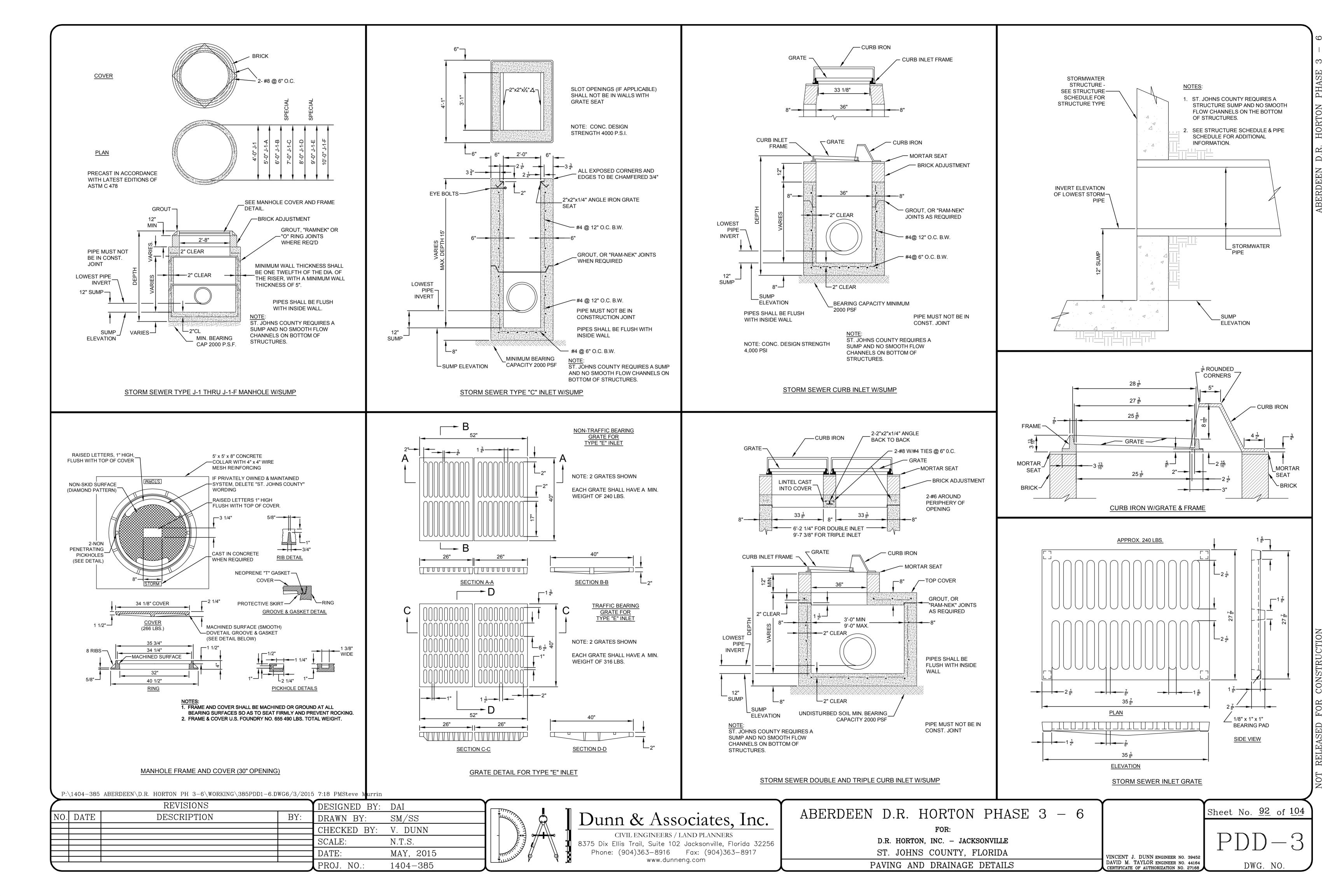


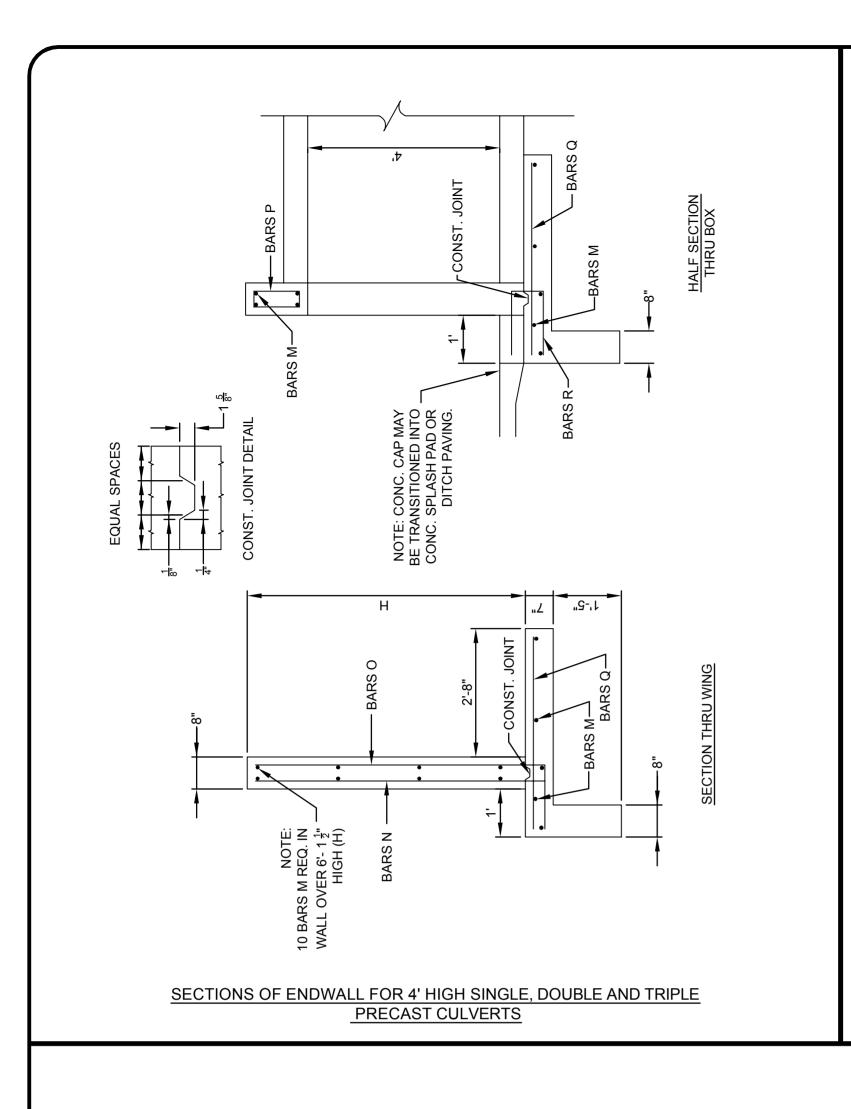


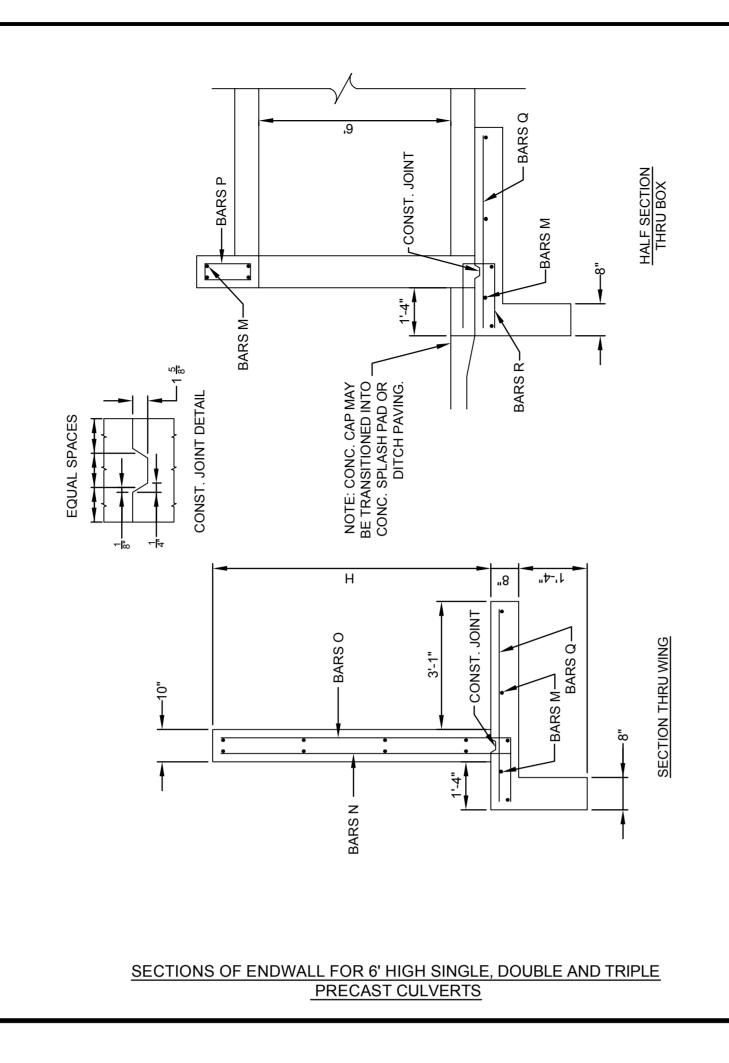


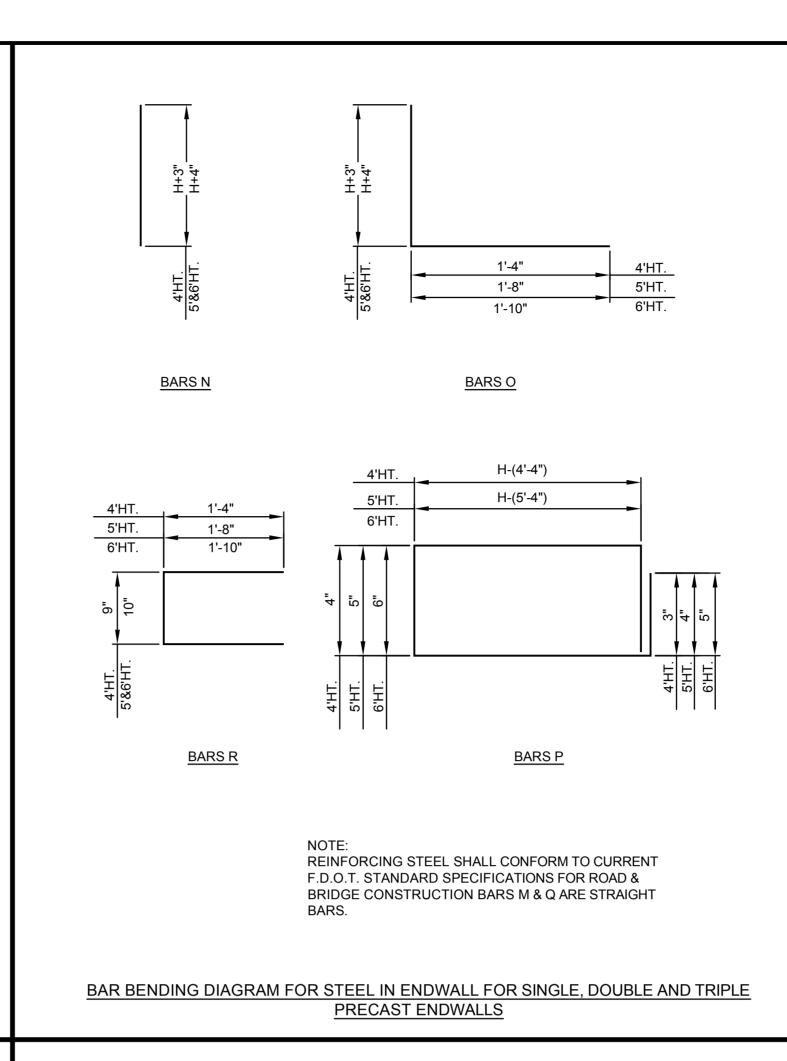


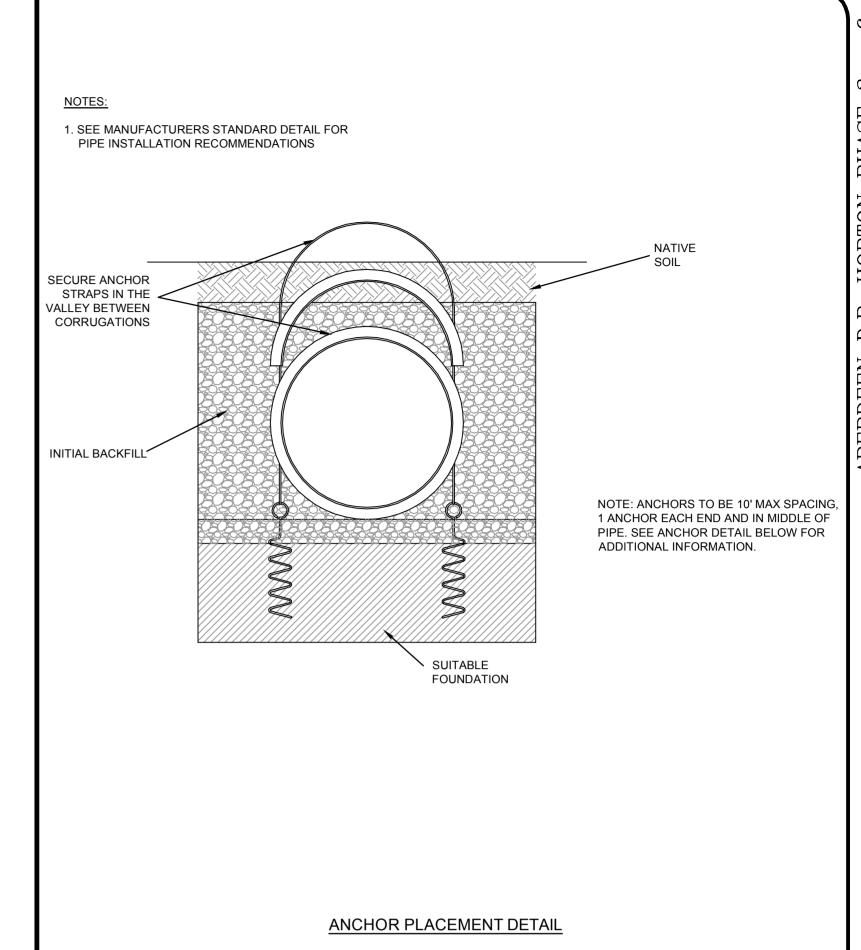












DIMENSIONAL & QUANTITATIVE DATA

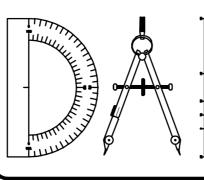
CULVERT		MAX.		1.1	CII VDC		0175	LENGTH		00405		0175	LENGTH		00405
SPAN	HEIGHT	FILL HEIGHT	L	Н	CU. YDS.	BAR	SIZE	LENGTH	NO.	SPACE	BAR	SIZE	LENGTH	NO.	SPACE
						М	4	*	13	18"	Р	4	4'-3"	9	10"
	4'-0"	5'-0"	33'-8"	6'-0"	8.41	N	4	6'-3"	18	18"	Q	4	4'-0"	65	6¼"
						0	4	7'-7"	30	10"	R	4	3'-3"	9	10"
						М	4	*	15	18"	Р	5	4'-6"	8	12"
8'-0"	5'-0"	5'-0"	37'-4"	7'-0"	11.68	N	4	7'-4"	22	17"	Q	5	4'-6"	54	8%"
						0	5	9'-0"	30	12"	R	4	4'-0"	8	12"
	_, _,	_, _,	, _,	_, _,,		М	4	*	17	18"	Р	5	4'-9"	9	10"
	6'-0"	5'-0"	38'-8"	8'-0"	14.16	N	4	8'-4"	22	18"	Q	5	4'-11"	55	8½"
						0	5	10'-2"	36	10"	R	4	4'-4"	9	10"
	4, 0,		, ₄ ,,	C' 1/"	0.70	M	4	*	13	18"	Р	4	4'-4"	11	10"
	4'-0"	5'-0"	35'-4"	6'-1/2"	8.79	N	4	6'-3½"	20	17"	Q	4	4'-0"	71	6"
						О М	4	7'-7½"	32 15	10" 18"	R P	<u>4</u> 5	3'-3" 4'-7"	11 9	10" 12"
0, 0,	5'-0"	5'-0"	38'-4"	7'-1⁄3"	11.91	N	4	7'-4½"	22	17"	Q	5	4-7	58	8"
9'-0"	5 –0	3 -0	30 -4	/ -/2	11.91	0	5	9'-1½"	30	12"	R	4	4'-0"	9	12"
						M	4	*	17	18"	P	5	4'-10"	11	10"
	6'-0"	5'-0"	40'-4"	8'-1/2"	14.49	N	4	8'-5½"	22	18"	Q	5	4'-11"	81	6"
			10 1			0	5	10'-3½"	38	10"	R	4	4'-4"	11	10"
					8.97	M	4	*	13	18"	P	4	4'-6"	12	10"
	4'-0"	5'-0"	36'-2 "	6'-1½"		N	4	6'-5½"	20	17"	Q	4	4'-0"	79	5½"
	+ 0			0 1/2		0	4	7'-9½"	32	10"	R	4	3'-3"	12	10"
						М	4	*	15	18"	Р	5	4'-9"	10	12"
10'-0"	5'-0"	5'-0"	39'-4"	6'-1½"	12.18	N	4	7'-6½"	22	17"	Q	5	4'-6"	79	6"
				_		0	5	9'-2½"	30	12"	R	4	4'-0"	10	12"
						М	4	*	17	18"	Р	5	5'-0"	12	10"
	6'-0"	5'-0"	41'-2"	8'-1½"	14.92	N	4	9'-2½"	22	18"	Q	5	4'-11"	78	6%"
				_		0	5	10'-3½"	38	10"	R	4	4'-4"	12	10"
						М	4	*	15	18"	Р	4	4'-8"	13	10"
	4'-0"	5'-0"	37'-0"	6'-2½"	9.17	N	4	6'-5½"	20	16?"	Q	4	4'-0"	76	5%"
						0	4	7'-9½"	32	10"	R	4	3'-3"	13	10"
						М	4	*	15	18"	Р	5	4'-11"	11	12"
11'-0"	5'-0"	5'-0"	40'-4"	7'-2½"	12.47	N	4	7'-6½"	22	17"	Q	5	4'-6"	6	8"
						0	5	9'-2½"	30	12"	R	4	4'-0"	11	12"
	_,	_,	1 - **		45.55	M	4	*	17	18"	Р	5	5'-2"	13	10"
	6'-0"	5'-0"	43'-8"	8'-2½"	15.86	N	4	8'-6½"	24	17?"	Q	5	4'-11"	81	6½"
						0	5	10'-4½"	40	10"	R	4	4'-4"	13	10"

^{*} WIDTH OF WALL LESS 4"

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DIMENSIONAL & QUANTITATIVE DATA FOR SINGLE BOX CULVERT ENDWALLS

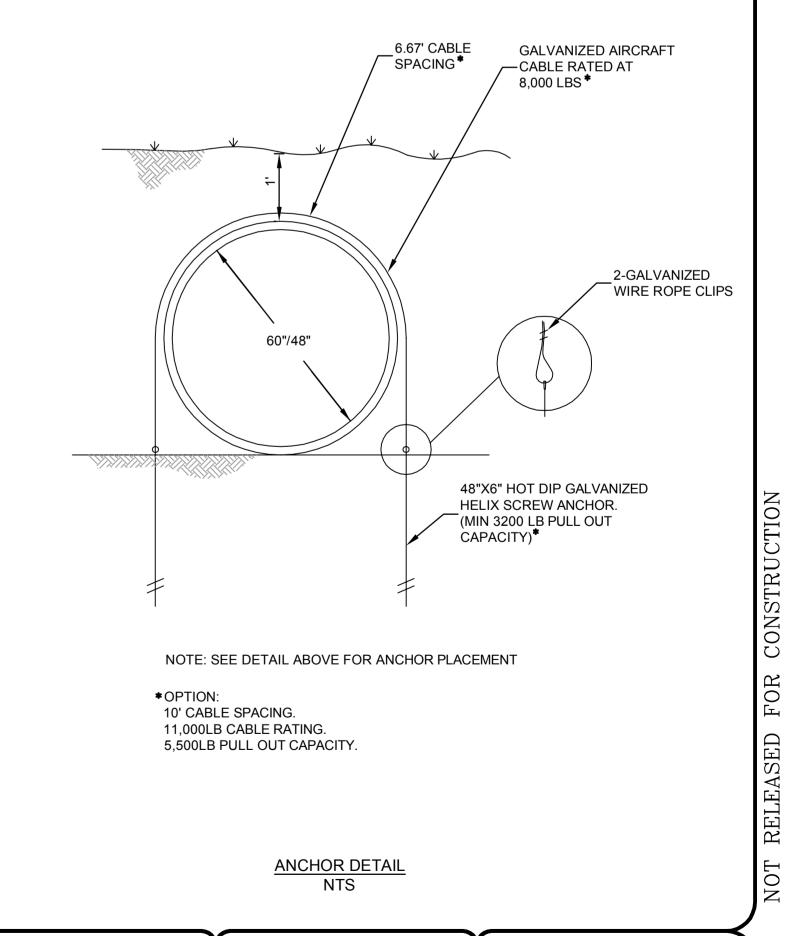
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				CHECKED BY:	V. DUNN
				SCALE:	N.T.S.
				DATE:	MAY, 2015
				PROJ. NO.:	1404-385



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l 		L			
	RS Q	SPAN 4' TO 12'		BARS M—	
	PLA	N-SHOWING BARS	IN FOOTING	+ 	
BARS O —	½L BARS P ¬	-	BARS N 7	BARS M	
		HEIGHT 4' TO 6'			
MIN. BEARING CAP. 2000 P.S.F.					
<u>HALF</u> SHOWING	ELEV. B BARS IN E OF WALL		SHO	HALF ELEV. DWING BARS IN T FACE OF WALL	
NOTE: 1) CONC. DESIGN STRENGTH 3400 P.S.I. (CLASS II F.D.O.T.) 2) CHAMFER ALL EXPOSED EDGES \(\frac{3}{4} \) 3) 2" CLEARANCE ON ALL BARS 4) FIELD BEND BARS EXTENDING FROM PRECAST BOX CULVERT AND TIE TO ENDWALL STEEL					
STRAIGHT E	NDWALL FO	R SINGLE PREC	CAST CONC. B	OX CULVERT	



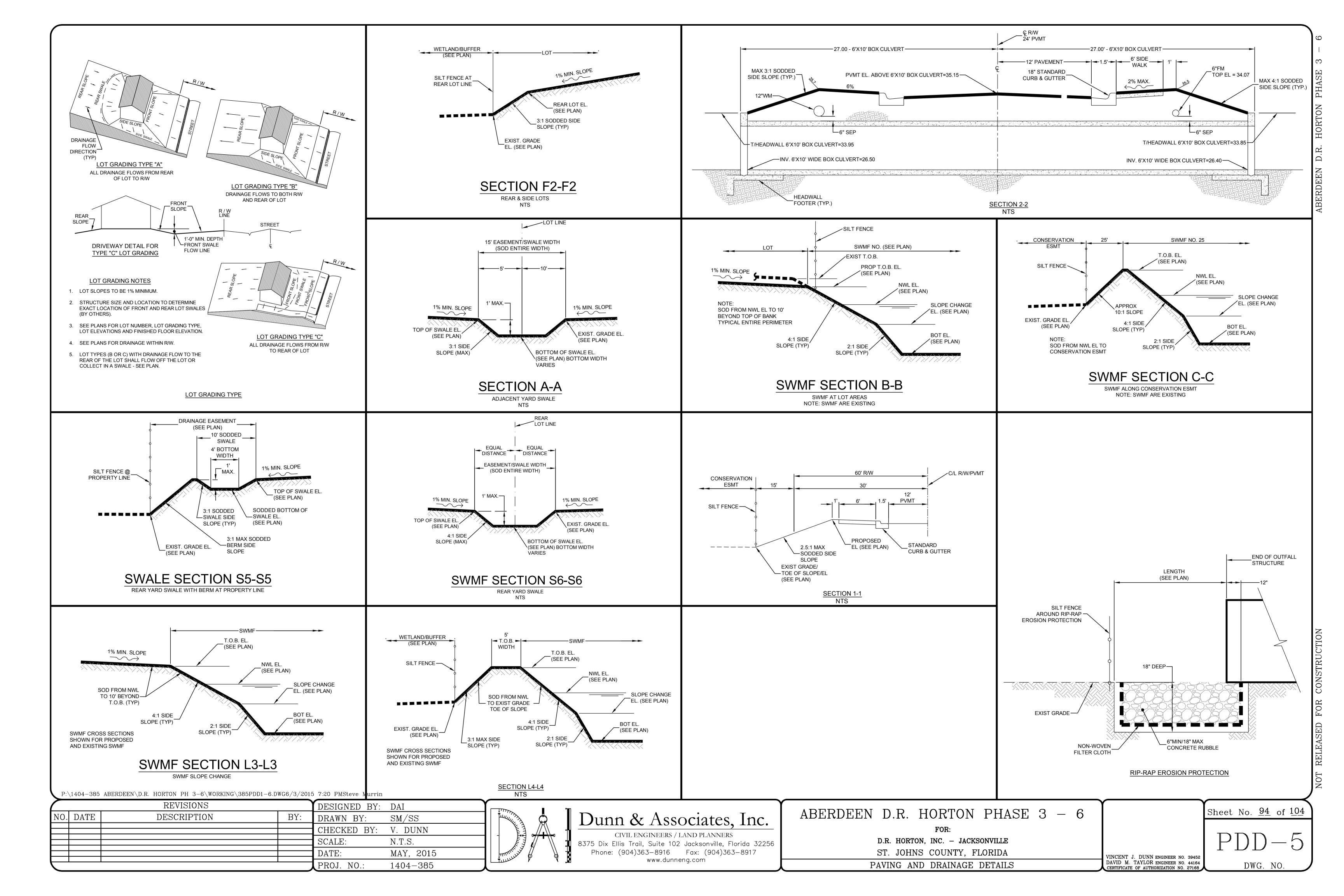
ABERDEEN D.R. HORTON PHASE 3 - 6

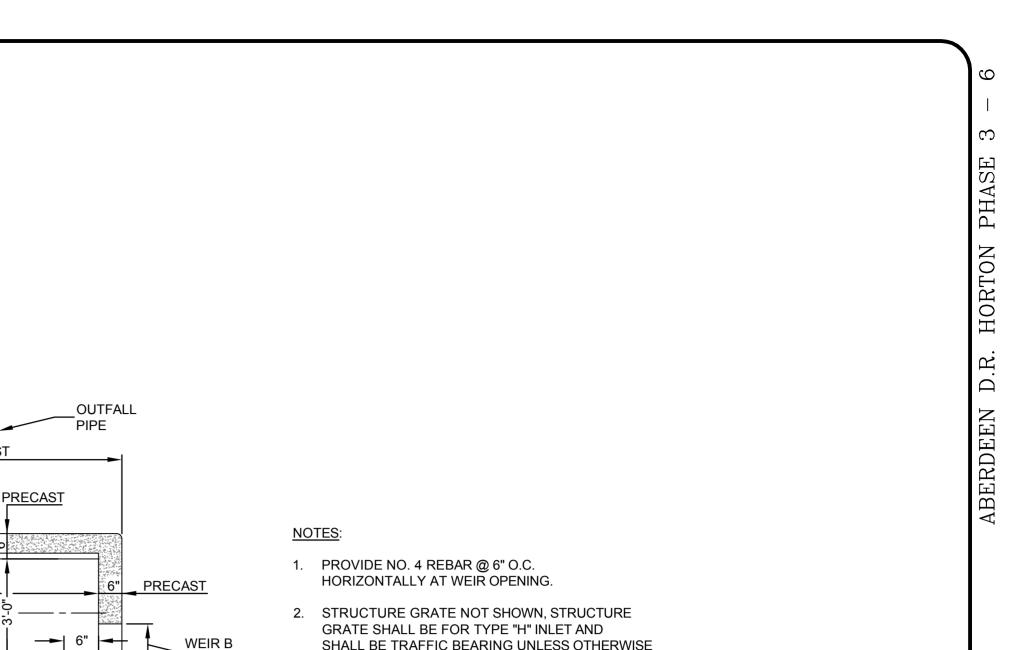
FOR: D.R. HORTON, INC. - JACKSONVILLE ST. JOHNS COUNTY, FLORIDA PAVING AND DRAINAGE DETAILS

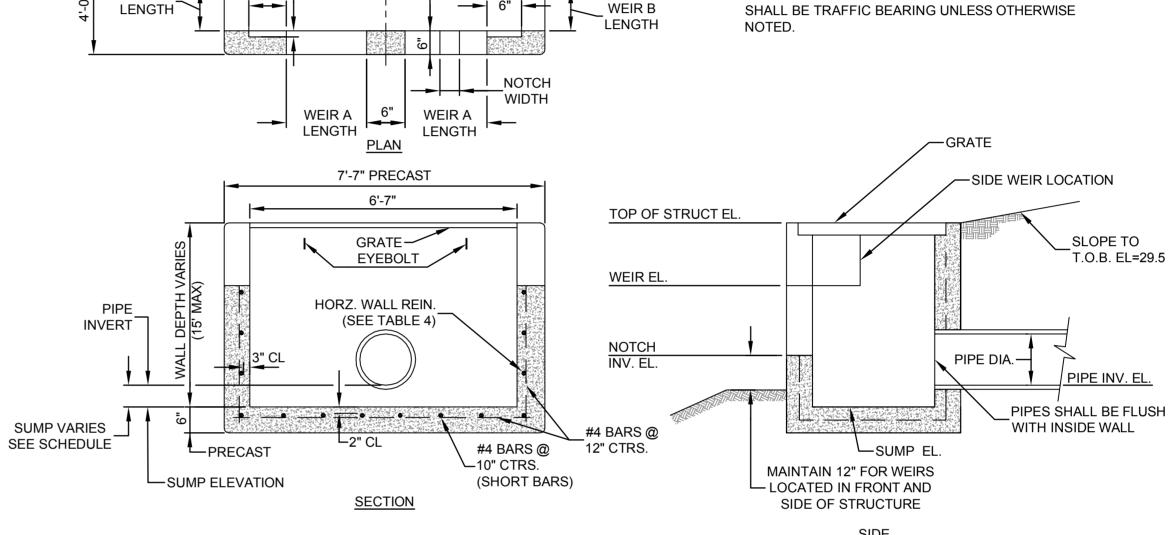
VINCENT J. DUNN ENGINEER NO. 39452 DAVID M. TAYLOR ENGINEER NO. 44164 CERTIFICATE OF AUTHORIZATION NO. 27168

Sheet No. 93 of 104

DWG. NO.







HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 4) WALL DEPTH SCHEDULE AREA (IN.²/FT.) BARS WWF 0'-5' B5.5 0.24 5½" 5" 5'-7' C6.5 0.37 6½" 6" 7'-15' D4.5 0.53 4½" 4"

7¦7" PRECA\$T

NOTE:
TYPE "H" INLET CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST F.D.O.T. INDEX NO. 232

CENTER OF BOX

LOCATION REFERENCE

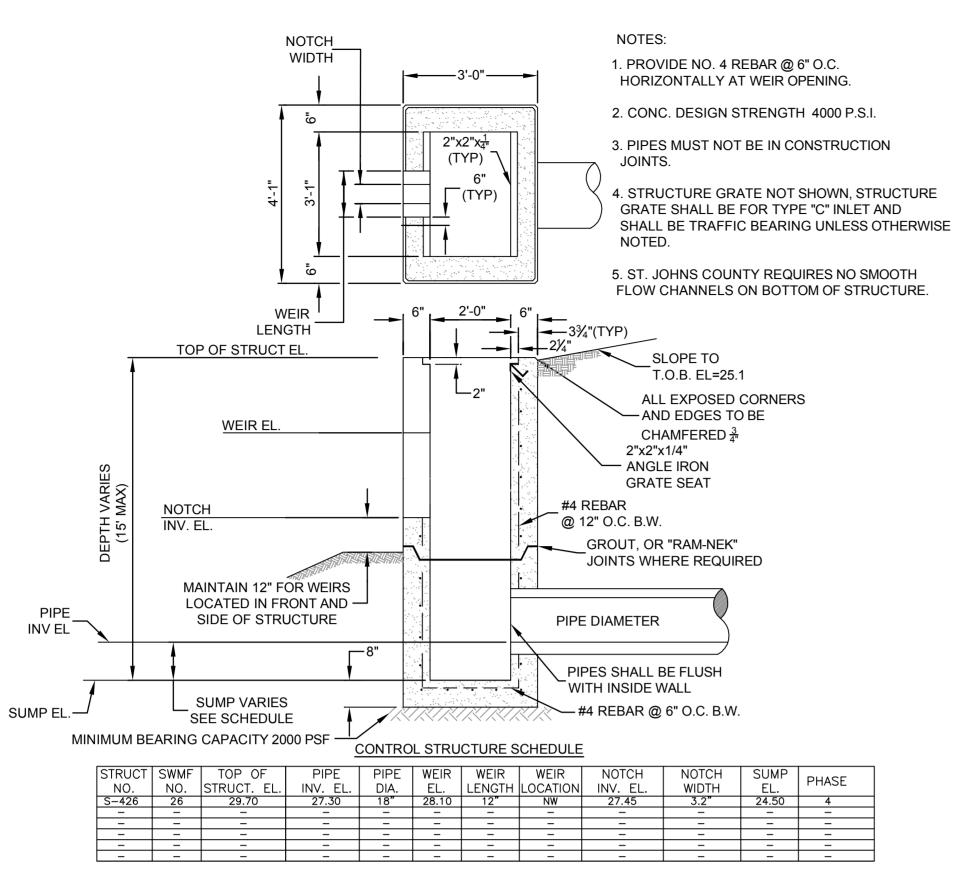
RECOMMENDED MAXIMUM PIPE SIZES: 3'-0" WALL - (1) 24" PIPE

6'-7" WALL - (1) 60" PIPE or (2) 24" PIPES (S = 3'-5")

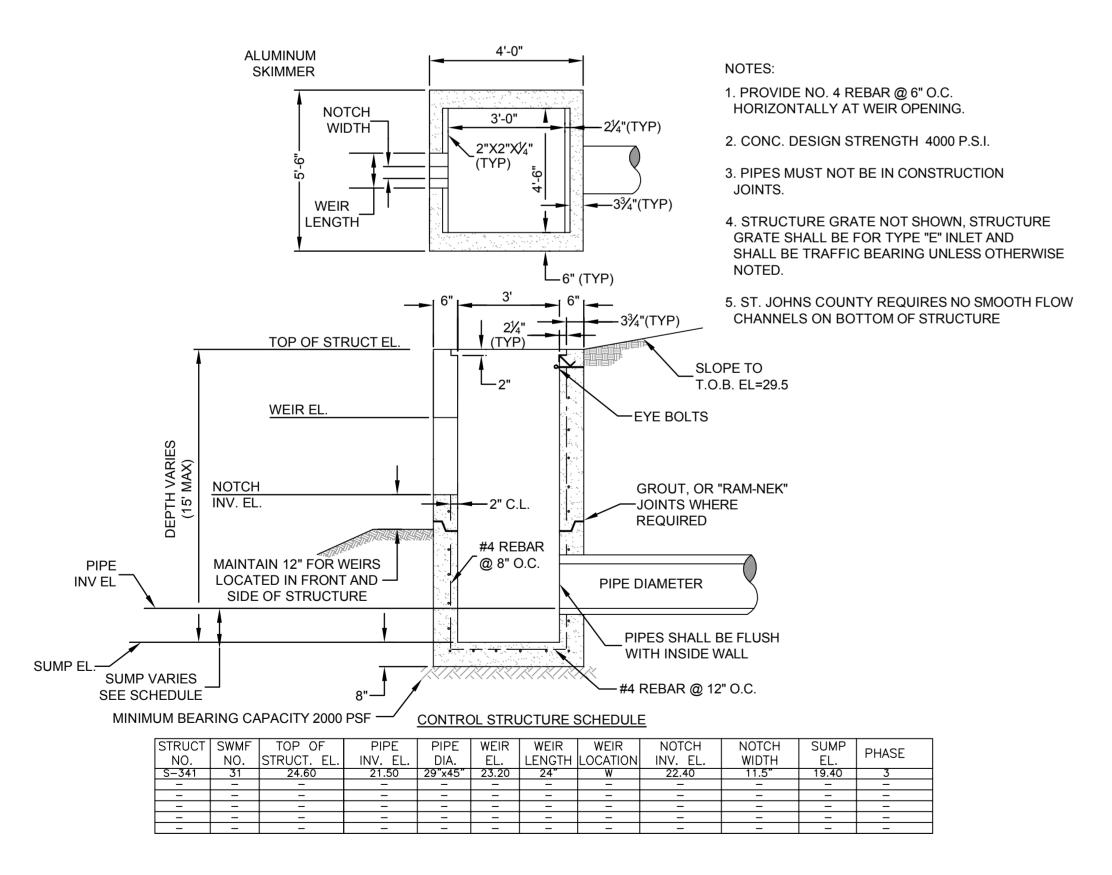
CONTROL STRUCTURE SCHEDULE

STRUCT	SWMF	TOP OF	PIPE	PIPE	WEIR	WEIR A	WEIR A	WEIR B	WEIR B	NOTCH	NOTCH	SUMP	ا میبردد ا
NO.	NO.	STRUCT. EL.	INV. EL.	DIA.	EL.		LOCATION	LENGTH	LOCATION	INV. EL.	WIDTH	EL.	PHASE
S-347	27	29.40	25.90	34"x53"	27.70	(2)@30.5"	E	(2)@17.5"	N & S	26.40	3.8"	23.40	3
_	_	_	ı	ı	_	-	1	-	_	-	_	_	_
_	_	_	ı	ı	_	_	_	_	_	-	_	_	_
_	_	_	ı	ı	_	_	-	-	_	-	_	_	_
_	_	_	ı	ı	_	_	-	-	_	-	_	_	_
_	_	_	-	_	_	_	_	_	_	-	_	_	_

MODIFIED TYPE "H" (3-GRATE INLET) WITH BLEEDDOWN NOTCH AND SUMP



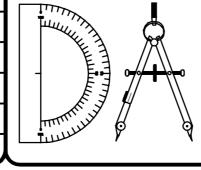
MODIFIED TYPE "C" INLET WITH BLEEDDOWN NOTCH AND SUMP



MODIFIED TYPE "E" INLET WITH BLEEDDOWN NOTCH AND SUMP

P:\1404-385 ABERDEEN\D.R. HORTON PH 3-6\WORKING\385PDD1-6.DWG6/3/2015 7:20 PMSteve Murrin

	\				
		REVISIONS		DESIGNED BY:	DAI
NO.	DATE	DESCRIPTION	BY:	DRAWN BY:	SM/SS
				CHECKED BY:	V DIINN
				CHECKED DI.	V. DONN
				SCALE:	N.T.S.
				DATE:	MAY, 2015
				PROJ. NO.:	1404-385



Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS 8375 Dix Ellis Trail, Suite 102 Jacksonville, Florida 32256 Phone: (904)363-8916 Fax: (904)363-8917 www.dunneng.com

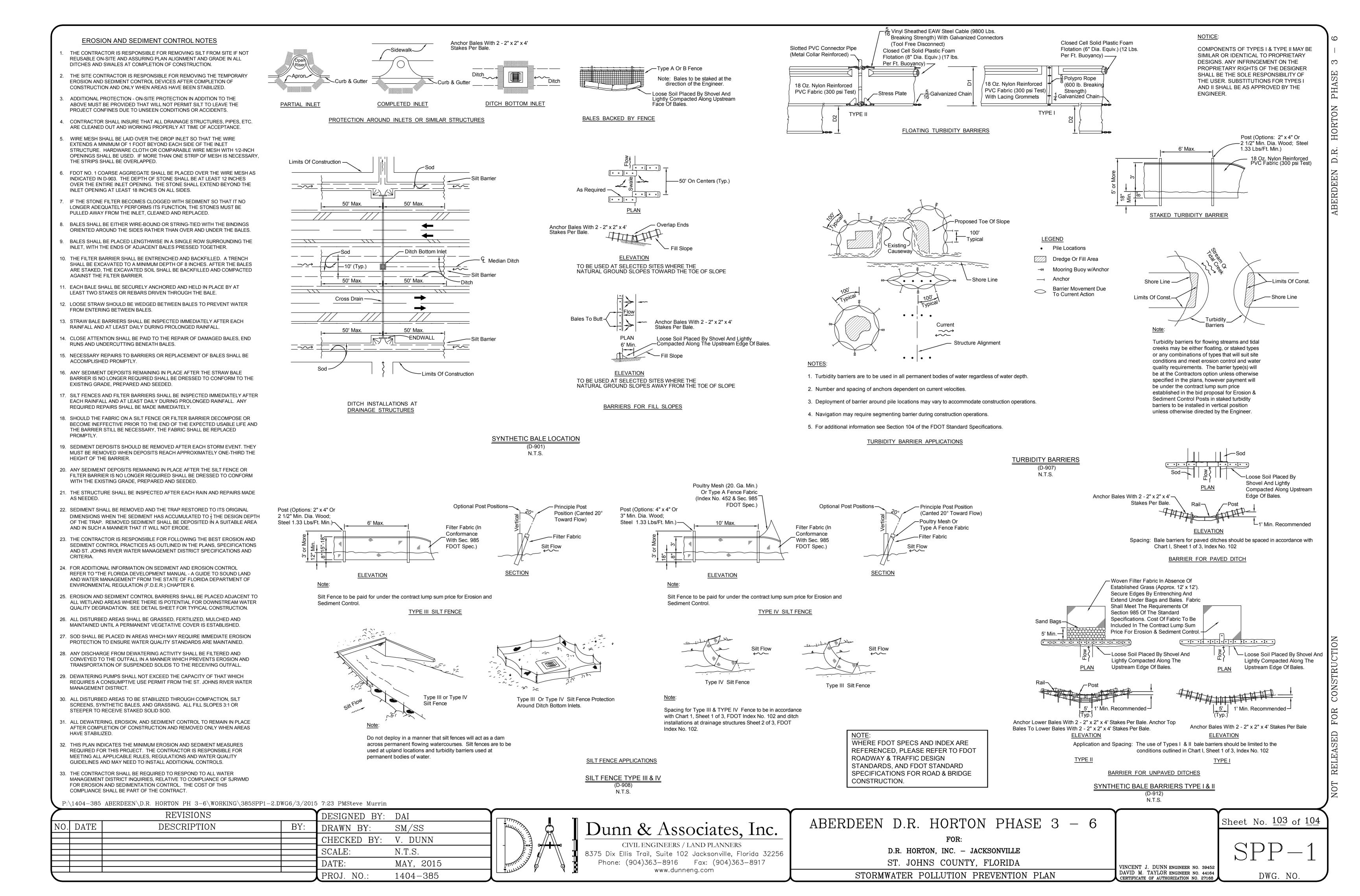
ABERDEEN	D.R.	HORTON	PHASE	3	_	6	
FOR:							
	D.R. HORTON, INC JACKSONVILLE						
ST. JOHNS COUNTY, FLORIDA							
PAVING AND DRAINAGE DETAILS							

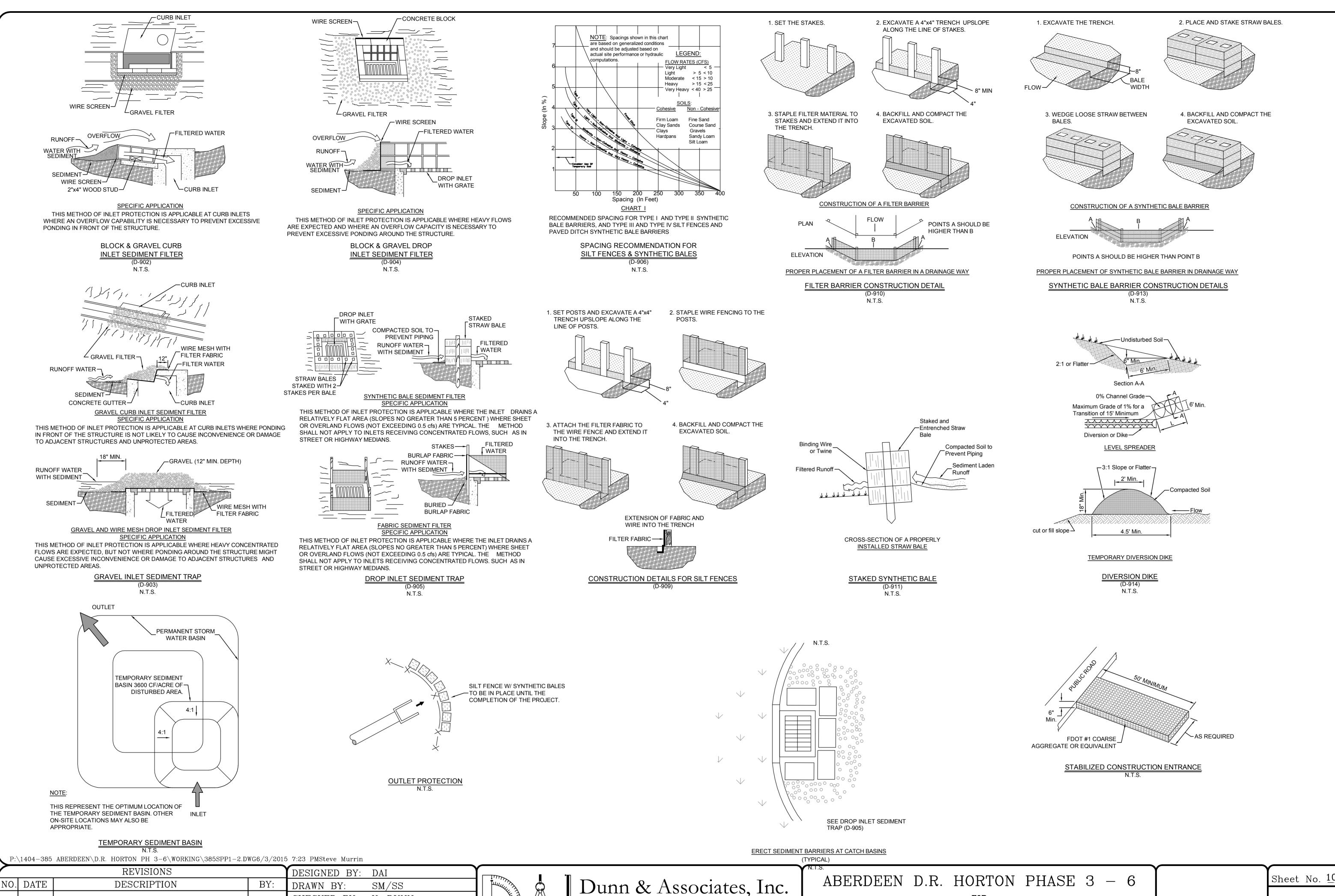
Sheet No. 95 of 104DWG. NO.

VINCENT J. DUNN ENGINEER NO. 39452

DAVID M. TAYLOR ENGINEER NO. 44164

ERTIFICATE OF AUTHORIZATION NO. 27168





CIVIL ENGINEERS / LAND PLANNERS

Phone: (904)363-8916 Fax: (904)363-8917

8375 Dix Ellis Trail, Suite 102 Jacksonville, Florida 32256

www.dunneng.com

CHECKED BY: V. DUNN

N.T.S.

MAY, 2015

1404-385

SCALE:

PROJ. NO.

DATE:

Sheet No. 104 of 104

SPP-2

DWG. NO.

/INCENT J. DUNN ENGINEER NO. 39452

ERTIFICATE OF AUTHORIZATION NO. 27168

DAVID M. TAYLOR ENGINEER NO. 44164

FOR:

D.R. HORTON, INC. - JACKSONVILLE

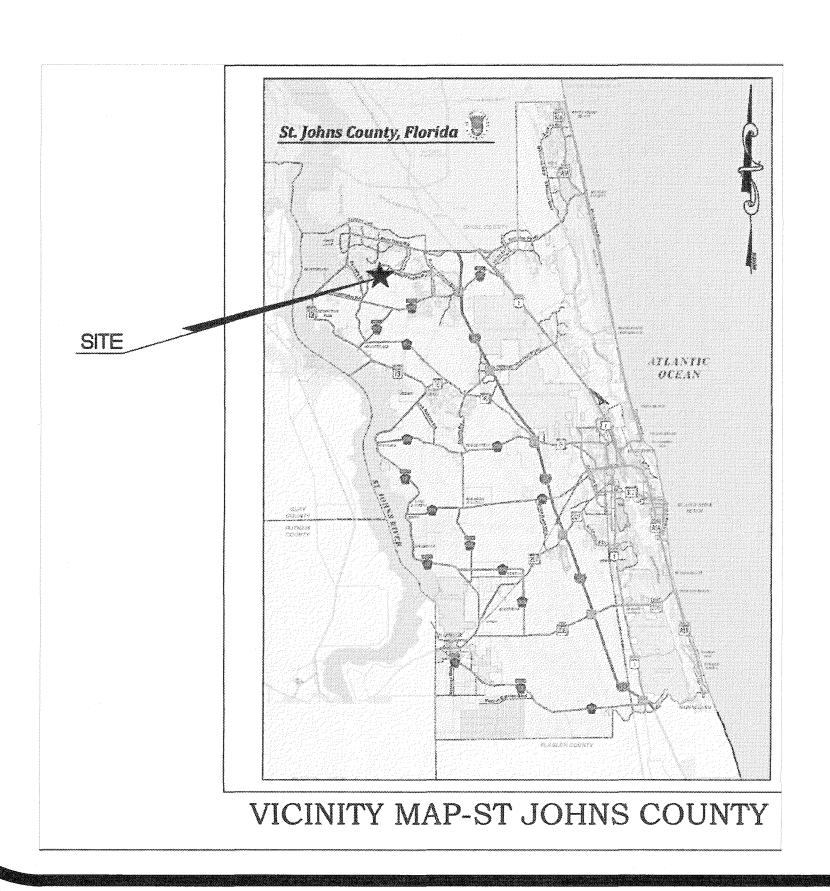
ST. JOHNS COUNTY, FLORIDA

STORMWATER POLLUTION PREVENTION PLAN

ABERDEEN D.R. HORTON PHASE 3 FOR D.R. HORTON INC. -JACKSONVILLE

Paving and Drainage As-built

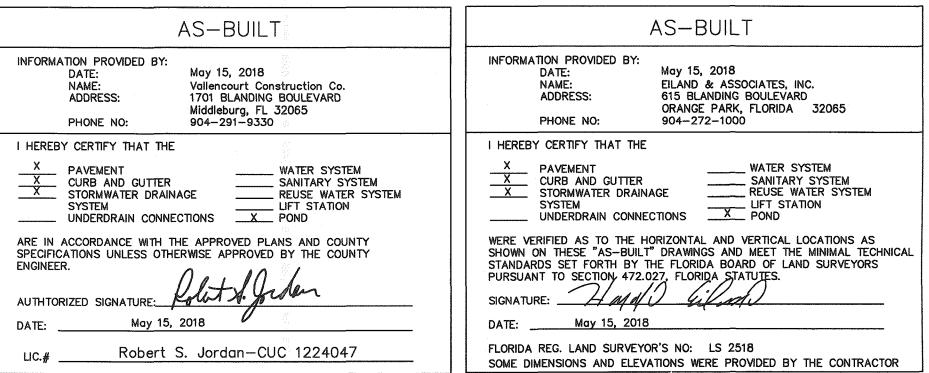
Project No. 1404-385

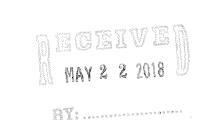


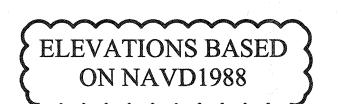
INDEX OF DRAWINGS:

1	Cover
2-5	Paving As-built
6-9	Drainage As-built

Drainage Chart & Control Structure Detail



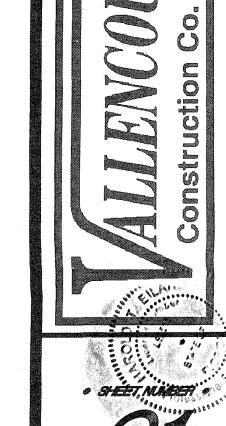


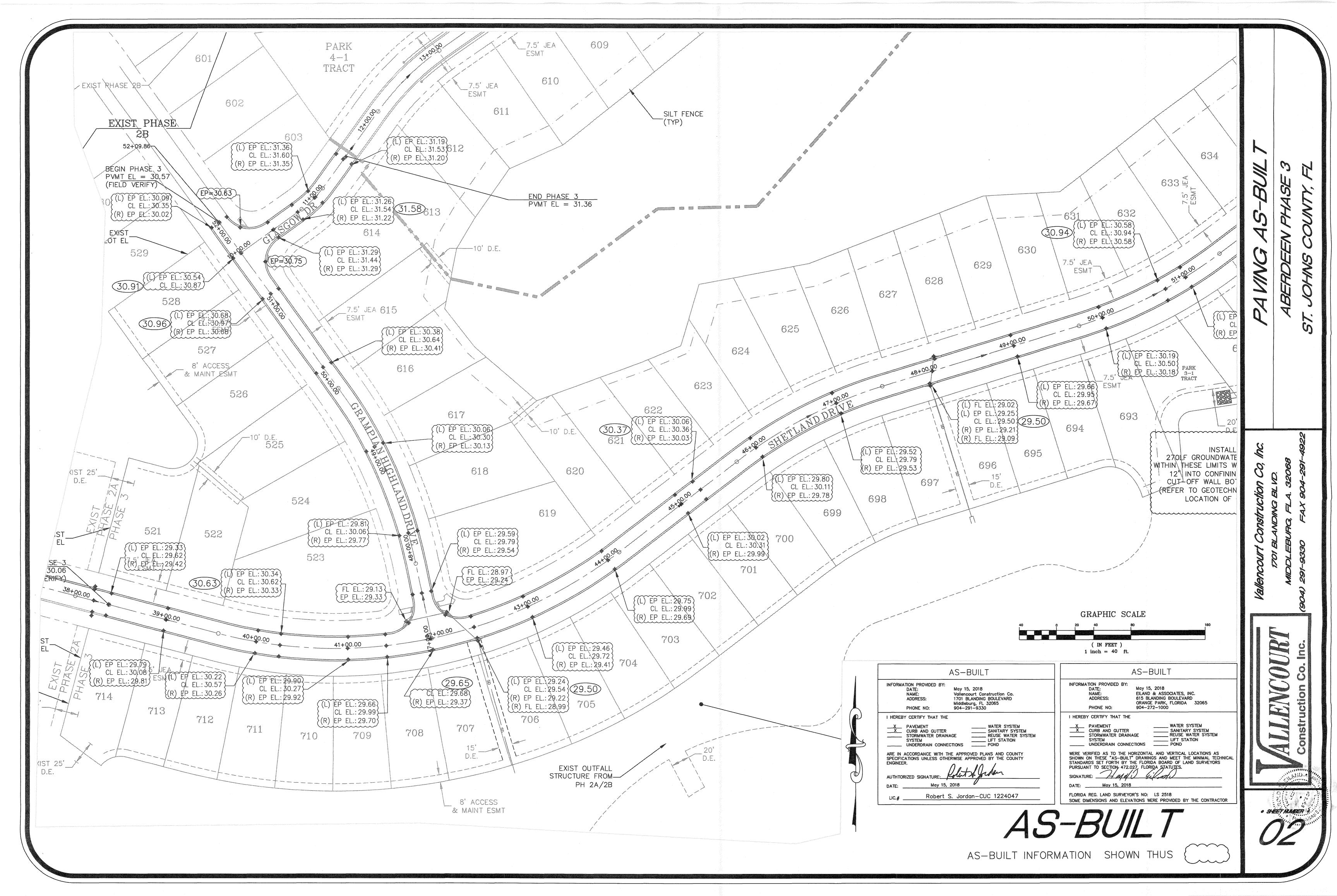


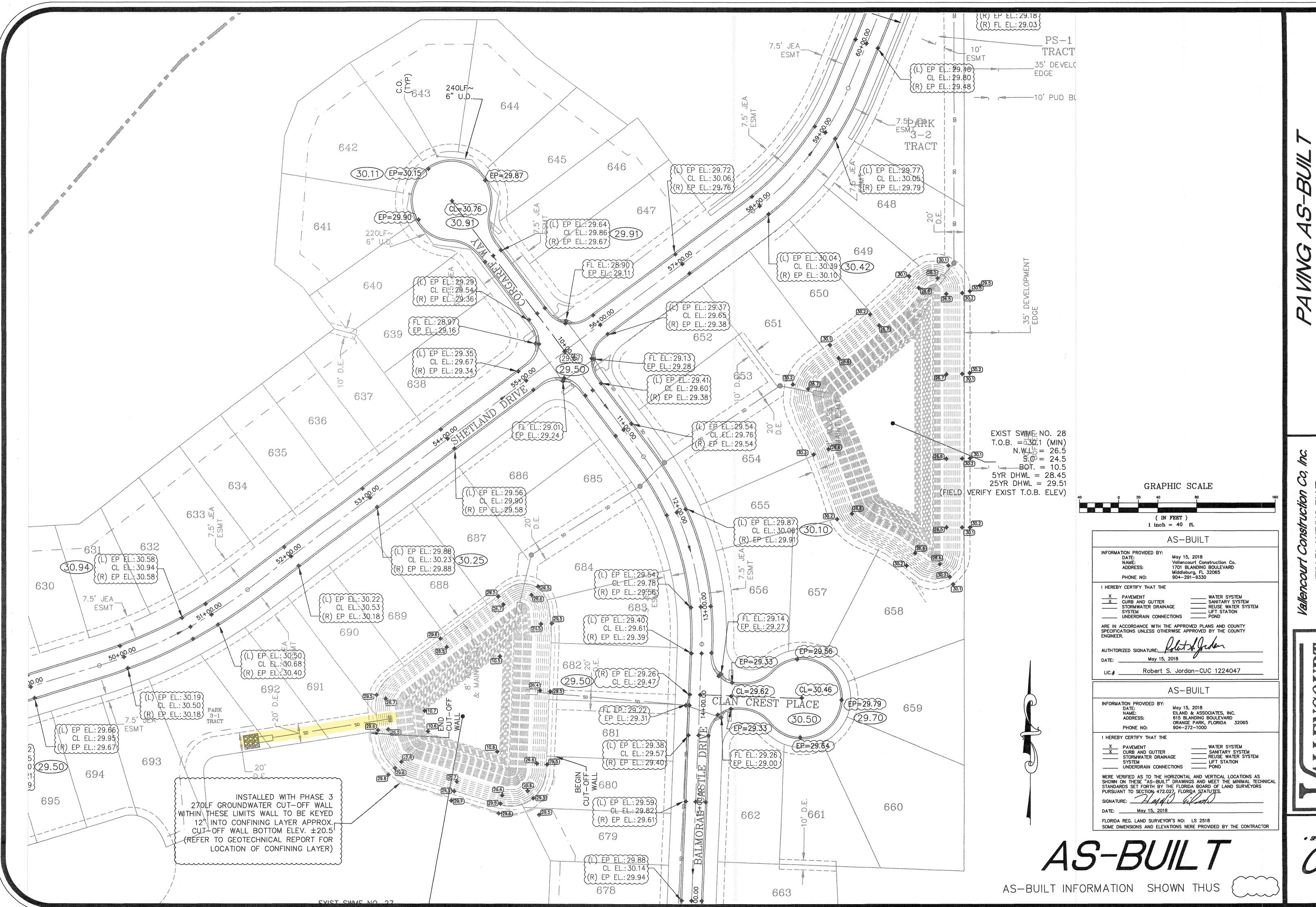
DATUM NOTE:
PROJECT REFLECTS EXISTING
SURVEY INFORMATION
BASED ON NGVD 29 DATUM.
SEE BENCH MARK ON PLANS.
CONVERTING FROM NGVD 29
TO NAVD 88, SUBTRACT 1.04'±

AS-BUILT

AS-BUILT INFORMATION SHOWN THUS

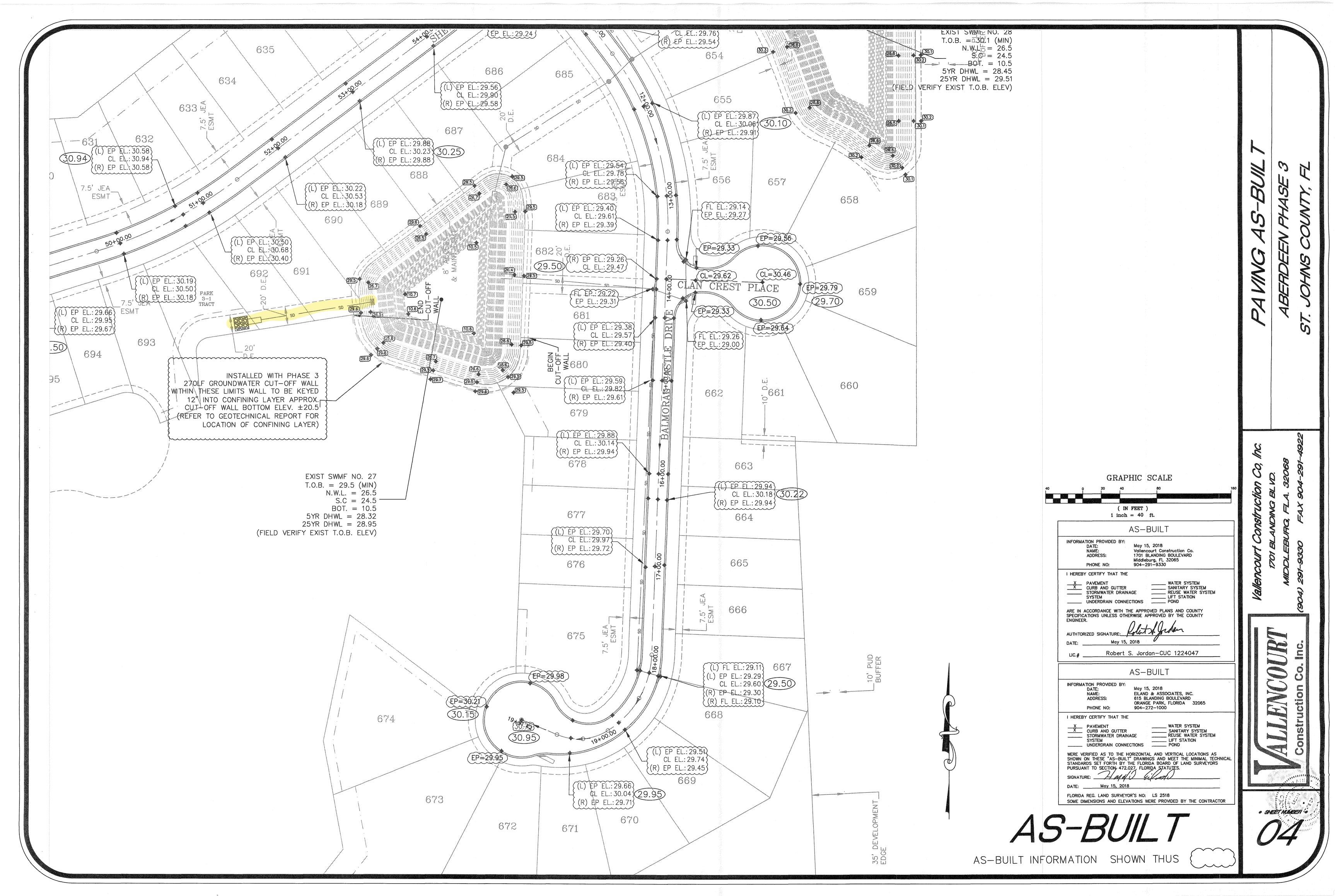


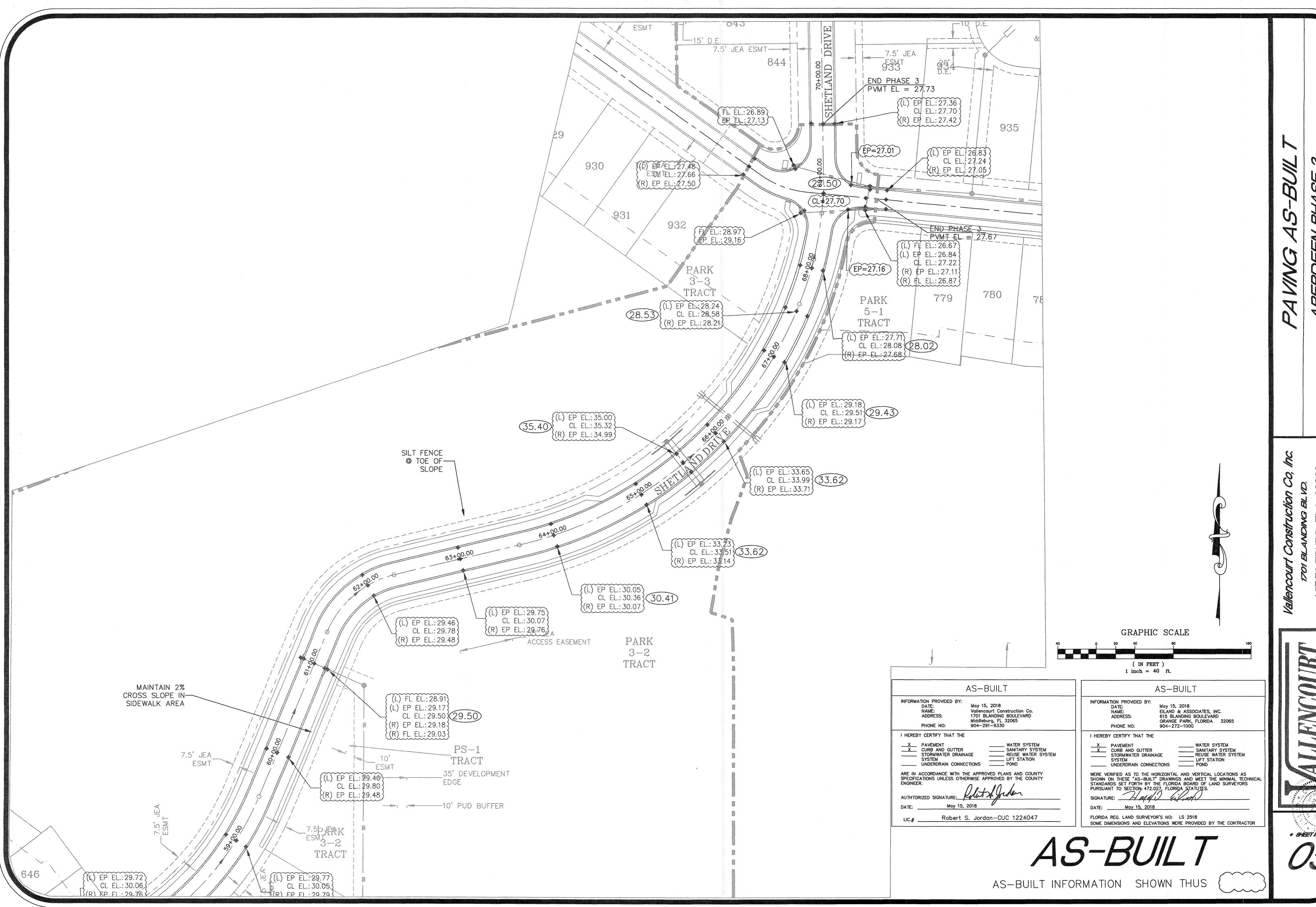




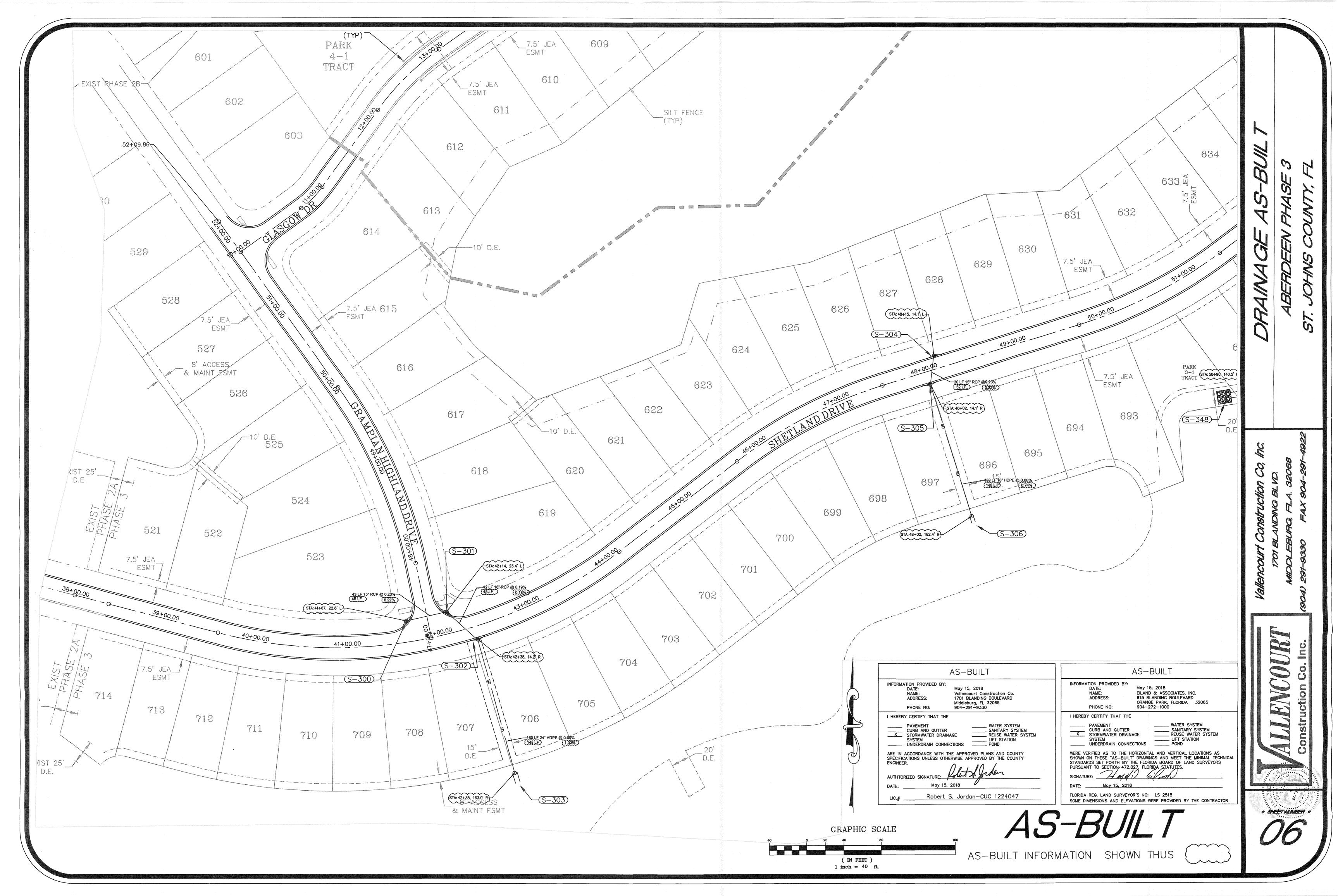
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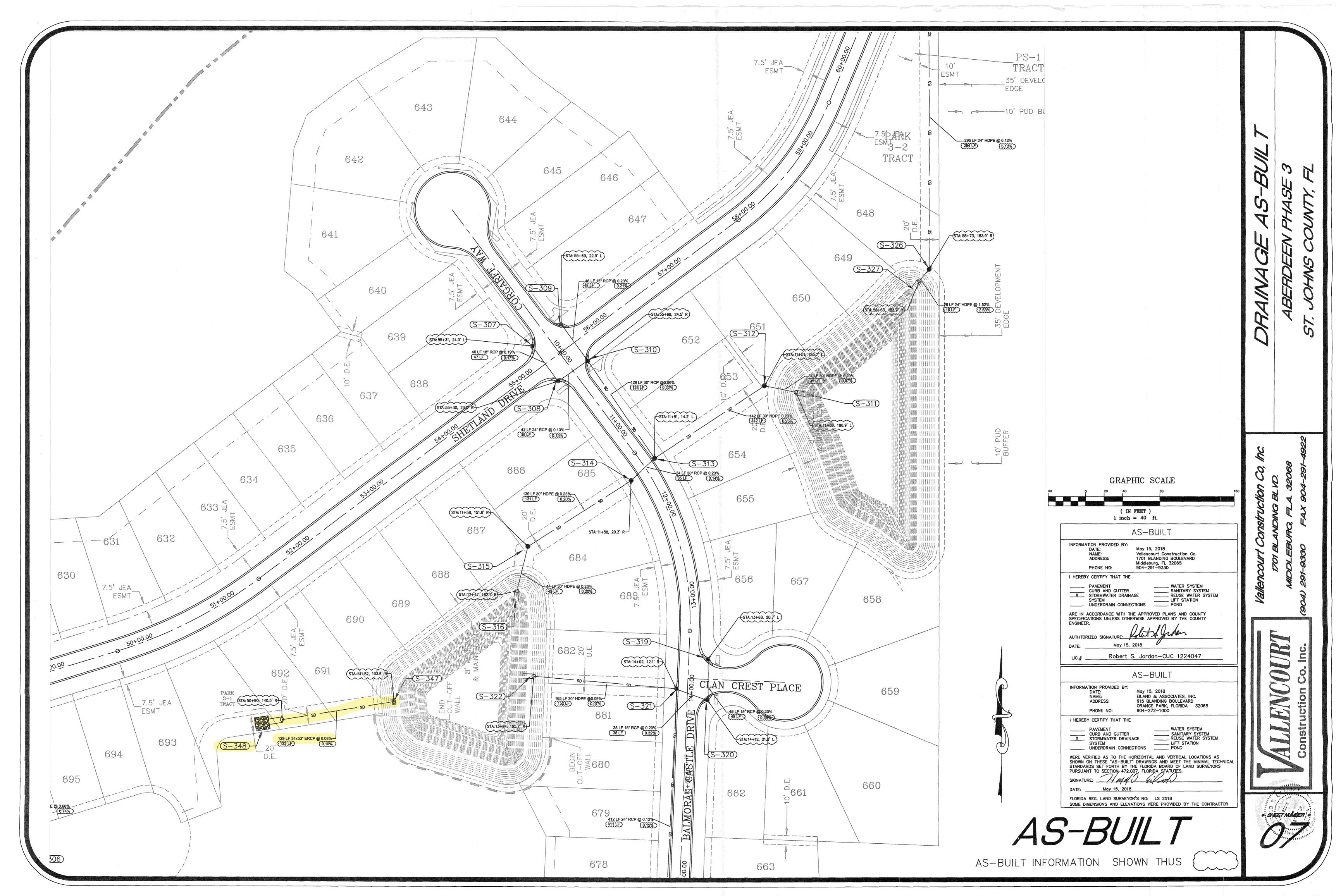
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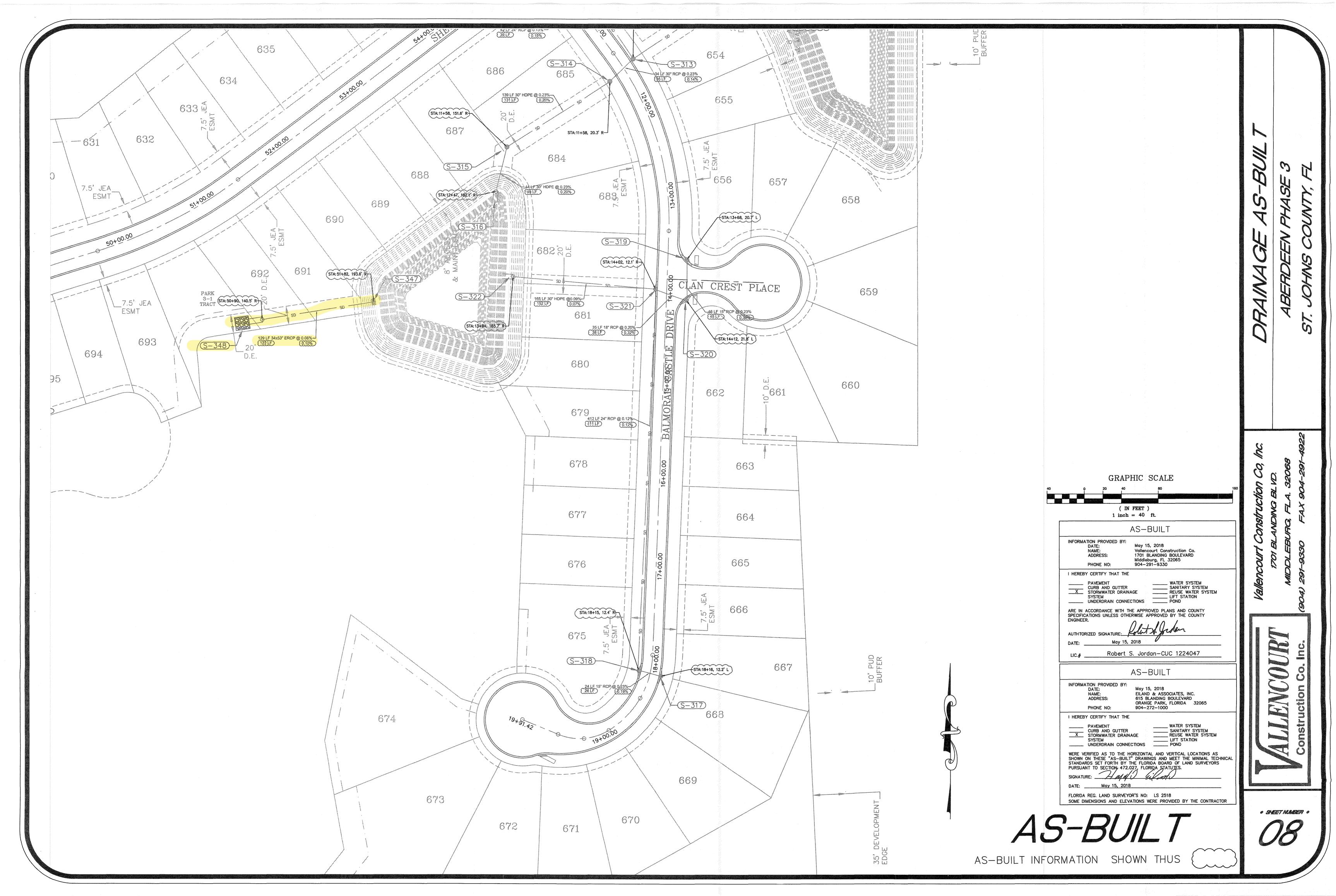


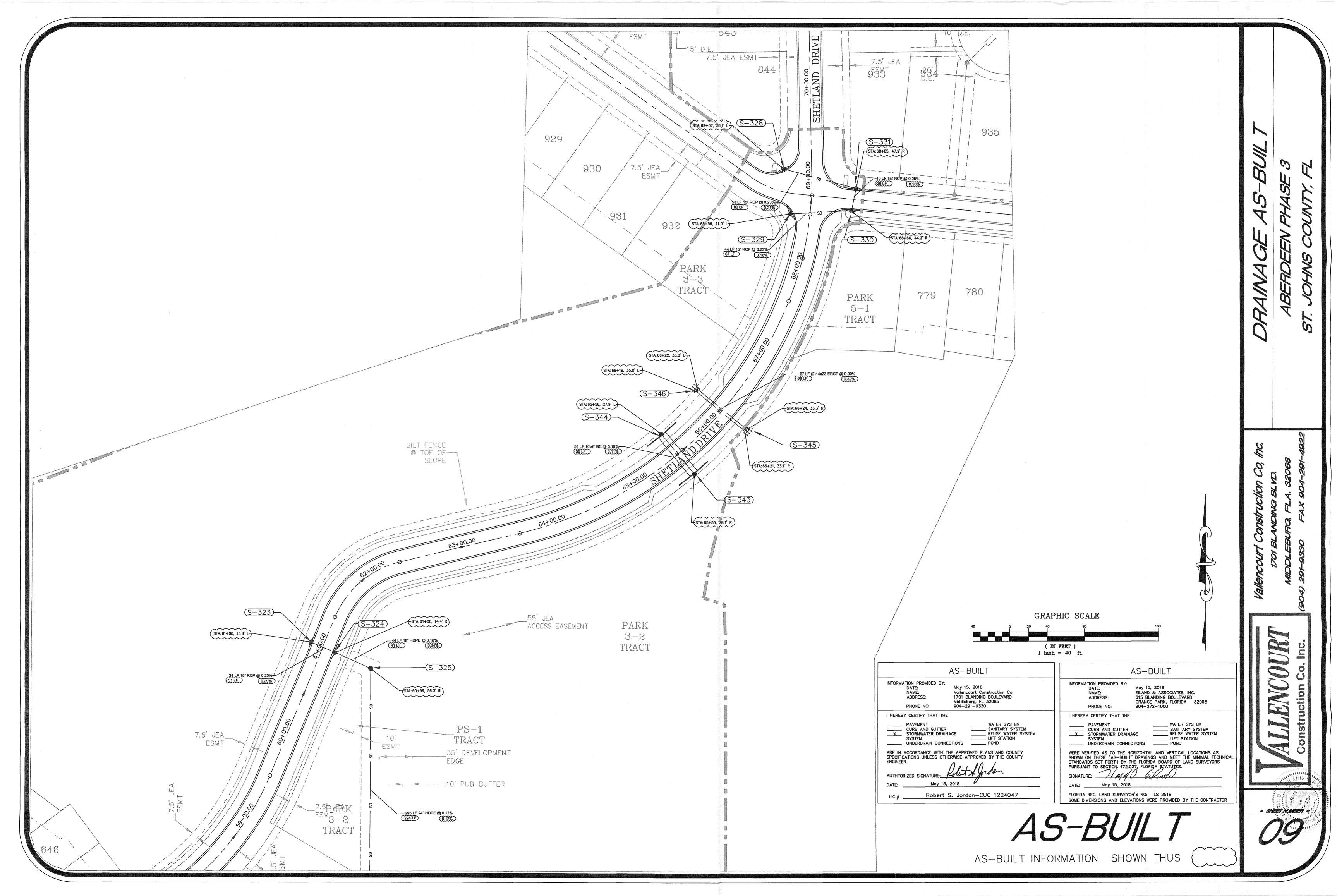


· SHEET NUMBER









· SHEET NUMBER

CENTER OF BOLLOCATION REFERENCE WEIR BLENGTH WEIR BLENGTH		
SUMP VARIES	SECTION SIDE OF STRUCTURE	
	HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 4) WALL DEPTH SCHEDULE AREA (IN.²/FT.) BARS WWF 0.5' B5.5 0.24 5½' 5' 5.7' C6.5 0.37 6½' 6' 7'.15' D4.5 0.53 4½' 4" NOTE: TYPE "H" INLET CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST F.D.O.T. INDEX NO. 232 RECOMMENDED MAXIMUM PIPE SIZES: 3'-0" WALL - (1) 24" PIPE 6'-7" WALL - (1) 60" PIPE or (2) 24" PIPES (S = 3'-5")	
	CONTROL STRUCTURE SCHEDULE TRUCT SWMF TOP OF PIPE PIPE WEIR WEIR A WEIR A WEIR B WEIR B NOTCH NOTCH SUMP PHASE NO. NO. STRUCT, EL. INV. EL. DIA. EL. LENGTH LOCATION LENGTH LOCATION INV. EL. WIDTH EL. S-347 27 -29-48 -25-59 34 x53" -27-79 (2)430.53 E (2)417.53 N & S -26-49 (3.67) (29.51) (25.80) (27.64)	
	MODIFIED TYPE "H" (3-GRATE INLET) WITH BLEEDDOWN NOTCH AND SUMP	

DRAINAGE STRUCTURE TABLE

STR.

NO.

S-300

S-301

S-302

S-303

S-304

S-305

S-306

S-307

S-308

S-309

S-310

S-311

S-312

S-313

S-314

S-315

S-316

S-317

S-318

S-319

S-320

S-321

S-322

S-323

S-325

S-326

S-327

S-328

S-329

S-330

S-331

S-334

S-343

S-344

S-345

S-346

STRUCTURE TYPE

CURB INLET

CURB INLET

CURB INLET

M.E.S. 24"

CURB INLET

CURB INLET

M.E.S. 18"

DOUBLE CURB INLET

CURB INLET

CURB INLET

CURB INLET

M.E.S. 30"

MH

MH

MH

MH

M.E.S. 30"

CURB INLET

CURB INLET

CURB INLET

CURB INLET

CURB INLET

M.E.S. 30"

CURB INLET

DOUBLE CURB INLET

MH

MH

M.E.S. 24"

CURB INLET

CURB INLET

CURB INLET

CURB INLET

M.E.S. 30"

HEADWALL 10'x6' BC

HEADWALL 10'x6' BC

(2)M.E.S 14"x23"

(2)M.E.S 14"x23"

S-347 | CONTROL STRUCTURE

PLAN TOP

29.14

29.14

29.14

29.14

29.14

29.14

29.14

29.14

29.14

30.20

30.10

30.10

29.70

29.20

29.20

29.20

29.20

29.20

29.14

29.14

30.10

30.20

27.14

27.14

27.14

27.14

*

AB TOP PLAN INV

29.13 26.39 E

29.24

29.22

29.02

29.09

29.24

29.68

29.30

28.89

29.10

29.26

29.22

29.17

29.18

29.90

29.85

27.13

27.26

27.11

26.84

26.29 W

26.04 SE

25.96 NW

25.46 S

24.50 N

26.39 S

26.32 N

26.07 S

25.00 N

25.56 NE

29.13 | 26.29 NW | **26.29 NW**

25.00 SE

21.50 W

21.40 E

29.22 | 21.00 NE | 21.07 NE

20.60 NE

20.60 S

20.50 N

26.40 E

24.20 N

26.09 W

23.69 S

26.02 E

23.19 W

23.04 E

26.39 E

26.33 W

26.08 E

26.00 W

25.50 S

25.15 N

24.93 SW

24.50 NE

24.39 E

24.39 E

24.29 W

24.29 N

24.27 W

24.19 S

23.52 E

26.50 SE

26.10 SE

SEE

DETAIL

20.15 SW | **20.15 SW**

26.40 NW | **26.45 NW**

26.10 NW | **26.22 NW**

26.34 N

29.11 26.45 W

29.14 26.45 S

29.16 26.14 SE

29.11 26.39 SE

AB INV

26.44 E

26.33 W

26.14 SE

26.13 NW

26.06 S

24.55 N

26.39 S

26.32 N

26.07 S

24.98 N

26.14 SE

25.59 NE

26.39 SE

24.93 SE

21.65 W

21.45 E

20.53 NE

20.60 S

20.50 N

26.45 W

26.40 E

24.15 N

26.48 S

26.32 N

26.09 W

23.63 S

25.97 E

23.19 W

23.08 E

26.39 E

26.30 W

26.08 E

25.98 W

25.52 S

25.15 N

24.93 SW

24.51 NE

24.41 E

24.46 E

24.35 W

24.35 N

24.24 W

24.22 S

23.59 E

26.51 SE

26.00 SE

26.06 NW | **26.01 NW**

25.50 SW **25.47 SW**

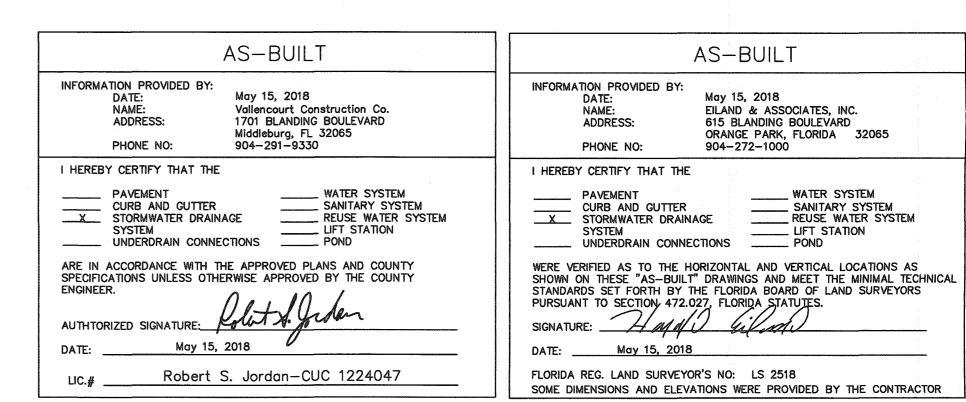
21.40 SW | **21.42 SW**

24.88 NW | **24.65 NW**

21.00 SW | **21.03 SW**

20.92 NE | **20.95 NE**

20.92 SW | **20.79 SW**







FirstService Residential - Renewal Pricing Proposal

	Annual Total]						
		\$14,928.00	New 3 Year Contract with a 5% Increase for 2026 FY					
Position	\$/Hr.	Hrs./Wk	Salary	Labor Rate %	Annual Total		Remarks	
FT General Manager - Kate Trivelpiece	\$43.68	40	\$90,854.40	15.00%	\$104,482.56		added an average of 4% increase for 2026 FY for all positions	
FT Facility/Maintenance Manager - Jay Parker	\$29.82	40	\$62,018.94	25.00%	\$77,523.68			
FT Maintenance Tech - Josh Newman	\$21.84	40	\$45,427.20	25.00%	\$56,784.00			
FT Janitorial - Brandon Henry	\$18.72	40	\$38,937.60	25.00%	\$48,672.00			
Cibbs	\$20.80	40	\$43,264.00	25.00%	\$54,080.00			
PT Front Desk - Hayleigh Betts	\$16.64	24	\$20,766.72	25.00%	\$25,958.40			
PT Fitness Attendant - OPTIONAL		24 \$0.00		25.00%	\$0.00		***Optional Position Per Supervisor Request - Part-Time @ 24 hours per week \$15PH*25% labor rate per management agreement \$23,400 Per Year	
					Total Payroll	\$367,500.64		
	Employee Hea	Ithcare Costs						
# FTE			Mor	thly Medical p	er FTE			
5				\$900.00			We anticipate a 15% increase in shared medical benefits costs FY2026	
Auto / Phone Allowar	nce for Facility	Management a	and Field Operat	ions		\$1,800.00		
Total Annua	l Investme	nt For Fisca	l Year 2026			\$438,228.64		

2025 Projected \$412,397.00 YOY Variance \$25,831.64

Overall YOY increase

GMS Budget Line Match to FirstService Contract	2025	ADOPTED BUDGET	Auto / Phone Allowance		
Field Operation Jay Parker	\$	74,516.00	\$	600.00	
Facility Management - Kate Trivelpiece	\$	101,421.00	\$	1,200.00	
Maintenance Tech - Josh Newman	\$	54,600.00			
Janitorial Service - Brandon Henry	\$	44,200.00			
Resident Services Coordinator - Michayla Gibbs / Hayleigh Betts	\$	74,360.00			
Medical Insurance	\$	47,280.00			
Management Fee - FirstService Residential	\$	14,220.00			
		\$410,597.00	\$	1,800.00	
Total Projected for 2025			\$4	12,397.00	

C.

Jani-King of Jacksonville 5700 St. Augustine Road Jacksonville, Florida 32207 (904) 346-3000 Fax: (904) 346-3105

United States

Albuquerque · Atlanta Austin · Baltimore **Baton Rouge** Birmingham · Boston Buffalo · Charleston Charlotte · Chicago Cincinnati · Cleveland Colton · Columbia Columbus · Dallas Dayton · Denver Detroit . Fort Worth Greensboro Greenville/Spartanburg Hampton Roads Hartford · Hawaii Houston • Indianapolis Jackson · Jacksonville Kansas City Knoxville · Las Vegas Los Angeles · Louisville Madison · Memphis Miami · Milwaukee Minneapolis · Mobile

Nashville • New Jersey
New Orleans
New York • Oakland
Oklahoma City
Orlando
Philadelphia
Phoenix • Pittsburgh
Portland
Raleigh/Durham
Rhode Island • Richmond
Sacramento
Salt Lake City
San Antonio • San Diego

Argentina

Seattle • St. Louis Tampa Bay • Tucson

Tulsa · Washington, D.C.

Australia

Brazil

Canada

France

Great Britain

Hong Kong

Korea

Malaysia

Mexico

New Zealand

Singapore Spain

a lean

Taiwan

Turkey



COMMERCIAL CLEANING SERVICES

April 14, 2025

Aberdeen CDD

Kate Trivelpiece 110 Flower of Scotland Avenue Saint Johns, Fl. 32259

Dear Ms. Kate Trivelpiece,

Thank you very much for the time and interest you have afforded Jani King regarding your janitorial needs. We appreciate the opportunity.

Enclosed is our completed proposal for a customized professional cleaning program including our Cleaning Schedule designed specifically to address the complex needs of your facility.

The total monthly charge represents your only cost, and is inclusive of:

- All labor
- All supervision
- All material for cleaning
- All equipment for cleaning
- All payroll, payroll taxes, insurance, etc

Our JANI-KING franchisee is fully covered by an insurance program that protects you in several ways. The General Liability, Workers' Compensation coverage and Employee Dishonesty Policy provide protection to our customers for claims due to loss of property or personal injuries that are the result of actions by JANI-KING personnel.

Please do not hesitate to contact me for any additional information you deem necessary in assessing our proposal. I can be reached at (904) 346-3000.

Trusting we may be of service,

Darryl B. Hall

Darryl B. Hall

CEO, Franchise Owner



Service is our Statement. Clean is our mission.

As the global leader in the commercial cleaning industry, our success has stemmed from our steadfast commitment to our customers. We're proud to deliver unrivaled cleaning services each and every day. Your satisfaction is extremely important to us. We pride ourselves in becoming the best cleaning business and for you that means perfect results every time.

Jani-King's quality control system mandates that all cleaning services are scrutinized through routine inspections, ensuring accountability at all times. Jani-King's commitment to being the best cleaning business makes us your premier choice for janitorial services.

Every hour of every day, we strive to:

- Provide our customers a level of service unequaled in the cleaning industry.
- Commit to every cleaning project with 100 percent dedication.
- Create a cooperative atmosphere that reflects the personality of a successful, vibrant and enthusiastic company.
- Provide every Jani-King Franchisee the opportunity to be successful.
- Develop an organization that will encourage all people to prosper and grow to their full potential.

The King of Clean &

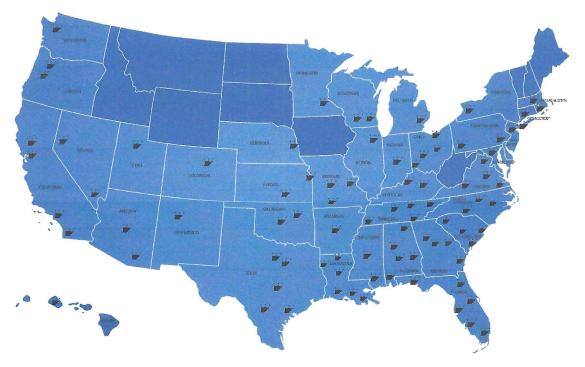
The Jani-King Difference

Experience

- Jani-King introduced its franchise concept to the commercial cleaning industry in 1969.
- With over 9,000 franchise owners and 60,000 customers, Jani-King is the largest and most respected franchised commercial cleaning company in the world.

The Jani-King Franchise Concept

- We bring your organization the "best of both worlds." You benefit from Jani-King's national/international expertise paired with the pride and dedication of a local franchise owner.
- At Jani-King, we know that the quality of service you receive depends on the motivation of the custodian on the job site. That's why we operate through a network of authorized and trained franchise owners – independent entrepreneurs whose success is directly tied to your satisfaction.
- A financial investment in a business of their own ensures that Jani-King franchise owners have a genuine concern for a job well done.



Regional Office Support

- Help is always just one phone call away!
- Although our franchise owners are motivated, flexible, and responsive to your needs, you may require additional support from time to time. A highly qualified staff of experts at our local Regional Office is available to support our franchise owners whenever necessary.
- Regional personnel make certain that our franchise owners have the training, equipment, insurance, and support necessary to provide you with <u>consistent</u>, quality janitorial services.



The Jani-King Difference

Professional Certifications

Our entire operations team is required to earn and maintain their RBSM certification (Registered Building Service Manager) through the Building Service Contractors Association International. As industry experts, they'll periodically inspect your facility and provide on-site training for the franchise owner to keep your facility looking its best at all times, ensuring the cleaning specifications and your expectations are consistently met or exceeded.

Communication

We understand the importance of good communication. Jani-King utilizes proactive communication tools to implement a continuous Quality Control Program that ensures your satisfaction.

- Daily Communication If you need special attention in a particular area, just leave us a note in the Customer Communication Logbook we provide. This log book is the first thing checked each night. Also, we'll report any maintenance or repair problem to you in this log book.
- **Inspections** To make sure that all areas are being cleaned as specified in your Maintenance Agreement, we will routinely inspect your facility.
- **Feedback** We contact you regularly, via phone or email/online surveys, to get feedback on our performance. No matter how small the concern, a Customer Service Representative from our local Regional Office will contact you and coordinate any corrective actions with the franchise owner.

Risk Management

Jani-King and our customers are protected by one of the most comprehensive insurance programs in the commercial cleaning industry.

Supporting our Veterans

Veterans are graduates of one of the best business school in the world - the military. They've learned intangible skills even the best colleges and universities can't teach - leadership, teamwork, discipline, and a never-quit attitude. Jani-King recognizes the value of these intangibles and we offer discounts to encourage veterans to join our team.





Industry Leader

We are the Industry Leader

Having achieved numerous successes and built relationships with many of the world's most trusted organizations over the last four decades, **Jani-King is considered a leading expert in the commercial cleaning industry**.

- Entrepreneur magazine has rated Jani-King the #1 Commercial Cleaning Franchise more than 20 times and ranked Jani-King as one of the top-10 Best Performing Franchises of all-time!
- Jani-King has been recognized as an "Inc. 500" member 4 times.
- Because of our reputation, Jani-King attracts quality franchise owners and has gained the trust of some of the world's most prestigious companies and organizations.

Some of Our Customers & Sponsorships

































Maintenance Agreement

This Maintenance Agreement ("Agreement") is made as of the Effective Date below by and between Jani-King of Jacksonville ("Jani-King") and Aberdeen CDD (Client). In consideration of the mutual covenants and obligations set out in the Agreement, the parties hereby agree as follows:

1	PER	FOR	ATA	NOF	OF	SERVI	CEC
E o			VIAN VA		W D IF	CONTRACTOR OF THE	LIPIN

- a. Performance of the services scheduled shall begin the 1 day of October , 2025.
- b. The services shall be performed at the following location: 110 Flower of Scottland Avenue, St. Johns, FL 32259
- c. The premises making up the working area under this Agreement will be known further in the Agreement as the "Named Areas", which are defined as: named areas
- d. Jani-King agrees to service the Named Areas as scheduled: frequencies
- e. Jani-King agrees to furnish all equipment, tools, and paraphernalia necessary to maintain the Named Areas in a neat, clean and orderly condition as outlined in the Cleaning Schedule attached and made a part of this Agreement.

2. PAYMENT OF SERVICES

- a. Client agrees to pay to Jani-King each month the total minimum sum stated in the attached Pricing Schedule, on or before the last day of each month in which services are rendered. Additionally, Client also agrees to pay any sales or use tax levied by a taxing authority on the value of the services provided or supplies purchased. Client agrees that all payments due and owing Jani-King, for any reason, shall be properly credited only when delivered to JANI-KING OF JACKSONVILLE, 5700 St. Augustine Road, Jacksonville, FL 32207.
- b. Credits for holidays recognized by Client were pre-determined as part of the monthly charge herein. No other adjustments will be made for those holidays.
- c. The amount to be paid by Client may be increased or decreased to reflect an increase or decrease in the area of space serviced and the kind, amount or frequency of service to be rendered. Such modifications shall be binding only if in writing and signed by both parties.
- d. In the event payment for services is not received within thirty (30) days from the due date Jani-King may suspend services to Client until such payment is received. Suspension of services by Jani-King under this Section shall not deprive Jani-King of any of its remedies or action for payment of services or other rights.

3. INDEPENDENT BUSINESS RELATIONSHIP

- a. It is agreed that Jani-King will select and designate all personnel to perform its obligations under this Agreement.
- b. It is agreed that Jani-King and any of its personnel are not, and shall not be employees of Client but are independent contractors; and in this regard, such Jani-King authorized personnel will not be within the protection or coverage of Client's Workers' Compensation Insurance and no withholding of Social Security, Federal or State Income Tax or other deductions shall be made from the sums agreed to be paid to Jani-King herein, the same being contract payments and not wages.
- c. Client agrees during the term of this Agreement and within one hundred and eighty (180) days after termination that it will not employ any employees, agents, representatives or franchisees of Jani-King without the express written consent of Jani-King. Jani-King agrees during the term of this Agreement and within one hundred and eighty (180) days after termination it will not employ any employees, agents or representatives of Client without the express written consent of Client.

Customer	Initials	



Maintenance Agreement

4. TERM OF AGREEMENT

- a. The term of this Agreement shall be for a one-year basis from the date services are scheduled to begin, as stated in Section 1a, and shall be automatically renewed on each anniversary date on the same terms and conditions, unless either party shall give written notice of termination at least thirty (30) days prior to such anniversary date. If timely notice is given for termination, this Agreement shall expire at midnight of the anniversary date. Otherwise, this Agreement may only be terminated for non-performance as set out below.
- b. Non-performance is defined as the failure, neglect, or refusal to perform any act outlined in this Cleaning Schedule. Before any termination for non-performance is effective, the terminating party must give the other party written notice specifying in detail the nature of any defect or failure in performance. Upon the effective date of the receipt of notice of non-performance, Jani-King, at its election, shall have fifteen (15) days in which to cure the defect in performance to the reasonable satisfaction of Client. In the event the defect is not satisfactorily cured at the end of the fifteen (15th) day from the effective date, the terminating party shall provide written notification to the other party of the failure to satisfactorily cure the defect. This Agreement shall then terminate thirty (30) days from the date of the second notice.
- c. All notices between Client and Jani-King shall be in writing and deposited, postpaid and certified, with the United States Postal Service, or a recognized common parcel courier providing express, receipted delivery to the address as stated in this Agreement. All other notices, including notices personally delivered to individuals performing services under this Agreement, shall be ineffective.

Time is of the essence for all notices required under the terms of this Agreement.

5. GENERAL PROVISIONS

- a. In the event it becomes necessary for either party to institute suit against the other to secure or protect its rights under this Agreement, the prevailing party shall be entitled to all associated costs of the suit, including reasonable attorney's fees, administrative fees, court costs and damages as part of any judgment entered in its favor.
- b. The terms of this Agreement shall be binding upon and inure to the benefit of Jani-King and Client and their respective heirs, representatives, successors and assigns, except as otherwise herein provided.
- c. Any waiver by either party to this Agreement of a breach of any term or condition of this Agreement shall not constitute a waiver of any subsequent breach of the same or any other term or condition of this Agreement.
- d. Both parties agree that they have fully reviewed and discussed the terms of this Agreement, with the attached Cleaning Schedule, and acknowledge that the terms reflect the entire Agreement of the parties, and it supersedes all prior representations and understandings of the parties.
- e. Any changes or modification to this Agreement must be in writing, signed by both parties and attached hereto.

Customer	Initials
Lustomer	initials



Initial Clean (Optional)

There will be a one-time charge to complete the items initialed with approval within thirty (30) days of the Start Date of this Agreement.

AREAS / TASKS	AMOUNT	INITIALS
WAXABLE FLOORS	\$	
Existing floor finish will be removed, then the floors will be rinsed with clean water and four (4) thin even coats of floor finish will be applied. All furniture will be returned to its original position.		
CARPETED FLOORS	\$	
Carpeting will be thoroughly shampooed, taking care to get into corners and along edges		
OFFICES, KITCHENS AND BREAKROOMS	\$200	
Vertical and horizontal surfaces, including desks, files, windowsills, tables, chairs, telephones, and doors will be thoroughly damp wiped		
Carpeting will be thoroughly vacuumed, taking care to get into corners and along edges		
Partitions and lobby glass will be washed		
Light fixtures, air diffusers, and door frames will be dusted		
Countertops, cabinets, and the exterior surfaces of appliances will be wiped with an all-purpose cleaner. Sinks will be washed with a non-abrasive cleaner and bright metal fixtures will be polished		
Microwave ovens will be cleaned inside and out		
RESTROOMS	\$150	
Basins, toilets, urinals, showers, and floors will be scrubbed with a germicidal disinfectant		
Bright work will be polished		
Partitions will be cleaned with disinfectant		
Trash receptacles will be cleaned with disinfectant		and the state of t
SCRUB (TILE FLOORS)	\$	
Soil will be removed using a cleaning solution and power scrubber, then the floors will be rinsed with clean water to remove any residue. All furniture will be returned to its original position		
WINDOWS	\$	
Interior and exterior window surfaces will be washed with a cleaning solution. Corners/framework will be wiped to prevent runoff of water into framework		



Cleaning Schedule

AREAS / TASKS	DLY	WK	MO	QTR	YR
GENERAL OFFICES-COPY ROOM, CONFERENCE ROOM-LOBBY					
Trash containers: empty containers and replace liners as needed (Liners to be furnished by Client)	X				
Horizontal furniture surfaces (reasonably clear of papers): dust	X				
Desktops: spot clean to remove bottle/cup rings	X				
Carpets: spot vacuum aisles (not responsible for removal of staples/paper clips)	X				
Small carpet stains (2" diameter max): spot clean	X				
Hard floors: dust mop or sweep	X				
Hard floors: spot mop to remove spills and stains	X				
Glass partitions and doors: spot clean to remove fingerprints/smudges	X				
Carpets: thoroughly vacuum (not responsible for removal of staples/paper clips)		X			
Hard floors: damp mop with neutral cleaner		X			
Wall-hung pictures: dust and straighten		X			
Baseboards and low vents: dust		X			
Wall surfaces around light switches: spot clean		X			
Ceiling vents and ledges that can be reached from the floor: dust			X		
Telephones: clean and sanitize			X		
Upholstered furniture: vacuum			X		
Blinds: dust	X				
RESTROOMS					
Toilets and urinals: clean with a germicidal disinfectant	X				
Sinks: clean with a non-abrasive cleaner and disinfectant	X				
Doorknobs/push plates: clean with a germicidal disinfectant	X				
Bright metal parts of fixtures: polish	X				
Mirrors: clean and polish	X				
Trash containers: empty containers and replace liners (Liners to be furnished by Client)	X				
Hand towel and soap dispensers: clean and replenish	X				
Walls: spot clean to remove soap splashes, fingerprints/smudges	X				
Partition tops: dust	X				
Partition walls: spot clean with a detergent disinfectant solution	X				
Hard floors: sweep then mop with a detergent disinfectant solution	X				
File walls and partitions: clean and disinfect		X			
Ceiling vents and ledges that can be reached from the floor: dust		X			
Hard floors: scrub with a detergent disinfectant solution and rinse thoroughly			X		
Floor drains: add water and enzymes			X		
Re-stock any paper products as required. (Paper products to be furnished by Client)	X				



Cleaning Schedule

AREAS / TASKS	DLY	WK	MO	QTR	YR
COMMON AREAS-TRAINING ROOM-HALLWAY					
Trash containers: empty containers and replace liners as needed (Liners to be furnished by Client)	X				
Carpets: spot vacuum aisles (not responsible for removal of staples/paper clips)	X				
Small carpet stains (2" diameter max): spot clean	X				
Hard floors: dust mopped or swept. Hard floors: spot mop spills and stains	X				
Glass partitions and doors: spot clean to remove fingerprints/smudges	X				
Entryway metal and glass: spot clean to remove fingerprints/smudges	X				
Entrance mats: vacuum (carpet) or sweep (rubber/vinyl)	X				
Wall surfaces around light switches: spot clean	X				
Water fountains: clean with a disinfectant solution, then polish	Х				
Carpets: thoroughly vacuum (not responsible for removal of staples/paper clips)		Х			
Hard floors: damp mop with neutral cleaner		X			
Wall-hung pictures: dust and straighten		X			
Baseboards and low vents: dust		X			
Glass partitions and doors: thoroughly clean on both sides		X			
Entryway metal and glass: thoroughly clean		X			
Ceiling vents and ledges that can be reached from the floor: dust			X		
Upholstered furniture: vacuum			X		
Ledges and handrails: dust/			X		
KITCHENS					
Trash containers: empty containers and replace liners (Liners to be furnished by Client). Police the area for trash.	Х				
Trash containers and adjacent wall surfaces: wipe with all-purpose cleaner	X				
Countertops and cabinets: wipe with all-purpose cleaner	X				
Sinks: wash with non-abrasive cleaner and disinfect	X				
Bright metal parts of fixtures: polish.\Clean of any side tables	X				
Microwave ovens: clean inside and out	X				
Tables and chairs: wipe with all-purpose cleaner	X				
Hard floors: sweep and damp mop with neutral cleaner	Х				
Exterior surface of refrigerator/appliances: wipe with all-purpose cleaner	Х				
Wall surfaces around light switches: spot clean		X			
FLOOR MAINTENANCE PROGRAM					
Strip & Refinish all VCT flooring	N/A				
Carpet Extract all carpeted areas	N/A				
Buff all VCT Flooring	N/A				



Service Agreement

CUSTOMER NAME & ADDRESS

Aberdeen C.D.D.
Kate Trivelpiece
110 Flower of Scottdale Avenue
St. Johns, Florida 32259

JANI-KING NAME & ADDRESS

Jani-King of Jacksonville 5700 St Augustine Rd. Jacksonville, FL 32207

SERVICE FREQUENCY / DESCRIP	TION MONTHLY CONTRACT AMOUNT
7 Days per Week (Monday- Su Between the hours of 11:00 pm –	
CUSTOMER	JANI-KING
Signature of Authorized Representative	Signature of Authorized Representative Darryl B. Hall, CEO
Print Name, Title	Print Name, Title
Date	Date

Billing Information

Billing Information:

9	
Kate Trivelpiece	
Client Accounts Payable Contact	Accounts Payable Phone # / Extension
475 West Tower Place Ste.114	(904) 993-9831
Dilling Address	A
Billing Address St. Augustine, El. 22002	Accounts Payable Fax #
St. Augustine, Fl. 32092	kate.trivelpiece@fsresidential.com
City, State, Zip	Accounts Payable E-Mail Address
PREFERRED PAYMENT METHOD (F	Please select one):
[x] Client will pay invoices by check to 5700 Saint Augustine Rd., Jackson	•
[] Client will pay invoices by credit can Credit cards accepted plus convenie (VISA, MasterCard, Discover plus	
[] Credit Card Payments will be Charg Each month or as invoices dictate, of a receipt emailed to client per signe	client's credit card on file will be charged and
	to-Draft (ACH) from Client's Bank CH client's bank account each month on the or current month's service as client prefers
[] Client will Initiate Electronic Paymo Details for the receiving Jani-King request.	ents to Jani-King bank account will be provided to client upon



Aberdeen CDD Proposal/Quotes Overview Project: Social Hall Painting Date: April 2025

Quote #1 Five Star Painting	 Painting to include: Interior Walls, island, beams, ceiling, trim and frames Sherwin Williams Paint 	Includes Paint for 2 coats, Labor & Material Total \$ 7354.00
<u>Quote #2</u> Certa Pro	 Painting to include: Interior Walls, island, beams, ceiling, trim, and frames Sherwin Williams Paint 	Includes Paint for 2 coats, Labor & Material Total: \$2975.00
<u>Quote #3</u> RP's Painting	 Painting to include: Interior Walls, island, beams, ceiling, trim, and frames Sherwin Williams Paint 	Includes Paint for 2 coats, Labor & Material Total: \$6100.00

A separate vendor will mud and skim wallpaper, sand and ready wall for painting. \$1495.00

*Estimate Attached - Wunderlich Drywall Repair

Quote#: 3163

Title: Interior: Social Hall

Estimator: Laura Daconceicao

Cell Phone: (904) 501-4603 Office Phone: (904) 650-2096

Mailing Address: FL License # ST-9820/ ST-9819



Customer Quote

Locally Owned and Independently Operated. FL Contractor Number - ST-9820 / ST-9819

Jay Parker

jay.parker@fsresidential.com (904) 303-7366

Billing: First Service Residential 110 Flower Of Scotland Ave

Jacksonville, FL 32259

Service: 110 Flower Of Scotland Ave

Jacksonville, FL 32259

Customer Notes:

Customer would like social hall to be repainted.

Estimate includes all labor and materials. Five Star will patch any holes or wall areas as needed. No major repairs are included.

Date: 02/19/2025

Recommend Sherwin Williams Duration for all walls for best washability.

Final colors/sheens TBD. Final colors may affect final pricing. If there are any changes, Five Star will make the customer aware prior to work starting.

Should any changes arise to the SOW, a new estimate or a change order will be issued.

All labor and materials are included. Estimate allows for 2 trips. Main painting + 4 man hours of rework.

A 25% deposit is required before work can begin. All final invoices are due within 30 days of receipt. Failure to pay by the designated time may result in legal action. Any changes to payment terms must be agreed upon prior to work starting.

Not included: No repairs are included other than minor patching of nail holes, nail pops etc...

Details

OUR PROCESS

ACCEPTANCE: Before the work begins, a Five Star Painting Production Manager will call to confirm project details.

START DAY: A Five Star representative will always do a thorough walk around with the customer, before the job starts, to ensure everyone has the same understanding. E.g. Colors, wall to be painted, timeframes, etc. During that initial walk-through, we will finalize the project scope to ensure a mutual understanding and the customer's expectations (e.g.,anticipated repairs, completed finishes, time frames, etc). Additionally, the Production Manager will note all existing damage (e.g. damaged walls, texture issues, scratches and damage to wood floors, over-paint on ceilings, existing paint spills, etc) to avoid misunderstandings at the end of the project.

PREPARATION: We will remove all switch plates, outlet covers, and other items from walls and surfaces that will be painted. All floors and customer furniture/belongings will be covered with paper/plastic as needed. We fill small holes, as needed and patch walls as agreed. We ask that the customer move all personal belongings and electronics off of and away from the walls. We will assist with larger items if needed. While we will take precautions with items as we move them, we are not responsible for damaged flooring or broken items if we are required to move furniture or appliances in order to access the surfaces to be painted.

PAINTING: Unless specified otherwise, Five Star Painting crew will roll and brush cut using selected paint on all surfaces that will be painted.

FINAL CLEANUP: Five Star Painting crew will clean up daily and a thorough clean up at job completion.

PAYMENT: Near the end of the job, the Production Manager will conduct a final inspection and acceptance walk-around with the customer and Crew Foreman to ensure a high-quality result and customer satisfaction. Final payment is expected when job is accepted as complete.

- · Estimate is based on 2 coats to achieve full coverage. Should a 3rd coat be required due to major color or sheen change, a change order will be issued to cover the labor and material difference.
- · Final colors, sheens and materials to be determined prior to start based on customer preference and availability. The customer is responsible for selecting colors. Should the customer decide that the color they selected is not to their liking and they would like for an area to be repainted, a change order will be issued to cover the repaint costs.
- · A 25% deposit is required before work can begin. All final invoices are due within 30 days of receipt. Failure to pay by the designated time may result in legal action. Any changes to payment terms must be agreed upon prior to work starting.
- Five Star will always ask the customer where we can clean out our gear, we will never assume we can use a specific sink or area. Our gear will always be stored in an approved area and will be covered with a drop cloth at the end of the day.
- · Should the scope of work change, a new estimate or a change order will be issued.

Paint Island. Should customer prefer not to include this, remove \$1500 from total estimate. (count: 1)

Social Hall

Color 1: Walls (2 Coats)

Color 3: 6.00 Doors (2 Coats), 6.00 Jambs (2 Coats), 5.00 Windows (2 Coats), Baseboards (2 Coats), Chair Rail (2 Coats), Crown Mldg. (2 Coats)

Color 2: Ceiling (2 Coats)

Notes: Lower portion of wall is previously painted grasscloth wallpaper. This estimate assumes we will be painting over existing surface. Should the customer choose for us to remove the wallpaper and repair any minor damage to the wall, add \$1800 to this estimate. Depending on what the wall condition is behind the current wallpaper, additional fees may apply for repairs.

Ceiling includes painting the beams. Sound boards will be removed by customer. Some water stains on the ceiling will need to be primed prior to painting.

Exterior side of doors are included in a separate estimate. Interior side of doors are included in this estimate.

Total

Subtotal: \$7,354.00

Total: \$7,354.00

Payment: \$0.00

Balance Due: \$7,354.00

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum stated above. Any alteration or deviation from the specification involving extra costs will become an extra charge over and above the quote. All accounts are due and payable upon completion of work as described above. In the event suit is brought, the prevailing party shall recover its attorney fees and costs. Finance charge of 1.5% per month will be applied on all past due accounts. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. This proposal may be withdrawn if not accepted within 15 days.

I hereby grant Five Star Painting permission to use my, and my property's, likeness in a photograph, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of the Five Star Painting and will not be returned. I hereby hold harmless, release, and forever discharge the Five Star Painting from all claims, demands, and causes of action.

I agree to the payment terms and contract stated above:

Authorization to begin work (Client):	
Work Completed to satisfaction (Client):	
Contractor Signature:	Date:

Customer Focused, Quality DrivenTM
Visit FiveStarPainting.com/warranty for details on our 2-year warranty.



JOB SITE

PREPARED BY

Aberdeen Int

110 Flower of Scotland Ave Fruit Cove, Florida 32259 (904) 217-0925 info@aberdeencdd.com

CertaPro Painters®

Brad Davis

Franchise Owner 904-813-4895 bdavis@certapro.com



CLIENT

Kate Trivelpiece

(904) 217-0925 info@aberdeencdd.com

CLIENT CONTACTS

PRICING:

Club Room	\$2,975.00
Subtotal:	\$2,975.00
Total:	\$2,975.00

GENERAL SCOPE OF WORK

This proposal is for interior painting of the clubhouse per the following scope:

Prep work to include priming skim coat (skimming & sanding to be done by others), caulking trim & minor drywall repair as needed.

Painting to be two coats of Sherwin Williams Superpaint to the ceilings, beams, walls, trim, frames, doors/frames, & the island. One color expected throughout as discussed.

Closets & cabinets are not included.

Proposal includes all labor & material.

CLEAN UP

To be completed in full daily in each room so as to allow customer access. The drop cloths, tools and ladders to be placed in determined location by the customer for safety. The only time cleanup not completed in full is if the customer has agreed to allow painter to leave the room in a certain state so as to allow for more efficient production.

PROPOSAL AND COLOR SPECIFICATIONS

Surface/Item	Product	Paint / Primer Coats	
Club Room			
Ceiling	SuperPaint-Latex-Satin	2/0	TBD
Walls	SuperPaint-Latex-Satin	2/0	TBD
Window Frame(s)	SuperPaint-Latex-Satin	2/0	TBD
Door(s)	SuperPaint-Latex-Satin	2/0	TBD
Door Frame(s)	SuperPaint-Latex-Satin	2/0	TBD
Baseboard	SuperPaint-Latex-Satin	1/0	TBD
Crown Molding & Beams	SuperPaint-Latex-Satin	2/0	TBD
Chair Rail	SuperPaint-Latex-Satin	1/0	TBD
Island			

NOTES

CUSTOMER SERVICE COMMITMENT: The goal for this job is to provide the best customer experience possible. This is accomplished by being friendly and courteous, by making the client feel part of the process with daily updates and excellent communication, by doing things right the first time, and by respecting your property.

WARRANTY ON ALL WORK: We warranty all of our work for 2 years against blistering and peeling. A copy of the warranty will be provided to you & is attached to this proposal.

CARPENTRY: All carpentry estimates are based on visual inspection. Pricing could change if there are non-visible items that would require additional work to complete.

OTHER TRADES: It is essential that the work area be available to us, free from other trades. As a result of trade interference, Certapro Painters may leave the job & additional charges may be incurred.

PROPERLY PAINTED SURFACE: The painting contractor will produce a "properly painted surface." A "properly painted surface" is defined as uniform in appearance, color, texture, hiding and sheen. It is also free of foreign material, lumps, skins, runs, sags, holidays, misses, or insufficient coverage. It is also a surface free of drips, spatters, spills or overspray caused by the **painting contractor's workforce**. In order to determine whether a surface has been "properly painted" it shall be examined without magnification at a distance of five feet or more under normal lighting conditions and from a normal viewing position. SCHEDULING: All efforts will be made to accommodate scheduling needs by the customer, but due to items such as weather, completion of prior projects, moisture concerns, personnel availability, etc. we can not 100% guarantee completion and start dates unless otherwise stated in the contract.

EXTRA WORK & CHANGE ORDERS: Extra work and change orders become part of the contract once the order is prepared in writing or verbally agreed to by both parties prior to the commencement of any work covered by the new change order. Some work may be done on Time & Material "T&M" basis and the customer will be charged accordingly.

RENDERINGS: Renderings may be requested and are part of the original project price. If the job is not awarded customer to be charged \$250 for the rendering service unless other pricing agreed upon.

ADDITIONAL NOTES

UNFORSEEN CONDITIONS: We make our best attempt to identify every aspect of the painting project to provide you with an accurate price on the work to be performed. However, due to the nature of our business, there may be some issues that arise that are out of our control or areas that were not accessible when providing the proposal & would incur additional cost. Carpentry work can also expose additional damage during replacement. Additional carpentry work will be discussed with the owner as it is encountered. Additional work will be charged at Labor (\$75/Hour) and Materials (1.1 times the cost of materials) with prior approval from the Owner.

CREDIT CARD PAYMENTS:

We gladly accept VISA and Master Card payments, unless otherwise specified as part of the Contract but we do charge a 2% convenience fee. If planning to pay with a credit card, Customer shall provide CertaPro's Sales Associate with all the required information at the end of the project.

PAYMENT TERMS:

Final Payment is due in full upon completion of project unless other terms have been outlined & agreed upon by both parties. Accounts not paid within terms are subject to a 10% monthly finance charge. Checks can be given to the Jobsite Supervisor at job completion or mailed to the office.

DEPOSITS & SUBSTANTIAL COMPLETION:

A 30% Mobilization and Materials payment on jobs over \$3,000 will be required upon job start. Progress payments will be requested on jobs over \$10,000. Jobs that are substantially complete may be billed 90% if pride walk is post-poned or the structure is not accessible for final touch up and inspection.

VACANT HOMES & RENTALS:

Properties that are to be painted without the customer present (rentals & investment properties) are subject to a 30% deposit prior to mobilization. Customer to coordinate who will be on site to attend the Pride Walk & sign off on job completion.

COLOR SELECTION AND SAMPLES:

CertaPro will provide up to three samples at no charge for any project, additional samples may be purchased & added to the cost of work. Color approval by HOA is the responsibility of the customer & the HOA.

COLOR MATCHING:

If Customer is choosing to have a color formulated to match an existing sample, CertaPro cannot ensure 100% accuracy. Color Matching, though very accurate, is not an exact science, and human/mechanical error can come into play. If additional coatings are necessary to ensure Customer's satisfaction, a charge for the additional paint and labor may be applied to the final bill, per Customer's preapproved, written permission.

ADDITIONAL COLORS:

Pricing is dependent on the number of colors being applied within the property, the placement of the colors and the types of paint in each room. When colors and/or placement (e.g. accents) are undetermined or different to the ones agreed at the time of the estimate, the price is subject to change. This proposal assumes Customer will choose one wall color per room and no more than 3 wall colors in total. There will be an upcharge of \$150 per additional color chosen above 3 wall colors, unless otherwise stated in the proposal. Accent Walls/Split Walls will be \$100 additional per occurrence unless noted in proposal as included.

WATER / ELECTRICITY / LANDSCAPING:

Customer will provide proper water and electric service for the preparation of materials and for the equipment necessary to complete the work (power washers, sprayers, electric tools, etc.) Customer will perform any trimming or pruning of foliage required for CertaPro to properly handle the painting job.

VIBRANT COLORS:

Vibrant Colors may require the application of additional coats to ensure proper coverage which can result in additional charges as needed. This would apply if vibrant colors were not known or discussed at the time of the estimate & CertaPro reserves the right to review all colors prior to job start. Examples of these colors are High Reflective White, certain Yellows, Oranges & Reds. If you have a concern about colors please contact the office to discuss.

PRIDE WALK: Customer to be available to meet with the Job Site Supervisor on the last day of the job (to be scheduled with the Supervisor) to inspect the job and CertaPro will address any touch ups or concerns. Customer to provide verbal and/or written notice of deficiencies within 14 calendar days of job completion.

SIGNATURES

CertaPro Painters Authorized Signature	Date	Authorized Client Signature	Date
		Authorized Client Representative Name	& Title
		Client	
PROPERTY PHOTO AND VIDEO RELEASE		Olloik	
		graphs and videos of the property identified in than this consent, either on my own behalf or on b	
	PAY	MENT DETAILS	
Payment is due: In full upon job completion			
	COMMERCIAL DEFINITION	IS AND CONDITIONS OF THIS CONTRACT	
RELATIONSHIP — The individual giving you this proposal is an i independent franchised contractor. Please make any check payab		CertaPro Painters® to use its systems and trademarks to operate a p nt of this proposal.	ainting franchise. The work will be completed by the
COLORS — Colors may be chosen by the client prior to comment on the original color.	cement of work. If, after the job starts	s, a color change is required, the independent Contractor will have	to charge for time and material expenses incurred
UNFORESEEN CONDITIONS — Should conditions arise which co	ould not be determined by visual ins	pection prior to starting work, the client must pay an agreed upon e	xtra for the completion of such work
PROPOSAL — This proposal is valid for 60 days after it was writte before work is to be started.	en. In addition, the Independent Fram	nchised Contractor should be informed of your desire to have the w	ork done and receive a signed copy of the proposal
	AT	TENTION CLIENT:	
	JRDAY IS A LEGAL BUSINESS DAY	E THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACT IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISION	
	NOTIC	CE OF CANCELLATION	
NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN CANCEL, YOU MUST MAKE AWAILABLE OT THE SELERE AT YOUR RESIDENCE IN S OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE S YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGA	I BUSINESS DAYS FOLLOWING RECEIPT BY TH BUBSTANTIALLY AS GOOD CONDITION AS WHE BELLER'S EXPENSE AND RISK, IF YOU DO MAK BTION, IF YOU FAIL TO MAKE THE GOODS AVAI	ABOVE DATE, IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PRYMENTS MADE HE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISE EN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALL CETHE GOODS AMAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEIN LABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELECO.	SING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU ;; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS IN UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, IDO SO, THEN YOU REMAIN LABLE FOR PERFORMANCE OF ALL
		100	
DATE OF TRANSACTION			
NOT LATER THAN MIDNIGHT OF			
I HEREBY CANCEL THIS TRANSACTION			
(Buyer's Signature)		(Date)	
	₩		

LIMITED TWO YEAR WARRANTY

Subject to the limitation set forth below, for a period of 24 months from the date of completion of the work described on the front of this contract, the Independent Franchise Owner named on

THIS LIMITED WARRANTY DOES NOT COVER:

Any work where the Contractor did not supply the paint or other materials.

the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

RP's Painting

License # - ST-8669 L.L.C. Insured by: Auto Owners Insurance Company www.rpspaintingcompany.com

Customer's Name: Aberdeen Amenities Center

Contact Person: Kate Trivelpiece

Date of Bid: April 5, 2025

Address: St. Johns, Fl. 32259

INTERIOR WORK:

- 1. Prep work will occur first. This involves caulking cracks and filling holes in the walls and any other prep works that needs to be done before painting occurs.
- 2. This project involves applying two coats of Sherwin Williams products to the following areas:
- A. Two coats of ceiling paint to the ceilings.
- B. Two coats to the five beams on the ceiling.
- C. Two coats on all the walls.
- D. Two coats on the trim pieces consisting of baseboards, chair rail, 1"x6" crown molding, and window trim.
- E. Two coats on the island counter area in the kitchen.
- F. Two coats on the interior side of the doors
- Kate and her team will determine the colors to be used as well as the type of sheen for each surface.
- Payment will be made immediately after the job is completed by check.
- The cost for the paint, the supplies, and the labor is \$6100.00
- The contract must be signed and given to Richard before the client is placed on the work calendar

Property Owner Signature:	Date:	
---------------------------	-------	--

CAUNDERLICH LISY VALLE REPARKS

Name: KA+E	TrivelpiecE.
	FLOWER of Scotland Ave.
City & State: Soli	wf Johns PL.

DESCRIPTION OF WORK TO BE PERFORMED

Minimum \$150.00 per job.

And REALY for PAINT. \$1,495.00
LABOR & MAT.

Phone:

ALL WORK DESCRIBED ABOVE WILL REQUIRE FULL PAYMENT UPON COMPLETION.

Drywall hanging:

sq. ft. Drywall Finishing:

Signature:

Date: 7/4

*Payments must be made upon completion, all returned checks will have an additional 10% charge per month until balance is paid. If balance is not paid, owner will then receive a notice offien on the described property above. Wunderlich Drywall is not responsible for underground utilities, water, sewer, electric or cable lines, etc. Any and all permits will be owners responsibility, unless otherwise disclosed in contract.

TOTAL









A.



Dear Aberdeen CDD Board,

I hope this letter finds you well. I am writing to request the use of the Aberdeen lap pool for the Bartram Trail swim team for the 2025 upcoming season. We are hoping to hold our practice sessions and host home meets at your facility during the time period of August 1, 2025, to November 13, 2025.

Our practice schedule would be as follows:

Monday to Thursday

Practice times: 4:30 PM to 6:30 PM

*Only need 4 lanes

In addition to our regular practice sessions, we would also plan to host 3 home swim meets during this period, each taking place from 4:30 PM to 7:00 PM. We would need all 6 lanes to host meets.

We would greatly appreciate the opportunity to partner with you and use the pool for these important events. The swim team is excited to represent our community, and utilizing the CDD lap pool would be invaluable to the success of our program. If there are any further steps required to facilitate this request, please let us know, and we would be happy to discuss details or provide any additional documentation needed.

Thank you for considering our request. We look forward to hearing from you and working together to provide a positive and successful season for our student-athletes.

Ben Windle

Athletic Director









Art & Music Summer Camp

June 9-13 & 16-20 July 7-11 & 14-18

ARTINMOTION.CLUB
ARTINMOTIONBYD@GMAIL.COM





110 Flower of Scotland Ave, St. Johns, Fl 32259 +New Friends
+Fun crafts
+Drawingr
+Themed Party
Fridays
All in one week





🦈 Art in Motion Summer Camp Layout Plan🕼

ART & MUSIC

Target Audience:** Ages 5-13

Camp Duration:** Weekly sessions (Monday-Friday)

Time:** 9:00 AM -2:00 PM

Tuition: \$400 per week

Staff: Mother-daughter duo (plus optional assistant/volunteer for larger groups)

Capacity: Up to 20 kids per week for a quality experience

Location: Indoors (Aberdeen social hall) with outdoor access for certain activities

* Weekly Themes

Each week will have a creative theme to keep content fresh:

- Week 1: Under the sea

- Week 2: Nature and Bugs

- Week 3: To the Beach

- Week 4: Animal Kingdom

| Time | Activity

19:00-9:30 | Arrival / Welcome Circle / Warm-up sketch

| 9:30-10:30 | **Art Session 1** - Guided painting or craft

| 10:30-10:45 | Snack Break

| 10:45–12:00 | Music Session 1** – Rhythm, singing, instruments

| 12:00-12:45 | Lunch / Free Play

| 12:45-1:45 | **Art Session 2** - Mixed media / 3D crafts

| 1:45-2 | Clean up and Pick up

Art Offerings

- Mediums: Acrylic, watercolor, clay, Pencil, recycled materials
- Projects: Canvas paintings, wearable art, sculptures

Music Offerings

- Instruments: Percussion (drums, tambourines, shakers), keyboards, ukuleles
- Instruction: Rhythm games, melody creation, singing, basic composition
- Extras: Make-your-own-instrument day, group performance at end of week

₩ What's Included

- All art supplies
- Instruments for use
- Art apron
- Drawing Journal
- Drawstring bag
- End-of-week -Art Show & Music Recital** (Fridays at 1:00 PM)

- Optional Add-ons
- T-shirts with custom camper designs (\$15)
- Take-home art kits (\$25)
- Extended care (8-9 AM, 2-3 PM) at \$10/hr
- Marketing Ideas
- "Mom & Me Magic" Emphasize the warm, family-led environment
- Homeschool program for the fall
- Early bird discount for signups before May 15
- Sibling discount (\$15 off per sibling)





7 Green Spaces Identified



Aberdeen CDD – Irish Tartan Way

Aberdeen CDD – River Dee

Aberdeen CDD – Sterling Bridge

Aberdeen CDD – Fort William Drive

Aberdeen CDD – Prince Albert Avenue

Aberdeen CDD – Sutherland Forest

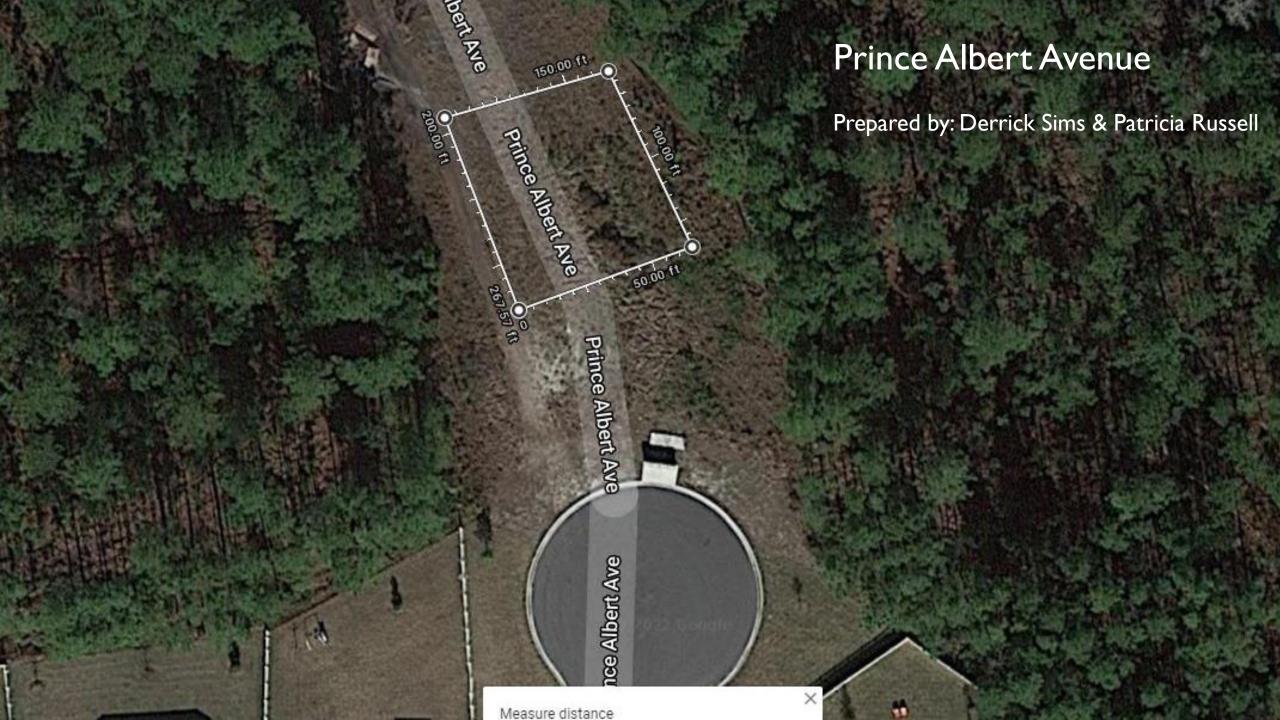
Aberdeen CDD – Braewick















VENDORS

- Boogle Conviviality Booster Who are we? BOOGLE® La pétanque Booster de convivialité
- o Beezland Amusement Park Nets Fiber to Net
- Lil Guppy Playground Pump Lil Guppy Playground Pump Cadron Creek Play
 R&R Outdoors About Us | R&R Outdoors, Inc. Outdoor Pool Tables All Weather Billiards (randroutdoorfun.com)
- o Beyond Your Ordinary Recreation BYO Playground | Commercial Recreation & Playground Equipment
- o Shade Creations Waterloo Tent | Carnival & Shade Solutions
- o Taylor & Associates Inc. Outdoor Commercial Furniture | Colorado | Taylor & Associates, Inc. (taylorincorporated.com)
- o 9 Square in the Air 9 Square in the Air
- o Southern Recreation <u>lacksonville Florida Playground and Park Equipment and Installation</u> (southernrecreation.com)
- o Sport Surfaces Sport Surface resurfacing and construction in florida | Sport surfaces
- o Project Innovations Inc. Contact Us Project Innovations Inc. (myusaprojects.com)
- o Gametime Playground Equipment | GameTime
- o Land Structures Commercial Playground Equipment School Playgrounds Park Playgrounds (playlsi.com)
- o Playground Boss Products Playgrounds SALE Playground Boss



Boogle Conviviality Booster The Color Model

- BOOGLE COLOR is a top of the line product, combining the lightness of aluminum and the innovation of BOOGLE in petanque lane that will look exactly how you want it to look.
- The BOOGLE COLOR uses the RAL complete color chart with more than 1,600 shades. Impossible not to find the one that will match your enterprise's corporate identity, or even your favorite color.
- You will also be able to choose your finish (shiny, semi-shiny, matte, or even metallic or structured) that will put the final touch to your customization.

Measurements: 8 M x 2M

Weight: 100 kg

■ Volume: 60cm high x 220 cm long x 45 cm wide.

Boogle Conviviality Booster The Corten Model

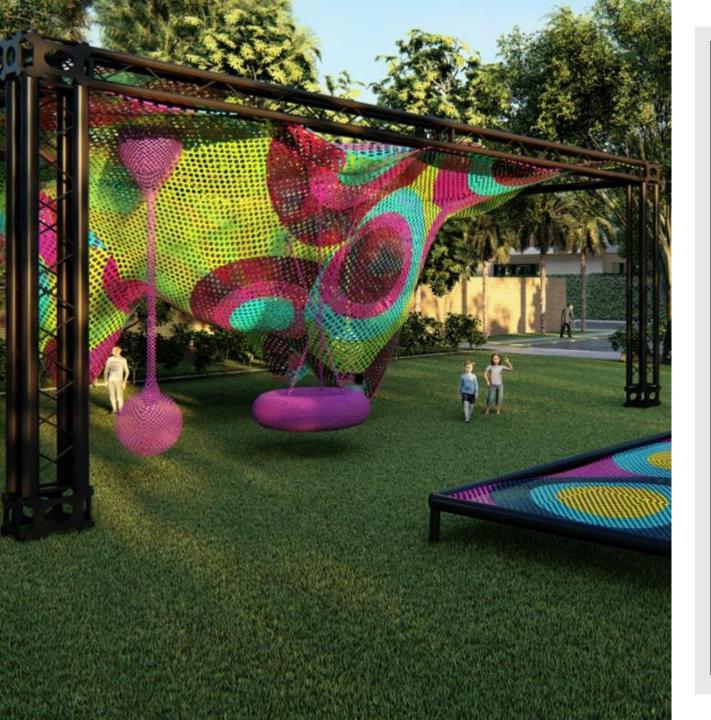
- The very best of our BOOGLE playing grounds with its Corten steel borders. Corten or weathering steel is a steel alloy which were developed to eliminate the need for painting and form a stable rust-like appearance after several years exposure to weather. It is used for its appearance and its resistance to atmospheric conditions, in architecture, landscaping, construction and art, mainly sculptures for outdoors.
- The borders of the Corten playing ground are folded, welded and finished in a professional sheet-metal works to produce exceptional effects. Even more than a conviviality booster, it is a luxury product which can become a permanent playing ground.
- Our BOOGLE CORTEN playing ground can be put up in less than 10 minutes.

Measurements: 8 M x 2M

Weight: 234.70 kg

■ Volume: 60cm high x 220 cm long x 45 cm wide.





BEEZLAND CROCHET KIDS PLAYING GROUND

- Our netting products are designed specifically for certain kinds of uses. A system that is used in an amusement park would have different requirements than one used in a construction environment. Rope netting products which are used in the amusement industry must meet the ASTM requirements for safety.
- Fun facts
 - ▶ 28' wide x 20' long
 - ► 14 hand-dyed colors
 - ▶ 5 handing pendulums
 - ▶ 40 miles of braided nylon
 - ▶8 entry holes
 - **▶** waterproof



Lil Guppy Playground Pump

• Water play helps develop motor skills and problem-solving skills. When using the Playground Pump, kids also benefit from social-emotional growth as they work together to pump the water. It encourages language development as children learn new vocabulary related to water science. Finally, Playground Pumps are a great STEM teaching tool. From simple mathematical concepts (full, half, empty) to more complex concepts like pounds of force required to lift x amount of water, the Playground Pump is a fun way to stimulate inquisitive minds.

Pump Information

- \checkmark 22 3/8 inches tall from base to top of the handle
- ✓ Made of stainless steel
- ✓ 11 ¾ inch long spout
- √ Designed for heavy-duty kid traffic





R&R Outdoors Life is better played outside!

- We are the original and only manufacturer of regulation, outdoor pool tables using the preferred 1-inch Brazilian Slate Bed. We also manufacture other fun outdoor games.
- They can withstand wind, rain, salt water and snow.
- Our pool and game tables are built for both residential and commercial play, indoors and out.
- Each table is individually constructed to the size, style, color, and customizations that you choose.
- Activities
 - Cornhole
 - > Foosball
 - > Shuffleboard
 - > Table Tennis
 - Pool Table (11 different styles)



Shade Creations By Waterloo

- We specialize in custom canvases and covers for amusement parks, carnivals, aquatic centers, parks, and more. They cover your rides, games, pools, playground equipment, and other areas.
- This clear-span
 designed structure is
 the perfect solution for
 your large primary
 shade needs such as
 concessions seating
 and playgrounds.











Taylor & Associates Inc OUTDOOR FURNITURE

- Practicality, simplicity, and elegance are at the heart of the Taylor & Associates outdoor furniture product line.
- Commercial Outdoor Furniture for Hotel Pools, Water Parks, Theme Parks, Apartment Communities, Municipal Parks and Beaches Nationwide.
- They carry Benches and Picnic Tables.
- They carry Grills is several sizes and different configurations.







Taylor & Associates Inc

• We provide fun for your dogs!



9 Square in the Air

 We have heard from thousands of customers that this game is perfect for all ages and skill levels and has been an incredible tool to build community in their neighborhood. It pulls people together, gets them laughing, smiling and moving.

Southern Recreation Florida's Top Choice for Parks and Playgrounds

CANOPY SHORES CITY PARK

- The local Parks Department was looking for a unique "treehouse" designed playground.





Southern Recreation

PALENCIA PARK

- The counties Park & Rec department was seeking bids on a "pirate" themed playground.









Southern Recreation ALTOS DEL MAR PARK

- The City of Miami Beach approached us with the challenge of creating a totally unique, oneof-a-kind playground for one of their beachside parks.



Sport Surface

- Sport Surfaces offer a variety of different courts and games.
- Cornhole Court
- Pickleball Court
- Horseshoe Pit
- Giant Chess
- Bocee Ball Court
- Beach Tennis
- Sand Volleyball Court















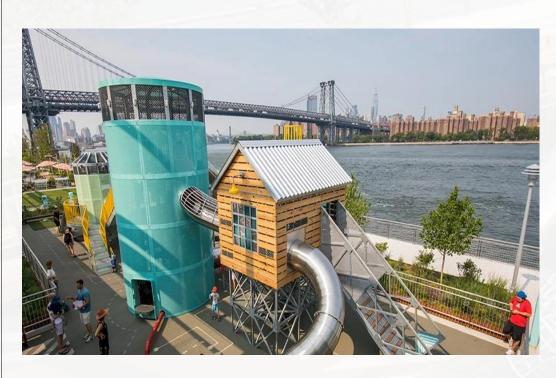
GameTime Menlo Park, CA

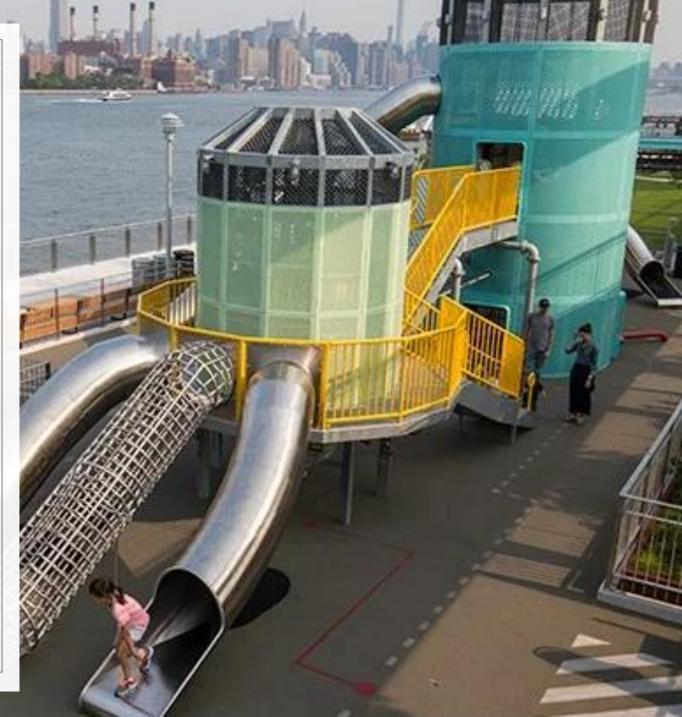




GAMETIME TOUCAN HIDEAWAY

Landscape Structures Domino Park







LANDSCAPE STRUCTURES

CENTRAL PARK OF MAPLE GROVE





LANDSCAPE STRUCTURES PACO SANCHEZ PARK

PLAYGROUND BOSS







Aberdeen CDD Operations, GM/LD Monthly Report – April 22, 2025

Operations Manager Update:

- The old can and fluorescent light in the Pool slide bathroom were replaced by Lins Electrical with new LED lights. (Photo)
- A new electrical receptacle was installed by Lins Electrical in pool slide bathroom. (Photo)
- A new electrical receptacle was installed by Lins Electrical outside maintenance office for the Mini Melts machine. (Photo)
- Dive Block anchors were installed and completed by C. Buss. (Photos)
- A leaking outside faucet was replaced by Fenwick that required cutting a hole in the Social Hall Wall. (Photo)
- The Monument lights were replaced at Grandholm and Wellington entrances.
- The Social Hall garbage disposal was fixed.
- At the Fitness Center, the leg press safety shields, clamps, and anchor were replaced.
- The lock in men's handicap stall was replaced.
- Emergency light batteries and exit lights were replaced in social hall and bathrooms..

Current Operations Projects/ Areas of Concerns:

- There is a undetermined broken pipe under pool tank #1. **Repairs COMPLETED New valves were replaced.**
- Red Rhino was here to detect leak in tank and found cracks in the bottom of the tank reservoir.
- We are working with Pella Doors to repair or replace and or repair existing exterior gym doors.
 IN PROGRESS
- We are working with Com Pac to replace broken tank cover. IN PROGRESS
- The handicap stall in the fitness center men's room has a sink that has come unattached from the wall. We currently have a metal rod holding up the sink for additional support. We have been given quotes from Fenwick to replace sink and wall bracket that will require tile work if replaced. (Photo) IN PROGRESS

GM/Lifestyle Update:

Facility Updates:

- Certa Pro completed painting of the exterior fences and will be doing additional work on railings and underneath slide stairwell. (Photos)
- The new Social Hall furniture has been ordered. We hope to have the room completed prior to June 1st.

<u>Lifestyle Events Recap:</u>

- The Chick-fil-A Food Truck was here on Thursday, April 3rd. The will continue to come to the Amenity Center the first Thursday of every month from 5-7:30pm.
- The Spring Community Wide Yard Sale was held on Saturday, April 5th.
- The 50+ Group held their Spring Fling themed social in the Social Hall on April 11th.
- The Spring "Egg"stravaganza was held on Saturday, April 19th from 11am-2pm with a very large attendance. (Photos in next months report).

Lifestyle Upcoming Events:

- We have a Spring Paint Party scheduled for April 30th.
- The Schools Out Bash is scheduled for Sunday, June 1st from 2-5pm. We will pool games, DJ and ice cream.

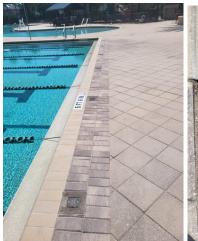
Operations & Facility Update







New Receptacles - Bathroom and Vending Machines









New Dive Block Anchors

New Faucet Installation / Social Hall Wall





Certa Pro completed Exterior Pool Fencing Painting Project

Operations Projects/ Concerns







Broken Lid and Fiberglass on Slide Tank in Need of Repair- IN PROGRESS





Men's Bathroom Sink in Fitness Center – IN PROGRESS



A.

MINUTES OF MEETING ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, March 25, 2025 at 6:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

Lauren EglestonChairpersonThomas MarmoSupervisorSusie ClarkeSupervisorRichard PerezSupervisor

Also present were:

Marilee Giles District Manager

Kyle Magee District Counsel by telephone

Mike Silverstein District Engineer

Kate Trivelpiece FirstService Residential

Jay Parker First Service Residential by telephone

The following is a summary of the actions taken at the March 25, 2025 meeting.

FIRST ORDER OF BUSINESS Roll Call

Ms. Giles called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS Public Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS Consideration of Outfall Pipe Repair at Shetland Boulevard

Mr. Silverstein stated the county and engineer of record approved the as-built drawing submitted. With that said it was common to have some discrepancy from the design plans in how they were measured. Sometimes the pipe length is measured on the plans to the end of the pipe and sometimes to the center which would make it long enough on paper but it will be short. A slight discrepancy is usually overlooked in as-built review due to this reason as long as the pipe is

within ten feet or so of the design length. In this case there are conflicting plans showing the end location of the pipe but only one was used for construction. The original plans from 2004 drawn by ETM show the back of the mitered end against the property line at a length of 128 feet. However, these are not the plans that were used. There is another set of plans from 2016 drawn by Dunn & Associates which it was built off of. I do not feel that the pursuit of D.R. Horton to pay for the drainage work would be worthwhile for the CDD considering the time and fees associated. His comment that the ditch not being maintained properly confuses me a bit, I don't know what he is referring to since the slope that is out there is basically what is shown on the design and as-built.

If you are going to do anything about this, I would finish the mitered end where it is shown on this drawing, with the back side of the mitered end to the property line and whatever pipe that takes to get there. I did a quick estimate on what this would cost and I calculated 20 feet of extra pipe, \$250 to \$270 per foot but if you only need 10 feet then my estimate is way over. I also took the difference of five feet in elevation from where I see the grade shots on the as-built to the invert of the ditch and halved that because it will cheese wedge as it gets to the back of the property line and did a 20 X 20 area because that is what the easement is. Dirt and sod to cover it back up not including anything to their fence, because that would be on them came out to about \$30,000. That does not include any excavation or installation. The total actual estimate can range from my estimate by about 10% or so. I gave Jay the names of three small contractors we have used with other CDDs to do repairs like this.

Mr. Marmo asked how did this problem come to our attention?

Mr. Silverstein stated I believe the homeowner was starting to lose soil under her fence and called it into you.

Mr. Magee stated I don't think D.R. Horton is going to contribute and the cost of pursuing that is not having a guarantee of recovery, it probably makes sense for the district just to do the repairs.

Ms. Egleston asked regarding their fence, we will take the fence down to do the work and it will be their responsibility to put it back up. If they cannot produce or if we reach out to the HOA there is nothing that the CDD has granted them access to the easement to put their fence in, can we have them do it correctly and get permission to put it back in?

Mr. Magee stated they own the property and we have an easement on it. The district has the authority to take out the fence. We would have to have a license agreement for them to put it back up.

Ms. Giles asked is there any way we can see if there was a license agreement done originally?

Mr. Magee stated we can run that down. I don't believe it was. I think this is an instance for the HOA maybe granting a fence without consulting the district.

Ms. Giles stated that is what most in the room thinks also but just to verify that a license agreement was not done and we can advise the homeowner going forward if they choose to put their fence back up, they are encroaching on an easement that needs to come before the CDD. Staff can explain that to the homeowner as we start the process.

Mr. Silverstein stated I went over that with them, that the fence is on them entirely and it is in an easement. She may want to put this material back up so you may want to get a hold harmless for the contractor who removes it or she is free to take the fence down.

Ms. Giles stated when we have the proposals back, Jay will present them to the board and we will talk about how we pay for that. There are some funds in your construction account and will ask Alex and Mike to see if this falls within the parameters of use of those construction funds.

Mr. Marmo asked are we confident that fixing this pipe will solve the issue of the washout?

Mr. Silverstein stated yes, because you are going to extend the pipe beyond that slope.

Ms. Giles stated once we have the proposals it is on us to work with the vendor we pick and an agreement but Mike has made himself available if Jay has any questions about this process.

Mr. Silverstein stated I will set up a time with Jay to get back out there and take better measurements of what we think we will need and set up a boilerplate email for Jay to send to contractors. This way I stay out of the loop and save you money. When the proposals come in I can compare them to what our original scope of work and make sure everything is included.

Ms. Egleston asked does it behoove us to allow use of the easement to put a fence back in? This fence has been in for four years, we have an issue that we are saying that is why we were having problem. Should we allow a fence to go back in that area after we fix it?

Mr. Silverstein stated the contractor should be compacting every foot as he backfills. We will put that in there to ensure it is compacted.

Mr. Silverstein left the meeting at this time.

FOURTH ORDER OF BUSINESS

Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2026 Budget

Ms. Giles stated if there is anything specific the board is looking for, this is the time to let us know. We will work with your accountant for all the known increases in the existing agreements.

Staff was directed to obtain proposals for security to be presented at the April meeting along with a proposal for First Services and Jani King.

FIFTH ORDER OF BUSINESS

Consideration of Proposal from Jani King for Increase in Services

On MOTION by Ms. Egleston seconded by Mr. Perez with all in favor the proposal from Jani King for eight additional days per month of service in the amount of \$432.00 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Magee gave a brief update on proposed bills being considered that may affect special districts.

B. Engineer

There being none the next item followed.

C. Manager – Form 1 Filing

Ms. Giles stated the form 1 filing is on the Commission on Ethics website. If you need any help with that let me know and I will send you an email with the link. It is the same as you did last year.

D. Operation Manager - Report

A copy of the operations report was included in the agenda package.

E. Amenity Center Manager - Report

Ms. Trivelpiece reviewed the amenity center activities and maintenance items, which were outlined on the monthly memorandum, which was included as part of the agenda package.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Public Comments

Mr. Clarke stated the HOA is meeting on Thursday to approve contributing up to \$150,000 for capital projects. The analysis was based on year-end numbers. I took the CDD's capital fund and added it to the construction fund. Earlier you mentioned the construction fund was \$52,000, that is the proceeds left over from the \$2.1 million bond issued for the fitness center. Before you spend that you need to go back into the record and I think playgrounds are covered under this. I would expend those first. We collectively approved up to \$150,000 but we won't just hand you a check for \$150,000 so it leaves our bank account and sits in your bank account. We want hard projects. We are willing to sit down with the board or with representatives of the management company and decide which projects you would like to pursue. We would like to see some improvements to the neighborhood. There are other projects, one would be to redesign the former fitness center into a meeting room. Make it available to the residents with card tables and shelves and TV, a nice place to gather. Make an office for Jay by redesigning the entryway and moving the machines. The patio at the end of the fitness center there is room for higher end furnishings or screened to make a place for teens to gather. When we do give you the money I will work with legal counsel. The HOA does not own any physical assets nor do we want any ongoing liability. Once we give it to you it belongs to the CDD and community.

Ms. Giles stated I think we can meet your two requests. We can prioritize the use of those funds and district counsel can comment on how we do that.

Mr. Clarke stated you have a capital reserve study coming up and I did it a couple years ago. There are couple things you want to be careful of, I would ask the consultant to break out the capital groups to make sure you set aside the money. They should be able to distinguish between mandatory projects versus discretionary funds. If you can determine how much of the current \$700,000 is related to discretionary projects, that will give you an idea of how much you can contribute.

Ms. Giles stated staff can put together a list.

Ms. Egleston stated they cleared out by Eastwood. Is the little pine tree protected? If it is not protected, it can go. There are two ponds that Aberdeen owns that are all the way out to

Greenbriar on the property appraiser's website. Are we aware of those? One falls within the district and the other does not. Can we make sure those are not ours? Two residents asked for additional dog stations. What is wrong with a trashcan? I don't know that we need the responsibility to put in a station to supply bags and cleanup. Can he bring a map of the dog stations we have?

Ms. Clarke stated I have gotten calls and texts about lights. Is there any way to make them brighter.

Ms. Trivelpiece stated we can't make them brighter but there are a lot of options.

EIGHTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the February 25, 2025 Meeting

On MOTION by Ms. Egleston seconded by Mr. Perez with all in favor the minutes of the February 25, 2025 meeting were approved as presented.

- B. Balance Sheet as of February 28, 2025 and Statement of Revenues and Expenses for the Period Ending February 28, 2025
- C. Assessment Receipt Schedule
- D. Approval of Check Register

On MOTION by Mr. Marmo seconded by Ms. Clarke with all in favor the consent agenda items were approved.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – 04/22/25 @ 4:00 p.m. @ Aberdeen Amenity Center

Ms. Giles stated the next meeting is scheduled for April 22, 2025 at 4:00 p.m. in the same location.

On MOTION by Ms. Egleston seconded by Mr. Perez with all in favor the meeting adjourned at 7:21 p.m.

March 25, 2025	Aberdeen Community Development District
Secretary/Assistant Secretary	Chairman/Vice Chairman



Community Development District

Unaudited Financial Reporting March 31, 2025



Community Development District

Combined Balance Sheet March 31, 2025

	General Fund	1	Debt Service Fund	Сар	oital Reserve Fund	Сар	oital Project Fund	Gove	Totals rnmental Funds
Assets:									
Cash:									
Operating Account	\$ 84,485	\$	-	\$	46,051	\$	-	\$	130,536
Assessment Receivable	19,676		33,895		-		-		53,571
Investments:									
State Board of Administration (SBA)	886		-		120,453		-		121,339
Custody	710,023		-		439,562		-		1,149,585
Series 2020A									
Reserve A-1	-		378,625		-		-		378,625
Interest A-1	-		6,652		-		-		6,652
Prepayment A-1	-		7,220		-		-		7,220
Revenue	-		2,144,499		-		-		2,144,499
Reserve A-2	-		218,250		-		-		218,250
Interest A-2	-		3,835		-		-		3,835
Prepayment A-2	-		1,445		-		-		1,445
General Redemption	-		265		-		-		265
Series 2018									
Reserve	-		65,938		-		-		65,938
Revenue	-		138,312		-		-		138,312
Prepayment	-		438		-		-		438
Redemption	-		683		-		-		683
Construction	-		-		-		52,995		52,995
Prepaid Expenses	2,122		-		-		-		2,122
Total Assets	\$ 817,193	\$	3,000,056	\$	606,066	\$	52,995	\$	4,476,310
Liabilities:									
Accounts Payable	\$ 42,796	\$	-	\$	8,190	\$	-	\$	50,986
Total Liabilites	\$ 42,796	\$	-	\$	8,190	\$	-	\$	50,986
Fund Balance:									
Nonspendable:									
Prepaid Items	\$ 2,122	\$	-	\$	-	\$	-	\$	2,122
Restricted for:									
Debt Service - Series	-		3,000,056		-		-		3,000,056
Capital Project - Series	-		-		-		52,995		52,995
Assigned for:									
Capital Reserve Fund	-		-		597,876		-		597,876
Unassigned	772,275		-		-		-		772,275
Total Fund Balances	\$ 774,396	\$	3,000,056	\$	597,876	\$	52,995	\$	4,425,324
Total Liabilities & Fund Balance	\$ 817,193	\$	3,000,056	\$	606,066	\$	52,995	\$	4,476,310

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

		Adopted	Pro	rated Budget		Actual			
		Budget	Thi	ru 03/31/25	Th	ru 03/31/25	V	ariance	
Revenues:									
Special Assessments - Tax Roll	\$	1,207,029	\$	1,199,179	\$	1,199,179	\$	_	
Interest Income		15,000		7,500		6,329		(1,171)	
Amenities Revenue/Misc		15,000		7,500		7,855		355	
Total Revenues	\$	1,237,029	\$	1,214,179		\$1,213,363	\$	(816)	
Expenditures:									
General & Administrative:									
Supervisor Fees	\$	12,000	\$	6,000	\$	5,600	\$	400	
FICA Expense		918		459		428		31	
Assessment Administration		5,618		5,618		5,618		-	
Engineering Fees		7,000		3,500		2,745		755	
Arbitrage		1,200		600		-		600	
Dissemination Agent		8,764		4,382		4,582		(200)	
Attorney Fees		27,000		13,500		8,713		4,787	
Annual Audit		3,475		-		-		-	
Trustee Fees		9,000		6,541		6,541		-	
Management Fees		59,322		29,661		29,661		(0)	
Information Technology		2,022		1,011		1,011		0	
Telephone		700		350		143		207	
Postage		2,000		1,000		600		400	
Printing and Binding		1,000		500		179		321	
Insurance		12,839		12,839		12,489		350	
Legal Advertising		2,000		1,000		420		580	
		200		100		137			
Office Supplies		200		100				(37)	
Other Current Charges		175		175		20		(20)	
Dues, Licenses & Subscriptions		175		175		175		-	
Total General & Administrative	\$	155,233	\$	87,236	\$	79,061	\$	8,174	
Operations & Maintenance									
Amenity Center	t.	56057	.	54.057	.	50.074	.	2 (02	
Insurance	\$	56,057	\$	56,057	\$	52,374	\$	3,683	
Repairs & Replacements		75,000		37,500		37,181		319	
Special Events		25,000		12,500		12,077		423	
Staff Uniforms		1,225		613		834		(221)	
Recreational Supplies		900		450				450	
Recreational Passes		1,500		750		710		40	
Other Current Charges		500		250		-		250	
Permit Fees		2,500		1,250		-		1,250	
Office Supplies		3,000		1,500		531		969	
Credit Card Machine Fees		900		450		391		59	
Pest Control		3,000		1,500		1,408		92	
						45.556		(1,176)	
Pool Chemicals - Poolsure		33,000		16,500		17,676		(1,1/0)	
Pool Chemicals - Poolsure Refuse Service		13,000		16,500 6,500		7,432		(932)	
Refuse Service									
		13,000		6,500		7,432		(932)	
Refuse Service Security		13,000 18,796		6,500 9,398		7,432 7,079		(932)	

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 03/31/25	Thr	u 03/31/25	V	ariance
Utilities								
Water & Sewer	\$	20.000	\$	10.000	\$	7.745	\$	2.255
Electric	Ψ	39,600	Ψ	19,800	Ψ	16,142	Ψ	3,658
Cable/Internet/Phone		16,000		8,000		9,221		(1,221)
Management Contracts		10,000		-		3,221		(1)221)
Field Operations Management - FirstService		74,516		37,258		38,636		(1,378)
Pool Attendants/Lifeguards - RMS		53,000		3,749		3,749		(1,5, 5)
Facility Management - FirstService		101,421		50,711		50,385		325
Janitorial Services - FirstService		44,200		22,100		25,567		(3,467)
General Facility Maintenance - FirstService		54,600		27,300		27,742		(442)
Resident Services Coordinator- FirstService		74,360		37,180		34,292		2,888
Management Fee - FirstService		14,220		7,110		7,110		2,000
Fitness Center Cleaning - Jani King		14,400		7,110		7,600		(400)
Filitess Center Cleaning - Jani King		14,400		7,200		7,000		(400)
Subtotal Amenity Center	\$	762,495	\$	386,525	\$	375,881	\$	10,644
Ground Maintenance								
Electric	\$	14,426	\$	7,213	\$	5,973	\$	1,240
Streetlighting		33,652		16,826		16,246		581
Lake Maintenance		35,000		17,500		16,050		1,450
Landscape Maintenance		271,653		135,826		112,932		22,895
Landscape Contingency		30,000		15,000		18,051		(3,051)
Common Area Maintenance		15,000		7,500		6,054		1,446
Reuse Water		40,000		20,000		12,901		7,099
Miscellaneous		1,000		500		-		500
Irrigation Repairs		9,060		4,530		3,297		1,233
Subtotal Ground Maintenance	\$	449,791	\$	224,895	\$	191,503	\$	33,392
Total Operations & Maintenance	\$	1,212,286	\$	611,420	\$	567,384	\$	44,036
Capital Reserve Funding	\$	40,000	\$	-	\$	-	\$	-
Total Expenditures	\$	1,407,519	\$	698,656	\$	646,446	\$	52,210
Excess (Deficiency) of Revenues over Expenditures	\$	(170,490)	\$	515,522	\$	566,917	\$	(53,026)
Fund Balance - Beginning	\$	170,490			\$	207,480		
Fund Balance - Ending	\$	-			\$	774,396		

Community Development District

Month to Month

Second		 Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Memory M	Revenues:													
Manufachemoration 1	Special Assessments - Tax Roll	\$ - \$	65,953 \$	1,041,435 \$	2,604 \$	69,511 \$	19,676 \$	- \$	- \$	- \$	- \$	- \$	- \$	1,199,179
Page	Interest Income	827	234	168	132	2,324	2,645	-	-	-	-	-	-	6,329
Content	Amenities Revenue/Misc	1,253	-	419	775	2,848	2,560	-	-	-	-	-	-	7,855
Summar Reference Summar Refe	Total Revenues	\$ 2,080 \$	66,187 \$	1,042,022 \$	3,511 \$	74,682 \$	24,881 \$	- \$	- \$	- \$	- \$	- \$	- \$	1,213,363
Page-14 Page	Expenditures:													
MACE-purse	General & Administrative:													
Seminate Seminate	Supervisor Fees	\$ 1,000 \$	1,000 \$	1,000 \$	800 \$	1,000 \$	800 \$	- \$	- \$	- \$	- \$	- \$	- \$	5,600
Seminate	FICA Expense	77	77	77	61	77	61	-	-	-	-	-	-	428
Marting	Assessment Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Seminanne	Engineering Fees	-	-	-	-	2,745	-	-	-	-	-	-	-	2,745
Mamma planed 17.66 12.76 12.76 1.76	Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Amalatish 1 3.14 <	Dissemination Agent	830	730	730	830	730	730	-	-	-	-	-	-	4,582
Manufach 1 1 3.416 3.41		2,936	1,746	3,229	802	-	-	-	-	-	-	-	-	8,713
Tuste Pres 3,125		-	-		_	-	_	-	-	-	_	-	-	
Managementree 4,944		3.125	-	_	3.416	-	_	-	-	-	-	-	-	6,541
inferentablemen			4.944	4.944		4.944	4.944	-	-	-	-	-	-	29,661
Telphone 26 42 9 37 15 17 . . 1 <								_	_	_	_	_	_	1,011
Pentage 14 375								_	_	_	_	_	_	143
Printing and Binding											_			600
Sample 1248	-							-	-	-	-	-	-	179
Imple	-		20	37		20	42	-	-	-	-	-		
Minor Mino		12,489	-	- 140		- 110	-	-	-	-	-	-		12,489
Part		-						-	-	-	-	-		
Table Tabl		119					Ü	-	-	-	-	-		137
Total General & Administrative S 31,580 S 9,109 S 10,419 S 12,126 S 9,893 S 6,844 S S S S S S S S S				20			-	-	-	-	-	-	-	20
Namity Center State Stat				-			-	-	-	-	-	-	-	175
Sample S		\$ 31,580 \$	9,109 \$	10,419 \$	11,216 \$	9,893 \$	6,844 \$	- \$	- \$	- \$	- \$	- \$	- \$	79,061
Insurance \$ 5,2374 \$ 1,085 \$ 1,085 \$ 1,085 \$ 1,085 \$ 1,025 \$ 1,085 \$ 1,085 \$ 2,234 \$ 2,234 \$ 2,234 \$ 2,234 \$ 2,234 \$ 2,234 \$ 2,234 \$ 2,235	Operations & Maintenance													
Repairs Replacements 7,000 3,405 11,805 5,241 7,299 2,175 - - - - - 3,711 - <th< td=""><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>	-													
Special Events 2,043 4,221 2,293 2,160 1,360		\$						- \$	- \$	- \$	- \$	- \$		52,374
Saff Uniform Saff Uniform<								-	-	-	-	-	-	37,181
Recreational Supplies 1	-	2,043	4,221	2,293	2,160			-	-	-	-	-	-	12,077
Recreational Passes 1 365 365 345 365		-	-	-	-	551	283	-	-	-	-	-	-	834
Other Current Charges 1		-	-	-	-	-	-	-	-	-	-	-	-	-
Permit Fees 391 4 5 4 4 4 5 6 7 8 7 4 5 4 140 2 2 4 5 4 2	Recreational Passes	-	-	365	-	-	345	-	-	-	-	-	-	710
Office Supplies 391	Other Current Charges	-	-	-	-	-		-	-	-	-	-	-	-
Credit Card Machine Fees 68 77 45 61 46 93 - <th< td=""><td>Permit Fees</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></th<>	Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control 214 214 214 544 544 - 221 - <td>Office Supplies</td> <td>391</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>140</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>531</td>	Office Supplies	391	-	-	-	-	140	-	-	-	-	-	-	531
Pool Chemicals - Poolsure 2,876 2,876 3,016 3,	Credit Card Machine Fees	68	77	45	61	46	93	-	-	-	-	-	-	391
Refuse Service 1,245 1,239 1,230 1,242 1,236 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 2,239 2,239 2,239 2,239 2,239 2,239 2,239 2,239 2,239 2,239 2,239 2,239 2,239 2,239 2,249	Pest Control	214	214	214	544	-	221	-	-	-	-	-	-	1,408
Refuse Service 1,245 1,239 1,230 1,242 1,236 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 1,239 2,239 2,239 2,239 2,239 2,239 2,239 2,239 2,239 2,239 2,239 2,239 2,239 2,239 2,239 2,249	Pool Chemicals - Poolsure	2,876	2,876	2,876	3,016	3,016	3,016	-	-	-	-	-		17,676
Security 250 250 5,794 275 250 260 -	Refuse Service		1,239	1,230	1,242	1,236	1,239	-	-	-	-	-		7,432
Website 150								-	-	-	-	-	-	7,079
Holiday Decorations 5,121 5,121 5 5 5 5 6 5 6 5 7 7 8 7 8 7 8 7 8 7 8 7 8 7 9 7 9 7 9 7 9 7 9 7 9<								-	-	-	-	-		900
Subscriptions 368 368 368 438 2,069 368 -<		_		-	_	-	-	-	-	-	_	-		5,121
Utilities 1 1 1 1 1 2 7 7 2 2 2 2 3 7 7 2 2 2 3 2 2 2 4 2 2 2 3 7 7 7 1 3 2 2 2 4 2 2 2 3 7 7 7 7 1 3 2 2 2 4 2 2 2 3 7 7 7 7 1 3 2 2 2 4 3 2 2 2 4 3 3 3 3 2 2 4 3 4 3 4 4 4 4 4 4 4 4	-	368		368	438	2.069	368	-	-	-	-	_		3,979
Water & Sewer 1,615 1,657 1,933 933 933 675 - - - - - - - - - - - - 7,7 Electric 2,837 2,732 2,430 2,950 2,950 2,244 - </td <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>_</td> <td></td> <td>-,,</td>	-	-	-	-		-	-	-	-	-	-	_		-,,
Electric 2,837 2,732 2,430 2,950 2,950 2,244 16,1		1.615	1.657	1.933		933	675	_	-	_	_	_	-	7,745
Laole/Internety rnone 1,4/4 1,4/4 1,4/4 1,532 1,5/3 1,695 9,2	Electric		2732	2.430	2 950	2 950	2 244	_	-	_	-	-	-	
								-	-	-	-	-	-	9,221

Community Development District

Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Management Contracts														
Field Operations Management - FirstService	\$	6,250 \$	6,345 \$	6,367 \$	9,435 \$	3,644 \$	6,595 \$	- \$	- \$	- \$	- \$	- \$	- \$	38,636
Pool Attendants/Lifeguards - RMS		-	-	-	-	-	3,749	-	-	-	-	-	-	3,749
Facility Management - FirstService		8,236	8,345	8,127	11,978	4,518	9,181	-	-	-	-	-	-	50,385
Pool Maintenance/Supplies - FirstService		-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services - FirstService		4,148	4,122	4,049	6,114	2,746	4,387	-	-	-	-	-	-	25,567
General Facility Maintenance - FirstService		4,318	4,566	4,622	6,584	2,663	4,988	-	-	-	-	-	-	27,742
Resident Services Coordinator- FirstService		6,033	5,869	5,528	7,806	3,297	5,760	-	-	-	-	-	-	34,292
Management Fee - FirstService		1,185	1,185	1,185	1,185	1,185	1,185	-	-	-	-	-	-	7,110
Fitness Center Cleaning - Jani King		1,200	1,200	1,200	1,200	1,600	1,200	-	-	-	-	-	-	7,600
Subtotal Amenity Center	\$	104,485 \$	55,417 \$	62,103 \$	62,842 \$	41,085 \$	49,949 \$	- \$	- \$	- \$	- \$	- \$	- \$	375,881
Ground Maintenance														
Electric	\$	820 \$	843 \$	980 \$	1,143 \$	1,143 \$	1,044 \$	- \$	- \$	- \$	- \$	- \$	- \$	5,973
Streetlighting		2,705	2,660	2,668	2,747	2,747	2,719	-	-	-	-	-	-	16,246
Lake Maintenance		2,675	2,675	2,675	2,675	2,675	2,675	-	-	-	-	-	-	16,050
Landscape Maintenance		22,194	22,194	22,194	22,194	22,194	1,963	-	-	-	-	-	-	112,932
Landscape Contingency		3,250	650	2,875	3,625	1,700	5,951	-	-	-	-	-	-	18,051
Common Area Maintenance		746	846	1,547	1,278	875	762	-	-	-	-	-	-	6,054
Reuse Water		2,995	2,682	2,275	1,663	1,810	1,476	-	-	-	-	-	-	12,901
Miscellaneous		-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs		-	-	-	-	2,232	1,065	-	-	-	-	-	-	3,297
Subtotal Ground Maintenance	\$	35,384 \$	32,550 \$	35,213 \$	35,325 \$	35,376 \$	17,655 \$	- \$	- \$	- \$	- \$	- \$	- \$	191,503
Total Operations & Maintenance	\$	139,870 \$	87,966 \$	97,316 \$	98,167 \$	76,461 \$	67,604 \$	- \$	- \$	- \$	- \$	- \$	- \$	567,384
Capital Reserve Funding	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Expenditures	\$	171,450 \$	97,075 \$	107,736 \$	109,383 \$	86,354 \$	74,448 \$	- \$	- \$	- \$	- \$	- \$	- \$	646,446
Excess (Deficiency) of Revenues over Expenditures	s \$	(169,370) \$	(30,889) \$	934,286 \$	(105,872) \$	(11,671) \$	(49,567) \$	- \$	- \$	- \$	- \$	- \$	- \$	566,917

Community Development District

Debt Service Fund Series 2020A-1 and 2020A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budget		Actual		
	Budget		ru 03/31/25	Th	ru 03/31/25	7	/ariance
Revenues:							
Special Assessments - Tax Roll	\$ 1,928,685	\$	1,928,685	\$	1,931,844	\$	3,159
Prepayments	-		-		4,856		4,856
Interest Income	10,000		10,000		31,690		21,690
Total Revenues	\$ 1,938,685	\$	1,938,685	\$	1,968,390	\$	29,705
Expenditures:							
2020A-1							
Interest 11/1	\$ 271,050	\$	271,050	\$	271,050	\$	-
Interest 5/1	271,050		-		-		-
Principal 5/1	990,000		-		-		-
2020A-2							-
Interest 11/1	89,350		89,350		89,350		-
Interest 5/1	89,350		-		-		_
Principal 5/1	240,000		-		-		-
Total Expenditures	\$ 1,950,800	\$	360,400	\$	360,400	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ (12,115)	\$	1,578,285	\$	1,607,990	\$	29,705
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ (12,115)	\$	1,578,285	\$	1,607,990	\$	29,705
Fund Balance - Beginning	\$ 549,181			\$	1,184,498		
Fund Balance - Ending	\$ 537,067			\$	2,792,488		

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thru	u 03/31/25	Thr	u 03/31/25	7	/ariance
Revenues:							
Special Assessments - Tax Roll	\$ 133,250	\$	133,250	\$	133,906	\$	656
Interest Income	5,000		2,500		2,782		282
Total Revenues	\$ 138,250	\$	135,750	\$	137,124	\$	1,374
Expenditures:							
Interest 11/1	\$ 46,238	\$	46,238	\$	46,238	\$	-
Principal Prepayment 11/1	-		-		5,000		(5,000)
Interest 2/1	-		-		64		(64)
Principal Prepayment 2/1	-		-		5,000		(5,000)
Interest 5/1	46,238		-		-		-
Principal 5/1	40,000		-		-		-
Total Expenditures	\$ 132,475	\$	46,238	\$	56,301	\$	(10,064)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,775	\$	89,513	\$	80,823	\$	(8,690)
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 5,775	\$	89,513	\$	80,823	\$	(8,690)
Fund Balance - Beginning	\$ 56,020			\$	126,745		
Fund Balance - Ending	\$ 61,796			\$	207,568		

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Actual		
	Thru	03/31/25	
Revenues			
Interest Income	\$	1,112	
Total Revenues	\$	1,112	
Expenditures:			
Capital Outlay	\$	-	
Total Expenditures	\$	-	
Excess (Deficiency) of Revenues over Expenditures	\$	1,112	
Other Financing Sources/(Uses)			
Transfer In/(Out)	\$	-	
Total Other Financing Sources (Uses)	\$	-	
Net Change in Fund Balance	\$	1,112	
Fund Balance - Beginning	\$	51,883	
Fund Balance - Ending	\$	52,995	

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thru	ı 03/31/25	Thr	u 03/31/25	7	/ariance
Revenues							
Capital Reserve Funding	\$ 40,000	\$	-	\$	-	\$	-
Impact fees	-		-		9,370		9,370
Interest	5,000		5,000		13,442		8,442
Total Revenues	\$ 45,000	\$	5,000	\$	22,812	\$	17,812
Expenditures:							
Capital Outlay	\$ 50,000	\$	50,000	\$	67,822	\$	(17,822)
Repair and Replacements	50,000		25,000		45,567		(20,567)
Total Expenditures	\$ 100,000	\$	75,000	\$	113,389	\$	(38,389)
Excess (Deficiency) of Revenues over Expenditures	\$ (55,000)	\$	(70,000)	\$	(90,577)	\$	56,201
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ (55,000)			\$	(90,577)		
Fund Balance - Beginning	\$ 658,411			\$	688,453		
Fund Balance - Ending	\$ 603,411			\$	597,876		

Community Development District

Long Term Debt Report

Series 2020A-1 Special Assessm	ent Revenue Refunding Bonds
Interest Rate:	2.625% - 5.0%
Maturity Date:	11/1/2036
Reserve Fund Definition	25% of DSRF
Reserve Fund Requirement	\$ 378,625
Reserve Fund Balance	378,625
Bonds Outstanding: 5/20/2020	\$ 18,485,000
Less: Principal Payment - 5/1/21	(815,000)
Less: Principal Prepayment - 11/1/21	(15,000)
Less: Principal Payment - 5/1/22	(855,000)
Less: Principal Prepayment - 5/1/22	(10,000
Less: Principal Payment - 5/1/23	(900,000
Less: Principal Prepayment - 11/1/23	(15,000)
Less: Principal Payment - 5/1/24	(945,000)
Current Bonds Outstanding	\$ 14,930,000

Series 2020A-2 Special Assessme	ent Revenue Refunding Bonds	
Interest Rate:	4.0% - 4.75%	
Maturity Date:	5/1/2049	
Reserve Fund Definition	50% of DSRF	
Reserve Fund Requirement	\$ 218,250	
Reserve Fund Balance	218,250	
Bonds Outstanding: 5/20/2020		\$ 4,890,000
Less: Principal Payment - 5/1/21		(215,000)
Less: Principal Payment - 5/1/22		(225,000)
Less: Principal Prepayment - 5/1/22		(150,000)
Less: Principal Payment - 5/1/23		(225,000)
Less: Principal Prepayment - 5/1/23		(35,000)
Less: Principal Prepayment - 11/1/23		(5,000)
Less: Principal Payment - 5/1/24		(235,000)
Current Bonds Outstanding		\$ 3,800,000

Series 2018 Special Assessment Revenue Refunding Bonds					
Interest Rate:			4%-5.1%		
Maturity Date:			5/1/2049		
Reserve Fund Definition		5	0% of MADS		
Reserve Fund Requirement	\$	5	65,938		
Reserve Fund Balance			65,938		
Bonds Outstanding: 11/1/2018				\$	2,065,000
Less: Principal Prepayment - 2/1/20					(5,000)
Less: Principal Payment - 5/1/20					(30,000)
Less: Principal Prepayment - 8/1/20					(5,000)
Less: Principal Prepayment - 11/1/20					(5,000)
Less: Principal Payment - 5/1/21					(35,000)
Less: Principal Prepayment - 5/1/21					(5,000)
Less: Principal Payment - 5/1/22					(35,000)
Less: Principal Prepayment - 5/1/22					(5,000)
Less: Principal Payment - 5/1/23					(35,000)
Less: Principal Prepayment - 8/1/23					(5,000)
Less: Principal Prepayment - 11/1/23					(5,000)
Less: Principal Payment - 5/1/24					(40,000)
Less: Principal Prepayment - 5/1/24					(5,000)
Less: Principal Prepayment - 11/1/24					(5,000)
Less: Principal Prepayment - 2/1/25					(5,000)
Current Bonds Outstanding				\$	1,840,000

C.

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025 Summary of Assessment Receipts

	# UNITS		SERIES 2020	SERIES 2018	
ASSESSED	ASSESSED	TOTAL ASSESSED	DEBT ASMT	DEBT ASMT	FY25 O&M ASMT
NET ASSESSMENTS TAX ROLL	50,936	3,286,302.59	1,944,490.93	134,782.60	1,207,029.06
TAX ROLL RECEIVED		3,264,928.42	1,931,843.92	133,905.97	1,199,178.53
BALANCE DUE		21,374.17	12,647.01	876.63	7,850.53

Units include 49,000 square feet of Commercial

SUMMARY OF TAX ROLL RECEIPTS					
		AMOUNT	SERIES 2020	SERIES 2018	
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	RECEIVED	DEBT RECEIPTS	DEBT RECEIPTS	O&M RECEIPTS
1	11/5/2024	13,445.55	7,955.67	551.45	4,938.43
2	11/15/2024	77,443.77	45,823.14	3,176.24	28,444.39
3	11/20/2024	88,676.55	52,469.53	3,636.93	32,570.09
4	12/6/2024	274,705.48	162,542.04	11,266.62	100,896.82
5	12/19/2024	158,342.90	93,690.80	6,494.19	58,157.91
6	1/9/2025	2,402,401.07	1,421,490.25	98,530.75	882,380.07
INTEREST	1/13/2025	7,089.93	4,195.08	290.78	2,604.07
7	2/20/2025	189,252.09	111,979.64	7,761.88	69,510.57
8	4/8/2025	53,571.08	31,697.77	2,197.13	19,676.18
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
TOTAL TAX ROLL RECEIPTS		3,264,928.42	1,931,843.92	133,905.97	1,199,178.53
PERCENT COLLECTED TAX ROLL		99.35%	99.35%	99.35%	99.35%



Community Development District

Check Run Summary

March 31, 2025

	Check Date	Check No.		Amount
General Fund - Wells Fargo				
Payroll	3/25/25	51011-51014	\$	738.80
Takal			φ	720.00
Total			\$	738.80
General Fund - Wells Fargo				
Accounts Payable	3/6/25	5134-5149	\$	60,482.25
, and the second	3/14/25	5150-5157		36,453.37
	3/20/25	5158-5160		14,878.63
	3/28/25	5161-5165		6,478.91
	_		\$	118,293.16
Capital Reserve Fund - Wells	_			0.440.04
Accounts Payable	3/6/25	164	\$	3,669.01
	3/14/25	165-166		8,658.50
			\$	12,327.51
			7	,
Total			\$	130,620.67
Automorpho Malla Farra				
Autopayments - Wells Fargo	3/3/25	GFL Environmental	\$	1,238.90
	3/3/25	Comcast	Ψ	691.60
	3/17/25	Comcast		763.60
	3/17/25	JEA Utilities		8,156.95
	3/25/25	Comcast		240.29
	3/25/25	Wellbeats		249.00
	3/28/25	Wells Fargo Credit Card		6,988.06
	, ,	0		•
Total			\$	18,328.40

^{*}Autopayment invoices and Wells Fargo Credit Card invoices will be available upon request.

DLAUGHLIN
ABERDEEN
ABER

3/26/25 PAGE 1	CHECK DATE	184.70 3/26/2025 184.70 3/26/2025 184.70 3/26/2025 184.70 3/26/2025 184.70 3/26/2025
RUN	CHECK AMOUNT	1
PAYROLL CHECK REGISTER	EMPLOYEE NAME	HARRIET S CLARKE LAUREN Q EGLESTON RICHARD A PEREZ THOMAS G MARMO
	EMP #	51011 51012
PR300R	CHECK #	510111111111111111111111111111111111111

738.80

TOTAL FOR REGISTER

ATTENDANCE SHEET

Meeting Date:		3.25.25	
	Supervisor	In Attendance	Fees
1.	Lauren Egleston Chairperson		\$200
2.	Susie Clarke Assistant Secretary		\$200
3.	Thomas Marmo Assistant Secretary		\$200
4.	Paul Fogel Vice Chairman		\$200
5.	Richard Perez Assistant Secretary		\$200

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

District Manager:

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/15/25 PAGE 1
*** CHECK DATES 03/01/2025 - 03/31/2025 *** ABERDEEN - GENERAL FUND

	BANK A ABERDEEN CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/06/25 00240	1/31/25 01312025 202501 320-57200-46000 A/C REPAIR	*	3,869.16	
	A)C REPAIR ABERDEEN AIR, LLC			3,869.16 005134
3/06/25 00240	2/26/25 02262025 202501 320-57200-46000	*	478.00	
	WIFI THERMOSTAT INSTALL ABERDEEN AIR, LLC			478.00 005135
3/06/25 00326	2/21/25 INV88052 202502 320-53800-49420	*	550.59	
	UNIFORMS ORDER BOUNDLESS NETWORK INC			550.59 005136
3/06/25 00324	2/16/25 02162025 202502 320-53800-45927	*	400.00	
	TOP SCRUB/WAX AMEN FLOORS DARRYL HALL			400.00 005137
3/06/25 00259	DARRYL HALL 2/14/25 11039486 202502 320-53800-45921	*	1,185.00	
	FEB MANAGEMENT FEE 2/14/25 11039486 202502 320-53800-45918	*	50.00	
	FEB GEN MGR PHONE BILL 2/14/25 11039486 202502 320-53800-46000	*	50.00	
	FEB MAINT SUPV PHONE BILL FIRST SERVICE RESIDENTIA	AL		1,285.00 005138
3/06/25 00259	2/14/25 11040934 202502 320-53800-45918	*	3,680.00	
	FEB GENERAL MANAGER 2/14/25 11040934 202502 320-53800-45915	*	2,508.65	
	FEB FRONT DESK 2/14/25 11040934 202502 320-53800-45506	*	1,957.63	
	FEB JANITORIAL 2/14/25 11040934 202502 320-53800-46000	*	2,806.13	
	FEB SUPVR BUILDING MAINT 2/14/25 11040934 202502 320-53800-45917	*	1,874.78	
	FEB BUILDING MAINT FIRST SERVICE RESIDENTIA	AL		12,827.19 005139
3/06/25 00259		*	788.00	
	FEB PROPERTY MANAGER 2/26/25 11042817 202502 320-53800-45915	*	788.00	
	FEB FRONT DESK 2/26/25 11042817 202502 320-53800-45506	*	788.00	
	FEB JANITOR 2/26/25 11042817 202502 320-53800-45917	*	788.00	
	FEB MAINTENANCE CREW 2/26/25 11042817 202502 320-53800-46000	*	788.00	
	FEB MAINT SUPERVISOR FIRST SERVICE RESIDENTIA	AL.		3,940.00 005140

ABER ABERDEEN OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/15/25 PAGE 2
*** CHECK DATES 03/01/2025 - 03/31/2025 *** ABERDEEN - GENERAL FUND
BANK A ABERDEEN CDD

	Bi	ANK A ABERDEEN CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/06/25 00213	1/31/25 87939 202501 320-53800-4 JAN LAKE MAINTENANCE	46100	*	2,675.00	
		FUTURE HORIZONS, INC			2,675.00 005141
3/06/25 00213	2/28/25 88401 202502 320-53800-4 FEB LAKE MAINTENANCE		*	2,675.00	
		FUTURE HORIZONS, INC			2,675.00 005142
3/06/25 00301	3/01/25 420584 202503 320-53800-4 MAR SECURITY SERVICES	45400	*	250.00	
		HI TECH SYSTEM ASSOCIATES INC			250.00 005143
3/06/25 00309	3/01/25 JAK03250 202503 320-53800-4 MAR JANITORIAL SERVICES	45927	*	1,200.00	
		JANI-KING OF JACKSONVILLE			1,200.00 005144
3/06/25 00310	2/12/25 7927220 202502 320-57200-6 FITNESS EOUIPMENT REPAIRS	46000	*	1,189.30	
	~	LIFE FITNESS LLC			1,189.30 005145
3/06/25 00079	3/01/25 13129562 202503 320-53800-4 MAR POOL CHEMICALS		*	3,016.07	
		POOLSURE			3,016.07 005146
3/06/25 00165	2/26/25 02262025 202502 320-53800- FY25 PERFORMANCE LICENSE		*	1,701.14	
		SESAC INC			1,701.14 005147
3/06/25 00319	2/26/25 709621 202502 320-53800-4 INSTALL DECO DRAIN		*	2,232.00	
		RUPPERT LANDSCAPE LLC			2,232.00 005148
3/06/25 00319	2/28/25 709906 202502 320-53800- FEB LANDSCAPE MAINTENANCE		*	22,193.80	
					22,193.80 005149
3/14/25 00017	3/01/25 718 202503 310-51300-3 MAR MANAGEMENT FEES		*	4,943.50	
	3/01/25 718 202503 310-51300-3 MAR INFO TECH		*	168.50	
	3/01/25 718 202503 310-51300-3 MAR DISSEM AGENT SRVCS		*	730.33	
	3/01/25 718 202503 310-51300-! OFFICE SUPPLIES		*	.48	
	3/01/25 718 202503 310-51300-4 POSTAGE	42000	*	11.04	

ABER ABERDEEN OKUZMUK AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/15/25 PAGE 3
*** CHECK DATES 03/01/2025 - 03/31/2025 *** ABERDEEN - GENERAL FUND
BANK A ABERDEEN CDD

	BA	NK A ABERDEEN CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	3/01/25 718 202503 310-51300-4	2500	*	41.70	
	COPIES 3/01/25 718 202503 310-51300-4 TELEPHONE	1000	*	17.33	
	TEDEFIIONE	GOVERNMENTAL MANAGEMENT SERVICES			5,912.88 005150
3/14/25 00309	2/01/25 JAK02250 202502 320-53800-4 FEB JANITORIAL SERVICES			1,200.00	1 200 00 005151
3/14/25 00271	3/06/25 3535723 202412 310-51300-3 DEC GENERAL SERVICES		*	118.00	
	3/06/25 3535723A 202501 310-51300-3 JAN GENERAL SERVICES	31500	*	802.00	
	3/06/25 3535724 202412 310-51300-3 DEC MONTHLY MEETING	31500	*	3,111.32	
	DEC MONITED MEETING	KUTAK ROCK LLP			4,031.32 005152
3/14/25 00312	3/10/25 192876 202502 310-51300-3 FEB ENGINEERING SERVICES	 1100	*	2,744.55	
	FEB ENGINEERING SERVICES	MATTHEWS DESIGN GROUP LLC			2,744.55 005153
3/14/25 00319	1/31/25 701285 202501 320-53800-4		*	22,193.80	
	JAN LANDSCAPE MAINTENANCE	RUPPERT LANDSCAPE LLC			22,193.80 005154
3/14/25 00060	3/03/25 62040015 202503 320-53800-4		*	115.79	
	MAR PEST CONTROL	TURNER PEST CONTROL LLC			115.79 005155
3/14/25 00060	3/03/25 62040209 202503 320-53800-4		*	105.03	
	MAR PEST CONTROL AMENITY	TURNER PEST CONTROL LLC			105.03 005156
3/14/25 00221	3/01/25 3123 202503 320-53800-4		*	150.00	
	MAR MAINT & NEWS LETTER	ROBERTA G NAGLE			150.00 005157
3/20/25 00259	3/01/25 11045975 202503 320-53800-4			1,185.00	
	MAR MANAGEMENT FEES 3/01/25 11045975 202503 320-53800-4		*	50.00	
	MAR GEN MGR PHONE BILL 3/01/25 11045975 202503 320-53800-4		*	50.00	
	MAR MAINT SUPV PHONE BILL	FIRST SERVICE RESIDENTIAL			1,285.00 005158

ABER ABERDEEN OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/CO *** CHECK DATES 03/01/2025 - 03/31/2025 *** ABERDEEN - GENERAL FUND BANK A ABERDEEN CDD	MPUTER CHECK REGISTER RU	N 4/15/25	PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/20/25 00259 3/14/25 11047398 202503 320-53800-45918 MAR GENERAL MANAGER	*	4,379.20	
3/14/25 11047398 202503 320-53800-45915	*	2,464.40	
MAR FRONT DESK 3/14/25 11047398 202503 320-53800-45506 MAR JANITORIAL	*	1,778.19	
3/14/25 11047398 202503 320-53800-46000	*	2,861.84	
MAR SUPV BUILDING MAINT 3/14/25 11047398 202503 320-53800-45917 MAR BUILDING MAINT	*	2,100.00	
MAR BUILDING MAINI FIRST SERVICE RESIDENTIAL			13,583.63 005159
3/20/25 00186 2/24/25 77377 202502 320-53800-45400 LATE FEE INV#76241	*	10.00	
ST JOHNS COUNTY SHERIFF'S	OFFICE		10.00 005160
3/28/25 00308 2/13/25 3034 202502 320-57200-46000 POOL REPAIR	*	1,500.00	
C BUSS ENTERPRISES INC			1,500.00 005161
3/28/25 00301 3/21/25 421590 202503 320-53800-45905 PROX CARDS 25 PACK	*	345.00	
HI TECH SYSTEM ASSOCIATES	INC		345.00 005162
3/28/25 00319	*	3,144.00	
			3,144.00 005163
3/28/25 00319 3/21/25 712998 202503 320-53800-46600	*	527.00	
RUPPERT LANDSCAPE LLC			527.00 005164
3/28/25 00319 3/21/25 713000 202503 320-53800-46300 (8) 7 GAL PHILODENDRON	*	962.91	
RUPPERT LANDSCAPE LLC			962.91 005165

TOTAL FOR REGISTER 118,293.16

118,293.16

TOTAL FOR BANK A

ABER ABERDEEN

OKUZMUK

HVAC REPAIR INVOICE

Aberdeen Air, LLC 258 Grampian Highlands Drive Saint Johns, FL 32259 (904) 342-5349 CAC1821470

January 31, 2025



Dates of service:

January 11, 2025

January 14, 2025 January 22, 2025 January 29, 2025

1/11/25 and 1/14/25 Service call fee and labor	\$ 439.00
1/22/25 4.5lbs 410A - requested by Jay Parker	\$ 405.00
1/29/25 parts and labor replacement of (2) AAO-R40060 REC BIFL 675PSI 16LB SWT	\$ 2,665.16
1/29/25 4lbs 410A	\$ 360.00
TOTAL DUE	\$ 3,869.16

Please remit payment to: Aberdeen Air 258 Grampian Highlands Drive Saint Johns, FL 32259 (631) 383.3864

。\$P\$\$P\$100 ■ \$P\$\$P\$4 (1995) \$P\$4 (1995)



HVAC REPAIR INVOICE

Aberdeen Air, LLC 258 Grampian Highlands Drive Saint Johns, FL 32259 (904) 342-5349 CAC1821470

February 26, 2025

Aberdeen CDD c/o Kate Trivelpiece 110 Flower of Scotland Avenue Saint Johns, FL 32259 (904) 217.0925 / kate.trivelpiece@fsresidential.com

Date of service:

February 20, 2025

oneywell RTH6580 Wifi Thermostat Installation	1 4	380 00
/20/2025 Service Call Fee	y	89.00

Please remit payment to: Aberdeen Air 258 Grampian Highlands Drive Saint Johns, FL 32259 (631) 383.3864

K6/1/ 44000 320.51200.44000

医阴茎切割 中國中華的國際人為自由與其國人民國自由的自己



Invoice # INV88052

Invoice Date: Page:

2/21/2025 1 of 3

Remit To: Boundless Network Inc. D8287 PO Box 650002 Dallas, TX 75265 Uniforma 39053800.4940

Payable in USD Phone: 512.351.3645

Bill To

Kate Trivelpiece 110 Flower Of Scotland Ave St. Johns, Florida 32259 Office 904-217-0925

	Ship To
ate Trivelpiece 10 Flower Of Scotlar aint Johns, FL 32259	nd Ave

PO Number Customer No. **Boundless Partner Shipping Method Payment Terms** 64001 Kate Trivelpiece Sophia LaChat **UPS Ground** Net 30 Qty Ordered Qty Shipped Item Size Item Logo Logo Description **Unit Price** Ext Price Color(s) Name **Placement** (5)2 2 Sport-Tek Ladies \$23,42 \$46.84 PosiCharge RacerMesh Polo. LST640 Item Color(s):GREY **HEATHER** Item Size(s):M 2 2 Sport-Tek Ladies \$23.42 \$46.84 PosiCharge RacerMesh Polo. LST640 Item Color(s):Black Item Size(s):M 2 2 Sport-Tek Ladies \$23.42 \$46.84 PosiCharge RacerMesh Polo. LST640 Item Color(s):MAROON Item Size(s):XL 1 ĺ Sport-Tek Ladies \$23,42 \$23,42 PosiCharge RacerMesh Polo. LST640 Item Color(s):Pond Blue Item Size(s):M BY: 2 2 Sport-Tek Ladies \$23.42 \$46.84 PosiCharge RacerMesh Polo, LST640 Item Color(s):True Red Item Size(s):M Sport-Tek Posi-UV Pro Polo. 1 1 \$24.20 \$24.20 ST520 Item Color(s):Black Item Size(s):XL Sport-Tek Posl-UV Pro Polo. ST520 1 1 \$24.20 \$24,20 Item Color(s):Black Item Size(s):L





Invoice # INV88052

Invoice Date: Page: 2/21/2025 2 of 3

Qty Ordered	Qty Shipped	Description	Item (s)	Size	Item Color(s)	Logo Name	Logo Placement	Unit Price	Ext Price
1	1	Sport-Tek Posi-UV Pro Polo. ST520 Item Color(s):True Navy Item Size(s):XL						\$24.20	\$24.20
1	1	Sport-Tek Posi-UV Pro Polo. ST520 Item Color(s):True Red Item Size(s):XL						\$24.20	\$24.20
1	1	Port Authority Packable Puffy Vest J851 Item Color(s):Regatta Blue/ River Blue Navy Item Size(s):XL						\$52.48	\$52.48
1	4	Port & Company - Core Fleece Full-Zip Hooded Sweatshirt. PC7 Item Color(s):JET BLACK Item Size(s):M						\$23.50	\$23.50
1	1	Port & Company - Core Fleece Full-Zip Hooded Sweatshirt, PC7 Item Color(s):JET BLACK Item Size(s):L						\$31.58	\$31.58
1	4	Port & Company - Core Fleece Full-Zip Hooded Sweatshirt. PC7 Item Color(s):JET BLACK Item Size(s):XL						\$31.58	\$31.58
1	1	Port & Company - Core Fleece Full-Zip Hooded Sweatshirt. PC7 Item Color(s):]ET BLACK Item Size(s):3XL						\$31.58	\$31.58
1	1	Port & Company - Core Fleece Full-Zip Hooded Sweatshirt. PC7 Item Color(s):WHIITE Item Size(s):XL						\$31.58	\$31.58
							Subtot	al :	\$509.88
							Freigh		\$40.71
							Sales T	-	\$35.75
							Total		\$586.34
							Payme	ent	\$0.00
							Amour	nt Due	\$586,34-

Original Order No: Sales Order #SO32019





Invoice # INV88052

Invoice Date:

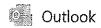
2/21/2025

Page:

3 of 3

Remit To: Boundless Network Inc. D8287 PO Box 650002 Dallas, TX 75265

Payable in USD Phone: 512.351.3645



Invoice/ top scrub & wax

From Darryl Hall <d.hall126@yahoo.com>

Date Sun 2/16/2025 1:59 PM

To Kate Trivelpiece <kate.trivelpiece@fsresidential.com>

2/15/25

INVOICE # 2000150025

Darryl Hall 168 Prince Phillip Dr. St. Augustine, Fl 32092

Bill To Kate Trivelpiece CDD General Manager Aberdeen 110 Flower of Scotland Ave. St. Johns, FL. 32259

Description

Due upon receipt

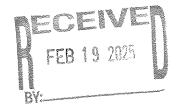
Amount

\$400.00

Top scrub & wax amenity center and restrooms floors

Jane King - 300.53800.45927





Aberdeen Community Development District 110 Flower of Scotland Avenue Saint Johns, FL 32259 kate.trivelpiece@fsresidential.com;

INVOICE

Invoice Number Invoice Date

11039486 2/1/2025

Terms

15 ePay ACH BP

Service Period Customer 2/1/2025 100-0SNC

Invoice Type Account # MGFEE

Total Amount Due:

MGF-0SNC

\$1,285.00

Description	Total
Management Fee	\$1,185.00
Allowance	\$100.00
Cell Phone Allowance for General Manager & Maintenance Supervisor	

Subtotal \$1,285.00

Tax \$0.00 Total **\$1,285.00**

320.53800.48912 Mrg. Contract





Aberdeen Community Development District

110 Flower of Scotland Avenue Saint Johns, FL 32259 kate.trivelpiece@fsresidential.com; INVOICE

Invoice Number

11040934

Invoice Date

2/14/2025

Terms

15 ePay ACH BP

Period Start

1/25/2025

Period End

2/7/2025

Customer

100-0SNC

Account #

PAY-0SNC

Total Amount Due: \$12,827.19

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	8.00 PTO	\$40.00	\$368.00
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	72.00 REG	\$40.00	\$3,312.00
				Subtotal	\$3,680.00
Staff, Front Desk	25.00%	Betts, Hayleigh M	25.47 REG	\$16.00	\$509.40
Staff, Front Desk	25.00%	Gibbs, Michayla	67.97 REG	\$20.00	\$1,699.25
Staff, Front Desk	25.00%	Gibbs, Michayla	12.00 VACATION	\$20.00	\$300.00
				Subtotal	\$2,508.65
Staff, Janitorial	25.00%	Henry, Brandon E	4.75 OT	\$27.00	\$160.31
Staff, Janitorial	25.00%	Henry, Brandon E	79.88 REG	\$18.00	\$1,797.32
				Subtotal	\$1,957.63
Supervisor, Building Maint	25.00%	Parker, Jay	0.23 OT	\$43.00	\$12.36
Supervisor, Building Maint	25.00%	Parker, Jay	77.97 REG	\$28.67	\$2,793.77
				Subtotal	\$2,806.13
Staff, Building Maint	25.00%	Newman, Joshua D	71.42 REG	\$21.00	\$1,874.78
				Subtotal	\$1,874.78
V-1 m				Subtotal	\$12,827.19



Aberdeen Community Development District 110 Flower of Scotland Avenue Saint Johns, FL 32259 kate.trivelpiece@fsresidential.com;

INVOICE

Invoice Number

11040934

Invoice Date

2/14/2025

Terms

15 ePay ACH BP

Period Start

1/25/2025

Period End

2/7/2025

Customer

100-0SNC

Account #

PAY-0SNC

Total Amount Due: \$12,827.19

Position Labor Rate	Employee	Hours	Pay Rate	Amount
			Tax	\$0.00
	45918		Total	\$12,827.19
General Manager, Property Oper - 3205 380	X) ARMAGA	\$3,680.00		
Staff, Building Maint '391 6380') 4591	7	\$1,874.78		
Staff, Front Desk 320, 53800, 459 Staff, Janitorial - 320, 53800, 41942	15	\$2,508.65		
Staff, Janitorial - 300 5300 . UGU	<i>1</i> 0	\$1,957.63		
Supervisor, Building Maint 330, 53500.	16000	\$2,806.13		





Aberdeen Community Development District 110 Flower of Scotland Avenue Saint Johns, FL 32259 kate.trivelpiece@fsresidential.com;

INVOICE

Invoice Number

11042817

Invoice Date

2/26/2025

Terms

15 ePay ACH BP

Period Begin

2/1/2025

Customer

100-0SNC

Account #

MED-0SNC

Total Amount Due:

\$3,940.00

Medical Insurance

Date	Position	Employee		Amount
2/1/2025	Property Manager	Trivelpiece, Katherine		\$788.00
		Trivelpiece, Katherine 320.53800.459.18	Subtotal	\$788.00
2/1/2025	Front Desk	Gibbs, Michayla		\$788.00
		3 20.63800 HS915	Subtotal	\$788.00
2/1/2025	Janitor	Henry, Brandon E		\$788.00
		2022/1, OPES. OS E	Subtotal	\$788.00
2/1/2025	Maintenance Crew	Newman, Joshua D		\$788.00
		320,53800.45912	Subtotal	\$788.00
2/1/2025	Maintenance Supervisor	Parker, Jay		\$788.00
		3 20,53800,4600	Subtotal	\$788.00
			Subtotal	\$3,940.00
			Tax	\$0.00
		(0)	Total	\$3,940.00

Future Horizons, Inc

403 N First Street PO Box 1115 Hastings, FL 32145 USA

Fax:

Voice: 904-692-1187 904-692-1193

Invoice Number: 87939

Invoice Date: Jan 31, 2025

Page:

1

Bill To:

Aberdeen CDD 475 West Town Place Suite 114 St. Augustine, FL 32092 Ship to:

Aberdeen CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

[Customer ID	Customer PO	Payment	t Terms
_	Aberdeen01	Per Contract	Net 30	Days
ı	Sales Rep ID	Shipping Method	Ship Date	Due Date
		Hand Deliver		3/2/25

Quantity	Item	Description	Unit Price	Amount
	Aquatic Weed Control	Aquatic Weed Control services performed in January 13 & 27, 2025	2,675.00	2,675.00
		JAN 31 2025 BY: Received approval from Jay on 03/03/25 TP 03/03/25		
		Subtotal		2,675.00
		Sales Tax		
		Freight		
		Total Invoice Amount		2,675.00
Check/Credit Me	mo No:	Payment/Credit Applied		
		TOTAL		2,675.00

Future Horizons, Inc 403 N First Street PO Box 1115 Hastings, FL 32145 USA

Voice: 904-692-1187 Fax: 904-692-1193

Invoice Number: 88401 Invoice Date:

Page:

Feb 28, 2025 1

BIII To:	İ
Aberdeen CDD	Į
475 West Town Place	İ
Suite 114	Į
St. Augustine, FL 32092	į

Ship to: Aberdeen CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

[CustomerID	CustomerPO	Paymen	t Terms
	Aberdeen01	Per Contract	Net 30	Days
	Sales Rep ID	Shipping Method	Ship Date	Due Date
		Hand Deliver		3/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in February 2025	2,675.00	2,675.0
		3/3/25		
		RECEIVED MAR 03 2025		
		Subtotal Sales Tax		2,675.0
		Freight		0.75.0
	.,	Total Invoice Amount		2,675.0
heck/Credit Mem	10 NO:	Payment/Credit Applied TOTAL		2,675.0



Tallahassee, FL 32308 2498 Centerville Rd.

Bill to:

Aberdeen CDD 475 West Town Place Suite 114 Saint Augustine, FL 32092 Click Here to Pay Online! Invoice

Invoice #:

420584 03/01/2025

Invoice Date: Completed:

03/01/2025

Terms:

Bid#:

Due on Aging Date

475 West Town Place

HiTechFlorida.com

Description	Qly	Rate	Amount
10696117-AC - Access Control System - Aberdeen CDD - 96 BUSH PL, Saint Johns, FL			
Service for Gym CCTV, Security, and Access	1.00	\$50.00	50,00
Cloud Access Control for Gym & Pool Amenity	1.00	\$100.00	100.00
10696117-CCTV - CCTV Cloud - Aberdeen CDD - 96 BUSH PL., Saint Johns, PL.			
ADC-Commercial-Video-16	1.00	\$50.00	50.00
AS50-0651 - Security System - Aberdeen CDD - 96 BUSH PL. Seint Johns, FL ADC-Commercial	. 4.00	\$50.00	F0.00
Sales Tax	1.00	\$50.00	50.00 0,00
Jan 3/3/20			
DECEIVE MAR 03 2025			

Tech Resolution Note:

Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment portal at Hi-Tach Customer Portal. You will need your customer number and billing zip code to create a new login.

Support@hitechflorida.com Office: 850-385-7649

Total

\$250.00

Payments

\$-250.00

Balance Due

\$0.00



Remit To:

JANI-KING OF JACKSONVILLE 5700 ST. AUGUSTINE ROAD JACKSONVILLE

(904) 346-3000

Invoice					
Date 03/01/2025	Number JAK03250031				
Due Date 03/31/2025	Cust # 126102				
Invoice Amount \$ 1,200,00	Amount Remitted				

Sold To:

ABERDEEN COMMUNITY DEVELOPMENT

475 WEST TOWER PLACE

STE 114

ST AUGUSTINE

FL 32092

For:

ABERDEEN COMMUNITY DEVELOPMENT

110 FLOWER OF SCOTLAND AVE

FRUIT COVE

FL 32259

Make All Checks Payable To: JANI-KING OF JACKSONVILLE RETURN THIS PORTION WITH YOUR PAYMENT

32207

JANI-KING OF JACKSONVILLE

Commercial Cleaning Services

(904) 346-3000

For:

ABERDEEN COMMUNITY DEVELOPMENT 110 FLOWER OF SCOTLAND AVE

FRUIT COVE

FL 32259

Sold To:

ABERDEEN COMMUNITY DEVELOPMENT

475 WEST TOWER PLACE

STE 114

ST AUGUSTINE

FL 32092

Invoice N	Date Date		Cust No	Sismn No	PO Number		Franchisee		Due Date
JAK0325003	03/01/2	25	126102	FO SOLD		DARRYL HALL ENTERPRISES LLC		03/31/2025	
Quantity	Description		Unit Price	Exte	ended Price				

MONTHLY CONTRACT BILLING AMOUNT FOR MARCH 1200.00 1200.00 leaning (ontract 320.53800.45927 **Amount of Sale** \$ 1,200.00 Sales Tax 0.00 Make All Checks Payable To: Total JANI-KING OF JACKSONVILLE \$ 1,200.00



LIFE FITNESS Main (800)735-3867

INVOICE

INVOICE #	7927220
ORDER#	36897606
CUSTOMER PO#	02102025
INVOICE DATE	12-FEB-25
DUE DATE	14-MAR-25
BILL TO #	712144
SHIP TO #	712144

BILL TO: ABERDEEN CDD 475 W TOWN PLACE #114 SAINT AUGUSTINE FL 32092 SHIP TO: ABERDEEN CDD 110 FLOWER OF SCOTLAND AVE JACKSONVILLE FL 32259-6937

PLEASE DISREGARD IF PAYMENT HAS ALREADY BEEN REMITTED.

Due Date: Sales Rep:		(Terms of Sales:	Shipping Terms:	Ship Date;	
14-MAR-25				NET 30		12-FEB-25
OTY ORDERED	QTY SHIP	B/O	PART NO.	DESCRIPTION/SERIAL#	UNIT PRICE	EXTENSION
1	1	0	SLXB-CNSL-ENG-01	SL BIKE/CT LED CONSOLE ENGLISH IMPERIAL	553.70	553.70
2	2	0	0K106-75029-0000	COMPUTER: L16, W/O USB, 75029	287.07	574.14
2	2	0	0K106-13176-0000	STRAP/BUCKLE: FOOT, 13176	16.80	33.60
	1		FREIGHT ALL	QUOTED FREIGHT CHARGES		27.86

Order Comments:	SUB-TOTAL TAX: DEPOSIT: US\$ TOTAL DUE:	1,189.30 0.00 0.00 1,189.30
	OSO TOTAL DUE.	1,109.50

300,57000,46000KD

Foliable State of FEB 28 2025 |

Per Baracare of FEB 28 2025 |

DETACH PAYMENT STUB AND RETURN WITH CHECK PAYABLE TO: LIFE FITNESS

Page 1 of 1

INVOICE: CUSTOMER PO: INVOICE DATE: DUE DATE: US\$ TOTAL DUE: 7927220 02102025 12-FEB-25 14-MAR-25 1,189.30

MAIL THIS PORTION ALONG WITH PAYMENT TO:

LIFE FITNESS 2716 NETWORK PLACE CHICAGO IL 60673-1271

FOR CHANGE OF ADDRESS CHECK HERE AND FILL OUT NEW ADDRESS INFORMATION ON OTHER SIDE.



1707 Townhurst Dr. Houston TX 77043 (800) 858-POOL (7665) www.poolsure.com

Invoice

Date Invoice# 3/1/2025 131295627341

Terms Net 20
Due Date 3/21/2025
PO #

Ship To

Aberdeen CCD 110 Flowers of Scotland Jacksonville FL 32259

Aberdeen CDD 475 West Town Place

Bill To

GMS LLC

Sulte 114 St. Augustine FL 32092

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$2,945.60
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	\$10,00
Fuel Surcharge	Fuel/Environmental Translt Fee	1	ea	\$60.47



Subtotal \$3,016.07

Tax \$0.00

Total \$3,016,07

Amount Paid/Credit Applied

\$0.00

Balance Due

\$3,016.07



SESAC

INVOICE

1-856-218-5823 WWW.sesac.com FED ID: 83-2154058 Woscrence Wilsic Performance License
Account Name: Aberdeen Company Account #:

Simplify your life with AutoPay Go paperless with eBilling **Enroll Online Today!**

Aberdeen Community Development

120094

882741

Statement Period Through End Date

12/31/2025

Payment Due Date

Immediately

Important Information

Friendly Reminder: Your account is past due, please remit payment promptly. If you need to connect with our team, please contact Daniel DeMonico at DDeMonico@Sesac.com or 615-329-8907.

LOG IN AT SESAC.COM TO EXPLORE NEW TOOLS AND FEATURES



MAKE IT AUTOMATIC Enroll in Autopay and eBilling today



UPDATE AND REPORT License details, billing info, reporting requirements



Please detach and return the bottom portion when paying by check.

CONNECT WITH US **Customer Service is only** a click away



WAITE 35 Music Square East Nashville, TN 37203

* Correspondence only processed at the

QUICKPAY BY CARD / eCHECK: WWW.SESAC.COM/PAY

35 MUSIC SQUARE EAST

NASHVILLE, TN 37203-4362

INVOICE ENCLOSED

TO AVOID LATE CHARGES, PAY TOTAL BY THE DUE DATE

Internal Use Only 120094 2/13/2025



Account: 120094



Bill To: 882741

vykajistorenajajiki istologikajistoren

\$41.7700E68

CHECK #

CHECK AMOUNT

Aberdeen Community Development 475 W Town Pl Saint Augustine, FL 32092-3648

Make check payable to: **SESAC** P.O. BOX 737457

Dallas, TX 75373-7457

Account: 120094 Bill To: 882741

Aberdeen Community Development

Inv Number	Inv Date	Inv Amount	Paid/Applied	Late Charge	Other Adj	Balance
10786189	01/01/2025	\$1,676.00		\$25.14		\$1,701.14
Aberdeen	berdeen 110 Flower of Scottland Ave, St. John, FL					\$1676.00

Contract No.: 102688-1 Multi-Unit Residential, Jan 01, 2025 - Dec 31, 2025

Group Total: \$1,701.14



Please Remit Payment to: 23601 Laytonsville Road Laytonsville, MD 20882

Kate Trivelpiece Aberdeen CDD

475 W Town Place #114

St. Augustine, FL 32092

INVOICE

Date	Invoice#
Feb 26,2025	709621

Agreement with: Aberdeen CDD

475 W Town Place

#114

St. Augustine, FL 32092

	Property Name	Terms	Dı	e Date	Or	der Number
	Aberdeen CDD (261012)	Net 15 Days	Mai	13,2025		4102983
QTY	Description			Price		Total
1	Install a deco drain to redirect excess water towards the pond. We washout with 57 stone and fill dirt to grade. (2) ft 6" Deco Drains (1) ft Corrugated Pipe (2) yds Fill Dirt (1) yd 57 Stone Demo Paver Reset ASW ASS BY:	14000 150		\$2,232	2.00	\$2,232.00
	For billing questions contact Kevin Rajk Tel: 904-778-1030				total:	\$2,232.0
	For customer service contact Kyle Carasea Tel: 813-293-0587			Sales		\$0.00
hank	you for your business!			Amount	Due:	\$2,232.0



INVOICE

Date	Invoice#
Feb 28,2025	709906

Please Remit Payment to: 23601 Laytonsville Road Laytonsville, MD 20882

Kate Trivelpiece

475 W Town Place #114

Agreement with: Aberdeen CDD Aberdeen CDD

> 475 W Town Place #114

St. Augustine, FL 32092 St. Augustine, FL 32092

Property Name	Terms	Due Date	Order Number
Aberdeen CDD (261012)	Net 30 Days	Mar 30,2025	

Description	Price	Total
Landscape Management For February As Per Contract, Due Mar 30, 2025	\$22,193.80	\$22,193.80
	auto e contra e contr	
		sanning and on the control of the co
		and the second
	1	
	Will state	
47		
Monthald 1800 Mesol		·
1100 min 53800		
9300.		
		,
MAR 03 2025		
MAR UJ LOLD		
C CONTRACTOR OF THE PROPERTY O		

For billing questions contact Kevin Rajk Tel: 904-778-1030

For customer service contact Kyle Carasea Tel: 813-293-0587

Thank you for your business!

\$22,193.80 Subtotal: Sales Tax: \$0.00 **Amount Due:** \$22,193.80

Governmental Management Services, LLC

475 West Town Place, Suite 114 St. Augustine, FL 32092

Invoice

Invoice #: 718
Invoice Date: 3/1/25

Due Date: 3/1/25

Case:

P.O. Number:

Bill To:

Aberdeen CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - March 2025 Information Technology - March 2025 Dissemination Agent Services -March 2025 Office Supplies Postage Copies Telephone		4,943.50 168.50 730.33 0.48 11.04 41.70 17.33	4,943.50 168.50 730.33 0.48 11.04 41.70 17.33
MAR 04 2025 BY:			
	Total	or one color to a second second second second second second second second second second second second second se	¢5 012 88

Total	\$5,912.88			
Payments/Credits	\$0.00			
Balance Due	\$5,912.88			



Remit To:

JANI-KING OF JACKSONVILLE 5700 ST. AUGUSTINE ROAD JACKSONVILLE FL (904) 346-3000

32207

Invoice				
Date 02/01/2025	Number JAK02250026			
Due Date 02/28/2025	Cust # 126102			
Invoice Amount \$ 1,200.00	Amount Remitted			

Sold To:

ABERDEEN COMMUNITY DEVELOPMENT

ABERDEEN COMMUNITY DEVELOPMENT

110 FLOWER OF SCOTLAND AVE

475 WEST TOWER PLACE

STE 114

ST AUGUSTINE

FL 32092

FRUIT COVE

For:

FL 32259

Make All Checks Payable To: JANI-KING OF JACKSONVILLE RETURN THIS PORTION WITH YOUR PAYMENT

JANI-KING OF JACKSONVILLE

Commercial Cleaning Services (904) 346-3000 Jank The King of Classic C

Sold To:

ABERDEEN COMMUNITY DEVELOPMENT 475 WEST TOWER PLACE

STE 114

ST AUGUSTINE

FL 32092

For:

ABERDEEN COMMUNITY DEVELOPMENT 110 FLOWER OF SCOTLAND AVE

FRUIT COVE

FL 32259

Invoice N	o Date	Cust No	Sismn No	PO Number		Franchisee		Due Date
JAK022500	26 02/01/2025	126102	FO SOLD		DARRY	DARRYL HALL ENTERPRISES LLC		02/28/2025
Quantity		C	Description	scription Unit Price Exte				
1	MONTHLY	CONTRAC	T BILLING AMC	UNT FOR FEBR	UARY	1200.00		1200.00
				ma21				
		£ 3800	•					
		37	10.53800 Lighters Landrol					
			I CA	N				
	ECEIV	110	land wal	y .			•	
	FEB 03 202		(, m, h	44,5				
	T S CONTRACTOR OF THE PROPERTY	Million of two parties of the contraction of the co) A	3.		Amount of Sale		\$ 1,200.00
		Make	Ali Checks Payable	· To:		Sales Tax		\$ 0.00
			ING OF JACKSON			Total		\$ 1,200.00

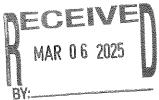
TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

March 6, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157



Mr. Jim Oliver Aberdeen CDD Governmental Management Services - North Florida Suite 114 475 West Town Place St. Augustine, FL 32092 Reference: Invoice No. 3535723 Client Matter No. 223-1 Notification Email: eftgroup@kutakrock.com

Invoice No. 3535723

223-1

Re:	Genera	al			
For Pro	ofessior	nal Legal Services I	Rendered		
12/18/ 12/19/ 01/04/	24	W. Haber P. Avrett J. Johnson	0.20 0.40 0.50	58.00 60.00 192.50	Respond to auditor inquiry Coordinate response to audit letter Monitor legislative process relating to matters impacting special districts
01/29/	25	K. Magee	0.60	159.00	Review statutory requirements regarding security camera notice and signage
01/31/	25	K. Magee	1.70	450.50	Draft dive block replacement and amenity electrical work agreements
ТОТА	L HOU	IRS	3.40		
ТОТА	L FOR	SERVICES RENI	DERED		\$920.00
TOTAL CURRENT AMOUNT DUE					<u>\$920.00</u>
					\$118.00

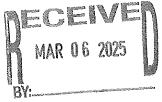
TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

March 6, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157



Reference: Invoice No. 3535723 Client Matter No. 223-1 Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver Aberdeen CDD Governmental Management Services - North Florida Suite 114 475 West Town Place St. Augustine, FL 32092

Invoice No. 3535723**A**

223-1

Re: Gener	al								
For Professional Legal Services Rendered									
12/18/24 12/19/24 01/04/25	W. Haber P. Avrett J. Johnson	0.20 0.40 0.50	58.00 60.00 192.50	Respond to auditor inquiry Coordinate response to audit letter Monitor legislative process relating					
01/29/25	K. Magee	0.60	159.00	to matters impacting special districts Review statutory requirements regarding security camera notice and					
01/31/25	K. Magee	1.70	450.50	signage Draft dive block replacement and amenity electrical work agreements					
TOTAL HO	URS	3.40							
TOTAL FOR	R SERVICES RENE	ERED		\$920.00					
TOTAL CURRENT AMOUNT DUE \$920.00 \$8920.00									

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

March 6, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157



Reference: Invoice No. 3535724 Client Matter No. 223-2 Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver
Aberdeen CDD
Governmental Management Services - North Florida
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3535724

223-2

Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

12/05/24	W. Haber	Review meeting follow up
12/09/24	K. Magee	Call with staff regarding agenda items for Board
		of Supervisors meeting
12/10/24	K. Magee	Review draft meeting minutes
12/11/24	K. Magee	Review board of supervisor meeting agenda
12/16/24	K. Magee	Prepare for and attend Board of Supervisors
		meeting via phone
12/17/24	W. Haber	Review meeting follow up
12/17/24	K. Magee	Review meeting follow-up notes
12/23/24	K. Magee	Review draft meeting minutes
01/06/25	K. Magee	Review monthly board meeting notice
01/20/25	W. Haber	Review proposed agenda for January meeting
01/21/25	K. Magee	Staff board meeting agenda call
01/28/25	K. Magee	Travel and in-person attendance at board of
	•	supervisors meeting
01/30/25	K. Magee	Review meeting notes and staff follow-up items
	-	

Aberdeen CDD March 6, 2025 Client Matter No. 223-2 Invoice No. 3535724 Page 2

TOTAL FOR SERVICES RENDERED

\$3,000.00

DISBURSEMENTS

Meals 15.88 Travel Expenses 95.44

TOTAL DISBURSEMENTS <u>111.32</u>

TOTAL CURRENT AMOUNT DUE \$3,111.32

Project Manager

Alex Acree

Matthews **SEEW**

Aberdeen Community Development District Oksana Kuzmuk 475 West Town Place, Suite 114 St. Augustine, FL 32092 Engineering - Architecture - Planning - Surveying

March 10, 2025

Invoice #

192876

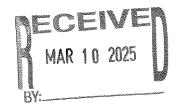
Project

0000021848.0000

Aberdeen CDD

This invoice includes charges for tasks performed for your project, including:

- CDD Meeting
- 778 Shetland Drainage Review
- · Review As-Builts from SJC



Please call Alex Acree if you have any questions or concerns regarding your project. For billing inquiries, please contact our Accounting Department.

Professional Services through February 28, 2025

⊃hase	
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0001

Engineering Services

					Total Due:	2,744.55
v	-	imbursables	(77.05	77.05
Mileage/P	arking/Tolls				77.05	
Reimbursable	e Expenses					
Phase	0999	Reimbursable Expenses				
	Total La	oor				2,667.50
CAD Desi	gner 1		3.25	130.00	422.50	
Sr. Constr	ruction Inspector		10.00	210.00	2,100.00	
Vice Presi	ident of Productio	n	.50	290.00	145.00	
			Hours	Rate	Amount	

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	2,667.50	4,560.00	7,227.50
Expense	77.05	38.53	115.58
Totals	2,744.55	4,598.53	7,343.08



Kate Trivelpiece
Aberdeen CDD
475 W Town Place
#114

St. Augustine, FL 32092

INVOICE

Date	Invoice#
Jan 31,2025	701285

Agreement with:
Aberdeen CDD

475 W Town Place#114 St. Augustine, FL 32092

1					
	Property Name	Terms	Due Date	Order Number	ĺ
	Aberdeen CDD (261012)	Net 30 Days	Mar 02,2025		ĺ

Description	Price	Total
Landscape Management For January As Per Contract, Due Mar 02, 2025	\$22,193.80	\$22,193.80
Jangandraet 46300 330.53800 VL		
FEB 03 2025		

For billing questions contact Tel: 904-778-1030

For customer service contact Kyle Carasea Tel: 813-293-0587

Thank you for your business!

 Subtotal:
 \$22,193.80

 Sales Tax:
 \$0.00

 Amount Due:
 \$22,193.80



[139845]

Aberdeen

Aberdeen - CDD

C/O Government Services 475 W. Town Place - Suite 114 Saint Augustine, FL 32092

Bill To

PAYMENT ADDRESS:
Turner Pesi Control LC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toli Free: 800-225-5305 • turnerpest.com

Scravice Silevicks

INVOICE:

620400150

DATE:

03/03/2025

ORDER:

620400150

 $\mathcal{H}o\mathcal{U}$

Turner Pest Control LLC

Atlanta, GA 31192-2503

P.O. Box 952503

904-355-5300

Location: [139845]

904-626-0375

Aberdeen

Aberdeen - CDD

110 Flower Of Scotland Ave Saint Johns, FL 32259-6937

11:58 AM 03/03/2025 11:58 AM Marie Confe 12:20 PM NET 30 03/03/2025 121:C5 \$115.79 CPCM Commercial Pest Control - Monthly Service SUBTOTAL \$115.79 TAX \$0.00 AMT, PAID \$0,00 TOTAL \$115.79 AMOUNT DUE \$115.79 TECHNICIAN SIGNATURE Son Porm Jay CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

The joby a dime being the satisfactory complement of all so slices tendered and arrive to pay the cost of so or even superfit above.



PAYMENT ADDICESS: Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503 904-355-5300 • Fax: 904-353-1499 • Toll Free; 800-225-5305 • turnerpest.com

Turner Pest Control LLC

P.O. Box 952503

904-355-5300

Atlanta, GA 31192-2503

INVOICE: DATE: ORDER:

620402093 03/03/2025 620402093

North Locations

[428304]

904-217-0925

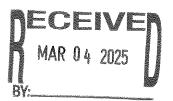
Aberdeen CDD II (Amenity Center) 96 Bush Pl

Fruit Cove, FL 32259-7101

[139845] Bill for

Aberdeen Aberdeen - CDD C/O Government Services 475 W. Town Place - Suite 114 Saint Augustine, FL 32092

12:17 PM 03/03/2025 12:17 PM ANTS, FIRE ANT, ROA allinies On i alekane. Lacid Steadiles 12:36 PM 03/03/2025 NET 30 Commercial Pest Control - Monthly Service CPCM \$105,03 SUBTOTAL \$105.03 TAX \$0,00 AMT. PAID \$0.00



TOTAL \$105.03 AMOUNT DUE \$105.03

and_

TECHNICIAN SIGNATURE

Jan Pan

Jay CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services is unlengt and agree to pay the cost of service cas specified above

Invoice



P.O. Box 762, Middleburg, FL 32050

	Middleburg,	
Bill To		

GOVERNMENTAL MANAGEMENT SERVICES, LLC ABERDEEN CDD 475 WEST TOWN PLACE, SUITE 114 WORLD GOLF VILLAGE ST. AUGUSTINE, FL 32092

Date	Invoice #
3/1/2025	3123

Project

Quantity Description I MONTHLY MAINTENANCE AND NEWSLETTER - ABERDEEN CDD DEGENVE MAR U 6 2025 BV:	Rate	Amount 150.0
MAR U 6 2025		
To		\$150.6

P.O. No.

Terms



Aberdeen Community Development District 110 Flower of Scotland Avenue Saint Johns, FL 32259 kate.trivelpiece@fsresidential.com;

INVOICE

Invoice Number Invoice Date

11045975 3/1/2025

Terms

15 ePay ACH BP

Service Period

3/1/2025

Customer

100-0SNC

Invoice Type

MGFEE

Account #

MGF-0SNC

Total Amount Due:

\$1,285.00

Description

Total

Management Fee

\$1,185.00

Allowance

\$100.00

Cell Phone Allowance for General Manager & Maintenance Supervisor

Subtotal

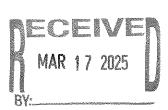
\$1,285.00

Tax

\$0.00

Total

\$1,285.00



320.53800.45912 12 3.18.25



FirstService

ALGIDENTIAL

Aberdeen Community Development District

110 Flower of Scotland Avenue Saint Johns, FL 32259 kate.trivelpiece@fsresidential.com; INVOICE

Invoice Number

11047398 3/14/2025

Invoice Date Terms

15 ePay ACH BP

Period Start

2/22/2025

Period End

3/7/2025

Customer

100-0SNC

Account #

PAY-0SNC

Total Amount Due: \$13,583.63

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	80.00 REG	\$42.00	\$3,864.00
General Manager, Property Oper	15.00%	Trivelpiece, Katherine	448.00 RETRO	\$1.00	\$515.20
				Subtotal	\$4,379.20
Staff, Front Desk	25.00%	Betts, Hayleigh M	23.37 REG	\$16.00	\$467.40
Staff, Front Desk	25.00%	Gibbs, Michayla	66.88 REG	\$20.00	\$1,672.00
Staff, Front Desk	25.00%	Glbbs, Michayla	13.00 VACATION	\$20.00	\$325.00
				Subtotal	\$2,464.40
Staff, Janitorial	25.00%	Henry, Brandon E	8.00 PTO	\$18.00	\$180.00
Staff, Janitorial	25.00%	Henry, Brandon E	71.03 REG	\$18.00	\$1,598.19
				Subtotal	\$1,778.19
Supervisor, Building Maint	25.00%	Parker, Jay	69.87 REG	\$28.67	\$2,503.53
Supervisor, Building Maint	25.00%	Parker, Jay	10.00 VACATION	\$28.67	\$358.31
				Subtotal	\$2,861.84
Staff, Building Maint	25.00%	Newman, Joshua D	80.00 REG	\$21.00	\$2,100.00
				Subtotal	\$2,100.00
				Subtotal	\$13,583.63



FirstService

RESIDENTIAL

Aberdeen Community Development District 110 Flower of Scotland Avenue Saint Johns, FL 32259 kate.trivelpiece@fsresidential.com;

INVOICE

Invoice Number

11047398

Invoice Date

3/14/2025

Terms

15 ePay ACH BP

Period Start

2/22/2025

Period End

3/7/2025

Customer

100-0SNC

Account #

PAY-0SNC

Total Amount Due: \$13,583.63

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Tax	\$0.00
	222 CA20 000	01010		Total	\$13,583.63
General Manager, Property	roper 390, 5 3 800	95910	\$4,379.20		
Staff, Building Maint 3	20,53800.459	17	\$2,100.00		
Staff, Front Desk 320, 5	53800.45915	•	\$2,464.40		
Staff, Janitorial 320.	53800,44606	_	\$1,778.19		
Supervisor, Building Maint	53800,46606 301),53800.	46000	\$2,861.84		

KA 3.17.25



St. Johns County Sheriff's Office Alarm Program P.O.BOX 142916 Irving, TX 75014 Customer Service: 1-888-471-9138

PLEASE SEND ONLY CHECKS OR MONEY ORDERS

MAKE CHECKS AND MONEY ORDERS PAYABLE TO

St. Johns County Sheriff's Office, Alarm Program

PERMIT NO: 34730

INVOICE NO: 77377 INVOICE DATE: 24-Feb-2025

NAME: ABERDEEN CDD

TOTAL DUE: \$35.00

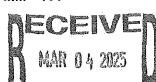
SHOW AMOUNT PAID HERE:\$

MDG2025 00008194 01

- Որվիայեսիայանը ինվիրեն (Մեմիանի ինդին հենի անձայումաբոնն)



ABERDEEN CDD 475 WEST TOWN PLACE 114 Saint Augustine, FL 32092



St. Johns County Sheriffan's Office Alarm Program

P.O.Box 142916 Irving, TX 75014

REMIT TO ADDRESS

124 0000034730 0077377 0003500

PLEASE DETACH AND SEND THE ABOVE COPY WITH YOUR PAYMENT

Processed and mailed out a check for invoice #76241on 01/23/25 with check #5110 TP 3/13/24



St. Johns County Sheriff's Office Alarm Program P.O.BOX 142916 Irving, TX 75014 Customer Service: 1-888-471-9138 PERMIT NO: 34730 INVOICE DATE: 24-Feb-2025 INVOICE NO: 77377 DUE DATE: 26-Mar-2025 PERMIT EXPIRATION DATE: 13-Jan-2025

Alarm L	ocation: AB	ERDEEN CDD	,110 FLOWER C	OF SCOTLAND	AV, ST. JOHN	IS COUNTY, F	L, 32259		
ITEM#	ITIEM IDESC	RIPTION			NUMBER OBSENSE	OFFEN DATE		OFFIENSIE TIME	AMOUNT
	Late Penalty C (Renewal)	harge agalnst c	outstanding Bill#	76241					\$10.00
PAST DU	E BILLS								20-1-24-1-10-2-2-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-
ITEM#	BILLNO	BULLIDATE	DUE DATIE	MEMIDES	CRIPTION	OFFENSE NUMBER		E OFFENSE TIME	AMOUNT
1	76241	23-Dec-2024	22-Jan-2025	Alarm Permit Charges	Renewal				\$25,00
							Total A	melumide ayyaldla	\$35.00
http://www.	tamspormit.c your contac		ounty. You can	n enroll to Go	vie ni (1886)	nd you can al Information	and the first and the first term	please visit	

YOUR ACCOUNT IS PAST DUE.

Please pay the unpaid invoices IMMEDIATELY to be compliant with the County's Alarm Ordinance.

You can also access the alarm registration/management site by selecting the "Alarm Registration" link provided at www.sjso.org.

Payment not received within 60 days of invoice date will incur a late fee. If paying by check, please allow 14 business days for mail and processing time.

To contact the St. Johns County Sheriff's Office, please call 904-209-3120.



*Credit card payments are now accepted online at www.famspermit.com/StJohnsCounty and by telephone at 1-888-471-9138. Credit card processing charges apply.

INVOICE

C Buss Enterprises Inc 152 Lipizzan Trl Saint Augustine, FL 32095-8512 clayton@cbussenterprises.com +1 (904) 710-8161 www.cbussenterprises.com



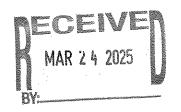
Bill to

Aberdeen 110 Flower of Scotland Ave Saint Johns, FL 32259

Invoice details

Invoice no.: 3034 Terms: Net 30

Invoice date: 02/13/2025 Due date: 03/15/2025



#	Product or service	Description	Qty	Rate	Amount
	er en en en en en en en en en en en en en	The second secon			
1.	LABOR	INSTALL 19" ROUND FILTER GRIDS FOR THE FAMILY AND LAP POOL. INSTALL ONLY, PER EACH	150	\$10.00	\$1,500.00

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN TRAIL, ST. AUGUSTINE, FL 32095 Total \$1,500.00

03/15/2025

Overdue

Note to customer

THIS REPAIR IS COMPLETE. THANK YOU FOR YOUR BUSINESS!



Tallahassee, FL 32308 2498 Centerville Rd.

Bill to:

Aberdeen CDD 475 West Town Place Suite 114 Saint Augustine, FL 32092 Click Here to Pay Online! Invoice

Invoice #:

Invoice Date:

421590

illvoice Date

03/21/2025

Completed: Terms:

03/21/2025 Due On Receipt

Bid#:

Job:

9222-2

475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
Amenity Center Aberdeen CDD - 110 Flower Of Scotland Ave , Saint Johns, FL Shipping and Handling 1326LGSMV ProxCard II 1326 Clamshell 25-Pack Sales Tax	1.00 4.00	\$30.00 \$78.75	30,00 315.00 0.00
Access mental room Carrelanding 12 room			
MAR 2 1 2025 3.21.			

Tech Resolution Note:

Access

To review or pay your account online, please visit our online bill payment portal at Hi-Tech Customer Portal. You will need your customer number and billing zip code to create a new login.

Support@hitechflorida.com Office: 850-385-7649
 Total
 \$345.00

 Payments
 \$0.00

Balance Due

\$345.00



Kate Trivelpiece Aberdeen CDD

475 W Town Place #114

St. Augustine, FL 32092

INVOICE

Date	Invoice #
Mar 21,2025	712989

Agreement with: Aberdeen CDD

475 W Town Place

#114

St. Augustine, FL 32092

	Property Name	Terms	D	je Date	Orde	r Number
	Aberdeen CDD (261012)	Net 15 Days	Арі	05,2025	4	095587
QΤΥ	Description			Price		Total
1	Install a 12 inch catch basin to direct the water towards pond to prevent future washouts. We will fill existing washout with sod to grade. (1) Sq Ft Bahla Sod (1) Ft Drainage Pipe (3) yds Fill Dirt (1) 12 inch Catch Basin Equipment QAR AMARIAN AND AMARIAN BY:			\$3,144.(\$3,144.00
	For billing questions contact Kevin Rajk Tel: 904-778-1030			Subto	al:	\$3,144.00
	For customer service contact Kyle Carasea Tel: 813-293-0587			Sales T	ax:	\$0.00
Thank	you for your business!			Amount D	ıe:	\$3,144.00



Kate Trivelplece Aberdeen CDD

475 W Town Place #114

St. Augustine, FL 32092

Property Name

INVOICE

Order Number

Agreement with: Aberdeen CDD

475 W Town Place

#114

St. Augustine, FL 32092

Due Date

	Aberdeen CDD (261012)	Net 15 Days		or sore		4154097	
	Aberdeen CDD (201012)	Net 15 Days	Apı	05,2025	4	154097	
QIY	Description When the trees were removed at the pool, the mainline was hit and with 2 zone lines. We fixed and reattached two 1" zone line breaks off one 2 1/2" mainline break. Add. Add. Add. Add. Add. Add. Add. Ad	and capped		\$527	7.00	\$527.0	
<u></u>	For billing questions contact Kevin Rajk Tel: 904-778-1030 For customer service contact Kyle Carasea Tel: 813-293-0587			Subt Sales		\$527.0 \$0.0	
Thank	you for your business!			Amount I	Due:	\$527	



Kate Trivelpiece Aberdeen CDD

475 W Town Place #114 St. Augustine, FL 32092

INVOICE

Date	Invoice #
Mar 21,2025	713000

Agreement with: Aberdeen CDD

475 W Town Place

#114

St. Augustine, FL 32092

Property Name	Terms	Due Date	Order Number
Aberdeen CDD (261012)	Net 15 Days	Apr 05,2025	4161324

QTY	Description	Price	Total
1	Plantings Around the Pool Where Cypress Trees Have Been Removed.	\$962,91	\$962.91
	(8) 7 gal Philodendron (8) 7 gal Philodendron And State Agentical States and States an		
<u></u>	For billing questions contact Kevin Rajk Tel: 904-778-1030	Subtotal:	\$962.91
	For customer service contact Kyle Carasea Tel: 813-293-0587	Sales Tax:	
Thank	you for your business!	Amount Due:	\$962.91

*** CHECK DATES 03/01/2025 - 03/31/2025 *** ABE	COUNTS PAYABLE PREPAID/COMPUTER RDEEN-CAPITAL RESERVE FUND K B CAPITAL RESERVE FUND	CHECK REGISTER	RUN 4/15/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SU	VENDOR NAME B SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/06/25 00183 12/06/24 PFS11398 202412 600-53800-60 FNL PMT ROUND ACRYL TABLE	100	*	3,669.01	
	FURNITURE LEISURE INC			3,669.01 000164
3/14/25 00191 3/11/25 1064 202503 600-53800-60	100	*	3,510.00	
DEP PAINT FENCE AMEN CNTR	BC & MAX VENTURES			3,510.00 000165
3/14/25 00192 3/07/25 20287 202502 600-53800-60 RPLC CEILING FAN	100	*	5,148.50	
	LIN'S ELECTRIC INC			5,148.50 000166
	TOTAL FOR BAN	NK B	12,327.51	
	TOTAL FOR REG	GISTER	12,327.51	

ABER ABERDEEN

OKUZMUK



Pool Furniture Supply

A Furniture Leisure Web Store

2729 E. Moody Blvd, STE #104

Phone: (877) 646-6320

: (386) 437-6652

Invoice Date Invoice No.

2720 L. MOOUY DIVU, O1 L # 104	2 4400	
Bunnell, FL 32110	12/6/2024	PFS11398
The second secon		

Bill To Aberdeen CDD Kate Trivelpiece 110 Flower of Scotland Ave. St. Johns, FL 32259

Ship To

Aberdeen Cdd Kate Trivelpiece 110 Flower Of Scotland Ave Saint Johns, FL 32259-6937 USA

S.O. No,	P.O. No.	Rep	Terms	Ship Date	Ship Via
PFS10941		JR	50%Deposit/Net	2/28/2025	AAA Cooper

ltem	Description	Oty	Cost	Total
42UF	42" Round Fiberglass TOP ONLY with Umbrella Hole. Color: DOVE	4	289.00	1,156.00
48UF	List Price: \$379.95 (includes color premium) 48" Round Fiberglass TOP ONLY with Umbrella Hole. Color: DOVE	8	334.00	2,672.00
R-18F	List Price: \$439.95 (includes color premium) 18" Round Fiberglass Top Side Table, Powder Coated Aluminum Frame.	20	139.00	2,780.00
845FM-BZ	Frame Color: Bronze Top Color: Dove List Price: \$154.95 (includes color premium) 7.5 Foot Octagonal Fiberglass Ribbed Market Umbrella with 9oz. Marine Grade Fabric Canopy. Pulley Lift, Powder Coated Aluminum Pole. Pole Color: MATTE BRONZE; Canopy Color: FOREST GREEN R102 Finial: CLASSIC BALL	2	338.95	677.90
	Remained Belanderse Remained Belanderse Remained Belanderse (2) 313125		JEC MAR By:	EIVE 03 2025

Thank you for your business. Please make all checks payable to:

Pool Furniture Supply 2729 E. Moody Blvd, Suite 104 Bunnell, FL 32110

All Credit Card payments are subject to a 4% fee of the Total amount charged. Should the debt become past due, customer expressly agrees to pay a service fee of \$20.00 each month plus 2% per month of the balance due or the amount allowed by law. Customer also agrees to pay reasonable collection costs and/or attorneys fees incurred in connection with the collection of this account. The venue for any litigation regarding a credit account with Furniture Leisure, Inc. will be Flagler County, FL.

Subtotal

Sales Tax (0.0%)

Order Total

Payments/Credits

Balance Due

sales@poolfurnituresupply.com

www.poolfurnituresupply.com



Pool Furniture Supply

A Furniture Leisure Web Store

2729 E. Moody Blvd, STE #104 Bunnell, FL 32110 Phone: (877) 646-6320 Fax : (386) 437-6652

Invoice

Date	Invoice No.
12/6/2024	PFS11398

Bill To

Aberdeen CDD Kate Trivelpiece 110 Flower of Scotland Ave. St. Johns, FL 32259 Ship To

Aberdeen Cdd Kate Trivelpiece 110 Flower Of Scotland Ave Saint Johns, FL 32259-6937 USA

S.O. No.	P.O. No.	Rep	Terms	Ship Date	Ship Via
PFS10941		JR	50%Deposit/Net	2/28/2025	AAA Cooper

ltem	Description	Qty	Cost	Total
Item S&H	Description Shipping and Handling. - Delivery does not include offloading freight. Lift Gate and 24 hr Call Ahead are requested for all applicable orders but are not guaranteed. - The delivery address must have ample room for a 53' semi truck to enter and turn around or exit the property without incident or obstacle. Notify your Sales Rep if a smaller truck is required. - Certain products will ship unassembled. Delivery does not include assembly, installation, placement of furniture, or removal of packing materials.	Qty 1	525.38	Total 525.38
	of packing materials. Delivery Contact: Kate Trivelpiece 904-217-0925 **A Call Ahead Included **Lift Gate Service Requested (Subject To Availability) **Umbrellas-Shipping Via UPS Ground -Signature Required		чения применення в передоставлення в передоставлення в передоставлення в передоставлення в передоставления в п	
	AAA Cooper Tracking No. 646949701 www.aaacooper.com	er i more di la constante del monte		

Thank you for your business. Please make all checks payable to:

Pool Furniture Supply 2729 E. Moody Blvd, Suite 104 Bunnell, FL 32110

All Credit Card payments are subject to a 4% fee of the Total amount charged. Should the debt become past due, customer expressly agrees to pay a service fee of \$20.00 each month plus 2% per month of the balance due or the amount allowed by law. Customer also agrees to pay reasonable collection costs and/or attorneys fees incurred in connection with the collection of this account. The venue for any litigation regarding a credit account with Furniture Leisure, Inc. will be Flagler County, FL.

 Subtotal
 \$7,811.28

 Sales Tax (0.0%)
 \$0.00

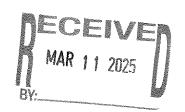
 Order Total
 \$7,811.28

 Payments/Credits - \$4,142.27

 Balance Due
 \$3,669.01

sales@poolfurnituresupply.com

www.poolfurnituresupply.com





Date:

March 11, 2025

invoice :

1064

Deposit

CertaPro Painters of North Jacksonville 6015 Morrow St E Unit 118 Jacksonville, FL 32217 904-728-3880

Customer Aberdeen Community 110 Flower of Scotland Ave Fruit Cove FL 32259

001	JOB-1418-7177	\$	11,700.00	30.00%	\$	3,510.00	\$ -	\$	3,510.00
			- 1						
	The state of the s					·			
						, e 1000			
							100000000000000000000000000000000000000		
									
	Job Total	#11 MAC CO			6				
	Jue Total	\$11,700.00			\$	-	Previous Paid		Total Due
				Subtotal	\$	3.510.00	\$ -	[\$3.510.0

2% added if paying with Card

Date	Signature
	Brad Davis - Owner

70.20

3,580.20

2% for card \$

\$



INVOICE

Invoice Date:

03/07/2025

Invoice #

20287

Total Due

\$5148.50

Bill To:

Aberdeen CDD

475 West Town Place Suite 114 St. Augustine,FL 32092 3862378444

okuzmuk@gmsnf.com tpolvere@gmsnf.com Jay.Parker@fsresidential.com

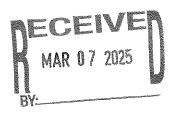
Site Address:

Aberdeen CDD Jay Parker

110 Flower Of Scotland Avenue

Fruit Cove, FL 32259 M- 9043037366 H- W-

jay.parker@FSresidential.com okuzmuk@gmsnf.com kate.trivelpiece@fsresidential.com



Se	rv	ce	D	ate
----	----	----	---	-----

Description		Qty	Amount	Total
Services				
Estimate Labor	Labor and material to remove existing ceiling fan install new owner supplied ceiling fan.	1.00	185.00	\$185.00
	Labor and Material to remove existing can lights and replace with six-inch (6") wafer lights in bathrooms in clubhouse and the sink light in meeting room for a total of fifteen (15) lights.		1673.17	\$1673.17
Estimate Labor	Labor and Material to removed existing twelve can light and six hanging lights on back patio at pool, provide and install eighteen six-inch wafer lights in where lighting removed.	1.00	3255.00	\$3255.00
	Remove existing existing ceiling fans on back patio at pool, assemble and install owner supplied fans.			
	Sub Total	Servi	ces	\$5113.17
	Total for Service Da	ite	\$5113.17	
ervice Date	2/25/2025			
Description		Qty	Amount	Total
Services				
Estimate Labor	We arrived on site today to begin work changing out 18 6 inch wafers. Upon our arrival, we checked in with front office and immediately began work replacing 18 6 inch wipers and two customer provided ceiling fans. We began work by removing all old fixtures and old ceiling fans. While removing fixtures and ceiling fans, we were able to observe that one additional 6 inch	1.00	0.00	\$0.00
	LED wafer was needed totaling in 19 6 inch wafers. After all lighting had been removed, we proceeded to install new ceiling fans that were provided by customer. Upon completion of installing ceiling fans, we immediately began adding new 6 inch wafers. After completing all wipers and ceiling fans, we then reenergize system to Ensure all lights were working Properly			

Materials

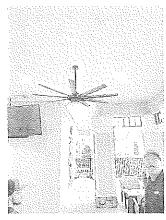
www.LinsElectric.com

email: info@linselectric.com

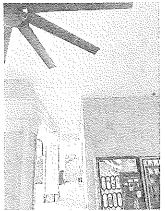
Phone: (904) 868-6586

light pop in no can (3K, 4K 5K selectable)	Addition of one light due to count being incorre	ect.	1.00	35.33	\$35.33
		Sub Total	Mate	rials	\$35.33
		Total for Service Da	ite 2/	25/2025	\$35,33
Service Date Description	2/27/2025		Qty	Amount	Total
Services	AMERICAN CONTRACTOR OF THE CON	A A A A A A A A A A A A A A A A A A A		AND THE PROPERTY OF THE PARTY O	
Estimate Labor	We arrived at the job today to finish the 16 was male and females bathrooms. We immediately we started out in the females bathroom by taki can lights and replaced them with 7 new wafer	begin working ing down the 7	1.00	0.00	\$0.00
	went into the males bathroom to remove the o replaced them with new wafer lights. Upon cor turned on power and everything worked as it s	ld can and mpletion we			
	went into the males bathroom to remove the o replaced them with new wafer lights. Upon cor	ld can and mpletion we	Servi	ces	\$0.00
	went into the males bathroom to remove the o replaced them with new wafer lights. Upon cor	ld can and npletion we hould		ces /27/2025	\$0.00 \$0.00
Payments	went into the males bathroom to remove the o replaced them with new wafer lights. Upon cor	ld can and npletion we hould Sub Total	ate 2		

02/25/25 17:51:49



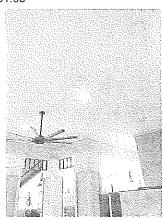
02/25/25 17:51:51



02/25/25 17:51:54



02/25/25 17:51:56



02/25/25 17:51:59



Total Due

\$5148.50