Town of Orange Park
Planning and Zoning Board Meeting
Thursday, November 12, 2026
6:00 PM
Agenda

1. Call to Order / Verification of Quorum

2. Invocation and Pledge of Allegiance

3. Chair Comments

4. Approval of Minutes
   a. Approval of the PZB Minutes for the October 8, 2026 Regular Meeting

5. New Business
   a. Site Plan Review Application SP-3-2026 for 1413 Kingsley Avenue (Kingsley Chiropractic Expansion)
   b. Discuss Draft Regulations for Certified Recovery Residences

6. Old Business
   a. Discuss Town Square Plan and Recommendation
   b. Update on Subcommittee Meeting for Standing Rules (Chair)

7. Audience Comment

8. Board Member Comments

9. Information
   a. The next regular meeting of the Planning and Zoning Board is on Thursday, December 10, 2026 at 6:00 P.M.

10. Adjournment

Town of Orange Park
Planning & Zoning Board
Thursday, October 8, 2026
6:00 P.M.
Minutes DRAFT

The Town of Orange Park Planning and Zoning Board meeting was called to order in the Town Council Chambers on Thursday, October 8, 2026 at 6:00 p.m. by Chairman Paul Bement. The following Board members were present: Ms. Dena Olejnik, Mr. Alex Hawkins and Mr. George Niles. Mr. Marc Jernigan was absent. Others present were Economic and Community Development Director Stephen Smith, Planning and Permit Coordinator Maddie White and Attorney Sabrina Smith of Smith, Gambrell and Russell.

The invocation was given by Mr. Bement, followed by the Pledge of Allegiance.

CHAIR COMMENTS

Mr. Bement reviewed the quasi-judicial hearing procedures, emphasizing that Board decisions must be based on the Town's adopted standards and competent, substantial evidence presented in the record. Attendees were reminded to submit comment cards before speaking, state their name and address for the record, and limit their comments to five minutes. The Chair also requested that attendees silence their phones and refrain from applause or other demonstrations during the proceedings.

APPROVAL OF THE PZB MINUTES FOR THE SEPTEMBER 10, 2026 REGULAR MEETING

Ms. Olejnik moved to approve the minutes and Mr. Hawkins seconded, which passed 4-0.

APPROVAL OF THE PZB MINUTES FOR THE SEPTEMBER 24, 2026 WORKSHOP

Mr. Niles moved to approve the minutes and Ms. Olejnik seconded, which passed 4-0.

DESIGN REVIEW BOARD APPLICATION (DRB-6-2026) FOR AN ACCESSORY GARAGE LOCATED AT 646 NELSON DRIVE

The Board reviewed Design Review Board Application DRB-6-2026 for a proposed 400-square-foot, detached accessory garage at 646 Nelson Drive. Mr. Smith presented the staff report, explaining that the garage would serve a single-family home currently under construction on a property surrounded by other single-family residences and Rob Bradley Conservation Park at Nelson Point. The proposed garage would match the architectural style, materials, and colors of the principal residence, including insulated log siding on all sides and a standing-seam metal roof. The Board had previously approved the home's design on August 14, 2025. Mr. Smith noted that the home is approximately 2,476 square feet, making the proposed garage approximately 16 percent of the home's gross floor area, which is below the maximum allowable 50 percent. Based on the submitted plans and applicable design criteria, staff recommended approval.

Bill Garrison of Higginbotham Custom Homes confirmed that the proposed detached, two-car garage would match the home's siding and metal roof. Mr. Hawkins asked why the garage was

being proposed as a detached structure when the original house plans, previously reviewed by the Board, included an attached garage. Mr. Smith acknowledged that the original plans included an attached garage and invited Mr. Garrison to explain the change.

Mr. Garrison stated that construction encountered significant groundwater issues when work began on the home's foundation. Resolving the issue at the original location would have cost approximately $200,000, so the house was moved forward on the lot to avoid the affected area, and the attached garage was removed from the plans. The homeowner later requested a garage, resulting in the current proposal for a smaller detached structure positioned behind the house, where the same structural concerns would not be present.

Mr. Hawkins commented that the unique conditions of the property might have supported a variance, although he considered the current garage design appropriate. Mr. Garrison added that the homeowner had initially considered a less expensive metal structure or carport, but the Town's requirements for the garage to match the home resulted in a more substantial design.

The Board then discussed driveway access and potential drainage impacts along Nelson Drive South. Mr. Garrison explained that the home would have a circular driveway in the front, with a paver driveway extending alongside the house to provide access to the rear garage. The driveway would run parallel to Nelson Drive South and would not cross the roadway. Board members asked about the lines shown on the site plan, which appeared to indicate access extending into the road, and Mr. Garrison clarified that this was not the proposed arrangement. He also noted that he had communicated with Public Works regarding drainage conditions and whether a culvert would be necessary. The area's sensitivity to water and the existing swales prompted additional questions about the driveway's grading and elevation. Mr. Garrison confirmed that the driveway would meet the applicable grade requirements and that the project would undergo the required engineering review and comply with the Florida Building Code. He further stated that the home's foundation would be approximately four feet above the required elevation and the garage approximately two feet above it.

Additional discussion addressed the setbacks shown on the site plan, which initially appeared unusually large to Ms. Olejnik. Mr. Smith explained that the property's corner-lot configuration results in two front yards and two side yards, accounting for the measurements shown. The garage would be positioned well within the applicable setback areas, and Mr. Smith confirmed that the proposed separation between the house and garage was 20 feet. The Board had no further questions regarding the site layout or design.

With no public comment cards submitted and no further questions, the public hearing was closed.

Mr. Hawkins moved to approve Design Review Board Application DRB-6-2026 based on the design criteria in Sections 2.05.21 and 2.05.21.01 per staff recommendation. Mr. Niles seconded, which passed 4-0.

RECOMMENDATION TO THE TOWN COUNCIL FOR THE COMMERCIAL DESIGN GUIDELINES AND RECOMMENDATION TO THE TOWN COUNCIL FOR THE TOWN SQUARE FORM-BASED CODE

The Board held an extensive discussion regarding the proposed Commercial Design Guidelines and Town Square Form-Based Code, focusing on the status of the draft documents, the intended purpose of the recommendations to the Town Council, and the additional review needed before the proposals could move forward. Staff clarified that the items were not being presented as public hearings because the proposals required further legal review. The discussion centered on whether the Board was being asked to endorse the documents as presented or simply advance them to the Town Council for consideration and direction on the next steps.

Mr. Hawkins explained that he had reviewed the documents and met with Mr. Smith to better understand the proposals but remained uncertain about the specific objective of the meeting and the expectations for the Board's recommendation. He acknowledged that the proposals represented a promising foundation and expressed support for the general concepts, particularly their potential to implement the Comprehensive Plan and encourage a more walkable Town Square. However, he emphasized that the documents remained a work in progress and contained numerous provisions that required additional technical assessment and legal evaluation. He expressed concern that forwarding the documents under a recommendation to the Town Council could be interpreted as the Board's endorsement of provisions that had not yet been adequately reviewed. Mr. Hawkins identified several areas requiring further consideration, including potential conflicts with the Town Charter, existing Land Development Regulations, other sections of the Town Code, and the draft Comprehensive Plan. He noted that density limits and floor-area-ratio requirements needed clarification and questioned whether the proposed building heights, including allowances for up to five stories with additional bonus floors, were appropriate for the Town Square area. He also raised concerns about the proposed amortization of nonconforming uses and signs, particularly the potential effects on established uses such as churches. Additional questions involved administrative approval authority, the ability to grant waivers, the need for appropriate oversight, and whether the documents provided sufficient detail about how the new standards would be implemented. He emphasized that these issues could have significant legal, financial, and practical implications and that the Board could not reasonably identify or resolve all potential conflicts without a more thorough review.

In response, Mr. Smith explained that the documents were a draft that had progressed beyond the initial concept stage but still required refinement. He stated that the proposals needed to be brought before the Town Council so Council could determine whether to authorize further review and establish a direction for moving forward. He acknowledged the Board's concerns and explained that the members could communicate questions and reservations rather than endorse every provision. The discussion highlighted the need to distinguish between informing the Town Council of the work completed to date and recommending that the documents be adopted or approved in their current form.

Attorney Smith explained that the proposed changes would involve a significant overhaul of the existing regulations and could require new ordinances or amendments to the Town Code. The legal team had not yet completed a detailed review, and the work would extend beyond the scope of its usual legal services. The representative indicated that an initial review would help determine the extent of the work and allow an estimated cost to be prepared before proceeding with a more comprehensive analysis. Board members recognized that legal review would be important not only to identify potential legal risks but also to determine how the proposals could be incorporated into the existing regulatory framework without creating conflicting requirements or outdated references elsewhere in the Town Code.

The Board further discussed the relationship between the proposed Town Square Form-Based Code and the existing Land Development Regulations. Mr. Smith explained that the form-based code was intended to function as a separate article, identified as Article 9, within the regulations. Mr. Hawkins acknowledged that distinction but maintained that creating a standalone article would not necessarily eliminate the need to examine its effects on existing provisions, references, and regulatory responsibilities. Members discussed the importance of determining how the proposed standards would interact with the existing code and what additional technical review would be necessary before implementation.

Members also considered the most effective way to present the proposals to the Town Council. Mr. Hawkins expressed concern that forwarding lengthy, complex documents without a clear explanation could result in the Town Council receiving the materials without fully understanding the issues or the work still required. He suggested that the Council receive a concise briefing identifying the proposals' principal features and significant questions, including building heights, nonconforming uses and signs, administrative authority, and potential legal concerns. He also discussed the possibility of a workshop involving the Town Council, staff, and Haskell to review the proposals and address outstanding questions. Mr. Bement considered whether another workshop would be useful or whether a legal and technical review should occur first to identify the areas requiring the most attention.

The discussion also addressed the Planning and Zoning Board's role in the overall process. Members questioned whether the original project scope required the Board to conduct a detailed review of the documents or whether its involvement to date had fulfilled the responsibilities originally contemplated. Mr. Smith indicated that the project scope should be reviewed to clarify the Board's role and that further direction from the Town Council would be needed to determine how the proposals should proceed. Members generally agreed that additional review was necessary but differed on the most appropriate sequence of steps, including when legal review should occur, how the Town Council should be briefed, and whether the Board should undertake a more detailed examination after receiving further direction.

Throughout the discussion, members reiterated that they supported further consideration of the proposals but were not prepared to recommend adoption or approval without a clearer understanding of the potential conflicts, legal implications, and implementation requirements. The Board sought to ensure that the Town Council would understand both the progress made and the

concerns that remained unresolved, while avoiding the impression that the documents had already undergone a comprehensive review.

Following discussion, Mr. Hawkins moved to continue agenda items 5.b and 5.c: the recommendation to the Town Council for the Commercial Design Guidelines and the recommendation to the Town Council for the Town Square Form-Based Code. The motion included direction for staff to review the original project scope to clarify the Planning and Zoning Board's role, brief the Town Council with Haskell on the progress and proposed documents, and explore the scope and estimated cost of the necessary legal review. Mr. Niles seconded the motion, which passed 4-0.

Both items were continued for further review and clarification, and the Board made no recommendation to adopt the Commercial Design Guidelines or approve the Town Square Form-Based Code at this meeting.

UPDATE ON SUBCOMITTEE MEETING FOR STANDING RULES (CHAIR)

The Board discussed the status of the standing rules review, noting that the item has been ongoing for some time. It was explained that Attorney Hodges has the information needed to proceed with the review. The anticipated process was to review the Town Council's standing rules and use them as a basis for updating the Planning and Zoning Board's rules. At the previous meeting, the Board had discussed the possibility of holding a subcommittee meeting in October. However, no confirmation was available regarding whether that meeting had been scheduled. The Board noted that Ms. Hodges had been working more directly on the matter and would await further updates.

AUDIENCE COMMENT

No members of the audience were present, and no comment cards were submitted.

Mr. Hawkins relayed a comment from Mr. Johnston regarding a possible discrepancy in the street names and boundary information referenced in the proposal. Mr. Johnston noted that Smith Street appears to continue beyond Milwaukee Avenue and around the park on Google Maps, while other maps identify that portion of the roadway as Villas Lane. The County Property Appraiser's map reportedly shows Smith Street ending at Milwaukee Avenue, with the remaining portion identified as an accessory road. Mr. Hawkins noted that, because the street designation may affect how a boundary is defined, the discrepancy could be relevant to the proposal's accuracy. The Chair acknowledged that these types of details were important to the proposal's overall credibility.

BOARD MEMBER COMMENTS

There were no additional board member comments at this time.

INFORMATION

The next regular meeting of the Planning and Zoning Board is on Thursday, November 12, 2026 at 6:00 p.m.

ADJOURNMENT

Mr. Bement adjourned the meeting at 7:23 p.m.

Item No. 5.a

Town of Orange Park
Agenda Memorandum

To:	Planning and Zoning Board
Agenda Date:	November 12, 2026
Submitting Department:	Economic Community Development

Item Title: Site Plan Review Application SP-3-2026 for 1413 Kingsley Avenue (Kingsley Chiropractic Expansion)

Check one:
[ ] Consent Agenda [X] Regular Agenda

Financial Impact if Applicable: N/A

Background Information: The applicant proposes an addition of approximately 1,450 square feet for Kingsley Chiropractic Clinic. The property is approximately 0.73 acres and is located at 1413 Kingsley Avenue, between Debarry Avenue and Bellair Boulevard. Including the addition to the rear of the existing building, additional parking, landscaping, and stormwater pond improvements are provided. A new fire hydrant will be installed on Kingsley Avenue.

Attached to this report are review comments from the Orange Park Fire Department and Means Engineering, Inc. The plans submitted have been reviewed by Town Staff and comply with the Land Development Regulations as recommended.

Action Requested: Staff recommend that the Site Plan for Application SP-3-2026 be **Approved** subject to the following condition:
1. The site plan shall comply with the conditions noted in the memo from Means Engineering, Inc. dated November 5, 2026 prior to issuance of a building permit. These conditions shall be met through appropriate documentation or plan submittal to the Economic and Community Development Department to verify and approve.

Information Attached:
Kingsley Chiropractic Expansion Review Comments.pdf
Site Plan Review Application.pdf
Kingsley Chiropractic Expansion Plans.pdf

MEANS Engineering, Inc
Civil Engineering, Land Planning and Environmental Services

MEMORANDUM

TO: Stephen Smith

FROM: Tripp Means

RE: Kingsley Chiropractic – 1413 Kingsley Ave
Civil Plan Review – SP-3-2026

DATE: November 5, 2026

I have completed my review of the proposed Kingsley Chiropractic office located at 1413 Kingsley Avenue. The plans dated November 2, 2026 were received from Envision Design and Engineering, LLC and appear to meet the minimum requirements of the Town's Land Development Code. The following conditions are noted:

- If a two-inch water service is required for the building expansion, please re-submit utility plans. Note that this connection should be made from the proposed 6-inch tap for the proposed fire hydrant. A 2-inch RPZ backflow device will also be required.
- Prior to commencement of construction, please provide a copy of any state or federal permits. Provide updated plans if applicable.
- Plans have been approved with the understanding that the developer / contractor is responsible for any damage done to the existing water main on Kingsley Avenue as a result of the proposed 6-inch tap.
- Prior to construction, an FDOT approved maintenance of traffic (MOT) plan must be submitted to the Town for all work to be done in the Kingsley Avenue right of way.
- A silt fence inspection is required prior to any clearing or grading operations.

F:\26005\Third Submittal\PW Comments.docx

1414 Kingsley Ave, Suite 3 · Orange Park, FL 32073
Phone: 904-264-9902 · Fax: 904-278-1132 · email: TMeans@meansengr.com

Stephen Smith

From: Daniel Legge
Sent: Thursday, November 5, 2026 9:59 AM
To: Stephen Smith
Subject: Re: Kingsley Chiropractic Expansion

Steve, I had no comments after reviewing the plans. It appears that they are going to meet all of our (Fire Prevention) recommendation. The benefit is that currently there is no hydrant **on Kingsley** from 1461 to 1329. (1648.22 ft) apart. This business and surrounding businesses would greatly benefit from the addition on this hydrant.

TOWN of ORANGE PARK
Closer To What Matters

Danny Legge
Deputy Fire Chief/Fire Marshal

Phone 904.278.2083 **Cell** 904.759.2544
Web www.townoforangepark.com
2025 Smith Street, Orange Park, FL 32073

The Town of Orange Park is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Electronic mail messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and are retained as public records. If you do not wish to have your email address released as a result of a public records request, do not transmit or respond to any email messages from the Town of Orange Park

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From: Stephen Smith <ssmith@townop.com>
Sent: Thursday, November 5, 2026 9:53 AM
To: Daniel Legge <dlegge@townop.com>
Subject: RE: Kingsley Chiropractic Expansion

Danny,

Do you have any comments on the revised plans that were submitted?

Thanks,

TOWN of ORANGE PARK
Closer To What Matters

Stephen Smith, AICP
Economic & Community Development Director

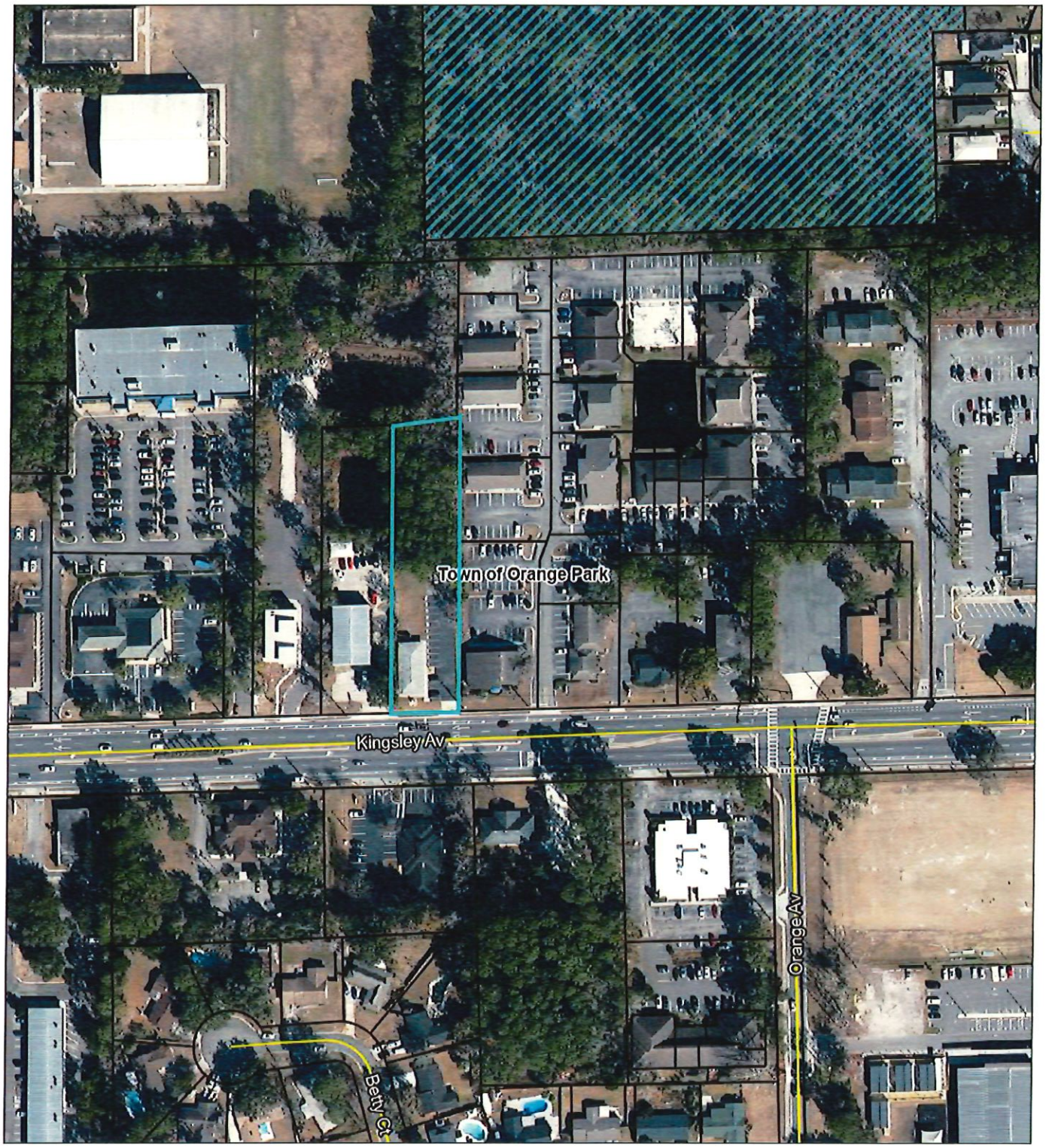
Phone 904.278.3021
Web www.townoforangepark.com
2042 Park Avenue, Orange Park, FL 32073

Schedule Mon-Thu, 7:30am - 6pm

Clay County Property Appraiser's Office

1413 Kingsley Avenue

Kingsley Chiropractic Clinic



Site Plan Review Application

Economic and Community Development Department

Sec. 4.08.00, Land Development Regulations

Project Name: Kingsley Chiropractic Expansion **Size (acres):** 0.86

Project Description: 1,450 SF addition with surface parking

Real Estate Number(s): 41-04-26-020260-000-00

Property Address: 1413 Kingsley Avenue, Orange Park, FL 32073

Applicant/Agent Name: Doug Skiles * **Contact Phone:** [redacted]

Address: 217 Country Club Park **City:** Birmingham **State:** AL **Zip:** 35213

Contact E-Mail: [redacted]

Owner's Name: Paulk Properties of North Florida, LLC **Contact Phone:** [redacted]

Address: 1413 Kingsley Avenue **City:** Orange Park **State:** FL **Zip:** 32073

*Letter of Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner.

OFFICE USE ONLY	
	Fee Amount: $ 850.00 **Payment (check no.):** 9/24/2026
	Date Submitted: 9/24/2026 **Date Deemed Complete:** 10/9/2026
	Zoning: CN **Project No. SP-** 3 - 2026

It is recommended that all applicants schedule a pre-application meeting with the Economic and Community Development Department (ECDD) prior to submitting an application. Site plans or any portion thereof involving engineering shall be certified and prepared by and/or under the supervision of a professional engineer.

Schedule of Fees:		
	Development less than 10,000 square feet of land	$500
	Development 10,000 to 19,999 square feet of land	$700
	Development 20,000 or more square feet of land	$850

Note: Fees are to be paid at the time the submittals are made. Fees for more than two (2) reviews, including substantial amendments or revisions, shall be at the rate of one-half the above respective fees.

Checklist: The information listed on Pages 2 through 5 are the general development and proposed improvements that shall be contained in the plan submittal.

Number of copies: Two (2) copies for the pre-application meeting. Nine (9) large scale (24"x36") hard copies and one (1) electronic version (PDF) are to accompany all applications and resubmittals.

Completeness Review: ECDD Staff shall have five (5) working days to determine if a submittal contains all information listed in the checklist. Incomplete applications shall be returned to the Applicant.

Insert an "X" in the box next to the required information if it's included on the site plan. Insert "N/A" if it's not applicable.

General Information *Sec. 4.08.00(a)*	
X	Name of project
X	Intended use of site
X	Legal description of the property including size of parcel in acres or square feet
X	Name, address, and telephone number of the owner(s) of record
X	Name, address, and telephone number of the applicant and firm being represented
X	Name, address, signature, and registration of the professional(s) preparing the site plan
X	Date, north arrow, scale, and number of sheets
X	Vicinity map showing relationship of proposed development to the surrounding streets
X	Linear dimensions of the site and proposed improvements
X	Existing topography with a minimum of one-foot contour intervals for the proposed site (NGVD)
X	Finished grading elevation
X	All existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way, and building setback lines, even if more restrictive than those specified by the zoning regulations)
N/A	Any formal commitments, including, but not limited to contributions to offset public facilities impacts
Buildings and Structures *Sec. 4.08.00(b)*	
X	Intended use - Medical office / clinic
X	Number of stories 1
X	Height of building(s) 19' 6"
N/A	Number of dwelling units and density for multifamily site plan N/A
N/A	Projected number of employees and number of company vehicles kept at site
N/A	Number of seats and occupancy load (restaurants, entertainment or similar establishments only)
X	Gross square footage for proposed development: Non-storage area: Enclosed square footage of each story: Gross square footage of sales area:
N/A	Photographs or sketch of proposed sign(s)
X	Type of construction

Streets, Sidewalks, Driveways, Parking Areas and Loading Spaces *Sec. 4.08.00(c)*	
X	Engineering plans and specifications for streets, sidewalks, parking areas and driveways
X	Dimensions (size) of all designated parking spaces
X	Number of parking spaces required and number of spaces provided
X	Number and location of handicapped (ADA) spaces
N/A	Number and designation of loading spaces (if required)
X	Number of square feet of paved parking and driveway area
X	Surface materials of driveways
N/A	Cross section of proposed street improvements
N/A	Fire lanes
X	Location of proposed driveway(s) and median cut(s)
X	Internal traffic circulation plan, including directional arrows and signs to direct traffic flow
X	Location of traffic-control signs and signalization devices
X	Location of sidewalks
X	Coordination of walkways, bikeways, driveways, etc., with facilities in adjacent developments
N/A	All proposed streets and alleys
N/A	Extension or construction of service roads and on-site access where applicable
N/A	Traffic impact analysis consistent with Sec. 4.08.00(c)(17) prepared by a qualified traffic engineer
Design Standards for Drainage *Sec. 4.08.00(d)*	
X	General requirements listed in Sec. 4.08.00(d)(1)
X	Design basis listed in Sec. 4.08.00(d)(2)
X	Rainfall and runoff criteria and SJRWMD permit
X	Drainage map that includes the items listed in Sec. 4.08.00(d)(4)
X	Addresses drainage during construction
X	Addresses maintenance of drainage facilities after construction
N/A	Stormwater management systems are utilized for landscape irrigation
	Permit for construction of new stormwater facilities meeting Chapter 40C, F.A.C. and Chapter 17-25.040, F.A.C. Permit for wetland stormwater discharge following Chapter 17-25.042, F.A.C.

	Dredge and Fill *Sec. 4.08.00(e)*
N/A	Dredging or filling operation intended in development of the area. If yes, the developers and engineer shall consult with the town to ensure conformity with dredge fill requirements
	Soils *Sec. 4.08.00(f)*
X	Soil analysis by a qualified soil engineer provided (if requested by ECDD)
	Erosion Control *Sec. 4.08.00(g)*
X	Provisions for the adequate control of erosion and sediment, indicating the location and description of the methods to be utilized during and after all phases of clearing, grading, and construction
	Limits of Floodplain *Sec. 4.08.00(h)*
N/A	Indicate flood elevation for the 100-year flood as established by FEMA. Include actual acreage above and below the 100-year flood elevation, plus the area below the antecedent water, reclaimed water level shall be listed numerically
	Proposed Water, Reclaimed Water and Sewer Facilities *Sec. 4.08.00(i)*
X	Size, material, and location of water mains, valves and fire hydrants including engineering plans and specifications
X	Size, material, and location of reclaimed water mains, valves and water hydrants including engineering plans and specifications
X	Size, material, inverts of manholes, slope of the sewer and location of lines including engineering plans and specifications, with submittal of a profile where required
	Solid Waste *Sec. 4.08.00(j)*
N/A	Location(s) and access provisions refuse service, including pad, screening, fencing and landscaping
	Landscaping, Arbor, Recreation and Open Space *Sec. 4.08.00(k)*
X	Landscaping plan, irrigation system plan, and provision for maintenance, including size, type and location of all landscaping screens, walls, fences, and buffers
N/A	Application for arbor permit (Required prior to permitting)
N/A	Recreation and open space area
	Irrigation System *Sec. 4.08.00(l)*
	Irrigation plan that meets the requirements listed in Sec. 4.08.00(l)

	Existing Improvements *Sec. 4.08.00(m)*
X	Driveways and median cuts within 150 feet of the site in both directions on both sides of street
X	Width(s) and type(s) of sidewalks, streets, alleys, and easements
X	Size, materials, and invert elevation of drainage system (both natural and structural)
X	Size and location of nearest water mains, valves, and fire hydrants
X	Size and location of valves and fire hydrants for reclaimed water mains
X	Size, invert elevation, etc. of sanitary sewer systems
X	Gas, power, and telephone lines
	Other *Sec. 4.08.00(n)*
N/A	Additional data, maps, plans, or statements which are commensurate with the intent and purpose of the LDRs
	Development Agreement *Sec. 4.08.00(o)*
N/A	Executed Development Agreement to secure the future performance of any conditions imposed by the Town or representations made by the Developer (if applicable)

OWNER'S AUTHORIZATION FOR AGENT

Doug Skiles, PE and Skiles Engineering, LLC, 217 Country Club Park, Suite 306, Birmingham, AL 35213 are hereby authorized TO ACT ON BEHALF OF Paulk Properties of North Florida, LLC, the owner(s) of those lands in Clay County, Florida, described in the foregoing application, and as described in the attached deed or such proof of ownership as may be required, in apply for permits from the Florida Department of Transportation and Town of Orange Park, Florida.

By: Patricia J Paulk
Signature of Owner

Patricia J. Paulk
Print Name

Owner
Corporate Title

[redacted]
Telephone Number

State of Florida

County of Clay

Signed and sworn before me on this 31 day of July 2026,

By Patricia J. Paulk

Identification Presented: FL DL

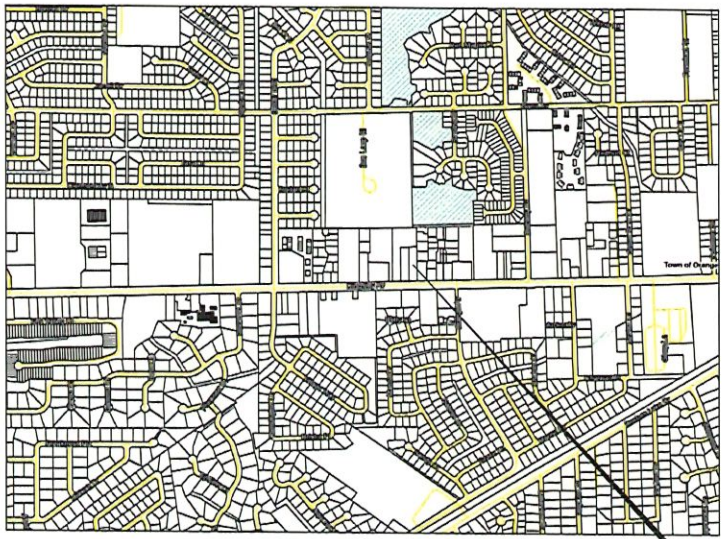
Notary Signature

My Commission Expires

MICHELE L. RILEY
MY COMMISSION # HH 342539
EXPIRES: April 16, 2027

Kingsley Chiropractic Expansion

1413 Kingsley Avenue
Orange Park, Florida





SITE LOCATION

Project Team

Owner:
Paulk Properties of North Florida, LLC
1413 Kingsley Avenue
Orange Park, FL 32073

Surveyor:
Boatwright Land Surveyors, Inc.
1500 Roberts Drive
Jacksonville Beach, FL 32250
(904)241-8550

Civil Engineer:
Envision Design + Engineering, LLC
4446-1A Hendricks Avenue, Suite 406
Jacksonville, FL 32207
(904)881-6145

Landscape Architect:
J. David Vickers, RLA
5211 Clapboard Creek Drive
Jacksonville, FL 32226
(904)525-6976

SHEET INDEX

C-0.0	Cover	C-5.1	Site Details
C-0.1	General Notes	C-5.2	Site Details
C-0.2	Stormwater Pollution Prevention Plan	C-5.3	Water Details
C-1.0	Site Demolition Plan	C-5.4	Water Details
C-2.0	Site Geometry Plan	C-5.5	Water Details
C-2.1	Vehicle Turning Movements Plan	C-5.6	Water Details
C-3.0	Water & Sewer Plan	C-5.7	Sewer Details
C-4.0	Grading & Drainage Plan	C-5.8	Drainage Details
C-4.1	Erosion & Sediment Control Plan	C-5.9	Drainage Details
C-4.2	Pre Development Drainage Plan	C-5.10	Erosion & Sediment Control Details
C-4.3	Post Development Drainage Plan	C-6.0	Maintenance of Traffic Details

ENVISION DESIGN + ENGINEERING
4446-1A Hendricks Ave, #406
Jacksonville, FL 32207
(904)881-6145
www.envisionfla.com
CA Lic. No. 29661

This item has been digitally signed and sealed by Douglas L. Skiles, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

DOUGLAS L. SKILES LICENSE No. 91250 STATE OF FLORIDA PROFESSIONAL ENGINEER

Douglas Skiles
Digitally signed by Douglas Skiles
Date: 2026.11.02 10:26:17 -06'00'

Kingsley Chiropractic Expansion
Orange Park, Florida

ISSUE DESCRIPTION	DATE
Permit	07/24/2025
Permit	10/21/2025
Permit	11/03/2025

Cover

C-0.0

GENERAL:

1. All construction projects 1 or more acres in size that discharge to offsite areas are required to comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharge from Small and Large Construction Activities. The contractor is responsible for implementing, inspecting, maintaining and reporting on all elements of the Stormwater Pollution Prevention Plan (SWPPP), completing and submitting the required Notice of Intent (NOI) and Notice of Termination (NOT) forms as the operator and paying all associated fees. For projects less than 1 acre in size that are not required to comply with the NPDES General Permit, the contractor is still responsible for implementing and maintaining erosion and sediment control measures prior to and during construction in accordance with the drawings and specifications.
2. The contractor shall become familiar with the permit and inspection requirements specified by the various government agencies and the engineer. The contractor shall obtain all necessary permits, such as right-of-way permits, excavation/fill permits, fire protection permits or underground utility permits prior to start of construction. The contractor shall be responsible for meeting all inspection criteria of applicable agencies, scheduling of inspections and obtaining required inspections from the agencies.
3. Unless otherwise noted on the plans, the contractor shall use the geometry provided on the construction plans, benchmark information shall be provided to the contractor by the owner or owner's surveyor. Any discrepancies between field measurements and construction plan information shall be brought to the attention of the engineer immediately.
4. Base survey information including but no limited to elevations, easements, right-of-ways and other topographic information has been prepared by other professionals. Envision Design + Engineering, LLC assumes no responsibility for the accuracy of this information.
5. The contractor shall submit electronic copies (PDF) of shop drawings to the engineer for review prior to ordering materials required for construction. Prior to submission, the contractor shall thoroughly check shop drawings, product data and samples for completeness and for compliance with the construction plans and shall verify all dimensions and field conditions and shall coordinate the shop drawings with the requirements for other related work. The contractor's responsibility for errors and omissions in submittals is not relieved by the engineer's review of submittals. The contractor shall notify the engineer, in writing at the time of submission, of deviations in submittals from the requirements of the contract documents.
6. Protect benchmarks, property corners and other survey monuments from damage or displacement. If theirer needs to be removed it shall be referenced by a registered land surveyor and replaced, as necessary, by same.
7. The contractor is responsible for all quality control testing. As a minimum, testing shall include: A) Piping and structural excavation, bedding and backfill materials and density tests; B) Determination of compactive effort needed for compliance with the density requirements, C) Portland cement concrete and asphalt paving quality control testing including design mix review, materials, field slump and air content, and field and lab cured strength samples and testing.
8. In addition to quality control testing, the contractor shall be responsible for required testing or approvals for any work (or any part thereof) if laws or regulations of any public body having jurisdiction specifically require testing, inspections or approval. The contractor shall pay all costs in connection therewith and shall furnish the owner and engineer the require certificates of inspection, testing or approval.
9. Any design or testing laboratory utilized by the contractor shall be an independent laboratory acceptable to the owner and the engineer, approved in writing, and complying with the latest edition of the "Recommended Requirements for Independent Laboratory Qualification", published by the American Council of Independent Laboratories.
10. Testing results shall be provided to the owner/operator and the engineer. All test results shall be provided (passing and failing) on a regular and immediate basis.
11. It is the contractor's responsibility to verify that all dimensions shown in the site geometry plan for pavement and building structures match the dimensions provided in the architectural and structural plans prior to construction. If discrepancies are found, the architect, engineer and owner shall be notified immediately.
12. All project work areas shall be thoroughly cleaned at the completion of the work. Clean all installed pipelines, structures, sidewalks, paved areas, accumulated silt in ponds. This shall include all adjacent areas affected by construction, as directed by the owner or jurisdictional agency. Equipment to clean these surfaces shall be subject to approval by the owner.

AS-BUILT DRAWINGS:

1. Upon completion of construction, the contractor shall furnish the owner's engineer with the complete "as-built" information, certified by a licensed land surveyor currently registered in the State of Florida.
2. At a minimum, "as-built" information shall include: top of pipe/invert elevations and horizontal locations of all water, sanitary sewer and reclaim water utilities (as applicable); pavement grade break locations and sufficient elevations of finished grade surfaces which allow the engineer to evaluate compliance with the proposed design; top of structure/invert elevations of the stormwater collection system, including the pond grades; pond control structure and swales; and any improvements within the adjacent right-of-ways (public or private).
3. "As-built" drawings must be provided to the engineer prior to certification of completion or requests for final acceptance.
4. "As-built" drawings must conform to the minimum standards of the applicable permitting agencies.

TRAFFIC CONTROL:

1. The contractor is responsible for providing a maintenance of traffic (M.O.T.) plan prior to construction. The M.O.T. plan shall show all proposed traffic control signs, pavement markings and barricades, and shall detail all proposed construction sequencing. The M.O.T. plan and installed traffic control measures shall be approved by the jurisdictional roadway agency prior to construction. In general, roadway and driveway lane closures are prohibited during construction unless specifically detailed on these plans. In the event it is determined that roadway and driveway lane closures will be allowed, the closures shall be restricted to the hours between 9:00 A.M. and 4:00 P.M. unless otherwise authorized in the approved M.O.T. plan.
2. All traffic control measures shall be in accordance with FDOT Index No. 600 and the Manual on Uniform Traffic Control Devices (MUTCD). All traffic control measures shall be installed prior to construction and maintained during construction.
3. Traffic control measure shall be inspected on a daily basis to ensure proper placement of barricades and function of lights throughout construction.
4. Contact property owners affected by construction and coordinate temporary driveway closures and sequencing. Maintain access for all property owners during construction.
5. Wet unstabilized areas as necessary to control dust.
6. Adjust traffic control devices as required under emergency conditions.
7. The contractor is expected to coordinate its activities with other contractors who may be working in the immediate vicinity.

SITE PREPARATION:

1. Unless otherwise directed by the owner or engineer, the contractor is expected to contain all construction activities within the property, right-of-way, and easements as indicated on the drawings. At no time shall the contractor disturb surrounding properties or travel on surrounding properties without written consent from the property owner. Any repair or reconstruction of damaged areas in surrounding properties shall be repaired by the contractor on an immediate basis. All costs for repairs shall be the responsibility of the contractor and no extra compensation shall be provided.
2. Contractor is responsible for all site layout, including clearing limits, temporary benchmarks and reference points for the work. Report any inconsistencies in the proposed grades, dimensions and locations to the engineer prior to commencing work.
3. Protect all trees and shrubs located outside the work areas. Trees and shrubs within the work area shall be protected with a tree protection barricade as detailed in the plans. Do not permit heavy equipment or storage within branch spread of any tree.
4. Areas to receive clearing and grubbing shall include all areas to be occupied by the proposed improvements, areas for fill and wet grading and borrow sites. Remove trees outside of these areas only as indicated on the drawings or as approved in writing by the engineer.
5. Clearing shall consist of removing trees and brush and disposal of other materials that encroach upon or otherwise obstruct the work.
6. Burning of trees, brush and other materials is prohibited.
7. Exercise extreme care during the clearing and grubbing operations. Do not damage existing structures, pipes or utilities.
8. Grubbing shall consist of removing and disposing of stumps, roots larger than 2" in diameter, and matted roots. Remove to a depth of not less than 18" below the original surface level of the ground.
9. All nonburnable debris and refuse from site preparation operations shall be removed to legal offsite disposal areas.

TREES, VEGETATION AND GROUND COVER:

1. Contractor shall minimize the removal of vegetation to the greatest extent practical. No trees shall be removed or damaged without owner's approval. Trees in close proximity to construction shall be protected per tree barricade details.
2. Contractor shall be responsible for the maintenance of all landscape buffers and stormwater facilities until the work has been completed and accepted by the owner. All disturbed areas shall be returned to their original condition.
3. All disturbed areas not designated to be landscaped or sodded shall be seeded and mulched as directed by the engineer.

DEWATERING:

1. Contractor shall design and provide a dewatering system using accepted and professional methods consistent with current industry practice. The system shall be of sufficient size and capacity to control groundwater in a manner that preserves strength of foundation soils, does not cause instability or heaving of excavation slopes and does not result in damage to existing structures. Where necessary to these purposes, lower water level in advance of excavation utilizing wells, wellpoints or similar positive discharge methods. Maintain the groundwater level to a minimum of 2 feet below excavations and provide piezometers if directed by the engineer to document that the groundwater level is being maintained.
2. Control all water regardless of source by acceptable means and be fully responsible for disposal of water. No additional payment will be made for any supplemental measures to control seepage, groundwater or an artesian head.
3. Dewatering discharge from the site shall comply with all NPDES General Permit requirements and state water quality standards. Provide all testing and permitting required and comply with all treatment or disposal methods required to meet all local, state and federal requirements.
4. Continuously maintain excavations in a dry condition with positive dewatering methods during preparation of subgrade, installation of pipe and construction of structures until the critical period of construction and/or backfill is completed to prevent damage of subgrade support, piping, structure, side slopes or adjacent facilities from flotation or other hydrostatic impairment.
5. Remove all dewatering equipment from the site upon completion of construction including wells and related temporary electrical service.

UTILITY GENERAL NOTES:

1. The utility information shown on these plans has been provided by the surveyor, utility service provider, or is based on utility drawings, maps or field reconnaissance, has been determined to be the best information available, and are provided for the convenience of the contractor. The engineer assumes no responsibility for their accuracy. Prior to the start of construction activity, the contractor shall notify all utility service providers and make necessary arrangements for any relocations of these utilities or disruptions in service. The contractor shall exercise caution when crossing an underground utility, whether shown on the plans or located by the utility company. Any utilities, whether shown on these plans or not, that interfere with the proposed construction shall be closely coordinated with the engineer and the respective utility company for relocation or proper protection.
2. The contractor shall contact the Florida/one "Sale One Call Center by dialing "811" at least two (2) and no more than five (5) working days prior to the specific construction activity for field location. Note that not all utilities companies participate in this program. The contractor shall contact all nonparticipating utilities companies separately for field location of their facilities at least two (2) working days prior to construction. Per Florida Statute 553.851, the contractor or excavator is required to notify the gas company two (2) working days prior to starting excavation.
3. The contractor shall coordinate with each utilities company and be responsible for all costs associated with the protection of existing facilities during construction. The contractor shall also coordinate necessary relocations or other construction related matters with each utilities company.
4. The contractor shall maintain in service all utilities encountered during construction unless otherwise indicated on the drawings. Any utilities which can be removed during construction without undue interruption of service may be removed and replaced by the contractor with the permission of the owner and engineer.
5. For each respective utility construction requirted, the contractor shall field verify the location, depth and alignment of all existing pipes, cables, etc, to be crossed or connected to. If the contractor deems necessary (A) a change in alignment or depth, or the need for additional fittings, bends or couplings, which represent a departure from the contract drawings, or (B) a need for relocation of existing utilities, then details of such departures, relocations, or additional fittings, including changes in related portions of the project and the reasons therefore, shall be submitted with shop drawings. Approved departures for the contractor's convenience shall be made at no additional cost to the owner.
6. All underground utilities must be in-place, tested and inspected prior to pavement base and surface construction.
7. Contractor shall adjust any utility element meant to be flush with grade (clean outs, manholes, catch basins, valve covers, meter boxes, catch basins, inlets, etc.) that is affected by site work or grade changes, whether specifically noted on plans or not.
8. Refer to detail sheets for additional utility notes specific to the respective utility service provider.

GRADING, EXCAVATION, TRENCHING & FILL:

1. Grading shown on these plans is provided to the contractor to express the general grading intent of the project. The contractor shall be expected to grade the entire site to provide positive drainage to all areas throughout the site. Smooth transitions shall be provided between contours or spot elevations are shown on the plans to accomplish the grading intent. All slopes shall be stabilized immediately after final grading has been completed. Contractor shall notify owner and engineer prior to demobilization of grading equipment to determine that the grading intent has been achieved.
2. Rough excavate and grade any proposed stormwater ponds at the start of site grading activities. Direct site runoff to the ponds to minimize runoff to offsite areas.
3. Stormwater pond construction shall result in the finished pond having side slopes and dimensions that are in accordance with the construction drawings. It is the contractor's sole responsibility to ensure that these requirements have been met. If the constructed side slopes are steeper than the required side slopes or the pond volume is not within three percent (3%) of the design volume, the contractor may be required to make corrections to the pond at no additional cost to the owner.
4. All paving surfaces in intersections and adjacent sections shall be graded to drain positively and to provide a smoothly transitioned driving surface for vehicles with no sharp breaks in grade, and no unusually steep or reverse cross slopes. The standard crown may have to be changed in order to drain positively in the area of intersections. It is the contractor's responsibility to accomplish the above and the engineer shall be consulted so that he may make any and all required interpretations of the plans or give supplemental instructions to accomplish the intent of the plans.
5. Finished surfaces shall be reasonably smooth, compacted, free from irregular surface changes and comparable to the smoothness obtained by blade-grader operations. Depressions shall be filled and compacted. Tops of embankments and breaks in grade shall be rounded.
6. Slope grades to drain away from structures at a minimum of 1/4-inch per foot for 10 feet. Finished surfaces adjacent to paved areas and within 10 feet of structures shall be within 1 inch of the proposed grade. All other areas shall be within 3 inches of the proposed grade.
7. Newly graded areas shall be protected from traffic and erosion. All settlement or erosion that may occur from any cause prior to establishing a ground cover as shown in these plans, shall be repaired and grades re-established to the required elevations and slopes at no additional cost to the owner.
8. The contractor shall recognize and abide by all OSHA excavation safety standards, including the Florida Trench Safety Act (FS 553.60-553.64). Any material, construction methods or material cost to comply with these laws shall be incidental to the contract.
9. Furnish, install and maintain, without additional compensation, sheeting, bracing and shoring support required: A) to keep excavations within the property or easements provided, B) to support the sides of the excavation, and C) to prevent any movement which may damage adjacent pavements or structures, damage or delay the work, or endanger life and health. Voids outside the supports shall be immediately filled and compacted.
10. Sheeting, shoring and bracing used for the support of excavations over 20 feet deep shall be designed by a professional engineer licensed by the State of Florida.
11. Excavate trenches to depth indicated or required for indicated flow lines and invert elevations. Overexcavate trenches a minimum of 2 feet where excavations occur within unsuitable soils and replace overexcavated material with suitable soils.
12. Except as otherwise indicated, excavate for pressure piping so top of piping is a minimum of 3 feet below finished grade.
13. Trench bottoms and the bottoms of all structures shall be kept dry, compacted and stable to a depth two feet below the bottom of the trench or structure.
14. All bedding, fill and backfill material shall be suitable soils or flowable fill. Where trench or excavation is within the influence area of roadways, structures, foundations or slabs, place backfill in layers of 6-inch loose thickness. In all other areas, place fill and backfill in layers of 12-inch loose thickness.
15. Refer to the geotechnical report (provided by the owner) regarding suitability of onsite soils for use as compacted fill and trench backfill, specifications for fill compaction and density testing requirements.

STORM DRAINAGE SYSTEM:

1. The F.D.O.T. "Design Standards for Design and Construction Operations on the State Highway System" (latest edition) is referred to for the structural design of drainage structures by standard index. All specialty drainage structures require separate structural design which is not included in these plans. Dimensions are to the center of the structure for as opposed to the structure bore.
2. Pipe lengths shown are approximate and to center of drainage structures, with the exception of mitered end and flared end sections, which are measured to the downstream invert of the mitered end or flared end section.
3. All drainage structure grates and covers, either existing or proposed shall be traffic rated for H-20 loadings.
4. All storm sewer pipe joints shall be filter fabric wrapped per FDOT Standard Index No. 280.

PAVEMENT MARKINGS AND SIGNAGE:

1. All signs and pavement markings shall be in accordance with the "Manual on Uniform Traffic Control Devices" and the latest edition of F.D.O.T. Roadway and Traffic Design Standard Indexes. Generally, all markings shall conform to the following: 6" edge lines, 8" lane lines, 6" single centerlines and 6" double line patterns, unless otherwise noted on the plans.
2. All pavement markings in the right-of-way (public or private) shall be thermoplastic.
3. Parking stall pavement markings shall be painted. Paint shall meet the requirements of F.D.O.T. Specification Section 971, Nonreflective white traffic paint.
4. All roadway traffic signs shall be manufactured using high intensity retroreflective materials. Internal site traffic signs are not required to be retroreflective.
5. The contractor shall verify the required length of the sign column supports in the field prior to fabrication.
6. All pavement markings require layout approval in the field by the engineer prior to installation.
7. Prior to final pavement marking installation, a two-week cure time of the asphalt is required.

PAVING, SIDEWALKS AND CURBS:

1. Materials and construction methods for the roadway and pavement construction shall be in accordance with the Florida Department of Transportation (F.D.O.T.) Standard Specifications for Road and Bridge Construction, latest edition.
2. Roadway pavement, base and subgrade thicknesses shall be in accordance with the details on these drawings. Material stability and density requirements are as follows:

A. Type SP Structural Course (SP-12.5)

B. Limerock Base Minimum LBR of 100 placed in 6" maximum lifts, compacted to a minimum density of 98% of the modified Proctor maximum dry density (AASHTO T-180). Contractor may substitute Asphalt Base Course Type 5 (minimum stability of 1,000 lbs) at no additional cost provided the structural number equals or exceeds that of the specified limerock base.

C. Subgrade: Stabilize to a minimum of LBR 40 and compact to a minimum density of 98% of the modified Proctor maximum dry density (AASHTO T-180). Contractor may substitute limerock subgrade (minimum LBR of 100) or controlled low strength material (flowable fill) having a 28-day compressive strength of 100 to 125 psi at no additional cost provided the structural number equals or exceeds that of the specified subgrade.

3. Sidewalks are to be constructed in the areas as shown on the plans. The sidewalk shall be constructed of 4" of concrete with a 28-day compressive strength of 3,500 psi. Joints shall be either tooled or saw cut at a distance of 10'. Accessible ramps shall be provided at all intersections and shall be in accordance with the Florida Accessibility Code for Building Construction, latest edition.
4. Curbs shall be constructed where noted on the plans. Concrete for curbs shall be F.D.O.T. class "I" concrete with a 28-day compressive strength of 3,000 psi. All curbs shall have saw cut contraction joints and shall be constructed at intervals no to exceed 10'. Construction of curbs shall be in conformance with F.D.O.T. Standard Specifications for Road and Bridge Construction (latest edition) Section 520 and the details provided in the plans.

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Kingsley Chiropractic Expansion
Orange Park, Florida

ISSUE DESCRIPTION	DATE
Permit	07/24/2019

General Notes

C-0.1

SITE DESCRIPTION

Project Name and Location

Kingsley Chiropractic Expansion
1415 Kingsley Avenue
Orange Park, FL 32073

Latitude 30° 09' 58" N
Longitude 81° 43' 35" W

Developer Name and Address

Pauls Properties of North Florida, LLC
1415 Kingsley Avenue
Orange Park, FL 32073

Project Description

Project will consist of the construction of a 1,450 SF building expansion with surface parking. Stormwater management will be accomplished by a wet detention pond.

Project Area = 0.91 acres
Contributing Drainage Area = 0.95 acres
Total Construction Area = 0.95 acres

Receiving Waters = Sheet flow to rear of property and piped flow to FDOT R.O.W.

Activities Requiring Erosion Control

Site clearing, demolition and grubbing, providing a stabilized construction entrance, perimeter and other erosion controls, site grading, installation of storm sewer, sanitary sewer and water structures, curb, driveways and parking areas. See Erosion & Sediment Control Plan for location of temporary sediment barriers and other erosion control measures.

Soil Parameters

Soil Unit	Series Name	Hydrologic Group
12	Surrency fine sand, depressional	DD
29	Sapelo-Urban land complex	DD

SEQUENCE OF MAJOR ACTIVITIES

The order of construction shall be as follows.

1. Install silt fences and other erosion control measures.
2. Complete clearing and grubbing.
3. Remove and store topsoil.
4. Provide initial grading as required.
5. Stabilize all disturbed areas as soon as possible.
6. Install utilities, storm sewer, curb and gutter.
7. Install base material for paved areas.
8. Complete fine grading of entire site.
9. Construct final paving.
10. Remove accumulated sediment within stormwater system, remove all debris and trash.
11. Remove any items that are not required.

EROSION AND SEDIMENT CONTROLS

Best management practices shall be used for this project to control erosion and turbidity caused by stormwater runoff. The location and details of erosion control methods are shown on the plans. The contractor is responsible for placing and maintaining these control methods as shown on the plans or as required. The contractor shall also provide the required erosion protection as required by local, state and federal law.

STORMWATER MANAGEMENT

Stormwater collection shall be provided by catch basins and curb inlets which discharge to the stormwater management system for discharge rate attenuation and water quality treatment. The pre-development drainage discharge patterns shall be maintained. There shall be no new runoff to the F.D.O.T. drainage system.

STABILIZATION PRACTICES

Temporary Stabilization

Topsoil stock piles and disturbed portions of the site where construction activity temporarily or permanently ceases, shall be stabilized with temporary seed and mulch within 7 days of the last construction activity in that area. The temporary seed required can be found in 1.10A of the Florida Development Manual. Prior to seeding, where soils are acidic, 2 tons/acre of pulverized agricultural limestone should be added and 450 lbs/acre of 10-20-20 fertilizer shall be applied. After seeding, each area shall be immediately mulched with straw or equivalent product. Areas of the site to be paved shall be temporarily stabilized by applying geotextile and stone sub-base until bituminous or concrete pavement can be constructed.

Permanent Stabilization.

Disturbed portions of the site where construction activities permanently cease shall be stabilized with permanent seed no later than 14 days after the last construction activity. The appropriate permanent seed mix can be found in Tables 1.06A, 1.06B and 1.06C of the Florida Development Manual. Prior to seeding, 2 tons/acre of finely ground agricultural limestone should be added and the proper fertilizer shall be applied to provide plant nutrients. After seeding, each area shall be immediately mulched with straw or equivalent product.

STRUCTURAL PRACTICES

Earth Dike

If required, an earth dike shall be constructed along the site perimeter. A portion of the dike shall divert upstream runoff around the construction site. The remaining portion of the dike shall collect runoff from the disturbed area and direct the runoff to the sediment basin.

Sediment Basin

A sediment basin shall be constructed in the common drainage area for the site. All sediment collected in the basin must be removed from the basin upon completion of construction. Sediment from the basin may be used as fill on the site if determined to be suitable by the geotechnical engineer.

WASTE DISPOSAL

Waste Materials

All waste materials shall be collected and stored in a metal dumpster with a secure lid in accordance with all local, state and federal laws. All trash and construction debris from the site shall be deposited in the dumpster. The superintendent shall coordinate with local utilities to have the dumpster emptied at least twice per week and the waste hauled to an appropriate landfill. No construction waste materials shall be buried onsite. The superintendent shall organize training for employees in the proper practice when dealing with waste materials. The superintendent shall be responsible for posting and enforcing waste material procedures.

Hazardous Waste

Hazardous waste materials shall be disposed of in accordance with all local, state and federal laws or as directed by the manufacturer. The superintendent shall organize the proper training for employees in the proper practices when dealing with hazardous waste materials. The procedures shall be posted on the site. The person who manages the site shall be responsible for enforcing the procedures.

Sanitary Waste

Sanitary waste shall be collected and disposed of in accordance with all local, state and federal laws. The superintendent shall coordinate with the local utility for collection of the sanitary waste at least three times per week to prevent spillage onto the site.

CONSTRUCTION DEBRIS

Contractor(s) or owner(s) of any active or inactive construction project(s) shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles prior to receiving final inspection approval. Construction job sites must implement appropriate methods ("BMPs") to prevent or control stormwater runoff and the discharge of pollutants, sediment, discarded building materials, litter or waste at the construction site that may cause adverse impacts to water quality. All debris shall be kept in such a manner as to prevent it from being spread by any means.

OFFSITE TRACKING

A stabilized construction entrance shall be provided to reduce sediment tracking offsite. The major road connected to the project shall be cleaned once per day to remove any excess mud, dirt or rock resulting from construction traffic. All trucks hauling materials offsite shall be covered with a tarpaulin.

ITEMS REQUIRING POLLUTION PREVENTION

The following items are anticipated to be present on the project site

- Asphalt
- Concrete
- Fertilizers
- Metal objects
- Petroleum based products
- Tar
- Cleaning supplies
- Adhesives
- Detergents
- Masonry blocks/bricks
- Paint
- Wood

The following are non-stormwater sources that will be encountered at the site and should be directed to the sediment basin prior to discharge

- Uncontaminated groundwater exposed during excavation
- Water from water line flushing
- Pavement wash water where no spills or leaks of toxic or hazardous materials have occured.
- Water from irrigation

SPILL PREVENTION AND CONTROL

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff

Good Housekeeping

- Superintendent shall inspect project area daily for proper storage, use and disposal of construction materials.
- Store only enough material onsite for project completion.
- All substances should be used before disposal of container.
- All construction materials stored shall be organized and in the proper container and if possible, stored under a roof or protective cover.
- Products shall not be mixed unless directed by the manufacturer.
- All products shall be used and disposed of according to the manufacturer's recommendations.

Hazardous Products

- Materials should be kept in original container with labels unless the original containers cannot be resealed. If original containers cannot be used, labels and product information shall be saved.
- Proper disposal practices shall always be followed in accordance with manufacturer and local, state and federal laws.

Product Specific Practices

- Petroleum products must be stored in proper containers and clearly labeled. Vehicles containing petroleum products shall be periodically inspected for leaks. Precautions shall be taken to avoid leakage of petroleum products onsite.
- The minimum amount of fertilizer shall be used and mixed into the soil in order to limit exposure to stormwater. Fertilizers shall be stored in a covered shed. The contents of any partially used bags of fertilizer shall be transferred to a sealable plastic bin to avoid spills.
- Paint containers shall be sealed and stored when not in use. Excess paint must be disposed of in an appropriate manner.
- Concrete trucks shall not be allowed to wash out or discharge surplus concrete or drum wash water on the site.

SPILL CONTROL PRACTICES

In addition to the good housekeeping and material management practices provided in the previous sections of this plan, the following practices shall be followed for spill prevention and cleanup

- Spill cleanup information shall be posted onsite to inform employees about cleanup procedures and resources.
- The following cleanup equipment must be kept onsite near the material storage area: gloves, mops, rags, brooms, dust pans, sand, sawdust, liquid absorber, goggles and trash containers.
- All spills shall be cleaned up as soon as possible.
- When cleaning a spill, the area should be well-ventilated and the employee shall wear proper protective covering to prevent injury.
- Toxic spills must be reported to the proper authority regardless of the size of the spill.
- After a spill, the prevention plan shall be reviewed and changed to prevent further similar spills from occurring. The cause of the spill, corrective measures to prevent future spills and how to clean the spill up shall be recorded.
- The superintendent shall be the spill prevention and cleanup coordinator and is responsible for the day to day site operations. The superintendent also oversees the spill prevention plan and shall be responsible for educating the employees about spill prevention and cleanup procedures.

MAINTENANCE AND INSPECTION PRACTICES

The following are maintenance and inspection practices that shall be completed by the contractor

- All sediment and erosion control methods shall be checked daily and after each 0.5 inches or greater of rainfall by the superintendent or someone under their direct supervision.
- All sediment and erosion control methods shall be kept in good condition. Repairs must be made within 24 hours of report.
- The silt fence shall be inspected periodically for height of sediment and condition of fence.
- The silt fence shall be cleaned of sediment when sediment measures one-third of the height of the fence.
- The sediment basin/ditches shall be checked monthly for depth of sediment. They shall be cleaned when sediment reaches 10% of total capacity and after construction is complete.
- Diversion dikes shall be inspected monthly. Any breaches shall be promptly repaired.
- All seeding shall be checked for proper growth and uniformity. Unestablished areas shall be reseeded.
- A maintenance report shall be completed daily after each inspection of the sediment and erosion control methods. The reports shall be filed in an organized manner and retained onsite during construction. After construction is completed, the reports shall be saved for at least three (3) years. The reports shall be available for any agency with jurisdiction over erosion control.

POLLUTION PREVENTION PLAN CERTIFICATION

I certify under the penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signed _____ Date _____

CONTRACTOR'S CERTIFICATION

I certify under the penalty of law that I understand and shall comply with the terms and conditions of the State of Florida General Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder.

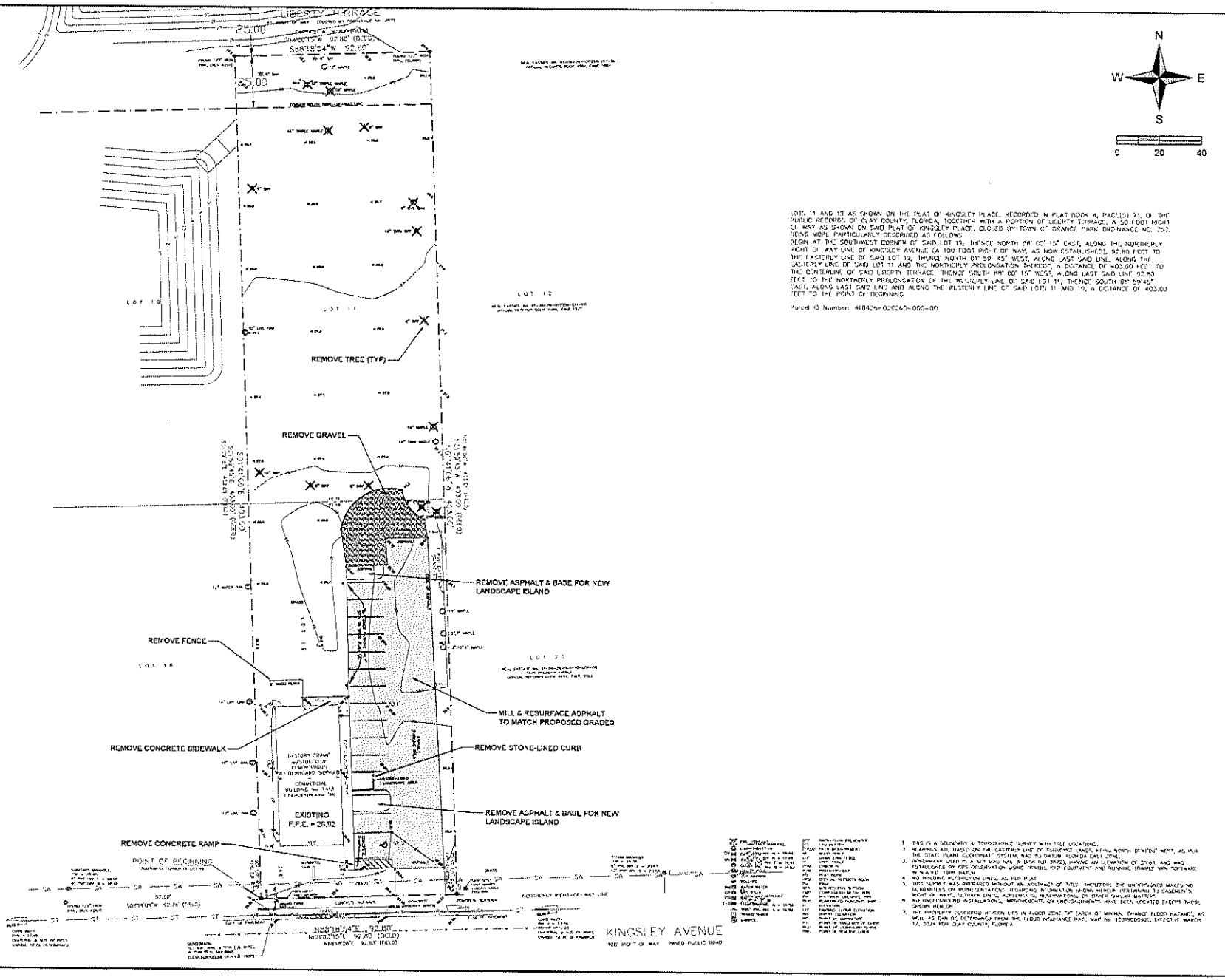
Signature & Date _____ Name & Title _____ Responsibility _____

_____

SWPPP IMPLEMENTATION LOG

The following is a record of dates when BMPs are installed or removed, stabilization measures are initiated, major grading activities occur, and construction activities temporarily or permanently cease on portions of the site. This form must be updated continuously throughout the project until the Notice of Termination (NOT) is filed.

Description of Activity	Location	Location	Begin Date	End Date



LOTS 11 AND 12 AS SHOWN ON THE PLAT OF KINGSLEY PLACE, RECORDED IN PLAT BOOK 4, PAGE(S) 71, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LIBERTY TERRACE, A 50 FOOT RIGHT OF WAY AS SHOWN ON SAID PLAT OF KINGSLEY PLACE, CLOSED BY TOWN OF ORANGE PARK ORDINANCE NO. 257, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 88° 20' 15" EAST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF KINGSLEY AVENUE (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), 92.80 FEET TO THE EASTERLY LINE OF SAID LOT 12; THENCE NORTH 01° 39' 45" WEST, ALONG LAST SAID LINE, ALONG THE EASTERLY LINE OF SAID LOT 11 AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 403.00 FEET TO THE CENTERLINE OF SAID LIBERTY TERRACE; THENCE SOUTH 88° 20' 15" WEST, ALONG LAST SAID LINE 92.80 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 11; THENCE SOUTH 01° 39' 45" EAST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF SAID LOTS 11 AND 12, A DISTANCE OF 403.00 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: 41042S-020260-000-00

1. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY WITH TREE LOCATIONS.
2. BEARINGS ARE BASED ON THE EASTERLY LINE OF SUBJECT LANDS, BEING NORTH 01°39'45" WEST, AS PER THE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, FLORIDA EAST ZONE.
3. BENCHMARK USED IS A SET MAG NAIL & DISK (LB 3623), HAVING AN ELEVATION OF 29.68, AND WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R12 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE ON NAVD 88 DATUM.
4. NO BUILDING RESTRICTION LINES, AS PER PLAT.
5. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE, THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OF ANY SITUATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
6. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
7. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12019C0065E, EFFECTIVE MARCH 17, 2014 FOR CLAY COUNTY, FLORIDA.

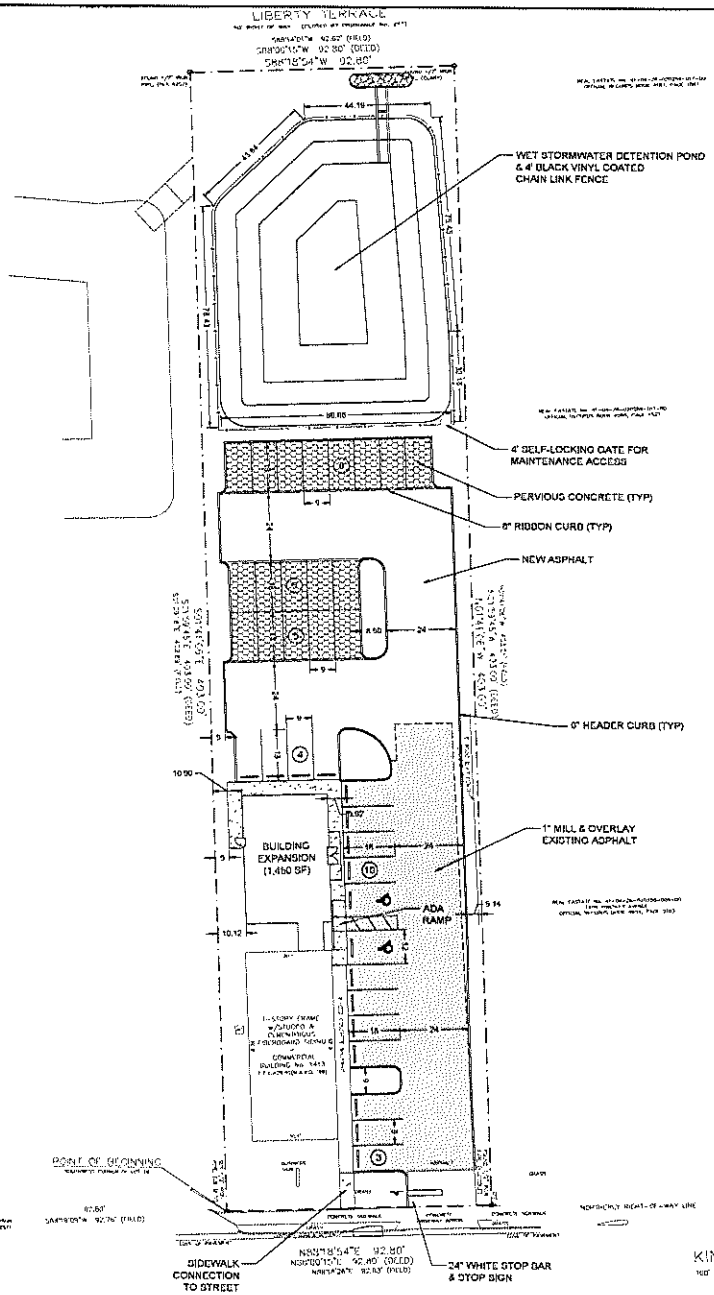
ISSUE/DESCRIPTION DATE
Permit 07/24/2023
Permit 10/27/2023
Permit 11/02/2023

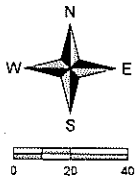
Kingsley Chiropractic Expansion

Orange Park, Florida

Site Demolition Plan

C-1.0





LOTS 11 AND 19 AS SHOWN ON THE PLAT OF KINGSLEY PLACE, RECORDED IN PLAT BOOK 4, PAGE(S) 71, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LIBERTY TERRACE, A 50 FOOT RIGHT OF WAY AS SHOWN ON SAID PLAT OF KINGSLEY PLACE, CLOSED BY TOWN OF ORANGE PARK ORDINANCE, NO. 2957, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 00° 00' 15" EAST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF KINGSLEY AVENUE (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), 92.80 FEET TO THE EASTERLY LINE OF SAID LOT 19; THENCE NORTH 01° 59' 45" WEST, ALONG LAST SAID LINE, ALONG THE EASTERLY LINE OF SAID LOT 11 AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 403.00 FEET TO THE CENTERLINE OF SAID LIBERTY TERRACE; THENCE SOUTH 88° 00' 15" WEST, ALONG LAST SAID LINE 92.80 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 11; THENCE SOUTH 01° 59' 45" EAST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF SAID LOTS 11 AND 19, A DISTANCE OF 403.00 FEET TO THE POINT OF BEGINNING

Parcel ID Number: 410429-020200-000-00

SITE DEVELOPMENT SUMMARY:

SITE AREA = 0.86 ACRES
RE #: 41-04-29-020200-000-00
ZONING: CN - COMMERCIAL NEIGHBORHOOD

BUILDING AREA:

EXISTING BUILDING =	2,013 SF
BUILDING EXPANSION =	1,450 SF
TOTAL BUILDING =	3,463 SF

IMPERVIOUS AREA: 23,305 SF (62% I.S.R.)

REQUIRED PARKING:
3,463 SF / 200 SF = 17 SPACES

PROVIDED PARKING:

STANDARD:	31 SPACES
ADA:	2 SPACES
TOTAL:	35 SPACES

VEHICLE USE AREA (VUA): 16,000 SF
VUA INTERIOR LANDSCAPING 2,500 SF (15% = 15% REQUIRED)

TOTAL LANDSCAPE AREA: 6,200 SF (17% OF SITE)

1. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY WITH TREE LOCATIONS.
2. BEARINGS ARE BASED ON THE EASTERLY LINE OF KINGSLEY PLACE, BEING NORTH 01°59'45" WEST, AS PER THE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, FLORIDA EAST ZONE.
3. BENCHMARK USED IS A SET MAG NAIL & DISK (LB 2622), HAVING AN ELEVATION OF 25.65, AND WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R10 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN NAVD 1988 DATUM.
4. NO BUILDING RESTRICTION LINES, AS PER PLAT.
5. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED MAKES NO GUARANTEES OF REPRESENTATIONS REGARDING INFORMATION KNOWN, NEITHER RESTRAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
6. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
7. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12019C0305E, EFFECTIVE MARCH 17, 2014 FOR CLAY COUNTY, FLORIDA.

ENVISION DESIGN + ENGINEERING
4445-3A Hendricks Ave #406
Jacksonville, FL 32207
(904)861-8145
www.envisionjax.com

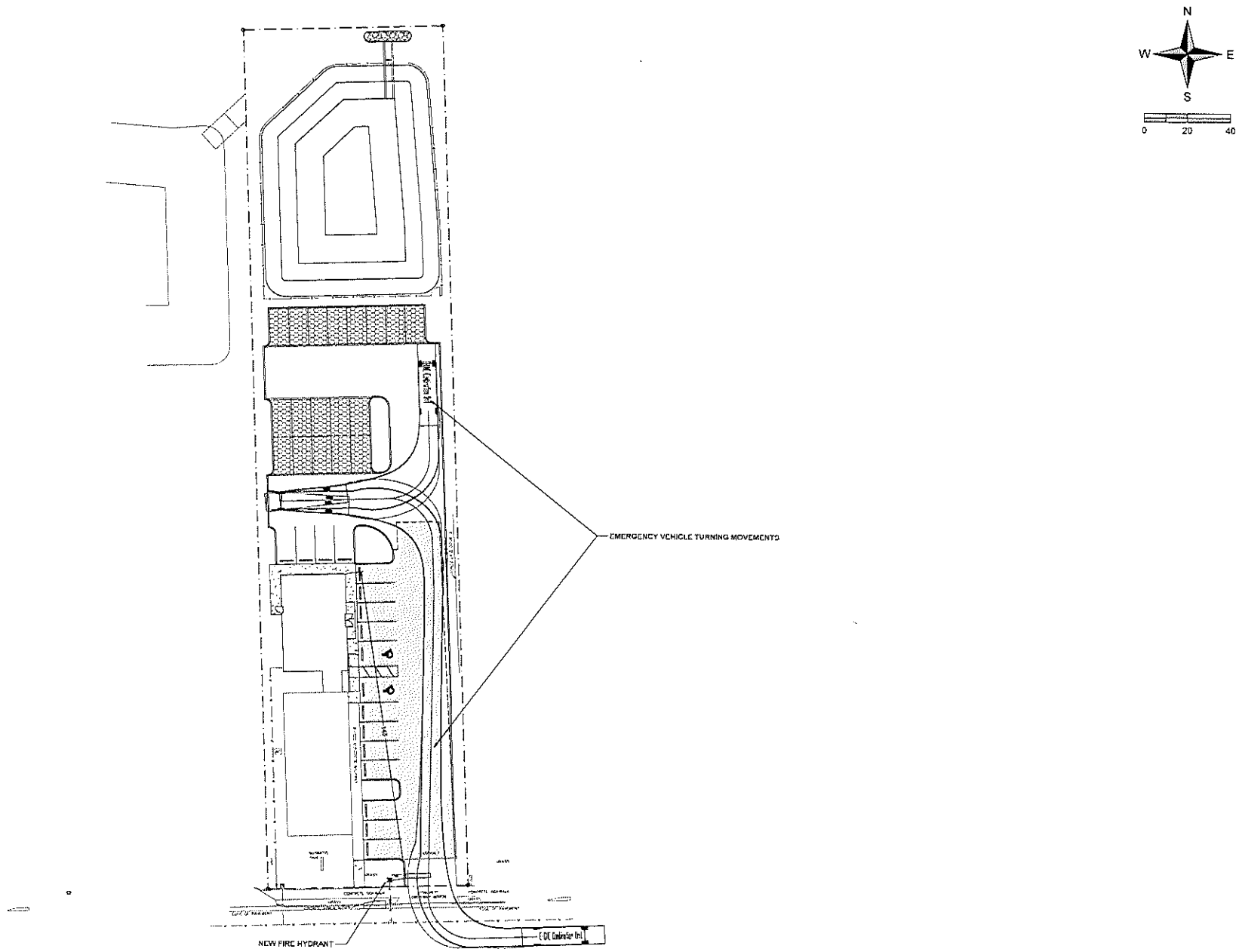
Kingsley Chiropractic Expansion

Orange Park, Florida

ISSUE/DESCRIPTION	DATE
PER CITY COMMENTS	12/21/2023
PER CITY COMMENTS	1/4/2024

Site Geometry Plan

C-2.0



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4440-1A Hendricks Ave. #405
Jacksonville, FL 32207
(904)881-0145
www.envisionplusjax.com

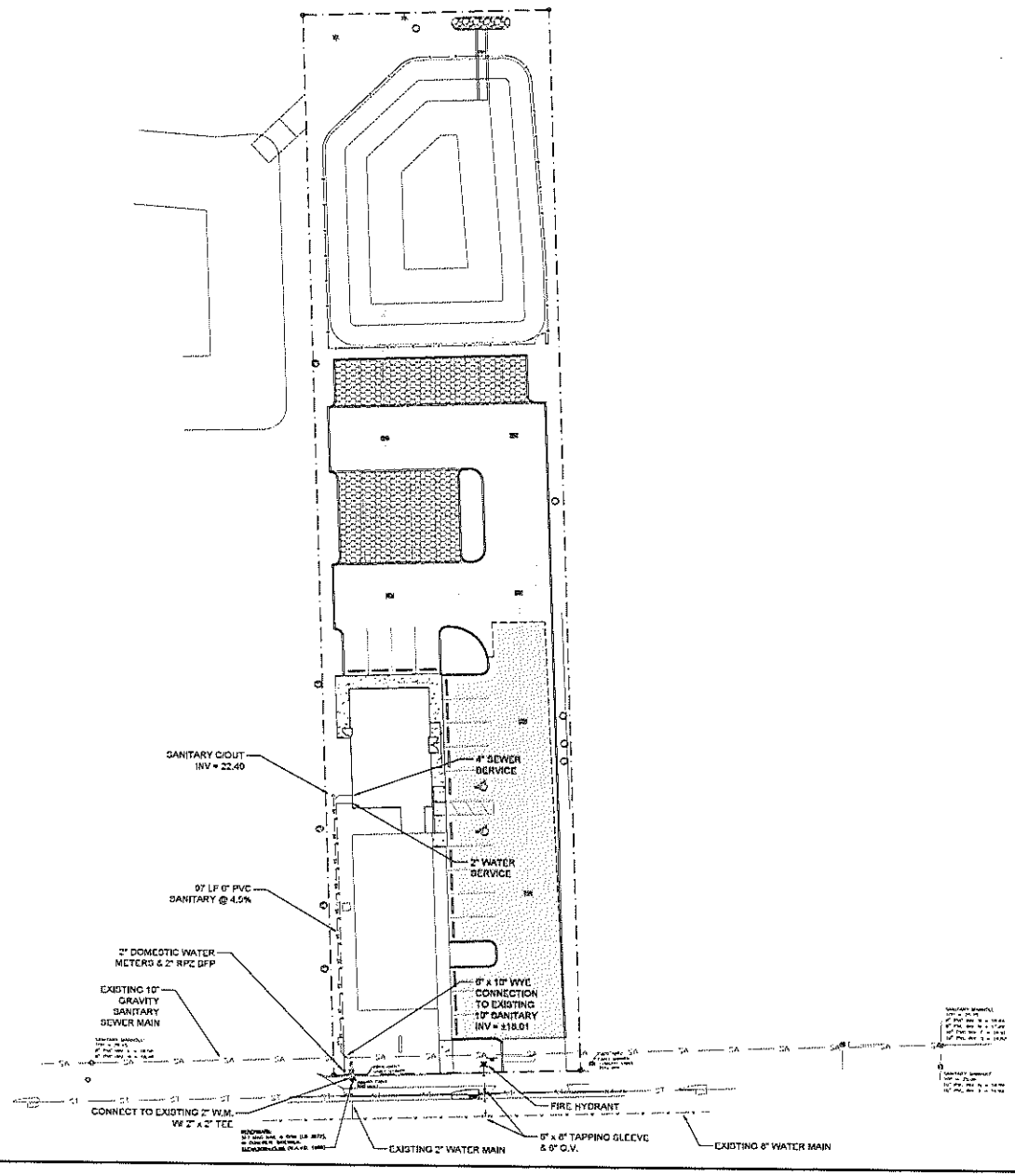
Kingsley Chiropractic Expansion

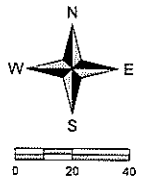
Orange Park, Florida

ISSUE/DESCRIPTION	DATE
Permit	[illegible]
Permit	[illegible]

Vehicle Turning Movements Plan

C-2.1





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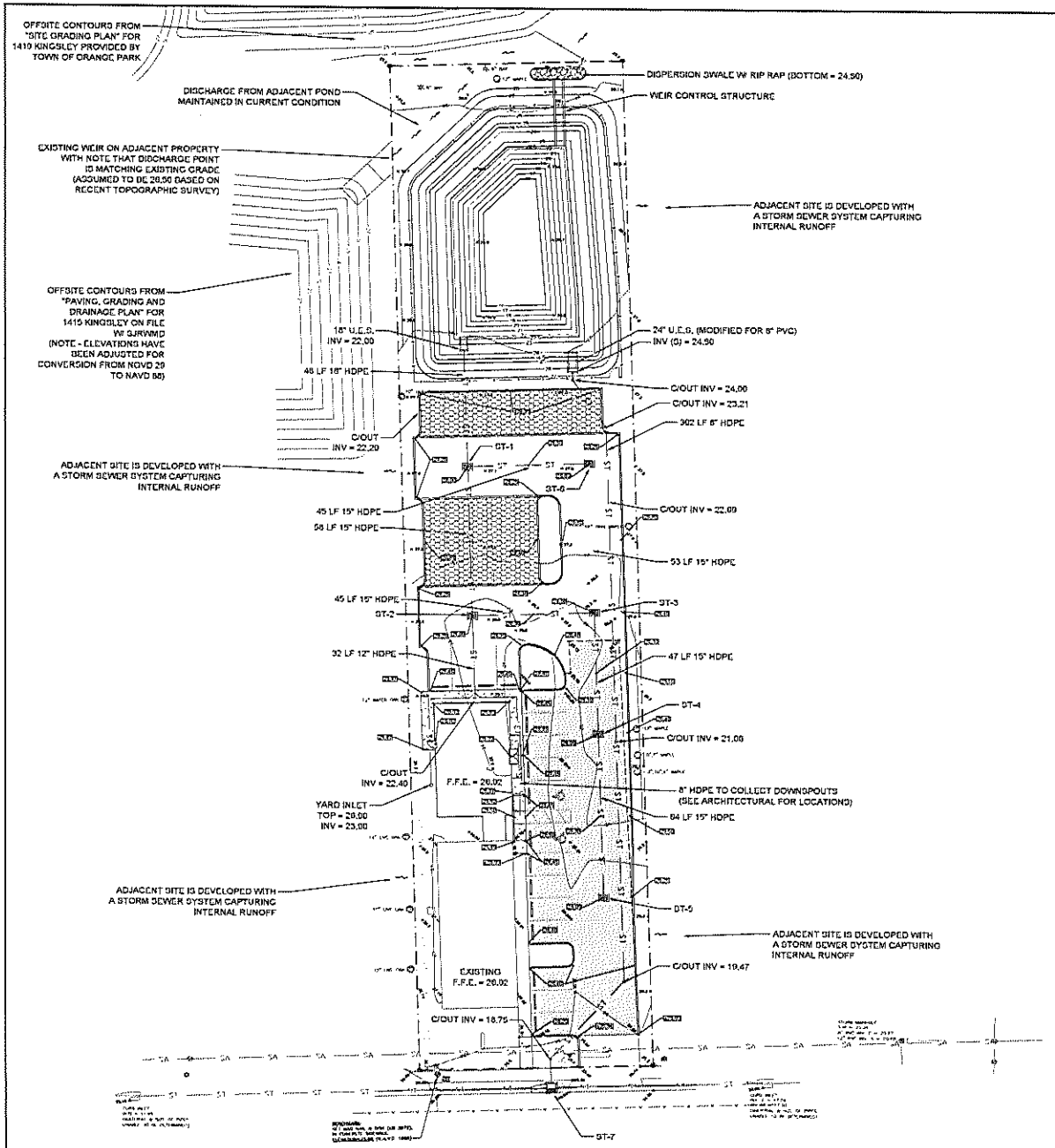
Kingsley Chiropractic Expansion

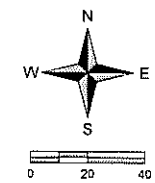
Orange Park, Florida

ISSUE DESCRIPTION	DATE
Permit	07/24/2023
Permit	10/02/2023
Permit	11/02/2023

Water & Sewer Plan

C-3.0





STORM STRUCTURE	TYPE	TOP ELEV (FT)	INVERT ELEV (FT) & DIRECTION
ST-1	TYPE C INLET	26.00	22.10 (N) 22.10 (S) 22.10 (E)
ST-2	TYPE C INLET	26.00	22.33 (N) 22.33 (E) 22.33 (S)
ST-3	TYPE C INLET	26.00	22.43 (W) 22.43 (S)
ST-4	TYPE C INLET	26.00	22.53 (N) 22.53 (S)
ST-5	TYPE C INLET	26.00	22.00 (N)
ST-6	TYPE C INLET	26.00	22.75 (W)
ST-7	CURB INLET TYPE 5	25.07	±17.36 (E & W) 18.58 (N)

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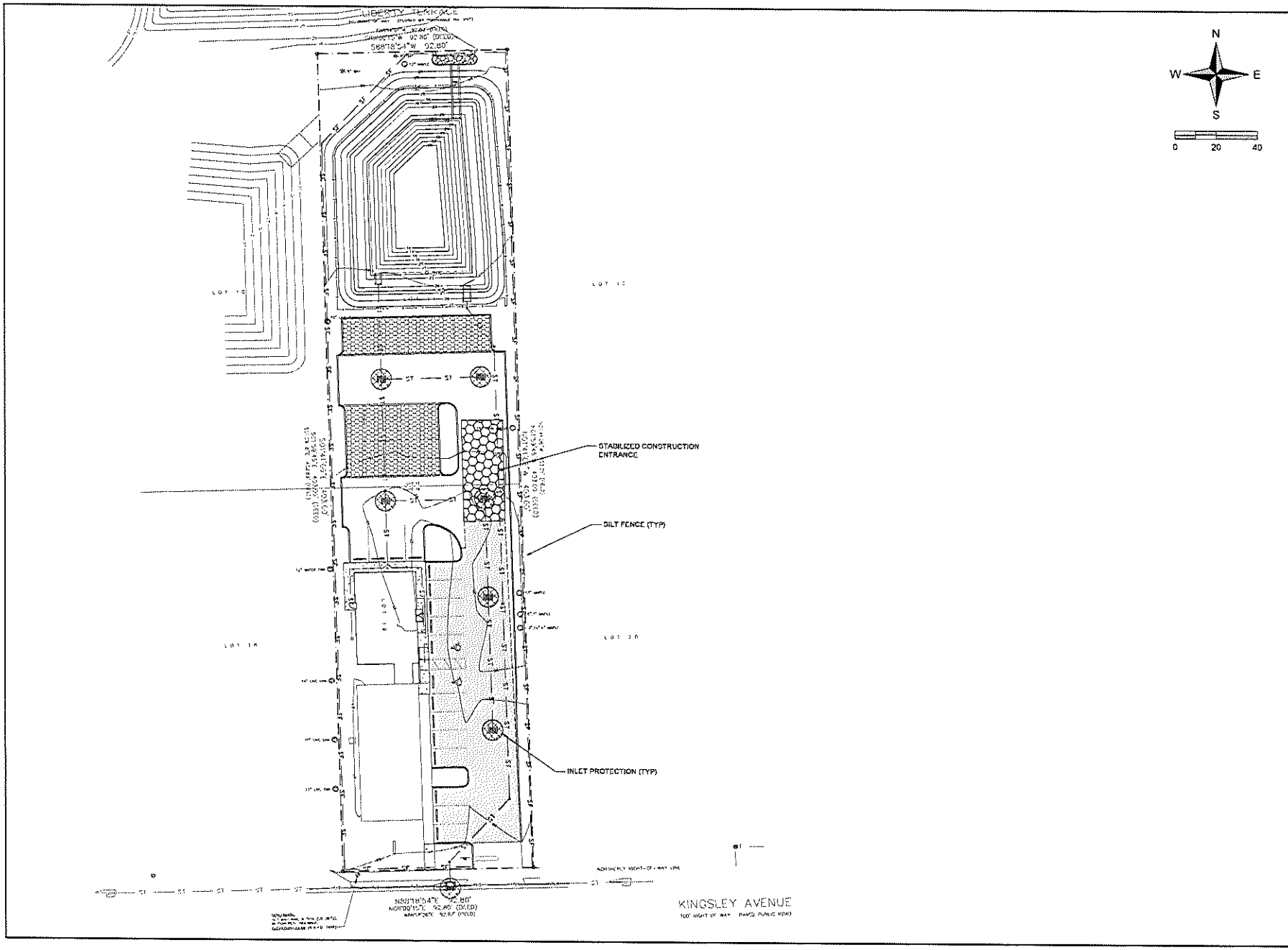
Kingsley Chiropractic Expansion

Orange Park, Florida

ISSUE/DESCRIPTION	DATE
Permit	07/24/2023
Permit	10/31/2023
Temp	12/30/2023

Grading & Drainage Plan

C-4.0



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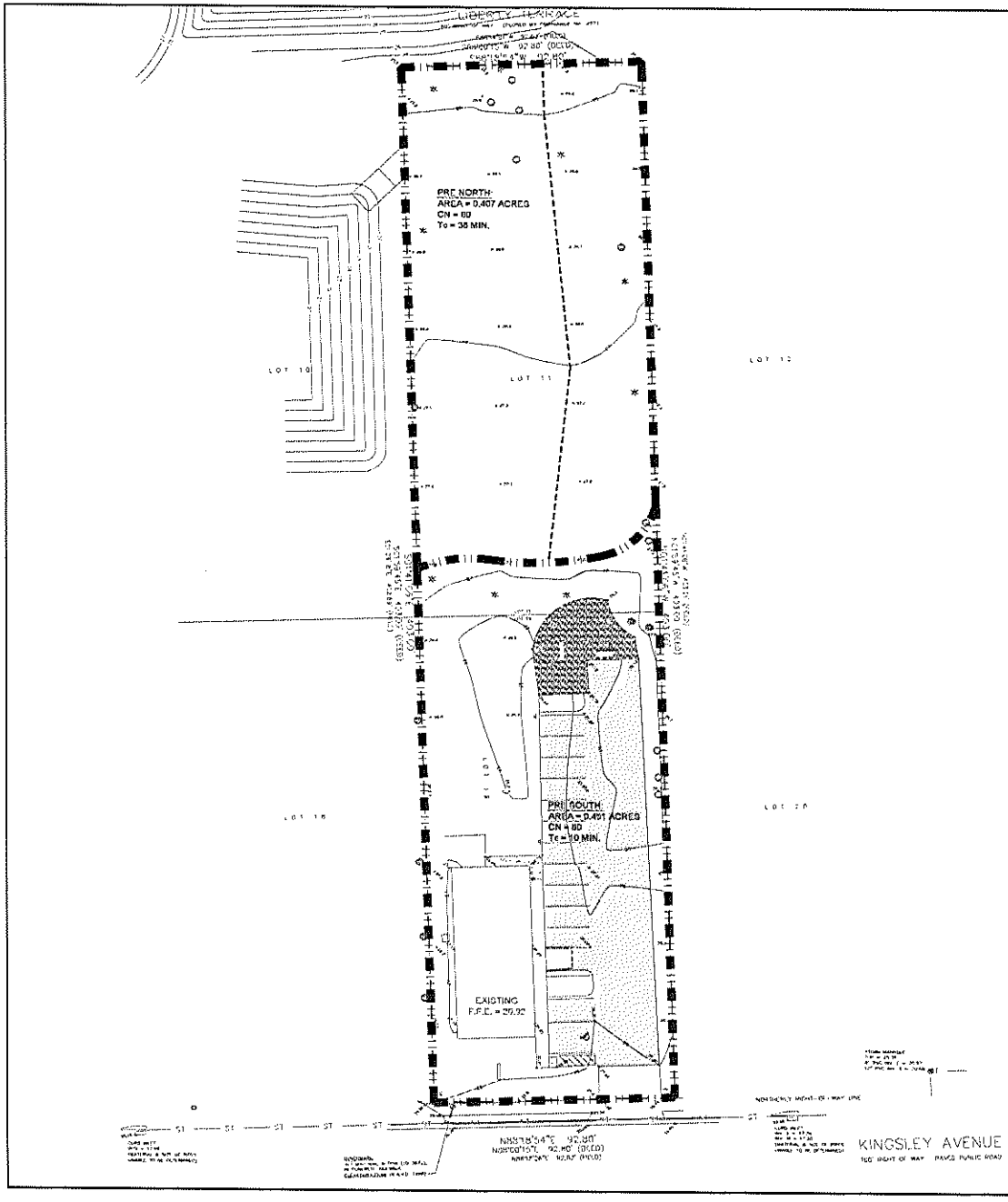
Kingsley Chiropractic Expansion

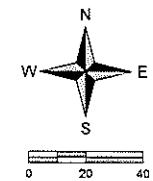
Orange Park, Florida

ISSUE DESCRIPTION	DATE
Permit	[illegible]
Permit	[illegible]
Permit	[illegible]

Erosion & Sediment Control Plan

C-4.1





PRE DEVELOPMENT PEAK DISCHARGE:

STORM EVENT	PEAK DISCHARGE (CFS) NORTH	SOUTH
MEAN ANNUAL	0.10	1.03
5-YEAR	0.37	1.69
25-YEAR	0.61	2.32
100-YEAR	0.95	3.10

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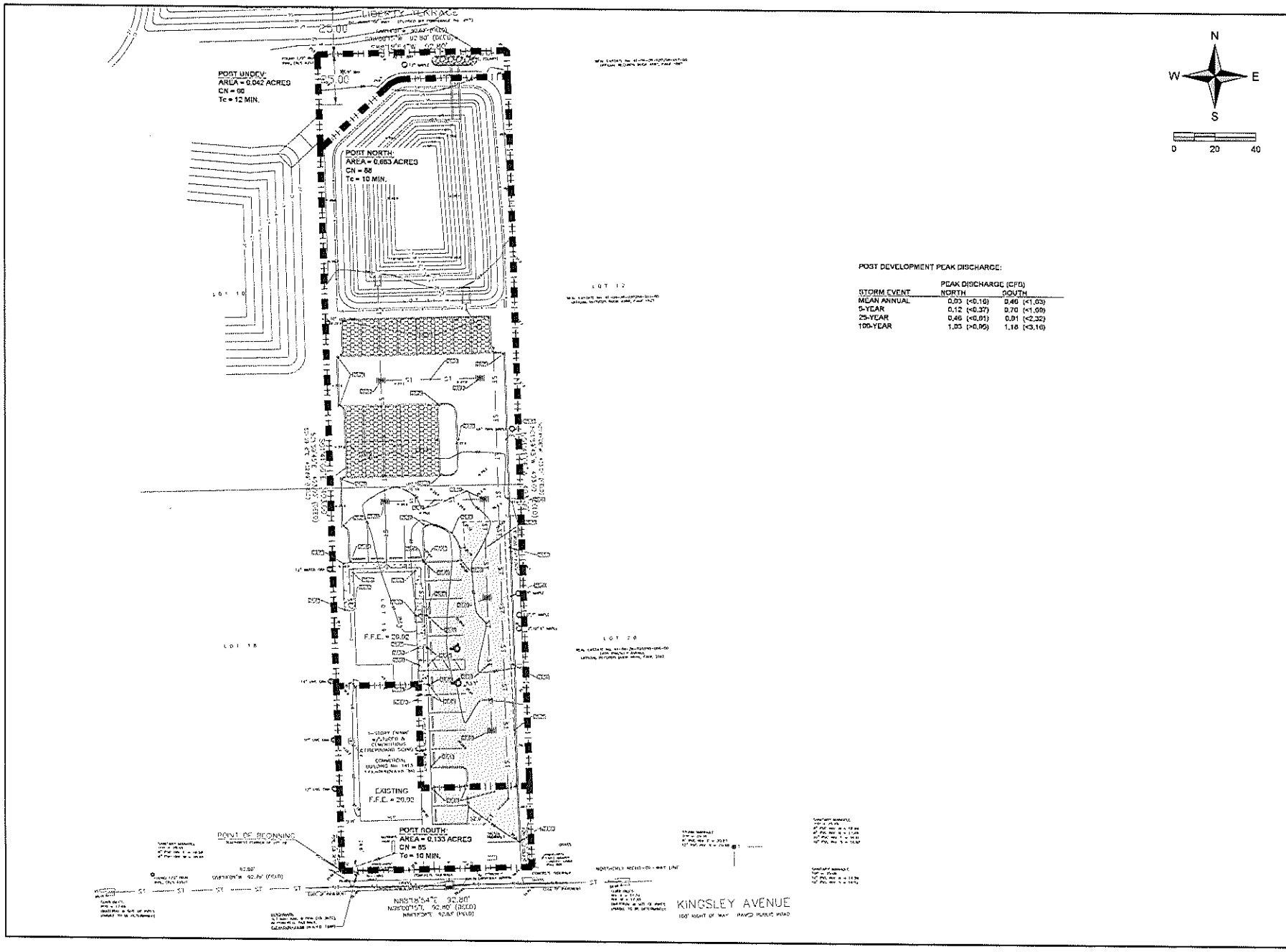
Kingsley Chiropractic Expansion

Orange Park, Florida

ISSUE/DESCRIPTION	DATE
Permit	07/24/2023
Permit	10/21/2023
Permit	11/02/2023

Pre Development Drainage Plan

C-4.2



POST DEVELOPMENT PEAK DISCHARGE:

STORM EVENT	PEAK DISCHARGE (CFS) NORTH	SOUTH
MEAN ANNUAL	0.03 (<0.16)	0.46 (<1.03)
5-YEAR	0.12 (<0.37)	0.70 (<1.09)
25-YEAR	0.46 (<0.81)	0.91 (<2.32)
100-YEAR	1.03 (>0.95)	1.18 (<3.16)

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Kingsley Chiropractic Expansion

Orange Park, Florida

ISSUE/DESCRIPTION	DATE
Permit	07/24/2023
Permit	10/21/2023
Permit	11/22/2023

Post Development Drainage Plan

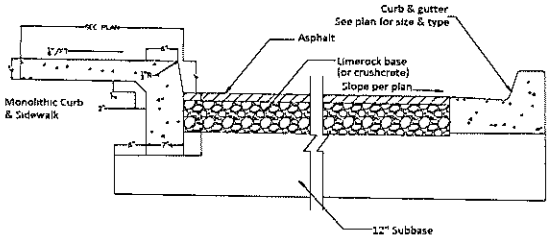
C-4.3

LOCATION & TYPE	MATERIAL DESCRIPTION	LIFT THICKNESS	TEST METHOD	COMPACTION
Building subgrade (5' beyond perimeter)	Existing sandy soils or compacted fill consisting of non-plastic, inorganic, granular soil containing less than 10% material passing the No. 200 mesh sieve	12"	Modified Proctor	95%
Pavement subgrade to a depth of 30" below base (5' beyond perimeter)	Existing sandy soils or compacted fill consisting of non-plastic, inorganic, granular soil containing less than 10% material passing the No. 200 mesh sieve	12"	Modified Proctor	98%
Limerock base	FDOT limerock, LBR = 100	6"	Modified Proctor	100%
Pavement Subbase	Existing sandy soils or compacted fill consisting of non-plastic, inorganic, granular soil, LBR = 30	6"	Modified Proctor	98%
Landscape areas	Existing on-site soils	12"	Modified Proctor	90%
Existing ground surfaces to receive fill in building and pavement areas	Existing sandy soils	N/A	Proof roll under the direction of the geotechnical engineer	N/A

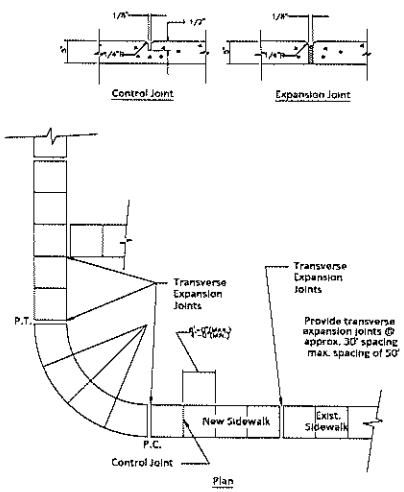
Specifications for Subgrade, Subbase Base Materials

SECTION	ASPHALT	LIMEROCK BASE
Standard	1.50" (SP-9.5)	6"

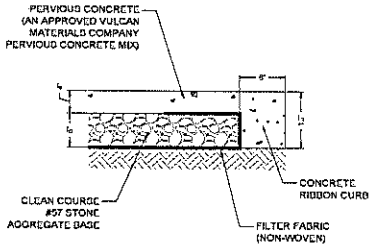
1. All disturbed areas shall be seeded & mulched. All areas where sod has been removed shall be resodded.
2. All asphaltic concrete shall meet the requirements of Section 330, FDOT Standard Specifications, latest edition.
3. Pavement section shown is for general interface conditions, actual layout, sizes & curb type may vary, see plan for specific details.
4. Initial lift shall be constructed prior to building construction. Final lift shall be constructed upon building completion. Repair damaged areas of initial lift prior to final lift.



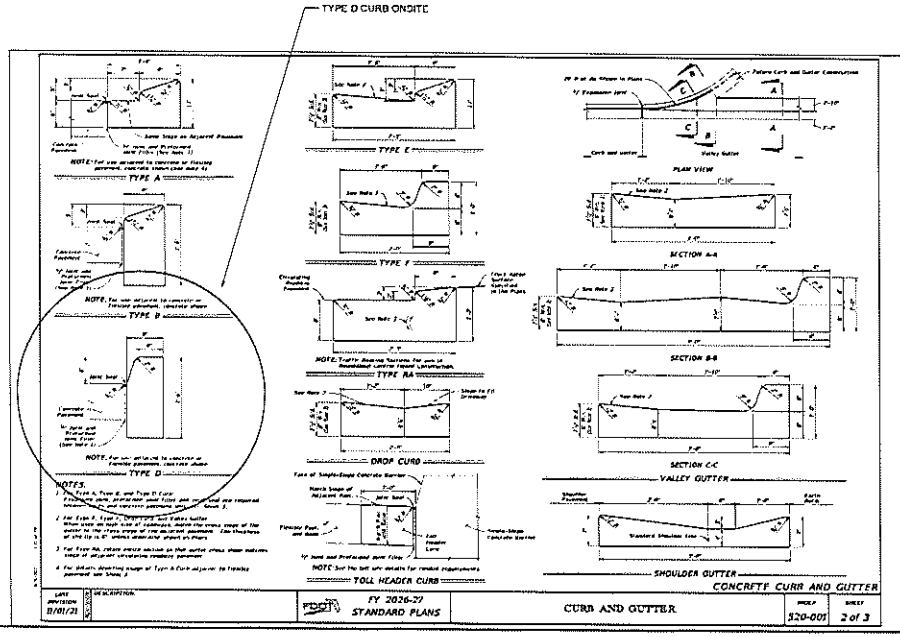
Sidewalk, Asphalt and Curb Sections



Typical Sidewalk Details



Pervious Concrete



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4445-1A Handcocks Ave. #408
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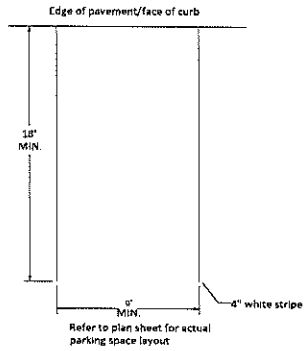
Kingsley Chiropractic Expansion

Orange Park, Florida

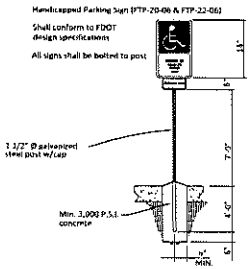
ISSUE DESCRIPTION | DATE

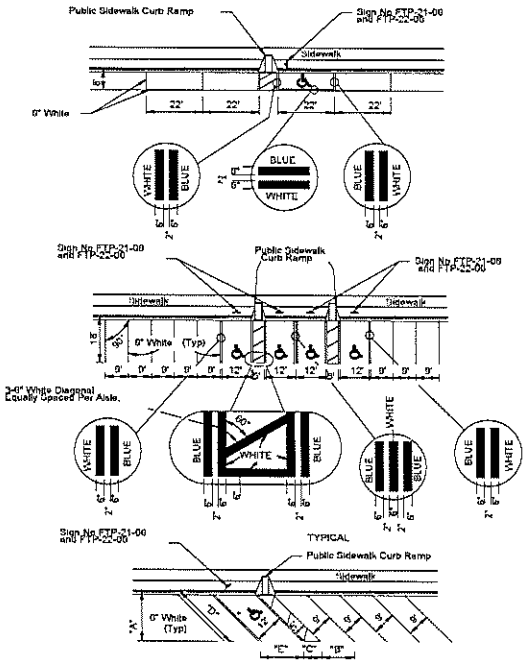
Site Details

C-5.1



Standard Parking Space





FOR ACCESSIBLE MARKINGS - SEE ABOVE

	"DIMENSIONS"				
θ	"A"	"B"	"C"	"D"	"E"
45°	19'-1"	12'-0"	7'-0"	27'-0"	17'-0"
60°	20'-1"	10'-5"	5'-9"	23'-2"	13'-10"

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Blue pavement markings shall be tinted to match shade 15180 of Federal Standards 595a.
5. The FTP-22-06 panel shall be mounted below the FTP-21-06 sign.

ADA Parking Space

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Jacksonville, FL 32207
(904)861-6145
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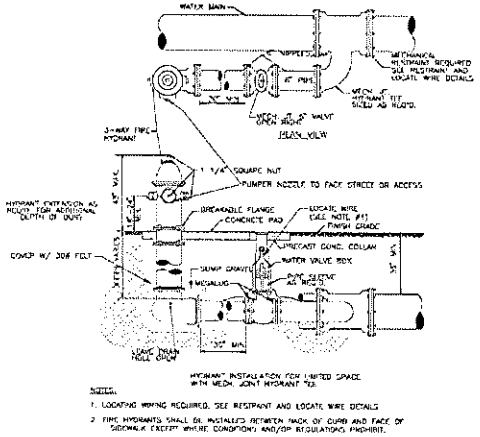
CA Lic. No. 29501

Kingsley Chiropractic Expansion
Orange Park, Florida

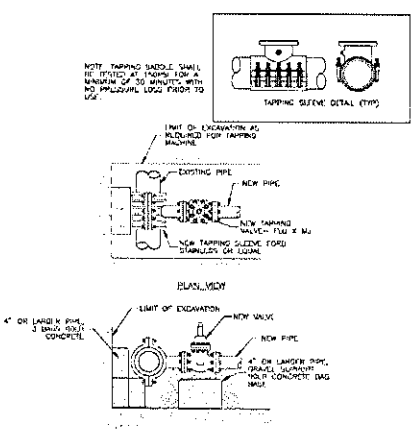
ISSUE/DESCRIPTION	DATE
Permit	07/24/2023
Permit	10/27/2023
Permit	11/22/2023

Site Details

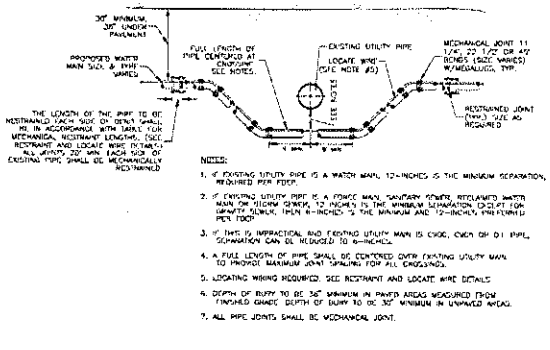
C-5.2



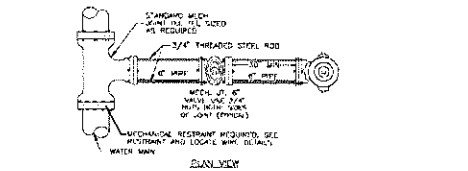
FIRE HYDRANT INSTALLATION
LIMITED SPACE

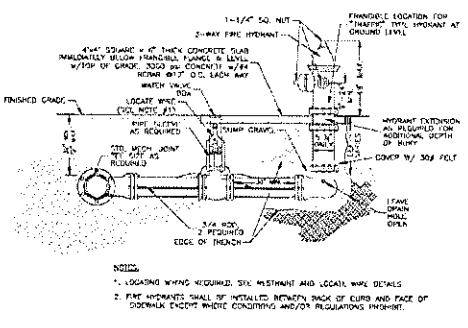


TAPPING SLEEVE AND VALVE
INSTALLATION DETAIL FOR WATER MAINS

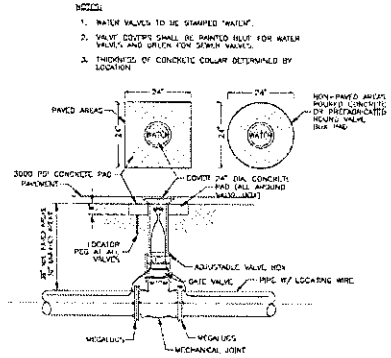


ADJUSTMENT UNDER EXISTING UTILITIES -
MECHANICAL RESTRAINT DEVICES

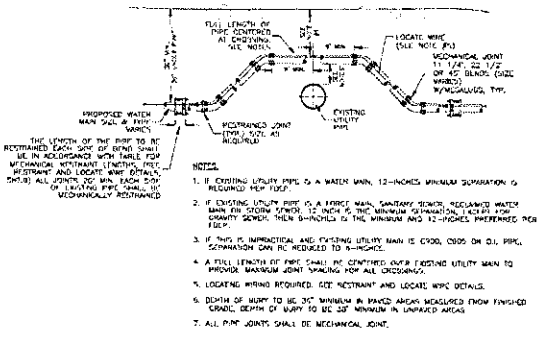




HYDRANT INSTALLATION TIE RODS &
MECHANICAL JOINT FITTINGS



WATER/SEWER GATE VALVE & BOX



ADJUSTMENT OVER EXISTING UTILITIES -
MECHANICAL RESTRAINT DEVICES

TOWN OF ORANGE PARK
STANDARD DETAILS
WATER MAIN DETAILS

TOWN OF ORANGE PARK
PUBLIC WORKS • WATER DEPARTMENT
SEWER DEPARTMENT • STREETS
705 ASH STREET • ORANGE PARK, FLORIDA • (904) 264-3111

PROJECT DATE: 8/19/2022
SCALE: N.T.S.
DRAWN BY: ATH
CHECKED BY: PD
FILE NAME: TOP-Detail_Sheet_Updated-21.dwg
APPROVED BY: KYLE SPOCE
DATE
ENGINEER
FL REGISTRATION NO.
JOB NUMBER: 21007.000-00
PRINT DATE: 8/19/2022
SHEET 12 OF 70

REVISIONS

NO.	DATE

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Jacksonville, FL 32207
(904)881-8145
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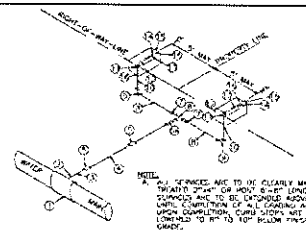
CA Lic. No. 29561

Kingsley Chiropractic Expansion
Orange Park, Florida

ISSUE/DESCRIPTION DATE
Permit 07/04/2023
Permit 10/31/2023

Water Details

C-5.3

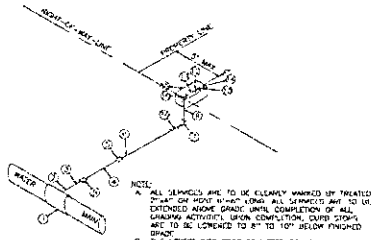


NOTE:
A. ALL SERVICES ARE TO BE CLEARLY MARKED BY TREATED 2"x4" OR POST 6'-0" LONG. ALL SERVICES ARE TO BE EXTENDED ABOVE GRADE UNTIL COMPLETION OF ALL GRADING ACTIVITIES. UPON COMPLETION, CURB STOPS ARE TO BE LOWERED TO 6" TO 10" BELOW FINISHED GRADE.
B. THE STREET SIDE EDGE OF METER BOX SHALL BE INSTALLED AT THE RIGHT-OF-WAY LINE.

1. J.C.M. OR FORD DOUBLE STRAP STAINLESS STEEL TAPPING SADDLE,SIZE ON SIZE FOR PVC, FULL CIRCLE TAP FOR ACP
2. FORD CORP STOP MALE X FEMALE
3. 1" SCH 80 PVC PIPE NIPPLE (PL X THREAD) – 6" MIN LENGTH
4. 2" SCH 80 PVC PIPE (DELL + P.E. PREFERRED)
5. 2" SCH 40 PVC COUPLINGS, AS REQ'D. FOR EXTENDING LATERAL (SAS). NO COUPLING JOINTS UNDER PAVEMENT IF POSSIBLE.
   5A. 2" CORP STOP (WHEN WATER MAIN IS INSTALLED IN ROADWAY)
6. 2" SCH 80 PVC TEE (S×S×S)
7. 2" x 1" SCH 80 REDUCING BUSHING (SPxS)
8. 1" x 12"± SCH 80 PVC PIPE
9. 1" x 90° ELL (S×S)
10. 1" SCH 80 PVC PIPE – LENGTH AS REQUIRED
11. 1" x 90° ELL (S×S)
12. 1" x 6" SCH 80 PVC PIPE (S×MPT)
13. 1" FORD LOCKING WING BALL VALVE, B11-444W
14. 1" x 3/4" BRASS REDUCER (CONNECT TO EXIST. METER)
15. OVAL CAST IRON METER BOX, RUSSCO, ROME MODEL 1810 LABELED "WATER" WITH TOUCH READER
16. 3/4" METER TAIL AFTER METER
17. PIPE DOPE OR TAPE ON ALL THREADED JOINTS

DOUBLE WATER SERVICES

N.T.S.

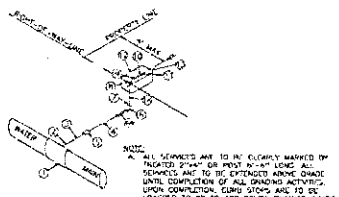


NOTE:
A. ALL SERVICES ARE TO BE CLEARLY MARKED BY TREATED 2"x4" OR POST 6'-0" LONG. ALL SERVICES ARE TO BE EXTENDED ABOVE GRADE UNTIL COMPLETION OF ALL GRADING ACTIVITIES. UPON COMPLETION, CURB STOPS ARE TO BE LOWERED TO 6" TO 10" BELOW FINISHED GRADE.
B. THE STREET SIDE EDGE OF METER BOX SHALL BE INSTALLED AT THE RIGHT-OF-WAY LINE.

1. J.C.M. OR FORD DOUBLE STRAP STAINLESS STEEL TAPPING SADDLE,SIZE ON SIZE FOR PVC, FULL CIRCLE TAP FOR ACP
2. FORD CORP STOP MALE X FEMALE
3. 1-1/2" SCH 80 PVC NIPPLE (PE x THREADED, 6" MINIMUM LENGTH)
4. 1-1/2" SCH 80 PVC PIPE (DELL + P.E. PREFERRED)
5. 1-1/2" SCH 80 PVC COUPLINGS, AS REQ'D. FOR EXTENDING LATERAL (SAS). NO COUPLING JOINTS UNDER PAVEMENT IF POSSIBLE.
6. 1-1/2" x 6" SCH 80 PVC NIPPLE (TBE)
7. 1-1/2" x 90 ELL (SxS)
   7A. 1-1/2" CORP STOP (WHEN WATER MAIN IS INSTALLED IN ROADWAY)
8. 1-1/2" SCH 80 PVC PIPE (LENGTH AS REQ'D.)
9. 1-1/2" x 1" SCH 80 REDUCING BUSHING (SPxS)
10. 1" x 90° ELL (SxS)
11. 1" x 6" SCH 80 PVC NIPPLE (SxMPT)
12. 1" FORD LOCKING WING BALL VALVE, B11-444W
13. 1" x 3/4" BRASS REDUCER (CONNECT TO EXIST. METER)
14. 3/4" METER TAIL AFTER METER
15. OVAL CAST IRON METER BOX, RUSSCO, ROME MODEL 1810, LABELED "WATER" WITH TOUCH READER
16. PIPE DOPE OR TAPE ON ALL THREADED JOINTS

LONG SINGLE WATER SERVICES

N.T.S.

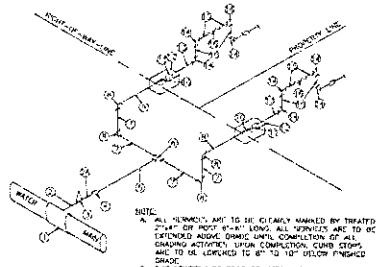


NOTE:
A. ALL SERVICES ARE TO BE CLEARLY MARKED BY TREATED 2"x4" OR POST 6'-0" LONG. ALL SERVICES ARE TO BE EXTENDED ABOVE GRADE UNTIL COMPLETION OF ALL GRADING ACTIVITIES. UPON COMPLETION, CURB STOPS ARE TO BE LOWERED TO 6" TO 10" BELOW FINISHED GRADE.
B. THE STREET SIDE EDGE OF METER BOX SHALL BE INSTALLED AT THE RIGHT-OF-WAY LINE.

1. J.C.M. OR FORD DOUBLE STRAP STAINLESS STEEL TAPPING SADDLE,SIZE ON SIZE FOR PVC, FULL CIRCLE TAP FOR ACP
2. FORD CORP STOP MALE X FEMALE
3. 1-1/2" SCH 80 PVC NIPPLE (PE x THREADED) – 6" MIN LENGTH
4. 1-1/4" SCH 80 PVC PIPE (DELL + P.E. PREFERRED)
   4A. 1-1/2" CORP STOP (WHEN WATER MAIN IS INSTALLED IN ROADWAY)
5. 1-1/2" SCH 80 PVC COUPLINGS, AS REQ'D. FOR EXTENDING LATERAL (SAS). NO COUPLING JOINTS UNDER PAVEMENT IF POSSIBLE.
6. 1-1/2" x 90 ELL (SxS)
7. 1-1/2" x 1" SCH 80 REDUCING BUSHING (SPxS)
8. 1" x 90° ELL (SxS)
9. 1" x 6" SCH 80 PVC NIPPLE (SxMPT)
10. 1" FORD LOCKING WING BALL VALVE, B11-444W
11. 1" x 3/4" BRASS REDUCER (CONNECT TO EXIST. METER)
12. OVAL CAST IRON METER BOX, RUSSCO, ROME MODEL 1018, LABELED "WATER" WITH TOUCH READER
13. 3/4" METER TAIL AFTER METER
14. 1" SCH 80 PVC PIPE, LENGTH AS REQ'D
15. PIPE DOPE OR TAPE ON ALL THREADED JOINTS

SHORT SINGLE WATER SERVICES

N.T.S.

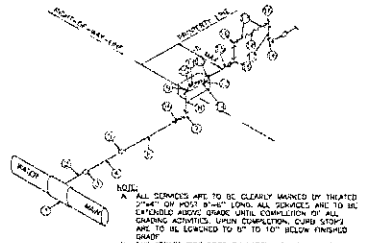


NOTE:
A. ALL SERVICES ARE TO BE CLEARLY MARKED BY TREATED 2"x4" OR POST 6'-0" LONG. ALL SERVICES ARE TO BE EXTENDED ABOVE GRADE UNTIL COMPLETION OF ALL GRADING ACTIVITIES. UPON COMPLETION, CURB STOPS ARE TO BE LOWERED TO 6" TO 10" BELOW FINISHED GRADE.
B. THE STREET SIDE EDGE OF METER BOX SHALL BE INSTALLED AT THE RIGHT-OF-WAY LINE.
C. SHOW DRAWING SUBMITTALS ARE REQUIRED ON ALL OF THE MATERIALS LISTED.

1. J.C.M. OR FORD DOUBLE STRAP STAINLESS STEEL TAPPING SADDLE, SIZE ON SIZE FOR PVC, FULL CIRCLE TAP FOR ACP
2. 2" STAINLESS STEEL NIPPLE, 6" LG. (TBE)
   2A. 2" SCH 80 PVC PIPE, 6" LONG (MPTxPC)
3. 2" BALL VALVE CORP STOP
4. 2" SCH 80 PVC COUPLING AS REQ'D. FOR EXTENDING LATERAL (SAS). NO COUPLING JOINTS UNDER PAVEMENT IF POSSIBLE.
5. 2" SCH 80 PVC PIPE (DELL END + P.E. PREFERRED)
6. 2" SCH 80 PVC TEE (SxSxS)
7. 2" SCH 80 PVC, LENGTH AS REQ'D.
8. 2" x 90° ELL (SxS)
9. 2" SCH 80 PVC PIPE NIPPLE (PExMPT)
10. 2" YOYO LOCKING WING BALL VALVE
11. 2" x 1" BRASS REDUCER WITH 1" SCH 80 PVC METER TAIL SPIGOT METER
12. OVAL CAST IRON METER BOX, RUSSCO, ROME MODEL 1410 LABELED "WATER" WITH TOUCH READER
13. 1" METER TAIL AFTER METER (MPTxMPT)
14. 1" 90° GALV. ELL
15. 1" GALV. PIPE NIPPLE
16. 1" UNIBODY PREVENTER ASSY., R.P.

COMMERCIAL, DOMESTIC, AND IRRIGATIONAL DOUBLE SERVICE CONNECTION DETAIL

N.T.S.

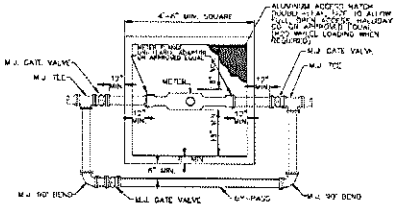


NOTE:
A. ALL SERVICES ARE TO BE CLEARLY MARKED BY TREATED 2"x4" OR POST 6'-0" LONG. ALL SERVICES ARE TO BE EXTENDED ABOVE GRADE UNTIL COMPLETION OF ALL GRADING ACTIVITIES. UPON COMPLETION, CURB STOPS ARE TO BE LOWERED TO 6" TO 10" BELOW FINISHED GRADE.
B. THE STREET SIDE EDGE OF METER BOX SHALL BE INSTALLED AT THE RIGHT-OF-WAY LINE.

1. J.C.M. OR FORD DOUBLE STRAP STAINLESS STEEL TAPPING SADDLE, SIZE ON SIZE FOR PVC, FULL CIRCLE TAP FOR ACP AND 1.5" CORP STOP
2. 1-1/2" x 6" SCH 40 STAINLESS STEEL NIPPLE (TOC)
3. 1-1/2" SCH 80 FEMALE ADAPTER (SP FIPT×S)
4. 1-1/2" SCH 80 PVC PIPE (DELL + P.E. PREFERRED)
5. 1-1/2" SCH 80 PVC COUPLINGS, AS REQ'D. FOR EXTENDING LATERAL (SAS). NO COUPLING JOINTS UNDER PAVEMENT IF POSSIBLE.
   5A. 1-1/2" CORP STOP (WHEN WATER MAIN IS INSTALLED IN ROADWAY)
6. 1-1/2" x 6" SCH 80 PVC NIPPLE (PExSC)
7. 1-1/2" x 90° ELL (SxS)
8. 1-1/2" SCH 80 PVC PIPE, LENGTH AS REQ'D
9. 1-1/2" x 90° ELL (SxS)
10. 1-1/2" x 6" SCH 80 PVC NIPPLE (SxMPT)
11. 1-1/2" x 1" SCH 80 REDUCING BUSHING (SxSPT)
12. 1" FORD LOCKING WING BALL VALVE, B11-444W
13. 1" BRASS METER TAIL AFTER METER, 6" MIN (MPTxMPT)
14. OVAL CAST IRON METER BOX, RUSSCO, ROME MODEL 1910, LABELED "WATER" WITH TOUCH READER
15. 1" BRASS METER TAIL AFTER METER, 6" MIN (MPTxMPT)
16. 1" 90° GALV. EL.
17. 1" GALV. PIPE LENGTH AS REQ'D.
18. 1" BACKFLOW PREVENTER ASSY., R.P.

LONG SINGLE WATER SERVICES WITH BACKFLOW PREVENTION

N.T.S.



NOTES:
1. ALL PIPE TO BE D.I. (MINIMUM 4").
2. ALL VALVES & FITTINGS TO BE DUCTILE IRON (MINIMUM 4").
3. MINIMUM LENGTH OF 5 DIAMETERS OF STRAIGHT PIPE TO BE INSTALLED ON INLET SIDE OF METER.
4. ALL PIPE AND FITTINGS TO BE CAME SIZE AS METER.
   (EXCEPT 3" METER SHALL HAVE 4" MAIN AND FITTINGS)
5. CONCRETE VAULT SHALL BE A MINIMUM OF 42" DEEP WITH OPEN BOTTOM. PRECAST WITH NOTCH TO ACCOMMODATE PIPE) INSTALLED 36" DEEP. INSTALLED ON 12" OF #57 STONE
6. THE CONTRACTOR SHALL FURNISH, UNDER DRAWINGS OF THE METER BOX AND METER FOR SUBMITTAL TO AND APPROVAL BY TOWN ENGINEER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL THE METER WITH APPROVAL OF THE SHOP DRAWINGS BY THE TOWN ENGINEER. THE CONTRACTOR SHALL INSTALL THE METER UNDER SUPERVISION OF THE TOWN TO COMPLETE THE INSTALLATION SHOWN HEREON.
8. PIPES COMING IN AND GOING OUT OF BOX SHALL BE 36" DEEP. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST THE ELEVATION OF THESE PIPES. THE USE OF UNIONS ARE PROHIBITED TO ACHIEVE ADJUSTMENT.
9. FOR ANY 1-1/2" WATER AND THE LINE METERS, NOT LISTED, THE CONTRACTOR SHALL SUBMIT ALL NECESSARY SUBMITTALS TO BE APPROVED BY TOWN ENGINEER.

METER VAULT DIMENSIONS 3" AND LARGER				
METER SIZE	VAULT DIMENSIONS	VAULT DIMENSIONS	VAULT DIMENSIONS	VAULT DIMENSIONS
3" (SINGLE)	4'-0" OUTSIDE	4'-0" OUTSIDE	4'-0" OUTSIDE	5'-0" OUTSIDE
3" (SINGLE)	4'-0" OUTSIDE	4'-0" OUTSIDE	4'-0" OUTSIDE	5'-0" OUTSIDE
4" (SINGLE)	4'-0" OUTSIDE	4'-0" OUTSIDE	5'-0" OUTSIDE	6'-0" OUTSIDE
4" (SINGLE)	4'-0" OUTSIDE	4'-0" OUTSIDE	5'-0" OUTSIDE	6'-0" OUTSIDE
6" (SINGLE)	5'-0" OUTSIDE	5'-0" OUTSIDE	6'-0" OUTSIDE	7'-0" OUTSIDE
6" (SINGLE)	5'-0" OUTSIDE	5'-0" OUTSIDE	6'-0" OUTSIDE	7'-0" OUTSIDE
8" (SINGLE)	5'-0" OUTSIDE	5'-0" OUTSIDE	6'-0" OUTSIDE	7'-0" OUTSIDE
8" (SINGLE)	5'-0" OUTSIDE	5'-0" OUTSIDE	6'-0" OUTSIDE	7'-0" OUTSIDE

METER VAULT - 3" AND LARGER METERS

N.T.S.

ENVISION DESIGN + ENGINEERING
6685-1A Hendricks Ave. #406
Jacksonville, FL 32207
(904)881-8145
www.envisiondesc.com
CA Lic. No. 29991

REVISIONS

NO.	DATE

TOWN OF ORANGE PARK
STANDARD DETAILS

WATER SERVICE DETAILS

TOWN OF ORANGE PARK
PUBLIC WORKS • WATER DEPARTMENT
SEWER DEPARTMENT • STREETS
700 ASH STREET • ORANGE PARK, FLORIDA • (904) 264-7411

PROJECT DATE: 2/17/2023
SCALE: N.T.S.
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CHECKED BY: PD
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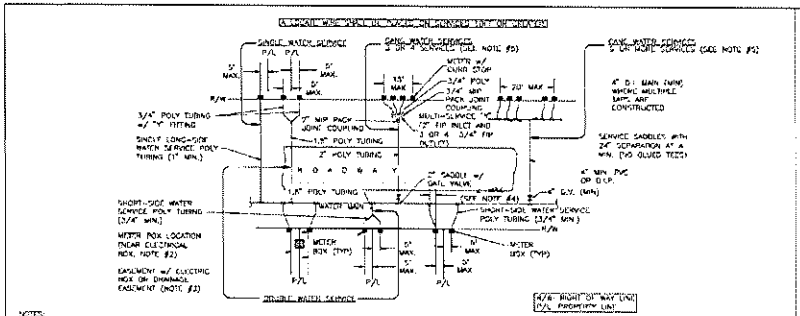
APPROVED BY: KYLE GROCE
DATE:
ENGINEER FL REGISTRATION NO.
JOB NUMBER: 2100100-06
PRINT DATE: 2/9/2023
SHEET 13 OF 20

Kingsley Chiropractic Expansion
Orange Park, Florida

ISSUE DESCRIPTION	DATE
Permit	07/24/2023
Permit	10/27/2023

Water Details

C-5.4



NOTES:

1. THE SKETCHES ABOVE INDICATE TYPICAL WATER SERVICE AND METER BOX LOCATIONS. ACTUAL LOCATIONS OF BOXES MAY VARY SLIGHTLY ACCORDING TO FIELD CONDITIONS ENCOUNTERED. TYPICALLY, THE METER BOX SHALL BE LOCATED 1.0' OFF OF THE R/W LINE.

2. UNLESS SPECIFIED OTHERWISE BY THE TOWN OF ORANGE PARK, THE METER BOX SHALL BE LOCATED AT THE R/W LINE, AND 1.0' FOOT INSIDE OF ONE OF THE SIDE PROPERTY LINES. IF A CONFLICT EXISTS WITH OTHER UTILITIES, THE METER BOX MAY BE ADJUSTED TO FIVE FEET (MAX.) INSIDE PROPERTY LINES (IN LIEU OF 1.0' FEET), UNLESS APPROVED OTHERWISE BY THE TOWN OF ORANGE PARK. THE WATER METER BOX SHALL BE LOCATED IN NON-TRAFFIC AREAS (NOT IN SIDEWALKS OR DRIVEWAYS). IF AN UNAPPROVED METER BOX IS IDENTIFIED, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF RELOCATING ANY METER BOX WHICH IS NOT LOCATED PER THE ABOVE REQUIREMENTS. THE TOWN OF ORANGE PARK SHALL APPROVE ALL DEVIATIONS TO THE ABOVE PRIOR TO CONSTRUCTION.

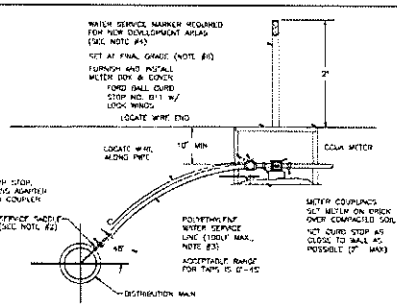
3. IF DRAINAGE OR OTHER EASEMENT IS LOCATED BETWEEN LOTS, METER BOXES SHALL BE LOCATED AT THE EASEMENT LINE BUT OUTSIDE THE EASEMENT AREA.

4. FOR SINGLE SERVICES, THE HORIZONTAL DISTANCE PERPENDICULAR TO THE MANIFOLD BETWEEN THE SERVICE'S SADDLE AND THE METER BOX SHALL BE 5 FEET MAXIMUM. FOR DOUBLE 3/4" SERVICES, THE 2" POLY MAIN SHALL BE LOCATED CENTERED BETWEEN THE TWO METER BOXES. LOCATE WIRE IS REQUIRED ON ALL SERVICES 10' OR GREATER IN LENGTH. IF LOCATE WIRE IS REQUIRED, THE WIRE SHALL RUN FROM THE METER BOX TO THE MAIN (WITH NO CONNECTION TO MAIN WIRE WITH THE LAST 24 INCHES STRIPPED OF INSULATION/BARE WIRE AS GROUND). ALL EXCEPTIONS TO THIS REQUIREMENT MUST BE APPROVED BY THE TOWN OF ORANGE PARK.

5. GANG WATER SERVICES: FOR 3 OR 4 SERVICES IN ONE AREA, 2" POLY TUBING WATER MAIN EXTENSION W/LOCATE WIRE MAY BE UTILIZED ON EITHER SHORT-SIDE OR LONG-SIDE SERVICES WHERE SHOWN ON THE DRAWINGS. LOCATE WIRE SHALL EXTEND FROM ONE METER BOX TO CURB STOP AT WATER MAIN. FOR 5 OR MORE SERVICES IN ONE AREA, A WATER MAIN EXTENSION W/LOCATE WIRE MAY BE UTILIZED ON EITHER SHORT-SIDE OR LONG-SIDE SERVICES WHERE, SHOWN ON THE DRAWINGS (TAPS STAGGERED AND AT 2 FEET ON CENTER-MIN). FOR WATER SUPPLY HEADERS WHERE 5 OR MORE TAPS ARE CONSTRUCTED. THE HEADER PIPE SHALL BE 4" AT A MINIMUM. EXAMPLE: CONSTRUCT A 4" MAIN CROSSING THE STREET FOR 5 RESIDENTIAL CUSTOMERS, UTILIZING 4" G.V., 4" PIPE, 4"x1" SADDLES AND 1" CURB STOPS, (NO GLUED TEE FITTINGS). THE 4" OR LARGER WATER MAIN MUST BE SIZED AND DESIGNED BY THE ENGINEER.

POLY WATER SERVICES
2" AND SMALLER METER

N.T.S.



NOTES:

1. THE TOWN OF ORANGE PARK MUST APPROVE THE USE OF POLY IN ZONE CONSTRUCTION BEGINS.

2. DOUBLE STRAP SADDLES MAY BE UTILIZED ON NEW 1" WATER SERVICES WHICH ARE INSTALLED ON A DRY WATER MAIN (NEW WATER MAIN CONSTRUCTION) AND FOR WET TAPS.

3. NO OPEN CUT UNDER ROADWAY PAVING ALLOWED UNLESS THE ROADWAY IS BEING RECONSTRUCTED OR IF DIRECTED OTHERWISE BY THE TOWN OF ORANGE PARK. CONSTRUCT POLY LINE WITH 36" (MIN.) COVER UNDER ROADWAYS. THE POLY WATER SERVICE LINE SHALL BE ONE SIZE LARGER THAN THE WATER METER AND BE INSTALLED PERPENDICULAR TO THE MAIN AND NOT EXCEED 100LF UNLESS OTHERWISE APPROVED.

4. INSTALL PVC PLUG IN ALL CURB STOPS IF WATER SERVICE IS "NOT IN USE" (I.E., IF NO METER IS INSTALLED). IN ADDITION, INSTALL A PRESSURE TREATED 2x4 (TOP PAINTED BLUE) 12" OFF SIDE OF METER BOX. THE REMOVAL OR TRANSFER OF A WATER SERVICE SHALL INCLUDE BRASS METER COUPLINGS (NOT ON BARREL TYPE).

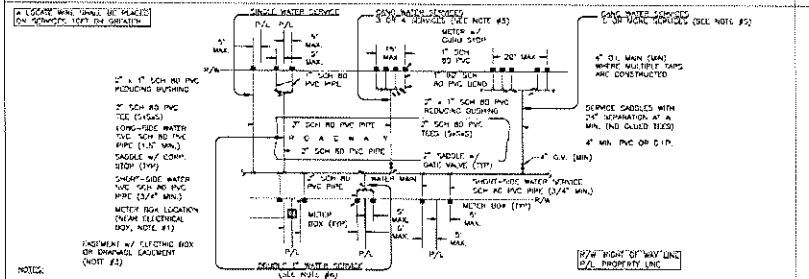
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE METER OR ELECTRONIC DEVICES IF DAMAGED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD.

6. METER BOX AND TOP SHALL BE CLEAR OF ALL DEBRIS TO ALLOW FULL ACCESS TO BOX (I.E., NO DIRT, TRASH OR OTHER DEBRIS PLACED ON TOP OF BOX).

7. LOCATE WIRING REQUIRED ON ALL SERVICES 10' OR GREATER IN LENGTH / OR SET GREATER THAN 2.5'.

POLY WATER SERVICE DETAIL-
2" AND SMALLER METER

N.T.S.



NOTES:

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2. UNLESS SPECIFIED OTHERWISE BY THE TOWN OF ORANGE PARK, THE METER BOX SHALL BE LOCATED 1.0' FOOT INSIDE OF THE PROLONGATION OF ONE OF THE SIDE PROPERTY LINES, IN A CONFLICT EXISTS WITH OTHER UTILITIES, THE METER BOX MAY BE ADJUSTED TO FIVE FEET (MAX.) INSIDE PROPERTY LINES (IN LIEU OF 1.0' FEET), UNLESS APPROVED OTHERWISE BY THE TOWN OF ORANGE PARK. THE WATER METER BOX SHALL BE LOCATED IN NON-TRAFFIC AREAS (NOT IN SIDEWALKS OR DRIVEWAYS). IF AN UNAPPROVED METER BOX IS IDENTIFIED, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF RELOCATING ANY METER BOX WHICH IS NOT LOCATED PER THE ABOVE REQUIREMENTS. THE TOWN OF ORANGE PARK SHALL APPROVE ALL DEVIATIONS TO THE ABOVE PRIOR TO CONSTRUCTION.

3. IF DRAINAGE OR OTHER EASEMENT IS LOCATED BETWEEN LOTS, METER BOXES SHALL BE LOCATED AT THE EASEMENT LINE BUT OUTSIDE THE EASEMENT AREA.

4. FOR SINGLE SERVICES, THE HORIZONTAL DISTANCE PERPENDICULAR TO THE MANIFOLD BETWEEN THE SERVICE'S SADDLE AND THE METER BOX SHALL BE 5 FEET MAXIMUM. FOR DOUBLE 3/4" SERVICES, THE 2" SCH 80 PVC MAIN SHALL BE LOCATED CENTERED BETWEEN THE TWO METER BOXES. LOCATE WIRE IS REQUIRED ON ALL SERVICES 10' OR GREATER IN LENGTH. IF LOCATE WIRE IS REQUIRED, THE WIRE SHALL RUN FROM THE METER BOX TO THE MAIN (WITH NO CONNECTION TO MAIN WIRE WITH THE LAST 24 INCHES STRIPPED OF INSULATION/BARE WIRE AS GROUND). ALL EXCEPTIONS TO THIS REQUIREMENT MUST BE APPROVED BY THE TOWN OF ORANGE PARK.

5. GANG WATER SERVICES: FOR 3 OR 4 SERVICES IN ONE AREA, A 2" PVC SCH 80 WATER MAIN EXTENSION W/LOCATE WIRE MAY BE UTILIZED ON EITHER SHORT-SIDE OR LONG-SIDE SERVICES WHERE SHOWN ON THE DRAWINGS. LOCATE WIRE SHALL EXTEND FROM ONE METER BOX TO CURB STOP AT WATER MAIN. FOR 5 OR MORE SERVICES IN ONE AREA, A WATER MAIN EXTENSION W/LOCATE WIRE MAY BE UTILIZED ON EITHER SHORT-SIDE OR LONG-SIDE SERVICES WHERE SHOWN ON THE DRAWINGS (TAPS STAGGERED AND AT 2' FOOT ON CENTER-MIN). FOR WATER SUPPLY HEADERS WHERE 5 OR MORE TAPS ARE CONSTRUCTED. THE HEADER PIPE SHALL BE 4" AT A MINIMUM. EXAMPLE: CONSTRUCT A 4" MAIN D.I.P. CROSSING THE STREET FOR 5 RESIDENTIAL CUSTOMERS, UTILIZING 4" G.V., 4" PIPE, 4"x1" SADDLES AND 1" CURB STOPS (NO GLUED TEE FITTINGS). THE 4" OR LARGER D.I.P. WATER MAIN MUST BE SIZED AND DESIGNED BY THE ENGINEER.

6. DOUBLE 1" WATER SERVICES IS ALLOWED FOR SHORT SIDE OF LONG SIDE SERVICES AND WHERE SHOWN ON THE DRAWINGS

7. RECLAIMED WATER METER BOXES OR SERVICES SHALL BE CONSTRUCTED SIMILAR TO THE ABOVE AND SHALL BE LOCATED AT A MIN. OF 10' FROM THE POTABLE WATER SERVICE AND/OR BOX, AND NOT ALLOWED IN CONCRETE, OR ASPHALT UNLESS APPROVED OTHERWISE BY COJA.

PVC WATER SERVICES
2" AND SMALLER METER

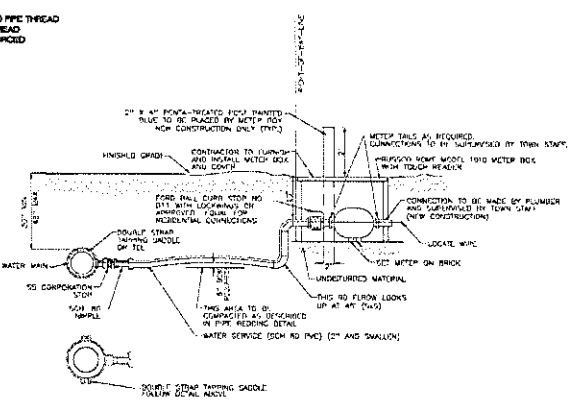
N.T.S.

LEGEND

- **TBE = THREADED BOTH ENDS**
- **PBE = PLAIN BOTH ENDS**
- **ACP = ASBESTOS CEMENT PIPE**
- **PE = PLAIN END**
- **THREAD = THREADED**
- **GF = GROOT**
- **G = GLF**
- **FPT = FEMALE (ROM) PIPE THREAD**
- **MPT = MALE PIPE THREAD**
- **SR = SPECIAL REINFORCED**

NOTES

1. **CONTRACTOR SHALL CURVE IN CONCRETE CURB FACE A "K" WHERE WATER MAIN CROSSES CURB LINE.**
2. **CONTRACTOR SHALL CURVE IN CONCRETE CURB FACE A "K" WHERE WATER MAIN VALVE IS LOCATED BEHIND CURB IN GRASSED AREAS.**



ALL PIPE & FITTINGS SCH 80 PVC UNLESS OTHERWISE NOTED

WET TAP FOR WATER SERVICE

N.T.S.

ENVISION DESIGN & ENGINEERING
4445-1A Hendricks Ave. #409
Jacksonville, FL 32207
(904)881-6145
www.envisionjax.com
CA Lic. No. 29951

NO.	DATE	REVISIONS

TOWN OF ORANGE PARK
STANDARD DETAILS

WATER SERVICE DETAILS

TOWN OF ORANGE PARK
PUBLIC WORKS + WATER DEPARTMENT
SEWER DEPARTMENT + STREETS
2700 ART STREET • ORANGE PARK, FLORIDA • (904) 264-7411

PROJECT DATE: 2/11/2022
SCALE: N.T.S.
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CHECKED BY: MD
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APPROVED BY: KYLE GROCE
DATE:
ENGINEER: FL REGISTRATION NO.
JOB NUMBER: 21005.000-00
PRINT DATE: 2/8/2022
SHEET 14 OF 20

Kingsley Chiropractic Expansion
Orange Park, Florida

ISSUE DESCRIPTION	DATE
Permit	12/21/2021
Permit	1/21/2022

Water Details

C-5.5

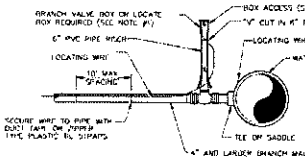
MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (FEET)

NOMINAL PIPE SIZE (INCHES)	11 1/4 HORIZONTAL ELBOW	22 1/2 HORIZONTAL ELBOW	45 HORIZONTAL ELBOW	90 HORIZONTAL ELBOW	HORIZONTAL TEES	HORIZONTAL PLUGS & VALVES	45 VERTICAL OFFSET UPPER LENGTH	45 VERTICAL OFFSET LOWER LENGTH	22 1/2 VERT. OFFSET UPPER LENGTH	22 1/2 VERT. OFFSET LOWER LENGTH	REDUCER TO 1 SIZE SMALLER (LENGTH ON LARGER SIZE SIDE
4	2	4	7	18	20 - RUN 1 - BRANCH	34	16 / 3	11 / 1	N/A		
6	3	5	10	29	20 - RUN 1 - BRANCH	50	23 / 4	11 / 2	28		
8	3	6	13	32	20 - RUN 1 - BRANCH	72	30 / 5	14 / 3	30		
10	4	8	16	38	20 - RUN 1 - BRANCH	86	36 / 6	17 / 3	29		
12	4	9	19	45	20 - RUN 1 - BRANCH	102	42 / 8	20 / 4	50		
14	5	10	21	51	20 - RUN 10 - BRANCH	116	48 / 9	23 / 4	30		
16	6	11	23	57	20 - RUN 20 - BRANCH	131	54 / 10	26 / 5	30		
18	6	12	26	62	20 - RUN 41 - BRANCH	140	60 / 11	29 / 5	29		
20	7	13	28	68	20 - RUN 55 - BRANCH	158	66 / 12	36 / 8	29		
24	8	16	32	78	20 - RUN 58 - BRANCH	185	77 / 14	37 / 7	55		
30	9	18	38	92	20 - RUN 77 - BRANCH	221	92 / 17	44 / 8	77		
36	10	21	44	105	76 - RUN 115 - BRANCH	256	106 / 20	51 / 10	77		

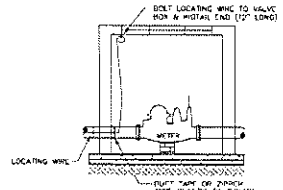
NOTES:

1. TABLE ASSUMPTIONS: PVC PIPE, SAFETY FACTOR = 1.5, TEST PRESSURE = 150PSI, SOIL = CU OH SW, 3 FT. DUMP DEPTH TO TOP OF PIPE, TRENCH TYPE 3, BRANCH OR RUN IS ONE SIZE SMALLER THAN RUN OF TEE SIZE AND 20 FEET OF PIPE IS INSTALLED PAST THE TEE ON THE MAIN SIZE (SMALLER BRANCH SIZES MUST BE CALCULATED BY THE ENGINEER). VERTICAL OFFSETS ARE 3 FEET DEEP ON TOP AND 8 FEET DEEP ON BOTTOM. REDUCERS ARE CALCULATED FOR ONE SIZE REDUCTION. OTHER CONDITIONS WILL REQUIRE ADDITIONAL CALCULATIONS.
2. ALL FITTINGS MUST BE RESTRAINED ONE OF THE FOLLOWING METHODS MAY BE USED:
   A. MECHANICAL RESTRAINTS AT FITTING AND AT ADJACENT JOINTS TO A LENGTH AS SPECIFIED IN CHART.
   B. TIE RODS AT FITTING AND THROUGH JOINTS TO A LENGTH AS SPECIFIED IN CHART.
3. PAYMENT FOR RESTRAINTS AT FITTING SHALL BE INCLUDED WITH THE FITTING PAYMENT. PAYMENT FOR RESTRAINT AT DISTANCE "L" FROM FITTING SHALL BE AS IF 20 FT. JOINTS WERE INSTALLED.
4. VALVE RESTRAINTS SHALL BE RESTRAINED THE SAME DISTANCE AS HORIZONTAL PLUGS.

MECHANICAL RESTRAINT LENGTHS



BRANCH FORCE MAIN
(12" AND LARGER WATER MAIN OR 3" AND LARGER WATER SERVICE PIPE)

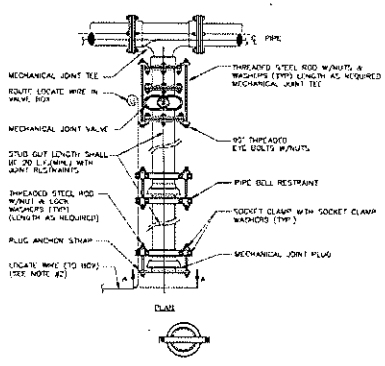


CONNECTION AT LARGE METER BOX
(3" OR LARGER SERVICE)

NOTES:

1. NOTE THAT THE BRANCH WIRE IS NOT CONNECTED TO THE MAIN WIRE.
2. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A "V" CUT IN THE 6" PVC RISER PIPE SECTION. SEE WATER MAIN DETAILS, SHT 7.

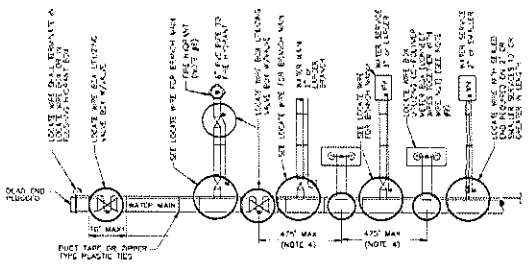
LOCATE WIRE FOR BRANCH MAIN



NOTES:

1. IN LIEU OF BELL/NOD RESTRAINTS, MECHANICAL JOINT RESTRAINTS MAY BE USED.
2. LOCATING WIRE REQUIRED, UTILIZING A LOCATE WIRE BOX INSTALLED AT PLUG LOCATION.
3. NUMBER OF TIE RODS REQUIRED AS FOLLOWS:
   - 4" DIAMETER MAIN – 2 TIE RODS REQUIRED PER JOINT (3/4" ROD)
   - 6" DIAMETER MAIN – 4 TIE RODS REQUIRED PER JOINT (3/4" ROD)
   - 8" DIAMETER MAIN – 6 TIE RODS REQUIRED PER JOINT (3/4" ROD)
   - 10" DIAMETER MAIN – 8 TIE RODS REQUIRED PER JOINT (3/4" ROD)
   - 12" DIAMETER MAIN – 12 TIE RODS REQUIRED PER JOINT (3/4" ROD)
   - 14" DIAMETER MAIN – 14 TIE RODS REQUIRED PER JOINT (3/4" ROD)
   - 16" DIAMETER MAIN – 16 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
   - 18" DIAMETER MAIN – 18 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)
4. THE LOCATION OF THE DEAD END PLUG SHALL NOT BE UNDER PAVEMENT, IF POSSIBLE. THE LOCATION SHALL EXTEND BEYOND THE INTERSECTION AREAS OR ROAD CROSSING BY 10 FEET (MIN.) WHERE POSSIBLE.

PLUGGED DEAD END USING MECHANICAL RESTRAINTS

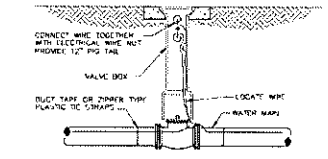


LOCATE WIRE SYSTEM

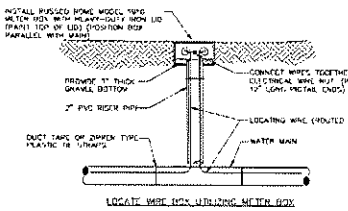
NOTES:

1. LOCATING WIRE TO BE INSTALLED IN EITHER THE ONE OR ELEVEN O'CLOCK POSITION ON ALL DUCTILE IRON OR PVC PIPE/FUSE MAINS. LOCATE WIRE SHALL ALSO BE INSTALLED ON ALL (HDPE) POLY MAIN PIPING (1:30 OR 10:30 POSITION, IF POSSIBLE).
2. SECURE LOCATING WIRE TO PVC & D.I.P. WATER MAIN BY USE OF DUCT TAPE OR ZIPPER TYPE PLASTIC TIE STRAPS SPACED AT A MAXIMUM DISTANCE OF TEN (10') AND AT EACH SIDE OF BELL JOINT OR FITTING.
3. THE ENTIRE LOCATING SYSTEM SHALL BE SUBJECTED TO TESTING TO DETERMINE ITS RELIABILITY. WHERE INSTALLED UNDER PAVEMENT AREAS, TESTING SHALL BE DONE PRIOR TO THE PLACEMENT OF PAVEMENT, UNLESS APPROVED OTHERWISE BY THE TOWN OF ORANGE PARK.
4. LOCATING WIRE SHALL TERMINATE WITHIN AN ACTIVE VALVE BOX (WITH A VALVE) OR A METER BOX (IF NO VALVE) AT 475' INTERVALS. SEE LOCATE WIRE BOX DETAIL. WIRE CONNECTIONS BELOW GROUND (OUTSIDE OF A BOX) SHALL BE AVOIDED.
5. REFER TO SECTION 02570 FOR LOCATE WIRE SPECIFICATIONS.
6. " ⏚ " INDICATES THAT THE WIRES ARE CONNECTED TOGETHER
7. " ⊙ " INDICATES A WIRE PIG-TAIL (12" LONG)
8. FOR FIRE HYDRANT LOCATE WIRE REQUIREMENTS AND EXCLUSIONS, SEE WATER MAIN DETAILS SHT 7.
9. AN "LW" CUT SHALL BE CARVED IN THE CONCRETE CURB AND PAINTED AT ALL LOCATE WIRE BOXES.

LOCATE WIRE CONSTRUCTION FOR WATER MAINS



LOCATE WIRE BOX UTILIZING VALVE BOX



LOCATE WIRE BOX, UTILIZING METER BOX

LOCATE WIRE BOX

TOWN OF ORANGE PARK
PUBLIC WORKS • WATER DEPARTMENT
SEWER DEPARTMENT • STREETS
703 ASH STREET • ORANGE PARK, FLORIDA • (904) 264-7611

TOWN OF ORANGE PARK
STANDARD DETAILS

RESTRAINT AND LOCATE WIRE DETAILS

PROJECT DATE: 2/11/2022
SCALE: N.T.S.
DRAWN BY: ATH
CHECKED BY: PD
FILE NAME: TOP-Strut_Trtle_Update-21.dwg
APPROVED BY: KYLE GROCE
DATE:
ENGINEER FL REGISTRATION NO.
JOB NUMBER: 3700166-00
PRINT DATE: 2/15/2022
SHEET 15 OF 20

ISSUE DESCRIPTION	DATE
Permit	07/24/2019
Permit	10/11/2019

NO.	DATE	BY	RESPONSE

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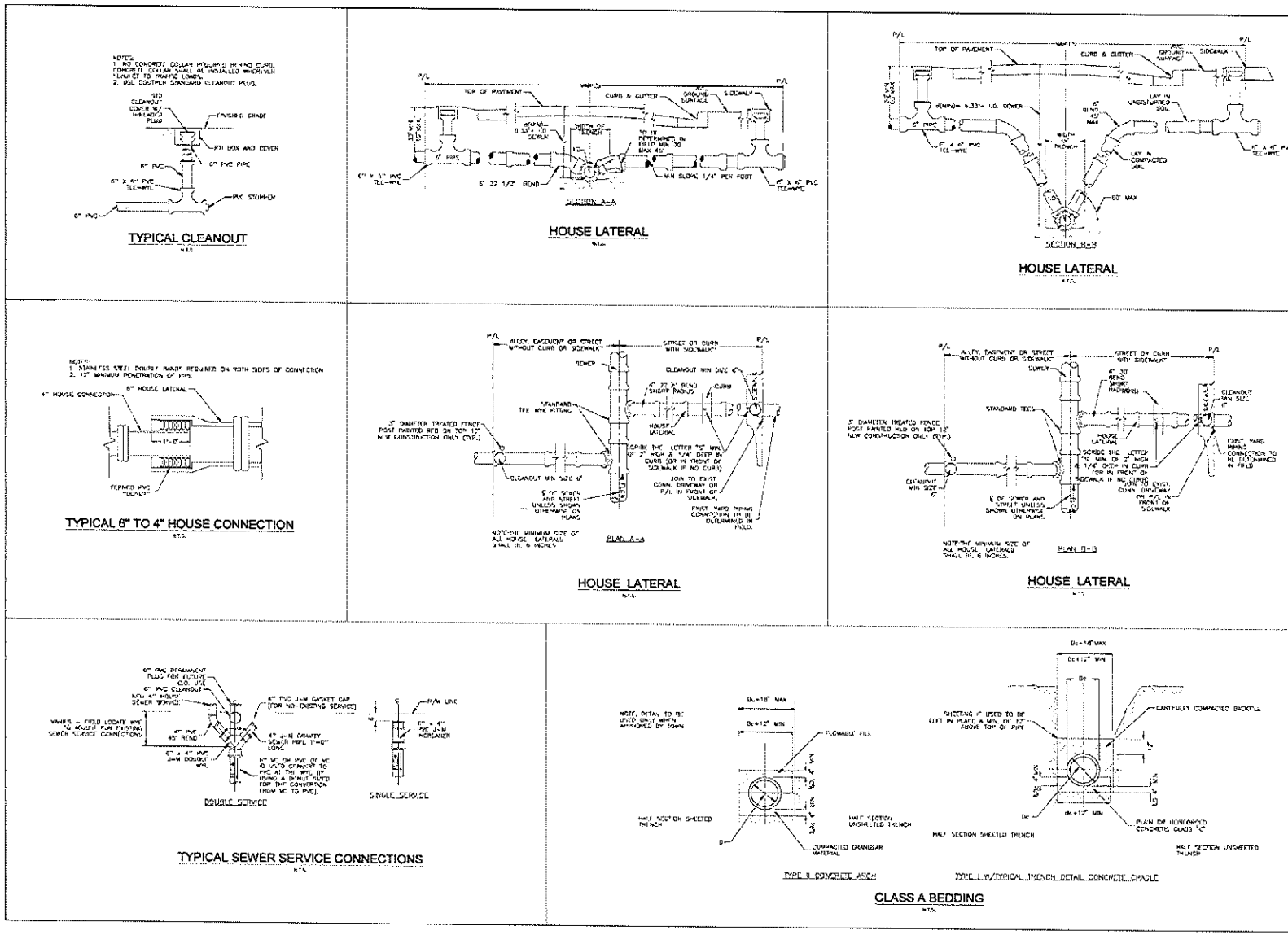
Kingsley Chiropractic Expansion
Orange Park, Florida

Water Details

C-5.6



TOWN OF ORANGE PARK
STANDARD DETAILS
SANITARY SEWER DETAILS

TOWN OF ORANGE PARK
PUBLIC WORKS • WATER DEPARTMENT
SEWER DEPARTMENT • STREETS
700 ASH STREET • ORANGE PARK, FLORIDA • (904) 264-7411

PROJECT DATE: 2/11/2022
SCALE: N.T.S.
DRAWN BY: ATH
CHECKED BY: PD
FILE NAME: TOP-Sind_Dsn_Update'21.dwg
APPROVED BY: KYLE GROCE
DATE
FACILITY: FL REGISTRATION NO.
JOB NUMBER: 21001-005-00
PRINT DATE: 2/9/2022
SHEET 17 OF 20

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www.envisionfl.net
CA Lic. No. 29981

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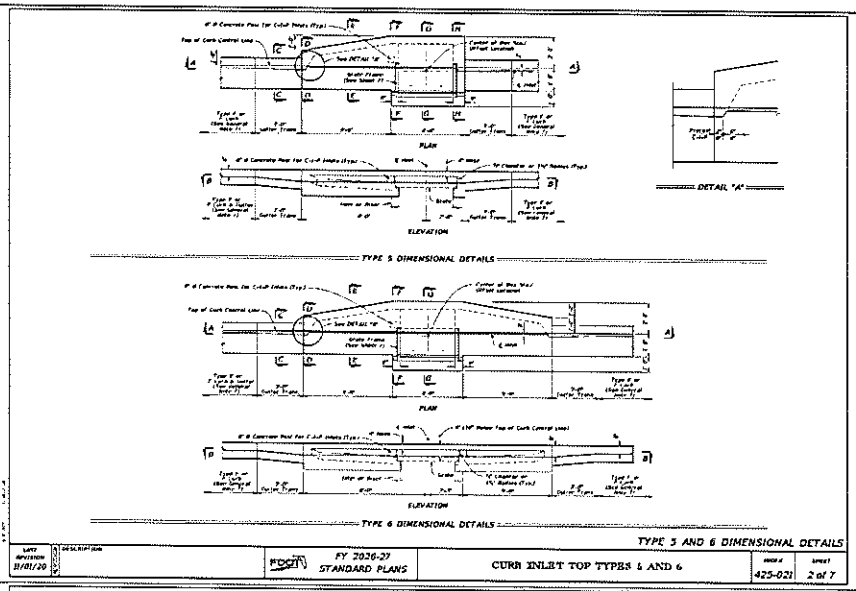
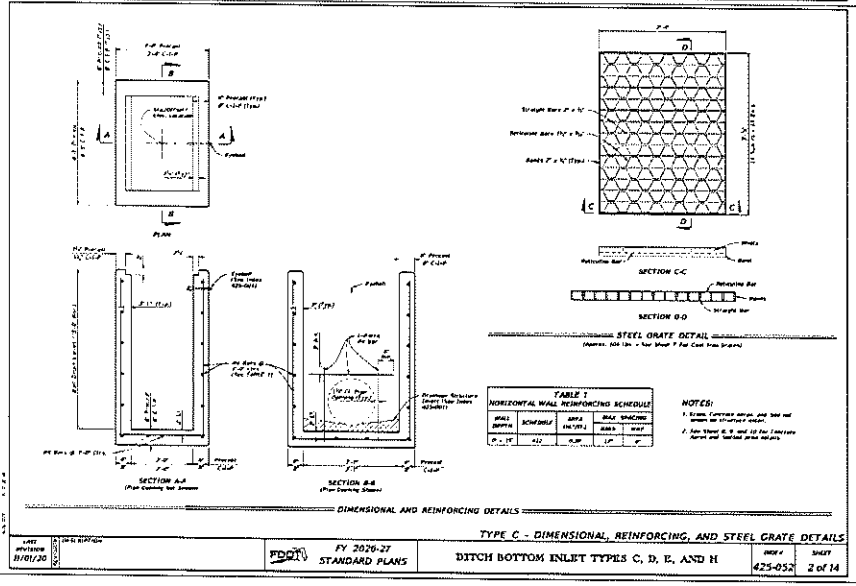
Orange Park, Florida

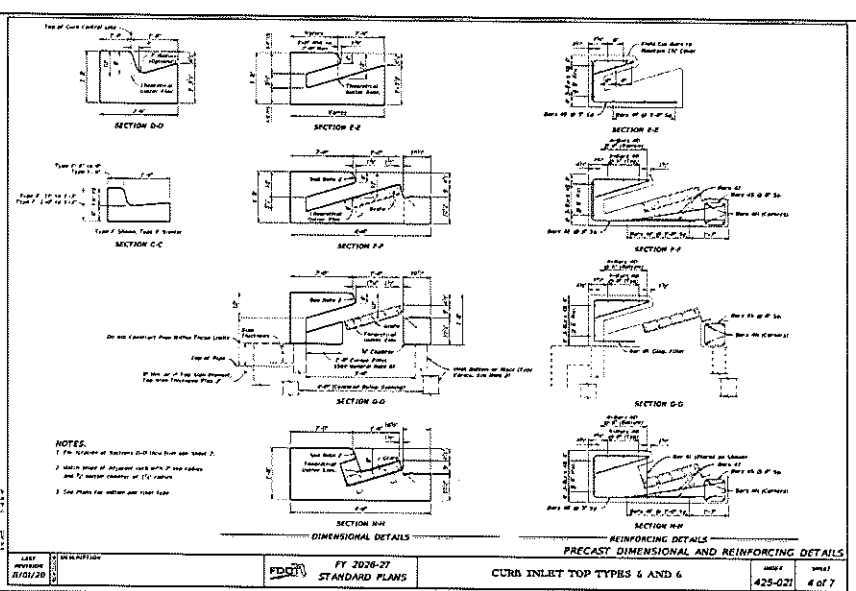
ISSUE DESCRIPTION | DATE
Permit | 12/21/2023
Permit | 1/21/2023

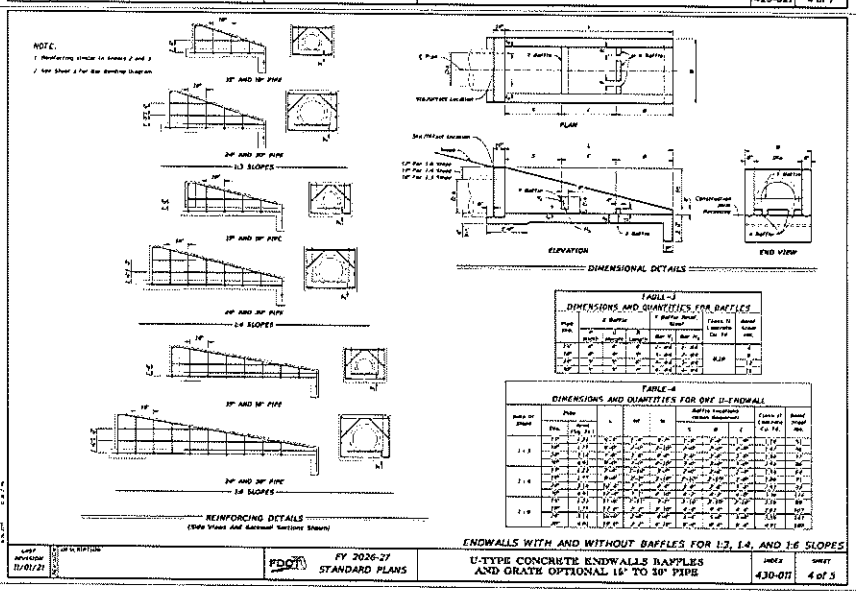
Sewer Details

C-5.7









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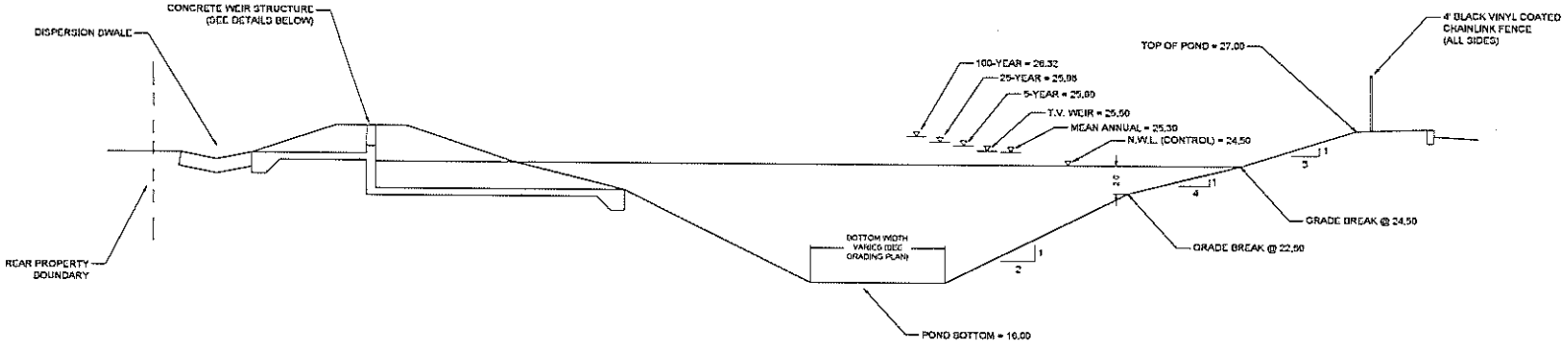
Orange Park, Florida

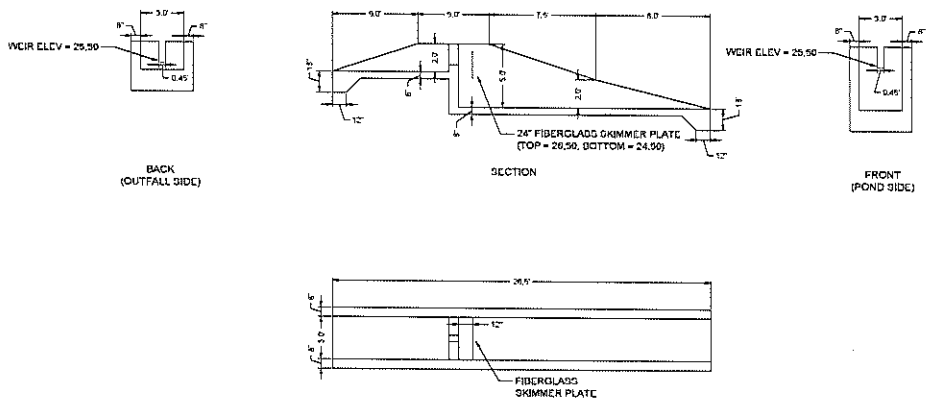
ISSUE/DESCRIPTION DATE
Permit C-24-2029

Drainage Details

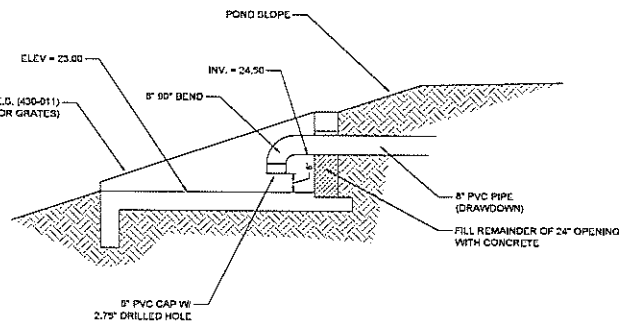
C-5.8



TYPICAL POND CROSS SECTION



WEIR CONTROL STRUCTURE



DRAWDOWN STRUCTURE
(MODIFIED 24" U.E.S.)

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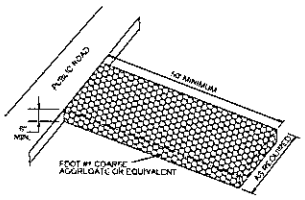
ISSUE DESCRIPTION	DATE
Permit	07/24/2023
Permit	10/31/2023
Permit	11/15/2023

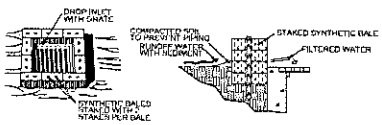
Drainage Details

C-5.9



STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

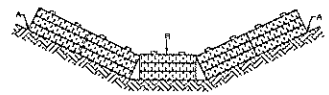


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 cfs) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.

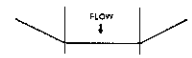
SYNTHETIC BALE DROP INLET SEDIMENT FILTER

N.T.S.

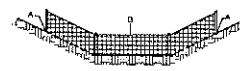


PROPER PLACEMENT OF SYNTHETIC BALE IN A DRAINAGE WAY

N.T.S.



PLAN VIEW

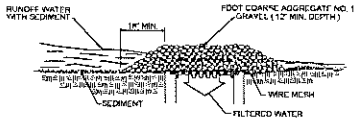


SECTION VIEW

POINTS A SHOULD BE HIGHER THAN POINT B

PROPER PLACEMENT OF A FILTER BARRIER IN DRAINAGE WAY

N.T.S.

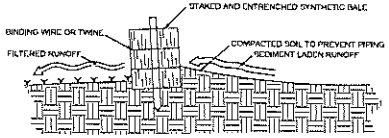


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

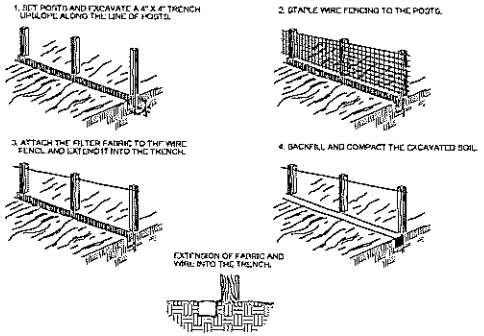
GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER

N.T.S.



CROSS-SECTION OF A PROPERLY INSTALLED SYNTHETIC BALE

N.T.S.



CONSTRUCTION OF SILT FENCE

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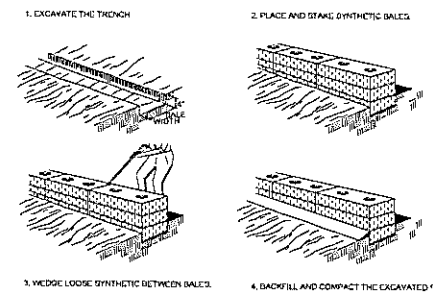
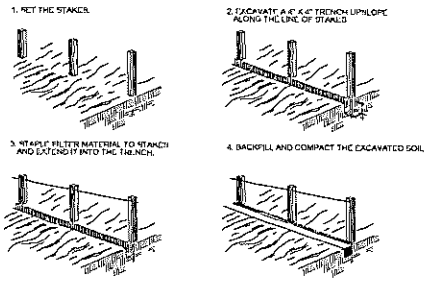


CONSTRUCTION OF A SYNTHETIC BALE BARRIER

N.T.S.



CONSTRUCTION OF A FILTER BARRIER

N.T.S.

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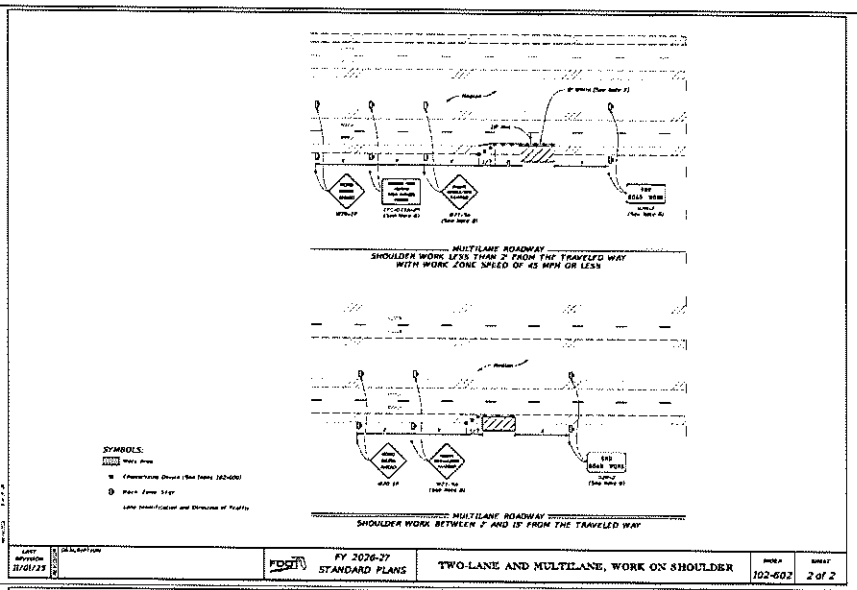
Kingsley Chiropractic Expansion

Orange Park, Florida

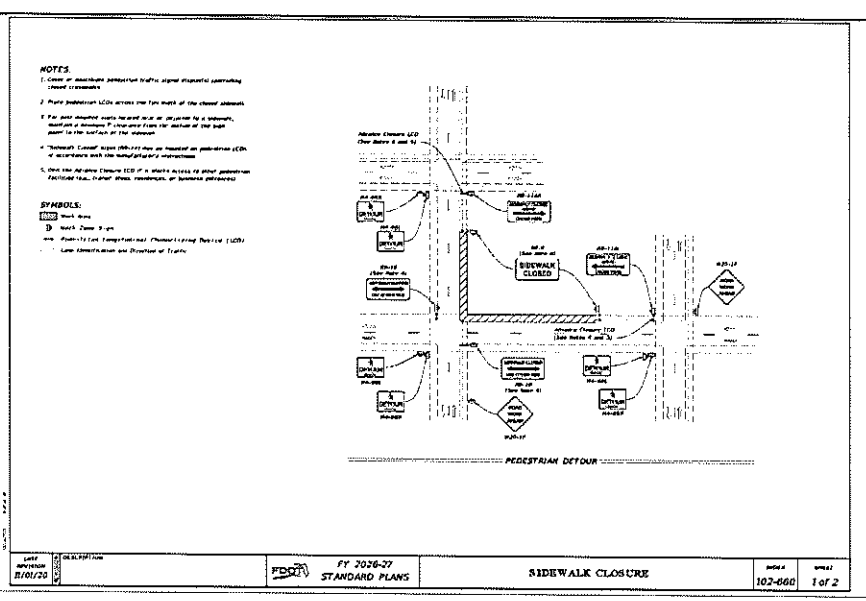
ISSUE DESCRIPTION	DATE
Permit	[illegible]

Erosion & Sediment Control Plan

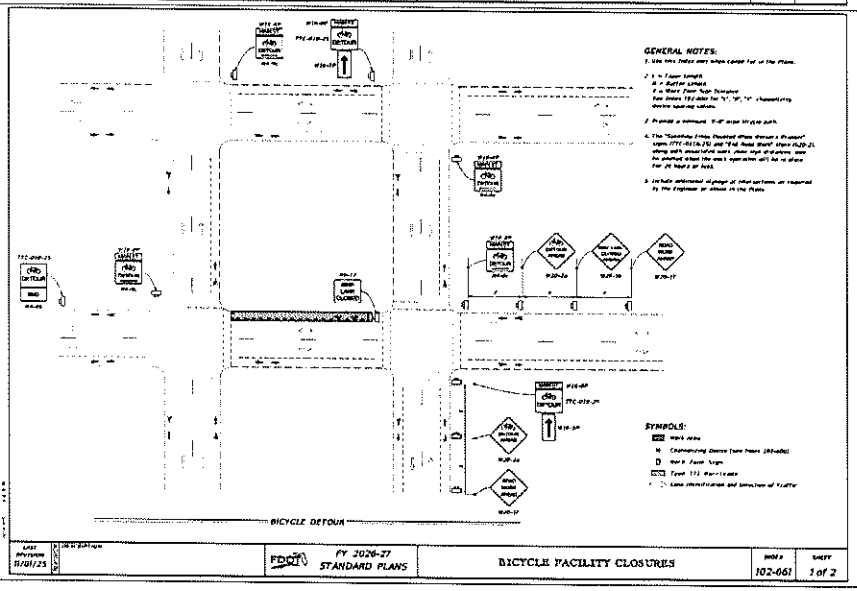
C-5.10



LAST REVISION 11/01/25 | FDOT FY 2026-27 STANDARD PLANS | TWO-LANE AND MULTILANE, WORK ON SHOULDER | INDEX 102-602 | SHEET 2 of 2



LAST REVISION 11/01/25 | FDOT FY 2026-27 STANDARD PLANS | SIDEWALK CLOSURE | INDEX 102-660 | SHEET 1 of 2



LAST REVISION 11/01/25 | FDOT FY 2026-27 STANDARD PLANS | BICYCLE FACILITY CLOSURES | INDEX 102-661 | SHEET 1 of 2

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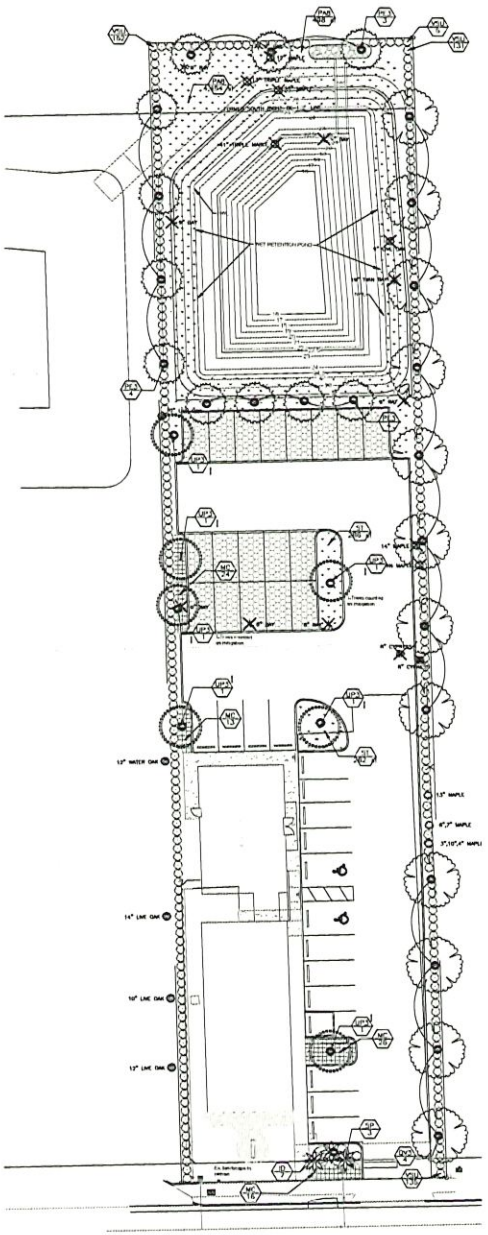
Kingsley Chiropractic Expansion
Orange Park, Florida

ISSUE DESCRIPTION | DATE
Permit | 12/4/2025

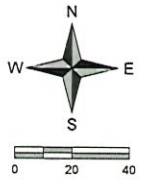
Maintenance of Traffic Details

C-6.0



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPACING
TREES				
	PE3	11	PINUS ELLIOTTI / SLASH PINE 14' - 16' HEIGHT, 5' SPREAD MIN., 3" CAL., B & B	
	QV3	12	QUERCUS VIRGINIANA / LIVE OAK 14' - 16' HEIGHT, 6' - 8' SPREAD MIN., 3" CAL., 100 GAL. OR B&B	
	UP3	11	ULMUS PARVIFOLIA 'EMER II' / ALLEE ELM 12' - 14' HEIGHT, 6' - 8' SPREAD, 3" CAL. MIN., B&B, FULL DENSE FOLIAGE	
PALM TREES				
		5	Sabal palmetto / Cabbage Palmetto 12' C.T.-20' C.T., stagger hts.in groupings	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPACING
SHRUBS				
	ID	14	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly 12"-14" ht. x 10"-14" spd.	36" o.c.
	VSU	246	VIBURNUM SUSPENSUM / SANDANKWA VIBURNUM 18" - 20" HEIGHT, 18" SPREAD MIN., 3 GAL.	36" o.c.
GROUND COVERS				
	MC	137	Muhlenbergia capillaris / Pink Muhly full 1 gallon	30" o.c.
	PA8	4,800 sf	Paspalum notatum 'Argentine' / Argentine Bahiagrass	
	ST	810 sf	Stenotaphrum secundatum 'ProVista' / ProVista St. Augustine Grass	



IRRIGATION NOTE:
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA, PRIOR TO CONSTRUCTION. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUN ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

Table 4.1 Watering Guidelines for Trees and Shrubs During Establishment Periods

Type of Plant	Establishment Period	Watering Schedule[A]	Recommended Amount of Water[B]
Trees with less than 2" trunk diameter	3 to 6 months	1. Daily for 2 weeks 2. Every other day for 2 months 3. Then weekly until established	2 to 3 gallons per inch of trunk diameter
Trees with 2" to 4" trunk diameter	6 to 12 months	1. Daily for 1 month 2. Every other day for 4 months 3. Then weekly until established	2 to 3 gallons per inch of trunk diameter
Trees with over 4" trunk diameter	12 or more months	1. Daily for 6 weeks 2. Every other day for 2 months 3. Then weekly until established	2 to 3 gallons per inch of trunk diameter
Shrubs in 1-gallon containers	3 to 6 months	1. Every day for first few weeks after planting 2. Gradually decrease to every other day, to every third day until established	1 quart
Shrubs in 3-gallon containers	6 to 12 months	1. Every day for first few weeks after planting 2. Gradually decrease to every other day to every third day until established	2 quarts
Shrubs in 7-gallon containers or larger	1 to 2 years	1. Every day for first few weeks after planting 2. Gradually decrease to every other day to every third day until established	1 gallon

Notes: A Frequency should be reduced when plants are installed during the cooler months or during periods of frequent rain or when watering restrictions change.
B Do not water if the root ball feels moist to the touch.
C During extended drought conditions, additional irrigation is required.

IRRIGATION NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING OF PLANT MATERIAL DURING THE ESTABLISHMENT PERIOD. CONTRACTOR SHALL MONITOR IRRIGATION SYSTEM TO INSURE ADEQUATE WATER IS BEING PROVIDED TO THE TREES, SHRUBS, GROUNDCOVER AND TURF. IF THE IRRIGATION SYSTEM DOES NOT PROVIDE SUFFICIENT WATER CONTRACTOR SHALL SUPPIMENT WITH HAND WATERING BY WATER TRUCK OR OTHER MEANS.

James David Vickers
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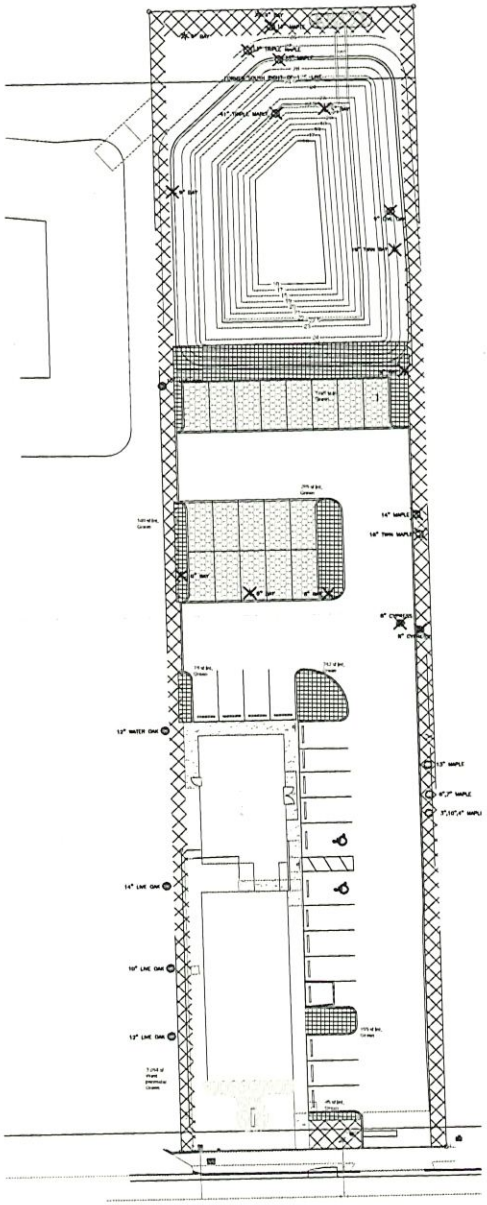
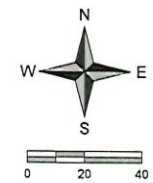
Kingsley Chiropractic Expansion
Orange Park, Florida

ISSUE DESCRIPTION	DATE
Permit	07/24/2025
Permit	10/21/2025
Permit	11/03/2025

Landscape Plan

L-1.0





TOWN OF ORANGE PARK CODE REQUIREMENTS:

	VUA Interior Landscaping Required	Provided
15% of VUA area (14,873 sf)	2231 sf	4253 sf
Tree Coverage (1/450 sf)	5 trees	11 trees

	Perimeter Landscaping Required	Provided
Eastern Property Boundary (403 lf)		
Landscape Area(5' wide)	2015 sf	2156 sf
Canopy Trees (1/30 lf)	14 trees	15 trees (12 planted, 3 existing)
Hedgerow	Provided	
Southern Property Boundary (18 lf)		
Landscape Area (10' wide)	180 sf	240 sf
Canopy Trees (1/30 lf)	1 trees	1 tree
Double staggered row hedge	Provided	
Northern Property Boundary (93 lf)		
Landscape Area(5'wide)	465 sf	736 sf
Canopy Trees (1/30 lf)	3 trees	3 trees
Hedgerow 3' o.c.	Provided	
Western Property Boundary (403 lf)		
Landscape Area (5' wide)	2015 sf	2015 sf
Trees Utility lines prevent shade tree instillation.4 trees have been provided where conflict does not exist		
Hedgerow 3' o.c.	Provided	

IRRIGATION NOTE:
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA, PRIOR TO CONSTRUCTION. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.



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Orange Park, Florida

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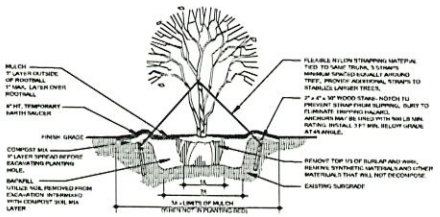
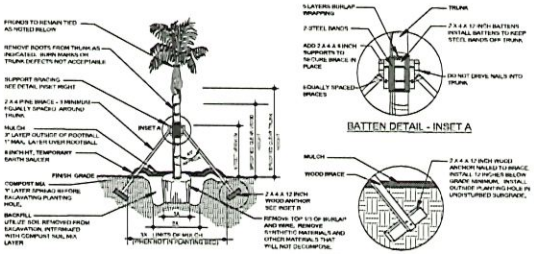
Permit	11/02/2025

Landscape Requirements

L-1.1

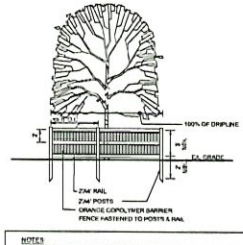


MULTIPLE STEM TREE PLANTING
N.T.S.



WOOD ANCHOR DETAIL - INSET B

BATTEN DETAIL - INSET A



TREE PROTECTION BARRICADE
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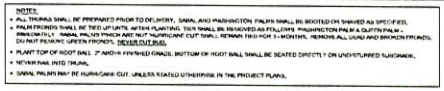
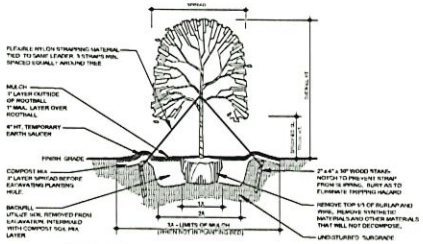
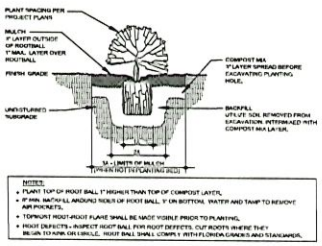


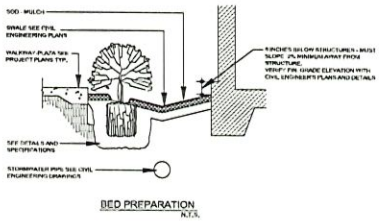
PALM PLANTING - (EXCEPT LARGE PHOENIX DATE PALMS)
N.T.S.



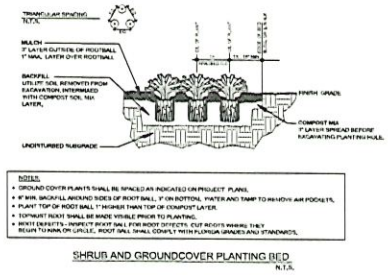
TREE PLANTING (UP TO 4 INCH CALIPER) - SINGLE TRUNK
N.T.S.



SHRUB PLANTING - NOT IN PLANTING BED
N.T.S.



BED PREPARATION
N.T.S.



SHRUB AND GROUNDCOVER PLANTING BED
N.T.S.

James David Vickers

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Landscape Requirements

L-1.2

Landscape Specifications
Ocean 21 / 22
June 3, 2020
PART 1– GENERAL
1.1 GENERAL NOTES
A. Contractor shall comply with applicable laws, ordinances and codes; obtain required permits, inspections; pay required fees.
B. Prior to preparing and submitting cost proposal, Bidder shall visit and inspect the project site to become familiar with existing conditions.
C. This contract includes providing and installing plant and landscape materials as described within the contract documents.
D. Contractor shall perform fine grading to establish finish grades in landscape areas. Fine grading shall include only minor grading to correct random or infrequent grade irregularities to 1" or less.
E. Grading–Berming labeled on the project plans shall be the responsibility of the landscape contractor to construct. Landscape contractor shall provide fill and grading for these areas and coordinate fill requirements with general contractor prior to bidding.
F. Bidder–Contractor shall verify all plant quantities shown on plans. Notify Landscape Architect–Owner's Representative of discrepancies.
G. Plant size noted in plant schedule shall be the minimum acceptable size. Container gallon size are minimum. Contractor shall provide the plant material in container size needed to meet plant size specified.
1.2 DEFINITIONS
A. Finish Grade: Top of surface soil and top of planting bed after plant installation.
B. Topsoil: Native or imported surface soil modified with soil amendments per recommendations from commercial soil–testing laboratory.
C. Compost Mix: Homogeneously blended organic material, see Part 2 – Products.
D. Subgrade: Soil below finish grade and soil below finish grade remaining after completing excavation.
E. Final Acceptance: Shall mean that point in time when requirements of contract documents are completed, including punch–list items, to the satisfaction of the Landscape Architect–Owner's Representative. Contractor will be notified in writing of final acceptance by Landscape Architect–Owner's Representative.
F. Warranty Period: Shall begin after notification of final acceptance, continuing for the duration of the specified period.
G. Final Warranty Inspection; Shall occur near the end of the warranty period.
H. Contract Documents: Project plan set, technical specifications and documentation issued during project bidding, award and installation.
1.3 SUBMITTALS
B. Product Data: Each type of product utilized
C. Samples: Pine Bark
D. Product certificates, confirmation letter that the Contractor has procured all plant materials and products to complete the project plans.
E. Planting Sitkmap: Indicating anticipated installation dates.
F. Maintenance instructions: Provide prior to final acceptance.
G. Agronomic Soil Tests for Topsoil and Compost Mix: Soil testing and recommendations shall be performed by a commercial soil–testing laboratory. Areas to be installed with plants and lawn areas shall be tested. Tests shall include a fertility test, pH factor, percentage of organic matter and a suitability analysis. The suitability analyses shall include percolation tests and evaluation of soil composition to determine the soil's suitability to sustain the project's plant materials and to bring the soil to a pH rating between 5.5 to 6.5. Submit copy to Landscape Architect–Owner's Representative of soil tests, written recommendations for soil suitability, soil amendments, fertilizer, chemical conditioner application rates for soil preparation, and a maintenance fertilization program.
H. Manufacturer's Data: Include physical characteristics, application, installation instructions and recommendations to be utilized.
a. Fertilizer
b. Each soil amendment to be used
c. Herbicide
d. Super absorbent, if to be utilized
e. Pre–emergent herbicide
f. Materials identified in contract documents
i. Written plant guarantee
J. Prior to purchase and delivery of plants, Contractor shall provide the Landscape Architect–Owner's Representative with photos of proposed plant materials and coordinate nursery visit.
1.4 QUALITY ASSURANCE
A. Landscape Contractor Qualifications: The Landscape Contractor (Contractor) shall have previous experience installing projects of equal or greater size to the project plans. The Contractor shall have a full–time supervisor with a minimum of 5 years of experience that is on–site during installation process.
B. Soil Analysis: Contractor shall provide soil analysis of the existing surface soil and compost mix. Agronomic soil testing shall be performed by a commercial soil–testing laboratory.
C. Provide quality, size, genus, species, and variety of plants indicated, complying with "Florida Number 1" or better classification in "Grades and Standards for Nursery Plants," latest edition, published by Florida Department of Agriculture, Division of Plant Industry, Gainesville, Florida. To evaluate plants not specifically listed in the "Grades and Standards for Nursery Plants," use the appropriate matrix type.
D. Pre–Installation Conference: Prior to beginning plant installations, conduct conference at project site.
E. Substitutions:
1. If a plant material or product is not available, the Contractor shall submit to the Landscape Architect–Owner's Representative for approval, proof of non–availability with a recommendation for an equivalent material. When authorized, adjustment of contract amount may be made. No substitutions will otherwise be allowed.
F. Inspection: Landscape Architect–Owner's Representative may inspect plants at nursery and project site prior to planting, for compliance with plans. The Landscape Architect–Owner's Representative may inspect plants at any time for size and condition of balls, root systems, insects, injuries, latent defects, and reject plant materials at any time during progress of work. Contractor shall remove rejected plants from project site. The Landscape Architect–Owner's Representative's preliminary inspection is not to be construed as acceptance until such time as a written final acceptance inspection is received.
1.5 DELIVERY, STORAGE, AND HANDLING
A. Prior to materials being shipped from supplier, Landscape Architect–Owner's Representative may inspect materials on–site or through the submission of photographs. Refer to the plant schedule within the project plan set for specific plants requiring on–site tagging–inspection.
B. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind–tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of plants during delivery. Do not drop plant materials.
C. Deliver plants after preparations for planting have been completed and install immediately. If planting is delayed more than six hours after delivery, set plants trees in shade, protect from weather and mechanical damage, and keep roots moist.
1.6 WARRANTY
Warranty: Contractor shall warrant plants for the warranty period indicated against defects including death and unsatisfactory growth.
1. Warranty Period for Plant Materials: 1 year from date of final acceptance
2. Warranty Period for Sod: 6 months from date of final acceptance

LANDSCAPE SPECIFICATIONS
1.7 MAINTENANCE
A. Plant Materials: Maintain until final acceptance by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and supports, resetting plants to proper grades, vertical position, as required to establish healthy, viable plantings. Spray insecticides to keep plants free of insects and disease.
B. Protect plant materials from damage due to landscape operations, operations by other contractors and others. Maintain protection during installation and final acceptance. Treat, repair, and replace damaged plantings at no additional cost to the Owner.
C. Maintenance of sod areas: The Contractor shall maintain until final acceptance by protecting sod areas against traffic or other use by warning signs and barricades, as approved by the Landscape Architect–Owner's Representative. Damaged sod shall be repaired by re–grading, then re–sod. Contractor shall mow, water and otherwise maintain sod areas in a satisfactory condition until final acceptance of the work.
1. Maintain sod areas until final acceptance by watering, weeding, mowing, applications of herbicides, fungicides, insecticides, fertilization and re–seeding until a full, uniform stand of grass free of weeds, undesirable grass species, disease, and insects is achieved and accepted by the Landscape Architect–Owner's Representative.
a. Repair, re–work, and re–sod all areas that have washed out, eroded, or are not a healthy stand of grass.
b. Mow sod areas when top growth reaches a height where no more than a third of the leaf blade will be removed at any single mowing. Repeat mowing to maintain specified height per recommendations of local agricultural extension agency.
1.8 REPLACEMENTS AND CONDITIONS
A. Promptly remove and replace plant materials that are dead, unhealthy condition, fallen below acceptable quality. Prior to the end of the warranty period, a final warranty inspection of the work may be made by the Landscape Architect–Owner's Representative. The Contractor shall remove and replace plant materials and sod areas found to not be in compliance with contract requirements. Replacement plant material size and species shall be as noted in the project plans. A new warranty period shall commence on each plant replaced during the warranty period, contractor shall maintain plant warranty log.

1.9 FINAL INSPECTION AND ACCEPTANCE
A. Final Inspection: Upon completion of landscape installation, the Contractor shall notify the Landscape Architect–Owner's Representative in writing 10 days prior to requested inspection date. Landscape Architect–Owner's Representative will make an inspection to determine compliance with contract documents. When inspected landscape work does not comply with contract documents, the Contractor shall remove and replace rejected work and continue maintenance. Contractor shall provide 48 hour notice to Landscape Architect–Owner's Representative requesting re–inspection.
Plant Materials:
a. Replace plant materials not in healthy condition, fails below quality requirements

a. At the time of final warranty inspection, sod areas shall be healthy, well–rooted even colored, lawn is established, weed free without open joints and bare areas.
PART 2 – PRODUCTS

A. Tree and Shrub Material: Provide nursery–grown tree and shrub materials complying with plant quality requirements, Part 1–General. Provide well–shaped, fully branched, healthy, vigorous plants free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
B. Ground Cover: Provide ground cover species indicated, established and well rooted in pots or similar containers, and complying with plant quality requirements, Part 1–General.
C. Annuals: Provide healthy, disease–free plants of species and variety shown or approved, complying with plant quality requirements, Part 1–General. Provide plants acclimated to the conditions they are to be installed on the project and are in bud with few, if any blooms.
D. Perennials: Provide healthy plants from a commercial nursery, of species and variety shown or approved, complying with plant quality requirements, Part 1–General.
C. Sod: Sod shall be species and locations in the project plans. Sod shall be freshly cut in pads (or rolls with prior approval). Sod shall be derived from an area having a soil type similar to the soil on which it is to be laid. Sod shall be healthy, free of weeds and insects including ground pearls and spittle bugs, in naturally green condition, and shall have an abundance of roots contained within a mat of topsoil derived in the harvesting process from the area where grown. Brown, dry, irregularly smooth, and/or un–fresh sod will be rejected.
2.2 PLANTING MATERIALS
A. Topsoil: pH range of 5.5 to 6.5, a minimum of 6 percent organic material content; free of stones 1 inch or larger in any dimension and extraneous materials harmful to plant growth.
1. Topsoil Source: Amend existing surface soils according to recommendations from soil tests analyzed by commercial soil testing laboratory, see Part–1 General.
B. Soil Amendments: Following are soil amendments that may be utilized to modify existing surface soil according to recommendations from agronomic soil testing analysis.
a. Lime: Natural dolomitic limestone containing not less than 85 percent of total carbonates with a minimum of 30 percent magnesium carbonates, ground so that not less than 90 percent passes a 10–mesh sieve and not less than 50 percent passes a 100–mesh sieve.
b. Aluminum Sulfate: Commercial grade.
c. Peat Humus: Finely divided peat, completely decomposed and free of fibers to eliminate it's biological identity. Provide in granular form, free of hard lumps and with pH range suitable for intended use or Florida Muck with a texture and pH range suited for the intended use. Florida Muck shall be delivered in a non–muddy state, reasonably free of clay, roots and litter and other extraneous or toxic matter harmful to plant growth. Florida Muck shall be subject to approval of the Owner.
d. Bonemeal: Commercial, raw, finely ground; 4 percent nitrogen and 20 percent phosphoric

e. Superphosphate: Soluble mixture of treated minerals; 20 percent available phosphoric acid.
f. Sand: Clean, washed builder's sand, free of toxic materials, free of salt, weeds, sticks and other debris. Sand shall conform to ASTM C0 for fine aggregates.
g. Perlite: Conforming to National Bureau of Standards PS 23.
h. Vermiculite: Horticultural grade, free of toxic substances.
i. Sawdust: Rotted sawdust, free of chips, stones, sticks, soil, or toxic substances and with 7.5 pounds of nitrogen uniformly mixed into each cubic yard of sawdust.
j. Manure: Well rotted, unleached stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials and containing no chemicals or ingredients harmful to plants.
k. Mulch: Organic mulch shall be uniform in size, shape, texture, and shall be clean, bright, and free from weeds, moss, sticks, and other debris. Mulch shall be free from deleterious materials and suitable for top dressing of trees, shrubs, or plants.

1. Fertilizer: Pelletized fertilizer with nitrogen, phosphorous and potassium in 100 percent slow release form, with the following composition:
a. Composition: 8 percent nitrogen, 2 percent phosphorous, 12 percent potassium + 4 percent magnesium and all micro–nutrients

2.3 COMPOST MIX
A. Compost Mix: Manufactured mix that is weed and disease free, pasteurized composed of:
a. 34% Aged Pine Bark
b. 33% Finished Organic Compost
c. 33% Composted Cow Manure
B. Compost mix shall be sent to an approved agronomic soil–testing laboratory to provide the requirements noted Part 1–General.
D. Seed:
1. Seed: All seed shall be furnished from a certified seed dealer or certified seed grower; meet the requirements of the Florida Department of Agriculture regulations, or labeled in accordance therewith. Seed shall be free of noxious weeds.
i. Springing: Sprigs shall be certified to genetic purity, free of pests and disease, delivered in a timely fashion and consist of stems, leaves and stolons. The sprigs shall come from a certified supplier, approved by the Owner's Representative. After being harvested, the sprigs shall be delivered to the planting site within 24 hours. The stock shall contain no weeds, soil, or other debris and shall not be dried out at the time of planting.
Sprigs shall be harvested to facilitate separation and distribution. Sprigs shall average four to six inches in length and carry at least four nodes. Sprigs shall be planted within twenty– four hours after removal from the certified supplier. It shall be the Contractor's responsibility to protect the stolons, keeping them moist and out of the sunlight before and during the planting operation.
PART 3 – EXECUTION
3.1 PLANTING
1. Prior to installing plant materials, Contractor shall perform drainage test excavations one per acre of site planting areas or submit plan of locations for Landscape Architect approval, a minimum of 250 ft on center throughout the planting and sod areas. Test excavations shall be a minimum of 12"dia. and 12" deeper than the largest proposed plant rootball. Test excavations shall be filled with water at finish grade, then monitored to verify excavations have completely drained within a 3 hour period. Landscape Contractor shall notify the Landscape Architect–Owner's Representative of any excavations which fail this test, prior to proceeding with plant installations. Corrective actions may be required, such as but not limited to over–excavation to break sub–surface soil conditions which shall be the Contractor's responsibility and may be considered additional work. Contractor shall secure and obtain approval from Owner's Representative prior to proceeding.
2. Unsuitable Soil Conditions: Absolutely no plastic or clayey soil is to be used in landscape areas. If such a condition is found, the area is to be back–filled with material of suitable sandy gradation which is porous and percolates well with reasonable compaction. If any planting or sod area has a plastic or clayey soil condition which prevents proper drainage, then a system of underdraining, turf drain or other means of releasing underground standing water must be incorporated under the direction of the Landscape Architect–Owner's representative.
3. Upon completion of landscape installation the finish grade of planting beds and lawn areas shall be minimum 6 inches below adjacent structures and slope away from existing structures per the Florida Building Code. Verify compliance with Florida Building Code with General Contractor prior to beginning work. Planting lot islands shall slope at 3% from center of island to curb. Finish grade shall be below sidewalks, curbs and walking surfaces to allow for mulch thickness and sod.
4. Upon completion of landscape installation, the Contractor shall notify the Landscape Architect–Owner's Representative in writing 10 days prior to requested inspection date. Landscape Architect–Owner's Representative will make an inspection to determine compliance with Contract Documents.
5. The Contractor shall be responsible for stability and plumb conditions of all plant materials, be legally liable for damage caused by instability of plant materials. Proper staking and guying is the Contractor's responsibility. Contractor shall under their own discretion provide additional staking and guying above and beyond the requirements of the project plans at no additional expense to the Owner.
A. Plant Material Installation and Planting Bed Preparation:
1. Topsoil shall be amended according to recommendations from agronomic soil–testing laboratory, prior to installation of plants.
2. Spread on top of topsoil a 3 inch layer of compost mix prior to planting. Mix shall be incorporated in planting holes during installation.
3. Do not spread compost mix if topsoil is frozen, muddy, or excessively wet.
4. Planting Pits and Trenches: Excavate circular planting pits with sides sloped inward. Trim base leaving center area raised slightly to support root ball and assist in drainage. Do not further disturb base. Scarify sides of plant pit smeared or smoothed during excavation.
5. Topmost Root: Topmost root–root flare shall be visible prior to planting – Find the topmost root and remove excess soil to expose topmost root–root flare.
6. Root Defects: Inspect root ball for root defects, cut roots at the point where they begin to kink or circle. Root ball shall comply with Florida Grades & Standards.
7. Remove rocks, sticks or other deleterious material greater than 1 inch in any 1 direction prior to backfill process.

8. Set tree, palm and shrubs plumb and in center of tree planting pit or trench with top of root ball 2 inches above finish grade.
a. Container Grown: Carefully remove root ball from container without damaging root ball or plant.
b. Ball and Burlaped Root ball: Do not use plant materials if root ball is cracked or broken before or during planting operation. Do not lift plants by the trunk. Remove rope, synthetic burlap, plastic and materials that will not decompose. Remove top 1/3 of wire basket.
c. Backfill: planting excavation incorporating compost mix. Work soil around roots eliminate voids and air pockets. When planting pit is approximately one–half backfilled, water thoroughly before placing remainder of backfill.
d. Repeat watering until no more water is absorbed. After planting, remove excess soil and rake plant beds to a smooth even surface conforming to required finish grades.
e. Upon completion of plant installations, fertilize according to specifications.
1. Tree pits in non–irrigated areas shall be installed with super absorbent, according to manufacturer's recommendations.
9. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
10. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.
11. Finish Grading: Level planting area to a smooth, uniform surface with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.
12. Upon completion of plant installations, fertilize according to specifications.
13. Tree and Shrub Pruning: Prune, trees and shrubs according to International Society of Arboriculture standards. Contractor shall prune trees and shrubs to comply with Florida Grades and Standards. Prune plants to retain natural character.
B. Sod:
1. Topsoil shall be modified according to recommendations from agronomic soil–testing laboratory, prior to installation of sod, see Part 1–General.
2. Remove rocks, sticks or other deleterious material greater than 1 inch in any 1 direction prior to sod installation.
3. Finish grade to receive sod shall be uniformly graded and irrigated prior to sod installation. Sod shall be laid end–to–end and side–to–side to form a uniform layer of un–broken, un–gapped turf. All uneven edges shall be accurately trimmed to allow close and firm fitting of each piece. All gaps or spaces shall be filled to a smooth level with topsoil as specified herein. Edges shall be "heeled–in" and finished smoothly without uneven exposure. Place sod with staggered joints closely butted, tamped or rolled to an even surface to the required finished grade. Avoid continuous seam along line of water flow in swales. Place sod in rows at right angles to slope. Peg sod on slopes greater than 3:1.
4. Upon completion of sod installation, sod areas shall be watered to provide a healthy growing condition. Watering shall be monitored and adjusted by the Contractor to prevent over or

LANDSCAPE SPECIFICATIONS LANDSCAPE SPECIFICATIONS LANDSCAPE SPECIFICATIONS
C. Seed:
1. Seed: All seed shall be furnished from an established seed dealer or certified seed grower; shall meet the requirements of the Florida Department of Agriculture regulations; and shall be labeled in accordance therewith. Seed shall be free of noxious weeds.
2. Seed Planting: At a minimum the contractor shall test the soil to verify conditions are acceptable for turf growth.
2.1. Submit agronomic soil tests for existing soil. Tests shall be performed by an approved agronomic soils testing laboratory and shall include a fertility test with the pH factor and the percentage of organic matter and a suitability analysis. The suitability analysis will include percolation tests and evaluation of soil composition to determine the soil's suitability to sustain healthy turf. Submit written recommendations for soil suitability and all necessary soil amendments, fertilizer and chemical conditioner application rates for soil preparation, and a post maintenance fertilization program. Submit recommendations to bring the soil to a pH rating between 5.5 to 6.5 and to supply necessary nutrients to satisfactory level for planting and sustaining vigorous turf growth. Submit a copy of soil tests with suitability analysis and recommendations to Owner's Representative prior to any planting.
2.2 At a minimum apply 100 lbs/acre of scarified, chemically treated Bahia Seed. Apply by hand, cyclone seeder, drill or hydro–seeding. The final result shall place the seeds ¼" – ½" below the soil.
2.3. At a minimum apply an additional 30 lbs/acre of quick growing rye grass over the entire area.
2.4. Contractor is responsible for utilizing the best application method to prevent erosion of soil during seed growth.
2.5. At a minimum apply mulch (straw, hay, wood, etc.) at a rate of 2.5 tons per acre during seeding.
2.6. At a minimum apply fertilizer during seeding at a rate of 250lbs/acre using a 12–6–6 fertilizer or other ratio recommending by the soil testing. An additive of 4% magnesium is also required and should be verified with soil testing.
2.7. Contractor is responsible for dust control and measure should be taken to minimize movement of dust in addition to seeding and mulching.
3. Watering: At a minimum apply 3/4" to 1" of water each week to the newly seeded areas to help germination until the grass is fully established. The contractor is responsible to monitor rainfall quantities and supplement with watering as necessary. The contractor shall record all watering information and furnish to the Owner's Representative when requested.
3.1. During the maintenance period the contractor shall supplement the rain water amount with hand watering as necessary to maintain an average of ½" of water weekly. At any time the owner's representative may require an immediate watering of areas they find suffering from a lack of water. The contractor will have 2 days to water these areas.
4. Maintenance: At a minimum the contractor shall be responsible for mowing the new established Bahia grass at four (4) different times throughout the 12 month warranty period. The timing of mowing shall be coordinated and approved by the owner's representative.
4.1. At a minimum the contractor shall implement a fertilization program that will adequately assist the continued health of the turfgrass. This should include a spring, summer, and fall fertilization treatment unless proper soil sample analysis is supplied to the owner's representative that warrants no treatment required. The owner's representative shall make the final decision.
4.2. At the request of the owner's representative, at any given time, any area of the project that has not properly been covered by turfgrass, that is undernourished, underwatered, eroded, or in any other way not acceptable to the owner's representative, the contractor will have seven (7) days to fully correct the problem at the contractor's expense.
D. Fertilization, Pre–Emergent and Mulching:
1. Prior to mulching, apply fertilizer specified in Part 2–Products to tree, palm, shrub, groundcover and sod areas at the rate of 1.5 pounds of actual fertilizer per 100 square feet. Fertilizer application shall be witnessed by Landscape Architect–Owner's Representative.
C. Mulching and Pre–Emergent Herbicide:
1. Apply pre–emergent herbicide to tree, palm, shrub, and groundcover areas according to manufacturer's recommendations. Pre–emergent application shall be witnessed by Landscape Architect–Owner's Representative.
2. Mulch surfaces of tree, palm, shrub and groundcover areas. Apply 3 inch depth of settled mulch, level with adjacent finish grades, sidewalks, curbs and sod. Mulch over root ball of plants shall be 1 inch maximum.
F. Plant Protection:
1. Protect plants from damage due to landscape operations, operations by other contractors and trades, and others. Maintain protection during installation and maintenance periods, as approved by Landscape Architect–Owner's Representative. Treat, repair, or replace damaged plant materials.
G. Clean Up:
1. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose off Owner's property.
H. Springing:
1. The Contractor shall carefully coordinate the springing operation being careful not to sprig an area too large or move so swiftly that a reasonable watering operation could not follow. Carelessness on the part of the Contractor, as mentioned above, shall result in the Contractor being liable for the cost of additional sprigs and the replanting of same.
2. A successful planting shall be defined as the insertion of 12 live sprigs per square foot.
3. An automatic planting machine shall be used, the machine shall insert live sprigs at 1–1/2 to 2 inch centers and shall cover the surface smooth on one pass. A minimum rate for sports field shall be 400 bushels per acre and sprigs shall be "cut in" mechanically.
4. After planting, sprigs must be watered to avoid drying out. Watering must be maintained until the sprigs take down, about 14 days, then reduced to kept the sprigs well irrigated until complete coverage is obtained. Insects such as army worms are the biggest insect threat and can completely destroy a stand of immature sprigs overnight, it is the Contractors responsibility to monitor and treat all infestations as may be required.
5. The sprigs must be properly fertilized until completely grown in (about 12 weeks in optimum season – do not attempt to sprig past August 1). Apply 1 lb of nitrogen/1,000 square feet per week, applied in 2, 1/2 lb applications for 12 weeks. The nitrogen source shall be 75% water soluble and 25% water insoluble. Test soil and apply lime as needed to meet , then apply a pre–plant "complete" fertilizer, 10–10–10 at least 2lb/M which needs to be lightly incorporated into the soil prior to sprigging.

6. Contractor shall be responsible for the planting and grow–in of all sprigged areas. The grow–in responsibilities shall include all mowing, fertilization monitoring, watering and any additional activities required to produce a weed–free dense turf. The grow–in and maintenance period shall be considered complete when a healthy, well–rooted, even–colored, viable lawn has been established, free of weeds, surface irregularities and no bare areas greater than 2–1/2 square inch/10 square feet, with no bare area greater than 1 sq in each. Contractor shall notify the Landscape Architect–Owner's Representative in writing requesting an inspection with 48 hours notice to final acceptance of the sprigged area.

James David Vickers
Digitally signed by James David Vickers
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Kingsley Chiropractic Expansion
Oranga Park, Florida

ISSUE DESCRIPTION	DATE
Permit	07/24/2025
Permit	10/21/2025
Permit	11/12/2025

Landscape Specifications

L-1.3

Item No. 5.b

Town of Orange Park
Agenda Memorandum

To:	Planning and Zoning Board
Agenda Date:	November 12, 2026
Submitting Department:	Economic Community Development

Item Title: Discuss Draft Regulations for Certified Recovery Residences

Check one:
[ ] Consent Agenda [X] Regular Agenda

Financial Impact if Applicable: N/A

Background Information: Attached is a draft amendment to the Land Development Regulations for Certified Recovery Residences, as required pursuant to Senate Bill 954 and codified under Section 419.001, Florida Statues. The purpose is to require local governments to adopt an ordinance that will formalize and streamline the process for applicants seeking reasonable accommodations from land use regulations relating to certified recovery residences.

Attached to this report is a list of the minimum required items that the ordinance must address along with the draft regulations.

Action Requested: Review and discuss the proposed land use amendment for Certified Recovery Residences.

Information Attached:
CERTIFIED RECOVERY RESIDENCE ORDINANCE REQUIREMENTS.pdf
Recovery Res Final DRAFT 11-4-2026.pdf

CERTIFIED RECOVERY RESIDENCE ORDINANCE REQUIREMENTS

At a minimum, a Certified Recovery Residence ordinance must:

1. Be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

2. Establish a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, which application must be submitted to the appropriate local government office.

3. Require the local government to date stamp each application upon receipt. If additional information is required, the local government must notify the applicant in writing within the first 30 days after receipt of the application and allow the applicant at least 30 days to respond.

4. Require the local government to issue a final written determination on the application within 60 days after receipt of a completed application. The determination must:

a. Approve the request in whole or in part, with or without conditions; or

b. Deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.

5. Provide that if a final written determination is not issued within 60 days after receipt of a completed application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time.

6. Require that the application include, at a minimum:

a. The name and contact information of the applicant or the applicant's authorized representative;

b. The property address and parcel identification number; and

c. A description of the accommodation requested and the specific regulation or policy from which relief is sought.

(c) The ordinance may establish additional requirements for the review or approval of reasonable accommodation requests for establishing a certified recovery residence, provided such requirements are consistent with federal law and do not conflict with this subsection.

(d) The ordinance may not require public hearings beyond the minimum required by law to grant the requested accommodation.

(e) The ordinance may include provisions for the revocation of a granted accommodation of a certified recovery residence for cause, including, but not limited to, a violation of the conditions of approval or the lapse, revocation, or failure to maintain certification or licensure required under this section, if not reinstated within 180 days.

(f) The ordinance and establishment of a reasonable accommodation process does not relieve the local government from its obligations under the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq. The regulation for which the applicant is seeking a reasonable accommodation must not facially discriminate against or otherwise disparately impact the applicant.

Sec. 2.05.20.03. Requests for accommodations by certified recovery residences.

(a) *Purpose and applicability.* The purpose of this section is to establish procedures for processing requests for reasonable accommodation to the Town's Land Use and Zoning Code, rules, regulations, policies, and procedures that may prohibit establishment of certified recovery residences pursuant to F.S. § 397.487. Facilitating reasonable accommodation requests ensures that individuals with a disability and/or handicap have equal opportunity to use and enjoy dwellings, buildings or structures, or to provide accessibility in another manner, as provided by the Federal Fair Housing Amendments Act, 42 U.S.C. §§ 3601 et seq. ("FHA") and Title II of the Americans with Disabilities Amendments Act, 42 U.S.C. §§ 12131 et seq. ("ADA"). For purposes of this section, a "disabled" person is an individual who qualifies as disabled and/or handicapped under the FHA and/or ADA. Any person who is disabled (or qualifying entities) may request a reasonable accommodation with respect to the Town's Land Development Code, Code of Ordinances, rules, regulations, policies, or procedures as provided by the FHA and the ADA pursuant to the procedures set out in this section.

(b) *Applicant.* Any person who is disabled or a provider of services to disabled individuals qualifying for a reasonable accommodation, collectively referred to as "applicant" in this subsection, may request a reasonable accommodation to the town's land use and zoning ordinances, rules, regulations, policies, and procedures that prohibit establishment of certified recovery residences. It is the responsibility of the applicant to establish that they, or those who are being provided recovery services, are protected individuals under the FHA and/or ADA by demonstrating that the proposed accommodation is reasonable and necessary to afford the applicant, or those who are being provided services, an equal opportunity to use and enjoy a residential dwelling.

(c) *Application procedure.* A request for reasonable accommodation shall be made to the Economic and Community Development Department (ECD Department). An application for reasonable accommodation must, at a minimum, provide the following:

1) Name and contact information of the applicant, and as applicable, the applicant's authorized representative;

2) Property address and parcel identification number of where the reasonable accommodation is being requested;

3) A description of the accommodation and the specific regulation(s) and/or procedures from which the accommodation is sought;

4) Reasons the accommodation may be necessary for the applicant or those who are being provided services;

5) A description of the qualifying disability or handicap;

6) Verification of disability status by a medical, social services, or other professional who has personal knowledge of the applicant or individual receiving services.

7) All applicants must provide proof of satisfactory fire, safety, and health inspections as required by F.S. § 397.487, or other applicable statute, as amended from time to time for the location for which the reasonable accommodation is requested;

8) Any additional information or documentation the applicant feels is necessary to supplement the request for reasonable accommodation.

9) Signature of the applicant and date.

The ECD Department shall date-stamp the application upon receipt and notify the applicant, in writing, within thirty (30) days if additional information is required. The applicant must provide the additional

information within thirty (30) days. Failure of the applicant to provide a response within thirty (30) days will result in the application being denied, unless the applicant requests an extension of time in writing.

(d) *Review.* Within sixty (60) days of receiving a completed application, the ECD Department Director, or designee, shall review the request for reasonable accommodation and make a determination consistent with the FHA and/or ADA, after considering all of the following:

1) Whether the applicant has established that they are protected under the FHA and/or ADA by demonstrating that they or those being provided recovery services, are handicapped or disabled, as defined in the FHA and/or ADA. To do this, the following must be shown:

a) A physical or mental impairment which substantially limits one (1) or more major life activities;

b) That they are regarded as having such impairment; and

c) A record of having such impairment.

2) Whether the requested accommodation is reasonable and necessary to afford the applicant an equal opportunity to use and enjoy the dwelling, building or structure, or provides accessibility in another manner.

3) Whether the requested accommodation would impose an undue financial or administrative burden on the town.

4) Whether the requested accommodation would require a fundamental alteration in the nature of the land use and zoning regulations of the town.

5) Spatial Considerations:

a) Shall not be located within a radius of 1,000 feet of another certified recovery residence if, based on a review by the ECD Director, or designee, that the cumulative impact of the proposed certified recovery residence on the surrounding neighborhood includes a concentration of residential care, group, or recovery facilities is shown to cause a fundamental alteration in the residential character of the neighborhood or create an undue administrative or financial burden on Town services.

If the ECD Director, or designee, finds that the requested accommodation will impose an undue financial or administrative burden on the town or will require a fundamental alteration in the nature of the town's land use and zoning regulation, they may consider whether an alternative reasonable accommodation exists which would effectively meet the disability-related need. An alternative reasonable accommodation may be the requested accommodation with conditions. In conducting the review, the ECD Director, or designee, may make a site visit to the property where the reasonable accommodation is being requested.

(e) *Determination.* Once review of the request is complete, the ECD Director, or designee, will make a determination in writing to:

1) Approve the reasonable accommodation request in whole or in part, with or without conditions; or

2) Deny the reasonable accommodation request, in accordance with state and federal law, and state the objective evidence-based reasons for denial and identify any deficiencies or actions necessary for reconsideration.

3) If the written determination is not issued within sixty (60) days after receipt of the completed application, the reasonable accommodation request is deemed approved unless the parties agree in writing to a reasonable extension of time.

The written determination by the ECD Director, or designee, shall also include the applicant's right and method to appeal the determination.

(f) *Appeals.* Applicant shall have thirty (30) days from the date of the ECD Director, or designee's, written determination to appeal the determination or any conditions included therein, to the ECD Director. Appeals must be made in writing and include the name of the applicant, address and contact information, a written summary of the reason for the appeal, and an explanation of why the determination or condition is in error. Appeals shall be submitted to the ECD Department. The Town Manager, or designee, shall issue a final decision on the appeal within forty-five (45) days of submitting the appeal to the ECD Department.

(g) *No fee.* There shall be no fee imposed by the Town for the reasonable accommodation request process outlined in this section.

(h) *Stay of enforcement.* While a request for reasonable accommodation, or its appeal, is pending, the Town will not enforce any applicable land use and zoning ordinances, rules, regulations, policies, and procedures against the applicant.

(i) *Expiration of approvals.* Approval of requests for reasonable accommodation shall expire within one hundred eighty (180) days if not implemented.

(j) *Revocation of reasonable accommodation.* Any reasonable accommodation received shall be deemed revoked if the applicant or the property upon which the accommodation is granted is found in violation of any conditions of the approval granting the reasonable accommodation by a court of law or by the special magistrate hearing code enforcement cases. Failure to obtain state certification or a required state license, or failure to maintain state certification or a required state license or alternate certification permitted by this section, shall result in revocation of the reasonable accommodation and cessation of operations within sixty (60) days of termination of the license or certification.

(k) *Confidential information.* Should the information provided by the applicant to the town include medical information or records, including records indicating the medical condition, diagnosis, or medical history of the disabled individual(s), such individual(s) may, at the time of submitting such medical information, request that the town, to the extent allowed by law, treat such medical information as confidential information of the disabled individual(s).

(l) *General provisions.* The following general provisions are applicable to all reasonable accommodation requests:

1) The applicant may apply for a reasonable accommodation on their own behalf or may be represented at all stages of the reasonable accommodation process by an attorney, legally appointed guardian, or other person designated by applicant as a power of attorney;

2) In the event that a reasonable accommodation is granted, the applicant shall continue to comply with any and all other applicable building and/or permitting processes required by the town’s Code of Ordinances and Land Development Code and all other state and federal laws;

3) The applicant must provide proof of satisfactory fire, safety, and health inspections;

4) A reasonable accommodation is specific to the applicant and does not run with the subject property.