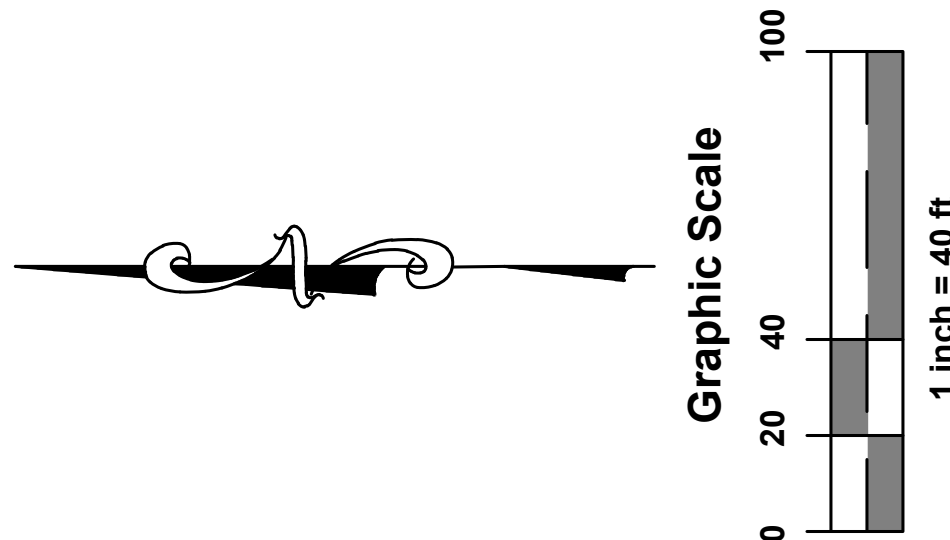
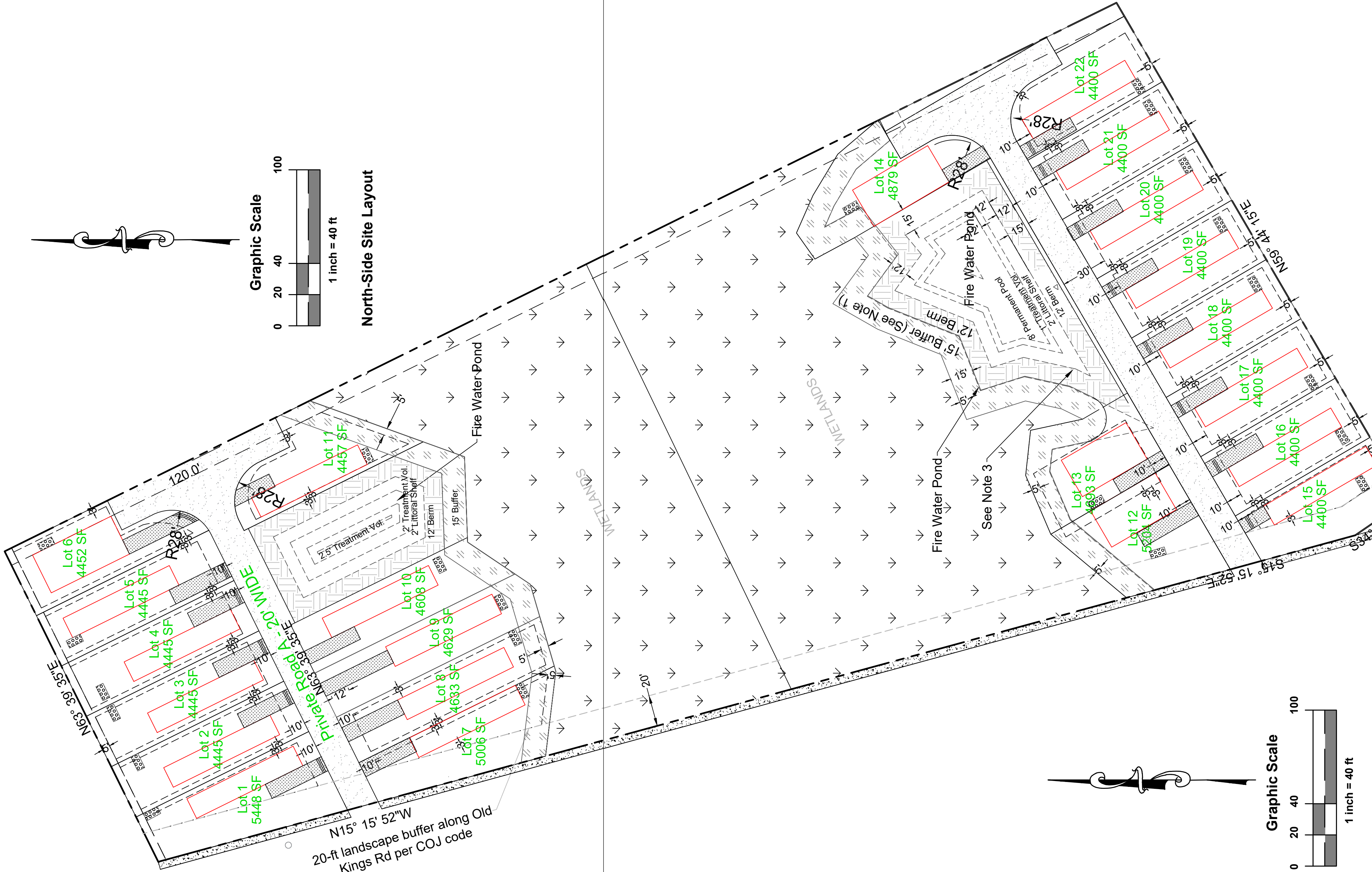


- Notes:**
- Wetland boundaries based on boundary survey. No fill or disturbance proposed within 15-ft buffer.
 - Provide a minimum 15-foot buffer between the pond and the roadway, including maintenance access and property graded berms.
 - 20-ft landscape buffer along Old Kings Rd per COJ code.
 - Private wells and septic systems to be permitted through the Florida Department of Health - Duval County. Fire Protection to be provided by on-site ponds per JFRD review. Private roads constructed to meet Florida Fire Prevention Code access standards.
 - Private grade roads, 6-in compacted base, 3% crown slope, roadside swales draining to ponds.
 - Private roads, 6-in compacted base, 3% crown slope, roadside swales draining to ponds.
 - Solid waste and recycling collection to be handled by individual curbside pickup for each lot. No shared dumpster or compactor proposed.
 - One tree to be planted on each residential lot per COJ landscape code. Existing healthy trees within a lot may satisfy this requirement.
 - 5' sidewalk required by City Ordinance. Waiver to be requested.
 - All septic tanks maintain minimum 75-ft separation from wells per DOH and SJRWMD standards.



North-Side Site Layout



No.	Description	Date

PROJECT NAME:
0 OLD KINGS RD

PROJECT ADDRESS:
OLD KINGS RD 0, JACKSONVILLE, FL
32219

CLIENT NAME:
Sandcastle Capital Holdings LLC

GENERAL COMMENT:

PROJECT NUMBER:
DATE: 11/24/2025

C01
PLAT PLAN

No.	Description	Date

PROJECT NAME:
0 OLD KINGS RD

PROJECT ADDRESS:
0 OLD KINGS RD, JACKSONVILLE, FL
32219

CLIENT NAME:

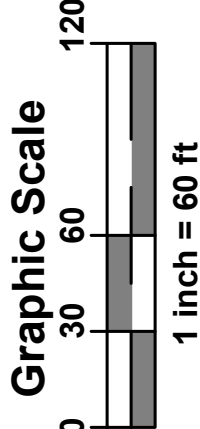
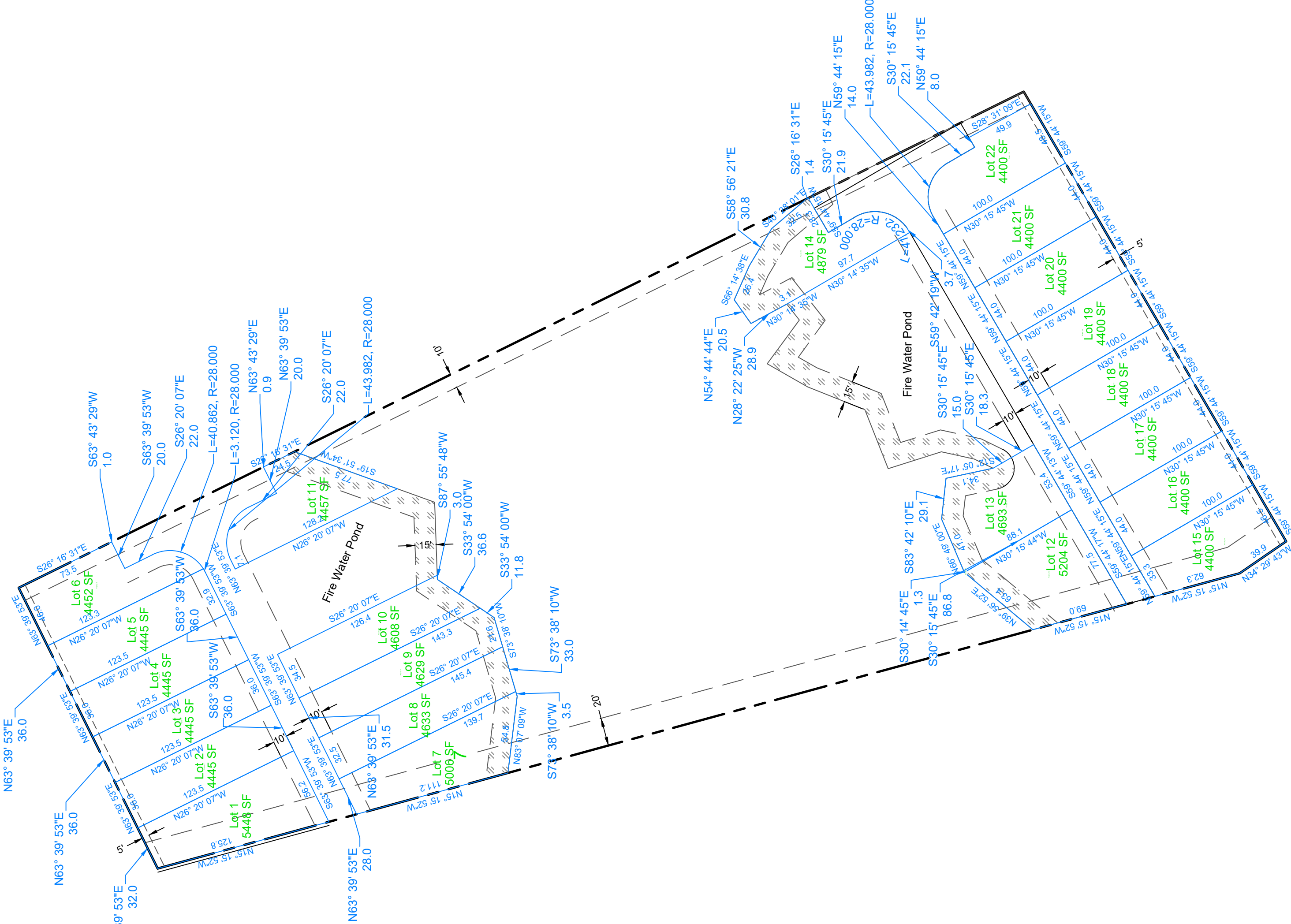
GENERAL COMMENT:
Sandcastle Capital Holdings LLC

PROJECT NUMBER:

DATE: 11/24/2025

C02
LOT AREA TABLE

Parcel Area Table					Segment Bearings
Parcel #	Area	Perimeter	Segment Lengths		
1	5448.3	337.5	125.8	N15° 15' 51.55"W	
			32.0	N63° 39' 53.18"E	
			123.5	S26° 20' 06.82"E	
2	4444.9	318.9	123.5	S26° 20' 06.82"E	
			36.0	N63° 39' 53.18"W	
			123.5	N26° 20' 06.82"W	
3	4444.9	318.9	36.0	N63° 39' 53.18"E	
			123.5	S26° 20' 06.82"E	
			123.5	N26° 20' 06.82"W	
4	4444.9	318.9	123.5	S26° 20' 06.82"E	
			36.0	N63° 39' 53.18"E	
			123.5	N26° 20' 06.82"W	
5	4444.7	318.8	3.1	S30° 28' 21.65"W	
			123.5	S26° 20' 06.82"W	
			36.0	N63° 39' 53.18"E	
6	4451.8	326.6	123.3	N26° 20' 06.82"W	
			73.5	S26° 16' 30.93"E	
			1.0	S83° 43' 29.07"W	
7	5006.4	337.1	28.0	N63° 39' 53.18"W	
			139.7	S26° 20' 06.82"E	
			3.5	S73° 36' 10.10"W	
8	4633.0	350.6	139.7	N26° 20' 06.82"W	
			32.5	N63° 39' 53.18"E	
			145.4	S26° 20' 06.82"E	
9	4628.6	353.6	145.4	N26° 20' 06.82"W	
			31.5	N63° 39' 53.18"E	
			143.3	S26° 20' 06.82"E	
10	4607.5	343.8	11.8	S33° 54' 00.15"W	
			21.6	S73° 36' 10.10"W	
			34.5	N63° 39' 53.18"E	
11	4457.3	324.2	126.4	S26° 20' 06.82"E	
			3.0	S37° 55' 48.37"W	
			143.3	S26° 20' 06.82"W	
12	5204.0	297.8	24.5	S26° 16' 30.93"E	
			77.5	S19° 51' 33.54"W	
			123.2	N26° 20' 06.82"W	
13	4692.8	279.0	1.4	N63° 39' 53.18"E	
			41.0	N66° 49' 00.08"E	
			236.1	S26° 20' 06.82"E	
14	4879.4	336.3	18.3	S30° 15' 44.71"E	
			53.4	S59° 44' 16.97"W	
			88.1	N30° 15' 43.85"W	
15	4399.6	282.0	41.0	N66° 49' 00.08"E	
			236.1	S26° 20' 06.82"E	
			15.0	S30° 15' 44.71"E	
16	4400.0	288.0	97.7	N30° 14' 35.42"W	
			3.1	N30° 14' 35.42"W	
			20.5	N54° 44' 44.42"E	
17	4400.0	288.0	26.4	S66° 14' 38.30"E	
			30.8	S58° 56' 20.69"E	
			32.5	S40° 28' 00.72"E	
18	4400.0	288.0	1.4	S26° 16' 30.93"E	
			21.9	S30° 15' 44.71"E	
			3.7	S59° 42' 19.36"W	
19	4400.0	288.0	33.3	N59° 44' 16.29"E	
			100.0	S30° 15' 44.71"E	
			46.5	S59° 44' 15.29"W	
20	4400.0	288.0	39.9	N34° 29' 43.00"W	
			62.3	N15° 15' 51.55"W	
			100.0	N30° 15' 44.64"W	
21	4400.0	288.0	44.0	N30° 15' 44.64"W	
			100.0	S30° 15' 44.86"E	
			44.0	S59° 44' 15.29"W	
22	4397.8	286.6	100.0	N30° 15' 44.86"W	
			44.0	N59° 44' 15.29"E	
			44.0	S30° 15' 44.71"E	



Overall Site Layout

No.	Description	Date

PROJECT NAME:
0 OLD KINGS RD

PROJECT ADDRESS:
0 OLD KINGS RD, JACKSONVILLE, FL
32219

CLIENT NAME:

GENERAL COMMENT:
Sandcastle Capital Holdings LLC

PROJECT NUMBER:

DATE: 11/24/2025

C03
UTILITIES PLAN

Septic Tank Design Basis

- (per F.A.C. 64E-6.008):
- 3-bedroom home: 300 gallons/day (gpd)
 - 4-bedroom home: 400 gallons/day (gpd)
 - Septic Tank Sizing Requirements (per F.A.C. 64E-6.013):
 - Minimum septic tank sizes:
 - 3-bedroom: 900 gallons
 - 4-bedroom: 1,050 gallons
 - All homes (both 3-bedroom and 4-bedroom) will be served by a uniform 1,200-gallon septic tank.

Leachfields – Septic Drainfield Design Notes

Each of the residential Home lots will be served by an individual on-site septic system.
Soil Loading Rate (SLR):
Assumed at 0.75 gallons/day/square foot (gpd/ft²), typical for sandy loam soil in Jacksonville, FL.
Leachfield Sizing:
Required area for 3-bedroom: 300 ÷ 0.75 = 400 ft²
Required area for 4-bedroom: 400 ÷ 0.75 = 534 ft²

To simplify design and provide adequate capacity for both home types, a standard leachfield area of 500 square feet is dedicated to each lot.
Final trench layout (e.g., number of trenches, spacing, and depth) will be confirmed based on percolation test results.

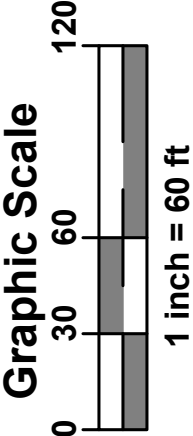
Each lot will be served by an individual private well and septic system, permitted through the Florida Department of Health - Duval County.

Water Line Utility Trench Notes

- Minimum trench depth for potable water line shall be 16 inches in lawn or unpaved areas, providing at least 12 inches of cover over the pipe. Where the water line crosses a gravel driveway or vehicle access area, trench depth shall be increased to 24 inches, providing at least 18 inches of cover over the top of the pipe.
- Water service line to be 3/4" or 1" diameter Schedule 40 PVC or CTS-rated polyethylene (PE) as per local plumbing code. All fittings shall be rated for potable water and installed per manufacturer's specifications.
- Where the water line crosses under the gravel driveway, install in a 2" Schedule 40 PVC sleeve extending minimum 2 feet beyond each side of the driveway. Provide pull string inside the sleeve for future replacement, if applicable.
- Provide minimum 6 inches of sand or select bedding material below and 6 inches above the pipe. Backfill with native soil compacted in 6-8 inch lifts. Under driveways, backfill with compacted gravel or approved base material.
- Maintain minimum 12-inch horizontal and 6-inch vertical clearance from all other utility lines, including sewer and electrical, unless otherwise approved.
- Protection from Freezing: Not required in Jacksonville due to frost line at or near zero depth, but pipe shall be protected from mechanical damage.

Notes

- All septic systems are fully outside the 15 ft wetland buffer and comply with DOH and SJRWMD requirements
- Stormwater is fully retained on-site with no discharge to adjacent wetlands.
- 5' sidewalk required by City Ordinance - Waiver to be requested



Overall Water & Wastewater Layout

UTILITY TRENCH DETAIL

