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GEOTECHNICAL ENGINEER

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JACKSONVILLE, FLORIDA 32256
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ENGINEER:

MAI ENGINEERING SERVICES, INC
2510 US 1 S, SUITE D
ST. AUGUSTINE, FL 32086
PHONE: (904) 794-1760
FAX: (904)-794-1768
ATTN: QUOC H. MAI, P.E.

TOPO SURVEYOR

FRANK JONES & ASSOCIATES
6015 CHESTER CIRCLE
JACKSONVILLE, FLORIDA 32217
PH: (904) 448-5424

ELECTRIC:

GREEN COVE SPRINGS ELECTRIC
321 WALNUT ST.
GREEN COVE SPRINGS, FL 32043
PHONE: (904)-297-7500

COMMUNICATION

AT&T
8171 BAYMEADOWS WAY W. 3RD FLOOR
JACKSONVILLE, FL 32256
PHONE: (904) 407-2549
ATTN: KEVIN DOW

WATER & SEWER:

CITY OF GREEN COVE SPRINGS UTILITIES
321 WALNUT ST
GREEN COVE SPRINGS, FL 32043

THE CITY OF GREEN COVE SPRINGS

321 WALNUT ST
GREEN COVE SPRINGS, FL 32043
904-297-7500

ST JOHNS RIVER WATER MANAGEMENT DISTRICT

7775 BAYMEADOWS WAY, SUITE 102
JACKSONVILLE, FL 32256
904-730-6270
800-852-1563

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION:

FDEP--NORTHEAST DISTRICT
8800 BAYMEADOWS WAY WEST, SUITE 100
JACKSONVILLE, FLORIDA 32256
(904) 256-1700

SITE DEVELOPMENT PLANS FOR RIVER OAKS INDUSTRIAL PARK

PARCEL ID. NO. : 38-06-26-016564-002

SITE ADDRESS: 1609 COOKS LANE., GREEN COVE SPRINGS, FLORIDA

PREPARED BY:

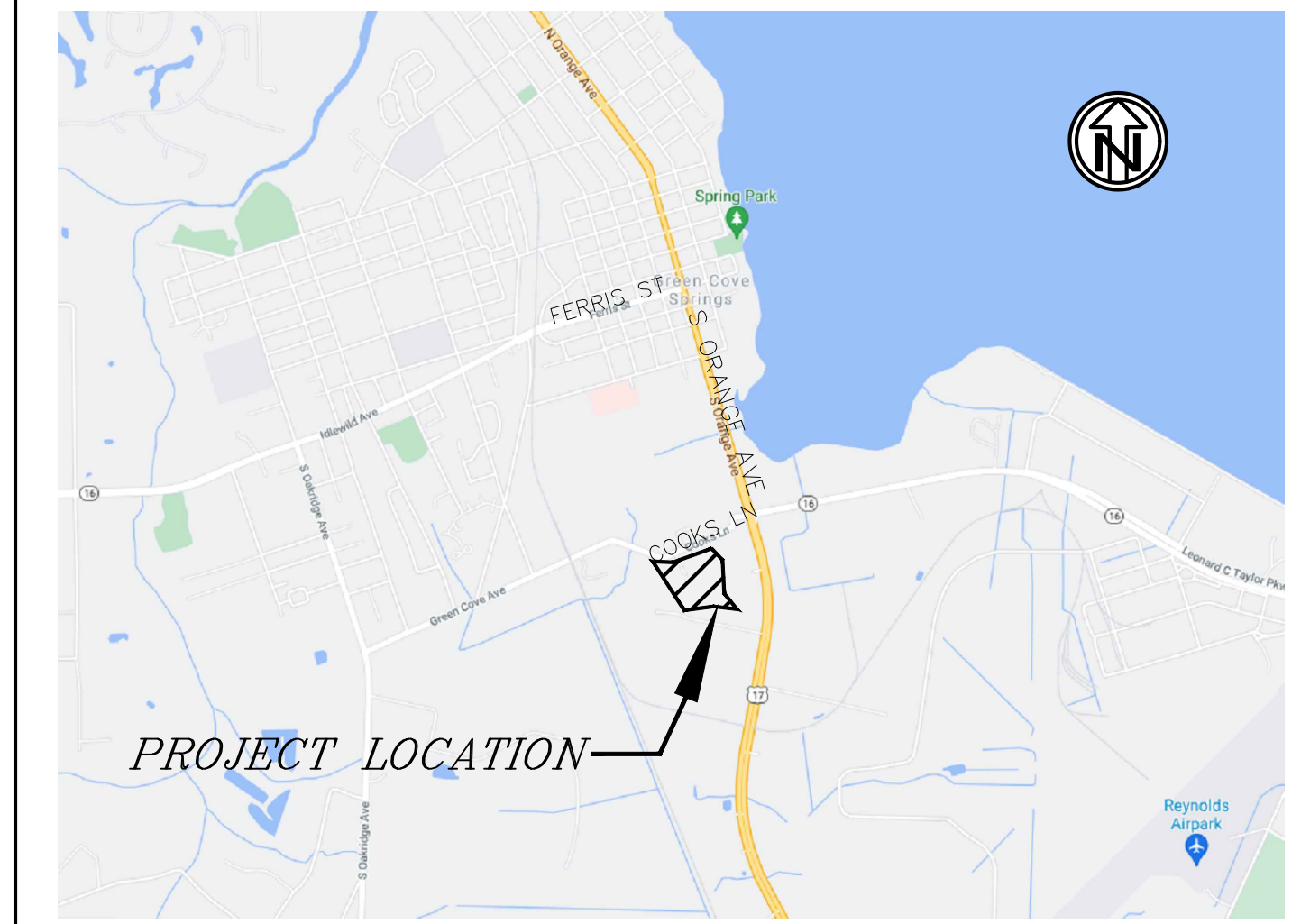


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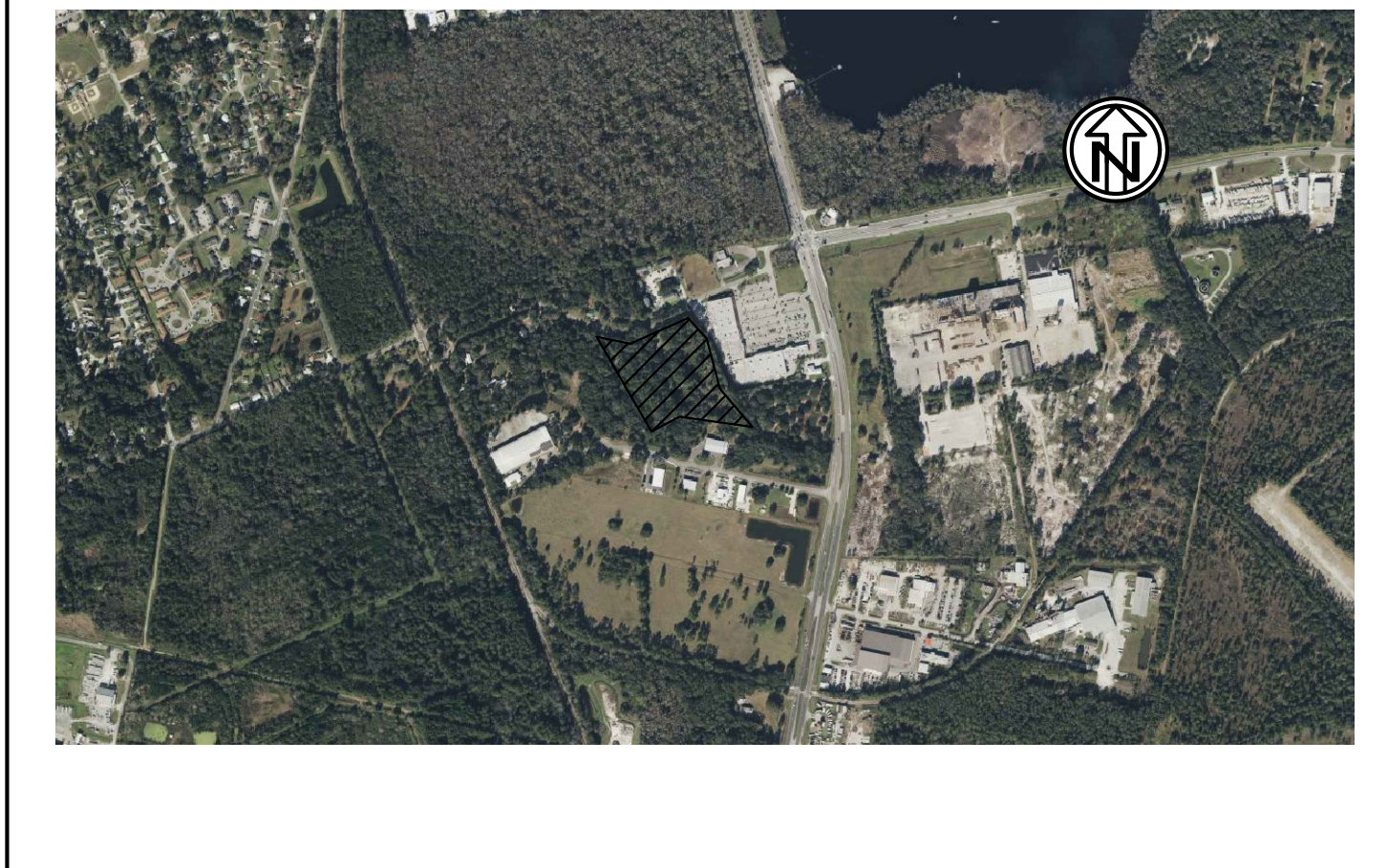
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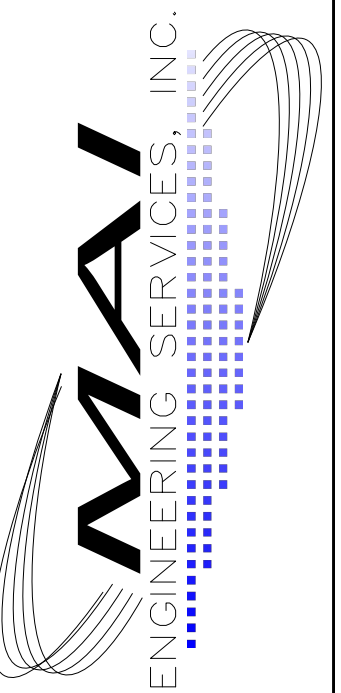
LOCATION MAP (NTS)



ARIAL MAP (NTS)



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LICENSED ENGINEER
QUOC H. MAI
FL #64006 CA#25162

REVISIONS	DATE	BY	DESCRIPTION
1	04/17/2024	QHM	REVISION PER CITY COMMENTS
2	04/18/2024	GMC	REVISION PER CITY COMMENTS
3	04/18/2024	QHM	REVISION PER CITY COMMENTS
4	04/18/2024	QHM	REVISION PER CITY COMMENTS
5	04/18/2024	QHM	REVISION PER CITY COMMENTS

COVER SHEET
RIVER OAKS INDUSTRIAL PARK
GREEN COVE SPRINGS, FLORIDA
PREPARED FOR
RIVER OAKS OUTDOOR, LLC

DSGN BY:	QHM
DWG BY:	GMC
CHK BY:	QHM
DATE:	4/18/2024
JOB No.:	1369
SHEET No.:	1

GENERAL NOTES:

- ALL WORK SHALL BE COMPLETED IN CONFORMANCE AS APPLICABLE WITH FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURE.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL LINE AND GRADE STAKES IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ENGINEER OR THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS.
- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES, IN ORDER TO PREVENT DAMAGE AND COORDINATE ADJUSTMENT AND/OR RELOCATION OF SAME IF REQUIRED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER AND OWNER OF ANY CHANGES OR DEVIATIONS FROM THE ORIGINAL PLANS PRIOR TO CONSTRUCTION OF SAID CHANGE OR DEVIATION.
- THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INSURANCE AND BONDS REQUESTED BY THE OWNER FOR THIS PROJECT.
- THE OWNER WILL PROVIDE THE SELECTED CONTRACTOR WITH COPIES OF ALL PERMITS RECEIVED FOR THE PROJECT.
- THE CONTRACTOR SHALL PROTECT AND USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES.
- ALL PROPERTY CORNERS AND SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A MONUMENT IS IN DANGER OF BEING DESTROYED, THE PROJECT ENGINEER AND OWNER SHOULD BE NOTIFIED IMMEDIATELY IN ORDER THAT THE COUNTY MAY HAVE A SURVEYOR REFERENCE SAID POINT PRIOR TO DISTURBANCE. ALSO, ALL G.P.S. CONTROL POINTS ARE TO BE PROTECTED. IF DESTROYED DURING CONSTRUCTION IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE THE CONTROL POINT(S) AT THEIR EXPENSE.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE COPY OF APPROVED CONSTRUCTION PLANS, SPECIFICATIONS ANY SPECIAL PROVISIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS IN COMPLIANCE WITH THE TOWN OF MARINELAND LAND DEVELOPMENT CODE.
- SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING BENCH MARKS, IS REQUIRED.
- THE CONTRACTOR SHALL CONTACT THE TOWN OF MARINELAND DEVELOPMENT SERVICES INSPECTOR 24 HOURS PRIOR TO ALL NECESSARY SITE WORK INSPECTIONS AND 5 DAYS PRIOR TO THE FINAL INSPECTION.
- ANY CHANGES TO THE EXISTING BUILDING (INCLUDING BUT NOT LIMITED TO RE-ROOF AND PAINT COLOR CHANGES) LANDSCAPING, AND FENCES/WALL REQUIRES THE APPROVAL BY THE TOWN OF MARINELAND.

EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL WITHIN BEST MANAGEMENT PRACTICES FOR THE DURATION OF THE PROJECT UNTIL SUCH TIME AS THE PROJECT HAS BEEN CERTIFIED AS COMPLETE.
- THE CONTRACTOR SHALL SEED & MULCH OR SOD ALL OPEN SPACE AREAS TO BE GRASSED IMMEDIATELY FOLLOWING FINAL GRADING AND COMPLETION OF ALL UNDERGROUND UTILITIES.
- SILT FENCES SHALL BE INSTALLED ALONG LIMITS OF CONSTRUCTION .
- SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRED IMMEDIATELY IF DAMAGED.
- ALL SIDE SLOPES OF STORM WATER MANAGEMENT AREAS SHALL BE SODDED UPON COMPLETION OF FINAL GRADING.
- ALL INLETS SHALL BE PROTECTED FROM COLLECTION OF ERODED MATERIALS BY INSTALLATION OF TEMPORARY FILTER FABRIC AND/OR HAYBALES.
- FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED WITHIN ALL WATER BODIES DOWNSTREAM OF CONSTRUCTION ACTIVITIES WHERE PROTECTION AGAINST TURBID WATERS DISCHARGE MAY OCCUR.

MAINTENANCE OF TRAFFIC NOTES:

- ADVANCE CONSTRUCTION SIGNAGE INDEX 602 SHALL BE POSTED.
- TRAFFIC SHALL BE RESTRICTED TO A SINGLE LANE WHEN ANY WORK ENCROACHES THE AREA BETWEEN THE CENTERLINE AND 2 FEET OUTSIDE THE EDGE OF PAVEMENT. ONE-LANE CLOSURES SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX No. 603.
- ALL WORK WITHIN THE FDOT RIGHT OF WAY SHALL CONFORM TO THE MOST CURRENT FDOT STANDARDS AND SPECIFICATIONS.
- ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED A MINIMUM OF 30 FEET FROM THE EDGE OF EXISTING PAVEMENT AND SHALL BE PROTECTED BY TYPE II BARRICADES WITH FLASHING YELLOW LIGHTS.
- THERE SHALL BE NO EXCAVATIONS LEFT OPEN AFTER DARK.
- CONTRACTOR SHALL NOTIFY CITY OF GREEN COVE SPRINGS PERMITTING OFFICE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE SUNSHINE STATE ONE CALL SYSTEM AT (800)-432-4770 FOR LOCATION OF UNDERGROUND UTILITIES.

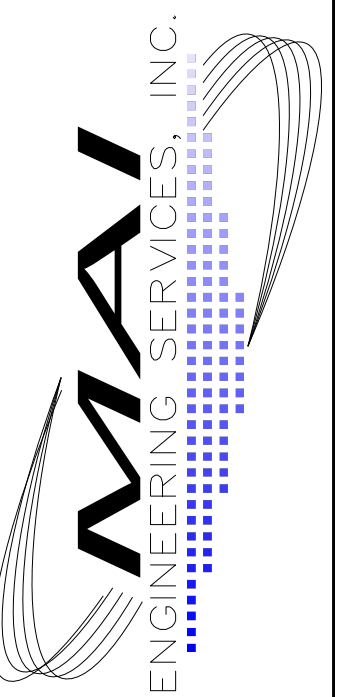
TRAFFIC CONTROL/STRIPING NOTES:

- SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE FLORIDA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE JURISDICTIONAL TRAFFIC DEPARTMENT TYPICAL DRAWINGS FOR ROADWAY SIGNING, STRIPING & GEOMETRICS
- ALL PAVEMENT MARKINGS ARE TO CONSIST OF 90 MIL. THERMOPLASTIC.
- REPLACE ALL EXISTING RPM'S REMOVED OR DAMAGED BY THIS PROJECT, TO MEET 2015 FDOT STANDARDS.
- SIGNS THAT REQUIRE RELOCATION TO BE RELOCATED PER CURRENT STANDARDS 11860 AND 17302.

SITE PREPARATION NOTES:

- NORMAL, GOOD PRACTICE SITE PREPARATION PROCEDURES SHALL BE USED FOR THIS PROJECT. THESE PROCEDURES INCLUDE: STRIPPING THE SITE OF EXISTING VEGETATION AND TOPSOIL, COMPACTING THE SUBGRADE AND PLACING NECESSARY FILL OR BACKFILL TO GRADE WITH ENGINEERED FILL. A MORE DETAILED SYNOPSIS OF THIS WORK IS AS FOLLOWS:
 - PRIOR TO CONSTRUCTION, THE LOCATION OF ANY EXISTING UNDERGROUND UTILITY LINES WITHIN THE CONSTRUCTION AREA SHOULD BE ESTABLISHED. PROVISIONS SHOULD THEN BE MADE TO RELOCATE INTERFERING UTILITIES TO APPROPRIATE LOCATIONS. ABANDONED PIPES SHALL BE PROPERLY REMOVED OR PLUGGED, AS THEY MAY SERVE AS CONDUITS FOR SUBSURFACE EROSION WHICH MAY SUBSEQUENTLY LEAD TO EXCESSIVE SETTLEMENT OF OVERLAY STRUCTURE(S).
 - STRIP THE PROPOSED CONSTRUCTION LIMITS OF ALL GRASS, ROOTS, TOPSOIL AND OTHER DELETERIOUS MATERIALS WITHIN AND FOR 3 FEET BEYOND THE PERIMETER OF THE PROPOSED PAVED AREAS. SOME ISOLATED AREAS MAY REQUIRE MORE THAN 12 INCHES OF STRIPPING OR UNDERCUTTING. TYPICAL STRIPPING AT THIS SITE TO DEPTHS OF 6 TO 12 INCHES.
 - IT IS RECOMMENDED THE TOP OF THE CLAYEY SANDS BE MAINTAINED A MINIMUM OF 2 FEET BELOW THE PROPOSED BOTTOM OF THE BASE MATERIAL OR CONCRETE PAVEMENT. IF THE SITE GRADING IS SUCH THAT THE MINIMUM SEPARATION DOES NOT EXIST, WE RECOMMEND UNDERCUTTING THE CLAYEY MATERIALS TO MAINTAIN THIS SEPARATION AND BACKFILLING WITH CLEAN STRUCTURAL FILL, AS DESCRIBED BELOW.
 - THE SEASONAL HIGH GROUNDWATER LEVEL IS ESTIMATED TO BE ONE FOOT BELOW THE EXISTING GROUND. FOR PLANNING PURPOSES, GROUNDWATER CONTROL MEASURES (DEWATERING) SHOULD BE ANTICIPATED FOR THE STRIPPING AND EARTHWORK OPERATIONS. TEMPORARY GROUNDWATER CONTROL MAY BE ACHIEVED BY PUMPING FROM SUMPS LOCATED IN PERIMETER DITCHES. EACH SUMP SHOULD BE LOCATED OUTSIDE THE ROADWAY AREAS TO AVOID LOOSENING OF THE FINE SANDY SUBGRADE SOILS.
 - COMPACT THE SUBGRADE FROM THE SURFACE WITH A LIGHT WEIGHT VIBRATORY ROLLER (A 2 TO 3 TON ROLLER, STATIC WEIGHT AND 3 FOOT DRUM DIAMETER) OR TRACKED DOZER EQUIPMENT UNTIL A MINIMUM DENSITY OF AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557), TO A DEPTH OF 12 INCHES BELOW THE COMPACTED SURFACE IS OBTAINED. A MINIMUM OF EIGHT (8) COMPLETE COVERAGES SHOULD BE MADE IN THE PAVEMENT CONSTRUCTION AREA WITH A ROLLER TO IMPROVE THE UNIFORMITY AND INCREASE THE DENSITY OF THE UNDERLYING SANDY SOILS. THE USE OF HEAVY VIBRATORY COMPACTION EQUIPMENT SHALL NOT BE UTILIZED DUE TO THE POTENTIAL FOR PUMPING OF THE NEAR-SURFACE CLAYEY SOILS ENCOUNTERED, UNLESS APPROVED BY THE ENGINEER.
 - SHOULD THE SUBGRADE SOILS EXPERIENCE PUMPING AND SOIL STRENGTH LOSS DURING THE COMPACTION OPERATIONS, COMPACTION WORK SHOULD BE IMMEDIATELY TERMINATED AND (1) THE DISTURBED SOILS REMOVED AND BACKFILLED WITH DRY STRUCTURAL FILL SOILS WHICH ARE THEN COMPACTED, OR (2) THE EXCESS PORE PRESSURES WITHIN THE DISTURBED SOILS ALLOWED TO DISSIPATE BEFORE RECOMPACTING.
 - TO AVOID PUMPING OF THE UNDERLAYING CLAYEY SOILS, SELF PROP-ELLED VIBRATING EQUIPMENT SHALL REMAIN A MINIMUM OF 2 FEET ABOVE THE CLAYEY SOILS. THE SANDY SOILS WITHIN 2 FEET OF THE CLAYEY SOILS MAY BE COMPACTED WITH A VIBRATORY ROLLER.
 - OPERATE IN THE STATIC MODE OR WITH A TRACK-MOUNTED DOZER TO AVOID DISTURBING THE CLAYEY SOILS. A MINIMUM OF 18 INCHES OF SAND SHALL OVERLAY THE CLAYEY SOILS PRIOR TO OPERATION OF ANY TYPE OF CONSTRUCTION EQUIPMENT. EXCESS DISTURBANCE OF THE CLAYEY SOILS WILL DEGRADE THE STRENGTH CHARACTERISTICS OF THE SOIL AND MAY RESULT IN AN UNSUITABLE SOIL WHICH WILL REQUIRE OVER-EXCAVATION AND SUBSEQUENT BACKFILLING WITH CLEAN FINE SAND FILL MATERIAL. IN AREAS WHERE CLAYEY SOILS ARE ENCOUNTERED NEAR THE GROUND SURFACE OR ARE EXPOSED BY OVER EXCAVATION, AN INITIAL LIFT OF STRUCTURAL FILL MAY BE PLACED PRIOR TO COMPACTION OF THE SUBGRADE SOILS.
 - DUE TO THE PRESENCE OF THE NEAR SURFACE CLAYEY SOILS, THE SITE MAY BECOME DIFFICULT TO WORK DURING WET WEATHER. IF CONSTRUCTION IS BEGUN DURING WET WEATHER, IT IS RECOMMENDED THE BUILDING AND PAVEMENT SUBGRADES NOT BE DISTURBED OTHER THAN TO STRIP VEGETATION. FILL AND GRADING OPERATIONS SHOULD BE PERFORMED WITH A MINIMUM DISTURBANCE TO THE SURFICIAL SOILS. IN THIS REGARD, IT IS RECOMMENDED THAT TRACK-MOUNTED EQUIPMENT BE USED ON SITE.
 - TEST THE SUBGRADE FOR COMPACTION AT A FREQUENCY OF NOT LESS THAN ONE TEST PER 10,000 SQUARE FEET.
 - PLACE FILL MATERIAL, AS REQUIRED. THE FILL SHOULD CONSIST OF CLEAN, FINE SAND WITH LESS THAN 10 PERCENT SOIL FINES. PLACE FILL IN UNIFORM 10 TO 12 INCH LOOSE LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.

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LICENSED ENGINEER
QUOC H. MAI
FL #64006 CA#25162

REVISIONS

NO.	DATE	DESCRIPTION
1	02/17/2024	REVISION PER CITY INQUIRY
2	04/18/2024	REVISION PER CITY AND MAD BAJ
3	04/18/2024	REVISION PER CITY COMMENTS
4	04/18/2024	REVISION PER MAD COMMENTS
5	04/17/2024	REVISION PER CITY COMMENTS

GENERAL NOTES

RIVER OAKS INDUSTRIAL PARK
GREEN COVE SPRINGS, FLORIDA

PREPARED FOR
RIVER OAKS OUTDOOR, LLC

SHEET TITLE

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	4/18/2024
JOB No.:	1369
SHEET No.:	2

THIS SPACE INTENTIONALLY LEFT BLANK THIS SPACE INTENTIONALLY LEFT BLANK

(904) 998-9733
www.landmarktitle.com

PROPERTY ADDRESS: 1609 SOUTH ORANGE AVENUE, GREEN COVE SPRINGS, FLORIDA 32043

LEGAL DESCRIPTION:

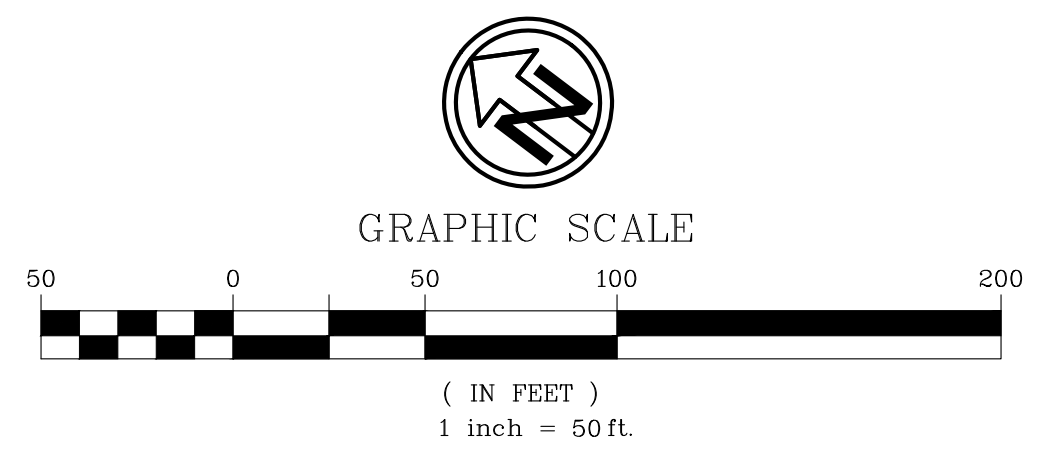
PARCEL 1
PART OF SECTIONS 29 AND 30, BLOCK 1, CLINCH ESTATES A/K/A PART OF LOTS 1 AND 2, BLOCK 1, BAYARD TRACT, AND PART OF BLOCK 3, SOUTH GREEN COVE SPRINGS, AS MORE PARTICULARLY DESCRIBED IN D. R. BOOK 330 PAGES 62 AND 63, AND O. R. BOOK 417 PAGE 451, EXCEPT THOSE PARTS DESCRIBED IN O. R. BOOK 403 PAGES 28 TO 36.0, R. BOOK 513 PAGE 397.0, R. BOOK 528 PAGE 137 AND 139.0, R. BOOK 549 PAGE 346.0, R. BOOK 653 PAGE 510, AND O. R. BOOK 1052 PAGE 51, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

PARCEL 2
PORTION OF LOTS 1 AND 2, BLOCK 1, BAYARD TRACT, CLAY COUNTY, FLORIDA, ACCORDING TO MAP BY CHARLES F. SMITH RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN DEED BOOK "J", PAGES 273 AND 274 (SAID LOT 1, BLOCK 1, IS ALSO KNOWN AS SECTION 29, BLOCK 1, CLINCH ESTATE, ACCORDING TO MAP BY GILBERT T. BUTLER RECORDED IN PUBLIC RECORDS IN PLAT BOOK "I", PAGES 31, 32, 33 AND 34, THE WEST 1/2 OF SAID LOT 2, BLOCK 1, IS ALSO KNOWN AS SECTION 30, BLOCK 1 OF SAID CLINCH ESTATE) ALL IN THE G. I. F. CLARK GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BAYARD TRACT, THENCE ON THE WEST LINE OF SAID LOT 1 AND ON THE CENTERLINE OF PALM AVENUE RUN, NORTH 24 DEGREES 21 MINUTES 05 SECONDS WEST 47.0 FEET THENCE NORTH 61 DEGREES 51 MINUTES 10 SECONDS EAST 1,099.34 FEET; THENCE NORTH 37 DEGREES 05 MINUTES 14 SECONDS WEST 423.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 37 DEGREES 05 MINUTES 14 SECONDS WEST 348.27 FEET; THENCE SOUTH 70 DEGREES 46 MINUTES 22 SECONDS EAST 183.36 FEET; THENCE NORTH 60 DEGREES 01 MINUTE 38 SECONDS EAST 437.27 FEET; THENCE SOUTH 48 DEGREES 05 MINUTES 50 SECONDS EAST 223.34 FEET; THENCE SOUTH 64 DEGREES 13 MINUTES 16 SECONDS WEST 583.01 FEET TO THE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS:
BEGIN AT A 4" SQUARE CONCRETE MONUMENT AT THE SW CORNER OF SAID PARCEL 2 LANDS AS DESCRIBED ABOVE AND RUN THENCE (BEARINGS AND DISTANCE ARE NORTH AMERICAN DATUM OF 1983 2011 EPOCH 2010.0000) N3543'54"W 348.27' (DEED N3705'14"W 348.27') TO A NAIL AND DISC #4889 IN THE CENTERLINE OF COOK ROAD, A 60 FOOT WIDE PUBLIC R/W TRANSITIONING INTO A 20 FOOT WIDE EASEMENT AS PER OFFICIAL RECORDS BOOK (ORB 1939 PAGE 0975 SAID CLAY COUNTY PUBLIC RECORDS; RUN THENCE S6925'02"E, 183.36' (DEED S7046'22"E, 183.36') TO A 1/2" IRON ROD #4889 ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COOK LANE; RUN THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N6720'25"E, 440.66' (DEED N6510'38"E, 437.27') TO A 1/2" IRON PIPE "MEM" #2993; RUN THENCE S4638'42"E, 215.00' (DEED S4805'50"E, 222.34') TO A 1/2" IRON PIPE NO NUMBER ATTACHED AT THE EASTERNMOST CORNER OF SAID PARCEL 2 AND THE NORTHERNMOST CORNER OF SAID PARCEL 1 ABOVE; RUN THENCE S2155'37"E, 430.20' (DEED S2324'38"E, 430.20') ALONG THE EAST LINE OF SAID PARCEL 1 AND THE WEST LINE OF THOSE LANDS DESCRIBED IN ORB 3752, PAGE 612, SAID CLAY COUNTY PUBLIC RECORDS TO A 1/2" IRON ROD #4889 AT THE NW CORNER OF THOSE LANDS DESCRIBED IN ORB 2549, PAGE 1875, SAID CLAY COUNTY PUBLIC RECORDS; THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL 1 AND THE WEST LINE OF SAID ORB 2549 PAGE 1875 LANDS, RUN THENCE S3493'09"E, 254.40' (DEED S3493'09"E, 254.40') TO A 1/2" IRON PIPE "MILLER" AT THE SE CORNER OF SAID PARCEL 1 AND THE SW CORNER OF SAID ORB 2549 PAGE 1875 LANDS; RUN THENCE N8029'41"W, 329.18' (DEED N8154'30"W, 328.94') ALONG THE SOUTH LINE OF SAID PARCEL 1 AND THE NORTHERLY LINE OF ORB 4356 PAGE 1599 AND THEN ORB 3079 PAGE 2091 LANDS TO A 1/2" IRON PIPE; RUN THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID DIVIDING LINE BETWEEN SAID PARCEL 1 AND THE NORTHERLY LINE OF SAID ORB 3879 PAGE 2091 LANDS: N2609'10"W, 41.53' (DEED N2732'40"W, 41.77') TO A 1/2" IRON PIPE; NO NUMBER ATTACHED; S6740'38"W, (DEED S6654'50"W, 62.39') TO A 1/2" IRON PIPE - NO NUMBER ATTACHED; N7859'42"W, 77.43' (DEED N7855'10"W, 77.44') TO A 1/2" IRON PIPE - NO NUMBER ATTACHED; S6319'50"W, 127.02' (DEED S6101'17", 127.47') TO A 1/2" IRON PIPE #1381 AT THE NW CORNER OF SAID ORB 3879 PAGE 2091 LANDS AND THE SOUTHWESTERN CORNER OF SAID PARCEL 1; RUN THENCE N3543'54"W, 330.45' (DEED N3705'14"W, 423.50') ALONG THE WESTERLY LINE OF SAID PARCEL 1 TO THE POINT OF BEGINNING, CONTAINING 8.9141 ACRES, MORE OR LESS.

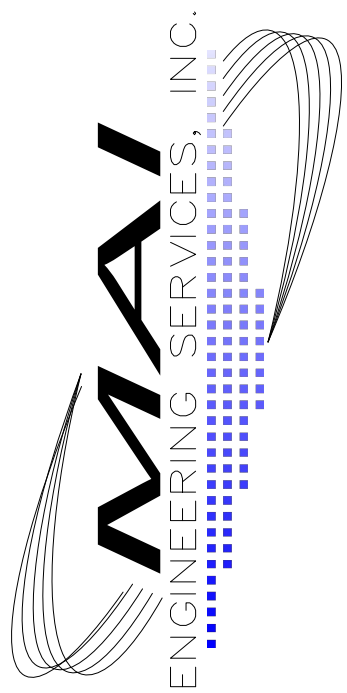
GENERAL SURVEYOR NOTES:

- Legal Description has been furnished or by confirmed the Client or His/her Agents.
- The Surveyor herein is not responsible for assessments of record other than those shown on a Plat if applicable, or in a Title Commitment provided at the time of order. This is NOT a condition that might represent an unrecorded assessment is shown hereon and marked as a Point of Interest. (POI) Above-ground evidences of Utilities may or may not represent an unrecorded assessment.
- Measurements shown hereon are in US Standard feet and decimals thereof.
- TYPE OF SURVEY: Florida Boundary with Above-Ground Improvements shown.
- STATED PURPOSE OF THIS SURVEY: Mortgage, Purchase, Sale, Permit, Planning.
- Main Building and Ancillary Structure measurements are to the exterior of those buildings, so may not be adequate for Engineering or Architectural additions. Design Professionals should make their own measurements for attachments to Buildings shown hereon.
- This survey does not show any underground improvements, foundations, or utilities, etc. No underground investigation of any nature including Septic Tank has been performed.
- Any underground Septic or Well feature shown has been uncovered by the seller or his Agents.
- All ABOVE-GROUND evidences of Utility Easements lie within their Respective Easements unless noted.
- This Survey is not intended to Reflect or Determine Ownership.
- Construct Improvements to Iron Markers as described only: Wood Laths and Wire Flags ARE NOT Property Corners.
- This survey is COPYRIGHTED and is not intended for, nor insured for multiple uses by multiple parties. Other than a Lender who assumes a Mortgage Note for a Certificatee hereon, use is restricted to Certificatee hereon for the Purposes listed in Note #5 above. It is illegal to copy or alter this survey drawing without permission.
- Streets shown hereon are Centered in R/W provided unless otherwise noted and dimensioned.
- Water shorelines shown on this drawing are current for date shown only. This is NOT a "Mean High Water Survey" as per Chapter 177.39 F.A.C. or any other relevant Local, State, or Federal rule.
- State Plane Coordinates shown, if any, are based on the North American Datum (NAD) of 1983, Florida East Zone (NAD83) (epoch 2010.0000).
- Elevations, if shown, are based on the North American Vertical Datum (NAVD) 1988.
- All dimensions herein reflect the Deadflat call AND the corresponding field measured value. Calculated values are shown if reference notes are set.
- Electronic (PDF) files are valid with Chapter 5J-17.032 (3) F.A.C. and F.S. 0425.025 confirming Electronic (PDF) Seal attached. As per rules listed, the electronic signature file name/number is present on the invoice presented to the Client or his/her agents. Hard sealed copies of the drawing are stored at the Surveyor's office and will be furnished on request (gratis) to certificatee hereon for 60 days from date of signature. Hard copies will be furnished to said Certificatee for an Archival Fee after 60 days.
- Symbols hereon may differ in scale from the Legend and Abbreviations/Symbols list hereon for clarity.
- Pursuant to F.S. 558.0035, no individual employee or Agent may be held personally liable for Negligence.
- This drawing reflects information gathered, analyzed, presented and preserved solely by River Oaks Surveying, LLC. Third Party references, Business Cards etc. attached do not infer or create liability in any form.
- Fence Ownership is Not Determined.



ID	TYPE	DBH (IN)	ID	TYPE	DBH (IN)
1	sweetgum	12.0	83	live oak	20.0
2	sweetgum	15.0	84	live oak	54.0
3	laurel oak	26.0	85	laurel oak	16.0
4	live oak	28.0	86	red maple	14.0
5	live oak	48.0	87	laurel oak	13.0
6	live oak	38.0	88	laurel oak	27.0
7	live oak	17.0	89	live oak	56.0
8	laurel oak	15.0	90	live oak	28.0
9	laurel oak	13.0	91	live oak	24.0
10	laurel oak	12.0	92	live oak	37.0
11	laurel oak	15.0	93	cabbage palm	13.0
12	laurel oak	16.0	94	cabbage palm	12.0
13	laurel oak	16.0	95	cabbage palm	12.0
14	laurel oak	15.0	96	laurel oak	13.0
15	laurel oak	14.0	97	cabbage palm	13.0
16	laurel oak	20.0	98	cabbage palm	13.0
17	laurel oak	20.0	99	cabbage palm	13.0
18	cabbage palm	17.0	100	cabbage palm	14.0
19	cabbage palm	12.0	101	cabbage palm	12.0
20	live oak	25.0	102	live oak	19.0
21	laurel oak	17.0	103	live oak	27.0
22	laurel oak	14.0	104	live oak	23.0
23	laurel oak	37.0	105	cabbage palm	12.0
24	laurel oak	14.0	106	live oak	25.0
25	red maple	17.0	107	live oak	87.0
26	red maple	13.0	108	live oak	20.0
27	live oak	19.0	109	laurel oak	19.0
28	laurel oak	23.0	110	laurel oak	24.0
29	red maple	13.0	111	live oak	37.0
30	laurel oak	16.0	112	laurel oak	33.0
31	laurel oak	25.0	113	live oak	24.0
32	laurel oak	13.0	114	live oak	16.0
33	laurel oak	15.0	115	laurel oak	18.0
34	laurel oak	16.0	116	laurel oak	16.0
35	laurel oak	14.0	117	live oak	48.0
36	laurel oak	14.0	118	laurel oak	23.0
37	laurel oak	26.0	119	live oak	13.0
38	laurel oak	15.0	120	live oak	13.0
39	laurel oak	24.0	121	southern magnolia	16.0
40	red maple	16.0	122	live oak	26.0
41	laurel oak	14.0	123	live oak	26.0
42	live oak	64.0	124	live oak	26.0
43	cabbage palm	13.0	125	laurel oak	20.0
44	american elm	15.0	126	laurel oak	18.0
45	red maple	22.0	127	laurel oak	13.0
46	live oak	38.0	128	laurel oak	12.0
47	cabbage palm	13.0	129	southern magnolia	14.0
48	cabbage palm	13.0	130	live oak	45.0
49	southern magnolia	13.0	131	live oak	15.0
50	live oak	23.0	132	live oak	34.0
51	live oak	16.0	133	laurel oak	29.0
52	live oak	25.0	134	live oak	22.0
53	sweetgum	15.0	135	live oak	38.0
54	southern magnolia	17.0	136	live oak	28.0
55	live oak	15.0	137	laurel oak	14.0
56	laurel oak	12.0	138	laurel oak	21.0
57	laurel oak	16.0	139	laurel oak	14.0
58	live oak	15.0	140	laurel oak	18.0
59	water oak	14.0	141	laurel oak	22.0
60	laurel oak	33.0	142	laurel oak	15.0
61	sweetgum	13.0	143	laurel oak	16.0
62	live oak	33.0	144	live oak	24.0
63	live oak	63.0	145	laurel oak	13.0
64	live oak	28.0	146	laurel oak	14.0
65	live oak	47.0	147	laurel oak	14.0
66	live oak	45.0	148	laurel oak	26.0
67	live oak	45.0	149	laurel oak	18.0
68	cabbage palm	12.0	150	laurel oak	17.0
69	cabbage palm	12.0	151	laurel oak	30.0
70	laurel oak	14.0	152	laurel oak	14.0
71	red maple	23.0	153	laurel oak	21.0
72	cabbage palm	16.0	154	laurel oak	28.0
73	cabbage palm	13.0	155	laurel oak	27.0
74	american elm	13.0	156	laurel oak	14.0
75	laurel oak	24.0	157	laurel oak	13.0
76	red maple	15.0	158	laurel oak	12.0
77	laurel oak	24.0	159	laurel oak	15.0
78	american elm	15.0	160	laurel oak	14.0
79	red maple	33.0	161	laurel oak	14.0
80	red maple	23.0	162	live oak	16.0
81	cabbage palm	13.0	163	live oak	24.0
82	laurel oak	23.0	164	live oak	48.0
			165	cabbage palm	13.0

2510 US 1 SOUTH SUITE D
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quoc@matengineer.com



ENGINEERING SERVICES, INC.
LICENSED ENGINEER
QUOC H. MAI
FL #64006 CA#25162

REVISIONS	DATE	BY	DESCRIPTION
1	04/18/2024	QHM	REVISION PER CITY SURVEY
2	04/18/2024	QHM	REVISION PER CITY AND MAD MAI
3	04/18/2024	QHM	REVISION PER CITY COMMENTS
4	04/18/2024	QHM	REVISION PER MAD COMMENTS
5	04/18/2024	QHM	REVISION PER CITY COMMENTS
6	04/18/2024	QHM	REVISION PER CITY COMMENTS

TREE SURVEY
RIVER OAKS INDUSTRIAL PARK
GREEN COVE SPRINGS, FLORIDA
PREPARED FOR
RIVER OAKS OUTDOOR, LLC

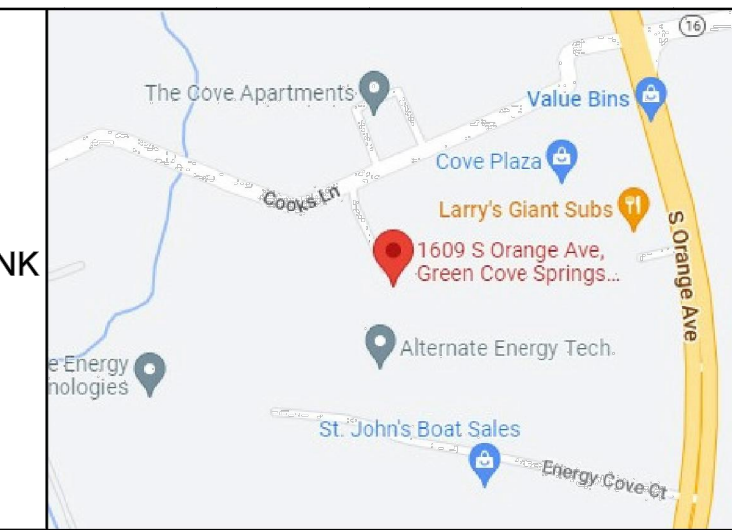
DSGN BY: QHM
DWG BY: GMG
CHK BY: QHM
DATE: 4/18/2024
JOB No.: 1369
SHEET No.: 3

BEARINGS BASED ON NORTH AMERICAN DATUM OF 1983 (NAD 1983) (2011) (EPOCH 2010.0000).

BOUNDARY & TOPOGRAPHIC SURVEY OF: 1609 SOUTH ORANGE AVENUE GREEN COVE SPRINGS, FLORIDA 32043

THIS SPACE INTENTIONALLY LEFT BLANK THIS SPACE INTENTIONALLY LEFT BLANK

(904) 998-9733
www.landmarktitle.com



PROPERTY ADDRESS: 1609 SOUTH ORANGE AVENUE, GREEN COVE SPRINGS, FLORIDA 32043

LEGAL DESCRIPTION:

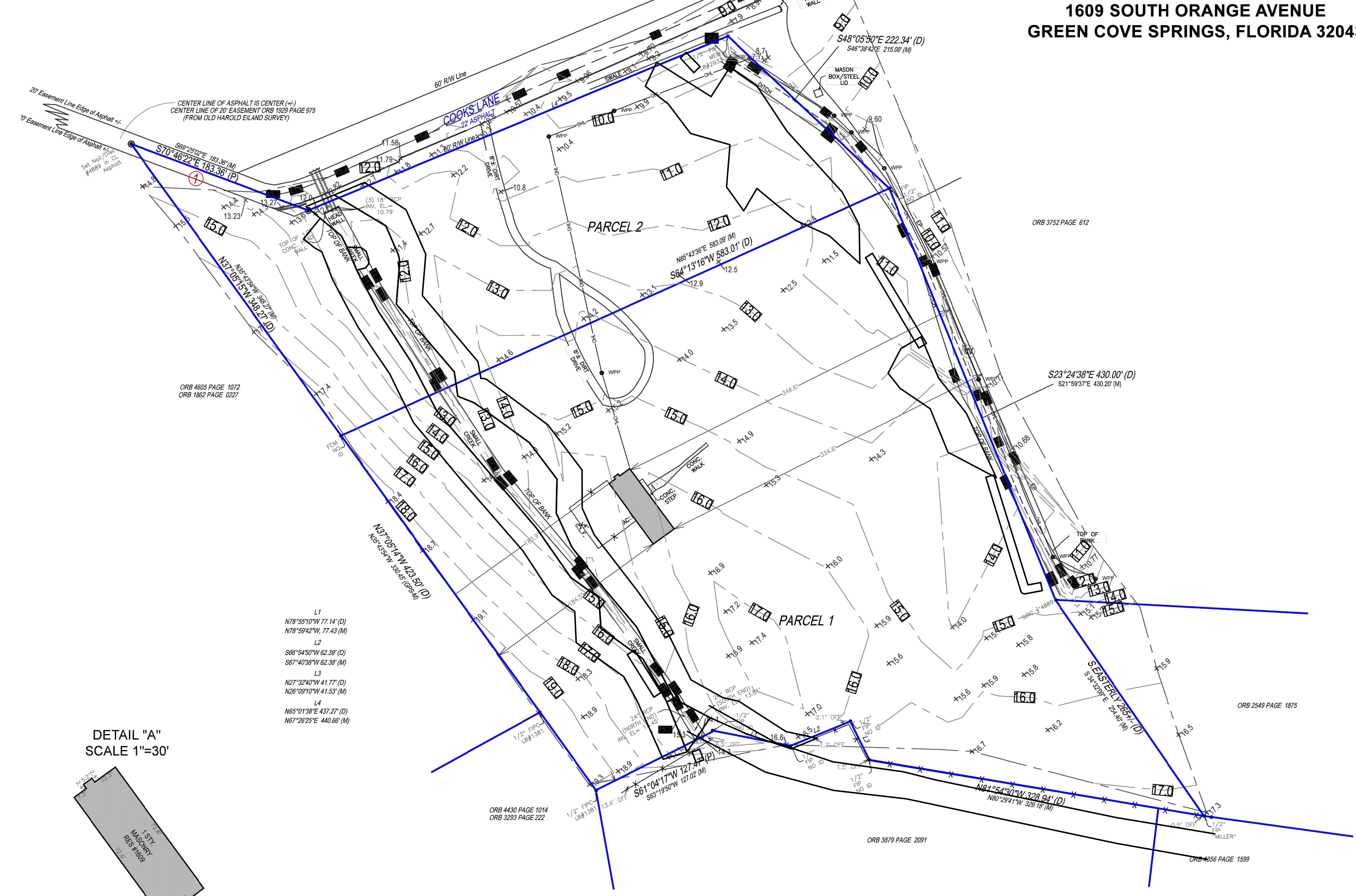
PARCEL 1
PART OF SECTIONS 29 AND 30, BLOCK 1, CLINCH ESTATES A/K/A PART OF LOTS 1 AND 2, BLOCK 1, BAYARD TRACT, AND PART OF BLOCK 3, SOUTH GREEN COVE SPRINGS, AS MORE PARTICULARLY DESCRIBED IN O. R. BOOK 330 PAGES 62 AND 63, AND O. R. BOOK 417 PAGE 451, EXCEPT THOSE PARTS DESCRIBED IN O. R. BOOK 403 PAGES 28 TO 36, O. R. BOOK 511 PAGE 397, O. R. BOOK 528 PAGE 137 AND 139, O. R. BOOK 549 PAGE 346, O. R. BOOK 653 PAGE 510, AND O. R. BOOK 1052 PAGE 51, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

PARCEL 2
PORTION OF LOTS 1 AND 2, BLOCK 1, BAYARD TRACT, CLAY COUNTY, FLORIDA, ACCORDING TO MAP BY CHARLES E. SMITH RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN DEED BOOK "J", PAGES 273 AND 274 (SAID LOT 1, BLOCK 1, IS ALSO KNOWN AS SECTION 29, BLOCK 1, CLINCH ESTATE, ACCORDING TO MAP BY GOULD T. BUTLER RECORDED IN PAID RECORDS IN PLAT BOOK 1, PAGES 31, 32, 33 AND 34, THE WEST 1/2 OF SAID LOT 2, BLOCK 1, IS ALSO KNOWN AS SECTION 30, BLOCK 1 OF SAID CLINCH ESTATE) ALL IN THE G. I. F. CLARK GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BAYARD TRACT; THENCE ON THE WEST LINE OF SAID LOT 1 AND ON-THE CENTERLINE OF PALM AVENUE RUN, NORTH 24 DEGREES 21 MINUTES 05 SECONDS WEST 47.0 FEET THENCE NORTH 61 DEGREES 51 MINUTES 10 SECONDS EAST 1,099.34 FEET; THENCE NORTH 37 DEGREES 05 MINUTES 14 SECONDS WEST 423.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 37 DEGREES 05 MINUTES 14 SECONDS WEST 348.27 FEET; THENCE SOUTH 70 DEGREES 46 MINUTES 22 SECONDS EAST 183.36 FEET; THENCE NORTH 65 DEGREES 01 MINUTE 38 SECONDS EAST 437.27 FEET; THENCE SOUTH 48 DEGREES 05 MINUTES 50 SECONDS EAST 222.34 FEET; THENCE SOUTH 64 DEGREES 13 MINUTES 16 SECONDS WEST 583.01 FEET TO THE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS:
BEGIN AT A 4" SQUARE CONCRETE MONUMENT AT THE SW CORNER OF SAID PARCEL 2 LANDS AS DESCRIBED ABOVE AND RUN THENCE (BEARINGS AND DISTANCE ARE NORTH AMERICAN DATUM OF 1983-2011-EPOCH 2010.0000) N35°43'54"W, 348.27' TO A NAIL AND DISC #4889 IN THE CENTERLINE OF COOK ROAD, A 60 FOOT WIDE PUBLIC R/W TRANSITIONING INTO A 20 FOOT WIDE EASEMENT AS PER OFFICIAL RECORDS BOOK (ORB) 1929 PAGE 0975 SAID CLAY COUNTY PUBLIC RECORDS; RUN THENCE S69°25'02"E, 183.36' (DEED S70°46'22"E, 183.36') TO A 1/2" IRON ROD #4889 ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COOK LANE; RUN THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N67°26'25"E, 440.66' (DEED N65°01'38"E, 437.27') TO A 1/2" IRON PIPE "MEM" #2933; RUN THENCE S46°38'42"E, 215.00' (DEED S48°05'50"E, 222.34') TO A 1/2" IRON PIPE-NO NUMBER IS ATTACHED AT THE EASTERNMOST CORNER OF SAID PARCEL 2 AND THE NORTHERNMOST CORNER OF SAID PARCEL 1 ABOVE; RUN THENCE S21°59'37"E, 430.20' (DEED S23°24'38"E, 430.00') ALONG THE EAST LINE OF SAID PARCEL 1 AND THE WEST LINE OF THOSE LANDS DESCRIBED IN ORB 3752, PAGE 612, SAID CLAY COUNTY PUBLIC RECORDS TO A 1/2" IRON ROD #4889 AT THE NW CORNER OF THOSE LANDS DESCRIBED IN ORB 2549, PAGE 1875, SAID CLAY COUNTY PUBLIC RECORDS; THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL 1 AND THE WEST LINE OF SAID ORB 2549 PAGE 1875 LANDS, RUN THENCE S34°32'09"E, 254.40' (DEED SOUTHEREASTERLY 265' +/-) TO A 1/2" IRON PIPE "MILLER" AT THE SE CORNER OF SAID PARCEL 1 AND THE SW CORNER OF SAID ORB 2549 PAGE 1875 LANDS; RUN THENCE N80°29'41"W, 329.18' (DEED N81°54'30"W, 328.94') ALONG THE SOUTH LINE OF SAID PARCEL 1 AND THE NORTHERLY LINE OF ORB 4356 PAGE 1599 AND THEN ORB 3879 PAGE 2091 LANDS TO A 1/2" IRON PIPE; RUN THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID DIVIDING LINE BETWEEN SAID PARCEL 1 AND THE NORTHERLY LINE OF SAID ORB 3879 PAGE 2091 LANDS: N26°09'10"W, 41.53' (DEED N27°32'40"W, 41.77') TO A 1/2" IRON PIPE- NO NUMBER ATTACHED; S67°40'38"W, (DEED S66°54'50"W, 62.39') TO A 1/2" IRON PIPE - NO NUMBER ATTACHED; N78°55'10"W, 77.14' TO A 1/2" IRON PIPE - NO NUMBER ATTACHED; S63°19'50"W, 127.02' (DEED S61°04'17", 127.47') TO A 1/2" IRON PIPE #1381 AT THE NW CORNER OF SAID ORB 3879 PAGE 2091 LANDS AND THE SOUTHWESTERLY CORNER OF SAID PARCEL 1; RUN THENCE N35°43'54"W, 330.45' (DEED N37°05'14"W, 423.50') ALONG THE WESTERLY LINE OF SAID PARCEL 1 TO THE POINT OF BEGINNING. CONTAINING 8.9141 ACRES, MORE OR LESS

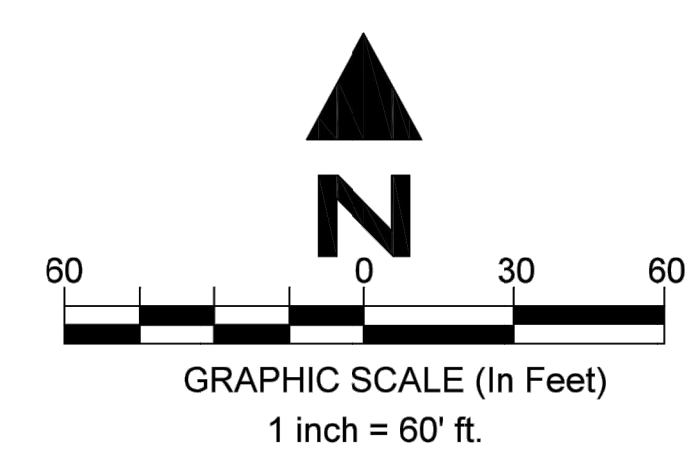
GENERAL SURVEYOR NOTES:

- Legal Description has been furnished or by confirmed the Client or His/her Agents.
- The Surveyor hereon is not responsible for easements of record other than those shown on a Plat if applicable, or in a Title Commitment provided at the time of order. Any condition that might represent an unrecorded easement is shown hereon and marked as a Point of Interest. (POI) Above-Ground evidences of Utilities may or may not represent an unrecorded easement.
- Measurements shown hereon are in US Standard feet and decimals thereof.
- TYPE OF SURVEY: Florida Boundary with Above-Ground Improvements shown.
- STATED PURPOSE OF THIS SURVEY: Mortgage, Purchase, Sale, Permits, Planning.
- Main Building and Ancillary Structure measurements are to the exterior of those buildings, so may not be adequate for Engineer or Architectural additions. Design Professionals should make their own measurements for attachments to Buildings shown hereon.
- This survey does not show any underground improvements, foundations, or utilities, etc. No underground investigation of any feature including Septic Tank has been performed.
- Any underground Septic or Well feature shown has been uncovered by the seller or his Agents.
- All ABOVE-GROUND evidences of Utility Easements lie within their Respective Easements unless noted.
- This Survey is not intended to Reflect or Determine Ownership.
- Construct Improvements to Iron Markers as described only. Wood Laths and Wire Flags ARE NOT Property Corners.
- This survey is COPYRIGHTED and is not intended for, nor Insured for multiple uses by multiple parties. Other than a Lender who assumes a Mortgage Note for a Certifyee hereon, use is restricted to Certifyees hereon for the Purpose listed in Note #5 above. It is illegal to copy or alter this survey drawing without permission.
- Streets shown hereon are Centered in RW provided unless otherwise noted and dimensioned.
- Water shorelines shown on this drawing are current for date shown this is NOT a "Mean High Water Survey" as per Chapter 177.39 F.A.C. or any other relevant Local, State, or Federal rule.
- State Plane Coordinates shown, if any, are based on the North American Datum (NAD) of 1983, Florida East Zone (941)-(2011)-(epoch 2010.0000)
- Elevations, if shown, are based on the North American Vertical Datum (NAVD) 1988.
- All dimensions hereon reflect the Deed/Plat call AND the corresponding field measured value. Calculated values are shown if reference irons are set.
- Electronic (PDF) files are valid with Chapter 5J-17.032 (3) F.A.C and FS 0425.025 conforming Electronic (PDF) Seal attached. As per rules listed, the electronic signature file name/number is present on the invoice presented to the client or his/her agents. Hard sealed copies of the drawings are stored at the Surveyor's office and will be furnished on request (gratis) to certifyees hereon for 60 days from date of signature. Hard copies will be furnished to said Certifyees for an Archival Fee after 60 days.
- Symbols hereon may differ in scale from the Legend and Abbreviations/Symbols list hereon for clarity.
- Pursuant to F.S. 558.0035, no individual employee or Agent may be held personally liable for Negligence.
- This drawing reflects information gathered, analyzed, presented and preserved solely by River City Surveying, LLC. Third Party references, Business Cards etc. attached do not infer or create liability in any form.
- This survey is COPYRIGHTED and is not intended for, nor Insured for multiple uses by multiple parties. Other than a Lender who assumes a Mortgage Note for a Certifyee hereon, use is restricted to Certifyees hereon for the Purpose listed in Note #5 above. It is illegal to copy or alter this survey drawing without permission.



- SURVEYOR'S LEGEND**
- AC = Air Conditioner
 - BLDG = Building
 - BRL = Building Restriction Line
 - CM = Concrete Monument
 - C/P = Covered Porch
 - CONC = Concrete
 - D.B. = Deed Book
 - D.&A.E. = Drainage & Access Easement
 - EC = Edge of Concrete
 - EP = Edge of Asphalt/Pavement
 - ESMT = Easement
 - FT. = Feet
 - F.I.P. = Found Iron Pipe (Size Delineated)
 - F.I.R. = Found Iron Rod (Size Delineated)
 - LS = Licensed Surveyor
 - now or formerly (owned by)
 - OHL = Overhead Wire/Line
 - ORB = Official Records Book
 - ORV = Official Record Volume
 - PC = Point of Curvature
 - PCPt = Permanent Control Point
 - Pg = Page
 - PI = Point Of Intersection
 - PK = Parker- Kalon or Mag Nail
 - POB = Point Of Beginning
 - POC = Point Of commencement
 - POI = Point Of interest
 - PRC = Point of Reverse Curvature
 - MF = Metal Fence
 - VF = Wood Fence
 - CLF = Chain Link Fence
 - RES. = Residence

- Δ = Delta or Central Angle
- RAD = Radius
- CH = Chord Bearing Distance
- L = Arc Length
- ID = Identification
- (P) = Plat Call
- (M) = Field Measured Value
- (C) = Calculated Value
- (D) = Deed Call
- IR = Iron Pipe
- IP = Iron Rod
- LS = Licensed Survey Business
- LS = Licensed Surveyor
- RLS = Registered Licensed Surveyor
- PLS = Professional Licensed Surveyor
- PSM = Professional Licensed Mapper
- CCEC = Clay County Electric Cooperative
- COJ = City of Jacksonville
- JEA = Jacksonville Electric Authority
- FCM = Found Concrete Monument
- F.A.C. = Florida Administrative Code
- F = Face Side of Wood Fence
- FPLE = Florida Power & Light Easement
- P = Past Side of Wood Fence
- POI = Point Of Interest
- PRC = Point of Reverse Curvature
- PRM = Permanent Reference Monument
- PT = Point Of Tangency
- RBL = Reference Bearing Line
- PVC = PVC/Plastic Fence
- EL. = Elevation
- RCP = Reinforced Concrete Pipe
- CL = Centerline
- INV. = Invert
- EL. = Elevation
- R/W = Right -Of -Way Line
- SQ = Square
- STY = Story
- S = Section
- T = Township
- R = Range
- PF = Pool Filter/Machinery on Pad
- AC = Air Conditioner/ Heat Pump on Pad
- WPP = Wood Power Pole
- GA = Guy Anchor (If - Dimension to Ground Entry Point - Underground Extent not Determined)
- WM = Water Meter
- FD = Fire Hydrant
- SM = Sanitary Sewer Manhole
- SD = Stormwater Drainage Manhole
- JEA = JEA Manhole
- W = Well
- SIRC 1/2" 4889



SURVEYORS CERTIFICATION:

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH FLORIDA PSM EMBOSSED SEAL. THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.053, PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION.

Timothy L. Blackmon
State of Florida Professional Surveyor and Mapper
License Number 4889
RIVER CITY SURVEYING & MAPPING | LB#8484

POINTS OF INTEREST:
① ASPHALT STREET IN EASEMENT ALONG NORTH LINE IN THIS AREA

DATE SIGNED: 08/17/2022
FIELD WORK DATE: 08/01/2022
REVISION DATE(S): 08/17/2022
SURVEY NUMBER: 051722.1

CERTIFIED TO:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
BARWICK BANKING COMPANY, ISAOA ATIMA
LANDMARK TITLE

RIVER CITY SURVEYING & MAPPING
LB#8484
904-487-9054 | F. 904-998-9736
7220 FINANCIAL WAY | JACKSONVILLE, FL 32256

PAGE 1 OF 1

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quoc@matengineer.com

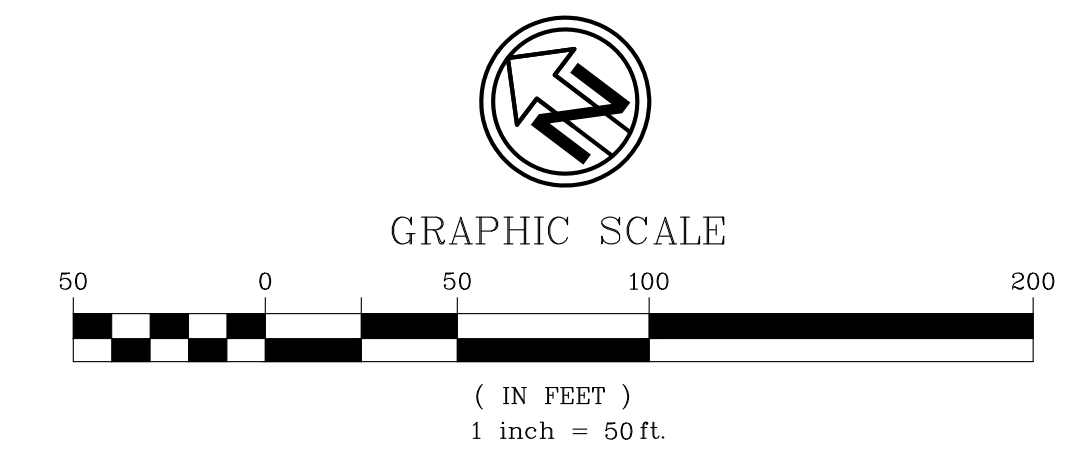
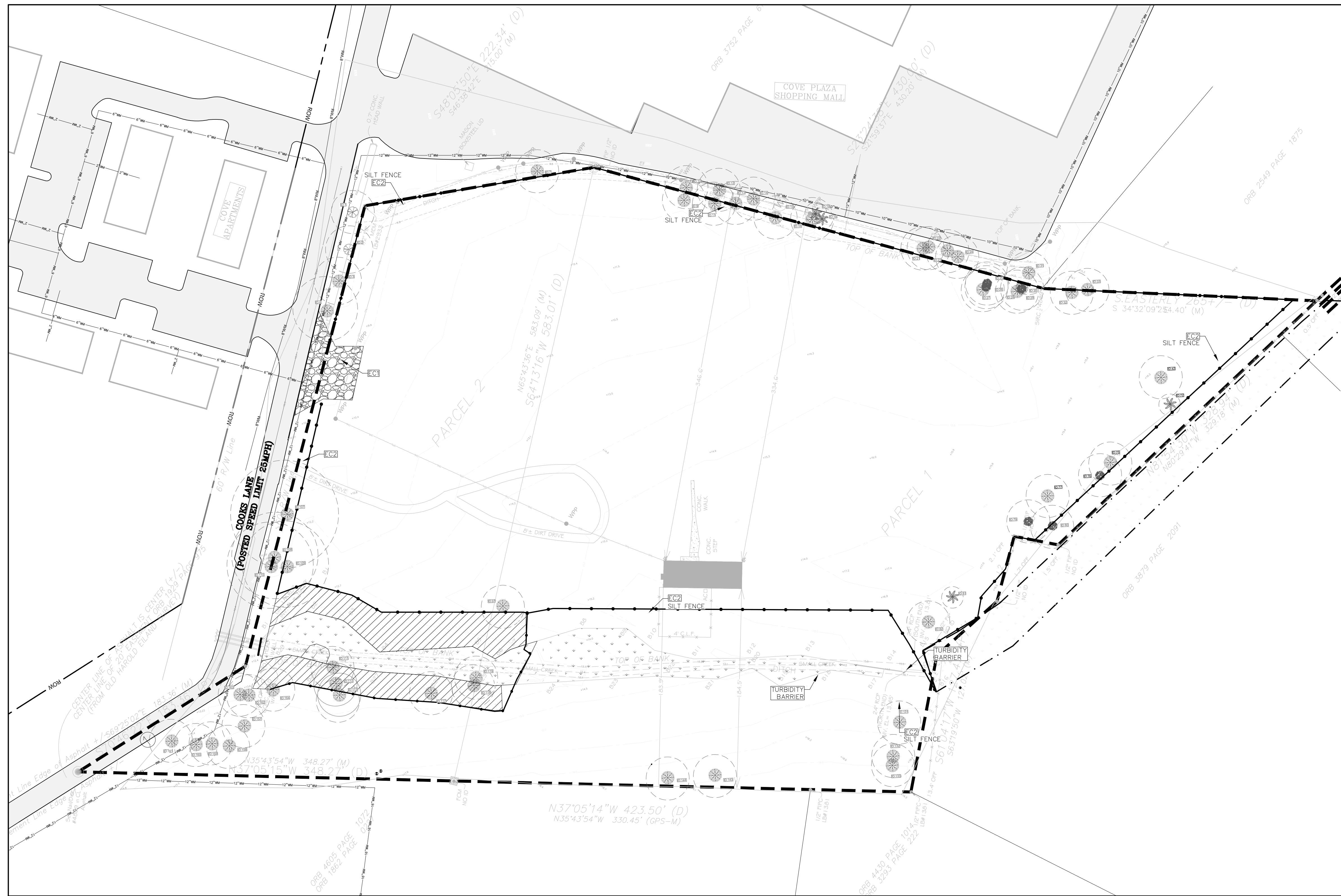
MAI
ENGINEERING SERVICES, INC.

LICENSED ENGINEER
QUOC H. MAI
FL #64006 CA#25162

REVISIONS	DATE	BY	DESCRIPTION
1	08/17/22	TBL	ISSUED FOR CITY SURVEY
2	08/17/22	TBL	ISSUED FOR CITY AND WAD BAI
3	08/17/22	TBL	ISSUED FOR CITY COMMENTS
4	08/17/22	TBL	ISSUED FOR WAD COMMENTS
5	08/17/22	TBL	ISSUED FOR CITY COMMENTS

TOPO SURVEY
RIVER OAKS INDUSTRIAL PARK
GREEN COVE SPRINGS, FLORIDA
PREPARED FOR
RIVER OAKS OUTDOOR, LLC

DESIGN BY: QHM
DWG BY: GMG
CHK BY: QHM
DATE: 4/18/2024
JOB No.: 1369
SHEET No.: 4



EROSION CONTROL DETAILS

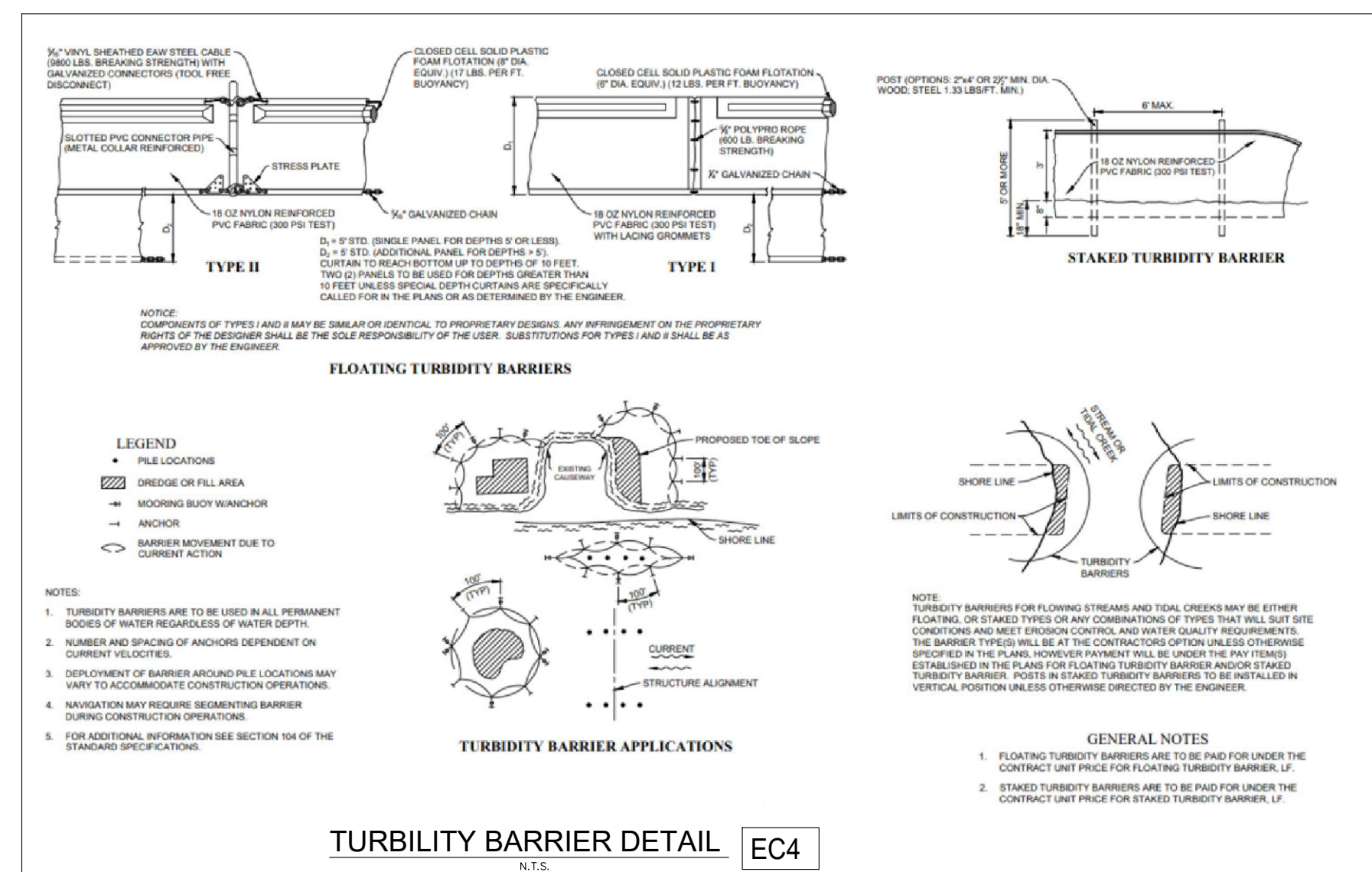
- EC1 STABILIZED CONSTRUCTION ENTRANCE
- EC2 TYPE III SILT FENCE
- EC3 WATTLE INLET PROTECTION
- EC4 TURBIDITY BARRIER

LEGEND

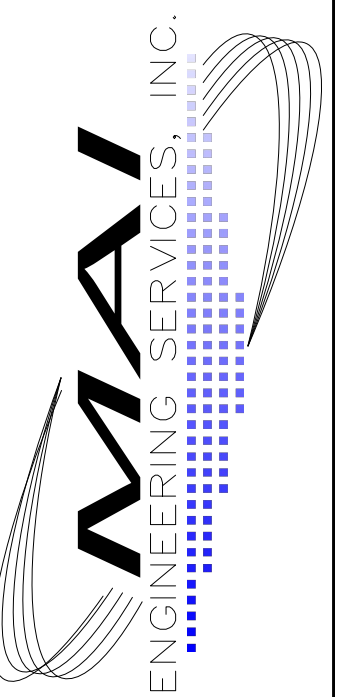
- PROPERTY LINE
- ROADWAY CENTERLINE
- DRAINAGE EASEMENT
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- └─┘ TURBIDITY BARRIER
- SILT FENCE

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL WITHIN BEST MANAGEMENT PRACTICES FOR THE DURATION OF THE PROJECT UNTIL SUCH TIME AS THE PROJECT HAS BEEN CERTIFIED AS COMPLETE.
2. THE CONTRACTOR SHALL SEED & MULCH OR SOD ALL OPEN SPACE AREAS TO BE GRASSED IMMEDIATELY FOLLOWING FINAL GRADING AND COMPLETION OF ALL UNDERGROUND UTILITIES.
3. SILT FENCES SHALL BE INSTALLED ALONG LIMITS OF CONSTRUCTION.
4. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRED IMMEDIATELY IF DAMAGED.
5. ALL SIDE SLOPES OF STORM WATER MANAGEMENT AREAS SHALL BE SODDED UPON COMPLETION OF FINAL GRADING.
6. ALL INLETS SHALL BE PROTECTED FROM COLLECTION OF ERODED MATERIALS BY INSTALLATION OF TEMPORARY FILTER FABRIC AND/OR HAYBALES.
7. FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED WITHIN ALL WATER BODIES DOWNSTREAM OF CONSTRUCTION ACTIVITIES WHERE PROTECTION AGAINST TURBID WATERS DISCHARGE MAY OCCUR.



2510 US 1 SOUTH SUITE D
ST. AUGUSTINE, FL 32086
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FAX (904)794-1768
quoc@matengineer.com

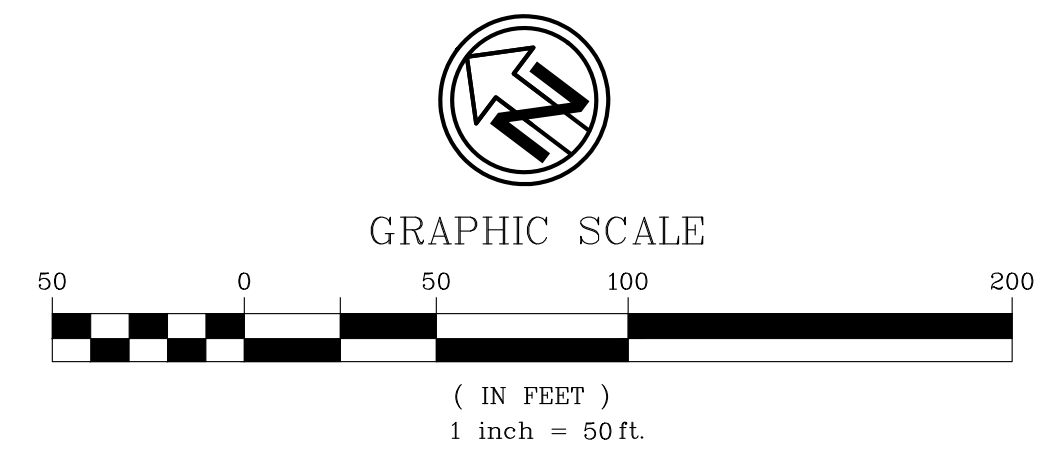
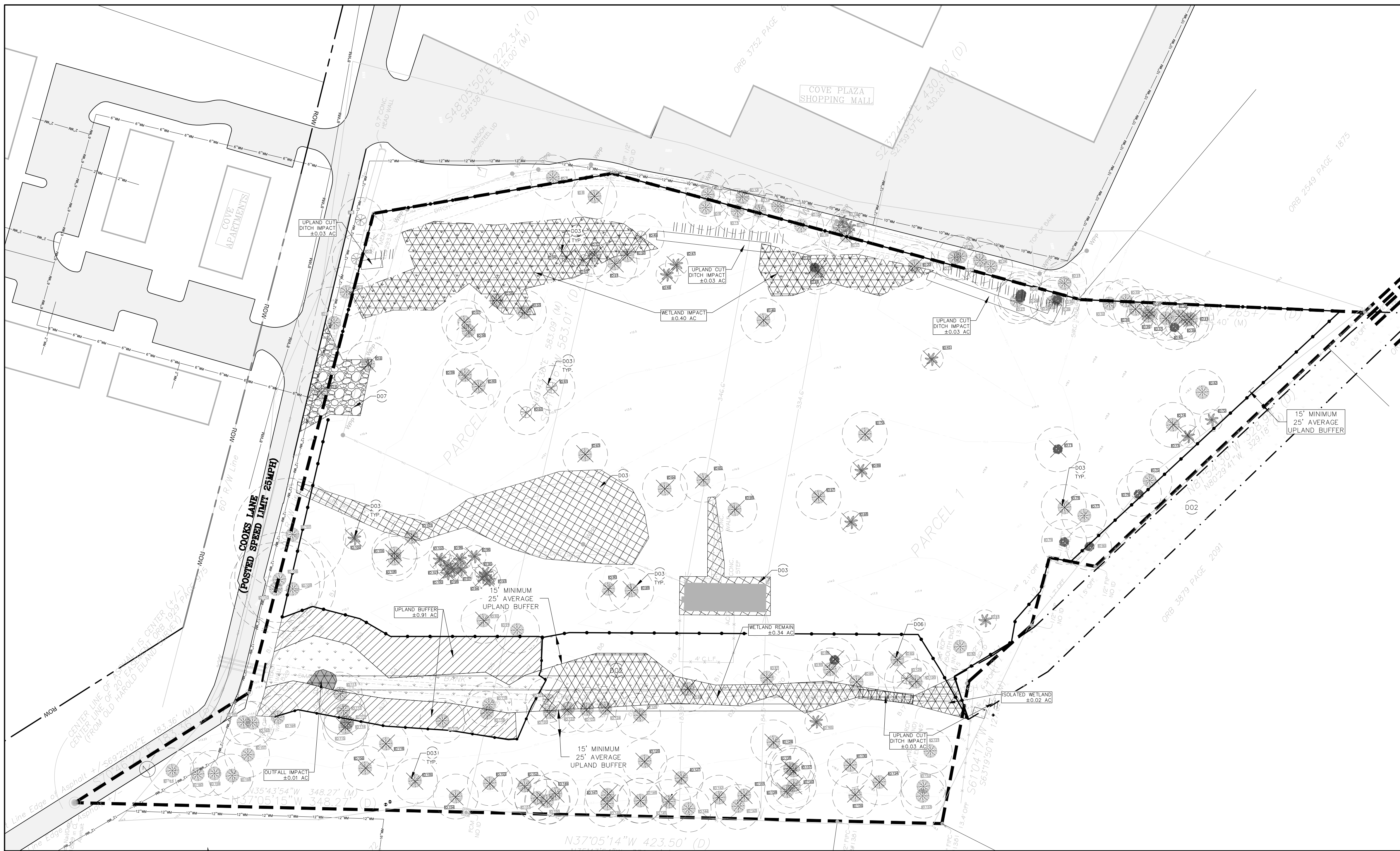


LICENSED ENGINEER
QUOC H. MAI
FL #64006 CA#25162

REVISIONS	DATE	BY	DESCRIPTION
1	04/18/2024	QHM	REVISION PER CITY COMMENTS
2	04/18/2024	QHM	REVISION PER CITY COMMENTS
3	04/18/2024	QHM	REVISION PER CITY COMMENTS
4	04/18/2024	QHM	REVISION PER CITY COMMENTS
5	04/18/2024	QHM	REVISION PER CITY COMMENTS

EROSION CONTROL PLAN
RIVER OAKS INDUSTRIAL PARK
GREEN COVE SPRINGS, FLORIDA
PREPARED FOR
RIVER OAKS OUTDOOR, LLC

DESIGN BY:	QHM
DWG BY:	GMC
CHK BY:	QHM
DATE:	4/18/2024
JOB No.:	1369
SHEET No.:	5



DEMOLITION NOTES

- D02 PRESERVED WETLANDS.
- D03 TO BE REMOVED.
- D06 EXISTING DITCHES ARE TO BE FULLY CLEARED AND DEMOLISHED UNTIL SOLID SOILS REACHED. FILL DITCH WITH SUITABLE MATERIAL, AND COMPACT TO 95% DENSITY IN MAXIMUM 12" LIFTS.
- D07 100' X 50' GRAVEL CONSTRUCTION ENTRANCE.

LEGEND

- SILT FENCE
- DOUBLE ROW SILT FENCE
- ✕-XX GEOTECH BORING LOCATION
- NGWL NATURAL GROUND WATER LEVEL
- SHGW SEASONAL HIGH GROUND WATER LEVEL

GENERAL NOTES

1. FOR DEMO/PRESERVED TREES AND TREE PROTECTION SEE LANDSCAPE PLAN SHEET.
2. ALL DISCHARGE POINTS SHALL RECEIVE RIP RAP AND/OR TURBIDITY BARRIERS TO PREVENT OFFSIDE EROSION.
3. ALL ROAD CUTS MUST BE RESTORED BY MILLING AND RESURFACING A MINIMUM OF 25 FEET FROM EACH SIDE OF CUT.
4. EXISTING CONCRETE/ASPHALT PAVEMENT AREA: 4,288.52 SF, TO BE REMOVED
5. WETLAND IMPACT AND ANALYSIS FOR MITIGATION, PLEASE SEE THE ENVIRONMENTAL CONSULTANT REPORT.

HATCH LEGEND

PRESERVED WETLANDS	[Hatch pattern]
IMPACTED WETLANDS	[Hatch pattern]
TO BE REMOVED	[Hatch pattern]
UPLAND BUFFER	[Hatch pattern]
ISOLATED WETLAND	[Hatch pattern]
UPLAND CUT DITCH IMPACT	[Hatch pattern]
WETLAND REMAIN	[Hatch pattern]
OUTFALL IMPACT	[Hatch pattern]
100 YR FLOOD PLAIN	[Hatch pattern]

SUMMARY TABLE

	AREA (AC.)
PROJECT AREA	± 8.92 AC.
WETLAND IMPACT	± 0.40 AC.
OUTFALL IMPACT	± 0.01 AC.
WETLAND REMAINING	± 0.34 AC.
ISOLATED	< 0.50-ACRE ±0.02 AC.
UPLAND BUFFER	± 0.91 AC.
UPLAND CUT DITCH IMPACT	± 0.03 AC.

ID#	TYPE	DBH (IN)	REPLACE CREDIT
5	LIVE OAK	48.0	48.0
6	LIVE OAK	38.0	38.0
11	LAUREL OAK	15.0	5.0
17	LAUREL OAK	20.0	6.67
34	LAUREL OAK	16.0	5.33
35	LAUREL OAK	14.0	4.67
36	LAUREL OAK	14.0	4.67
37	LAUREL OAK	26.0	8.67
38	LAUREL OAK	15.0	5.0
39	LAUREL OAK	24.0	8.0
40	RED MAPLE	16.0	5.33
41	LAUREL OAK	14.0	4.67
42	RED MAPLE	64.0	64.0
43	CABBAGE PALM	13.0	4.33
44	AMERICAN ELM	15.0	5.00
45	RED MAPLE	23.0	7.33
46	LIVE OAK	38.0	38.0
47	CABBAGE PALM	13.0	4.33
48	CABBAGE PALM	13.0	4.33
49	SOUTHERN MAGNOLIA	13.0	4.33
50	LIVE OAK	23.0	7.33
51	LIVE OAK	16.0	5.33
52	LIVE OAK	25.0	7.50
53	SWEETGUM	15.0	5.0
54	SOUTHERN MAGNOLIA	17.0	5.67
55	LIVE OAK	15.0	5.0
56	LAUREL OAK	16.0	5.33
57	LIVE OAK	16.0	5.33
58	LIVE OAK	15.0	5.0
59	WATER OAK	14.0	4.67
60	LAUREL OAK	33.0	11.0
61	SWEETGUM	13.0	4.33
62	SWEETGUM	13.0	4.33
63	LIVE OAK	33.0	11.0
64	LIVE OAK	63.0	63.0
65	LIVE OAK	28.0	28.0
66	LIVE OAK	47.0	47.0
67	LIVE OAK	43.0	43.0
68	CABBAGE PALM	12.0	4.0
69	CABBAGE PALM	12.0	4.0
70	LAUREL OAK	14.0	4.67
71	RED MAPLE	23.0	7.67
74	AMERICAN ELM	13.0	4.33
75	LAUREL OAK	24.0	8.0
76	RED MAPLE	15.0	5.0
77	LAUREL OAK	24.0	8.0

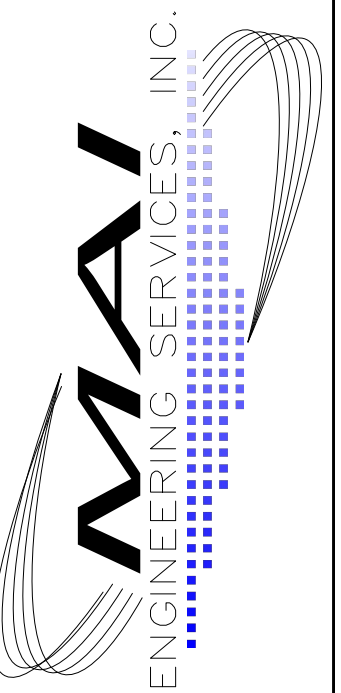
ID#	TYPE	DBH (IN)	REPLACE CREDIT
78	AMERICAN ELM	15.0	5.0
83	LIVE OAK	20.0	20.0
84	LIVE OAK	54.0	54.0
89	LIVE OAK	56.0	56.0
90	LIVE OAK	28.0	28.0
92	LIVE OAK	37.0	37.0
93	CABBAGE PALM	13.0	4.33
94	CABBAGE PALM	12.0	4.0
95	CABBAGE PALM	12.0	4.0
96	LAUREL OAK	13.0	4.33
97	CABBAGE PALM	13.0	4.33
98	CABBAGE PALM	13.0	4.33
99	CABBAGE PALM	13.0	4.33
100	CABBAGE PALM	14.0	4.67
101	CABBAGE PALM	12.0	4.0
102	LIVE OAK	19.0	19.0
103	LIVE OAK	27.0	27.0
104	LIVE OAK	23.0	23.0
105	CABBAGE PALM	12.0	4.0
106	LIVE OAK	25.0	25.0
107	LIVE OAK	16.0	5.33
115	LAUREL OAK	18.0	6.0
116	LAUREL OAK	16.0	5.33
126	LAUREL OAK	18.0	6.0
127	LAUREL OAK	13.0	4.33
128	LAUREL OAK	12.0	4.0
129	SOUTHERN MAGNOLIA	14.0	4.67
134	LIVE OAK	45.0	45.0
135	LIVE OAK	22.0	22.0
136	LIVE OAK	38.0	38.0
136	LIVE OAK	28.0	28.0
137	LAUREL OAK	14.0	4.67
138	LAUREL OAK	21.0	7.0
139	LAUREL OAK	14.0	4.67
140	LAUREL OAK	18.0	6.0
141	LAUREL OAK	22.0	7.33
147	LAUREL OAK	14.0	4.67
149	LAUREL OAK	18.0	6.0
152	LAUREL OAK	14.0	4.67
153	LAUREL OAK	21.0	7.0
154	LAUREL OAK	28.0	9.33
155	LAUREL OAK	27.0	9.0
156	LAUREL OAK	14.0	4.67
9	LIVE OAK	15.0	5.0
9	LAUREL OAK	13.0	4.33
9	LIVE OAK	25.0	25.0
131	LIVE OAK	15.0	5.0

ID#	TYPE	DBH (IN)	REPLACE CREDIT
132	LIVE OAK	34.0	34.0
133	LAUREL OAK	23.0	7.67
142	LAUREL OAK	15.0	5.0
143	LAUREL OAK	16.0	5.33
144	LIVE OAK	24.0	24.0
145	LAUREL OAK	13.0	4.33
146	LAUREL OAK	14.0	4.67
148	LAUREL OAK	26.0	8.67
150	LAUREL OAK	17.0	5.67
151	LAUREL OAK	30.0	10.0
154	LIVE OAK	48.0	48.0
157	LAUREL OAK	13.0	4.33
158	LAUREL OAK	13.0	4.33
159	LAUREL OAK	15.0	5.0
160	LAUREL OAK	14.0	4.67
81	CABBAGE PALM	13.0	4.33
85	LAUREL OAK	16.0	5.33
86	RED MAPLE	14.0	4.66
87	RED MAPLE	13.0	4.33
88	LAUREL OAK	27.0	9.0
100	LIVE OAK	14.0	4.67
121	SOUTHERN MAGNOLIA	16.0	5.33
122	LIVE OAK	26.0	26.0
123	LIVE OAK	26.0	26.0
124	LIVE OAK	26.0	26.0
125	LAUREL OAK	20.0	6.66
165	CABBAGE PALM	13.0	4.33
72	CABBAGE PALM	16.0	5.33
73	CABBAGE PALM	13.0	4.33
122	LIVE OAK	29.67	1638

NOTES:
 1) PER CITY ORDINANCE SECTION 113-279 (a), TREE REPLACEMENT REQUIRED FOR ALL REMOVED TREES. REPLACE TOTAL INCHES FOR LIVE OAK TREES. REPLACE ONE THIRD FOR ALL OTHER TREES THAT ARE 12 INCH DBH.
 TOTAL TREE INCHES OF REMOVED TREES ARE: 2,567 INCHES
 TOTAL OF REPLACEMENT CREDIT INCHES REQUIRED: 1,638 INCHES
 2) SAVED TREES PER CITY ORDINANCE SECTION 113-279 (b). TREES ARE PRESERVED SHALL RECEIVE CREDIT AGAINST THE LANDSCAPE REQUIREMENTS ACCORDING TO THE FOLLOWING SCHEDULE:
 TREES 12 TO 18 INCH DBH: LIVE OAK: ONE INCH CREDIT, OTHERS 50%
 TREES 19 TO 30 INCH DBH: LIVE OAK: 1.25 INCH CREDIT, OTHERS 75%
 TREES ABOVE 30 INCH DBH: LIVE OAK: 1.5 INCH CREDIT, OTHERS 100%
 TOTAL TREE INCHES OF SAVED TREES: 941 INCH
 TOTAL SAVED TREES CREDIT INCHES: 871 INCH

ID#	TYPE	DBH	TREE CREDIT
1	SWEETGUM	12.0	6.0
2	SWEETGUM	15.0	7.5
3	LAUREL OAK	26.0	19.5
4	LIVE OAK	28.0	35.0
7	LIVE OAK	17.0	17.0
10	LAUREL OAK	12.0	6.0
12	LAUREL OAK	16.0	8.0
13	LAUREL OAK	16.0	8.0
14	LAUREL OAK	15.0	7.5
15	LAUREL OAK	14.0	10.5
18	LAUREL OAK	17.0	8.5
19	CABBAGE PALM	12.0	6.0
21	LAUREL OAK	17.0	8.5
25	RED MAPLE	17.0	8.5
26	RED MAPLE	13.0	6.5
27	LIVE OAK	19.0	23.75
28	LAUREL OAK	23.0	17.25
29	RED MAPLE	13.0	6.5
30	LAUREL OAK	16.0	8.0
32	LAUREL OAK	13.0	6.5
33	LAUREL OAK	15.0	7.5
79	RED MAPLE	33.0	33.0
80	RED MAPLE	23.0	17.25
82	LAUREL OAK	23.0	17.25
91	LIVE OAK	24.0	30.0
107	LIVE OAK	89.0	120.0
108	LIVE OAK	27.0	33.75
109	LAUREL OAK	19.0	14.25
110	LAUREL OAK	24.0	18.0
111	LIVE OAK	37.0	55.5
112	LAUREL OAK	33.0	33.0
113	LIVE OAK	24.0	30.0
117	LIVE OAK	48.0	72.0
118	LAUREL OAK	23.0	17.25
119	LIVE OAK	13.0	13.0
162	LAUREL OAK	14.0	7.0
162	LIVE OAK	16.0	16.0
163	LIVE OAK	24.0	30.0
TOTAL		43	941

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 quoc@matengineer.com



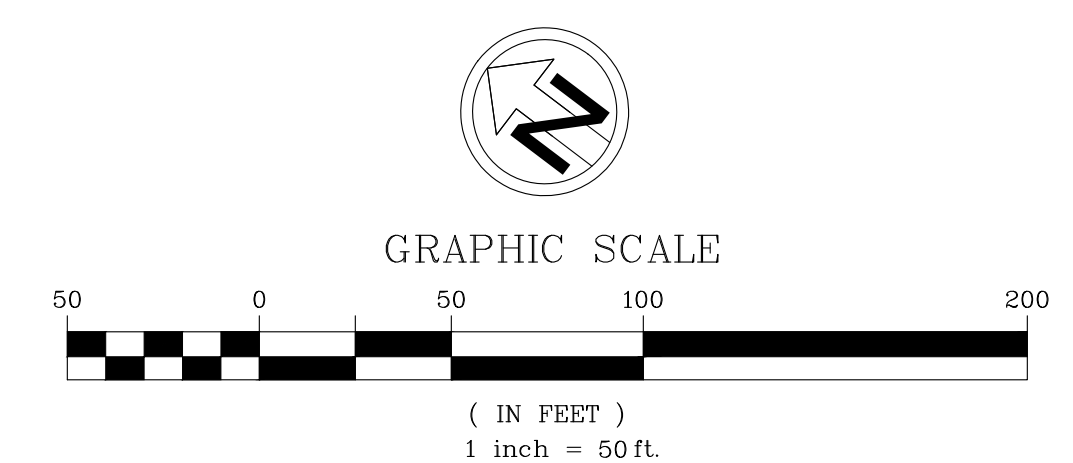
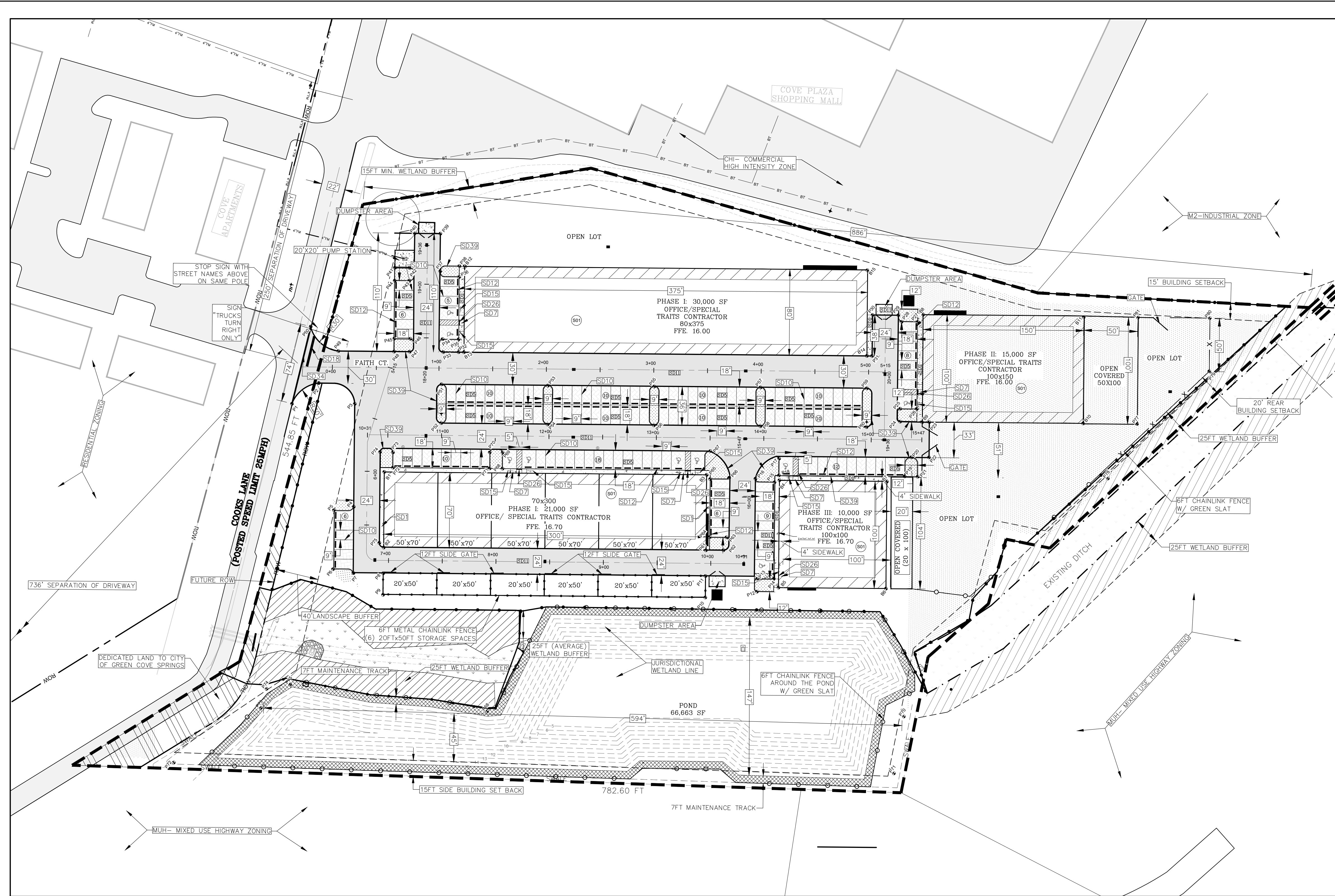
LICENSED ENGINEER
 QUOC H. MAI
 FL #64006 CA#25162

NO.	DATE	DESCRIPTION
1	04/17/2024	REVISION PER CITY ORDINANCE
2	04/18/2024	REVISION PER CITY ORDINANCE
3	04/18/2024	REVISION PER CITY COMMENTS
4	04/18/2024	REVISION PER CITY COMMENTS
5	04/18/2024	REVISION PER CITY COMMENTS

DEMOLITION PLAN
RIVER OAKS INDUSTRIAL PARK
GREEN COVE SPRINGS, FLORIDA

PREPARED FOR
RIVER OAKS OUTDOOR, LLC

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	4/18/2024
JOB No.:	1369
SHEET No.:	6



- SITE DETAILS**
- SD1 CONCRETE SIDEWALK DETAIL
 - SD4 18" STANDARD CURB & GUTTER (REVERSE PITCH)
 - SD5 PAVERS PARKING DETAIL
 - SD7 WHEELCHAIR RAMP IN SIDEWALK
 - SD8 STOP SIGN
 - SD9 WHEELCHAIR RAMP IN SIDEWALK AT CURB RETURN
 - SD10 PARKING PAINT STRIPPING
 - SD11 TYPICAL PAVEMENT SECTION
 - SD12 PRECAST CONCRETE WHEEL STOP
 - SD15 ACCESSIBLE PARKING SIGN
 - SD16 VALLEY CURB
 - SD18 STOP BAR
 - SD26 DETECTABLE WARNING DETAIL
 - SD34 CONNECTION TO EXISTING PAVEMENT
 - SD36 CONCRETE PAVEMENT SECTION
 - SD39 HEADER CURB
 - SD45 HEAVY PAVEMENT SECTION
 - WETLAND BUFFER
- SITE NOTES**
- SO1 BUILDING - SEE ARCHITECTURAL PLANS (TBD BY OTHERS)

DEVELOPMENT DATA

MAX ALLOWABLE IMPERVIOUS COVERAGE: 70%
 PROPOSED IMPERVIOUS COVERAGE: 56.6%
 BUILDING SETBACK: FRONT 25FT, SIDE 15FT, REAR 20FT
 ROAD DRIVEWAY CONNECTION POSTED SPEED LIMIT 25MPH
 MINIMUM DRIVEWAY CONNECTION SPACING: 245FT.

TOTAL PROJECT AREA = 366,775SF = 8.42 ACRES
 TOTAL PROPOSED BUILDING AREA = 76,000SF
 TOTAL PROPOSED CONCRETE AREA = 4,271SF
 TOTAL PROPOSED ASPHALT DRIVE = 51,717SF
 TOTAL PROPOSED PAVERS AREA = 26,191SF
 TOTAL PROPOSED POND = 66,663SF
 TOTAL PERVIOUS AREA = 141,933SF

TOTAL PROPOSED IMPERVIOUS AREA = 158,179SF
 (INCLUDE BUILDING)
 IMPERVIOUS COVERAGE = 43.1 %

PARCEL AREA: 8.92 ACRES
 CURRENT LAND OWNER: WILLIAM KRIEG
 RIVER OAKS OUTDOOR, LLC
 P.O. BOX 7902
 JACKSONVILLE, FL 32238

DESIGN ENGINEER AGENT:
 QUOC H. MAI, P.E. #64006
 MAI ENGINEERING SERVICES, INC.
 2510 US 1 S, SUITE D
 ST. AUGUSTINE, FL 32086

PHASE I:
 PROPOSED BUILDING AREA: 51,000SF
 (WAREHOUSE: 35,000SF; OFFICE: 16,000SF)
 PROPOSED TOTAL PAVEMENT AREA: 65,440SF

PHASE II:
 PROPOSED BUILDING AREA: 15,000SF
 (WAREHOUSE: 10,000SF; OFFICE: 5,000SF)
 PROPOSED TOTAL PAVEMENT AREA: 0SF

PHASE III:
 PROPOSED BUILDING AREA: 10,000SF
 (WAREHOUSE: 5,000SF; OFFICE: 5,000SF)
 PROPOSED TOTAL PAVEMENT AREA: 1,814SF

GENERAL PROJECT INFORMATION

STATEMENT OF USE: OFFICE AND INDUSTRIAL WAREHOUSE AND OFFICES.

GENERAL NOTES

1. ALL DIMENSIONS ARE LISTED TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB;
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED
3. SCREENING OF ALL MECHANICAL EQUIPMENT SHALL BE IN ACCORDANCE WITH SJC LDC SEC.6.01.03.H.2. AND 6.06.04.B.9.
4. DUMPSTER/SOLID WASTE SCREENINGS STANDARDS SHALL BE IN ACCORDANCE WITH SJC LDC SEC 6.06.04.B.8.
5. SCREENING OF OUTDOOR STORAGE AREAS SHALL BE IN ACCORDANCE WITH SJC LDC SEC 6.06.04.B.7.

PARKING CALCULATIONS

PARKING REQUIREMENT PER CITY CODE:
 OFFICE: 1/250SF
 WAREHOUSE: 1/5,000SF

TOTAL PARKING REQUIRED = 114 SPACES
 TOTAL PARKING PROVIDED = 160 SPACES
 TOTAL ACCESSIBLE SPACES = 9 SPACES

PHASE I:
 OFFICE PARKING REQUIRED = 16,000/250 = 64 SPACES
 WAREHOUSE PARKING REQUIRED = 35,000/5,000 = 7 SPACES
 TOTAL PARKING REQUIRED = 71 SPACES

PHASE II:
 OFFICE PARKING REQUIRED = 5,000/250 = 20 SPACES
 WAREHOUSE PARKING REQUIRED = 10,000/5,000 = 2 SPACES
 TOTAL 2 PHASES REQUIRED = 22 SPACES

PHASE III:
 OFFICE PARKING REQUIRED = 5,000/250 = 20 SPACES
 WAREHOUSE PARKING REQUIRED = 5,000/5,000 = 1 SPACES
 TOTAL 3 PHASES REQUIRED = 21 SPACES

APPROVED SPECIAL EXCEPTION SE-23-003 ZONING NOTES:

1. PROVIDE A 40' LANDSCAPE BUFFER CONSISTING OF LANDSCAPING AS REQUIRED BY CITY LDC SEC. 113-244(D)(3).
2. PROVIDE SIGNAGE TO LIMIT TRUCK TRAFFIC TO INGRESS AND EGRESS FROM US 17 BY REQUIRING ACCESS LIMITATION.
3. ALL OUTDOOR STORAGE MUST BE COMPLETELY SCREENED FROM PUBLIC VIEW.
4. BUILDINGS FRONTING COOKS LANE SHALL HAVE A BRICK FAÇADE.
5. SIGNAL TIMING IMPROVEMENTS AS SET FORTH IN THE TRAFFIC STUDY REPORT SHALL BE IMPLEMENTED PRIOR TO DEVELOPMENT APPROVAL.
6. ADDITIONAL RIGHT OF WAY AS SHOWN ON THE ATTACHED DRAFT SITE PLAN SHALL BE DEDICATED TO THE CITY PRIOR TO DEVELOPMENT APPROVAL.

CONTROL POINTS	NORTHING	EASTING
P1	2053949.3069'	441169.2324'
P2	2053941.3694'	441199.6896'
P3	2053903.0075'	441204.8628'
P4	2053851.2623'	441136.5716'
P5	2053863.0573'	441121.4136'
P6	2053830.0746'	441078.6531'
P7	2053807.7833'	441079.3086'
P8	2053785.7026'	441096.0842'
P9	2053773.6287'	441080.1495'
P10	2053534.5911'	441261.2693'
P11	2053546.6650'	441277.2041'
P12	2053499.8616'	441294.8890'
P13	2053507.1024'	441304.4582'
P14	2053494.7561'	441314.0028'
P15	2053549.0466'	441385.5815'
P16	2053565.1830'	441377.3728'
P17	2053559.0857'	441405.6557'
P18	2053549.6980'	441393.1466'
P19	2053456.5046'	441463.8802'
P20	2053462.4318'	441481.7413'
P21	2053446.7482'	441471.0209'

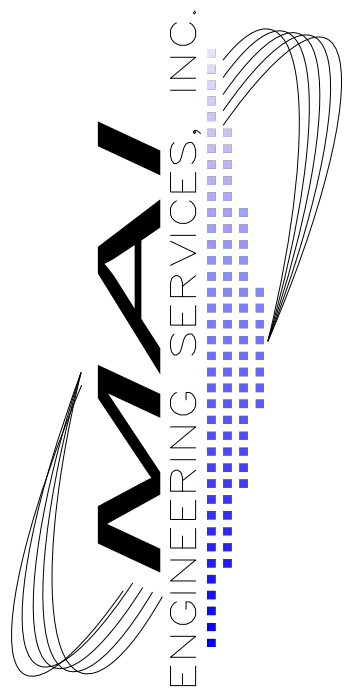
P22	2053449.3463'	441491.6597'
P23	2053469.2003'	441517.8483'
P24	2053490.9688'	441501.6380'
P25	2053498.2037'	441511.2120'
P26	2053485.9642'	441520.4790'
P27	2053534.7144'	441585.1613'
P28	2053546.6320'	441576.1445'
P29	2053552.7185'	441579.1248'
P30	2053571.8548'	441564.6477'
P31	2053548.9480'	441534.1113'
P32	2053855.8806'	441301.9275'
P33	2053867.2451'	441293.3306'
P34	2053875.0361'	441302.4880'
P35	2053863.1123'	441311.5100'
P36	2053898.1138'	441357.7486'
P37	2053915.3431'	441351.2436'
P38	2053904.2992'	441365.9568'
P39	2053936.6599'	441378.9859'
P40	2053955.7377'	441364.6656'
P41	2053950.8481'	441327.9824'
P42	2053940.0462'	441336.1158'
P43	2053932.8145'	441326.5404'
P44	2053943.5758'	441318.3890'

P45	2053910.9930'	441275.3267'
P46	2053899.0855'	441284.3454'
P47	2053892.4150'	441274.3537'
P48	2053903.7278'	441265.7247'
P49	2053945.1135'	441234.4658'
P50	2053979.3696'	441236.8018'
P51	2053850.1226'	441268.6104'
P52	2053828.3553'	441239.8421'
P53	2053771.0675'	441327.9579'
P54	2053749.2592'	441299.2377'
P55	2053692.1583'	441387.7452'
P56	2053670.3804'	441359.0020'
P57	2053613.3103'	441447.4862'
P58	2053591.3751'	441418.8621'
P59	2053534.4316'	441507.2504'
P60	2053512.6383'	441478.5188'
P61	2053561.0031'	441296.4400'
P62	2053548.0748'	441306.5005'
P63	2053553.2040'	441317.6648'
P64	2053565.6778'	441308.1993'
P65	2053598.2831'	441351.3101'
P66	2053585.1254'	441363.0401'
P67	2053614.1223'	441371.9846'

P68	2053757.2856'	441241.0786'
P69	2053766.2691'	441252.9511'
P70	2053775.8368'	441245.7085'
P71	2053766.9130'	441233.9120'
P72	2053838.6242'	441179.5319'
P73	2053847.2325'	441190.9094'
P74	2053856.9471'	441183.8537'
P75	2053805.8600'	441116.3438'

BUILDING CONTROL POINTS	NORTHING	EASTING
B1	2053842.6239'	441171.4113'
B2	2053800.0255'	441115.3316'
B3	2053603.3180'	441352.4809'
B4	2053546.5984'	441389.8498'
B5	2053486.3026'	441310.1644'
B6	2053406.5005'	441370.4275'
B7	2053466.6890'	441449.9714'
B8	2053534.7786'	441593.6408'
B9	2053474.5607'	441513.8051'
B10	2053355.0943'	441604.3206'
B11	2053414.9811'	441682.9824'
B12	2053900.3261'	441368.9547'
B13	2053851.8554'	441304.9192'
B14	2053552.8187'	441531.1826'
B15	2053601.1990'	441594.6123'

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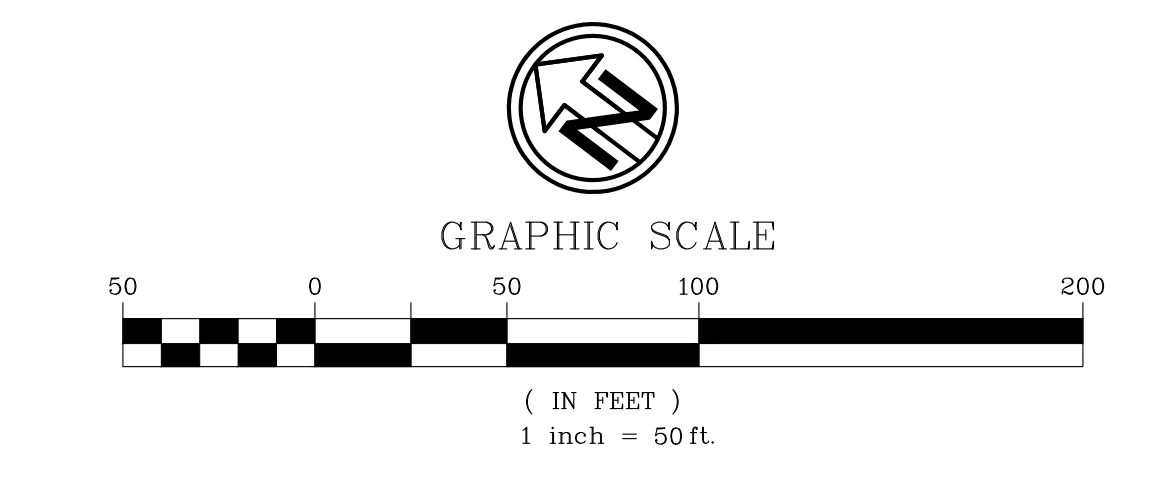
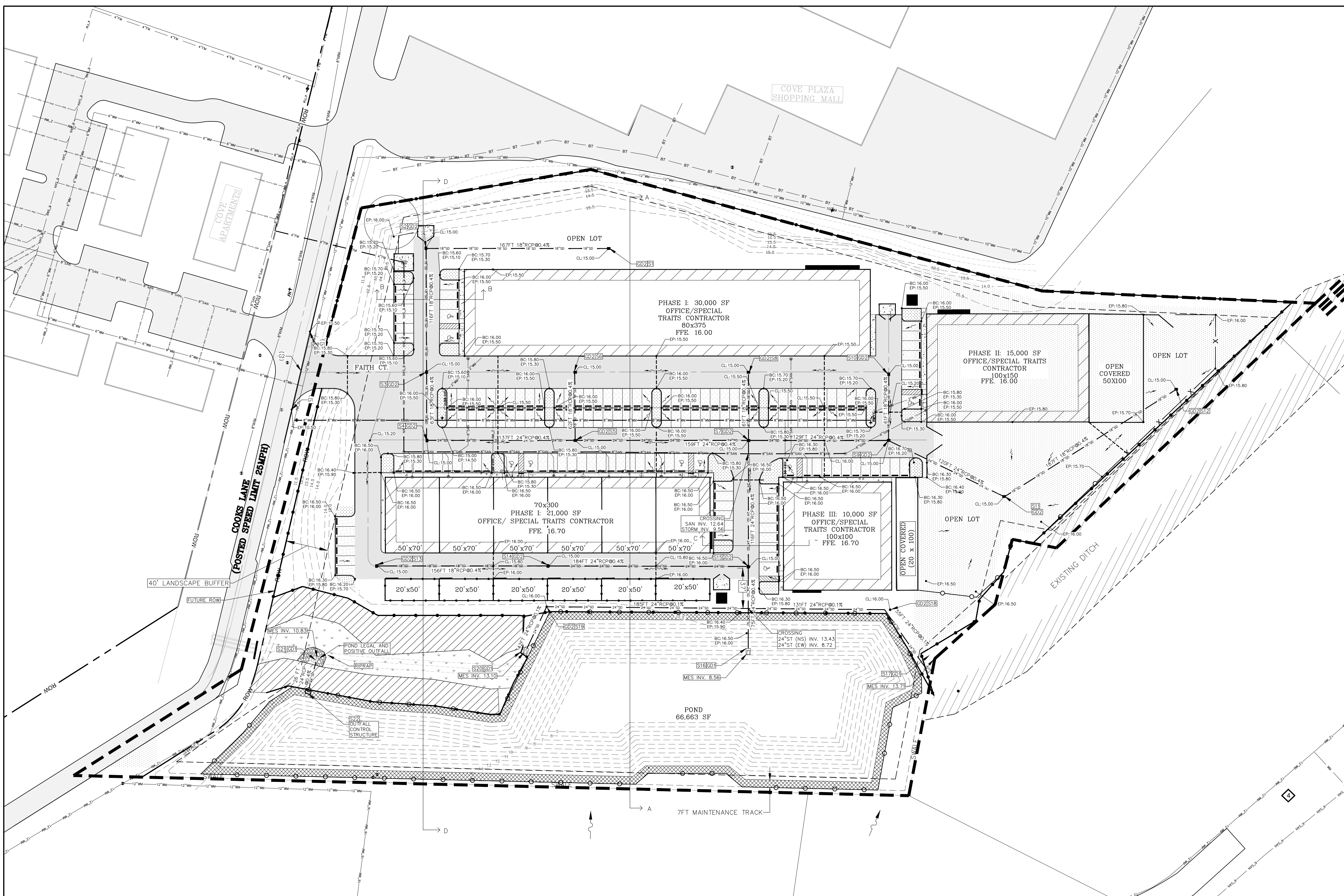


LICENSED ENGINEER
 QUOC H. MAI
 FL #64006 CA#28162

REVISIONS	DATE	DESCRIPTION
1	12/17/20	REVISION PER CITY COMMENTS
2	04/12/2023	REVISION PER CITY AND ROAD BAI
3	04/20/2023	REVISION PER CITY COMMENTS
4	01/26/2024	REVISION PER BAI COMMENTS
5	04/04/2024	REVISION PER CITY COMMENTS
6	04/17/2024	REVISION PER CITY COMMENTS

SITE PLAN
 RIVER OAKS INDUSTRIAL PARK
 GREEN COVE SPRINGS, FLORIDA
 PREPARED FOR RIVER OAKS OUTDOOR, LLC

DSGN BY:	QHM
DWG BY:	GMG
CHK BY:	QHM
DATE:	4/18/2024
JOB No.:	1369
SHEET No.:	7



GRADING DETAILS

GD1 MITERED END SECTION
 GD2 PRECAST TYPE "C" INLET
 FLOW ARROW

GRADING NOTES

G1 MATCH EXISTING ASPHALT
 G2 CONNECT TO ACCESS ROAD (TO BE DESIGNED AND PERMITTED WITH SEPARATE PLAN SET)

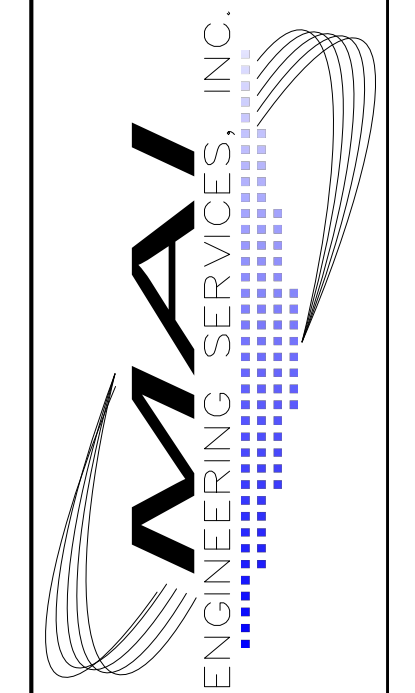
SIDEWALK & ADA ACCESS NOTES

- REQUIREMENTS ALONG ADA ACCESSIBLE ROUTES
- CROSS SLOPES SHALL NOT EXCEED 2%
- RUNNING SLOPES SHALL NOT EXCEED 5%
- SLOPES BETWEEN 5% & 8.33% SHALL MEET THE RAMP REQUIREMENTS OF ADA.
- ACCESSIBLE PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- INTERSECTING SIDEWALKS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ANY SLOPE GREATER THAN 8.33% SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.

STRUCTURE TABLE				
STRUCTURE	TYPE	RM	INV. IN	INV. OUT
S1	INLET	15.00		12.50 (W)
S2	INLET	15.00	11.97 (E)	11.87 (S)
S3	INLET	15.00	11.40 (N)	11.30 (S)
S4	INLET	15.00	11.05 (N)	10.95 (E)
S5	INLET	15.00	10.40 (W)	10.30 (E)
S6	INLET	15.00		12.50 (S)
S7	INLET	15.00	12.26 (N)	9.57 (S)
S8	INLET	15.00	10.64 (E)	9.67 (W)
S9	INLET	15.00	12.26 (N)	11.15 (W)
S10	INLET	15.00		12.50 (S)
S11	INLET	15.00	12.24 (E)	12.14 (W)
S12	INLET	15.00		12.50 (S)
S13	INLET	15.00		12.50 (E)
S14	INLET	15.00	11.88 (W)	11.78 (E)
S15	INLET	15.00	8.96 (N)	8.86 (S)
S16	MES			8.56
S17	MES			13.71
S18	MH1	16.00	13.66 (S)	13.56 (N)
S19	MH2	16.00	13.24 (S)	13.14 (W)
S20	MES		13.10	
S21	MES			10.83
S22	OUTFALL CONTROL STRUCTURE		10.72	

POND AREA TABLE		
ELEVATION	AREA (SF)	
15	66,663	
14	60,570	
13	54,633	
12	48,853	
11	43,229	
10	37,762	
9	32,463	
8	27,298	
7	24,228	
6	21,284	
5	18,468	

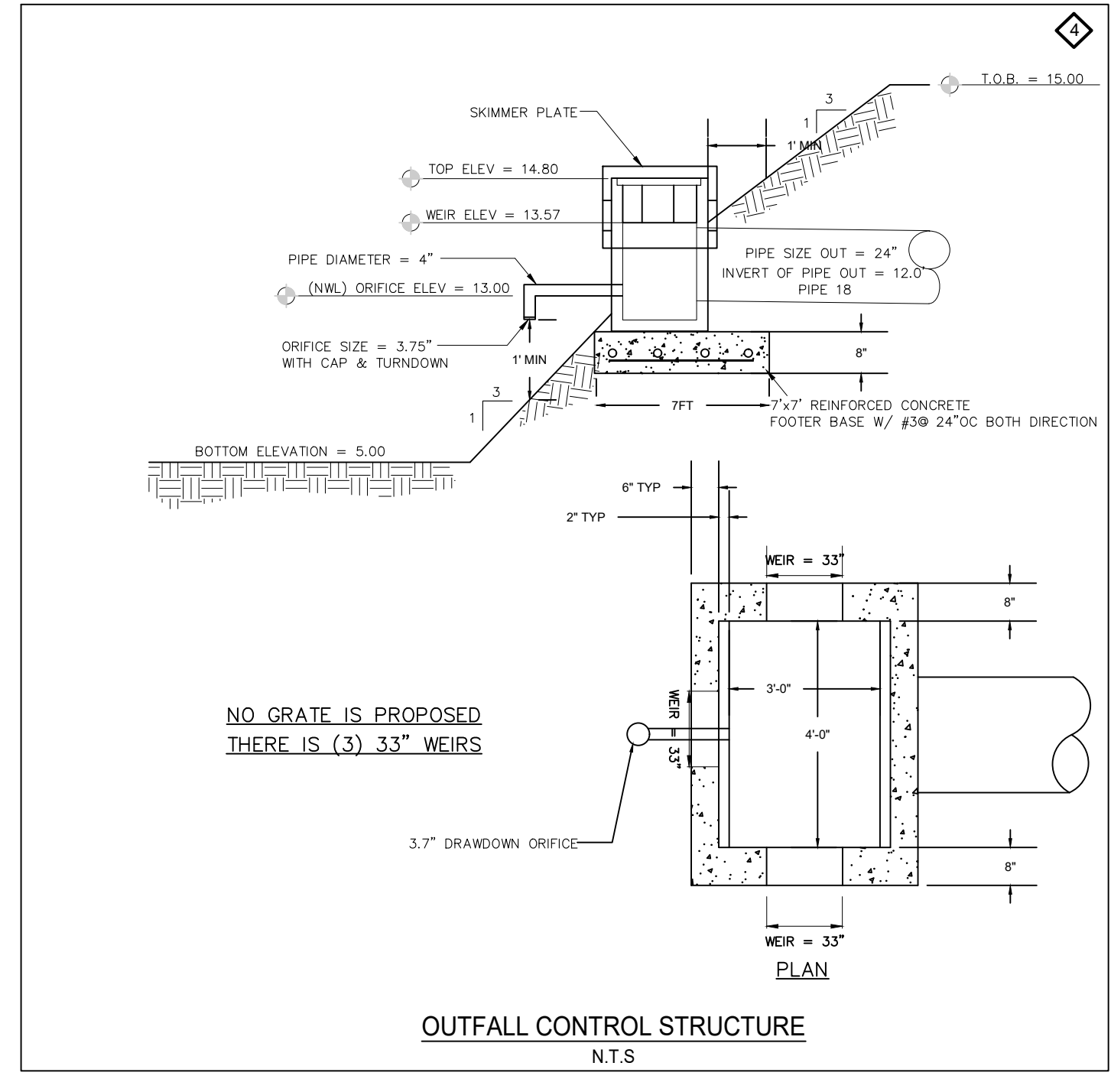
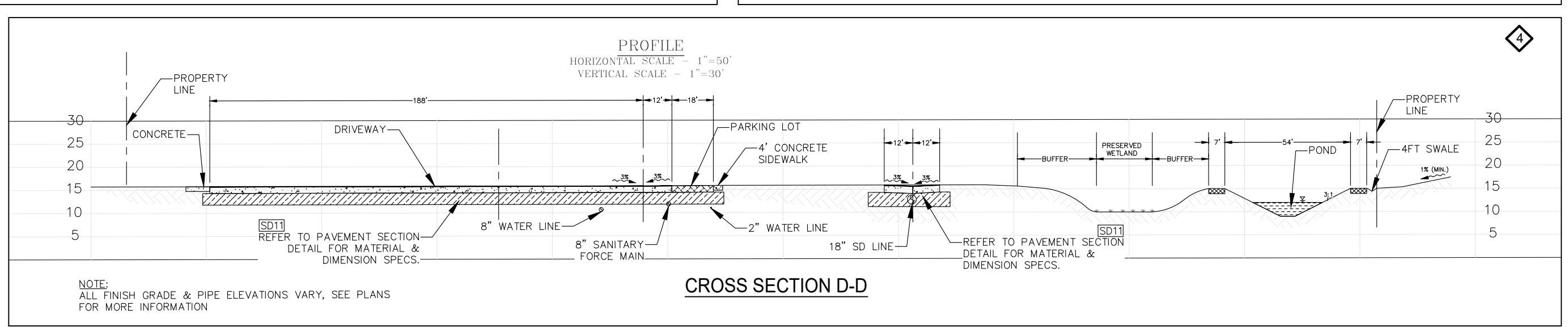
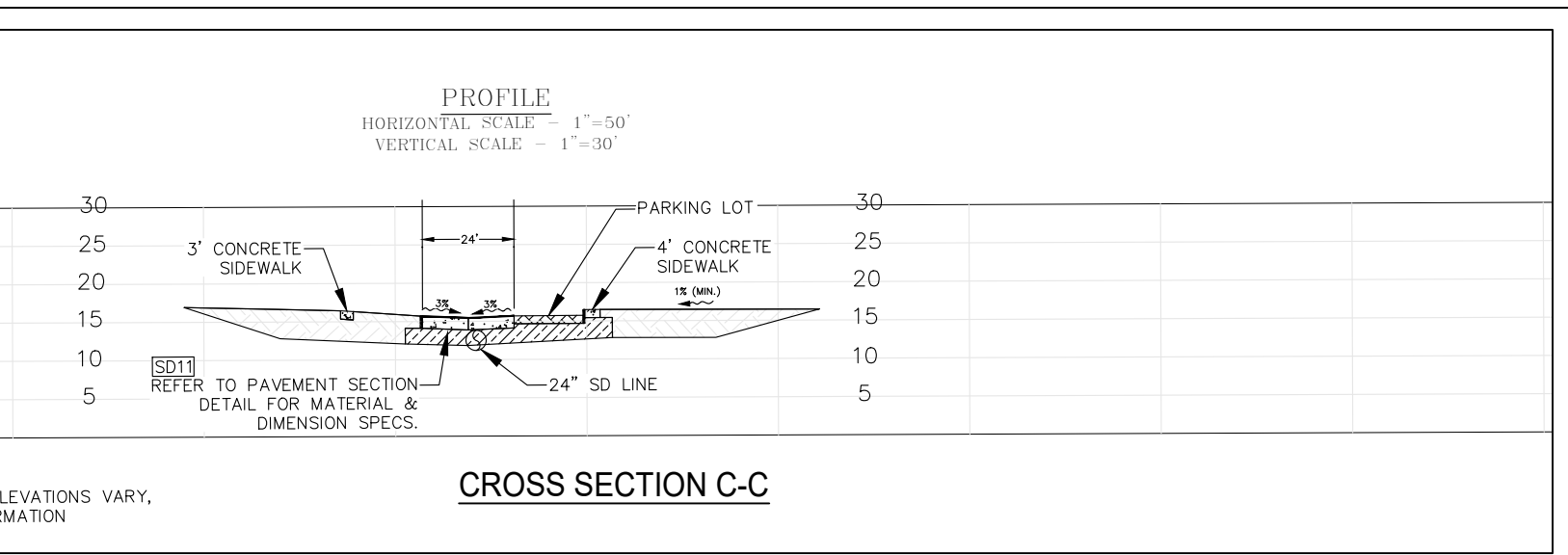
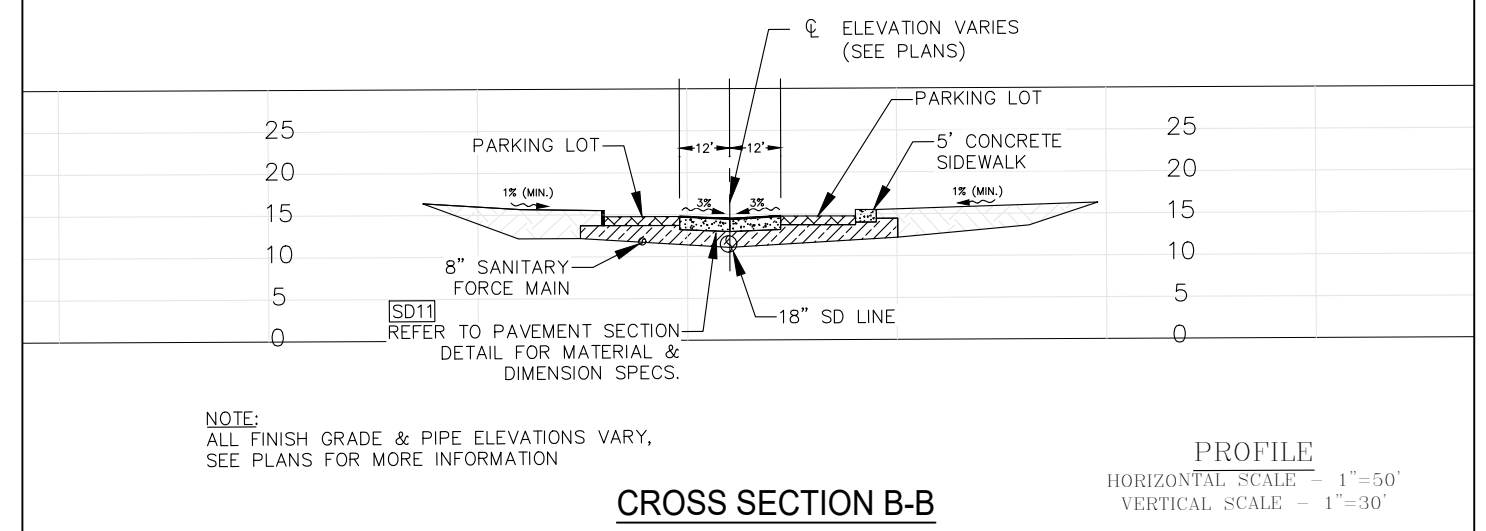
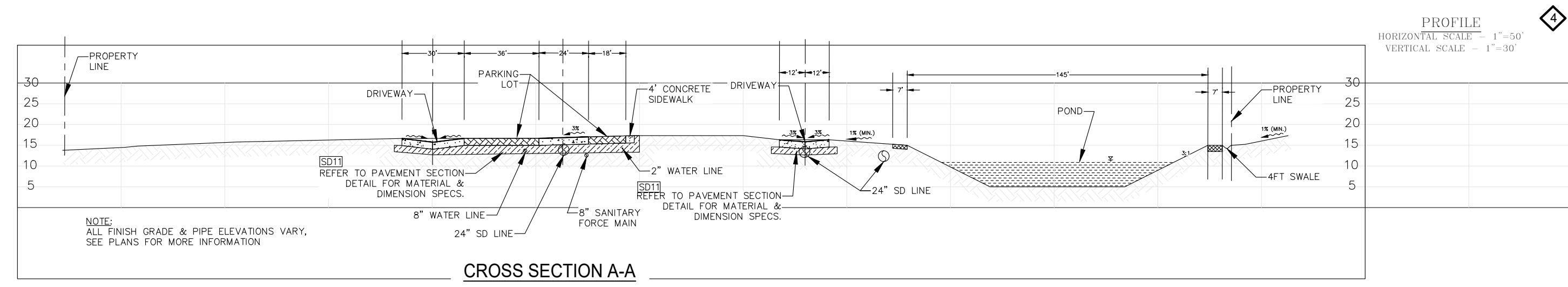
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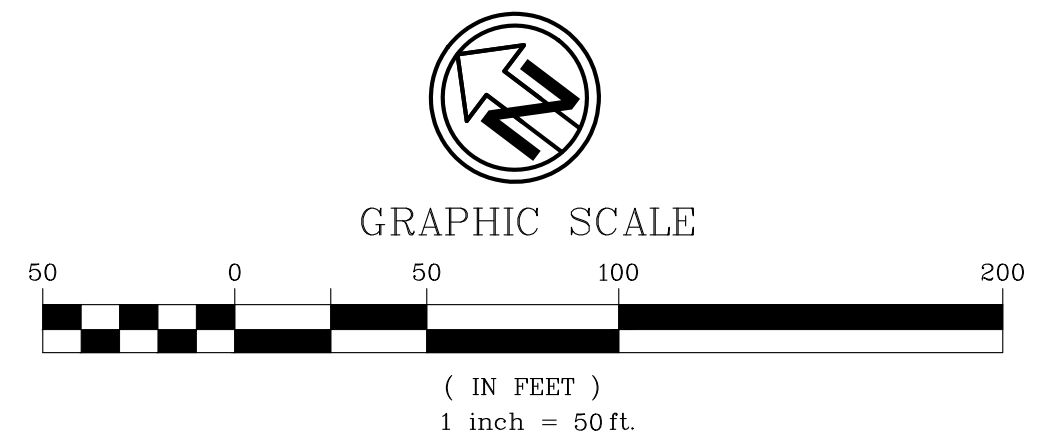
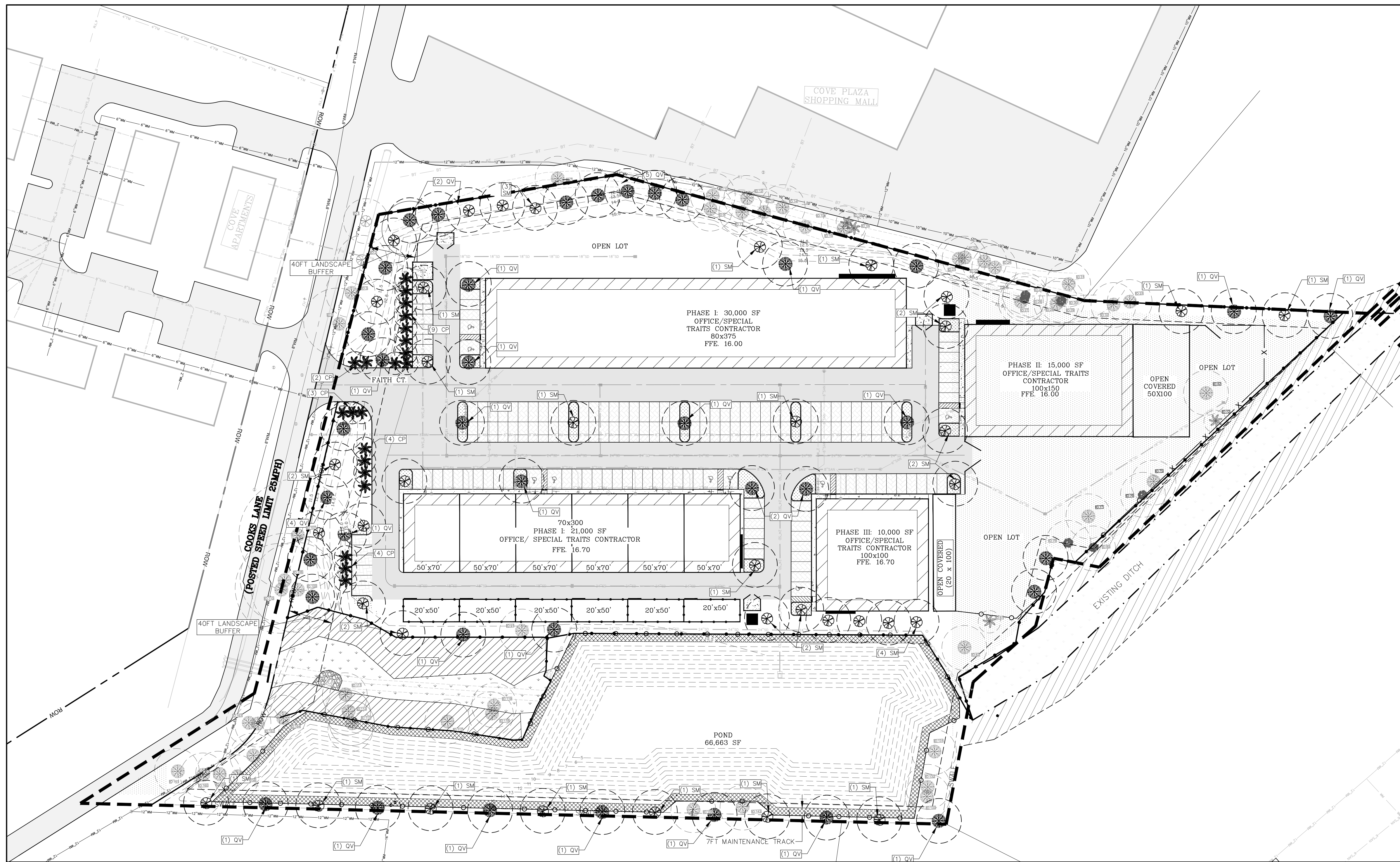
LICENSED ENGINEER
 QUOC H. MAI
 FL #64006 CA#25162

REVISIONS	DATE	BY	DESCRIPTION
1	02/17/24	QHM	REVISION PER CITY DEPARTMENT
2	04/16/2024	QHM	REVISION PER CITY AND MAD
3	04/16/2024	QHM	REVISION PER CITY COMMENTS
4	04/16/2024	QHM	REVISION PER MAD COMMENTS
5	04/16/2024	QHM	REVISION PER CITY COMMENTS
6	04/17/2024	QHM	REVISION PER CITY COMMENTS

GRADING PLAN
 RIVER OAKS INDUSTRIAL PARK
 GREEN COVE SPRINGS, FLORIDA
 PREPARED FOR
 RIVER OAKS OUTDOOR, LLC



SHEET TITLE
 DESIGNED BY: QHM
 DRAWN BY: GMG
 CHECKED BY: QHM
 DATE: 4/18/2024
 JOB No.: 1369
 SHEET No.: 8



GENERAL LANDSCAPE NOTES

- THIS LANDSCAPE PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE CLAY COUNTY LDC.
- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
- WEEDS ARE TO BE ADEQUATELY AND PROPERLY TREATED AND REMOVED PRIOR TO LANDSCAPE INSTALLATION. ALL SOIL AMENDMENTS SHOULD BE CERTIFIED AS WEED-FREE FROM THE SUPPLIER.
- ALL TREES AND SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER. A QUALITY COMPOST / LEAF DEBRIS FROM A RELIABLE SOURCE IS RECOMMENDED IN ALL PLANTING AREAS.
- MULCH ALL LANDSCAPE AREAS WITH 3" OF PINE STRAW MULCH UNLESS SPECIFIED OTHERWISE.
- PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS 1 AND 2", FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN AGRICULTURE AND CONSUMER SERVICES OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN NATIONAL STANDARDS INSTITUTE".
- PLANT SIZE IS TO TAKE PRECEDENCE OVER CONTAINER SIZE.
- PRUNE ALL EXISTING SAVED TREES ON SITE TO A HEIGHT OF 15' ABOVE GRADE, AND REMOVE ALL DEAD WOOD. PRUNE TREES ACCORDING TO THE PRUNING GUIDELINES BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, 1995 EDITION. IF ARBORIST BELIEVES A LIMB SHOULD NOT BE REMOVED THE ARBORIST SHALL CONTACT THE LANDSCAPE ARCHITECT. REMOVE ALL DEBRIS FROM THE SITE TO AN APPROVED OFF-SITE LOCATION. FOLLOW THE "AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS" AND ANSI Z133.1 GUIDELINES.
- ALL TREES MUST MEET MINIMUM 2" CALIPER SIZE, AND SHRUB LIVE PLANT HEIGHT (8" MIN.).
- ALL DISTURBED AREAS MUST BE STABILIZED BY MEANS OF MULCH, SEEDING, OR SOO AS CALLED OUT ON THIS PLAN. IF DISTURBED AREA IS OUTSIDE OF THE LIMITS OF THIS PLAN, AREAS MUST BE STABILIZED WITH EXISTING MATERIAL OR BETTER. I.E. SEEDED OR SOOED.
- LANDSCAPE MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR (INCLUDING MOWING, PRUNING, AND WEEDING). THE LANDSCAPE CONTRACTOR MUST PROVIDE: (A) A WARRANTY ON ALL TREES AND PALMS FOR A PERIOD OF (1) ONE YEAR. (B) A WARRANTY ON ALL SHRUBS AND GROUND COVERS FOR A PERIOD OF (1) ONE YEAR. (C) GUIDELINES FOR PROPER MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM THAT SUPPLIES HOSE BIBS LOCATED WITHIN 75' OF ANY LANDSCAPED AREAS. IF AUTOMATIC SYSTEM IS INSTALLED (OPTIONAL) SYSTEM SHALL BE WATER EFFICIENT AND SHALL ACHIEVE 100% COVERAGE. NOTE THAT SUCH A SYSTEM SHALL ALSO SEPARATELY BRIGATE TURF VS. SHRUBS. A RAIN SENSOR SHALL BE INSTALLED WITH SUCH A SYSTEM.
- MINIMUM OF 10 FEET SEPARATION SHALL BE MAINTAINED BETWEEN TREES AND OVERHEAD UTILITIES AND MINIMUM OF 5 FEET SEPARATION TO UNDERGROUND LINES.
- WHEN ANY ROOT OF EXISTING TREES ARE ENCOUNTERED DURING CONSTRUCTION, THE ROOTS MUST BE CUT OFF EVENLY WITH SHARP CLEAN PRUNING TOOL.
- ANY PROPOSED TREE LOCATED BETWEEN THE BUILDING AND RIGHT OF WAY SHALL BE A MINIMUM OF FOUR INCHES IN CALIPER AT THE TIME OF PLANTING.
- SHRUBS/HEDGES SHALL BE A MINIMUM OF 30 INCHES IN HEIGHT WITHIN ONE YEAR OF PLANTING AND A MINIMUM OF 30 INCHES ON CENTER.
- QUYING, PROPPING AND STAKING SHALL BE PROVIDED PER 14-2-94(1)(4)(b).
- UPLAND BUFFER WILL REMAIN NATURAL AND UNDISTURBED AND WILL BE FULLY RESTORED IF IMPACTED.
- NO TREE OR SHRUB SHALL BE PLANTED IN SUCH A MANNER THAT AT THE TIME OF PLANTING THE BASE OF THE TREE IS WITHIN THREE FEET OF ANY PUBLIC SIDEWALK OR BIWAY FOR SMALL TREES OR FIVE FEET FOR LARGE TREES.
- LANDSCAPING MUST BE INCORPORATED AT A MINIMUM DEPTH OF 36 INCHES AROUND THE BASE OF ALL GROUND SIGNS TO INCLUDE LOW GROWING SHRUBS AND GROUND COVER AND/OR FLOWERING ANNUAL TO PROMOTE COLOR.

LANDSCAPE CALCULATION:

INTERIOR TREE REQUIREMENT: 1 TREE FOR EVERY 1,000SF. FOR FIRST 100,000SF (7 TREES), THEN 1 TREE FOR EVERY 4,000SF FOR THE REMAINING TREES. SHALL BE 50% CANOPY AND 50% UNDERSTORY TREES.

PROJECT INTERIOR AREA = 342,102SF REQUIRED TOTAL = 90 TREES, 50% (45 TREES SHALL BE CANOPY)

REQUIRED CANOPY TREES = 45 TREES, PROVIDED = 26 CANOPY TREES

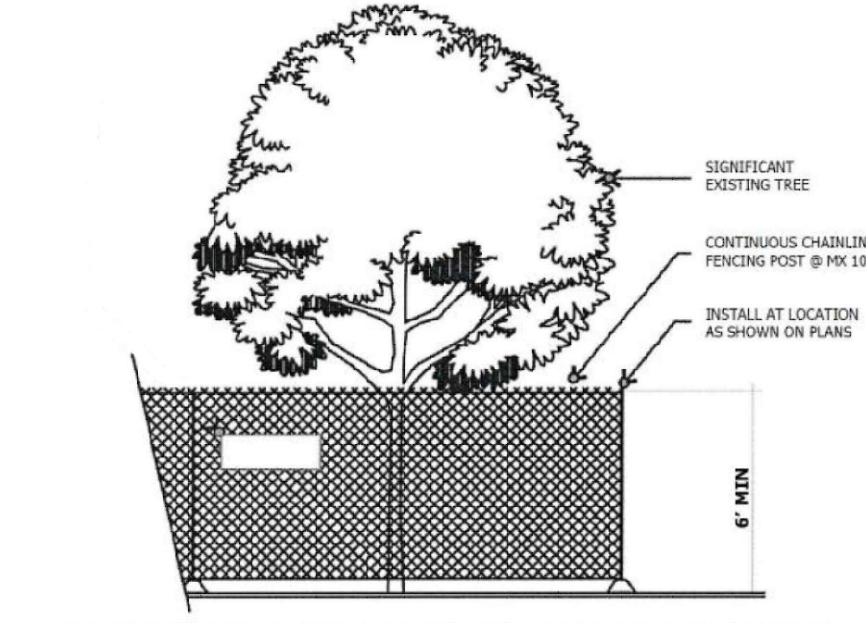
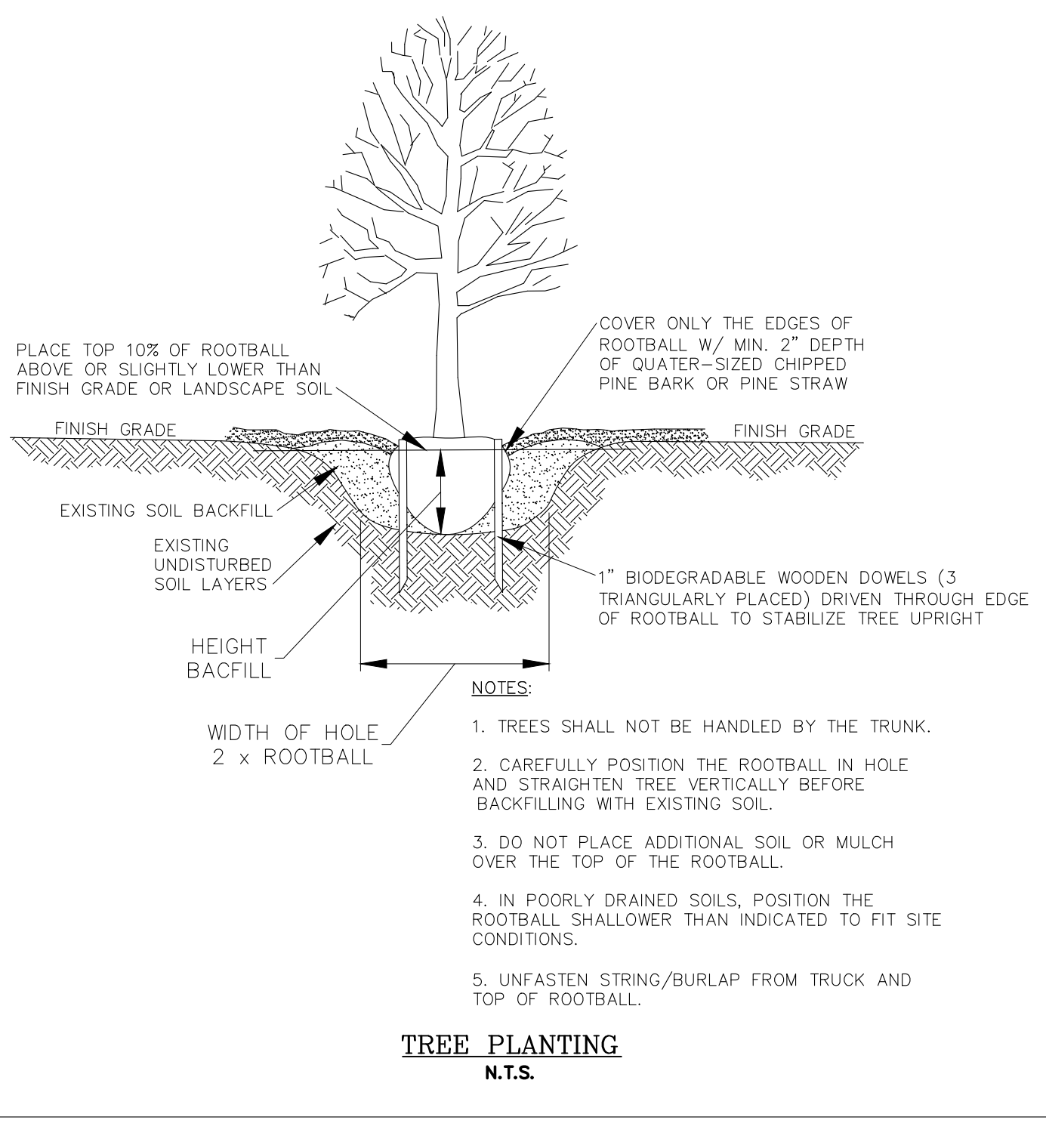
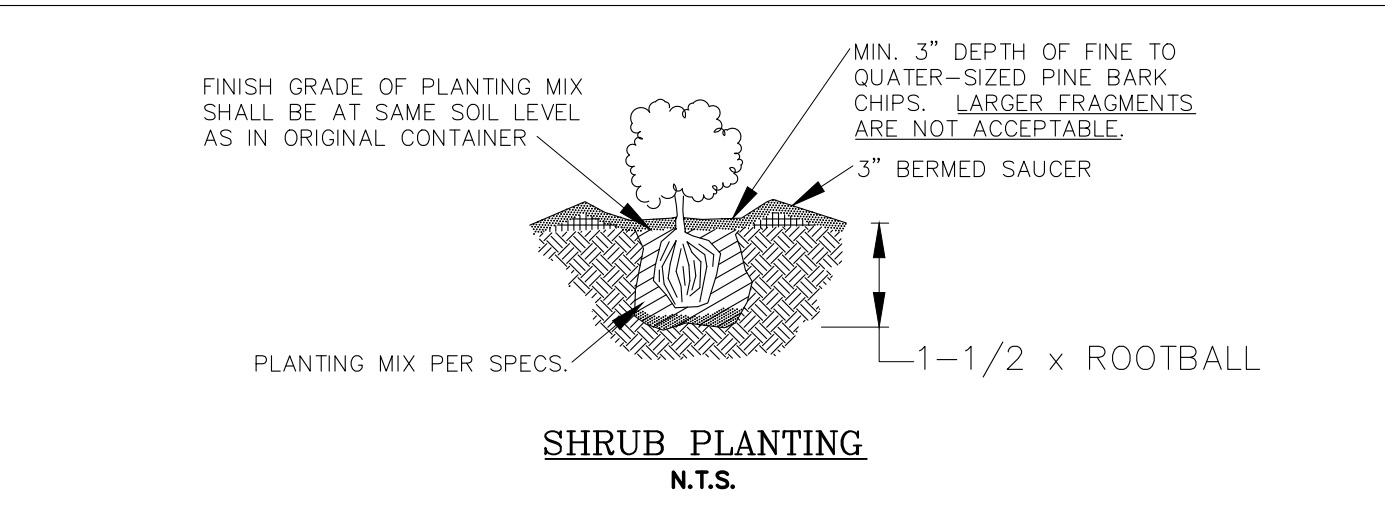
PROJECT TOTAL SAVED TREES: 50 TREES, 1,135 CREDIT INCHES (SEE TABLE BELOW)

PROJECT TOTAL PROPOSED NEW TREES: 98 TREES, 468 INCHES DBH (SEE PLANTED TABLE BELOW)

PROJECT TOTAL PROVIDED TREES: 148 TREES, 1,603 INCHES DBH (EXCEED REQUIRED 90 TREES)

TOTAL OF REMOVED TREE REPLACEMENT INCHES REQUIRED: 1,390 INCHES (SEE TABLE BELOW)

TOTAL REMAINING REMOVED TREE INCHES FOR MITIGATION: (1,390-1,603) = (-213) INCHES TO BE PAID TO CITY TREE MITIGATION FUND.



LANDSCAPE PLANTING SCHEDULE

KEY	QTY	SYMBOL	BOTANICAL/COMMON NAME	SPECIFICATION	NATIVE
PALM	CP	21 (168 INCH)	Cabbage Palm Sabal Palmetto	12"-14" h x 5" spd., 8"OD	Native/ Florida Friendly
OAK	OV	38 (152 INCH)	Quercus virginiana (Southern Live Oak)	4" Cal., 10"-12" h x 5" spd., 45 gal. matched heights	Native/ Florida Friendly
MAGNOLIA	SM	37 (148 INCH)	(Southern Magnolia)	4" Cal., 10"-12" h x 5" spd., 45 gal. matched heights	Native/ Florida Friendly
TOTAL		96 (468 INCH)			

- ADDITIONAL LANDSCAPE NOTES:**
- a. VEGETATION THAT EXCEEDS TWENTY-FIVE (25) FEET IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN FIFTEEN (15) FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.
- b. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM TOP ONE-THIRD OF ROOT BALL.
- c. NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM OTHER TREES AND CANOPY TREES NO CLOSER THAN 20-30 FEET, DEPENDING ON SPECIES.
- d. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS 1 AND 2", FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN NATIONAL STANDARDS INSTITUTE".
- e. PINE BARK OR PINE STRAW MULCH SHALL BE PROVIDED A MINIMUM OF TWO TO THREE INCHES IN DEPTH AROUND ALL NEWLY PLANTED LANDSCAPING.
- f. SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY CONTAINER SIZE.
- g. IRRIGATION WILL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- h. TREES SHALL HAVE A MINIMUM HEIGHT OF (8) EIGHT TO (10) FEET AND (2) TWO INCHES OF CALIPER.
- i. SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY CONTAINER SIZE.
- j. SOIL IN TREE ISLANDS SHALL HAVE AT LEAST 12" OF SUITABLE SOIL FOR TREE PLANTINGS, AND BE VOID OF ANY CONSTRUCTION DEBRIS OR UNSUITABLE MATERIALS.
- k. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES.

REMOVED TREES TABLE

ID#	TYPE	DBH (IN)	REPLACE CREDIT
5	LIVE OAK	48.0	48.0
6	LIVE OAK	38.0	38.0
8	LAUREL OAK	15.0	5
17	LAUREL OAK	20.0	4.67
20	LIVE OAK	25.0	25.0
34	LAUREL OAK	16.0	5.33
35	LAUREL OAK	14.0	4.67
36	LAUREL OAK	14.0	4.67
37	LAUREL OAK	26.0	8.67
38	LAUREL OAK	15.0	5.0
39	LAUREL OAK	24.0	8.0
40	RED MAPLE	16.0	5.33
41	LAUREL OAK	14.0	4.67
43	CABBAGE PALM	13.0	4.33
44	AMERICAN ELM	15.0	5.00
45	RED MAPLE	22.0	7.33
46	LIVE OAK	28.0	38.0
47	CABBAGE PALM	13.0	4.33
48	CABBAGE PALM	13.0	4.33
49	SOUTHERN MAGNOLIA	13.0	4.33
50	LIVE OAK	23.0	23.0
51	LIVE OAK	16.0	16.0
52	LIVE OAK	25.0	25.0
53	SWEETGUM	15.0	5.0
54	SOUTHERN MAGNOLIA	17.0	5.67
55	LIVE OAK	15.0	15.0
56	LAUREL OAK	12.0	4.0
57	LIVE OAK	15.0	15.0
58	LIVE OAK	15.0	15.0
59	WATER OAK	14.0	4.67
60	LAUREL OAK	13.0	11.0
61	SWEETGUM	13.0	4.33
62	SWEETGUM	13.0	4.33
63	LAUREL OAK	13.0	33.0
64	LIVE OAK	63.0	63.0
65	LIVE OAK	28.0	28.0
66	LIVE OAK	47.0	47.0
67	LIVE OAK	45.0	45.0
68	CABBAGE PALM	12.0	4.0
69	CABBAGE PALM	12.0	4.0
70	LAUREL OAK	14.0	4.67
71	RED MAPLE	23.0	7.67
73	CABBAGE PALM	13.0	4.33
74	AMERICAN ELM	13.0	4.33

REMOVED TREES TABLE

ID#	TYPE	DBH (IN)	REPLACE CREDIT
78	AMERICAN ELM	15.0	5
83	LIVE OAK	20.0	20.0
84	LIVE OAK	54.0	54.0
85	LAUREL OAK	16.0	5.33
86	RED MAPLE	14.0	4.60
87	LAUREL OAK	13.0	4.33
88	LAUREL OAK	12.0	4
89	LIVE OAK	56.0	56.0
90	LIVE OAK	28.0	28.0
92	LIVE OAK	37.0	37.0
93	CABBAGE PALM	13.0	4.33
94	CABBAGE PALM	12.0	4
96	LAUREL OAK	13.0	4.33
97	CABBAGE PALM	13.0	4.33
98	CABBAGE PALM	13.0	4.33
99	CABBAGE PALM	14.0	4.67
100	CABBAGE PALM	14.0	4.67
101	CABBAGE PALM	12.0	4
102	LIVE OAK	19.0	19.0
103	LIVE OAK	27.0	27.0
104	LIVE OAK	23.0	23.0
105	CABBAGE PALM	12.0	4
106	LIVE OAK	25.0	25.0
114	LIVE OAK	16.0	16.0
115	LAUREL OAK	18.0	6
116	LAUREL OAK	16.0	5.33
120	LIVE OAK	13.0	13.0
121	SOUTHERN MAGNOLIA	16.0	5.33
122	LIVE OAK	26.0	26
123	LIVE OAK	26.0	26
124	LIVE OAK	26.0	26
125	LAUREL OAK	20.0	6.66
126	LAUREL OAK	18.0	6
127	LAUREL OAK	13.0	4.33
128	LAUREL OAK	12.0	4
129	SOUTHERN MAGNOLIA	14.0	4.67
130	LIVE OAK	45.0	45.0
134	LIVE OAK	22.0	22.0
135	LIVE OAK	28.0	28.0
136	LIVE OAK	28.0	28.0
137	LAUREL OAK	14.0	4.67
138	LAUREL OAK	23.0	7
139	LAUREL OAK	14.0	4.67
140	LAUREL OAK	18.0	6
141	LAUREL OAK	22.0	7.33
142	LAUREL OAK	15.0	5

REMOVED TREES TABLE

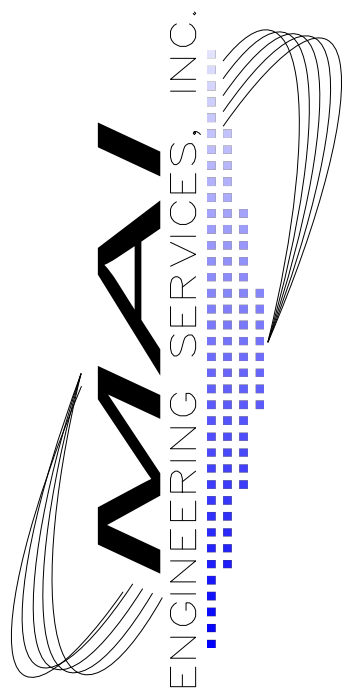
ID#	TYPE	DBH (IN)	REPLACE CREDIT
143	LAUREL OAK	13.0	4.33
146	LAUREL OAK	14.0	4.67
147	LAUREL OAK	14.0	4.67
148	LAUREL OAK	26.0	8.67
149	LAUREL OAK	18.0	6
150	LAUREL OAK	17.0	5.67
151	LAUREL OAK	20.0	10
152	LAUREL OAK	14.0	4.67
153	LAUREL OAK	21.0	7
154	LAUREL OAK	28.0	9.33
155	LAUREL OAK	27.0	9
156	LAUREL OAK	14.0	4.67
165	CABBAGE PALM	14.0	4.33
TOTAL	104	2163	1390

SAVED TREES TABLE

ID#	TYPE	DBH (IN)	TREE CREDIT
2	SWEETGUM	15.0	7.5
3	LAUREL OAK	26.0	13.5
4	LIVE OAK	28.0	35.0
9	LAUREL OAK	13.0	6.5
11	LAUREL OAK	15.0	7.5
13	LAUREL OAK	16.0	8
15	LAUREL OAK	14.0	7
16	LAUREL OAK	20.0	15
21	LAUREL OAK	17.0	8.5
25	RED MAPLE	13.0	6.5
26	RED MAPLE	19.0	9.5
27	LIVE OAK	19.0	23.75
28	LAUREL OAK	23.0	17.25
29	RED MAPLE	13.0	6.5
30	LAUREL OAK	16.0	8
32	LAUREL OAK	13.0	6.5
33	LAUREL OAK	15.0	7.5
42	LIVE OAK	64.0	96
72	CABBAGE PALM	15.0	8
75	LAUREL OAK	24.0	18
76	RED MAPLE	15.0	7.5
77	LAUREL OAK	24.0	18
81	CABBAGE PALM	13.0	6.5
79	RED MAPLE	23.0	17.25
80	RED MAPLE	23.0	17.25
82	LAUREL OAK	23.0	17.25
91	LIVE OAK	24.0	36
107	LIVE OAK	80.0	120
108	LIVE OAK	27.0	33.75
110	LAUREL OAK	24.0	18
111	LIVE OAK	37.0	55.5
112	LAUREL OAK	33.0	33
113	LIVE OAK	24.0	30
117	LIVE OAK	48.0	72
118	LAUREL OAK	23.0	17.25
119	LIVE OAK	13.0	13
121	LIVE OAK	14.0	15.0
132	LIVE OAK	14.0	51
133	LAUREL OAK	29.0	23.75
143	LAUREL OAK	16.0	8
144	LIVE OAK	24.0	30
157	LAUREL OAK	13.0	6.5
161	LAUREL OAK	14.0	7
160	LAUREL OAK	15.0	7.5
162	LIVE OAK	16.0	16
163	LIVE OAK	24.0	36
164	LIVE OAK	48.0	72
TOTAL	50	1154	1135

- NOTES:**
- 1) PER CITY ORDINANCE SECTION 113-279 (c), TREE REPLACEMENT REQUIRED FOR ALL REMOVED TREES. REPLACE TOTAL INCHES FOR LIVE OAKS TREES, REPLACE ONE THIRD FOR ALL OTHER TREES THAT ARE 12 INCH DBH.
- TOTAL TREE INCHES OF REMOVED TREES ARE: 2,227 INCHES
- TOTAL OF REPLACEMENT CREDIT INCHES REQUIRED: 1,454 INCHES
- 2) SAVED TREES PER CITY ORDINANCE SECTION 113-279 (b), TREES PRESERVED SHALL RECEIVE CREDIT AGAINST THE LANDSCAPE REQUIREMENTS ACCORDING TO THE FOLLOWING SCHEDULE:
- TREES 12 TO 18 INCH DBH: LIVE OAK, ONE INCH CREDIT; OTHERS 50% TREES 19 TO 30 INCH DBH: LIVE OAK, 1.25 INCH CREDIT; OTHERS 75% TREES ABOVE 30 INCH DBH: LIVE OAK, 1.5 INCH CREDIT; OTHERS 100%
- TOTAL TREE INCHES OF SAVED TREES: 1,154 INCH
- TOTAL SAVED TREES CREDIT INCHES: 1,154 INCH

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quoc@mateengineer.com



LICENSED ENGINEER
QUOC H. MAI
FL #64006 CA#25162

REVISIONS

NO.	DATE	DESCRIPTION
1	04/18/2024	REVISION PER CITY DELIVERY
2	04/18/2024	REVISION PER CITY COMMENTS
3	04/18/2024	REVISION PER CITY COMMENTS
4	04/18/2024	REVISION PER CITY COMMENTS
5	04/18/2024	REVISION PER CITY COMMENTS

LANDSCAPE PLAN
RIVER OAKS INDUSTRIAL PARK
GREEN COVE SPRINGS, FLORIDA
PREPARED FOR
RIVER OAKS OUTDOOR, LLC

DESIGN BY: QHM

DWG BY: QHM

CHK BY: QHM

DATE: 4/18/2024

JOB No.: 1369

SHEET No.: 10