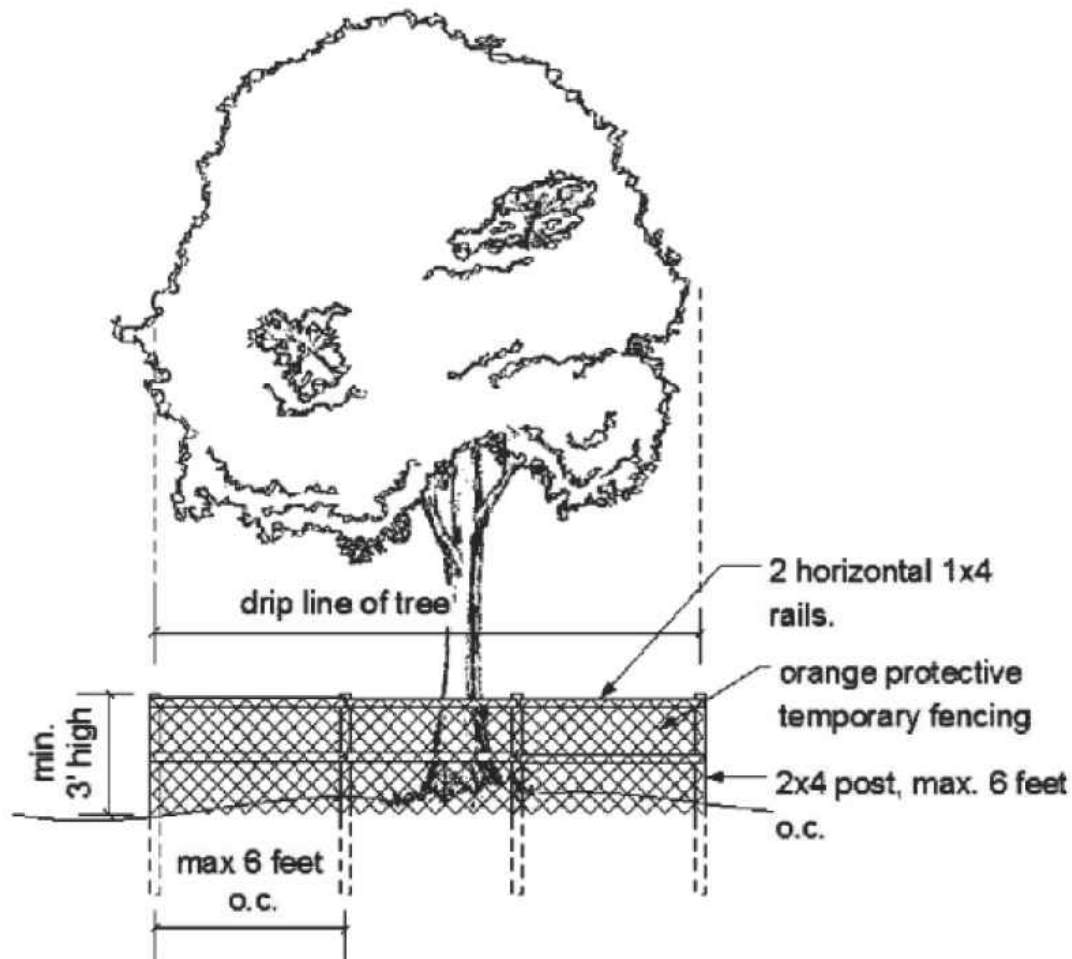


CITY OF GREEN COVE SPRINGS TREE PRESERVATION DURING DEVELOPMENT AND CONSTRUCTION (SECTION 113-248)

- (A) PROTECTIVE BARRIERS
- (1) DURING CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED, AS NECESSARY AND/OR AS DIRECTED BY THE DEVELOPMENT SERVICES DIRECTOR, TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES.
- (2) TREES DESTROYED OR RECEIVING MAJOR DAMAGE MUST BE REPLACED BEFORE OCCUPANCY OR USE UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED DURING THE SITE PLAN APPROVAL PROCESS
- (3) ALL TREES NOT DESIGNATED FOR REMOVAL MAY BE REQUIRED TO BE PROTECTED BY BARRIER ZONES ERECTED PRIOR TO CONSTRUCTION OF ANY STRUCTURES, ROADS, UTILITY SERVICE, OR OTHER IMPROVEMENTS.
- (B) THE PROTECTIVE BARRIER SHALL BE CONSTRUCTED TO THE FOLLOWING STANDARDS:
- (1) THE PROTECTIVE BARRIER SHALL BE CONSTRUCTED OUTSIDE THE DRIP LINE OF THE TREE, WHEN POSSIBLE (SEE FIGURE A), THE PROTECTIVE BARRIER SHALL HAVE A MINIMUM OF A SIX-INCH RADIUS, PLUS ONE INCH FOR EACH ONE INCH OF CALIPER.
- (2) THE PROTECTIVE BARRIER SHALL BE A MINIMUM OF THREE FEET HIGH.
- (3) PROTECTIVE BARRIER POSTS SHALL BE TWO INCHES BY FOUR INCHES OR LARGER AND SHALL BE NO MORE THAN SIX FEET APART.
- (4) THE BARRIER SHALL HAVE TWO ONE-BY-FOUR-INCH HORIZONTAL RAILINGS AFFIXED SECURELY TO THE POSTS.
- (5) THE ENTIRE PROTECTIVE ZONE SHALL BE WRAPPED IN ORANGE SAFETY FENCING MATERIAL, A MINIMUM OF THREE FEET IN HEIGHT.
- (6) THE PROTECTIVE BARRIERS SHALL BE INSPECTED BY THE DEPARTMENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- (A) NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL OF THE CITY DEVELOPMENT SERVICES DIRECTOR.
- (D) WHERE ROOTS GREATER THAN ONE-INCH DIAMETER ARE EXPOSED, THEY SHALL BE CUT CLEANLY.
- (E) PROTECTIVE BARRIER ZONES SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN OR CONSTRUCTION IS COMPLETE, WHICHEVER OCCURS FIRST.
- (F) THE DEVELOPMENT SERVICES DIRECTOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE BEFORE WORK BEGINS AND DURING CLEARING, CONSTRUCTION AND POST-CONSTRUCTION PHASES OF DEVELOPMENT IN ORDER TO ENSURE COMPLIANCE.
- (G) NO BUILDING MATERIALS, MACHINERY OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN PROTECTIVE BARRIER ZONES DEFINED ABOVE.
- (H) NO ATTACHMENTS OR WIRES OTHER THAN THOSE OF A PROTECTIVE OR NON-DAMAGING NATURE SHALL BE ATTACHED TO ANY TREE.



1 TREE PROTECTION DETAIL
KS-1 N.T.S.

EXISTING TREE LEGEND:

- TREE NUMBER — 263
- TREE LOCATION —
- TREE TO REMAIN —
- TREE TO BE REMOVED — X

Always call 811 two full business days before you dig

Sunshine811.com

CITY OF GREEN COVE SPRINGS LIVE OAK ONSITE REVIEW

AN ONSITE MEETING WITH LANDSCAPE ARCHITECT AND GCS LANDSCAPE REVIEWER WILL BE SCHEDULED TO REVIEW ALL LIVE OAKS TREES BEING PRESERVED AND/OR REMOVED (IF APPLICABLE).

CITY OF GREEN COVE SPRINGS ARBORIST REQUIREMENT

ALL OFF SITE IMPROVEMENTS (I.E. SIDEWALK IMPROVEMENTS) A CERTIFIED ARBORIST SHALL BE HIRED TO ENSURE OFFSITE IMPROVEMENTS DO NOT NEGATIVELY IMPACT THE TREES THROUGHOUT THE CONSTRUCTION PROCESS (IF APPLICABLE).

CLAY COUNTY UTILITY AUTHORITY (CCUA) NOTES

NO TREE SHALL BE CLOSER THAN 5' TO ANY CCUA UTILITY LINE OR SERVICE. ROOT BARRIER SHALL BE INSTALLED AT ANY TREE PLANTED IN A CCUA UTILITY EASEMENT OR ANY TREE PLANTED WITHIN 10' OF ALL CCUA UTILITY MAINS OR SERVICE.

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				CHECKED BY: JPL
				SCALE: 1"=200'
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THE ROOKERY — PH 3A & 3B

FOR:
D.R. HORTON INC. — JACKSONVILLE

CLAY COUNTY, FLORIDA
KEY SHEET

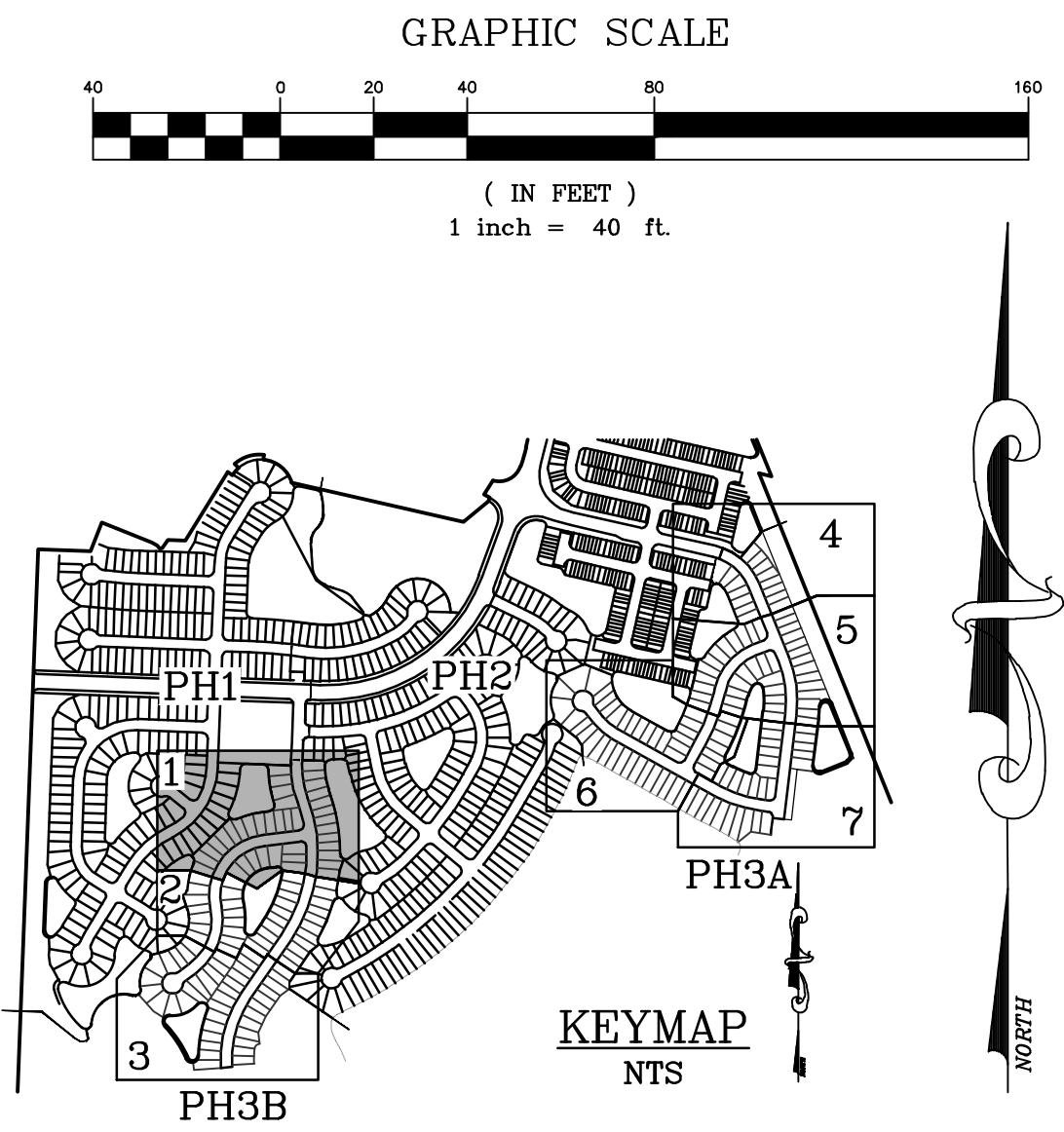
Jordan P
Limburg

Digitally signed by
Jordan P Limburg
Date: 2025.04.01
10:12:29 -04'00'

KS-1

DWG. NO.

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- LEGEND**
- = WETLANDS
 - = UPLAND BUFFER
 - = WETLAND IMPACT

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THE ROOKERY — PH 3A & 3B

FOR:
D.R. HORTON INC. — JACKSONVILLE

CLAY COUNTY, FLORIDA
TREE MITIGATION PLAN

TM-1

DWG. NO.

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THE ROOKERY – PH 3A & 3B

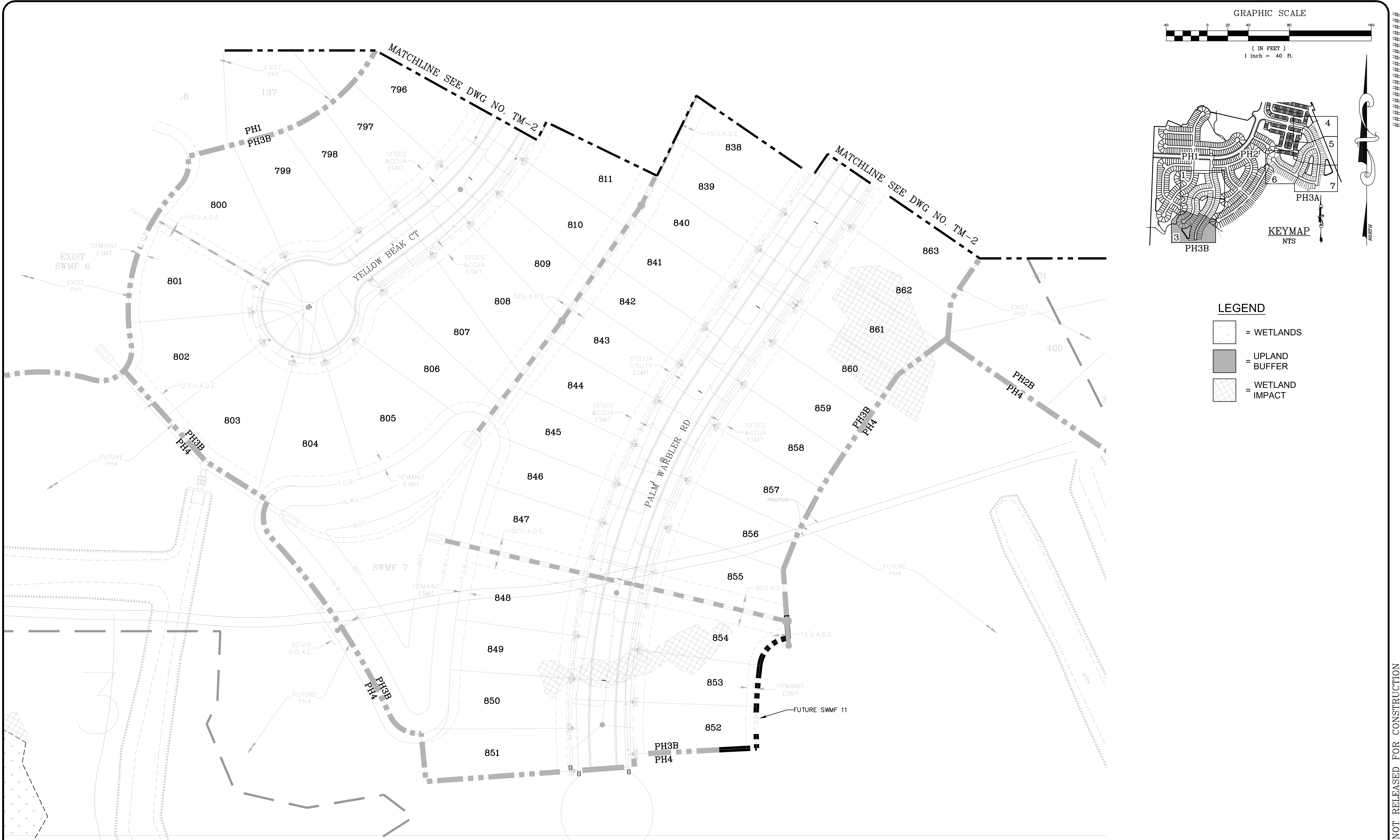
FOR:
D.R. HORTON INC. – JACKSONVILLE

CLAY COUNTY, FLORIDA
TREE MITIGATION PLAN

TM-2

DWG. NO.

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THE ROOKERY – PH 3A & 3B

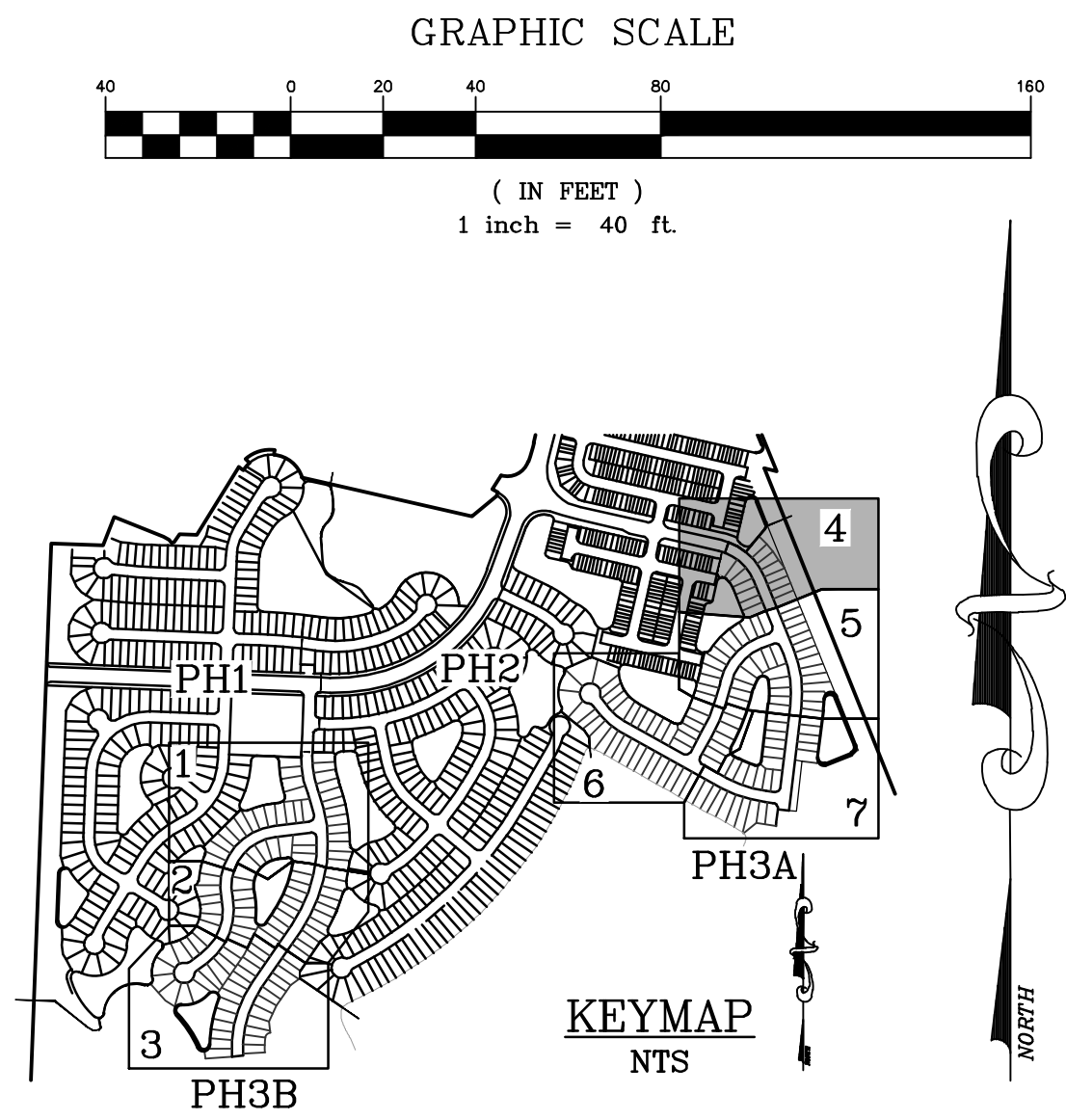
FOR:
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CLAY COUNTY, FLORIDA
TREE MITIGATION PLAN

TM–3

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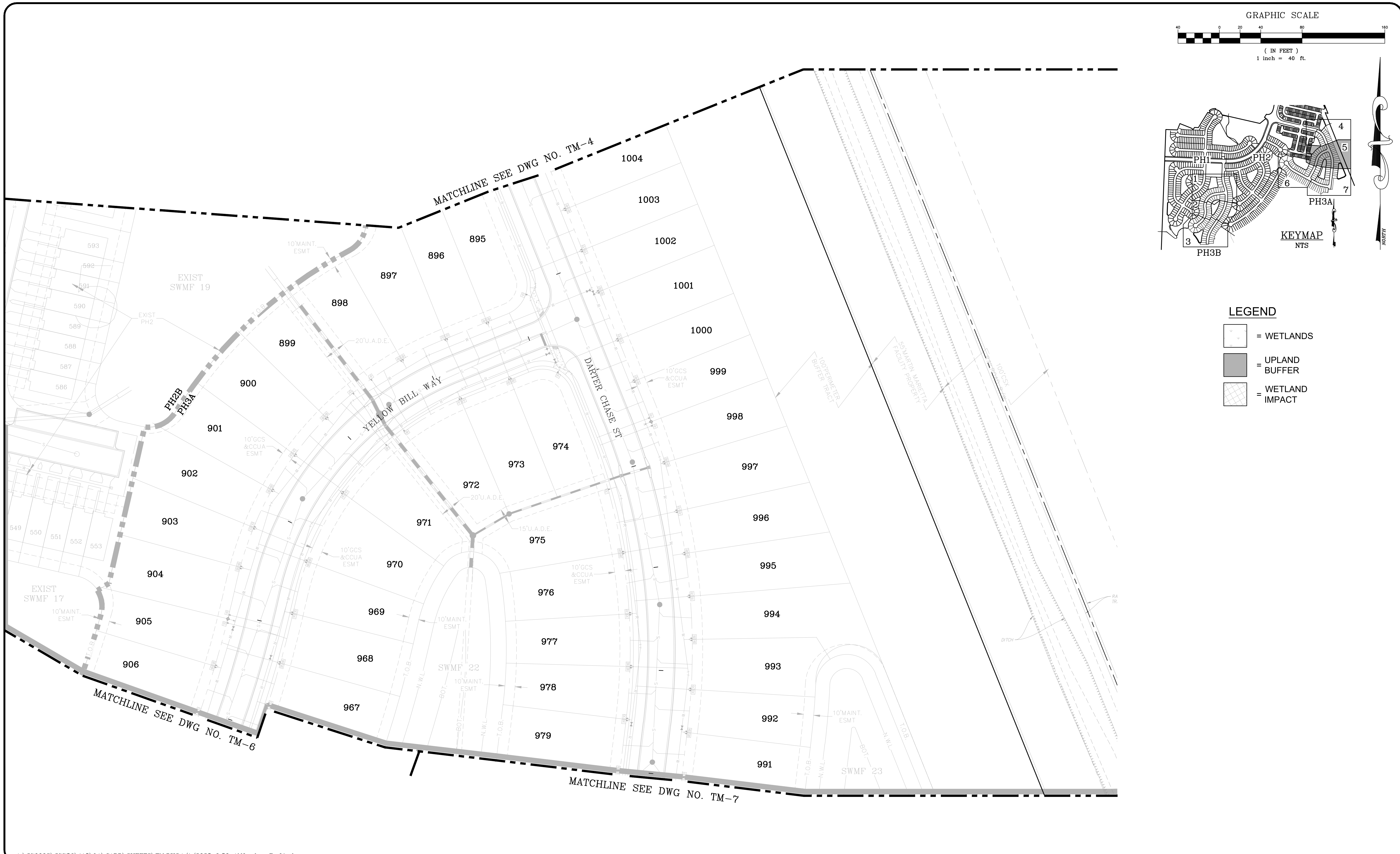
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CLAY COUNTY, FLORIDA
TREE MITIGATION PLAN

TM-4

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THE ROOKERY – PH 3A & 3B

FOR:
D.R. HORTON INC. – JACKSONVILLE


CLAY COUNTY, FLORIDA
TREE MITIGATION PLAN

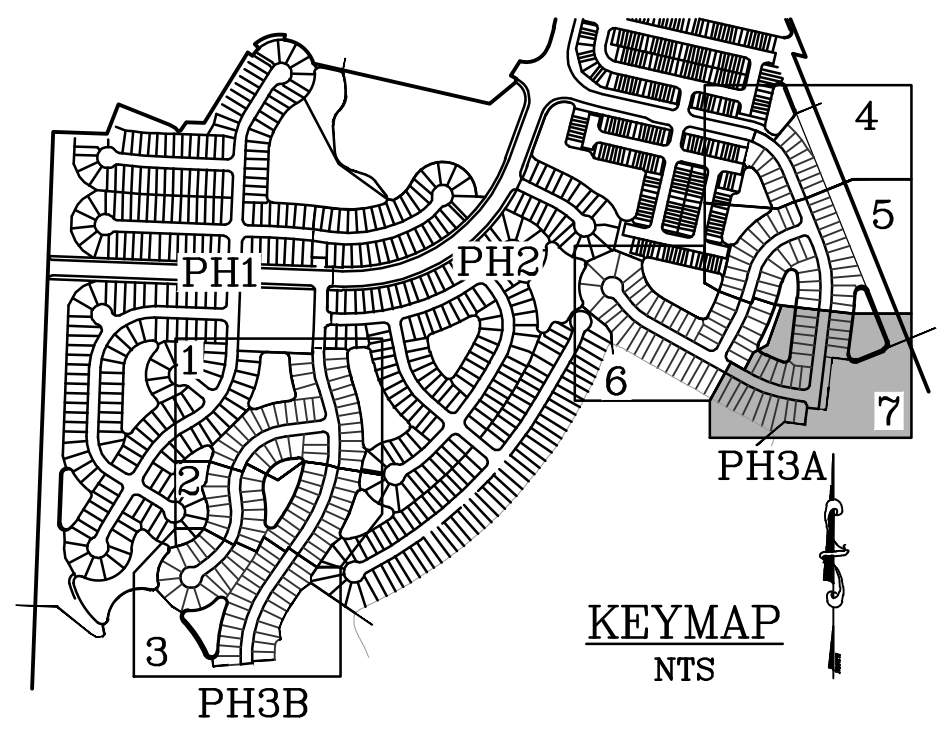
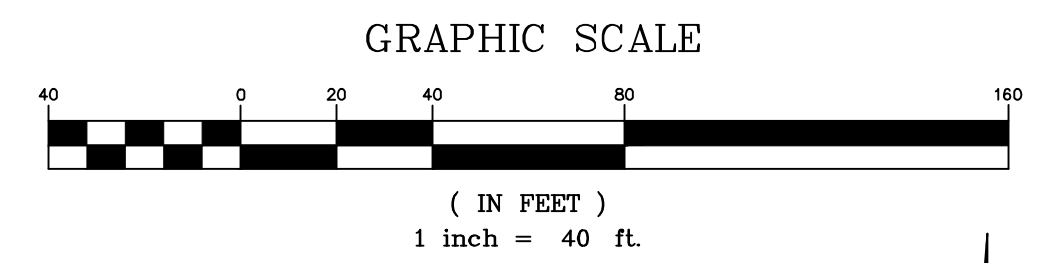
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DWG. NO.


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				THE ROOKERY — PH 3A & 3B FOR: D.R. HORTON INC. — JACKSONVILLE CLAY COUNTY, FLORIDA TREE MITIGATION PLAN	
				TM—6 DWG. NO.	



LEGEND



= WETLANDS

= UPLAND
BUFFER

= WETLAND
IMPACT



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THE ROOKERY – PH 3A & 3B

FOR:
D.R. HORTON INC. - JACKSONVILLE

CLAY COUNTY, FLORIDA
TREE MITIGATION PLAN

TM-7

DWG. NO.

NOT RELEASED FOR CONSTRUCTION

MITIGATION CALCULATIONS/FACTORS FROM ARBORISTS

Factors		
Phase 1 Survey Results		
Acres	Tree In.	In/ac.
64.94	5135	79
Planted Pine Canopy Sample		
Acres	Plot In	In/ac.
4	29	7
Hammock Canopy Sample		
Acres	Plot In	In/ac.
1	172	172

Ph2 Estimates		
Shrub Dominated Area		
Acres	In/ac.	Total In.
83.90	79	6634
Planted Pine Canopy		
Acres	In/ac.	Total In.
12.64	7	92

Note* ATV and drone surveys found no protected trees 35 inches or greater DBH within Gustafson Parcel.

Total Area Est.		
Shrub Dominated Area		
Acres	In/ac.	Total In.
212.89	79.1	16834
Planted Pine Canopy		
Acres	In/ac.	Total In.
88.60	7.25	642
Hammock Canopy		
Acres	In/ac.	Total In.
32.90	172	5659



PHASE 3A & 3B REQUIRED REPLACEMENT INCHES CALCULATIONS	
TREES INCHES IN SHRUB DOMINATED AREA (ESTIMATES BASED ON PHASE 1)*	1,371 (17.36 AC X 79 IN/AC = 1,371) FOR 3A* 1,830 (23.17 AC X 79 IN/AC = 1,830) FOR 3B*
PERCENTAGE OF LIVE OAKS BASED ON INTERIOR PHASE 1 (3,201 X11%)	352
REMAINING TREES THAT ARE NOT LIVE OAKS IN SHRUB DOMINATED AREA (3,201-352)	2,849
TREE INCHES IN PLANTED PINE CANOPY (ESTIMATES BASED ON PHASE 1)*	81 (11.58 X 7 IN/AC =81)*
REPLACEMENT INCHES REQUIRED FOR LIVE OAKS (1 TO 1) FOR PHASE 2	352
REPLACEMENT INCHES REQUIRED FOR ALL OTHER PROTECTED TREES (1 TO 3) FOR PHASE 2	977 (2,849 + 81) / 3
TOTAL REPLACEMENT INCHED REQUIRED FOR PHASE 2	1,329 (352 + 977)

* SEE ESTIMATES BY ARBORIST FOR PHASE 2 TO THE LEFT OF THIS CHART

PHASE 3A & 3B TREE MITIGATION CALCULATIONS	
TREE IN INCHES BEING REMOVED IN PHASE 3A & 3B (SHOWN ON PLANS)	NO TREES SHOWN ON PLAN; ALL TREES REMOVED ARE BASED ON FACTORS
TREE IN INCHES BEING REMOVED IN PHASE 3A & 3B**	1,329**
TOTAL TREE CREDITS FOR INCHES BEING PRESERVED IN PHASE 3A	N/A
TOTAL TREE CREDITS FOR INCHES BEING PRESERVED IN PHASE 3B	N/A
TREE INCHES BEING PLANTED IN PHASE 3A & 3B	878
TREES PLANTED BY EACH LOT BY HOMEOWNER (239 LOTS x 2.5 INCHES PER LOT = 598)	598
TREE INCHES SURPLUS PLANTED IN PHASE 1	591
TREE INCHES SURPLUS PRESERVED IN PHASE 1 R.O.W.	1,138
MINIMUM TREE INCHES TO BE PLANTED AT FUTURE AMENITY CENTER (PHASE 2)	200
TOTAL TREE INCHES TO MEET MITIGATION REQUIREMENT	3,405 (878+598+591+1,138+200)

** SEE THE VERY TOP CHART ON HOW REPLACEMENT INCHES WERE CALCULATED

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THE ROOKERY – PH 3A & 3B

FOR:
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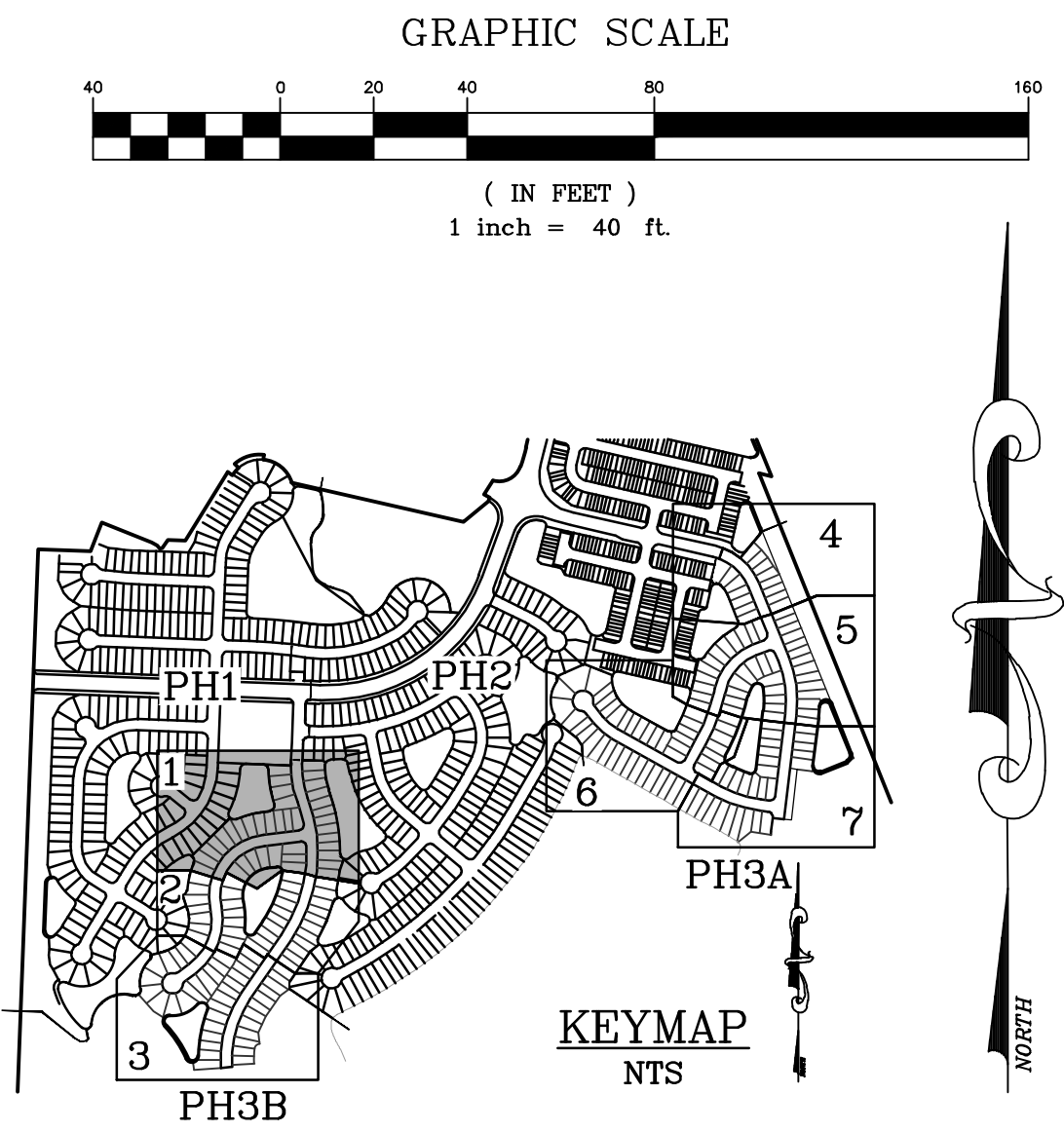
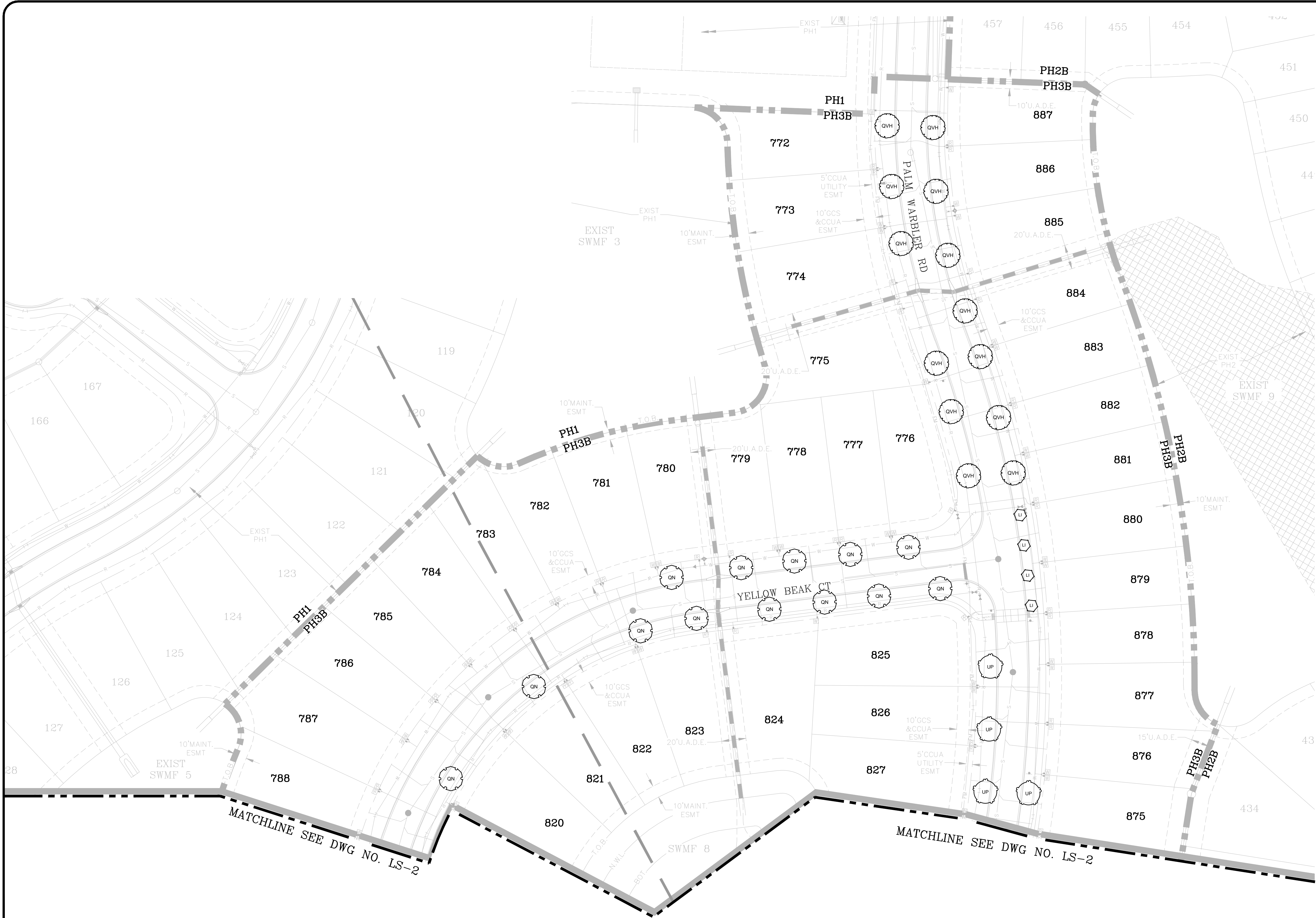
CLAY COUNTY, FLORIDA

TREE MITIGATION CHARTS & CALCULATIONS

TM–8

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- LEGEND**
- = WETLANDS
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THE ROOKERY – PH 3A & 3B

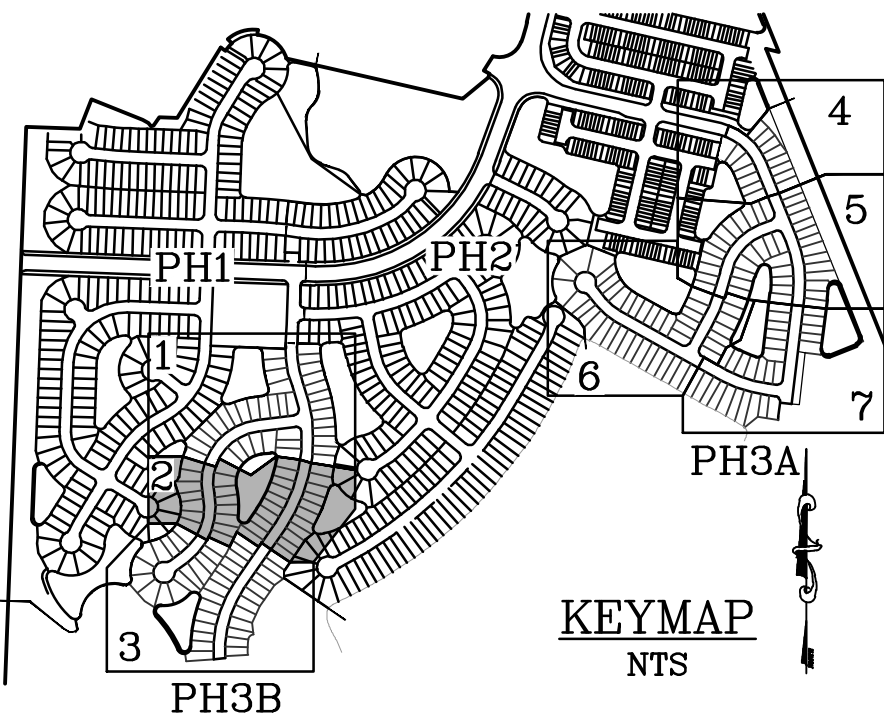
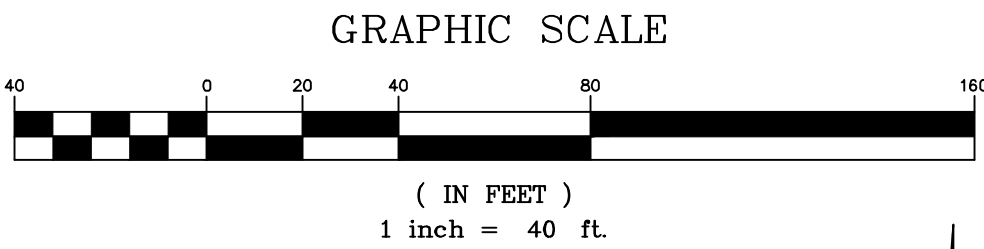
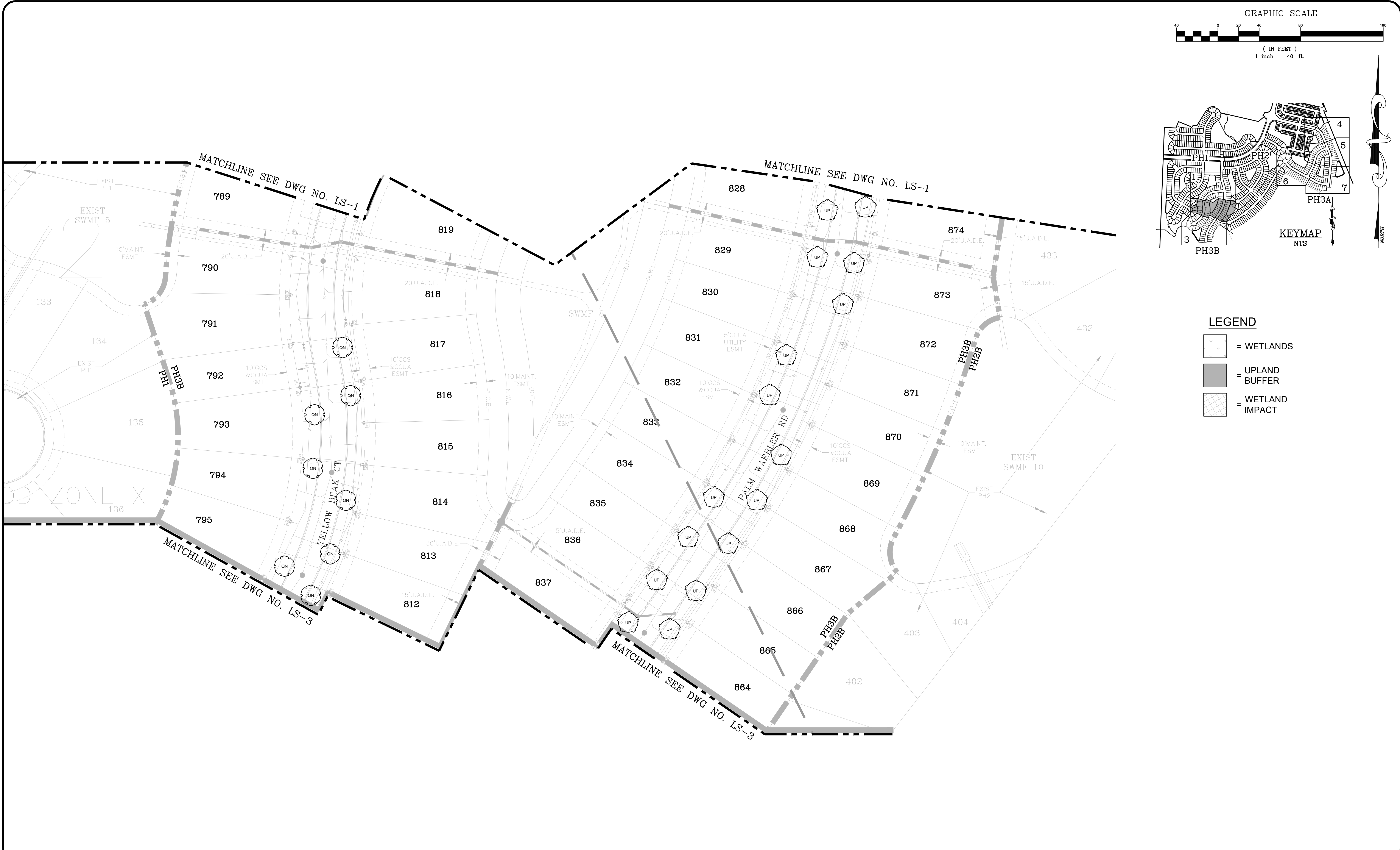
FOR:
D.R. HORTON INC. – JACKSONVILLE

CLAY COUNTY, FLORIDA
LANDSCAPE PLAN

LS-1

DWG. NO.

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- LEGEND
- [Hatched Box] = WETLANDS
 - [Solid Grey Box] = UPLAND BUFFER
 - [Cross-hatched Box] = WETLAND IMPACT

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THE ROOKERY - PH 3A & 3B

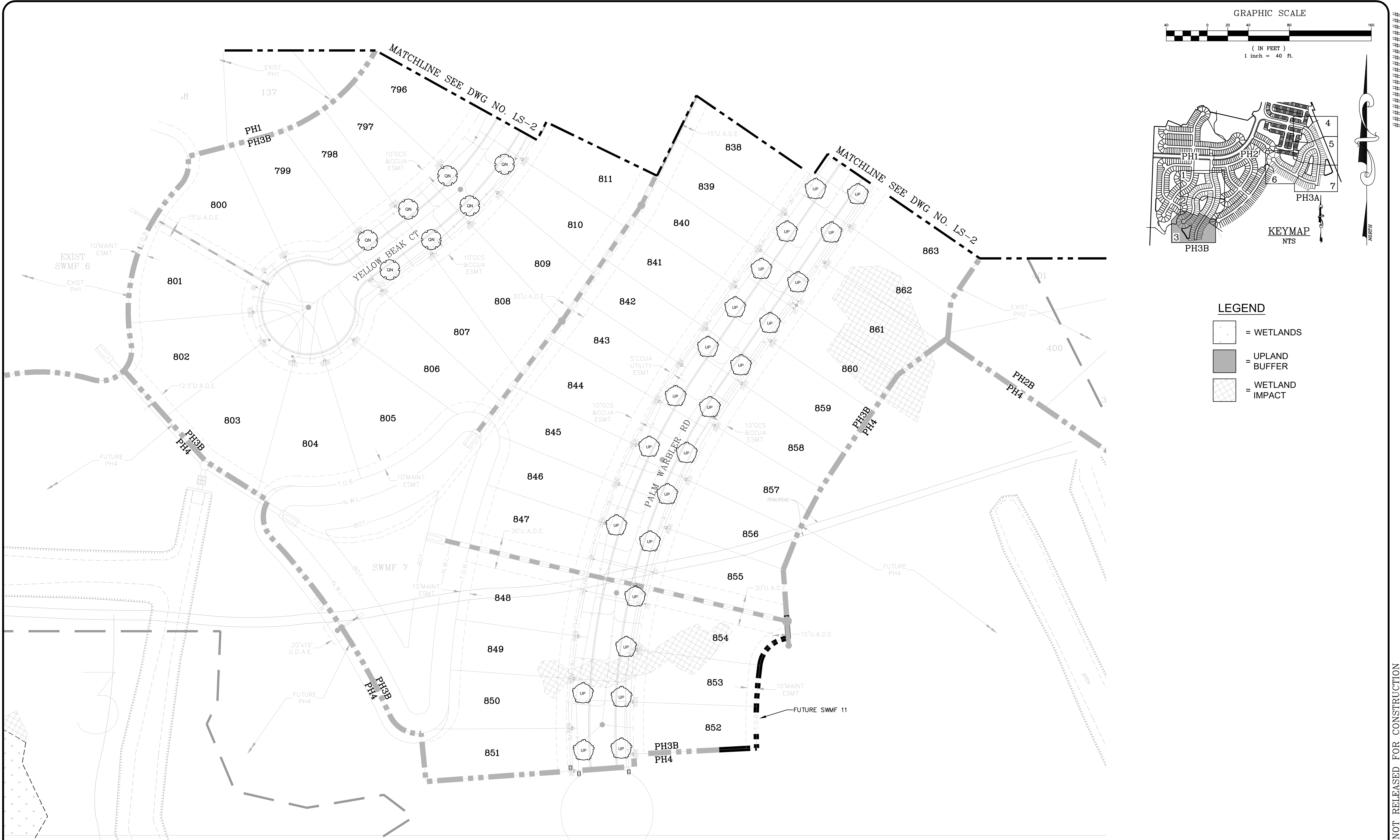
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CLAY COUNTY, FLORIDA
LANDSCAPE PLAN

LS-2

DWG. NO.

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THE ROOKERY – PH 3A & 3B

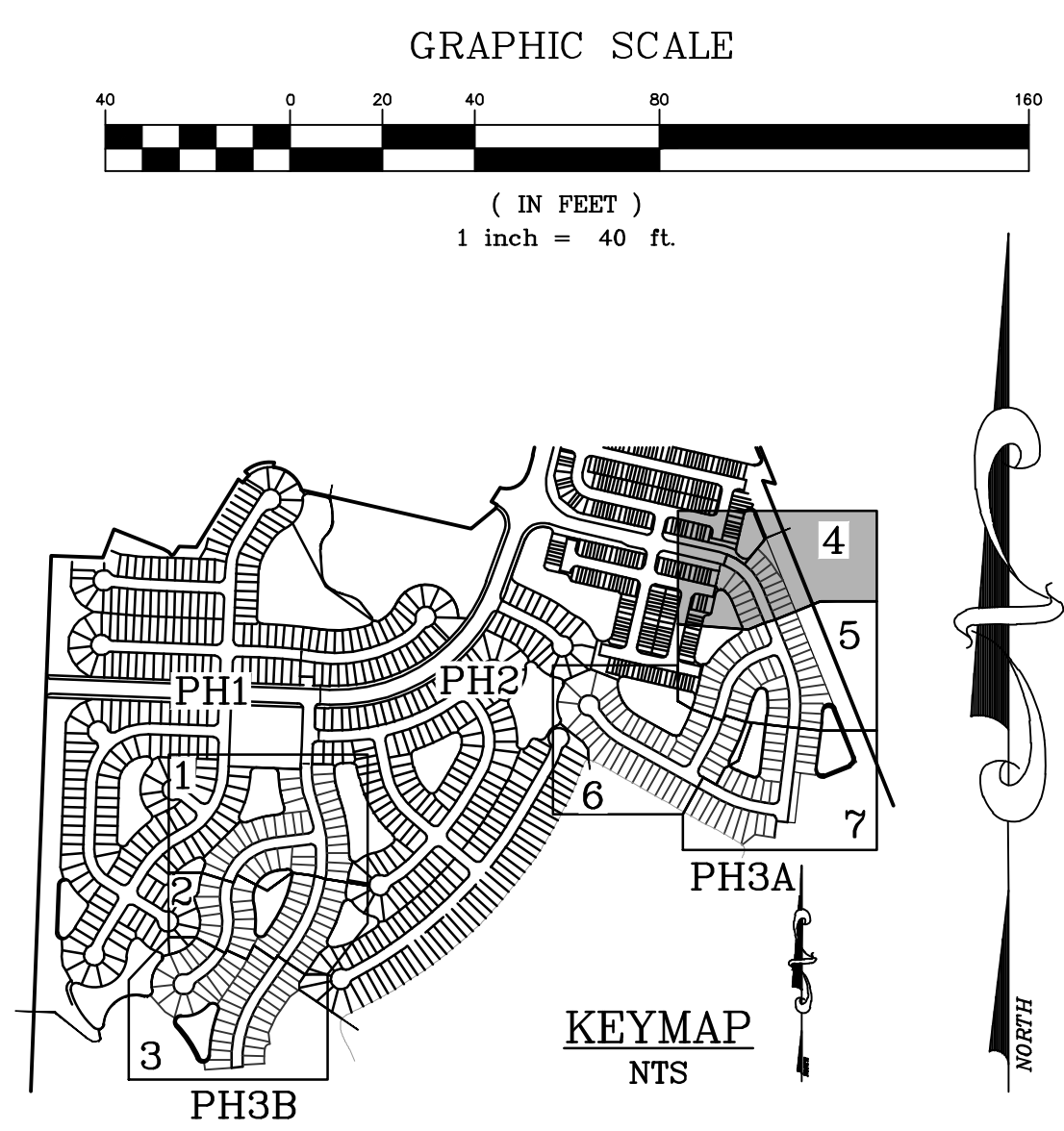
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CLAY COUNTY, FLORIDA
LANDSCAPE PLAN

LS-3

DWG. NO.

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- = WETLANDS
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THE ROOKERY – PH 3A & 3B

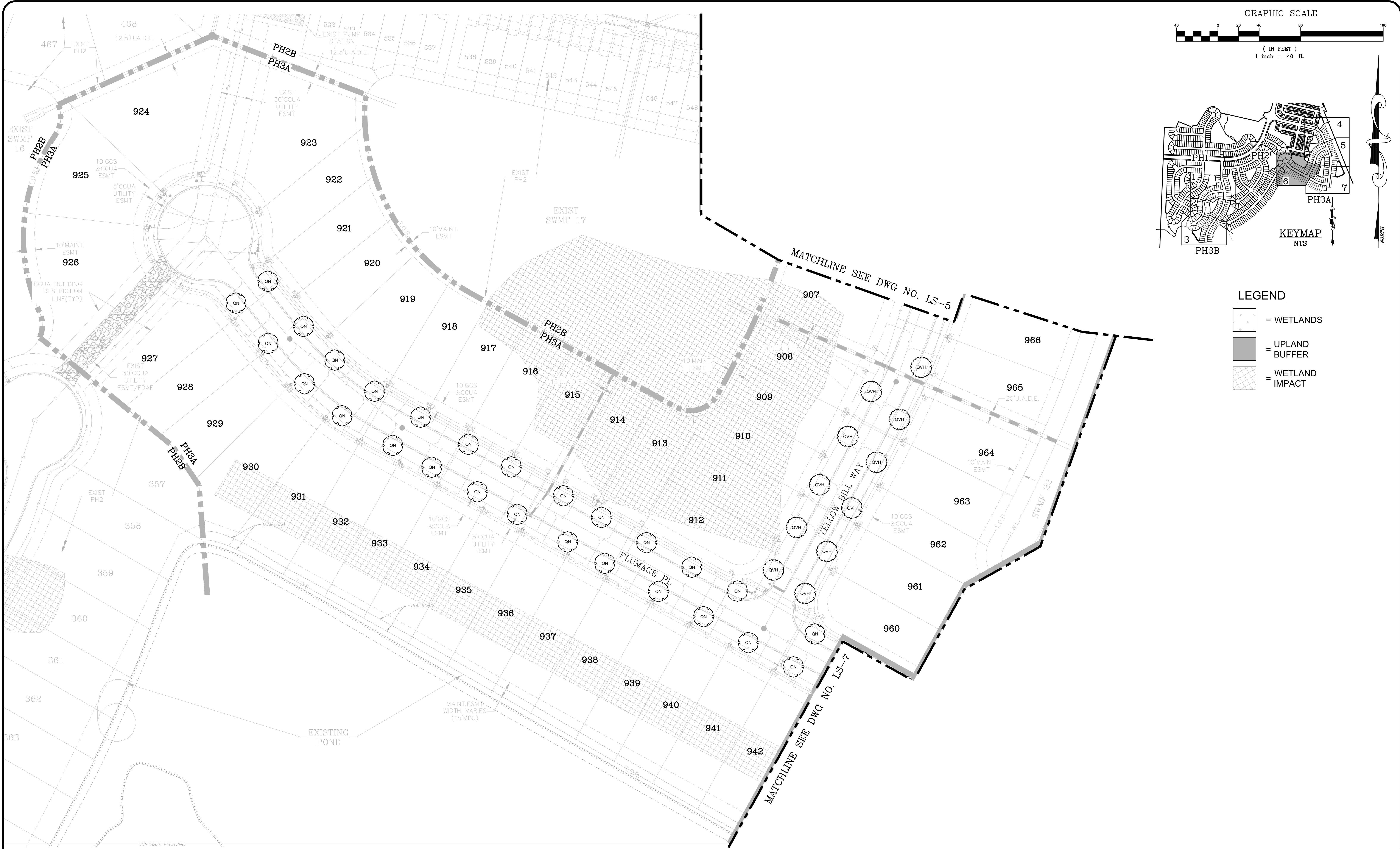
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D.R. HORTON INC. – JACKSONVILLE

CLAY COUNTY, FLORIDA
LANDSCAPE PLAN

LS-4

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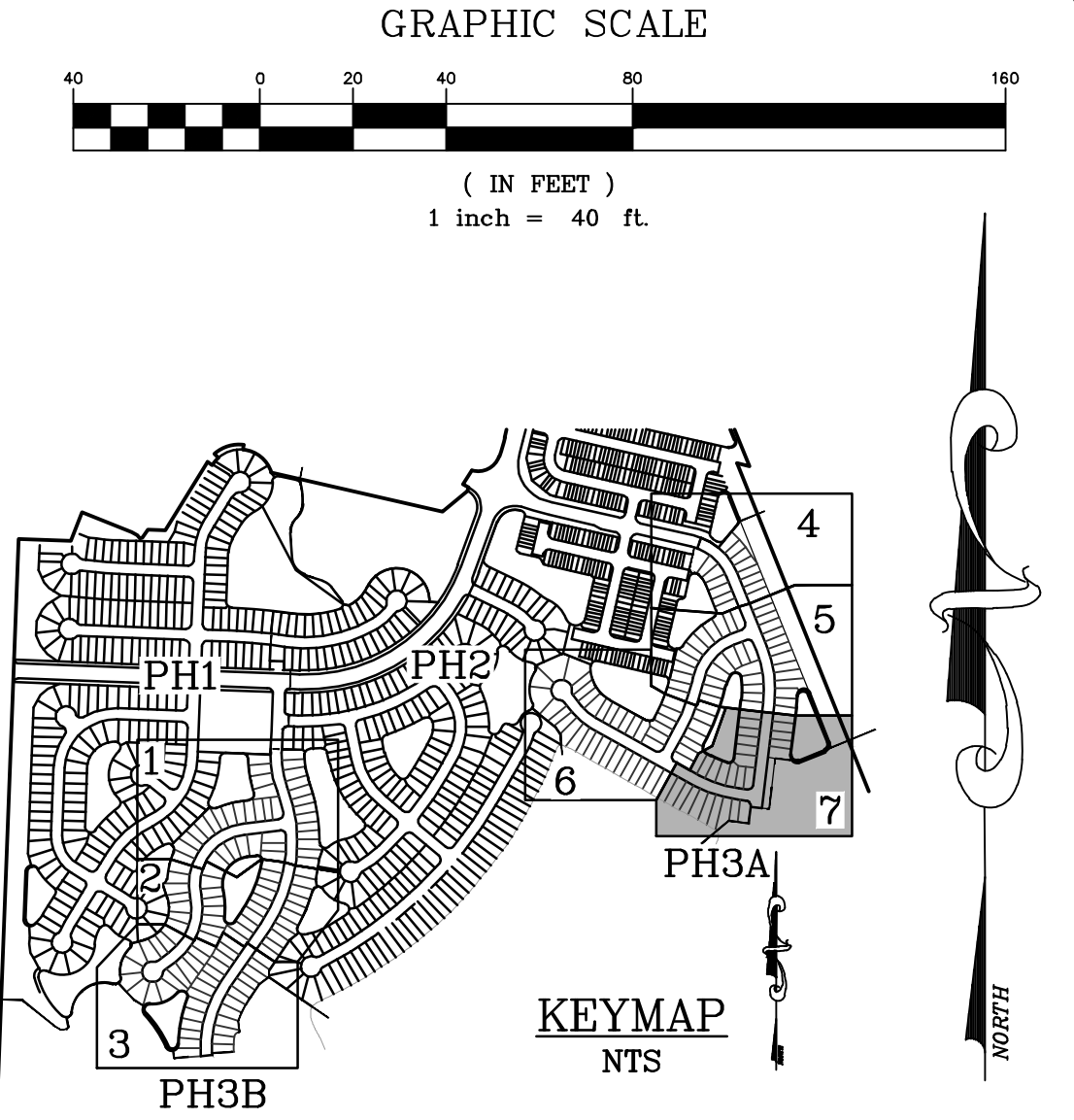
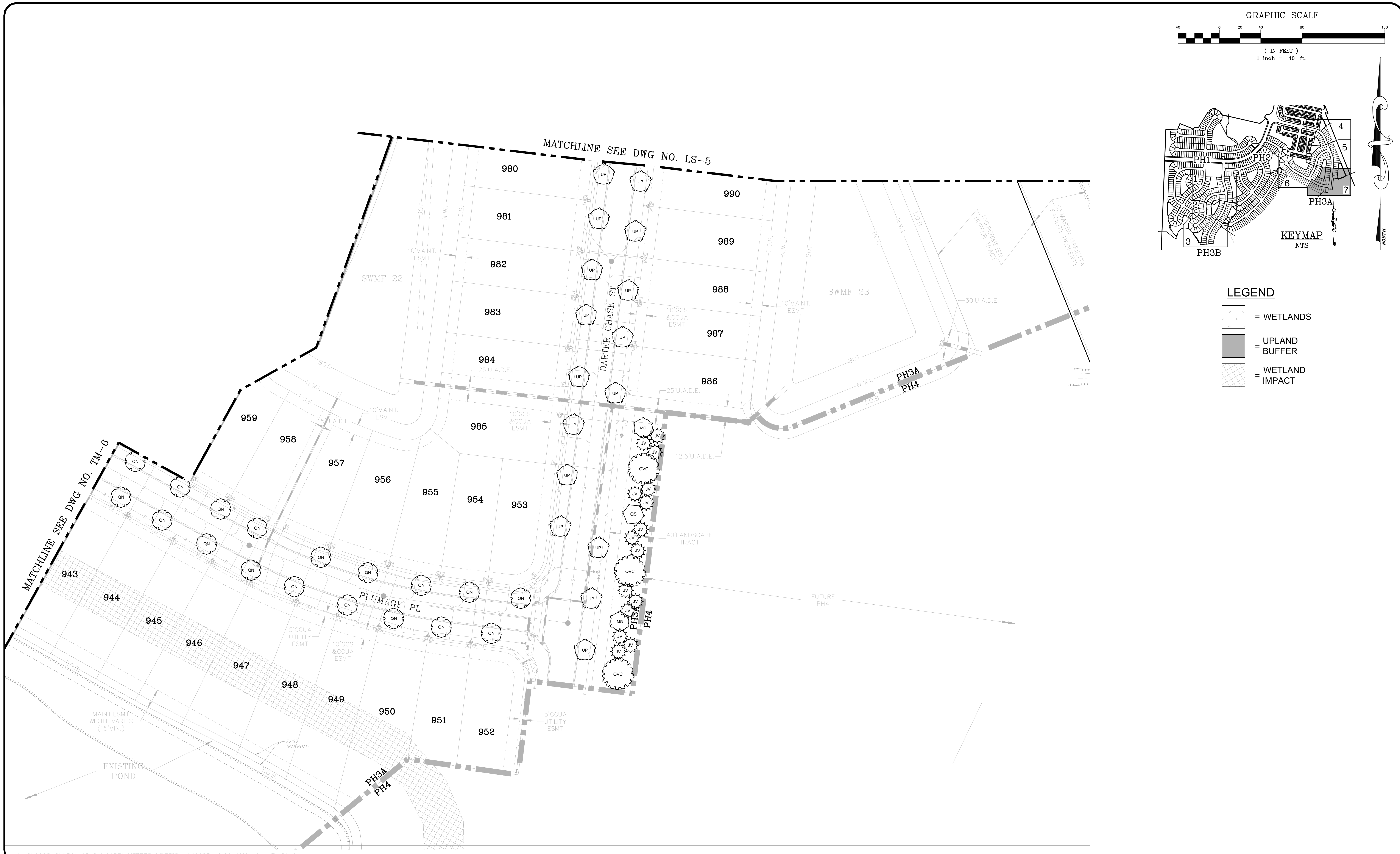
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D.R. HORTON INC. – JACKSONVILLE

CLAY COUNTY, FLORIDA
LANDSCAPE PLAN

LS–6

DWG. NO.

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- LEGEND**
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FL CA 33380 FL LC 26000645

THE ROOKERY – PH 3A & 3B
FOR:
D.R. HORTON INC. – JACKSONVILLE
CLAY COUNTY, FLORIDA
LANDSCAPE PLAN

LS-7
DWG. NO.

NOT RELEASED FOR CONSTRUCTION

LANDSCAPE SPECIFICATIONS

MATERIALS:

1. PLANTING SOIL BACKFILL MIX: TREE PITS, SHRUBS AND GROUNDCOVERS: MIX 50% EXISTING TOPSOIL TO 50% SOIL ADMIXTURE COMPRISED OF 1/3 PARTS DECOMPOSED PINE BARK OR PEAT MOSS, 1/3 PARTS COW MANURE, AND 1/3 PARTS IMPORTED TOPSOIL AND SOIL AMENDMENTS AS REQUIRED TO BRING THE pH TO BETWEEN 5.5 TO 6.5. ALTERNATE PLANTING SOIL BACKFILL MIXTURE: MIX 50% EXISTING TOPSOIL AND 50% FLORIDA MUCK AND SOIL AMENDMENT AS REQUIRED TO BRING pH TO BETWEEN 5.5 AND 6.5.
2. TOP SOIL SHALL BE DEFINED AS THE UPPER 4" TO 6" OF NATURALLY OCCURRING SOILS SUITABLE FOR AGRICULTURAL PRODUCTION AND ARE WITHOUT DRAINAGE LIMITATIONS. IMPORT TOPSOIL FROM OFF-SITE SOURCES. IF REQUIRED, OBTAIN TOPSOIL FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. UNDER NO CIRCUMSTANCES SHOULD TOPSOIL BE OBTAINED FROM BOGS OR MARSHES.
3. PLANTING BED AND TREE MULCH: MINI PINE NUGGETS TO MATCH COMMUNITY LANDSCAPE PLAN REQUIREMENTS. PROVIDE FOR 3" LAYER, AFTER SETTLING.
4. SOD: LAWN AREAS TO BE BAHIA GRASS
5. SEEDING: QUICK GROWING / TEMPORARY COVER
MARCH-APRIL PLANTING: ANNUAL RYEGRASS
MAY PLANTING: BROWN TOP MILLET
JUNE-AUGUST PLANTING: MIX 50% RYE GRAIN AND 50% WINTER WHEAT
SEPTEMBER-OCTOBER PLANTING: ANNUAL RYEGRASS
6. FERTILIZER: FOR PLANT BEDS USE 8-8-8 RATIO, AND FOR LAWN AREAS USE 16-4-8 RATIO, EACH WITH AT LEAST 25% OF THE NITROGEN IN A WATER INSOLUBLE ORGANIC FORM.
7. TREE GUYING: STRAPS SHALL BE MINIMUM 1" WIDE NYLON OR POLYPROPYLENE. ALL WOOD STAKES SHALL BE LOCATED BEYOND THE EDGE OF THE ROOT BALL.

SUBMITTALS:

1. SOD CERTIFICATE FROM GROWER.
2. SAMPLE OF PREPARED SOIL BACKFILL MIX (1/2 CU. FOOT).
3. SOIL TEST REPORT FOR pH WITH RECOMMENDATIONS FOR pH ADJUSTMENT (ALL LANDSCAPE PLANTING AREAS AND PLANTING BACKFILL MIX)
4. WRITTEN PLANT GUARANTEE.
5. SUBMIT MANUFACTURER DATA WITH INSTRUCTIONS FOR APPLICATIONS FOR ALL HERBICIDES.
6. PLANTING AREA / BED PREP HERBICIDES
A. FOR GRASS AND WEEK KILL PRIOR TO TILLING, TOP DRESSING OR MULCHING: ROUNDUP BY MONSANTO
7. PALM FERTILIZER
A. BALANCE OF NITROGEN (N), POTASH (P), POTASSIUM (K), AND MAGNESIUM (Mg), IN A 2N-1P-3K-1Mg RATIO, AND ALSO CONTAINING 1-2% MANGANESE (Mn), 1-2% IRON (Fe), SULFUR (S), AND TRACE AMOUNTS OF ZINC (Zn), COPPER (Cu) AND BORON (B). PROVIDE 100% OF N, K AND Mg IN CONTROLLED-RELEASE FORM (RESIN OR SULFUR COATED).
8. FUNGICIDE
A. FOR ROT AND WILT DISEASES: BROAD SPECTRUM SYSTEMIC FUNGICIDE THAT IS ALSO LABELED FOR THE CONTROL OF PHYTOPHTHORA BUD ROT. B. FOR GRAPHILOA LEAF SPOT, MANEB, MANCOZEB OR BROAD SPECTRUM COPPER FUNGICIDE SUCH AS KOCIDE 101. COPPER (Cu) AND BORON (B). PROVIDE 100% OF N, K AND Mg IN CONTROLLED-RELEASE FORM (RESIN OR SULFUR COATED).
9. INSECTICIDE
A. SYSTEMIC INSECTICIDE SUCH AS LINDANE OR SEVIN.

EXECUTION:

1. PERFORM ALL WORK AS SHOWN AND IN STRICT ACCORDANCE WITH SOUND HORTICULTURAL PRACTICE.
2. PLANTING PREPARATION:
A. INCORPORATE BACKFILL MIX AS SPECIFIED AND AS SHOWN ON DETAILS AND DRAWINGS.
B. ADJUST SOIL AND BACKFILL pH TO 5.5 AND 6.5
C. ADJUST SOIL pH TO 5.5-6.5 AS RECOMMENDED BY THE SOIL TEST. USE ALUMINUM SULFATE OR IRON SULFATE TO LOWER THE pH AND USE HYDRATED LIME OR DOLOMITE TO RAISE THE pH.
3. PLACE ALL PLANT MATERIALS WHERE SHOWN ON DESIGN PLANS.
4. AFTER PLANTS ARE INSTALLED EACH TREE SHALL HAVE 1/4 LBS. OF 8-8-8 FERTILIZER APPLIED PER CALIPER INCH.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN TO MAINTAIN VERTICAL ALIGNMENT.
6. APPLY 2-1/2 INCHES OF MULCH (AFTER SETTLING) TO ALL TREES, SHRUB AND GROUNDCOVER BEDS. REDUCE MULCHING TO 1-1/2" DEPTH IN ANNUAL PLANTING AREAS.
7. ALL TREES PLACED IN LAWN AREAS SHALL UTILIZE A 3-FOOT DIAMETER CIRCLE OF LANDSCAPE MULCH BENEATH-SOD SHALL BE REMOVED.

GRASSING:

1. SOIL PREPARATION:
A. REMOVE STONES OVER 1-1/2" IN DIAMETER, STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER FROM ALL LAWN AREAS.
B. ADJUST SOIL pH AS RECOMMENDED BY THE SOIL TEST FOR GRASS SPECIFIED.
C. ROTO-TILL SOIL 4" DEEP AND RAKE LAWN AREAS TO A SMOOTH EVEN SURFACE. IN AREAS TO BE SODDED, ALLOW FOR SOD THICKNESS, PROVIDING A FINISH GRADE 2" BELOW ADJACENT PAVEMENTS.
D. MOISTEN PREPARED LAWN AREAS PRIOR TO PLANTING IF DRY.
2. SEEDING:
A. ALL DISTURBED AREAS OF THE PROJECT SITE THAT ARE NOT IDENTIFIED TO BE SODDED SHALL BE SEEDDED.
B. APPLY QUICK GROWING / TEMPORARY SEED UNIFORMLY AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET
C. RAKE SOIL LIGHTLY TO LOOSEN SURFACE PRIOR TO SEED APPLICATION. COVER SEEDDED AREAS WITH THIN LAYER OF OAT OR WHEAT STRAW AND ROLL LIGHTLY. WATER THOROUGHLY WITH A FINE SPRAY TO ESTABLISH SOIL MOISTURE TO 4" DEPTH. MAINTAIN APPROPRIATE SOIL MOISTURE LEVEL TO OPTIMIZE SEED ESTABLISHMENT.
3. SODDING:
A. INSTALL SOD WHERE SHOWN ON DESIGN PLANS.
B. APPLY FERTILIZER OVER PREPARED SOIL IN ALL AREAS TO BE SODDED, EXCEPT SLOPES ADJACENT TO WATER'S EDGE. APPLY MATERIAL AT A RATE OF 6 LBS. PER 1,000 SQUARE FEET. SECOND APPLICATION AS SPECIFIED UNDER LAWN MAINTENANCE AND WARRANTY.
C. LAY SOD WITHIN 36 HOURS OF HARVESTING TIME.
D. LAY SOD IN STRAIGHT, (NOT CURVED) PARALLEL ROWS TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS, WITHOUT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS. WORK TOPSOIL INTO MINOR CRACKS.
E. ROLL ENTIRE SODDED AREA WITH A 200 LB. ROLLER.
F. WATER SOD IMMEDIATELY AFTER ROLLING, THEREAFTER WATER SUFFICIENTLY TO KEEP SOIL MOIST TO A DEPTH OF 4" UNTIL ESTABLISHED.

CLEANUP:

1. AT THE END OF EACH WORK DAY, REMOVE ALL DEBRIS RESULTING FROM THE WORK, CLEAN PAVED SURFACES AND BARRICADE ALL HAZARDS.
2. RESTORE ANY DAMAGED AREAS CAUSED BY THE WORK.

INITIAL INSPECTION AND ACCEPTANCE:

1. THE WARRANTY SHALL BEGIN AFTER INITIAL LANDSCAPE INSPECTION AND ACCEPTANCE.
2. INSPECTION SHALL BE MADE BY THE OWNER OR OWNER'S REPRESENTATIVE WITHIN ONE WEEK OF WRITTEN NOTIFICATION FROM THE LANDSCAPE CONTRACTOR THAT INSTALLATION IS COMPLETE. PLANTS ARE SUBJECT TO INSPECTION AT ANY TIME.

PLANT GUARANTEE:

1. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR TO BE HEALTHY, AND IN FLOURISHING CONDITION OF ACTIVE GROWTH FOR A PERIOD OF (1) ONE YEAR FROM INITIAL INSPECTION AND ACCEPTANCE. SOD SHALL BE GUARANTEED TO BE HEALTHY, FREE OF NOXIOUS WEEDS, DISEASE AND INSECT INFESTATION FOR A PERIOD OF SIXTY (60) DAYS FROM THE DATE OF INITIAL ACCEPTANCE.

MAINTENANCE AND WARRANTY:

1. BEGIN MAINTENANCE OF LANDSCAPE WORK IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE FOR THE MAINTENANCE PERIOD SPECIFIED.
2. PLANT MAINTENANCE AND WARRANTY:
A. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING PLANT MATERIAL FOR THE DURATION OF THE ESTABLISHMENT PERIOD.
B. THE ESTABLISHMENT PERIOD FOR PLANT MAINTENANCE AND WARRANTY SHALL BE 365 DAYS AFTER INITIAL ACCEPTANCE.
C. INSPECTIONS WILL BE CONDUCTED ON 90 DAY INTERVALS THROUGHOUT THE ESTABLISHMENT PERIOD TO ASSURE ALL PLANTINGS ARE BEING MAINTAINED IN A CONDITION OF GOOD HEALTH AND ACTIVE GROWTH. ANY DEAD OR DYING PLANTS SHALL BE PROMPTLY REMOVED AND REPLACED WITHIN 2 WEEKS FOLLOWING THE DATE OF INSPECTION. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION AND TIGHTEN OR REPAIR GUYS AND STAKES AS NECESSARY. RE-MULCH TREES, SHRUBS AND GROUNDCOVER BEDS AS NECESSARY TO MAINTAIN THE SPECIFIED MULCH LAYER THROUGHOUT THE ESTABLISHMENT PERIOD.
D. ONE MONTH PRIOR TO THE END OF THE 365 DAY ESTABLISHMENT PERIOD, THE CONTRACTOR SHALL NOTIFY THE OWNER TO COORDINATE A DATE FOR FINAL INSPECTION OF ALL PLANTINGS AS BASIS FOR FINAL ACCEPTANCE.
3. LAWN MAINTENANCE AND WARRANTY:
A. MAINTAIN LAWNS FOR A MINIMUM PERIOD OF 60 DAYS AFTER INITIAL ACCEPTANCE.
B. WATER LAWN SUFFICIENTLY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES UNTIL FINAL ACCEPTANCE.
C. MOW LAWNS WHEN SOD IS FIRMLY ROOTED AND TOP GROWTH EXCEEDS 4 INCHES. MOW TO A HEIGHT OF NO LESS THAN 2-1/2 INCHES.
D. FERTILIZE LAWNS 8 WEEKS AFTER PLANTING WITH 16-4-8 AT A RATE OF 6 LBS. PER 1000 SQUARE FEET.

REPLACEMENTS AND CONDITIONS:

1. REPLACEMENTS FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL BE MADE WITHIN 2 WEEKS FOLLOWING EACH 90 DAY ESTABLISHMENT PERIOD INSPECTION, INCLUDING THE FINAL INSPECTION.
2. A REPLACEMENT WILL BE OF THE SAME SIZE AS THE ORIGINAL WITH NO ADDITIONAL SOIL ADDITIVES TO BE USED.

3. AFTER INITIAL INSPECTION THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, THEFT, RELOCATION OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.

4. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT LOSSES DUE TO ABNORMAL WEATHER CONDITIONS SUCH AS FLOODS, EXCESSIVE WIND DAMAGE OR SEVERE FREEZING.

FINAL INSPECTION AND ACCEPTANCE:

1. FINAL INSPECTION: THE LANDSCAPE CONTRACTOR WILL CONDUCT A FINAL INSPECTION WITH THE OWNER OR OWNER'S REPRESENTATIVE AT THE END OF THE ESTABLISHMENT PERIOD FOR LAWNS AND PLANT MATERIALS.
2. PLANT MATERIALS:
A. REPLACE ANY MATERIAL NOT IN HEALTHY CONDITION OR WHICH FAILS TO MEET SPECIFICATIONS.
B. DECIDUOUS MATERIAL WILL BE GUARANTEED TO BREAK DORMANCY IF PLANTED IN DORMANT SEASON.
3. LAWNS:
A. AT THE TIME OF FINAL INSPECTION, SODDED LAWNS WILL BE ACCEPTABLE PROVIDED A HEALTHY, WELL-ROOTED, EVEN-COLORED, LAWN IS ESTABLISHED, FREE OF WEEDS, DISEASE AND INSECT INFESTATION. THERE SHALL BE NO OPEN JOINTS OR BARE AREAS.
B. SEEDDED AREAS SHALL EXHIBIT NO LESS THAN 85% COVERAGE, UNIFORMLY THROUGHOUT. GRASS STANDS SHALL BE WELL ROOTED, EVEN-COLORED AND FREE OF WEEDS, DISEASE AND INSECT INFESTATION.

PLANT INSTALLATION NOTES

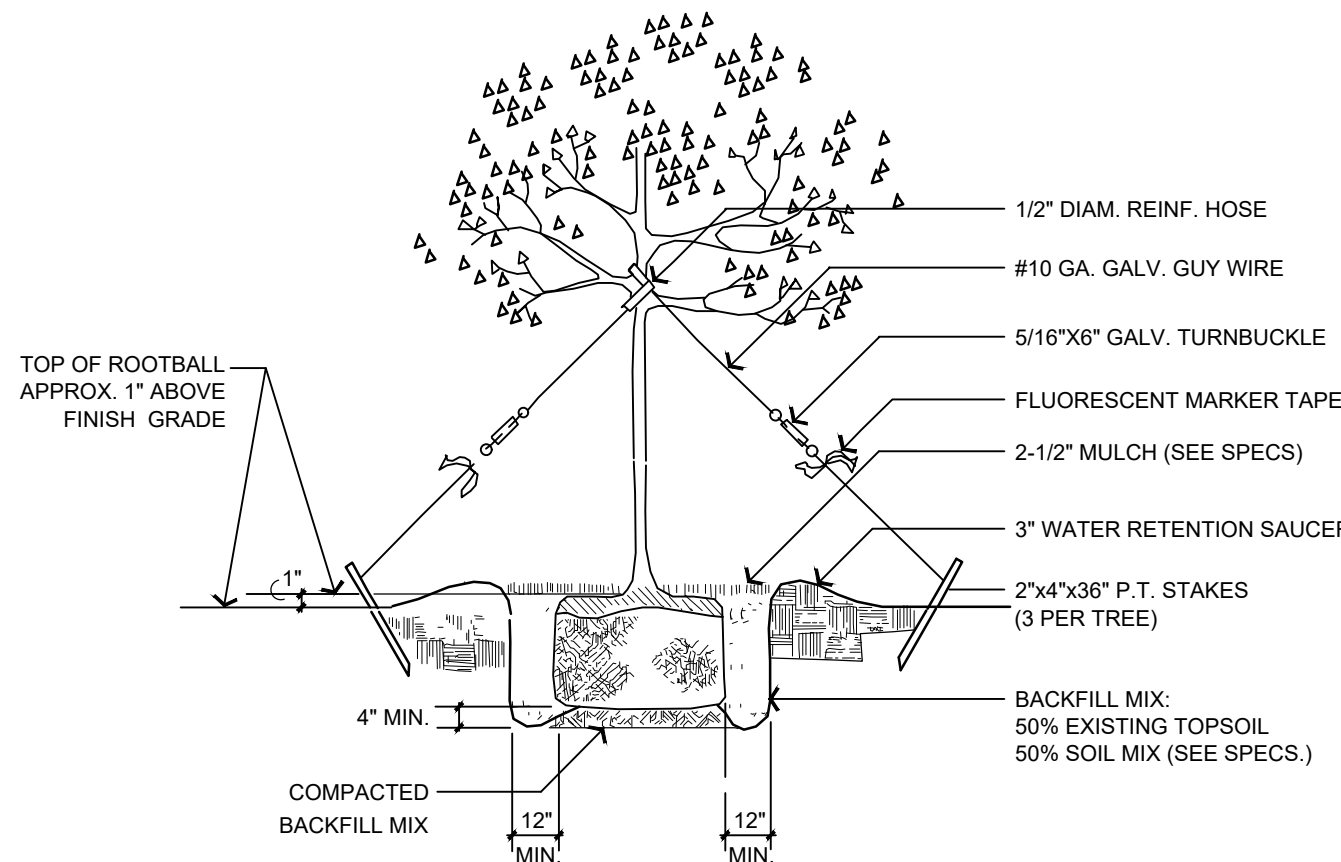
1. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES, EXISTING TREES AND VEGETATION PRIOR TO COMMENCEMENT OF THE PLANT INSTALLATION.
2. CONTRACTOR SHALL ANTICIPATE THE POSSIBILITY OF THE LANDSCAPE ARCHITECT ADJUSTING THE LOCATIONS OF CERTAIN PLANTS AND TREES IN THE FIELD.
3. ALL TREES AND SHRUBS SHALL BE OF THE SIZES AS CALLED FOR IN THE PLANT MATERIALS SCHEDULE. ANY PLANT MATERIALS AS DETERMINED BY THE LANDSCAPE ARCHITECT AS NOT MEETING THE SIZES AND QUALITY AS CALLED FOR SHALL BE REMOVED FROM THE SITE.
4. ALL PLANT MATERIALS SHALL BE EQUIVALENT TO FLORIDA #1 OR BETTER AS OUTLINED BY GRADES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.
5. IF QUANTITIES DIFFER BETWEEN THE PLAN AND SCHEDULE, THOSE ON THE SCHEDULE SHALL GOVERN. THE CONTRACTOR SHALL VERIFY THAT THE QUANTITIES INDICATED WILL PROVIDE THE COVERAGE AS SPECIFIED AND REPORT ANY DISCREPANCIES AT THE TIME OF BIDDING TO THE LANDSCAPE ARCHITECT.
6. ALL SHRUB MATERIAL SHALL BE PLANTED IN STAGGERED ROWS, SPACED ON CENTER (O.C.) AS SPECIFIED, UNLESS OTHERWISE SHOWN ON DESIGN PLANS.
7. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONDITIONS THAT MAY ADVERSELY AFFECT PLANTING OPERATIONS IMMEDIATELY UPON SUCH FINDINGS.

IRRIGATION NOTES

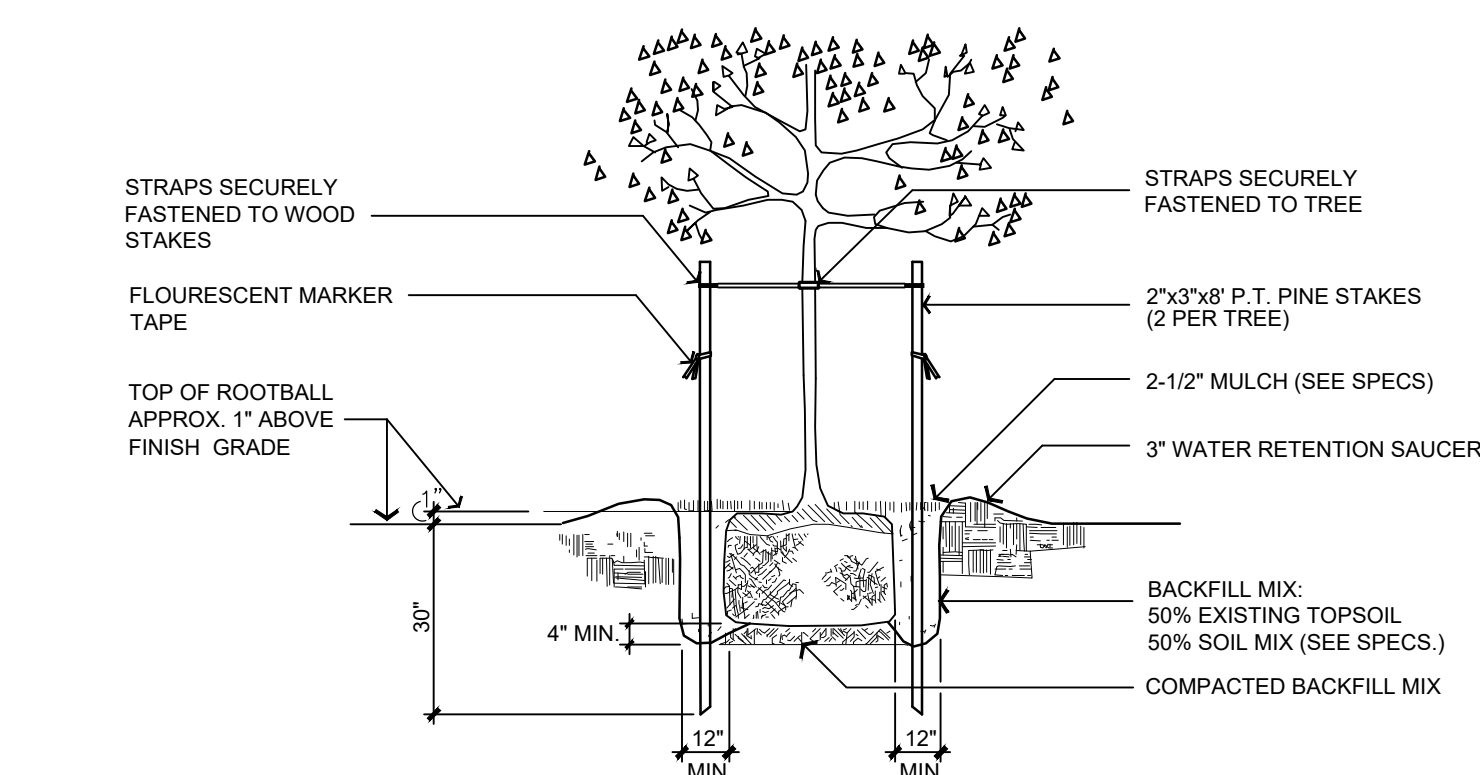
1. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED PROVIDING 100% COVERAGE FOR ALL NEWLY INSTALLED PLANT MATERIAL. BUBBLERS WILL BE USED ON ALL NEWLY PLANTED TREES IN THE COMMON AREAS (LOW VOLUME IRRIGATION). BAHIA GRASS WILL BE USED IN ALL LOW PROFILE COMMON AREAS AND WON'T BE IRRIGATED. HIGH VOLUME IRRIGATION WILL BE LIMITED TO HIGH PROFILE COMMON AREAS (I.E. AMENITY CENTER) WHERE THE USE OF ST. AUGUSTINE GRASS WILL BE USED. THE HIGH PROFILE AREAS WILL BE LIMITED TO NO MORE THAN 50% OF THE OVERALL COMMON AREA.

CLAY COUNTY UTILITY AUTHORITY (CCUA) NOTES

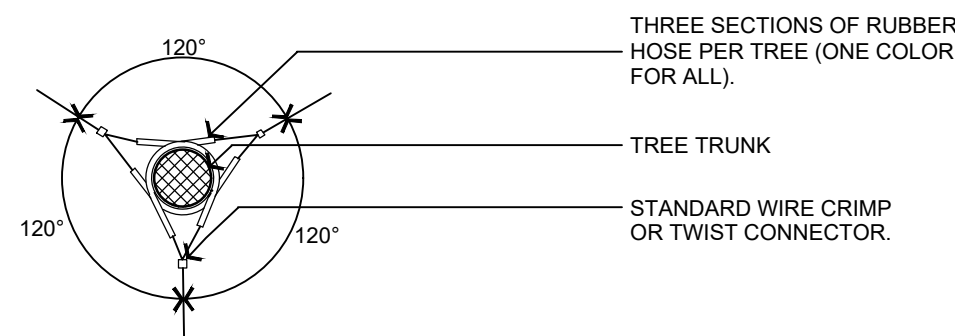
NO TREE SHALL BE CLOSER THAN 5' TO ANY CCUA UTILITY LINE OR SERVICE. ROOT BARRIER SHALL BE INSTALLED AT ANY TREE PLANTED IN A CCUA UTILITY EASEMENT OR ANY TREE PLANTED WITHIN 10' OF ALL CCUA UTILITY MAINS OR SERVICE.



2 TYPICAL TREE PLANTING AND GUYING
L-S-8 Trees 4" and Greater N.T.S.



1 TYPICAL TREE PLANTING AND GUYING
L-8 1" - 3 1/2" Caliper Tree Planting N.T.S.



3 TREE PLANTING (MULTI-TRUNK)
L-8 N.T.S.

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THE ROOKERY – PH 3A & 3B

FOR:
D.R. HORTON INC. – JACKSONVILLE

CLAY COUNTY, FLORIDA
LANDSCAPE NOTES & SPECIFICATIONS

LS–8

DWG. NO.

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LANDSCAPE CODE REQUIREMENTS (CGCS)

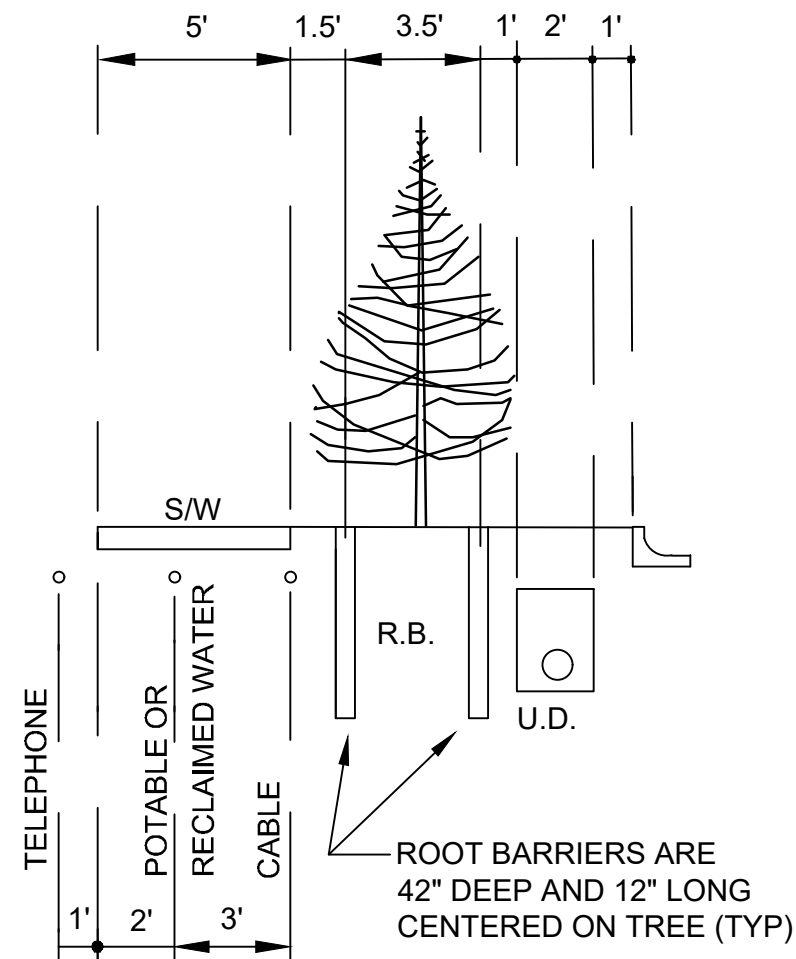
LANDSCAPE REQUIREMENTS FOR ONE-FAMILY AND TWO-FAMILY DEVELOPMENTS (SECTION 113-244(a)(1))			
TYPE	REQUIRED	PROVIDED	COMMENTS
AT LEAST ONE CANOPY TREE, 2.5 INCHES DBH, SHALL BE LOCATED IN THE REQUIRED FRONT YARD OF EACH DWELLING UNIT.	598"	598"	239 LOTS IN PHASE 3A & 3B x 2.5 INCHES PER LOT= 598 INCHES; HOMEOWNERS MAY HAVE TO PLANT REQUIRED LOT TREE IN REAR OF LOT DUE TO LIMITED SPACE BASED ON SETBACKS, UTILITY EASEMENTS, DRIVEWAYS, AND REQUIRED STREET TREES.
LANDSCAPE BUFFER AREA (SECTION 113-244(d)(3))			
TYPE	REQUIRED	PROVIDED	
A MINIMUM 10 FT. STRIP ALONG R.O.W.	N/A	N/A	
A MINIMUM OF ONE ROW OF CANOPY TREES WITH A MINIMUM OF A 2.5 DBH PLANTED 50 FT. O.C. (STAGGERED)	N/A	N/A	
BUFFER ZONES FOR INCOMPATIBLE LAND USES (SECTION 113-244(3)f)			
TYPE	REQUIRED	PROVIDED	COMMENTS
BUFFER TO SCREEN NORTHERN PERIMETER FROM AN INCOMPATIBLE LAND USE	N/A	N/A	NOT APPLICABLE IN PHASE 3A & 3B

STREET TREES FOR SUBDIVISIONS

TYPE	REQUIRED	PROVIDED	COMMENTS
A DEVELOPER SHALL PLANT, WITHIN 10 FT. OF THE R.O.W. WITHIN A RESIDENTIAL DEVELOPMENT ONE CANOPY TREE FOR EVERY 50 FT. OF R.OW. TREES SHALL BE PLANTED ALTERNATELY ON EITHER SIDE OF THE STREET.	YES	YES	STREET TREES WERE PROVIDED AT A SPACING OF 50 FT. O.C. WHERE IT WAS FEASIBLE. UTILITIES, UTILITY EASEMENTS, AND STORM SEWER DICTATED THE LAYOUT. SOME AREAS, TREES WERE PLANTED ON BOTH SIDES OF THE STREET TO MAKE UP FOR OTHER AREAS.

PARKING AREA LANDSCAPE REQUIREMENTS (113-246)

TYPE	REQUIRED	PROVIDED	COMMENTS
LANDSCAPE AREA FOR PARKING AREA SHALL COVER TEN PERCENT OF THE PARKING AREA.	N/A	N/A	
A LANDSCAPE AREA SHALL BE PROVIDED AT EACH END OF ALL ROWS OF PARKING.	N/A	N/A	
EACH LANDSCAPE AREA WILL BE A MINIMUM OF 5 FT. WIDE INSIDE CURB.	N/A	N/A	
AT LEAST ONE CANOPY TREE OR TWO SUB CANOPY TREES WILL BE REQUIRED IN EACH LANDSCAPE AREA FOR THE ROW OF PARKING.	N/A	N/A	
EACH LANDSCAPE AREA WILL HAVE FIVE SHRUBS PER EACH REQUIRED TREE.	N/A	N/A	



EXTRUDED SHEETS OR PANELS WITH INTEGRAL MALE/FEMALE SLIDING LOCK CONNECTION ENDS. MATERIAL SHALL BE HDPE WITH A MINIMUM THICKNESS OF 60 MIL, AND SHALL BE RIBBED. ROOT BARRIER SHALL EXTEND TO A MINIMUM DEPTH OF 42" BELOW FINISH GRADE. THE ROOT BARRIER SHALL BE A MINIMUM OF 12" LONG, CENTERED ON THE TREE AND PARALLEL WITH THE UTILITY MAIN OR SERVICE LINE BEING PROTECTED, UNLESS SHOWN OTHERWISE ON THE PLANS. ROOT BARRIER SHALL BE INSTALLED AT ANY TREE PLANTED IN A CCUA UTILITY EASEMENT, OR ANY TREE PLANTED WITHIN 10' OF ALL CCUA UTILITY MAINS OR SERVICES. NO TREES SHALL BE PLANTED IN A CCUA UTILITY EASEMENT EASEMENT WITHOUT THE APPROVAL OF CCUA. NO TREES SHALL BE CLOSER THAN 5' TO ANY CCUA UTILITY LINE OR SERVICES.

ROOT BARRIER DETAIL
SCALE: N.T.S.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	INCHES	REMARKS
TREES							
JV	JV	15	Southern Red Cedar	Juniperus virginiana	65G	45	10-12' ht., 5-6' spd., 3" Cal., F.L.S.
LI	LI	10	Muskogee Crape Myrtle	Lagerstroemia x 'Muskogee'	45G	60	10-12' Ht., 5-6' Spd., 6" Cal., Min. of 3 Stems, 2" Min. Per Stem, F.L.S.
MG	MG	2	Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard' TM	65G	6	12' ht., 5-6' spd., 3" Cal., F.T.G., F.L.S
QN	QN	73	Nuttall Oak	Quercus nuttallii	100G	292	14-16' ht., 6-7' Spd., 4" Cal., F.L.S.
QS	QS	1	Shumard Oak	Quercus shumardii	100G	3	12' ht., 5-6' spd., 3" Cal., F.L.S.
QVC	QVC	3	Cathedral Live Oak	Quercus virginiana 'Cathedral'	100G	12	13-15' Ht., 6-7' Spd., 4" Cal., F.L.S.
QVH	QVH	29	High Rise Live Oak	Quercus virginiana 'High Rise'	100G	116	12-15' ht., 6-7' spd., 4" Cal., F.L.S.
UP	UP	86	Allee Lacebark Elm	Ulmus parvifolia 'Allee' TM	100G	344	12-14' Ht., 5-6' Spd. 4" Cal., F.L.S.

TOTAL PLANTED TREE INCHES: 878

FLORIDA NO. 1 QUALITY REQUIREMENT:

ALL REQUIRED PLANT MATERIALS, INCLUDING, BUT NOT LIMITED TO, TREES AND SHRUBS, SHALL EQUAL OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS ESTABLISHED AND REVISED BY THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

CLAY COUNTY UTILITY AUTHORITY (CCUA) NOTES

NO TREE SHALL BE CLOSER THAN 5' TO ANY CCUA UTILITY LINE OR SERVICE. ROOT BARRIER SHALL BE INSTALLED AT ANY TREE PLANTED IN A CCUA UTILITY EASEMENT OR ANY TREE PLANTED WITHIN 10' OF ALL CCUA UTILITY MAINS OR SERVICE.

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FL CA 33380 FL LC 26000645

THE ROOKERY – PH 3A & 3B

FOR:
D.R. HORTON INC. – JACKSONVILLE

CLAY COUNTY, FLORIDA

CGCS CODE REQUIREMENTS & PLANT SCHEDULE

LS–9

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