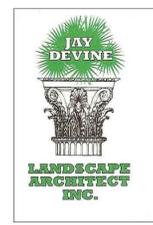


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# Moffett Properties LLC Landscape Calculations



This drawing has been electronically signed and sealed by:  
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. - Jay C. Devine, LA, FL.Reg.LA0001208

Digitally signed by Jay C. Devine  
 Date: 2025.09.07  
 16:14:23 -04'00'  
 Adobe Acrobat  
 version: ©  
 2025.001.20672

Energy Cove Warehouse  
 1340 Energy Cove Court  
 Green Cove Springs, Florida 32043  
 Sec. 113-244 (b) (1)

(1) Perimeter landscaping - 1 Shade or Canopy Tree for each 50 linear feet of the perimeter of the site -  
 Perimeter of the site = 2005 linear feet / 50 = 40 Trees Required  
 Approximately 50 Trees are provided.

Sec. 113-244 (b) (2)  
 (2) Interior landscaping  
 Project Site Area = Approx. 186,697 Sq. Ft.  
 10,500 Sq.Ft. / 1500 = 7 Trees Required

186,697 Sq. Ft.  
 - 10,500 Sq.Ft.  
 176,197 Sq. Ft. / 4,000 = 44 Trees Required

7 Trees + 44 Trees = 51 Trees  
 Trees provided (See Plant List) - Approx. 57 Canopy Trees and 25 Non- Canopy Trees

Approx. 7 Canopy Trees Preserved

Live Oaks Removed = 444 Inches  
 Live Oaks Mitigation @ 1" to 1" = 444 Inches

Other Trees greater than 12" DBH Removed = 145 Inches  
 Other Trees Mitigation 145 @ 1" to 3" = 48 Inches

Planted Live Oak tree inches = 164"  
 Other Planted tree inches = 48"

| Live Oak Tree Credits  | Trees Preserved      |
|--|----------------------|
| Live Oaks 12" to 18" Preserved (13 x 1) = 13 Credit Inches         | (C)13" Live Oak #240 |
| Live Oaks 19" to 30" Preserved (22 x 1.25) = 27.5 Credit Inches    | (A)22" Live Oak #260 |
| Live Oaks greater than 30" Preserved (48 x 1.5) = 72 Credit Inches | (Q)48" Live Oak #271 |
| <b>Live Oak Tree Credits Total = 112.5 Credit Inches</b>           |                      |

Live Oaks Mitigation @ 1" to 1" = 444 Inches  
 Planted Live Oak tree inches = -164"  
 Live Oak Tree Credits Total = -112.5 Credit Inches  
 167.5" Deficit Live Oak Inches

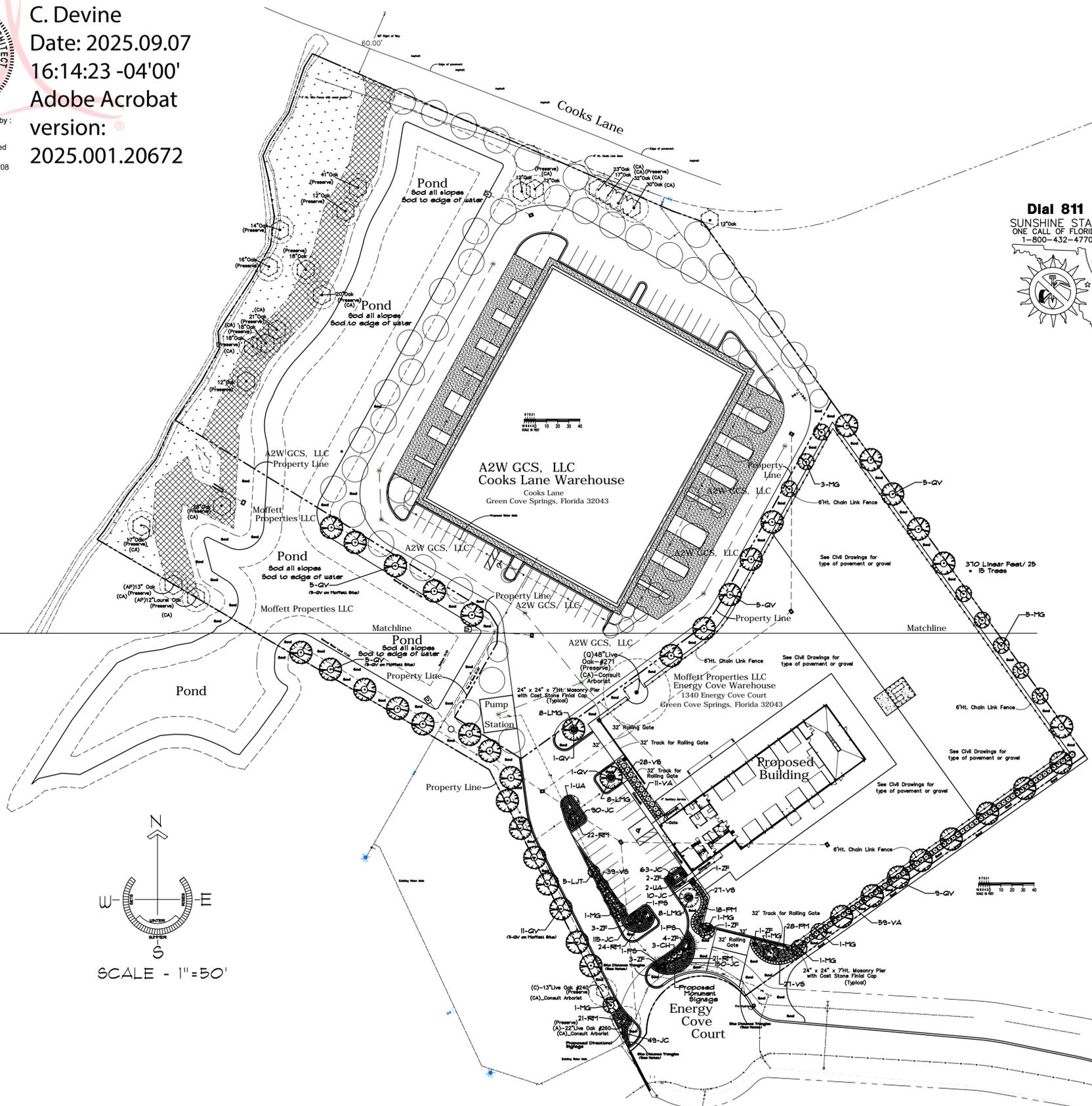
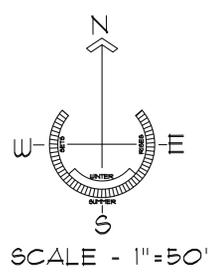
HOSE BIB  
 Provide a hose bib within 75' of all planting.

HOSE BIBS ARE SHOWN FOR PERMITTING PURPOSES. THE CONTRACTOR SHALL PROVIDE A CERTIFIED IRRIGATION DESIGNER AND SUBMIT AN IRRIGATION DESIGN TO THE CITY OF GREEN COVE SPRINGS LANDSCAPE INSPECTOR FOR APPROVAL BEFORE IMPLEMENTING ANY IRRIGATION.

### Legend

- 12"OAK - Tree to be preserved  
CONTACT THE CITY OF GREEN COVE SPRINGS LANDSCAPE INSPECTOR BEFORE REMOVING A TREE THAT IS DESIGNATED TO BE PRESERVED.
- Tree Barricade  
SEE CITY OF GREEN COVE SPRINGS TREE BARRICADE REQUIREMENTS.  
SEE CITY OF GREEN COVE SPRINGS LANDSCAPE INSPECTOR.  
SEE TREE PROTECTION DETAIL.

TREE BARRICADE CONTRACTOR SHALL:  
 CONSULT WITH THE CITY OF GREEN COVE SPRINGS LANDSCAPE INSPECTOR ABOUT EXACT PLACEMENT OF BARRICADES BEFORE ERECTING BARRICADES.  
 THE CITY OF GREEN COVE SPRINGS LANDSCAPE INSPECTOR EXAMPLE: A MINIMUM OF 15' AWAY FROM TREE FOR A 26" OAK. SEE INSPECTOR.



Note: If Trees that are shown to be preserved are not preserved, then an inch for inch tree replacement shall be provided on or off site, or a payment to the tree bank at \$148.00 per dbh inch of tree removed.

This drawing is for landscape planting purposes only.  
 See Civil drawings for all civil details.

Landscape Plan

Energy Cove Warehouse

Landscape Plan

Energy Cove Court, Green Cove Springs, Florida 32043

**North**

SCALE: 1" = 50'

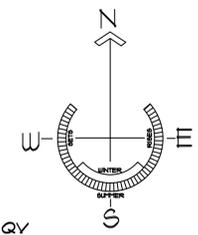
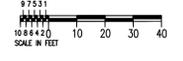
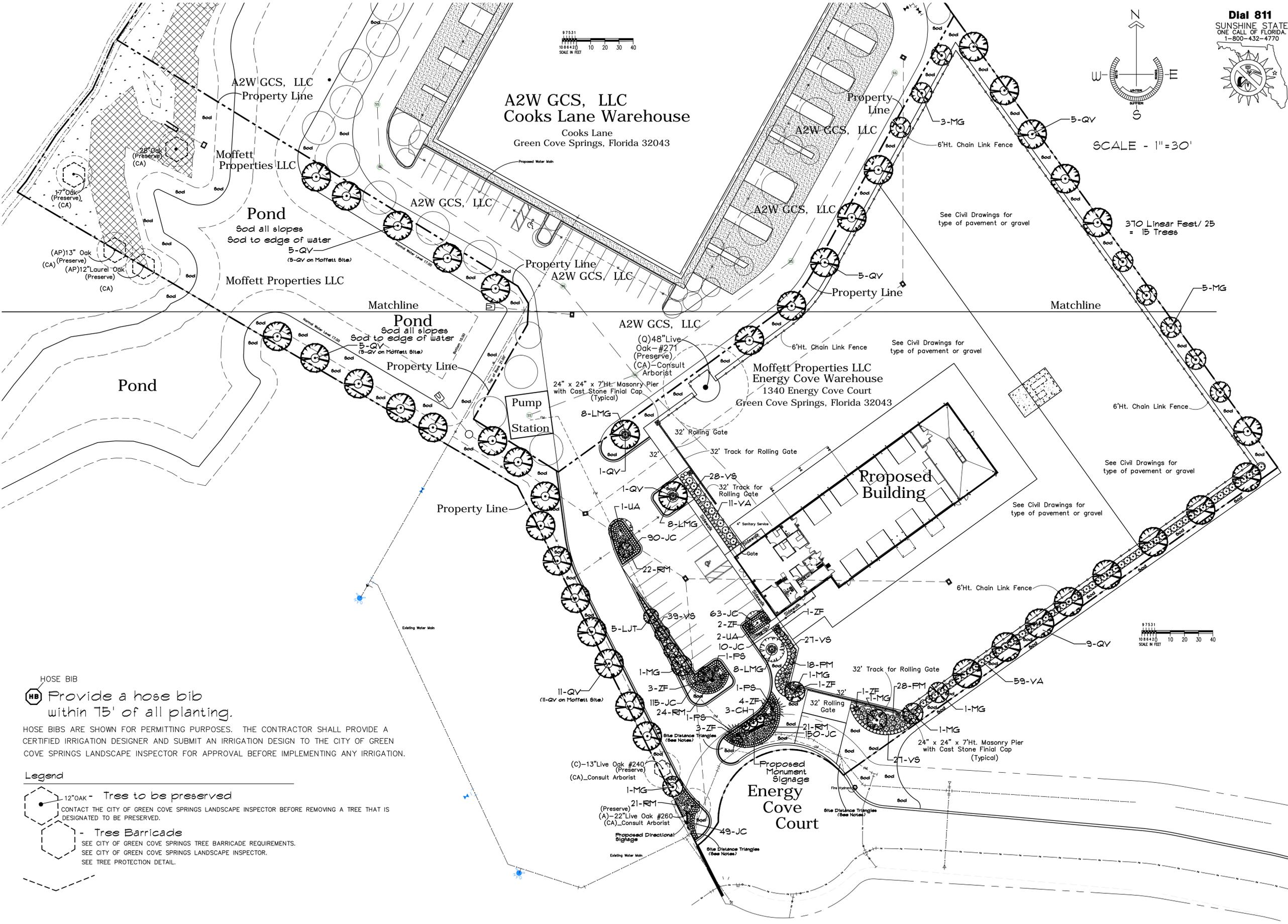
DATE: 9-8-2025

DRAWN: J. Devine

SHEET: L-1

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SCALE - 1"=30'



**HOSE BIB**  
 Provide a hose bib within 75' of all planting.

HOSE BIBS ARE SHOWN FOR PERMITTING PURPOSES. THE CONTRACTOR SHALL PROVIDE A CERTIFIED IRRIGATION DESIGNER AND SUBMIT AN IRRIGATION DESIGN TO THE CITY OF GREEN COVE SPRINGS LANDSCAPE INSPECTOR FOR APPROVAL BEFORE IMPLEMENTING ANY IRRIGATION.

**Legend**  
 12"OAK - Tree to be preserved  
 CONTACT THE CITY OF GREEN COVE SPRINGS LANDSCAPE INSPECTOR BEFORE REMOVING A TREE THAT IS DESIGNATED TO BE PRESERVED.  
 - Tree Barricade  
 SEE CITY OF GREEN COVE SPRINGS TREE BARRICADE REQUIREMENTS.  
 SEE CITY OF GREEN COVE SPRINGS LANDSCAPE INSPECTOR.  
 SEE TREE PROTECTION DETAIL.

This drawing is for landscape planting purposes only. See Civil drawings for all civil details.

Landscape Plan

Landscape Plan

Energy Cove Warehouse

Energy Cove Court, Green Cove Springs, Florida 32043

**North**

SCALE: 1"=30'

DATE: 9-8-2025

DRAWN: J. Devine

SHEET: L-2

Disclaimer : This drawing is for landscape planting purposes only. Consult a Florida Registered Engineer for all structural work, civil work, and soil testing by others. Consult a Florida Registered Land Surveyor for all objects shown on this plan.

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**PLANTING NOTES**

- CALL FOR UNDERGROUND LOCATES BEFORE YOU DIG - CALL NUMBER 1-800-432-4770
- DISCLAIMER: THIS LANDSCAPE PLAN WAS PREPARED FOR LANDSCAPE PLANTING PURPOSES AND TO ACQUIRE A BUILDING PERMIT FOR THE OWNER. IT IS THE OWNERS RESPONSIBILITY TO CONTRACT A CERTIFIED ARBORIST FOR A COMPLETE CERTIFICATION OF THE HEALTH OF THE EXISTING TREES SHOWN ON THIS PLAN. TREES THAT ARE DETERMINED BY THE CERTIFIED ARBORIST TO BE UNHEALTHY OR DISEASED, MAY CREATE A DANGER TO THE PUBLIC HEALTH, SAFETY, AND WELFARE. EXISTING TREES THAT ARE NOT TREATED BY A CERTIFIED ARBORIST, BEFORE, DURING, AND AFTER CONSTRUCTION, MAY HAVE UNSEEN DAMAGE TO THE ROOT ZONE AND MAY BECOME A HAZARD. CONSULT A CERTIFIED ARBORIST FOR TREATMENT AND CERTIFICATION OF HEALTH OF ALL EXISTING TREES SHOWN.
- THE OWNER AND THE LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING SITE DISTANCES FOR DRIVERS TO SEE ONCOMING VEHICULAR AND PEDESTRIAN TRAFFIC BY PRUNING UP TREES AND ADJUST SHRUBBERY AND TREE LOCATIONS TO ENHANCE SITE DISTANCES AT ENTRANCES AND EXITS. CONSULT THE CITY OR COUNTY MUNICIPAL SAFETY CODES FOR SITE DISTANCES.
- SEE LANDSCAPE SPECIFICATIONS (SECTION 02900 - LANDSCAPE DEVELOPMENT) BEFORE BIDDING AND BEFORE COMMENCING WORK.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SITE CONDITIONS AND ALL PLANT MATERIALS AND QUANTITIES LISTED ON THESE PLANS BEFORE BIDDING. DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT BEFORE BIDDING.
- THE GENERAL CONTRACTOR SHALL PROVIDE A ROUGH GRADE TO WITHIN ONE TENTH OF A FOOT OF FINISHED GRADE. FINISHED GRADE (TOP OF SOIL) FOR ALL SOD AND PLANTING AREAS AFTER SETTLEMENT SHALL BE FLUSH WITH THE TOP OF ABUTTING CURBS, WALKS, WALLS, AND ABUTMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE DRAINAGE OF THE ROUGH GRADE.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINE GRADING AND PREPARATION FOR PLANTING. THE LANDSCAPE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. ANY DISCREPANCY OR OBSTRUCTION OF PROPER DRAINAGE OF ROUGH GRADE ESTABLISHED BY THE GENERAL CONTRACTOR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT BEFORE PLANTING BEGINS.
- PLANTING AREAS SURROUNDED BY HARDSCAPE SHALL BE DRAINED WITH A MINIMUM 1" ADS PIPE WITH 12"X12" CATCH BASIN(S) TO APPROVED CATCH BASIN, DRY WELL, OR OUTFALL AREA. NOTIFY THE LANDSCAPE ARCHITECT OF PROBLEM DRAINAGE AREAS BEFORE PLANTING.
- SEE CITY OF GREEN COVE SPRINGS IRRIGATION ORDINANCE AND SEE IRRIGATION INSPECTOR BEFORE INSTALLING IRRIGATION.
- ALL PLANTS SHALL BE FLORIDA GRADE #1 OR BETTER AS NOTED IN THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES "GRASSES AND STANDARDS FOR NURSERY PLANTS" DIVISION OF PLANT INDUSTRY.
- MAINTAIN POSITIVE SURFACE DRAINAGE THROUGHOUT THE SITE BEFORE AND AFTER SODDING AND BERNING.
- PRESERVE EXISTING TREES AND PRESERVE ALL GOOD QUALITY UNDERBRUSH AND PALMETTO, IF ANY EXIST ON SITE. PRUNE, CLEAN, AND MULCH EXISTING TREES, PALMETTO, AND GOOD QUALITY UNDERBRUSH, IF ANY EXIST ON SITE. SEE CITY AND OR COUNTY TREE ORDINANCE. PROVIDE TREE BARRICADES AS REQUIRED BY CITY AND OR COUNTY. IF RETAINING WALLS ARE NOTED ON PLANS SEE RETAINING WALL DETAIL.
- MULCH ALL PLANT BEDS WITH A 2" LAYER OF GROUND 1/4" PINE BARK FINES FOLLOWED BY A 1" LAYER OF CYPRESS MULCH.
- SOD TO PROPERTY LINE AND TO SOD LIMIT LINES SHOWN ON PLAN. PROVIDE ALL SOD SOID, NO SPRIGGING OR SEEDING.
- NOTIFY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT OF WET SOIL CONDITIONS THAT WILL REQUIRE SOIL AMENDMENT OR DRAINAGE SYSTEMS. DO NOT PLANT SHRUBS OR TREES IN WET POORLY DRAINED SOILS.
- ALL TOP SOIL PROVIDED BY GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL BE FERTILE, READILY CRUMBLER IN HAND, WELL DRAINED SANDY LOAM, CLEAN AND FREE OF CLAY LUMPS, STONES, STUMPS, AND ROOTS.
- PLANTING MIX AFTER ADMIXTURES SHALL HAVE A PH VALUE OF BETWEEN 5.5 AND 6.5. CONSULT LABORATORY (IFAS).
- PLANTING MIXTURE - PROVIDE ONE PART CLEAN TOP SOIL TO ONE PART PEAT, TO THIS MIX ONE AND ONE HALF POUNDS OF 8-8-8 WITH 50% ORGANIC FERTILIZER PER CUBIC YARD OF MIXTURE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND OR DAMAGE OF ANY UNDERGROUND PIPES, CABLE, GAS LINES, WATER LINES, TELEVISION, PHONE LINES, AND SEPTIC TANKS. THE LOCATIONS OF PLANTS AS SHOWN ON THE PLANS ARE APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF UNDERGROUND OR OVERHEAD OBSTRUCTIONS. THE PLANT MATERIAL MAY BE ADJUSTED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT. ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.
- ALL MATERIALS AND FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED FOR 120 DAYS FROM THE DATE OF FINAL INSPECTION AND ACCEPTANCE EXCEPT FOR TREES. TREES SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL INSPECTION AND ACCEPTANCE.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS DURING THE INSTALLATION OPERATION UNTIL FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING ROUND-UP HERBICIDE AND PRE-EMERGENT HERBICIDE, OR EQUIVALENT APPROVED BY THE ENVIRONMENTAL PROTECTION AGENCY AND THE FLORIDA DEPARTMENT OF AGRICULTURE.
- STAKE ALL TREES ACCORDING TO THE TREE PLANTING DETAIL. THE OWNER IS RESPONSIBLE FOR CALLING THE LANDSCAPE CONTRACTOR WHEN A TREE HAS TILTED. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR STRAIGHTENING TREES FOR ONE YEAR FROM FINAL ACCEPTANCE.
- STAKE ALL TREES WITH 3/4 GAUGE, ANNEALED, GALVANIZED STEEL CABLES PER TREE. PROVIDE 1/2" POLY TUBING AS CHAFTING GUARDS, AND 3 - 48" U-CHANNEL 14 GAUGE METAL FENCE POST STAKES. MARK EACH GUY WIRE WITH 3 - ORANGE SURVEY RIBBONS FOR VISIBILITY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REMOVING GUYS ONE YEAR FROM FINAL ACCEPTANCE. THE OWNER IS RESPONSIBLE FOR CALLING THE LANDSCAPE CONTRACTOR TO REMOVE THE GUYS. GUY WIRES CAN CAUSE GROWING OF THE TREE. CALL THE LANDSCAPE CONTRACTOR TO REMOVE THE GUYS AFTER ONE YEAR.
- THE OWNER IS RESPONSIBLE FOR CALLING THE LANDSCAPE ARCHITECT FOR FINAL INSPECTION. FINAL PAYMENT SHALL BE MADE AFTER FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL CHANGES TO PLAN MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ANY CHANGES TO PLANT MATERIAL IN THE BID MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBMIT A BID WITH UNIT PRICES TO THE OWNER AND THE LANDSCAPE ARCHITECT. IF A PLANT OR TREE IS UNAVAILABLE, SUBMIT AN INQA NURSERYMAN LETTER STATING UNAVAILABILITY IN THE STATE OF FLORIDA.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A LANDSCAPE AS-BUILT DRAWING THAT IS ACCEPTABLE TO THE CITY OR COUNTY MUNICIPALITY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING EXACT PLANT COUNTS ON THE AS-BUILT DRAWING. SELECTIONS OF PLANT MATERIALS SHOULD BE NOTED BY THE OWNER AND THE OWNER SHOULD REVIEW UNIT PRICES FOR ANY REFUND DUE TO THE OWNER.

**Moffett Properties LLC  
PLANT LIST (PROVIDE FLORIDA #1 TREES AND PLANT MATERIAL)**

| QNTY.  | KEY | BOTANICAL NAME / COMMON NAME   | SIZE                               |
|--|-----|--|------------------------------------|
| <b>TREES</b> (Consult the City of Green Cove Springs landscape inspector for all sizes noted before planting)            |     |  |                                    |
| NOTE: PROVIDE TREES THAT MEET MINIMUM CALIPER AND MINIMUM SIZE. IF SIZE REQUIRES LARGER CALIPER, PROVIDE LARGER CALIPER. |     |  |                                    |
| 5  | LJT | Ligustrum japonicum / Japanese Privet<br>(Prune into umbrella shaped Patio Trees with 5' of clear trunk)   | 8'Htx8' Spread, 65 Gal             |
| 13   | MG  | Magnolia grandiflora blanchard/ Blanchard Magnolia (Native)  | 3" Cal, 10'Ht. Min.                |
| 3  | FS  | Phoenix dactylifera zahidi / Zahidi Date Palm<br>(Submit nursery certification of Zahidi species and provide warranty)                             | 5' Clear Trunk                     |
| 41   | QV  | Quercus virginiana / Live Oak (Native)   | 4" Cal, 10'Ht. Min.                |
| 3  | UA  | Ulmus alata / Winged Elm (Native)  | 3" Cal, 10'Ht. Min.                |
| <b>SHRUBS</b>  |     |  |                                    |
| 3  | CH  | Chamaerops humilis / European Fan Palm   | 24"x24", 15 Gallon                 |
| 46   | FM  | Fodocarpus macrophylla / Japanese Yew  | 18"x18"                            |
| 88   | RM  | Rosa meidrifora / Coral Drift Rose   | 12" x 12"                          |
| 10   | VA  | Viburnum awabuki / Mirror Leaf Viburnum  | 18"x18"                            |
| III  | VS  | Viburnum suspensum / Sandankwa Viburnum<br>(24"Height Required at time of planting)<br>(Provide Viburnum suspensum not the Viburnum odoratissimum) | 24"Height Required,<br>7 Gal. Min. |
| 15   | ZF  | Zamia furfuracea / Cardboard Plant   | 18"x18"                            |
| <b>GROUND COVER</b>  |     |  |                                    |
| 417  | JC  | Juniperus conferta compacta / Dwarf Shore Juniper  | 6" Spread, 1 Gallon                |
| 24   | LMG | Liriope muscari gigantea / Giant Liriope   | 12" x 12", 1 Gallon                |

**60D ARGENTINE BAHIA - Note:** If the owner wants St. Augustine Grass at the entrance way, then consult the owner and provide the 100% coverage fully automatic irrigation system according to the City of Green Cove Springs requirements.

**MULCH FOR ALL PLANT BEDS AND TREE BEDS SHOWN ON THE PLAN**  
1/4" PINE BARK FINES - 2" THICK, ALL PLANT BEDS. ALL TREES SHALL HAVE A 6' DIAMETER MULCHED BED. PROVIDE THE 1/4" SIZE PINE BARK FINES THAT CAN PASS THROUGH A 1/4" SIEVE. FINISH MULCH BEDS WITH A 1" THICK LAYER OF CYPRESS MULCH.

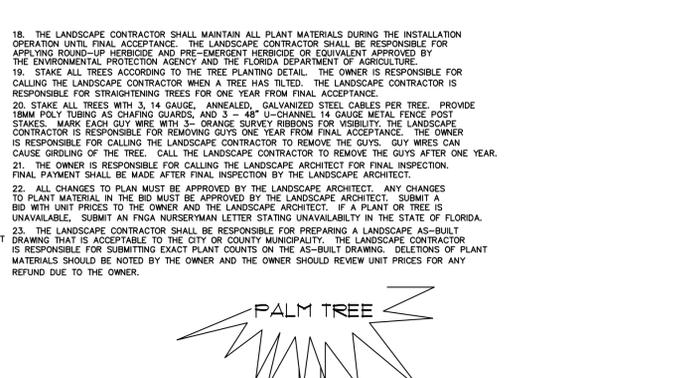
**TREE PRUNING**  
PRUNE ALL EXISTING TREES ON SITE ACCORDING TO ANSI (AMERICAN NATIONAL STANDARDS INSTITUTE ) A300 STANDARDS AND PRACTICES AND ACCORDING TO ANSI Z133.1 SAFETY STANDARDS. CONSULT A CERTIFIED ARBORIST FOR ALL TREE WORK AND FOR A CERTIFIED ARBORIST TREE APPRAISAL TO DETERMINE TREE DISEASE AND TO DETERMINE CONDITIONS THAT MAY BE A PUBLIC HEALTH, SAFETY, AND WELFARE ISSUE. CONSULT THE COUNTY OR CITY LANDSCAPE INSPECTOR BEFORE REMOVING ANY TREES AND OR TREE LIMBS. CONSULT THE FIRE DEPARTMENT FOR CLEAR ACCESS ISSUES FOR EMERGENCY VEHICLES AND FIRE TRUCKS. REMOVE ALL TREE PRUNING DEBRIS FROM THE SITE.

**TREE BARRICADES**  
CALL THE CITY OF GREEN COVE SPRINGS LANDSCAPE INSPECTOR FOR ACCEPTABLE TREE BARRICADE PLACEMENT. IF THE SILT FENCE IS MORE THAN 20 FEET AWAY FROM CONSTRUCTION THE SILT FENCE MAY BE AN ACCEPTABLE TREE BARRICADE - SEE INSPECTOR. THE SILT FENCE MUST BE 6' MINIMUM DISTANCE FROM A PROTECTED TREE. TREE BARRICADES MAY BE A CONTINUOUS FENCING OR A RADIUS AROUND THE TREE ITSELF - SEE INSPECTOR TO VERIFY TREE BARRICADE PLACEMENT BEFORE CONSTRUCTION OF TREE BARRICADES. TREE BARRICADES SHOWN ARE SCHEMATIC AND MAY BE ADJUSTED ACCORDING TO THE LANDSCAPE INSPECTOR. ERECT ALL TREE BARRICADES AS DIRECTED BY THE CITY OF GREEN COVE SPRINGS LANDSCAPE INSPECTOR. SEE THE TREE PROTECTION DETAIL.

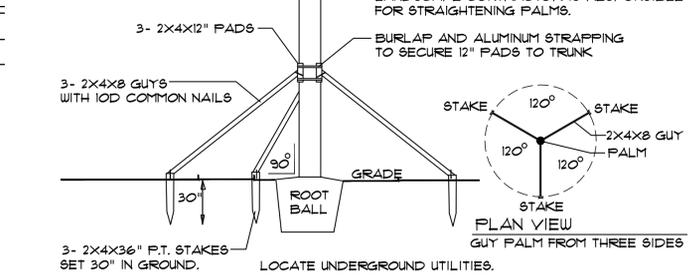
**IRRIGATION**  
CONTRACTOR SHALL PROVIDE A CERTIFIED IRRIGATION DESIGNER AND SUBMIT AN IRRIGATION PLAN TO THE CITY OF GREEN COVE SPRINGS LANDSCAPE INSPECTOR FOR APPROVAL BEFORE INSTALLING THE IRRIGATION SYSTEM.



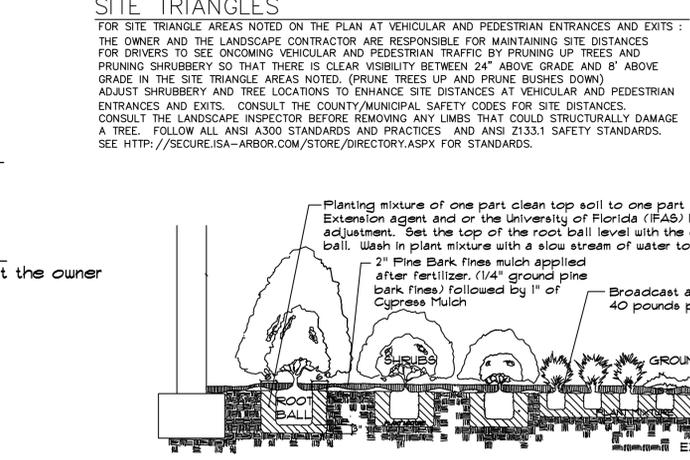
**Bike Rack Detail**  
Belson Outdoors Bike Rack Model HRHD-FT-EPX Galvanized Finish HRHD-FT-GV www.belson.com 1-800-323-5664  
5' x 6' x 4" Depth Concrete Slab with Round Tooled Edges and broom finish concrete with smooth troweled picture frame border. (2500PSI Concrete)  
Tapcon 410 Stainless Steel Fasteners 1/4" X 2-3/4" HEX HEAD www.tapcon.com  
Not to scale



**PALM TREE GUYING DETAIL**  
(NOT TO SCALE)  
PALM TREE STRAIGHT, LEVEL, AND FERPENDICULAR TO THE GROUND. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR STRAIGHTENING PALMS.



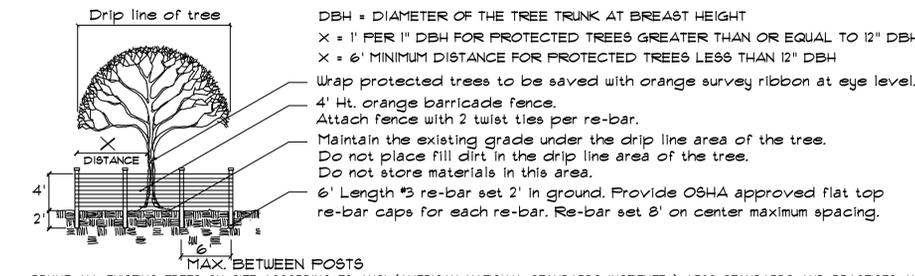
**SITE TRIANGLES**  
FOR SITE TRIANGLE AREAS NOTED ON THE PLAN AT VEHICULAR AND PEDESTRIAN ENTRANCES AND EXITS : THE OWNER AND THE LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING SITE DISTANCES FOR DRIVERS TO SEE ONCOMING VEHICULAR AND PEDESTRIAN TRAFFIC BY PRUNING UP TREES AND PRUNING SHRUBBERY SO THAT THERE IS CLEAR VISIBILITY BETWEEN 24" ABOVE GRADE AND 8" ABOVE GRADE IN THE SITE TRIANGLE AREAS NOTED. (PRUNE TREES UP AND PRUNE BUSHES DOWN) ADJUST SHRUBBERY AND TREE LOCATIONS TO ENHANCE SITE DISTANCES AT VEHICULAR AND PEDESTRIAN ENTRANCES AND EXITS. CONSULT THE COUNTY/MUNICIPAL SAFETY CODES FOR SITE DISTANCES. CONSULT THE LANDSCAPE INSPECTOR BEFORE REMOVING ANY LIMBS THAT COULD STRUCTURALLY DAMAGE A TREE. FOLLOW ALL ANSI A300 STANDARDS AND PRACTICES AND ANSI Z133.1 SAFETY STANDARDS. SEE HTTP://SECURE.ISA-ARBOR.COM/STORE/DIRECTORY.ASPX FOR STANDARDS.



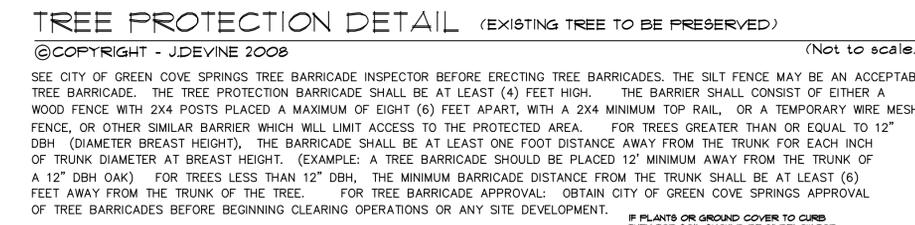
**SHRUB PLANTING DETAIL**  
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**SEEDING**  
SCARIFY SOIL TO BE SEEDDED WITH A CHINESE DRAG OR EQUIVALENT TO A DEPTH OF 3". BROADCAST SEED AND INCORPORATE SEED INTO THE SOIL WITH A BRILLIAN CULTIPACKER OR EQUIVALENT. PROVIDE 1/4" HAY MULCH OR HYDRO-MULCH ON THE TOP OF THE CULTIPACKER OR PAKED SEED. BROADCAST A 20-3-6 WITH 24% NITROFOM CONTROLLED RELEASE FERTILIZER AT 300LBS. ACRE AT THE TIME OF SEEDING. 60 DAYS AFTER SEEDING BROADCAST A 15-4-15 WITH 55% GENUINE NITROFOM CONTROLLED RELEASE FERTILIZER AT 300 LBS. / ACRE. ALL ARGENTINE BAHIA SEED SHALL BE NON-SCARIFIED.

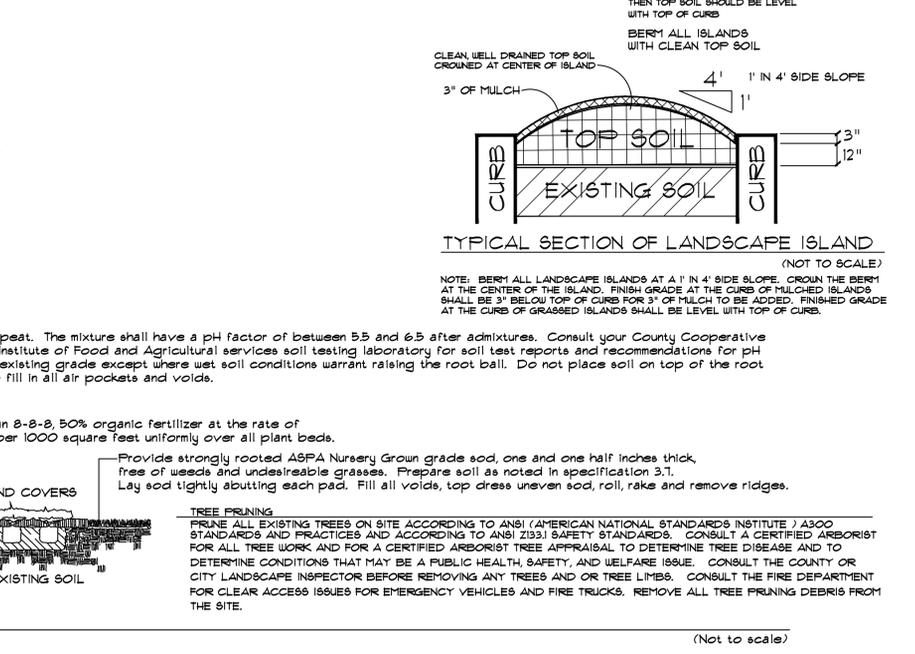
| TIME OF YEAR                              | SEED MIXTURE   |
|---|--|
| OCT 1 - FEB 28                            | ARGENTINE BAHIA SEED @ 220LBS. / ACRE<br>ANNUAL RYE SEED @ 40 LBS. / ACRE<br>FINE TEXTURED PERENNIAL RYE SEED @ 25LBS. / ACRE      |
| MAY 1 - AUG 30                            | ARGENTINE BAHIA SEED @ 220LBS. / ACRE<br>BROWNTOP MILLET SEED @ 40 LBS. / ACRE   |
| SEPT. 1 - SEPT. 30 AND MARCH 1 - APRIL 30 | ARGENTINE BAHIA SEED @ 220LBS. / ACRE<br>BROWNTOP MILLET SEED @ 40 LBS. / ACRE<br>FINE TEXTURED PERENNIAL RYE SEED @ 15LBS. / ACRE |



**TREE PROTECTION DETAIL** (EXISTING TREE TO BE PRESERVED)  
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PRUNE ALL EXISTING TREES ON SITE ACCORDING TO ANSI (AMERICAN NATIONAL STANDARDS INSTITUTE ) A300 STANDARDS AND PRACTICES AND ACCORDING TO ANSI Z133.1 SAFETY STANDARDS. CONSULT A CERTIFIED ARBORIST FOR ALL TREE WORK. CONSULT A CERTIFIED ARBORIST TO DETERMINE TREE DISEASE STATUS AND CONDITIONS THAT MAY BE A PUBLIC HEALTH, SAFETY, AND WELFARE ISSUE. CONSULT THE COUNTY LANDSCAPE INSPECTOR BEFORE REMOVING ANY TREES AND OR TREE LIMBS. CONSULT THE FIRE DEPARTMENT FOR CLEAR ACCESS ISSUES FOR EMERGENCY VEHICLES AND FIRE TRUCKS. CONSULT THE CITY OF GREEN COVE SPRINGS FOR SITE DISTANCE CODES AT INTERSECTIONS.



**TYPICAL SECTION OF LANDSCAPE ISLAND**  
(NOT TO SCALE)  
NOTE: BERYM ALL LANDSCAPE ISLANDS AT A 1" IN 4" SIDE SLOPE. CROWN THE BERYM AT THE CENTER OF THE ISLAND. FINISH GRADE AT THE CURBS OF MULCHED ISLANDS SHALL BE 3" BELOW TOP OF CURB FOR 3" OF MULCH TO BE ADDED. FINISHED GRADE AT THE CURBS OF GRABBED ISLANDS SHALL BE LEVEL WITH TOP OF CURB.

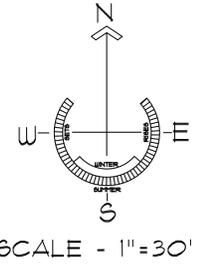
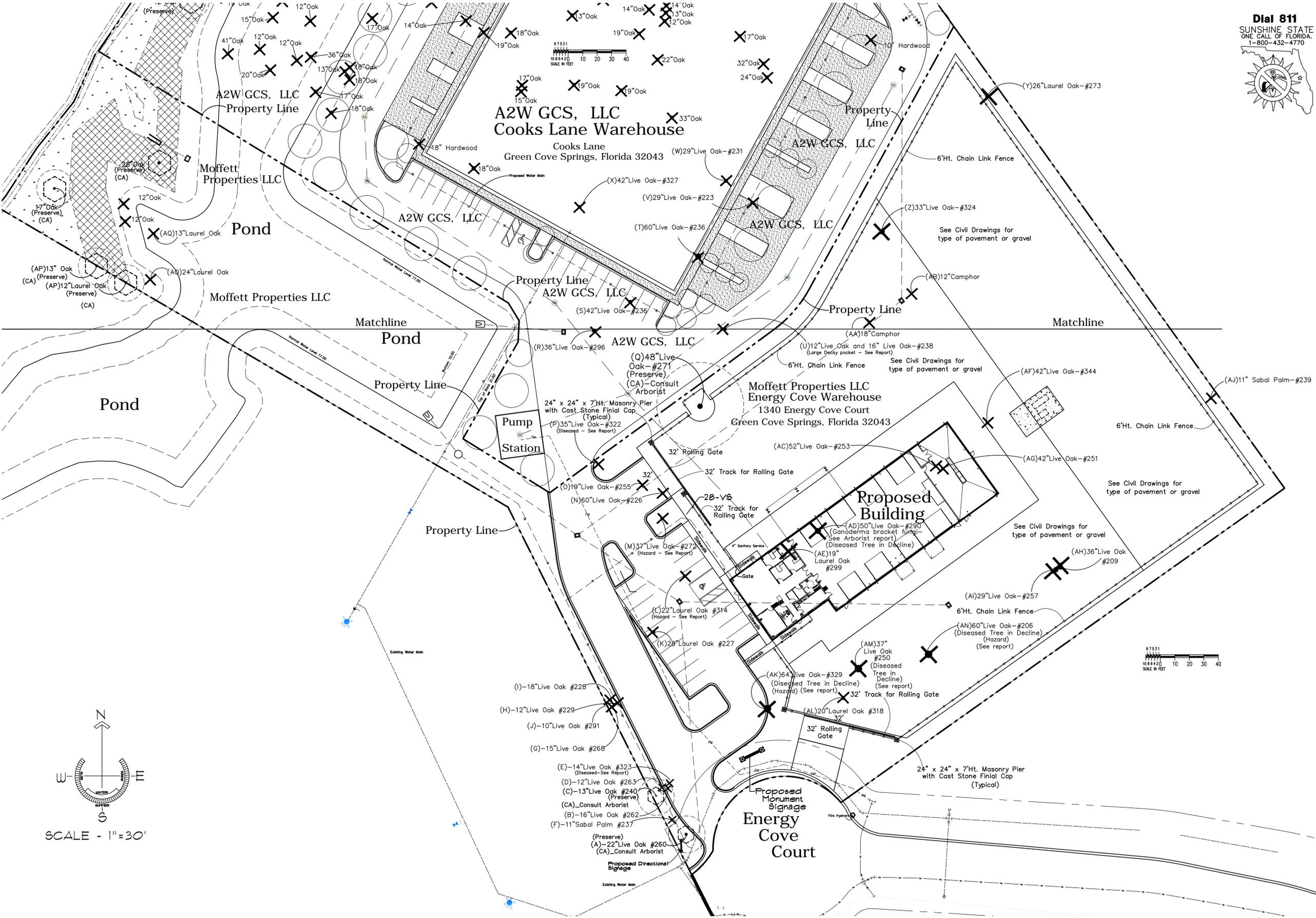


**TREE PLANTING DETAIL**  
©COPYRIGHT - J.DEVINE 1996  
Note: After the contractor installs the guy wires and the survey ribbon, the owner is responsible for making sure that the 3 survey ribbons on each guy wire are visible and in place for the public health, safety and welfare. The contractor is responsible for removing the guy wires one year after final acceptance. The owner is also responsible for calling the contractor to remove the guy wires one year after final acceptance.

Energy Cove Warehouse  
Plant List and Planting Details  
Scale: Not to scale  
Date: 9-8-2025  
Drawn: J. Devine  
Sheet: L-5  
Energy Cove Court, Green Cove Springs, Florida 32043  
JAY DEVINE LANDSCAPE ARCHITECT INC • LANDSCAPE ARCHITECTURE • LAND PLANNING • DESIGN • GRAPHICS • JACKSONVILLE, FLORIDA • (904) 246-4332  
NOT FOR CONSTRUCTION

**Plant List and Planting Details**

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HOSE BIB  
 Provide a hose bib within 75' of all planting.

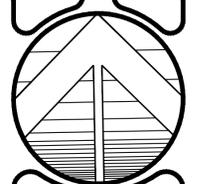
See Arborist Report

Tree Protection Plan

Tree Protection Plan

Energy Cove Warehouse

Energy Cove Court, Green Cove Springs, Florida 32043



North

SCALE: 1" = 30'

DATE: 9-8-2025

DRAWN: J. Devine

SHEET:

L-6

Disclaimer: This drawing is for landscape planting purposes only. Consult a Florida Registered Engineer for all structural work, civil work, and all soil testing by others. Consult a Florida Registered Land Surveyor for all objects shown on this plan.

HOSE BIBS ARE SHOWN FOR PERMITTING PURPOSES. THE CONTRACTOR SHALL PROVIDE A CERTIFIED IRRIGATION DESIGNER AND SUBMIT AN IRRIGATION DESIGN TO THE CITY OF GREEN COVE SPRINGS LANDSCAPE INSPECTOR FOR APPROVAL BEFORE IMPLEMENTING ANY IRRIGATION.

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## WATERING SCHEDULE FOR HOSE BIB WATERING OF TREES AND SHRUBS

(DISCLAIMER: OWNER USE OF HOSE BIBS NOT RECOMMENDED- FULLY AUTOMATIC IRRIGATION SYSTEM RECOMMENDED - CONTRACTOR TO PROVIDE CERTIFIED IRRIGATION DESIGN) SEE CITY OF GREEN COVE IRRIGATION ORDINANCE RULES AND CONSULT THE LANDSCAPE INSPECTOR.

IF THE OWNER CHOOSES TO USE HOSE BIBS AS AN IRRIGATION METHOD, THE OWNER IS RESPONSIBLE FOR THE SURVIVAL OF THE TREES AND THE PLANT MATERIAL. IF THE OWNER CHOOSES TO USE HOSE BIBS AS AN IRRIGATION METHOD, THE OWNER MUST MONITOR AND SUPERVISE WATERING DURING THE FIRST 18 MONTHS AFTER A TREE IS PLANTED. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE WATERING OF PLANTED TREES UNTIL THE OWNER GRANTS ACCEPTANCE OF THE LANDSCAPE INSTALLATION (PAYMENT DATE). AFTER THE OWNER GRANTS ACCEPTANCE OF THE LANDSCAPE INSTALLATION, IT IS THE OWNERS RESPONSIBILITY TO WATER TREES AND SHRUBS. IT IS RECOMMENDED THAT THE OWNER HIRE A CERTIFIED IRRIGATION DESIGNER TO DESIGN A FULLY AUTOMATIC IRRIGATION SYSTEM. IF THE OWNER CHOOSES NOT TO USE A FULLY AUTOMATIC IRRIGATION SYSTEM, THE OWNER MUST PROVIDE THE FOLLOWING WATER TO PLANTED TREES AND SHRUBS. THE OWNER SHOULD INSTRUCT THE LANDSCAPE CONTRACTOR TO KEEP THE EARTH SAUCER IN PLACE FOR THE FIRST 18 MONTHS. APPLY WATER TO THE ROOT BALL AREA IN A MANNER SO THAT ALL WATER SOAKS INTO THE ROOT BALL (SEE EARTH SAUCER IN TREE PLANTING DETAIL). DO NOT WATER IF THE ROOTBALL IS SATURATED FROM A PREVIOUS WATERING. FOR POORLY DRAINED SOILS OR ROOTBALL PITS THAT HOLD WATER FOR MORE THAN 2 HOURS CLOSELY MONITOR A MUCH REDUCED WATERING SCHEDULE AND CALL THE IFAS EXTENSION AGENT FOR WATERING ADVICE. NOTIFY THE LANDSCAPE ARCHITECT IF WATER IS STANDING FOR MORE THAN 2 HOURS. THE OWNER SHOULD HAVE AN AGREEMENT WITH THE LANDSCAPE CONTRACTOR THAT THE FIRST 60 DAYS WATERING SHALL BE DONE BY THE LANDSCAPE CONTRACTOR WITH THE OWNERS SUPERVISION. AFTER 60 DAYS THE OWNER IS RESPONSIBLE FOR ALL WATERING.

| FIRST 60 DAY PERIOD   |  | AFTER FIRST 60 DAY PERIOD TO 18 MONTHS AFTER PLANTING |  |
|---|--|---|--|
| PROVIDE HOSE WITH AN AUTOMATIC SHUT OFF NOZZLE. SEE "INITIAL 30 DAY" AND "SECONDARY 30 DAY" RULES NOTED ABOVE. FOR FIRST 30 DAYS WATER EVERY DAY. FOR SECOND 30 DAYS WATER EVERY OTHER DAY. |  | SEE "AFTER 60 DAY PERIOD" RULES NOTED.                |  |
| SHRUBS AND GROUND COVERS  | AMOUNT OF WATER APPLIED TO THE ROOT BALL AREA PER ALLOWABLE DAY FOR WELL DRAINED SANDY LOAM SOIL | SHRUBS AND GROUND COVERS                              | AMOUNT OF WATER APPLIED TO THE ROOT BALL AREA PER ALLOWABLE DAY FOR WELL DRAINED SANDY LOAM SOIL |
| 1 GAL.CONTAINERS  | 1/4 GALLON   | 1 GAL.CONTAINERS                                      | 1/2 GALLON   |
| 3 GAL.CONTAINERS  | 1/2 GALLON   | 3 GAL.CONTAINERS                                      | 1 GALLON   |
| 5-7 GAL.CONTAINERS  | 1 GALLON   | 5-7 GAL.CONTAINERS                                    | 2 GALLONS  |
| 10-15 GAL.CONTAINERS  | 2 GALLONS  | 10-15 GAL.CONTAINERS                                  | 4 GALLONS  |
| 20-30 GAL.CONTAINERS  | 3 GALLONS  | 20-30 GAL.CONTAINERS                                  | 6 GALLONS  |
| TREES   |  | TREES   |  |
| 2" CALIPER TREES  | 6 GALLONS  | 2" CALIPER TREES                                      | 12 GALLONS   |
| 3" CALIPER TREES  | 9 GALLONS  | 3" CALIPER TREES                                      | 18 GALLONS   |
| 4" CALIPER TREES  | 12 GALLONS   | 4" CALIPER TREES                                      | 24 GALLONS   |
| 5" CALIPER TREES  | 15 GALLONS   | 5" CALIPER TREES                                      | 30 GALLONS   |
| 6" CALIPER TREES  | 18 GALLONS   | 6" CALIPER TREES                                      | 36 GALLONS   |

### IRRIGATION NOTES FOR THE HOSE BIB IRRIGATION PLAN

The hose bib irrigation plan provided is schematic. The irrigation contractor shall provide a certified irrigation designer to check the schematic layout and provide any necessary design changes. All design and layout changes must be approved by the City of Green Cove Springs Landscape Department. The irrigation design shall be signed and sealed by a certified irrigation designer.

Pressure and gallons per minute may vary. The irrigation contractor shall test the flow and gpm of the source and report discrepancies to a certified irrigation designer for design changes to be made by the certified irrigation designer.

The irrigation contractor shall be responsible for all certification licenses, applicable fees, permits, irrigation ordinance information, and damage to existing underground utilities caused by the irrigation contractor.

All Pipe under paving shall be placed in schedule 40 pvc sleeves for the full pavement coverage length and shall be at least 24" below grade.

If the irrigation main line is placed under the longitudinal length of the roadway in order to avoid existing trees, then the irrigation main line shall be schedule 40 PVC placed 24" below grade.

Mainlines that are not under the roadway shall be buried to provide a minimum cover of 18", (18" below grade) while all lateral lines shall have a minimum cover of 12" (12" below grade).

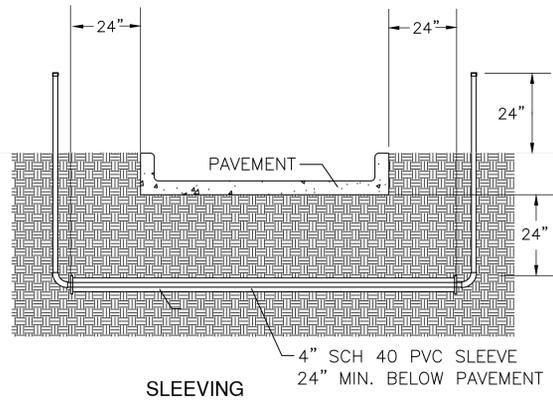
The Contractor shall take care to reroute piping as necessary to avoid plant and tree roots.

If the owner wants a cover for the back flow preventer, provide Gardeners Supply Company, 31" length x 26" width x 21" height, molded polyethylene mock rock, item # 37-494. Provide anchor with spikes and mulch around the edges with cypress mulch.

If the owner does not want a back flow cover, the back-flow preventer shall be painted flat black, and plant 8 - 12"x12" size dwarf yaupon holly (Ilex vomitoria 'nana') shrubs around the back flow preventer.

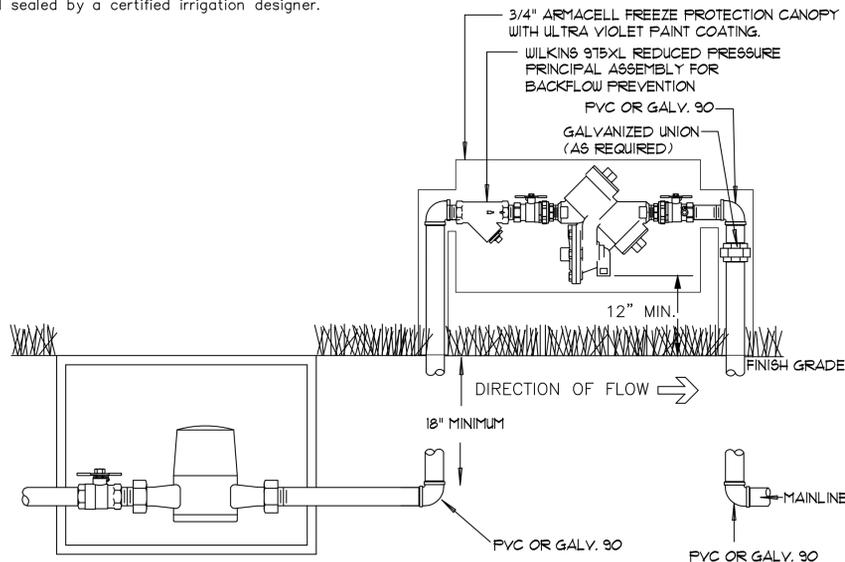
If a well and pump are used for the hose bib irrigation system, report the electrical supply needs of the pump to the owner or owners representative and provide a certified electrician and all applicable fees and permits in order to provide the electrical requirements of the pump. The irrigation contractor is responsible for providing the certified irrigation designer's specifications for the well and pump.

The irrigation contractor shall provide an irrigation as-built drawing to the owner, and to the City of Green Cove Springs Landscape Inspector. The irrigation contractor shall provide all irrigation work and materials until accepted by the City of Green Cove Springs Landscape Inspector. The irrigation as-built drawing must be a legible drawing acceptable to the City of Green Cove Springs Landscape Inspector. The irrigation as-built drawing must be signed and sealed by a certified irrigation designer.



### TYPICAL SLEEVING UNDER PAVEMENT

All Pipe and Wire under paving shall be placed in Schedule 40 P.V.C. Sleeves for the full pavement coverage length and shall be at least 24" below grade.



### WILKINS 915XL REDUCED PRESSURE PRINCIPLE ASSEMBLY

INSTALL ACCORDING TO THE LOCAL WATER AUTHORITY PLUMBING CODE AND ACCORDING TO MANUFACTURERS RECOMMENDATIONS. SEE IRRIGATION DRAWING FOR SIZE SPECIFICATION.

SEE CITY OF GREEN COVE SPRINGS UTILITY AUTHORITY FOR ALL INSTALLATION REQUIREMENTS.

## IRRIGATION

CONTRACTOR TO PROVIDE CERTIFIED IRRIGATION DESIGN. IF THE OWNER WISHES TO CHANGE THE PLANS FROM HOSE BIBS TO IRRIGATION SPRAY HEADS CONSULT A CERTIFIED IRRIGATION DESIGNER AND CONSULT THE CLAY COUNTY LANDSCAPE INSPECTOR. THE LANDSCAPE ARCHITECT RECOMMENDS THAT THE OWNER HIRE THE CERTIFIED IRRIGATION DESIGNER AND HAVE THE CONTRACTOR PROVIDE A FULLY AUTOMATIC IRRIGATION SYSTEM.

THE OWNER MAY CHOOSE TO PROVIDE THE HOSE BIBS AS DELINEATED ON THESE DRAWINGS AND PROVIDE THE HOSE BIB LOCATIONS WITHIN 75' OF ALL PLANTING, UNTIL THE HOSE BIBS ARE ACCEPTED BY THE LANDSCAPE INSPECTOR, OR

THE OWNER MAY CHOOSE TO HAVE A CERTIFIED IRRIGATION CONTRACTOR PROVIDE A CERTIFIED IRRIGATION DESIGNER TO PROVIDE THE CLAY COUNTY LANDSCAPE INSPECTOR WITH AN IRRIGATION DESIGN, AND AN IRRIGATION AS-BUILT DRAWING THAT IS ACCEPTABLE TO THE CLAY COUNTY LANDSCAPE INSPECTOR. THE CERTIFIED IRRIGATION DESIGN SHALL FOLLOW ALL CLAY COUNTY IRRIGATION ORDINANCES, IF ANY EXIST. THE IRRIGATION DESIGN CONCEPT SHALL BE TO PROVIDE LOW WATER USE SPRAY HEADS (MICRO IRRIGATION) AND LOW WATER USE BUBBLER HEADS AT THE ROOT ZONE TO MINIMIZE WATER USEAGE WHILE ENSURING THE SURVIVAL OF THE PLANT MATERIAL. THE NATIVE PLANTS SPECIFIED ARE BEING USED TO REDUCE WATER USE. PROVIDE A BUBBLER IRRIGATION HEAD AT EACH PLANTED TREE. MAINTAIN THE EARTH SAUCER AT THE BASE OF EACH TREE TO CONTAIN THE IRRIGATION WATER FROM THE BUBBLER.

GENERAL WATER RESTRICTIONS - CONSULT CLAY COUNTY LANDSCAPE INSPECTOR. COMMERCIAL PROPERTY (NON-RESIDENTIAL) - LANDSCAPE IRRIGATION SCHEDULE FOR NEW LANDSCAPES:

FOR INITIAL 30 DAYS:

IRRIGATION FOR NEW LANDSCAPES IS ALLOWED AT ANY TIME OF THE DAY FOR THE INITIAL 30 DAYS.

FOR SECONDARY 30 DAY PERIOD:

ON EVERY OTHER DAY FOR THE FOLLOWING 30 DAYS (AFTER THE INTIAL 30 DAYS) IRRIGATION IS ALLOWED AT ANY TIME OF THE DAY.

WATERING WITH HOSE WITH AUTOMATIC SHUT OFF NOZZLE:

IRRIGATION USING A HAND HELD HOSE (EQUIPPED WITH AN AUTOMATIC SHUT-OFF NOZZLE) IS ALLOWED AT ANY TIME.

AFTER 60 DAY PERIOD

COMMERCIAL PROPERTY (NON-RESIDENTIAL) - LANDSCAPE IRRIGATION SCHEDULE:

NO WATERING BETWEEN 10:00 AM TO 4:00 PM.

DAYLIGHT SAVINGS TIME (SECOND SUNDAY IN MARCH TO FIRST SUNDAY IN NOVEMBER)

COMMERCIAL PROPERTY (NON-RESIDENTIAL) ARE ALLOWED TO WATER ON TUESDAY AND FRIDAY.

NO MORE THAN 3/4" WATER OR ONE HOUR PER ZONE PER IRRIGATION DAY.

DO NOT WATER BETWEEN 10:00 AM TO 4:00 PM.

EASTERN STANDARD TIME (FIRST SUNDAY IN NOVEMBER TO THE SECOND SUNDAY IN MARCH)

COMMERCIAL PROPERTY (NON-RESIDENTIAL) ARE ALLOWED TO WATER ON TUESDAY.

NO MORE THAN 3/4" WATER OR ONE HOUR PER ZONE PER IRRIGATION DAY.

DO NOT WATER BETWEEN 10:00 AM TO 4:00 PM.

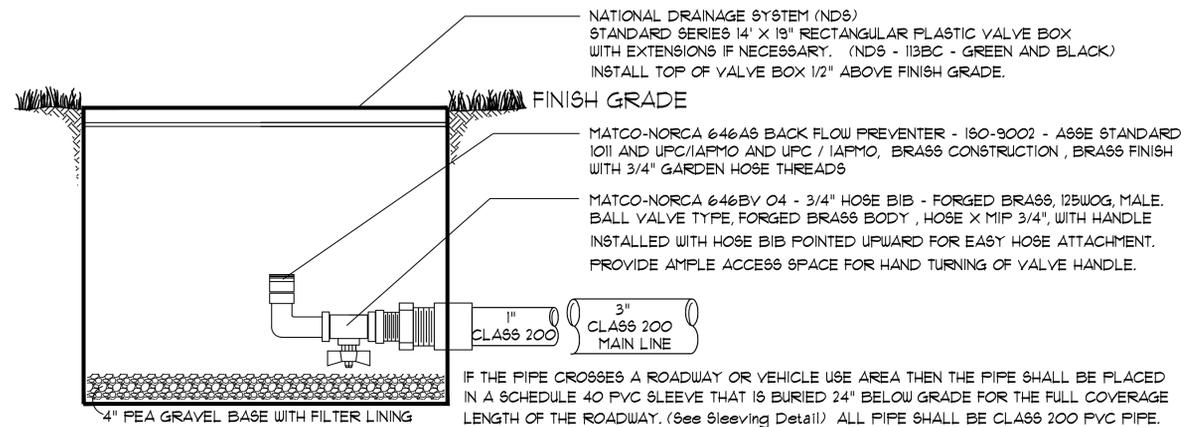
AFTER 60 DAY PERIOD - COMMERCIAL PROPERTY (NON-RESIDENTIAL)

LANDSCAPE IRRIGATION SCHEDULE FOR HOSE BIB WATERING

DAYLIGHT SAVINGS TIME - WATER TREES AND LANDSCAPING ON TUESDAYS AND FRIDAYS FROM 7:00AM TO 9:59AM

EASTERN STANDARD TIME - WATER TREES AND LANDSCAPING ON TUESDAYS FROM 7:00AM TO 9:59AM

WATER ACCORDING TO ALLOWABLE WATER USAGE NOTED ABOVE.



### Typical Hose Bib Detail

Not to scale

Hose Bib Details

Energy Cove Warehouse

Energy Cove Court, Green Cove Springs, Florida 32043

SCALE: Not to scale

DATE: 9-8-2025

DRAWN: J. Devine

SHEET:

L-7

Hose Bib Details

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Marc White / I.S.A. Certified Arborist FL-5641-A

**0 Energy Cove Court  
Green Cove Springs, FL 32043**

Per your request we have visited the property at the above address on 10/18/2023 and our findings are as follows:

- A. T260 – 22” D.B.H. live oak (*Quercus virginiana*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- B. T262 – 16” D.B.H. live oak (*Quercus virginiana*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- C. T240 – 13” D.B.H. live oak (*Quercus virginiana*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- D. T263 – 12” D.B.H. live oak (*Quercus virginiana*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- E. T323 – 14” D.B.H. live oak (*Quercus virginiana*) – this tree has a dead crown with bracket fungi present and has heart rot decay that extends from the buttress throughout the trunk. This tree is in decline. Targets for this tree are the power line infrastructure, vehicle, and human traffic. Using the TRAQ matrix, this tree has a high overall risk rating. There are no mitigation options available to lower this tree’s high overall risk rating.
- F. T237 – 11” D.B.H. sabal palm (*Sabal palmetto*) – this tree was not included on the original tree survey. This tree was added to the survey by The Branch Manager Inc. This tree had no visible preexisting health or structural issues at the time of inspection.
- G. T268 – 15” D.B.H. live oak (*Quercus virginiana*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- H. T229 – 12” D.B.H. live oak (*Quercus virginiana*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- I. T228 – 18” D.B.H. live oak (*Quercus virginiana*) – this tree had no visible preexisting health or structural issues at the time of inspection.

  
 Marc White  
 I.S.A. Certified Arborist  
 I.S.A. TRAQ Qualified  
 FL-5641-A  
 Office: (904) 270-2090  
 Cell: (904) 607-4113  
[Marcwhite1300@gmail.com](mailto:Marcwhite1300@gmail.com)



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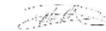
- AD. T290 – 50” D.B.H. live oak (*Quercus virginiana*) – this tree is measured improperly on the survey as a 52” DBH. This tree has large amounts of Ganoderma bracket fungi at the base of the tree. A site of decay is found above the bracket fungi. The tree appears to have a healthy crown but the bracket fungi is an issue.
- AE. T299 – 19” D.B.H. laurel oak (*Quercus laurifolia*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- AF. T344 – 42” D.B.H. live oak (*Quercus virginiana*) – tree is measured improperly on the survey as an 18” DBH. This tree had no visible preexisting health or structural issues at the time of inspection.
- AG. T251 – 42” D.B.H. live oak (*Quercus virginiana*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- AH. T209 – 36” D.B.H. live oak (*Quercus virginiana*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- AI. T257 – 29” D.B.H. live oak (*Quercus virginiana*) – this tree was not included on the original tree survey. This tree was added to the survey by The Branch Manager Inc. This tree had no visible preexisting health or structural issues at the time of inspection.
- AJ. T239 – 11” D.B.H. sabal palm (*Sabal palmetto*) – this tree is misidentified and measured improperly on the survey as a 17” DBH oak. This tree had no visible preexisting health or structural issues at the time of inspection.
- AK. T329 – 64” D.B.H. live oak (*Quercus virginiana*) – this tree has lost many sections over the years causing decay and heart rot decay at the base. This tree is in decline. Using the TRAQ matrix, this tree has a high overall risk rating.
- AL. T318 – 20” D.B.H. laurel oak (*Quercus laurifolia*) – this tree is measured improperly on the tree survey as a 42” DBH. This tree had no visible preexisting health or structural issues at the time of inspection.

  
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- J. T291 – 10” D.B.H. live oak (*Quercus virginiana*) – this tree was not included on the original tree survey. This tree was added to the survey by The Branch Manager Inc. This tree had no visible preexisting health or structural issues at the time of inspection.
- K. T227 – 28” D.B.H. laurel oak (*Quercus laurifolia*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- L. T314 – 22” D.B.H. laurel oak (*Quercus laurifolia*) – this tree has a large site of heart rot decay that is visible from the east side of the trunk, approximately 30’ up. This tree is not in decline, but the heart rot decay causes this tree to be a hazard.
- M. T272 – 37” D.B.H. live oak (*Quercus virginiana*) – this tree was once a three-section codominant live oak. One section has failed and caused a large section of heart rot decay at the base of the tree. This tree is in decline and is a hazard to people, structures, and property.
- N. T226 – 60” D.B.H. live oak (*Quercus virginiana*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- O. T255 – 19” D.B.H. live oak (*Quercus virginiana*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- P. T322 – 35” D.B.H. live oak (*Quercus virginiana*) – this tree is measured improperly on the tree survey as a 15” DBH. This tree has a large decay pocket at the base of the tree. Heart rot decay continues upwards on the trunk from the base. Bracket fungi is found on the trunk. This tree is in decline.
- Q. T271 – 48” D.B.H. live oak (*Quercus virginiana*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- R. T296 – 36” D.B.H. live oak (*Quercus virginiana*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- S. T236 – 42” D.B.H. live oak (*Quercus virginiana*) – this tree is measured improperly on the tree survey as a 48” DBH. This tree had no visible preexisting health or structural issues at the time of inspection.

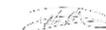
  
 Marc White  
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 I.S.A. TRAQ Qualified  
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Marc White / I.S.A. Certified Arborist FL-5641-A

- AM. T250 – 37” D.B.H. live oak (*Quercus virginiana*) – this tree is measured improperly on the survey as a 67” DBH. Most of this tree has failed. Heart rot and bracket fungi are present. This tree is in decline and is a hazard to people, structures, and property.
- AN. T206 – 60” D.B.H. live oak (*Quercus virginiana*) – this tree has lost many sections over the years causing decay. This tree is a hazard and is in decline. The decline of this tree may accelerate after construction. Using the TRAQ matrix, this tree has a high overall risk rating. Very strong mitigation options would have to be done to this tree to try to lower the high overall risk rating to moderate.
- AO. No tag number – 24” D.B.H. D.B.H. laurel oak (*Quercus laurifolia*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- AP. No tag number – 12” D.B.H. D.B.H. laurel oak (*Quercus laurifolia*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- AQ. No tag number – 13” D.B.H. D.B.H. laurel oak (*Quercus laurifolia*) – this tree had no visible preexisting health or structural issues at the time of inspection.

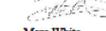
Trees included in this report were inspected to determine if the trees were misidentified, measured improperly, and to document any defects, disease, or decay that meet the requirements to waive mitigation fees by the Landscape Department.

  
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Marc White / I.S.A. Certified Arborist FL-5641-A

- T. T269 – 60” D.B.H. live oak (*Quercus virginiana*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- U. T238 – 16” D.B.H. and 12” D.B.H. live oak (*Quercus virginiana*) – these trees are measured improperly on the tree survey as a one 34” DBH oak. This is two separate trees:  
 16” D.B.H. live oak (*Quercus virginiana*) – this tree has a large decay pocket where a large union failed leaving a large site of heart rot decay.  
 12” D.B.H. live oak (*Quercus virginiana*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- V. T223 – 29” D.B.H. live oak (*Quercus virginiana*) – this tree is measured improperly on the survey as a 34” DBH. This tree had no visible preexisting health or structural issues at the time of inspection.
- W. T231 – 29” D.B.H. live oak (*Quercus virginiana*) – this tree is measured improperly on the survey as a 32” DBH. This tree had no visible preexisting health or structural issues at the time of inspection.
- X. T327 – 42” D.B.H. live oak (*Quercus virginiana*) – this tree is measured improperly on the survey as a 53” DBH. This tree had no visible preexisting health or structural issues at the time of inspection.
- Y. T273 – 26” D.B.H. laurel oak (*Quercus laurifolia*) – this tree had no visible preexisting health or structural issues at the time of inspection.
- Z. T324 – 33” D.B.H. live oak (*Quercus virginiana*) – this tree is measured improperly on the survey as a 38” DBH. This tree had no visible preexisting health or structural issues at the time of inspection.
- AA. No tag number – 18” D.B.H. camphor (*Cinnamomum camphora*) – this tree is misidentified on the tree survey as an oak. This species is not protected.
- AB. No tag number – 12” D.B.H. camphor (*Cinnamomum camphora*) – this tree is misidentified on the tree survey as an oak. This species is not protected.
- AC. T253 – 52” D.B.H. live oak (*Quercus virginiana*) – this tree is measured improperly on the survey as a 44” DBH. This tree had no visible preexisting health or structural issues at the time of inspection.

  
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Energy Cove Warehouse ISA Certified Arborist Report

Energy Cove Court, Green Cove Springs, Florida 32043

SCALE: Not to scale

DATE: 9-8-2025

DRAWN: J. Devine

SHEET: L-8