This document has been digitally signed and sealed by:





Digitally signed by Alfred B Pittman DN: c=US, o=Pittman Landscape Architecture, dnQualifier=A01410D00000180664F 4A6A00095FCD, cn=Alfred B Pittman Date: 2025.01.08 07:55:27 -05'00'

Printed copies of this document are not considered signed and sealed. The signature must be verified on the electronic documents.

Pittman Landscape Architecture, Inc.

4049 San Servera Dr. N. Jacksonville, FL 32217 904-327-7718 www.pittmanLA.com Landscape Architect Comany No.: LC-26000443 Alfred B. Pittman Individual License: LA-1601

The above named professional landscape architect shall be responsible for the following sheets in accordance with Chapter 481.321 Florida Statutes:

DS-1 Digital Signature LA1 Tree Removal and Protection Plan LA2 Tree Mitigation Table LA3 Landscape Plan LA4 Landscape Specifications



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PLANS PREPARED UNDER THE DIRECTION OF Alfred B. Pittman, MLA, PLA Florida Landscape Architect LA-1601

ISA Certified Arborist FL-5742A

CLIENT



Green Cove Springs, FL

PROJECT

Springs Academy Site Improvements

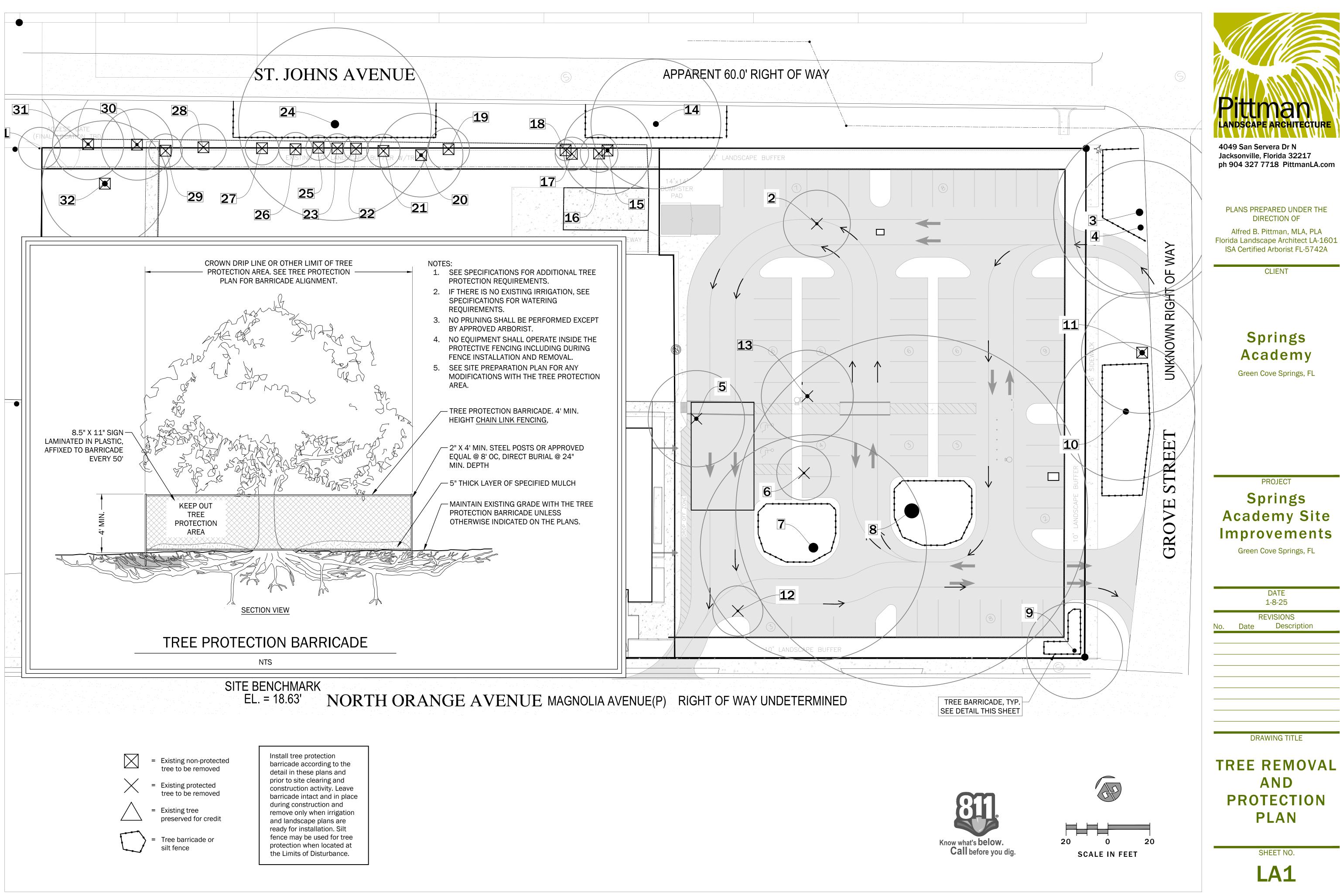
Green Cove Springs, FL

		DATE 1-8-25			
REVISIONS					
No.	Date	Description			

DRAWING TITLE

DIGITAL SIGNATURE SHEET

> SHEET NO. DS1



Project Name: Springs Academy Project Location: US 17, Green Cove Springs, Florida Protected Tree Jurisdiction: City of Green Cove Springs, Florida Development Type: Commercial/Institutional Date of Tree Evaluation: 12-23-24 Evaluator: Alfred B. Pittman ISA Certified Arborist (FL-5742A) and Landscape Architect (Florida LA-1601) PITTMAN LANDSCAPE ARCHITECTURE

4049 San Servera Drive North Jacksonville, Florida 32217

Tree No. (See Plan)	Tree Size Common Name (Botanical Name) (Inches DBH, each stem listed separately)		Common Name (Botanical Name)	Condition	Recommended Action	Protected Status by Ordinance	Hardwood Trees Removed (12"+)	Mitigation Rate		
1	10				Laurel oak (Quercus laurifolia)	Good condition, healthy	Preserve	Protected		
2	161				Southern magnolia (Magnolia grandiflora)	Good condition, healthy	Remove for construction	Protected	32	1:1
3	41	_			Live oak (Quercus virginiana)	Good condition, healthy	Preserve	Protected		
4	33				Live oak (Quercus virginiana)	Good condition, healthy	Preserve	Protected		
5	23				Southern magnolia (Magnolia grandiflora)	Good condition, healthy	Remove for construction	Protected	23	1:1
6	15				Southern magnolia (Magnolia grandiflora)	Good condition, healthy	Remove for construction	Protected	15	
7	54				Live oak (Quercus virginiana)	Good condition, healthy	Preserve	Protected		
8	85				Live oak (Quercus virginiana)	Good condition, healthy	Preserve	Protected		
9	23				Laurel oak (Quercus laurifolia)	Good condition, healthy	Preserve	Protected		
10	34				Live oak (Quercus virginiana)	Significant dieback in crown, lightning damaged	Remove for construction	Not protected		
11	30				Live oak (Quercus virginiana)	Good condition, healthy	Preserve	Protected		
12	8	8			Holly (Ilex spp.)	Good condition, healthy	Remove for construction	Protected	16	1:3
13	22				Mockernut hickory (Carya tomentosa)	Good condition, healthy	Remove for construction	Protected	22	1:3
14	32				Live oak (Quercus virginiana)	Good condition, healthy	Preserve	Protected		
15	21				Pindo palm (Butea capitata)	Good condition, healthy	Remove for construction	Not protected		
16	9	3			Cherry laurel (Prunus caroliniana)	Good condition, healthy	Remove for construction	Not protected		
17	8				Cherry laurel (Prunus caroliniana)	Good condition, healthy	Remove for construction	Not protected		
18	5				Laurel oak (Quercus laurifolia)	Good condition, healthy	Remove for construction	Not protected		
19	10				Camphor (Cinnamoma camphora)	Good condition, healthy	Remove for construction	Not protected		
20	20				Laurel oak (Quercus laurifolia)	Significant trunk deformity, main leader bent with openings and decay, storm-damaged	Remove for construction	Not protected		
21	8			$ \rightarrow $	Camphor (Cinnamoma camphora)	Good condition, healthy	Remove for construction	Not protected		
22	6				Camphor (Cinnamoma camphora)	Good condition, healthy	Remove for construction	Not protected		
23	7				Camphor (Cinnamoma camphora)	Good condition, healthy	Remove for construction	Not protected		
24	46				Live oak (Quercus virginiana)	Good condition, healthy	Preserve	Protected		
25	6				Camphor (Cinnamoma camphora)	Good condition, healthy	Remove for construction	Not protected		
26	7	8	5	6	Camphor (Cinnamoma camphora)	Good condition, healthy	Remove for construction	Not protected		
27	8				Camphor (Cinnamoma camphora)	Good condition, healthy	Remove for construction	Not protected		
28	111	1			Camphor (Cinnamoma camphora)	Good condition, healthy	Remove for construction	Not protected		
29	8				Cherry laurel (Prunus caroliniana)	Good condition, healthy	Remove for construction	Not protected		
30	17				Pindo palm (Butea capitata)	Good condition, healthy	Remove for construction	Not protected		
31	17				Pindo palm (Butea capitata)	Good condition, healthy	Remove for construction	Not protected		
32	31				Laurel oak (Quercus laurifolia)	Major opening at base with internal decay, high hazard potential	Remove for construction	Not protected		
						Total Inches			108	

TREE EVALUATION AND MITIGATION TABLE

Notes:

Tree locations and sizes based on tree survey provided by Tocoi Engineering. This evaluation supercedes the tree survey where discrepancies arise.

Live Oak

Required

Mitigation:

Recommended Action and final inches and mitigation amounts are based on the proposed site plan and are subject to change based on final site design and impact to surveyed trees. Unless otherwise noted, protected trees identified for removal are due to unavoidable impact from proposed new construction.

Total Inches Removed	Total Inches Planted (See Plant List)
Live Oaks	0 Live Oaks
Southern Magnolia	70 Southern Magnolia
Bald Cypress	0 Bald Cypress
Other Tree	13 Other
Totals	83

TREE MITIGATION					
0.00					
16.00					
0.00					
16.00					
\$ 188.00					

Southern Magnolia Required Mitigation:	Bald Cypress Required Mitigation:	Other Tree Required Mitigation:
32		
00		
23 15		
		5
		7
70		10
70	0	13

	Balance		
40		-40	
54		16	
0		0	
44		-31	
138		-55	



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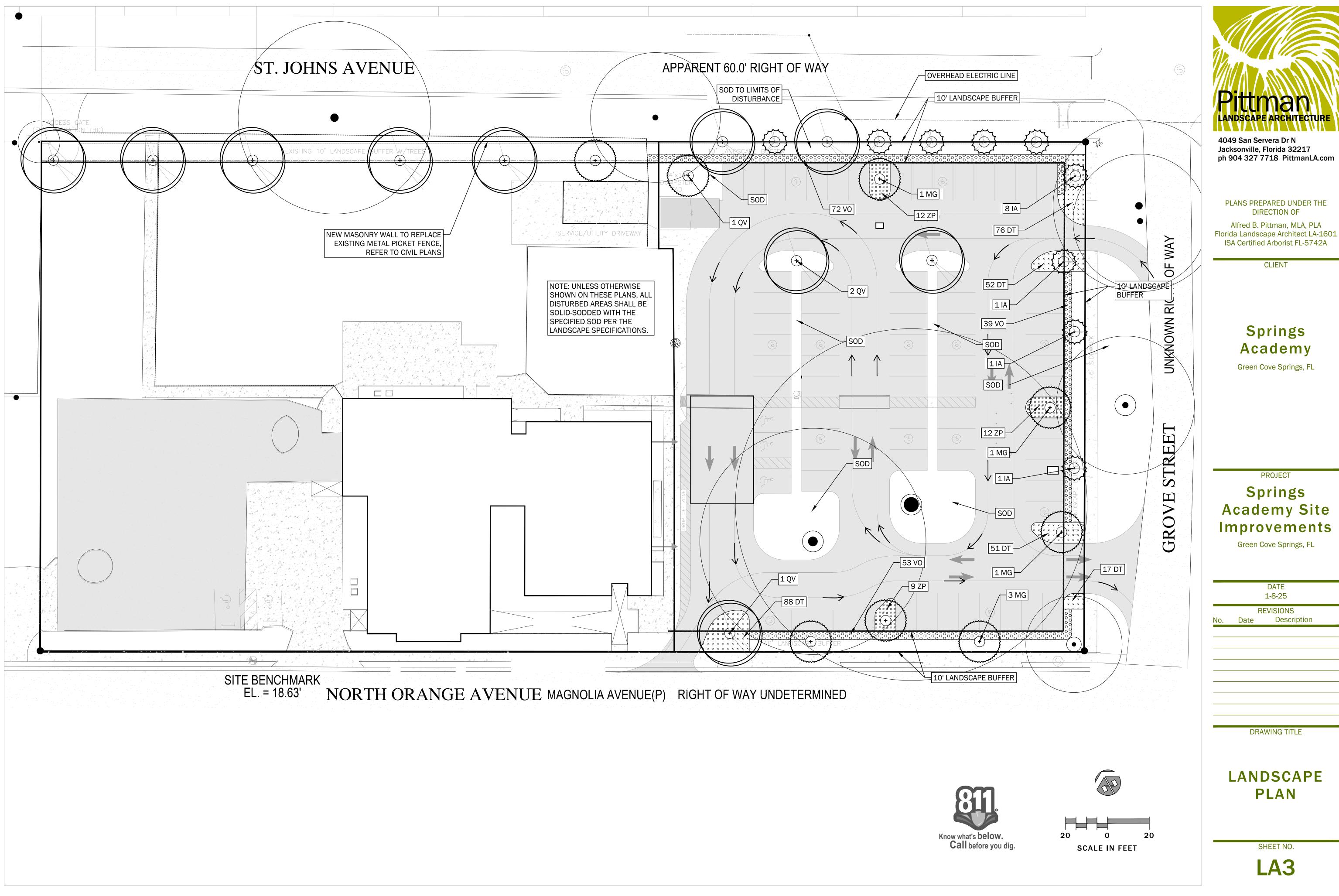
REVISIONS No. Date Description

DRAWING TITLE

TREE MITIGATION TABLE

SHEET NO.

LA2



LANDSCAPE SPECIFICATIONS

GENERAL INSTALLATION INSTRUCTIONS

- 1. Contractor shall furnish all labor, materials, and insurance to complete the work as shown in the plan.
- 2. Contractor is responsible for acquiring all required permits and associated fees to complete the work.
- 3. Contractor shall locate and visibly mark all buried utilities prior to construction and notify the landscape architect of any conflicts.
- 4. Contractor shall demolish and remove from the premises all pavement, sod and other materials required to implement the plan.
- 5. All work shall be completed in a timely manner and in accordance with standard industry practices.
- 6. Contractor shall coordinate a work plan with the owner or agent and the landscape architect prior to starting work and shall comply with all state and federal requirements for work safety.
- 7. Contractor shall coordinate an approved staging area with the owner prior to starting the work and shall maintain a clean and orderly site throughout the construction period and shall properly dispose of all trash and removed materials.
- 8. Contractor shall proceed with approved work in an orderly and timely fashion. 9. Contractor shall prevent offsite erosion, both by wind and rain, during construction using adequate means such as silt fencing, hay bales, and drain
- socks. 10. Contractor shall provide all new materials in first quality condition.
- 11. Substitutions shall be rejected unless approved by the landscape architect prior to installation.
- 12. Contractor shall repair and/or replace at contractor's cost and in an expedient manner any utilities, pipes, conduit, cables, fences, pavement, plant material, or any other existing property within or abutting the project site damaged by contractor during the course of the project.
- 13. Contractor shall notify the owner and landscape architect at least one week in advance for a substantial completion inspection. The landscape architect shall provide a punch list to the contractor outlining items to be completed by the contractor. Contractor shall complete punch list items in timely manner before calling for a final inspection by the owner and the landscape architect.
- 14. Final payment for the work shall not be issued until a final inspection is completed and approved by the landscape architect and/or the owner.
- 15. All work shall be warranted against defects and failure for at least 1 year following the final acceptance.
- 16. Contractor shall clean site of all construction debris, materials, and trash. Disturbed areas shall be fine-graded and landscaped according to the plans. All disturbed areas not shown to be landscaped in the plans shall be sodded with the specified sod, or Bahia sod (*Paspalum notatum*) if not specified. Site must be clean and neat before a final acceptance and payment will be issued.

TREE AND EXISTING VEGETATION PROTECTION

- 1. Contractor shall ensure protection of exiting trees and plants to be preserved within the project area and along the project boundaries prior to all clearing or construction activity using a tree barricade as specified in the plans, or if not specified in the plans, according to Florida Department of Transportation Index **Number 544 Landscape Installation** (http://www.fdot.gov). A silt fence may serve as a barricade where such measures are required and provide full protection of the critical protection zone as defined in Index 544.
- 2. Provide 6" pine straw mulch to uniformly cover all bare, cleared, eroded, or disturbed areas within each tree protection area. Keep mulch 12" away from base of each tree.
- 3. Notify the landscape architect prior to any construction activity where protection cannot be provided or must be modified to due to conflicting construction activity.
- 4. Notify the landscape architect prior to site clearing and construction of any trees or otherwise valuable plants not noted on the plans that may warrant protection, especially large trees located on adjacent properties whose roots and canopy occupy space within the project area.
- 5. Tree barricade shall remain in place for the duration of the project until landscape installation commences whereupon the contractor may remove barricades as needed to prepare final grades and install landscaping according to the plans. Remaining tree barricades shall be removed at the completion of the project.

PRUNING

- 1. Pruning of new and existing plant materials shall be only as necessary to permit construction activity and/or to address plant damage and ensure plant health and stability.
- 2. All canopy pruning shall be according to ANSI Z133 and ANSI A300 Part 1.

PLANT INSTALLATION

- 1. Install all plants according to Florida Department of Transportation **Index** Number 544 Landscape Installation (http://www.fdot.gov).
- 2. Do not install groundcovers or shrubs on top of or into the rootball of new trees.
- 3. Contractor shall verify project site conditions and determine final quantities based on the plans prior to bidding and pricing. In the occurrence of a discrepancy between the plans and the plant list, the plans shall take precedence.
- 4. All plants shall conform to the specifications on the plant list or plant schedule.
- 5. All plants shall be Florida No. 1 Grade or better according to the Florida Grades and Standards Handbook.
- 6. All plants shall be nursery-grown containerized or b&b stock.

- installation.
- Protection).
- lawn areas.
- installed tree.
- centerline (refer to local provider to verify specific requirements).

- hose bibs as specified.
- all woody trunks and stems.
- 16.2. Mulch shall be 3" uniform depth.
- (http://www.fdot.gov) unless otherwise stated herein.
- insects, or nematodes. Sod shall be:
- Acceptance, unless otherwise specified in the contract documents.
- material at the end of the warranty period.

SOILS

- preservation or new plant installation.
- 2.1. Soil type
 - 2.2. Soil pH
 - 2.3. 2.4.
- architect or owner.

7. All plants shall be in good health, vigorous, evenly branched, and thickly foliated when in leaf. All plants shall be free of disease, insects, including eggs and larvae, as well as have a healthy, developed root system. They should also be free of physical damage or adverse conditions that would prevent thriving growth. 8. Plant material, tree locations, and bed outlines shall be staked or flagged on site by the contractor and shall be adjusted as required to fit actual as-built conditions on site and approved by the owner or owner's representative prior to

9. Unless otherwise specified, all existing plant material within the areas of new construction as shown on the plans shall be removed and properly disposed of off of the project site. Plant material outside of these areas shall remain and shall be replaced with like kind if killed or damaged via landscape installation activities (see General Installation Instructions and Tree and Existing Vegetation

10. Planting beds shall be shovel-cut to form a uniform, clean line between beds and

11. Remove all synthetic material surrounding the rootball, including strapping, and remove all material including burlap and wire basket from top third of root ball prior to backfilling. Failure to take these measures will result in rejection of the

12. Shade trees shall be planted a minimum of 4 feet from any edge of pavement and 15 feet from overhead electric lines as measured from the at-grade

13. All plant material shall be warranted for a period of one year from the date of Final Acceptance of the work and not the date on which it was installed. 14. Contractor shall provide all fine surface grading preparation for planting and shall maintain all finished grade requirements according to the plans, and ensure positive drainage. Report any drainage problems associated with finished grade

or finished soil characteristics to the owner and the landscape architect. 15. Coordinate construction of planting areas with installation of irrigation system or

16. Contractor shall provide mulch for all newly installed landscape areas. Provide a minimum 5' diameter mulch ring for all installed trees. Provide uniform coverage for all landscape beds at the specified depth maintain at least 6" clearance from

16.1. Mulch shall be Florida-Friendly natural shredded hardwood Maleleuca or Eucalyptus mulch, natural in color and free of dye. Contractor shall provide verification prior to application of mulch type and source.

17. Install sod as specified in the plans, according to the Florida Department of Transportation Standard Specification Section 570 Performance Turf

18. Contractor shall provide certified, healthy sod, free of weeds, disease, fungus,

18.1. Argentine bahia (*Paspalum notatum 'Argentine'*)

19. Contractor is responsible for maintaining all stockpiled and installed landscape material during the construction period through Final Acceptance, including required weeding, pest control, fertilization, pruning, and any other measure necessary to ensure healthy and vigorous plants are provided at Final Acceptance. The owner shall provide maintenance during the warranty period following Final

20. Contractor shall maintain all staking and guying materials and correct tree leaning or tilting during the warranty period. Contractor shall ensure that tree trunks and branches are not damaged or growth restricted by strapping or guying materials. Contractor shall be responsible for removal of all above-ground staking and guying

1. Contractor shall minimize soil compaction to all new planting areas by limiting access to those areas designated for planting purposes only. Contractor shall not store, clean, or empty equipment or materials within any area specified for

2. Prior to plant installation, contractor shall conduct a soil test in at least three locations on the site that best represent the plant distribution and conditions shown on the planting plan. The soil test shall be conducted by an independent laboratory qualified to test soils. The test shall be conducted to determine:

Nutrient content

Recommended amendments

3. Contractor shall furnish a copy of the soil report(s) along with the contractor's recommended amendments to the landscape architect and the owner prior to initiating plant installation. Contractor shall not initiate plant installation without a written or verbal response from the landscape architect or owner indicating receipt of the report and agreement with the amendment approach.

4. At a minimum, contractor shall provide 5-8 percent organic pine bark compost uniformly throughout the planting soils prior to plant installation. Do not apply synthetic fertilizer to any planting area without the approval of the landscape

CITY OF GREEN COVE SPRINGS LANDSCAPE REQUIREMENTS

TREE MITIGATION See Tree Mitigation Plans

REQUIRED TREES Project area: 47,916 sf Required interior trees: 20 47,916 - 10,500 = 37,416 10,500 sf = 10 trees37,416 sf / 4,000 = 10 trees Total provided trees: 30, 21 canopy, 9 sub-canopy, 6 existing Total interior trees: 11, 10 canopy, 1 sub-canopy, 2 existing*

*Space for interior trees limited due to preservation of extraordinarily large live oaks within parking area and an effort to maximize areas for non-disturbed root zones.

IRRIGATION SPECIFICATIONS

IRRIGATION INSTALLATION

- 1. Contractor shall provide a fully automated irrigation system to ensure 100% head-to-head coverage of all landscaped areas within the project area.
- 2. Irrigation source shall be:
- 2.1. Municipal potable source with irrigation meter
- 3. Upon completion, contractor shall submit a scaled, clear and legible as-built plan of the installed irrigation system showing location of all components and sleeves to the owner (and municipal authority if required).
- 4. Contractor shall provide a reduced-pressure backflow preventer, mounted in a rectangular valve box on the serving side and adjacent to the meter, and shall provide freeze protection.
- 5. All pipe and wire under paving shall be placed in Schedule 40 PVC sleeves from the full pavement coverage length and shall be at least 24" below finished grade.
- 6. Main lines shall be installed at least 18" below finished grade and lateral lines shall be installed at least 12" below finished grade.
- 7. Contractor shall reroute piping to avoid existing plants and tree roots and hand-dig pipes under or through tree roots within the canopy area of existing trees that cannot be avoided. Mechanical trenching through tree roots within the canopy area of preserved trees shall not be permitted.
- 8. Contractor shall be responsible for all applicable permits and fees.
- Contractor shall comply with all state and local codes and shall clarify any discrepancies on the plan prior to bidding.
- 10. Prior to final acceptance, contractor shall show owner or maintenance superintendent how to operate and maintain the system.
- 11. Contractor shall furnish all warranty, maintenance equipment, and operating instructions.

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT LAWN AND IRRIGATION RULE:

Irrigation of new landscape is allowed at any time of day on any day for the initial 30 days following installation, and every other day for the next 30 days, for a total of one 60-day period, provided the irrigation is limited to the minimum amount necessary for establishment.

	COJ-REQUIRED PLANT LIST									
QTY	PCT*	ABV	BOTANICAL NAME	COMMON NAME	CAL IN/ CONT	HT/SPD	SPACING /OC	CANOPY	ORIGIN	INCHES/ AREA SF
	TREES									
1:	0.37	IA	Ilex a Attenuata 'East Palatka'	East Palatka holly	4	10-12' / 4-5'	As shown	No	Native	44
Ś	0.30	MG	Magnolia grandiflora	Southern magnolia	6	14-16' / 5-7'	As shown	Yes	Native	54
10	0.33	QV	Quercus viginiana	Live oak	4	14-16' / 5-7'	As shown	Yes	Native	40
30	0 1.00								TOTALS	40 98
				SHRU	BS					
164	1 0.83	VO	Viburnum obovatum	Walter's viburnum	7 gal	24-30" / 18-22"	3.5		Native	2,009
33	3 0.17	ZP	Zamia pumila	Coontie palm	3 gal	14-18" / 12-16"	3.5		Native	404
19	7 1.00								TOTALS	2,413
	GROUNDCOVERS									
284	1.00	DT	Daniella tasmanica 'Variegata'	Variegated flax lily	1 gal	12-16" / 6-8"	2.0		Non-native	1,136
284	1.00								TOTALS	1,136
	S O D									
		SOD	Paspalum notatum	Bahia grass		Certified solid sod	SF		Non-native	

PERIMETER TREES St. Johns Avenue ROW: 499 If Required perimeter Trees (1/50 lf): 10 canopy, 5 sub-canopy Provided trees: 15 (2 existing), 10 canopy, 5 sub-canopy

Grove Street ROW: 244 If Required perimeter Trees (1/50 lf): 5 canopy, 3 sub-canopy Provided trees: 6 (4 existing), 5 canopy, 4 sub-canopy

North Orange Avenue ROW: 214 If Required perimeter Trees (1/50 lf): 5 canopy, 3 sub-canopy Provided trees: 5 (1 existing), 5 canopy, 0 sub-canopy



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SHEET NO.

LA4

