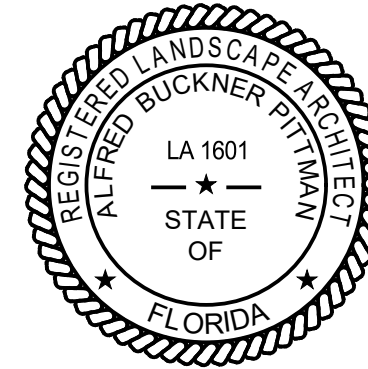




4049 San Servera Dr N
Jacksonville, Florida 32217
ph 904 327 7718 PittmanLA.com

This document has been digitally signed and sealed by:



**Alfred B
Pittman**
Digitally signed by Alfred B Pittman
DN: c=US, o=Pittman Landscape
Architecture,
dnQualifier=A01410D0000180664F4
A6A00095FCD, cn=Alfred B Pittman
Date: 2024.11.24 19:12:10 -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

PLANS PREPARED UNDER THE
DIRECTION OF
Alfred B. Pittman, MLA, PLA
Florida Landscape Architect LA-1601
ISA Certified Arborist FL-5742A

CLIENT

Springs Academy

Green Cove Springs, FL

PROJECT

Springs Academy Site Improvements

Green Cove Springs, FL

DATE

11-25-24

REVISIONS

No.	Date	Description
-----	------	-------------

No.	Date	Description

DRAWING TITLE

DIGITAL SIGNATURE SHEET

SHEET NO.

DS1

SOLID ARROWS ARE FOR DIRECTIONAL PURPOSES ONLY NOT FOR PAVEMENT MARKINGS

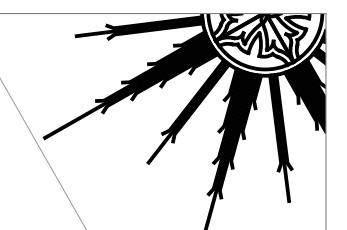
10 NUMBER OF STANDARD PARKING SPACES

NOTE: FOR ADA PARKING AND SIDEWALK DETAILS SEE MISC. DETAILS

WETLANDS AREA (PONDS) = 0.08 AC

ST. JOHNS AVENUE

APPARENT 60.0' RIGHT OF WAY



4049 San Servera Dr N
Jacksonville, Florida 32217
ph 904 327 7718 PittmanLA.com

PLANS PREPARED UNDER THE DIRECTION OF
Alfred B. Pittman, MLA, PLA
Florida Landscape Architect LA-1601
ISA Certified Arborist FL-5742A

CLIENT

Springs Academy

Green Cove Springs, FL

PROJECT

Springs Academy Site Improvements

Green Cove Springs, FL

DATE

11-25-24

REVISIONS

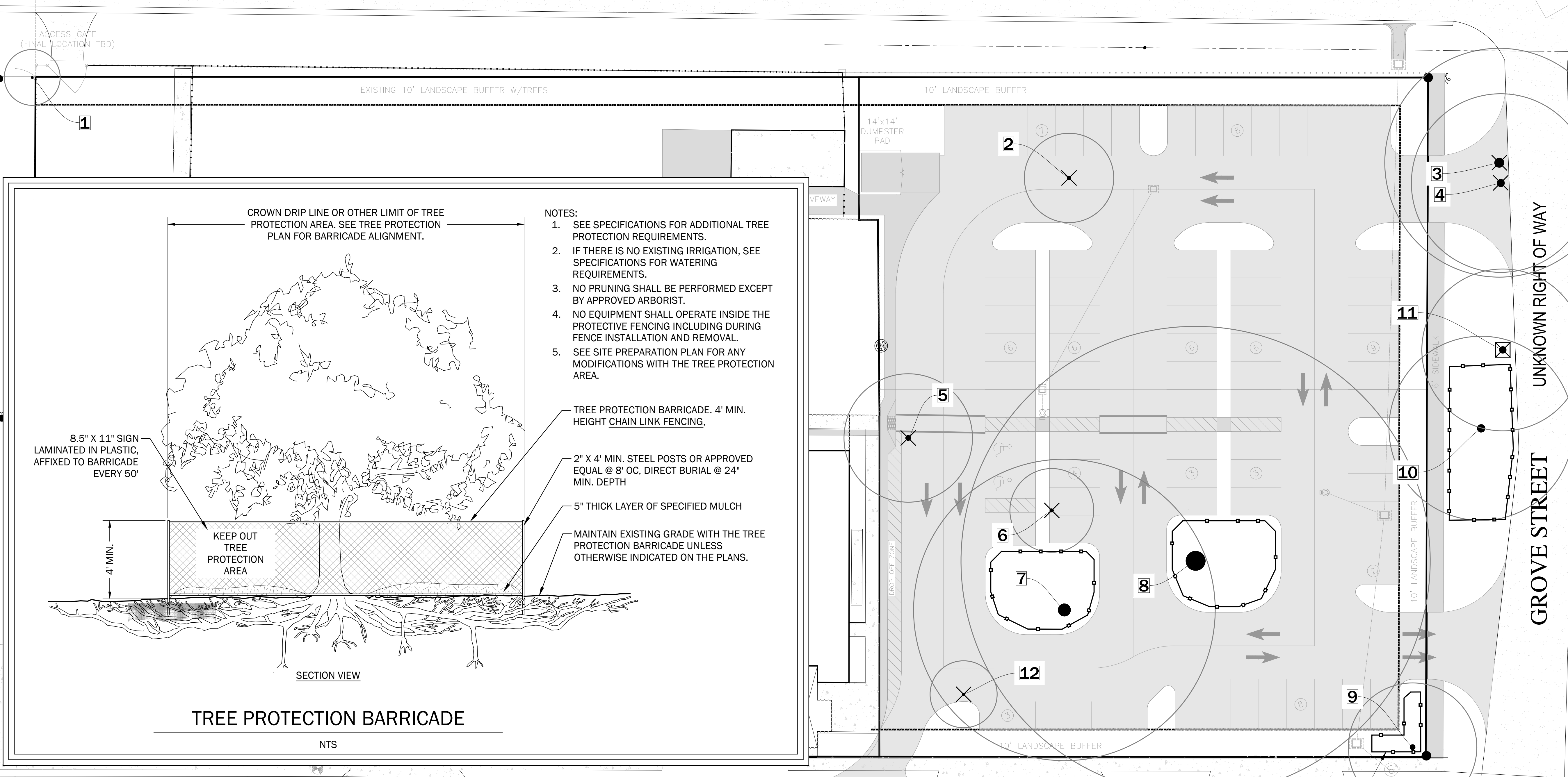
No.	Date	Description

DRAWING TITLE

TREE REMOVAL AND PROTECTION PLAN

SHEET NO.

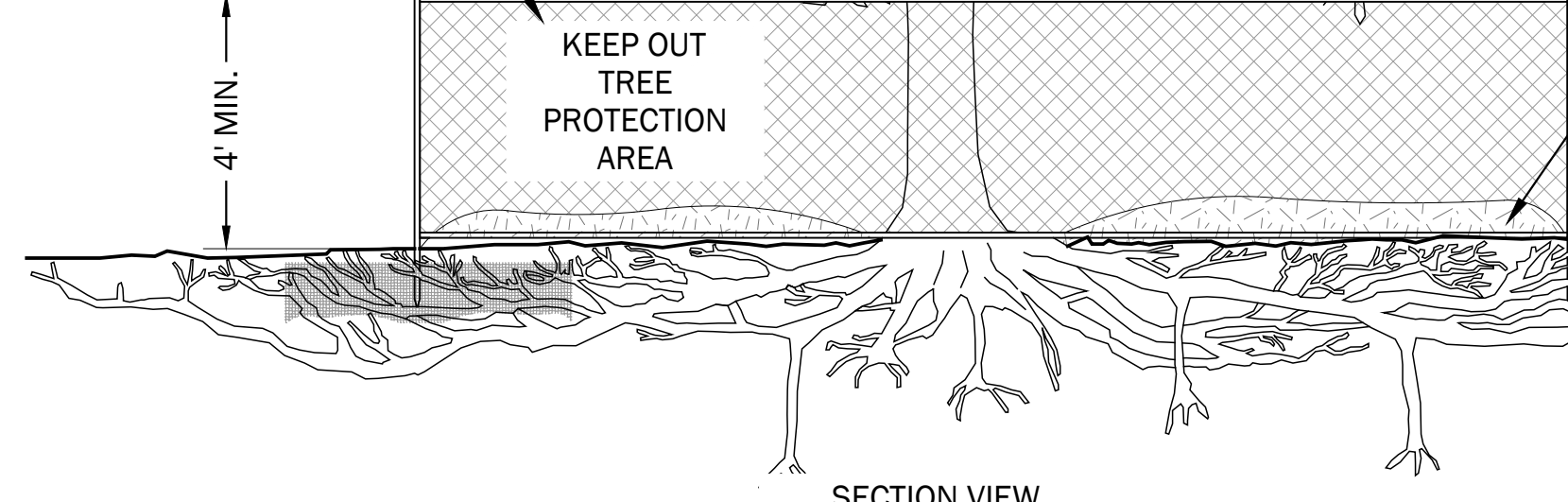
LA1



- NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
 3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 5. SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

- TREE PROTECTION BARRICADE. 4' MIN. HEIGHT CHAIN LINK FENCING,
- 2" X 4' MIN. STEEL POSTS OR APPROVED EQUAL @ 8' OC, DIRECT BURIAL @ 24" MIN. DEPTH
- 5" THICK LAYER OF SPECIFIED MULCH
- MAINTAIN EXISTING GRADE WITH THE TREE PROTECTION BARRICADE UNLESS OTHERWISE INDICATED ON THE PLANS.

8.5" X 11" SIGN LAMINATED IN PLASTIC, AFFIXED TO BARRICADE EVERY 50'



TREE PROTECTION BARRICADE

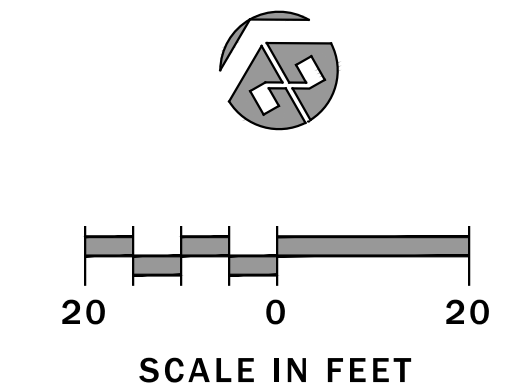
NTS

SITE BENCHMARK EL. = 18.63' NORTH ORANGE AVENUE MAGNOLIA AVENUE(P) RIGHT OF WAY UNDETERMINED

TREE BARRICADE, TYP. SEE DETAIL THIS SHEET

- = Existing non-protected tree to be removed
- = Existing protected tree to be removed
- = Existing tree preserved for credit
- = Tree barricade or silt fence

Install tree protection barricade according to the detail in these plans and prior to site clearing and construction activity. Leave barricade intact and in place during construction and remove only when irrigation and landscape plans are ready for installation. Silt fence may be used for tree protection when located at the Limits of Disturbance.



TREE EVALUATION AND MITIGATION TABLE

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: Not conducted
 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

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

Tree No. (See Plan)	Tree Size (Inches DBH, each stem listed separately)	Common Name (Botanical Name)	Condition	Recommended Action	Protected Status by Ordinance	Hardwood Trees Removed (12"+)	Mitigation Rate	Live Oak Required Mitigation:	Southern Magnolia Required Mitigation:	Bald Cypress Required Mitigation:	Other Tree Required Mitigation:
1	10	Laurel oak (Quercus laurifolia)	Not evaluated	Preserve	Protected	10	1:3				
2	16 6	Southern magnolia (Magnolia grandiflora)	Not evaluated	Remove for construction	Protected	32	1:1		32		
3	41	Live oak (Quercus virginiana)	Not evaluated	Remove for construction	Protected	41	1:1	41			
4	33	Live oak (Quercus virginiana)	Not evaluated	Remove for construction	Protected	33	1:1	33			
5	23	Southern magnolia (Magnolia grandiflora)	Not evaluated	Remove for construction	Protected	23	1:1		23		
6	15	Southern magnolia (Magnolia grandiflora)	Not evaluated	Remove for construction	Protected	15	1:1		15		
7	54	Live oak (Quercus virginiana)	Not evaluated	Preserve	Protected	54	1:1				
8	85	Live oak (Quercus virginiana)	Not evaluated	Preserve	Protected	85	1:1				
9	23	Laurel oak (Quercus laurifolia)	Not evaluated	Preserve	Protected	23	1:1				
10	34	Live oak (Quercus virginiana)	Significant dieback in crown, lightning damaged	Remove for construction	Not protected	34	1:1				
11	30	Live oak (Quercus virginiana)	Not evaluated	Preserve	Protected	30	1:1				
12	8 8	Holly (Ilex spp.)	Not evaluated	Remove for construction	Protected	16	1:3				5
Total Inches						396	0	74	70	0	5

Total Inches Removed		Total Inches Planted (See Plant List)		Balance
Live Oaks	74	Live Oaks	16	58
Southern Magnolia	70	Southern Magnolia	24	46
Bald Cypress	0	Bald Cypress	0	0
Other Tree	5	Other	68	-63
Totals	149		108	41

City of Green Cove Springs Tree Mitigation Rate:	\$ -
Tree Mitigation Payment Due:	\$ -



Pittman
 LANDSCAPE ARCHITECTURE
 4049 San Servera Dr N
 Jacksonville, Florida 32217
 ph 904 327 7718 PittmanLA.com

PLANS PREPARED UNDER THE
 DIRECTION OF
 Alfred B. Pittman, MLA, PLA
 Florida Landscape Architect LA-1601
 ISA Certified Arborist FL-5742A

CLIENT

Springs Academy

Green Cove Springs, FL

PROJECT

Springs Academy Site Improvements

Green Cove Springs, FL

DATE
 11-25-24

REVISIONS

No.	Date	Description

DRAWING TITLE

TREE MITIGATION TABLE

SHEET NO.

LA2

← SOLID ARROWS ARE FOR DIRECTIONAL PURPOSES ONLY NOT FOR PAVEMENT MARKINGS
 →
 ⑩ NUMBER OF STANDARD PARKING SPACES
 NOTE: FOR ADA PARKING AND SIDEWALK DETAILS SEE MISC. DETAILS

WETLANDS AREA (PONDS) = 0.08 AC

ST. JOHNS AVENUE

APPARENT 60.0' RIGHT OF WAY

OVERHEAD ELECTRIC LINE

10' LANDSCAPE BUFFER

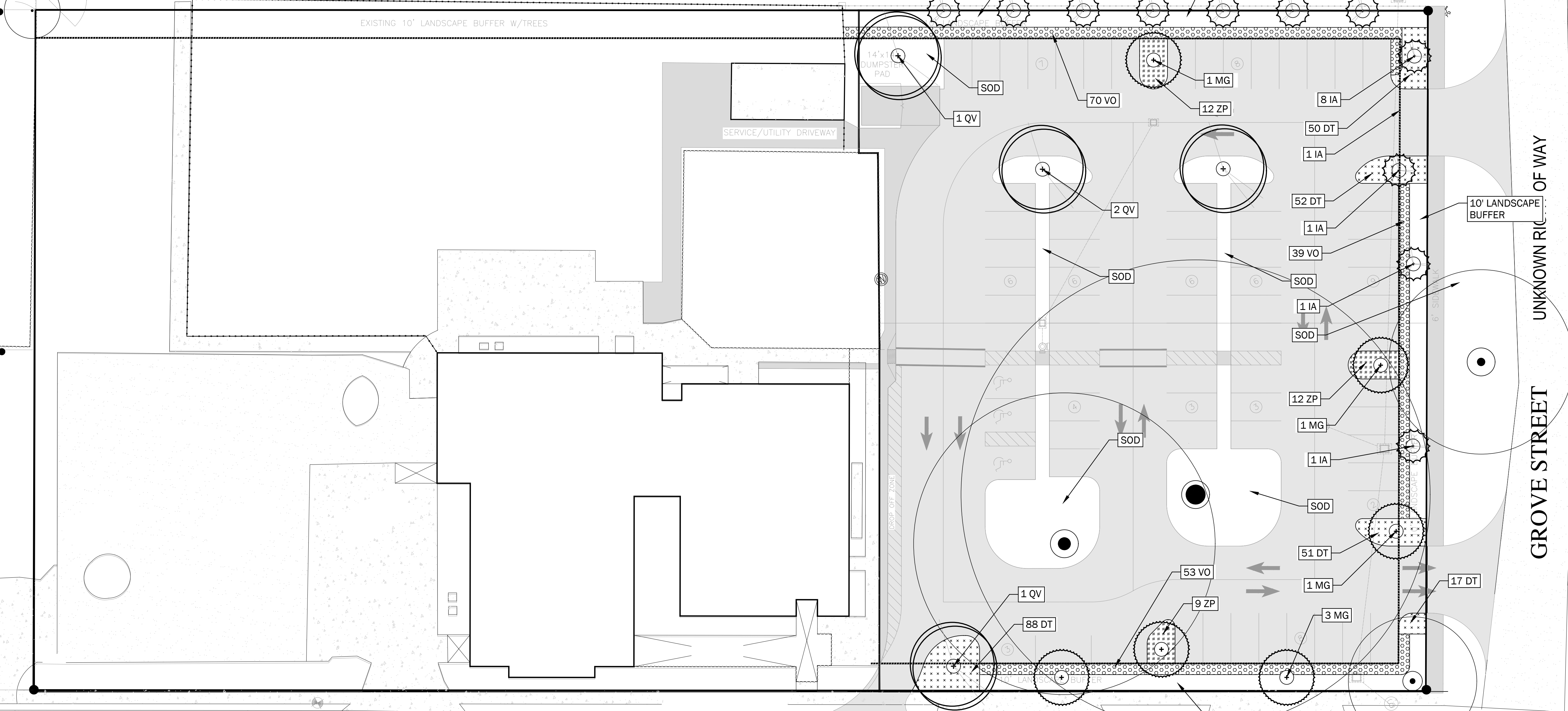
SOD TO LIMITS OF DISTURBANCE

ACCESS GATE (FINAL LOCATION TBD)

EXISTING 10' LANDSCAPE BUFFER W/TREES

SERVICE/UTILITY DRIVEWAY

UNKNOWN RIGHT OF WAY
 GROVE STREET



SITE BENCHMARK
 EL. = 18.63'

NORTH ORANGE AVENUE MAGNOLIA AVENUE(P) RIGHT OF WAY UNDETERMINED

10' LANDSCAPE BUFFER



4049 San Servera Dr N
 Jacksonville, Florida 32217
 ph 904 327 7718 PittmanLA.com

PLANS PREPARED UNDER THE DIRECTION OF
 Alfred B. Pittman, MLA, PLA
 Florida Landscape Architect LA-1601
 ISA Certified Arborist FL-5742A

CLIENT

Springs Academy
 Green Cove Springs, FL

PROJECT
Springs Academy Site Improvements
 Green Cove Springs, FL

DATE
 11-25-24

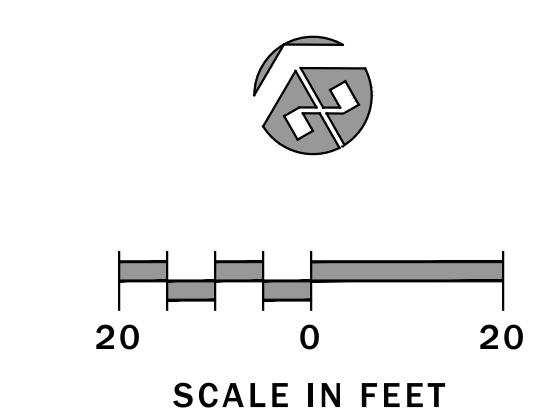
REVISIONS
 No. Date Description

No.	Date	Description

DRAWING TITLE

LANDSCAPE PLAN

SHEET NO.
LA3



LANDSCAPE SPECIFICATIONS

GENERAL INSTALLATION INSTRUCTIONS

- Contractor shall furnish all labor, materials, and insurance to complete the work as shown in the plan.
- Contractor is responsible for acquiring all required permits and associated fees to complete the work.
- Contractor shall locate and visibly mark all buried utilities prior to construction and notify the landscape architect of any conflicts.
- Contractor shall demolish and remove from the premises all pavement, sod and other materials required to implement the plan.
- All work shall be completed in a timely manner and in accordance with standard industry practices.
- 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.
- 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.
- Contractor shall proceed with approved work in an orderly and timely fashion.
- Contractor shall prevent offsite erosion, both by wind and rain, during construction using adequate means such as silt fencing, hay bales, and drain socks.
- Contractor shall provide all new materials in first quality condition.
- Substitutions shall be rejected unless approved by the landscape architect prior to installation.
- 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.
- 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.
- 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.
- All work shall be warranted against defects and failure for at least 1 year following the final acceptance.
- 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

- Contractor shall ensure protection of existing 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.
- 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.
- Notify the landscape architect prior to any construction activity where protection cannot be provided or must be modified to due to conflicting construction activity.
- 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.
- 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

- 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.
- All canopy pruning shall be according to ANSI Z133 and ANSI A300 Part 1.

PLANT INSTALLATION

- Install all plants according to Florida Department of Transportation **Index Number 544 Landscape Installation** (<http://www.fdot.gov>).
- Do not install groundcovers or shrubs on top of or into the rootball of new trees.
- 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.
- All plants shall conform to the specifications on the plant list or plant schedule.
- All plants shall be Florida No. 1 Grade or better according to the Florida Grades and Standards Handbook.
- All plants shall be nursery-grown containerized or b&b stock.

- 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.
- 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 installation.
- 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 Protection).
- Planting beds shall be shovel-cut to form a uniform, clean line between beds and lawn areas.
- 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 installed tree.
- 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 centerline (refer to local provider to verify specific requirements).
- 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.
- 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.
- Coordinate construction of planting areas with installation of irrigation system or hose bibs as specified.
- 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 all woody trunks and stems.
 - 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.
 - Mulch shall be 3" uniform depth.
- Install sod as specified in the plans, according to the Florida Department of Transportation Standard Specification **Section 570 Performance Turf** (<http://www.fdot.gov>) unless otherwise stated herein.
- Contractor shall provide certified, healthy sod, free of weeds, disease, fungus, insects, or nematodes. Sod shall be:
 - Argentine bahia (*Paspalum notatum 'Argentine'*)
- 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 Acceptance, unless otherwise specified in the contract documents.
- 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 material at the end of the warranty period.

SOILS

- 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 preservation or new plant installation.
- 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:
 - Soil type
 - Soil pH
 - Nutrient content
 - Recommended amendments
- 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.
- 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 architect or owner.

CITY OF GREEN COVE SPRINGS LANDSCAPE REQUIREMENTS

TREE MITIGATION

See Tree Mitigation Plans

REQUIRED TREES

Project perimeter: 644 lf
Required perimeter Trees (1/50 lf): 13, 7 canopy,
Provided trees: 18 (1 existing), 7 canopy, 11 sub-canopy

Project area: 47,916 sf
Required interior trees: 20
47,916 - 10,500 = 37,416
10,500 sf = 10 trees
37,416 sf / 4,000 = 10 trees
Provided trees: 12, 11 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

- Contractor shall provide a fully automated irrigation system to ensure 100% head-to-head coverage of all landscaped areas within the project area.
- Irrigation source shall be:
 - Municipal potable source with irrigation meter
- 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).
- 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.
- 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.
- Main lines shall be installed at least 18" below finished grade and lateral lines shall be installed at least 12" below finished grade.
- 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.
- 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.
- Prior to final acceptance, contractor shall show owner or maintenance superintendent how to operate and maintain the system.
- 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.



Know what's below.
Call before you dig.

COJ-REQUIRED PLANT LIST

QTY	PCT*	ABV	BOTANICAL NAME	COMMON NAME	CAL IN/CONT	HT/SPD	SPACING /OC	CANOPY	ORIGIN	INCHES/ AREA SF
T R E E S										
11	0.52	IA	Ilex a Attenuata 'East Palatka'	East Palatka holly	4	10-12' / 4-5'	As shown	No	Native	44
6	0.29	MG	Magnolia grandiflora	Southern magnolia	4	14-16' / 5-7'	As shown	Yes	Native	24
4	0.19	QV	Quercus virginiana	Live oak	4	14-16' / 5-7'	As shown	Yes	Native	16
21	1.00								TOTALS	16 68
S H R U B S										
162	0.83	VO	Viburnum obovatum	Walter's viburnum	7 gal	24-30" / 18-22"	3.5		Native	1,985
33	0.17	ZP	Zamia pumila	Coontie palm	3 gal	14-18" / 12-16"	3.5		Native	404
195	1.00								TOTALS	2,389
G R O U N D C O V E R S										
258	1.00	DT	Daniella tasmanica 'Variegata'	Variegated flax lily	1 gal	12-16" / 6-8"	2.0		Non-native	1,032
258	1.00								TOTALS	1,032
S O D										
		SOD	Paspalum notatum	Bahia grass		Certified solid sod	SF		Non-native	



4049 San Servera Dr N
Jacksonville, Florida 32217
ph 904 327 7718 PittmanLA.com

PLANS PREPARED UNDER THE
DIRECTION OF
Alfred B. Pittman, MLA, PLA
Florida Landscape Architect LA-1601
ISA Certified Arborist FL-5742A

CLIENT

Springs Academy

Green Cove Springs, FL

PROJECT

Springs Academy Site Improvements

Green Cove Springs, FL

DATE

11-25-24

REVISIONS

No. Date Description

DRAWING TITLE

LANDSCAPE SPECIFICATIONS

SHEET NO.

LA4