

- TREE LEGEND
- PC PECAN
 - MF MAPLE
 - GUM GUM
 - CD CEDAR
 - CH CHERRY
 - FL FALM
 - HO HOLLY
 - LO LIVE OAK

PROTECTED TREES TO REMAIN
SEE TREE PROTECTION BARRIER
DETAIL SHEET TR-5. (typ)

Approved By: Ellyn Cavin
Stamp By: Kevin Robinson
Approved On: November 5, 2025

FINAL APPROVER

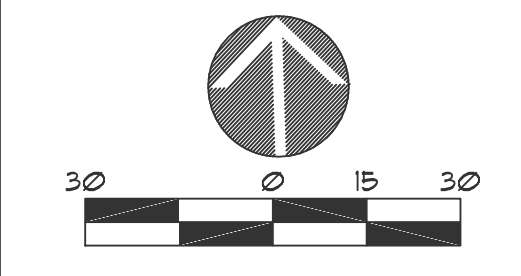
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RCV: 1/27/2025 11:39

A & K LAND PLANNING & DESIGN, INC.

PHONE: (904) 446-9602
406 TORTOISE TRACE, SUITE 100, JACKSONVILLE, FLORIDA 32218
FAX: (904) 446-9603
E-MAIL: A&KLANDPLANNING@GMAIL.COM

FENNEL COMMERCIAL
DEVELOPMENT
FOR RCBF PROPERTIES, LLC
JACKSONVILLE, FL.

REVISIONS :
12/20/2024 PER CITY COMMENTS



DATE : April 26, 2024
PROJECT NO. : 202427
DESIGNED BY : K&R
DRAWN BY : K&R
CHECKED BY : K&R
SCALE : 1" = 30'

SHEET TITLE
TREE REMOVAL /
PROTECTION PLAN

TR-1
SHEET

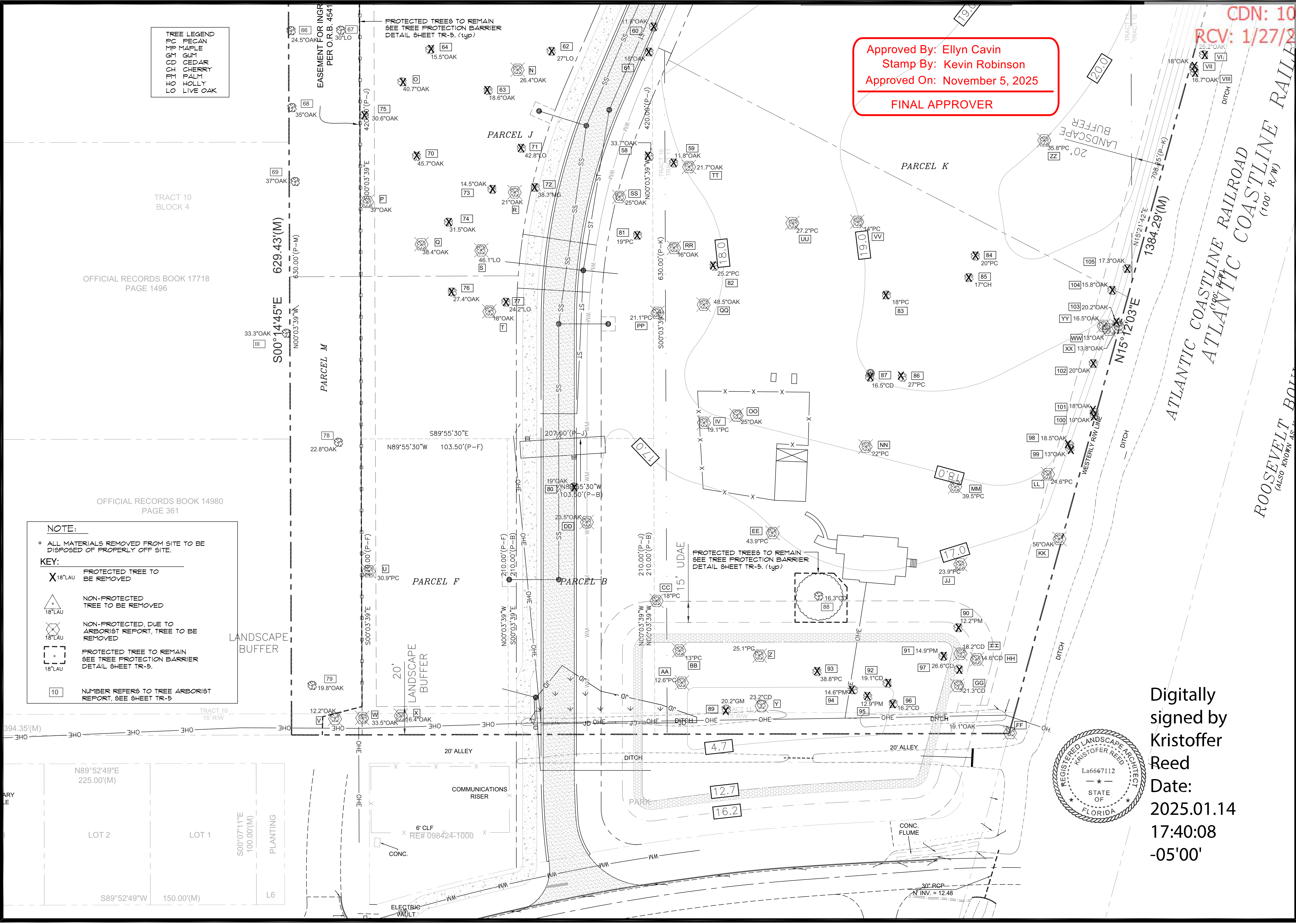
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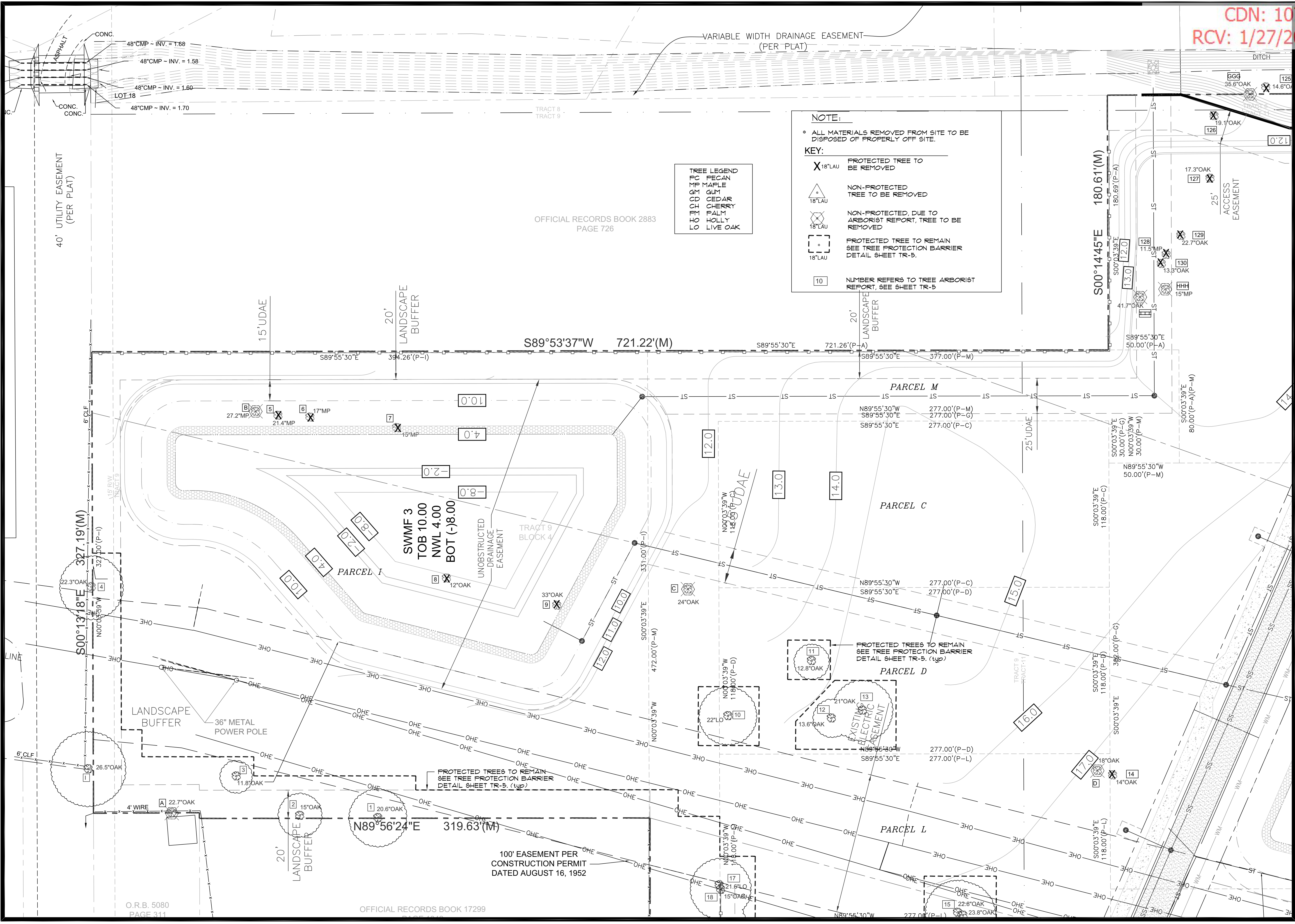


NOTE:
* ALL MATERIALS REMOVED FROM SITE TO BE
DISPOSED OF PROPERLY OFF SITE.


KEY:

- X 18" LAU
PROTECTED TREE TO
BE REMOVED
- △ 18" LAU
NON-PROTECTED
TREE TO BE REMOVED
- ⊗ 18" LAU
NON-PROTECTED, DUE TO
ARBORIST REPORT, TREE TO BE
REMOVED
- 18" LAU
PROTECTED TREE TO REMAIN
SEE TREE PROTECTION BARRIER
DETAIL SHEET TR-5.
- 10
NUMBER REFERS TO TREE ARBORIST
REPORT, SEE SHEET TR-5





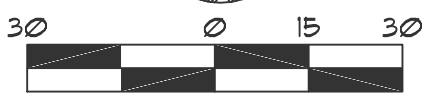

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RCV: 1/27/2025 11:39



A & K LAND PLANNING & DESIGN, INC.
PHONE: (904) 444-1111
406 TORTOISE TRACE, SUITE 100, JACKSONVILLE, FL 32218
FAX: (904) 444-1112
E-MAIL: A&KLANDPLANNING@GMAIL.COM

**FENNEL COMMERCIAL
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FOR RCBF PROPERTIES, LLC
JACKSONVILLE, FL.**

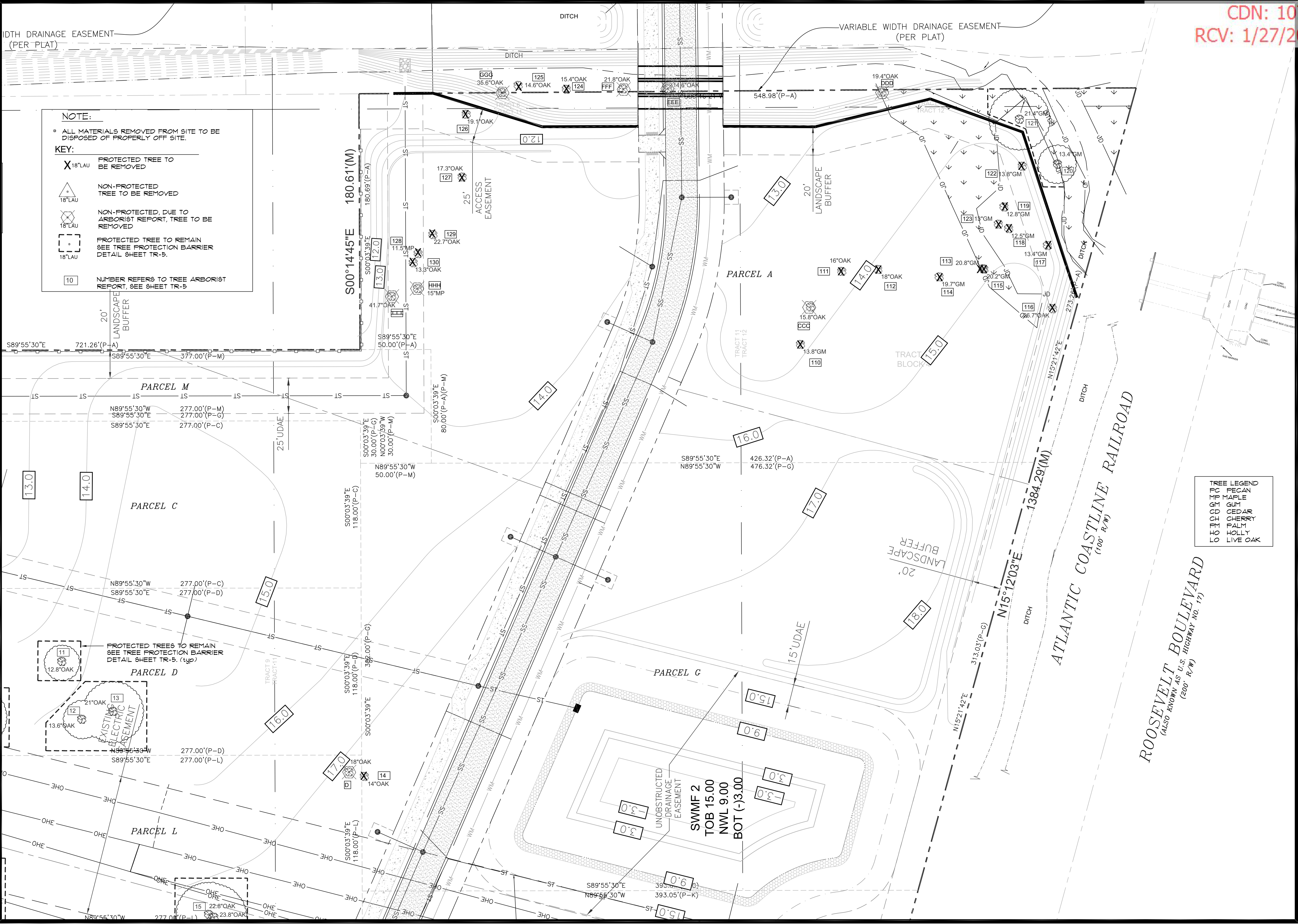
REVISIONS :
12/20/2024 PER CITY COMMENTS



DATE : April 26, 2024
PROJECT NO. : 202421
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 30'

SHEET TITLE
**TREE REMOVAL /
PROTECTION PLAN**

TR-3
SHEET

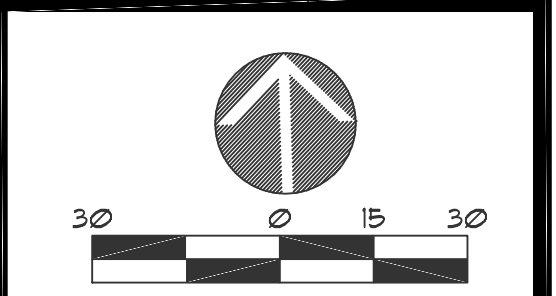


CDN: 10773.0
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A & K LAND PLANNING & DESIGN, INC.
406 TORTOISE TRACE, SUITE 100, JACKSONVILLE, FLORIDA 32257
PHONE: (904) 444-1111
FAX: (904) 444-1112
EMAIL: AKLANDPLANNING@GMAIL.COM

**FENNEL COMMERCIAL
DEVELOPMENT
FOR RCBF PROPERTIES, LLC
JACKSONVILLE, FL.**

REVISIONS :
12/20/2024 PER CITY COMMENTS

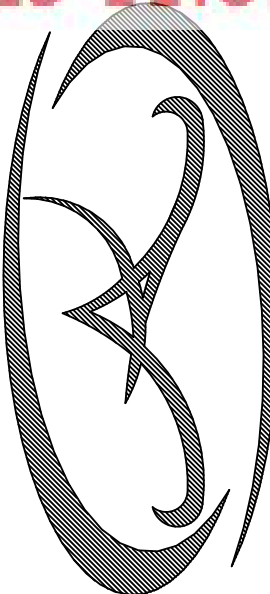


DATE : April 26, 2024
PROJECT NO. : 202427
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 30'

SHEET TITLE
**TREE REMOVAL /
PROTECTION PLAN**

TR-4
SHEET

CDN: 10773.0
RCV: 1/27/2025 11:39



A & K LAND PLANNING & DESIGN
Inc.
PHONE: 813-966-6666
406 TOWNSHIP TRACE, SUITE 100, FORT LAUDERDALE, FL 33309
E-MAIL: A&KLANDPLANNING@COMCAST.NET
KrisHofer@aol.com

FENNEL COMMERCIAL
DEVELOPMENT
FOR RCBF PROPERTIES, LLC
JACKSONVILLE, FL.

REVISIONS :	12/20/2024	PER CITY COMMENTS
	1	

DATE : April 26, 2024

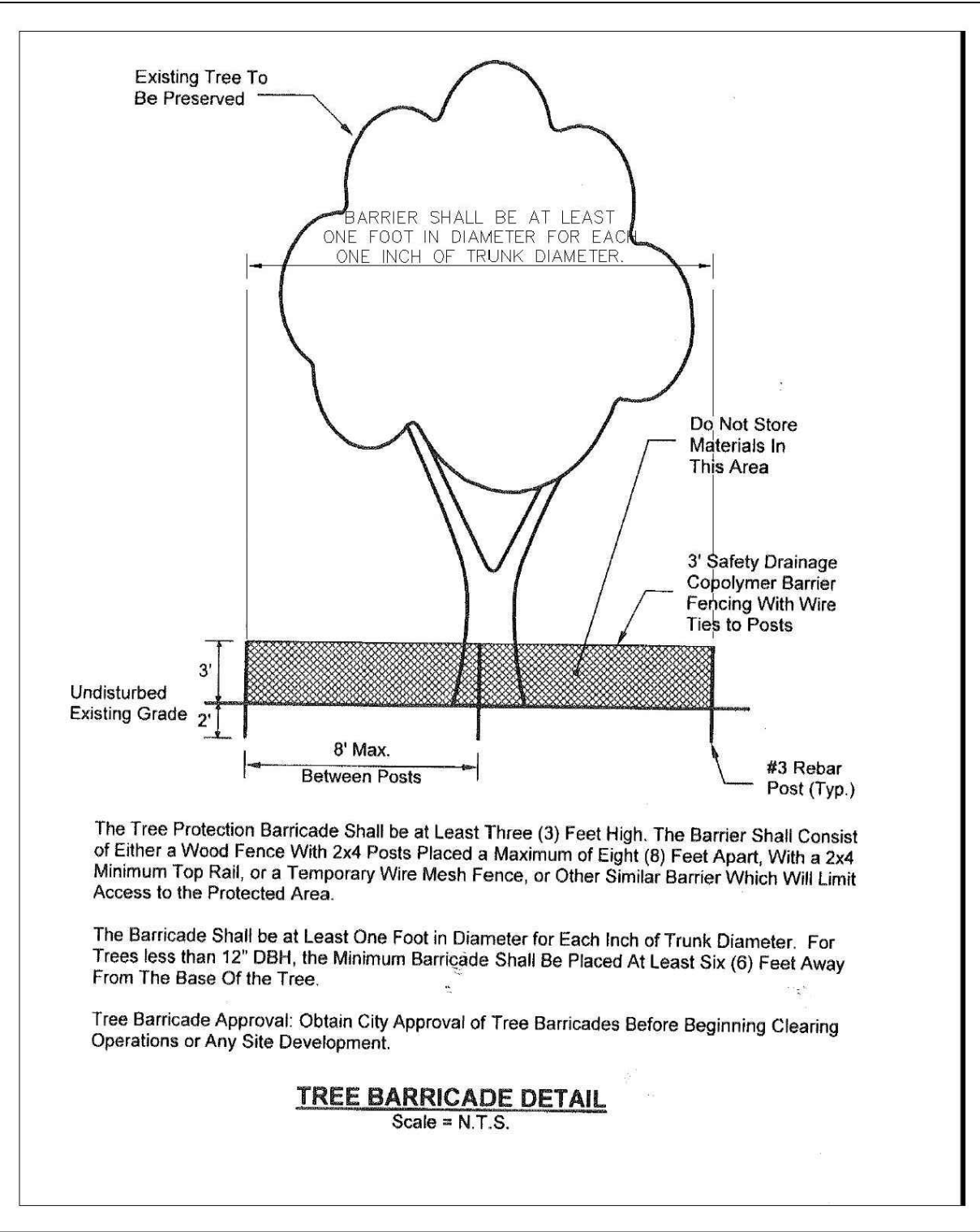
PROJECT NO. : 202427

DESIGNED BY : KSR

DRAWN BY : KSR

CHECKED BY : KSR

SCALE : N.T.S.



R.O.W., EASEMENTS, AND PONDS
LANDSCAPE CALCULATIONS:

TOTAL AREAS: 264,055 SF. (6.06 acres)

PROTECTED TREES REMOVED	CIVIL PLAN INCHES REMOVED	PERMIT INCHES REMOVED	MITIGATION RATIO	MITIGATION REQUIRED	CIVIL PAN TREE CREDITS	PERMIT TREE CREDITS (Non Protected Used for Credit)	CIVIL PLAN REPLACEMENT TREES	PERMIT REPLACEMENT TREES	NET MITIGATION
Hardwood Trees Removed < 11.5"		0	(1:3)	0				0	0
Hardwood Trees Removed 11.5 to 23.5"		301	(1:3)	100		0		0	100
Hardwood Trees Removed 24" & Larger		77	(1:1)	77				0	77
Live Oaks Removed		79	(1:1)	79				0	79
Palm Trees Removed		55	(1:3)	18				0	18
Pine Trees Removed		0	(1:3)	0		0		0	0
Other (1:1)		0	(1:1)	0				0	0
Other (1:3)			(1:3)	0					0
Previously Planted Trees (Ord.)		0	(1:1)	0				0	0
Total	0	512	0	275	0	0	0	0	275

Ordinance Trees %: 100%
Ordinance Mitigation Due: \$47,025.00

LOT LANDSCAPE CALCULATIONS:

TOTAL AREAS: 630,811 SF. (14.48 acres)

PROTECTED TREES REMOVED	CIVIL PLAN INCHES REMOVED	PERMIT INCHES REMOVED	MITIGATION RATIO	MITIGATION REQUIRED	CIVIL PAN TREE CREDITS	PERMIT TREE CREDITS (Non Protected Used for Credit)	CIVIL PLAN REPLACEMENT TREES	PERMIT REPLACEMENT TREES	NET MITIGATION
Hardwood Trees Removed < 11.5"		0	(1:3)	0				0	0
Hardwood Trees Removed 11.5 to 23.5"		672	(1:3)	224		0		0	224
Hardwood Trees Removed 24" & Larger		309	(1:1)	309				0	309
Live Oaks Removed 11.5 to 23.5"		158	(1:1)	158				0	158
Live Oaks Removed 24" & Larger		634	(1:1)	634				724	-90
Palm Trees Removed		0	(1:3)	0				0	0
Pine Trees Removed		0	(1:3)	0		0		0	0
Other (1:1)		0	(1:1)	0				0	0
Other (1:3)			(1:3)	0					0
Previously Planted Trees (Ord.)		0	(1:1)	0				0	0
Total	0	1773	0	1325	0	0	0	724	601

Ordinance Trees %: 100%
Ordinance Mitigation Due: \$102,771.00

PLANT SCHEDULE FENNEL LOTS						
CODE	QTY	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS	% NATIVE	INCHED PROVIDED
TREES						
IV	11	Yayon Holly / Ilex vomitoria	AS SHOWN	10' - 12' Ht. x 5'-6" spd, Standard, 2" caliper	7% native	22"
QV	181	Southern Live Oak / Quercus virginiana	AS SHOWN	12' - 14' Ht. x 5'-6" spd, Standard, 4" caliper	93% native	124"
Total = 192					100% total native	146" total

Arborist Solutions LLC - Fennell Road Subdivision - RCBF

Diameter		Breast	Common	Comments / Notes
Tree #	Height	Name	Name	
Protected Trees Condemned Hazardous/Dangerous				
A	22.7	Laurel Oak	Extreme Decline - Massive Cavity @ Base - Hollow Under Root Flare - Hazardous/Dangerous	
B	27.2	Maple	Extreme Decline - Massive Cavity from Ground to 4 ft - Hazardous/Dangerous	
C	24	Water Oak	DEAD - Hazardous/Dangerous	
D	18	Water Oak	Extreme Decline - Dead Top - Major Dead Limbs - Hazardous/Dangerous	
E	39	Water Oak	Extreme Decline - Massive Cavity @Base and in CoDom @ 8 ft - Hazardous/Dangerous	
F	21.8	Pecan	DEAD - Hazardous/Dangerous	
G	24.8	Water Oak	DEAD - Hazardous/Dangerous	
H	17.7	Water Oak	Extreme Decline - Uprooting - Failing Root System - Hazardous/Dangerous	
I	23	Pecan	Extreme Decline - Fallen on Ground - Hazardous/Dangerous	
J	15.7	Pecan	Extreme Decline - Fallen on Ground - Hazardous/Dangerous	
K	15.6	Pecan	Extreme Decline - Massive Cavity @ Base - Hollow Under Root Flare - Hazardous/Dangerous	
L	15.6	Live Oak	Extreme Decline - Missing Top - Massive Cavity @Base - Hazardous/Dangerous	
M	21.7	Live Oak	Extreme Decline - Uprooting - Failing Root System - Hazardous/Dangerous	
N	26.4	Live Oak	Extreme Decline - Uprooting - Failing Root System - Hazardous/Dangerous	
O	40.7	Laurel Oak	Extreme Decline - 1 side Dead - Massive Cavity 12 ft to 20 ft - Hazardous/Dangerous	
P	37	Live Oak	Extreme Decline - Massive Cavity from Ground to 20 ft - Hazardous/Dangerous	
Q	38.4	Laurel Oak	Extreme Decline - Fallen on Ground - Hazardous/Dangerous	
R	21	Live Oak	DEAD - Hazardous/Dangerous	
S	46.1	Live Oak	Extreme Decline - Massive Cavity in CoDom from 5 ft to 10 ft - Dead/Dying Top - Hazardous/Dangerous	
T	19	Water Oak	Extreme Decline - Massive Cavity @ Base - Hollow Under Root Flare - Hazardous/Dangerous	
U	30.9	Pecan	DEAD Fallen - Hazardous/Dangerous	
V	12.2	Water Oak	Extreme Decline - Massive Cavity from Ground to 6 ft - Hazardous/Dangerous	
W	33.5	Water Oak	DEAD - Hazardous/Dangerous	
X	16.4	Water Oak	DEAD - Hazardous/Dangerous	
Y	23.2	Cedar	Extreme Decline - >50% Dead - Dead Top - Hazardous/Dangerous	
Z	25.1	Pecan	Extreme Decline - Large Cavity at 10 ft - Major Dead Limbs - Hazardous/Dangerous	
AA	12.6	Pecan	Extreme Decline - >50% Dead - Dead Top - Hazardous/Dangerous	
BB	13	Pecan	DEAD - Hazardous/Dangerous	
CC	18	Pecan	Extreme Decline - >50% Dead - Dead Top - Hazardous/Dangerous	
DD	23.5	Water Oak	DEAD - Hazardous/Dangerous	
EE	43.9	Pecan	DEAD Fallen - Hazardous/Dangerous	
FF	19.1	Water Oak	Extreme Decline - Massive Cavity from Ground to 6 ft - Hazardous/Dangerous	
GG	21.3	Cedar	Extreme Decline - Massive Cavity from 3 ft to 8 ft - Hazardous/Dangerous	
HH	14.6	Cedar	Extreme Decline - Dead/Dying Top - Lg Cavity 2 ft to 6 ft - Hazardous/Dangerous	
II	18.2	Cedar	Extreme Decline - Massive Cavity from Ground to 12 ft - Hazardous/Dangerous	
JJ	23.9	Pecan	Extreme Decline - >50% Dead - Hazardous/Dangerous	
KK	56	Water Oak	DEAD Fallen - Hazardous/Dangerous	
LL	24.5	Pecan	DEAD - Hazardous/Dangerous	
MM	39.5	Pecan	DEAD - Hazardous/Dangerous	
NN	22	Pecan	DEAD - Hazardous/Dangerous	
OO	25	Live Oak	DEAD - Hazardous/Dangerous	

Gene Washington904-610-113 0Certified Arborist - FL5623-AApril 24, 2024

Arborist Solutions LLC - Fennell Road Subdivision - RCBF

Diameter		Breast	Common	Comments / Notes
Tree #	Height	Name	Name	
Protected Trees Condemned Hazardous/Dangerous				
PP	21.1	Live Oak	Extreme Decline - Dead Top - Massive Cavity from Ground to 8 ft - Hazardous/Dangerous	
QQ	48.5	Sweet Gum	Extreme Decline - Massive Cavity @ Base - Hollow Under Root Flare - Hazardous/Dangerous	
RR	16	Live Oak	Extreme Decline - Dead Top - >50% Dead - Hazardous/Dangerous	
SS	25	Water Oak	Extreme Decline - Missing Top @ 20 ft - Hazardous/Dangerous	
TT	21.7	Water Oak	Extreme Decline - Uprooting - Falling Root System - Hazardous/Dangerous	
UU	27.2	Pecan	Extreme Decline - Dead Top - Massive Cavity from Ground to 20 ft - Hazardous/Dangerous	
VV	14	Pecan	DEAD - Hazardous/Dangerous	
WW	13.5	Water Oak	DEAD - Hazardous/Dangerous	
XX	16	Water Oak	Extreme Decline - Massive Cavity from Ground to 15 ft - Hazardous/Dangerous	
YY	18.5	Water Oak	DEAD - Hazardous/Dangerous	
ZZ	35.8	Pecan	DEAD - Hazardous/Dangerous	
AAA	25.7	Laurel Oak	Extreme Decline - Dead Top - Massive Cavity @Base - Hazardous/Dangerous	
BBB	24.2	Water Oak	DEAD - Hazardous/Dangerous	
CCC	15.8	Water Oak	Extreme Decline - Massive Cavity @ Base - Hollow Under Root Flare - Hazardous/Dangerous	
DDD	19.4	Water Oak	Extreme Decline - Massive Cavity @ Base - Hollow Under Root Flare - Hazardous/Dangerous	
EEE	16	Laurel Oak	Extreme Decline - Dead Top - Hazardous/Dangerous	
FFF	21.8	Laurel Oak	Extreme Decline - Dead Top - Massive Cavity @Base - Hazardous/Dangerous	
GGG	35.6	Water Oak	DEAD - Hazardous/Dangerous	
HHH	15	Maple	Extreme Decline - Massive Cavity in CoDom from Ground to 3 ft - Hazardous/Dangerous	
III	41.7	Water Oak	Extreme Decline - Massive Cavity @ Base - Hollow Under Root Flare - Hazardous/Dangerous	
Total	1504.3 inches			

Arborist Solutions LLC - Fennell Road Subdivision - RCBF

RCV: 1/

Diameter		Breast	Common	Comments / Notes
Tree #	Height	Name		
Protected Trees Appear Healthy				
1	20.9	Laurel Oak	Appears Healthy	
2	13	Laurel Oak	Appears Healthy	
3	11.8	Laurel Oak	Appears Healthy	
4	22.3	Laurel Oak	Appears Healthy	
5	7+7+7	Black Gum	Appears Healthy	
6	17	Black Gum	Appears Healthy	
7	15	Water Oak	Appears Healthy	
8	12	Live Oak	Appears Healthy	
9	12+11+10	Live Oak	Appears Healthy	
10	22	Live Oak	Appears Healthy	
11	12.8	Laurel Oak	Appears Healthy	
12	13.6	Laurel Oak	Appears Healthy	
13	23	Laurel Oak	Appears Healthy	
14	14	Water Oak	Appears Healthy	
15	22.8	Water Oak	Appears Healthy	
16	23.8	Water Oak	Appears Healthy	
17	16	Laurel Oak	Appears Healthy	
18	16	Laurel Oak	Appears Healthy	
19	13.8	Laurel Oak	Appears Healthy	
20	15.4	Laurel Oak	Appears Healthy	
21	13	Laurel Oak	Appears Healthy	
22	12.7	Laurel Oak	Appears Healthy	
23	16	Laurel Oak	Appears Healthy	
24	16	Hackberry	Appears Healthy	
25	15.7	Pecan	Appears Healthy	
26	33.2	Live Oak	Appears Healthy	
27	42	Live Oak	Appears Healthy	
28	29.2	Live Oak	Appears Healthy	
29	16.4	Water Oak	Appears Healthy	
30	14.3	Laurel Oak	Appears Healthy	
31	13	Pecan	Appears Healthy	
32	15.7	Live Oak	Appears Healthy	
33	12.5	Wild Cherry	Appears Healthy	
34	25	Live Oak	Appears Healthy	
35	26	Live Oak	Appears Healthy	
36	24.7	Live Oak	Appears Healthy	
37	32.3	Live Oak	Appears Healthy	
38	30	Live Oak	Appears Healthy	
39	25.5	Live Oak	Appears Healthy	
40	25.5	Live Oak	Appears Healthy	
41	26	Live Oak	Appears Healthy	
42	34	Live Oak	Appears Healthy	
43	14.8	Water Oak	Appears Healthy	
44	14	Water Oak	Appears Healthy	
45	16	Water Oak	Appears Healthy	

Gene Washington904-610-113 0Certified Arborist - FL5623-APril 24, 2024

Arborist Solutions LLC - Fennell Road Subdivision - RCBF

Diameter		Breast	Common	Comments / Notes
Tree #	Height	Name		
Protected Trees Appear Healthy				
46	31	Live Oak	Appears Healthy	
47	18	Water Oak		
48	23	Water Oak		
49	27.7	Live Oak		
50	45.6	Live Oak		
51	22	Live Oak		
52	20.4	Live Oak		
53	25.3	Live Oak		
54	37.8	Laurel Oak		
55	20	Live Oak		
56	26.3	Live Oak		
57	17.7	Live Oak		
58	33	Water Oak		
59	11.8	Water Oak		
60	12	Laurel Oak		
61	18	Laurel Oak		
62	23	Live Oak		
63	18.6	Water Oak		
64	15.5	Live Oak		
65	24	Laurel Oak		
66	24.5	Laurel Oak		
67	30	Live Oak		
68	35	Laurel Oak		
69	37	Laurel Oak		
70	45.7	Laurel Oak		
71	42.8	Live Oak		
72	38.3	Magnolia		
73	14.5	Laurel Oak		
74	31.5	Laurel Oak		
75	30.6	Laurel Oak		
76	27.4	Laurel Oak		
77	24.2	Water Oak		
78	22.8	Laurel Oak		
79	19.8	Water Oak		
80	19	Water Oak		
81	19	Pecan		
82	25.2	Pecan		
83	16	Pecan		
84	20	Pecan		
85	17	Wild Cherry		
86	27	Pecan		
87	16.5	Wild Cherry		
88	16.3	Cedar		
89	20.2	Black Gum		
90	12.2	Sabal Palm		

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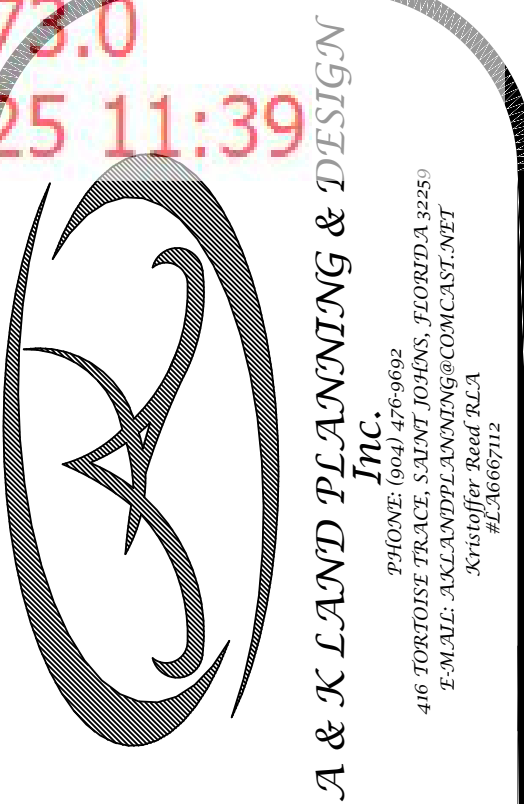
Arborist Solutions LLC - Fennell Road Subdivision - RCBF

Diameter		Breast	Common	Comments / Notes
Tree #	Height	Name		
Protected Trees Appear Healthy				
91	14.9	Sabal Palm		
92	19.1	Cedar		
93	38.8	Pecan		
94	14.6	Sabal Palm		
95	12.9	Sabal Palm		
96	16.2	Cedar		
97	26.6	Cedar		
98	18.5	Laurel Oak		
99	13	Laurel Oak		
100	19	Laurel Oak		
101	18	Laurel Oak		
102	20	Water Oak		
103	20.2	Water Oak		
104	15.8	Water Oak		
105	17.3	Laurel Oak		
106	11.8	Water Oak		
107	23	Live Oak		
108	27.3	Live Oak		
109	26.2	Water Oak		
110	13.8	Sweetgum		
111	16	Laurel Oak		
112	18	Laurel Oak		
113	20.8	Sweetgum		
114	19.7	Sweetgum		
115	20.2	Sweetgum		
116	16.7	Water Oak		
117	13.4	Sweetgum		
118	12.5	Sweetgum		
119	12.8	Sweetgum		
120	13.4	Sweetgum		
121	21.4	Sweetgum		
122	13.8	Sweetgum		
123	13	Sweetgum		
124	15.4	Laurel Oak		
125	14.6	Live Oak		
126	19.1	Live Oak		
127	17.3	Water Oak		
128	11.5	Laurel Oak		
129	22.7	Water Oak		
130	18.3	Laurel Oak		
Total	2723.5 inches			

Arborist Solutions LLC - Fennell Road Subdivision - RCBF

Diameter			
Breast	Common		
Tree #	Height	Name	Comments / Notes
Invasive Species/Not on Property/Not Protected			
I	26.5	Laurel Oak	Not On Property
II	13	Tallow	Invasive
III	33.3	Water Oak	Not On Property
IV	19.1	Camphor	Invasive
V	28	Live Oak	Not On Property
VI	25.2	Water Oak	Not On Property
VII	18	Water Oak	Not On Property
Viii	16.7	Water Oak	Not On Property
Total	179.8 inches		

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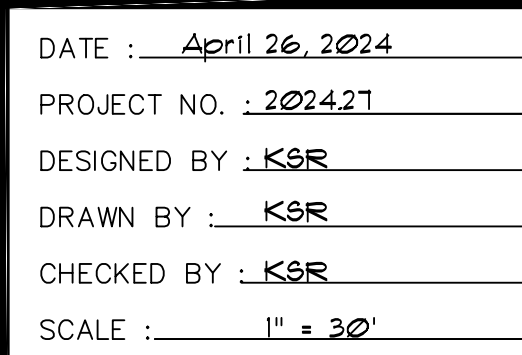
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JACKSONVILLE, FL.

REVISIONS :	12/20/2024	PER CITY COMMENTS

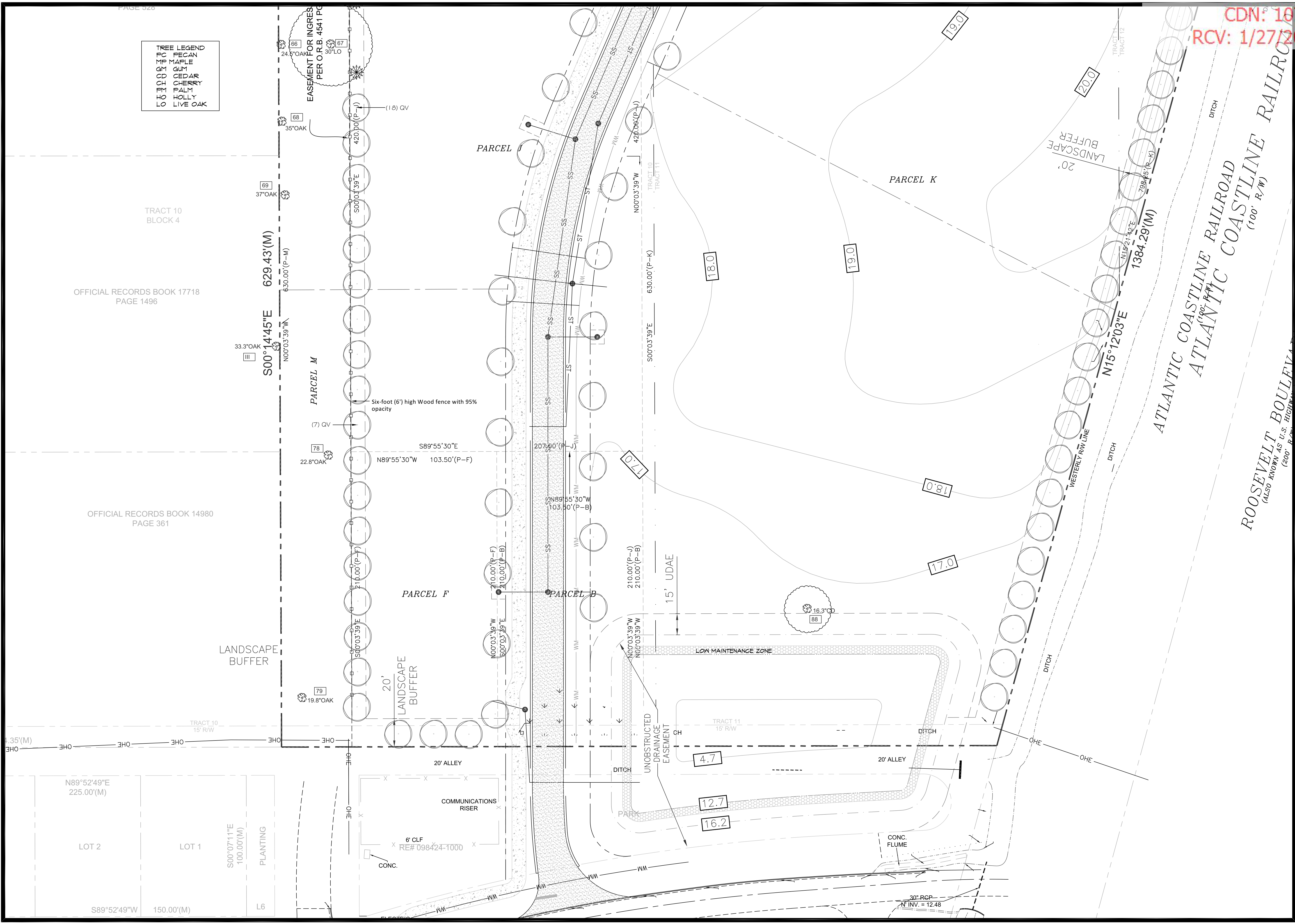
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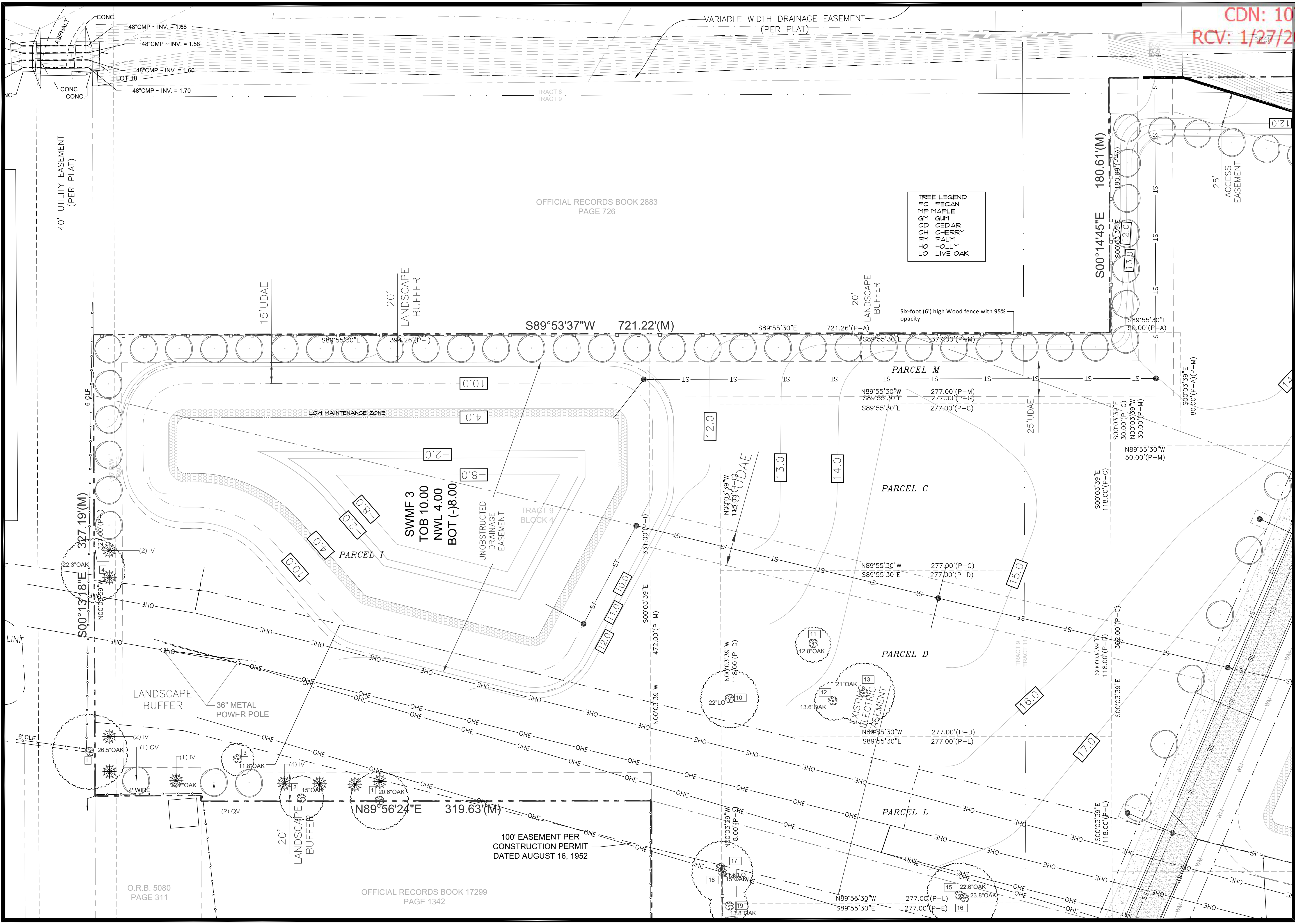
SHEET TITLE
ARBORIST
REPORT
TR-6
SHEET

REVISIONS :	12/20/2024 PER CITY COMMENTS
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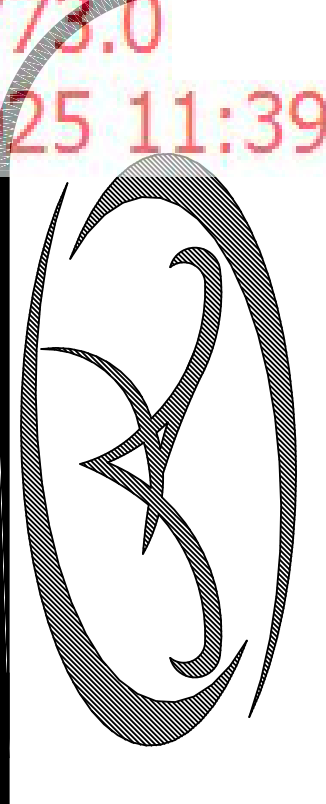


L-1
SHEET





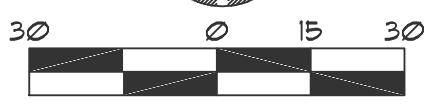

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A & K LAND PLANNING & DESIGN, INC.
PHONE: 904-962-4100
410 TURTLE TRAIL, SUITE 100, JACKSONVILLE, FLORIDA 32218
FAX: 904-962-4101
E-MAIL: AKLANDPLANNING@GMAIL.COM

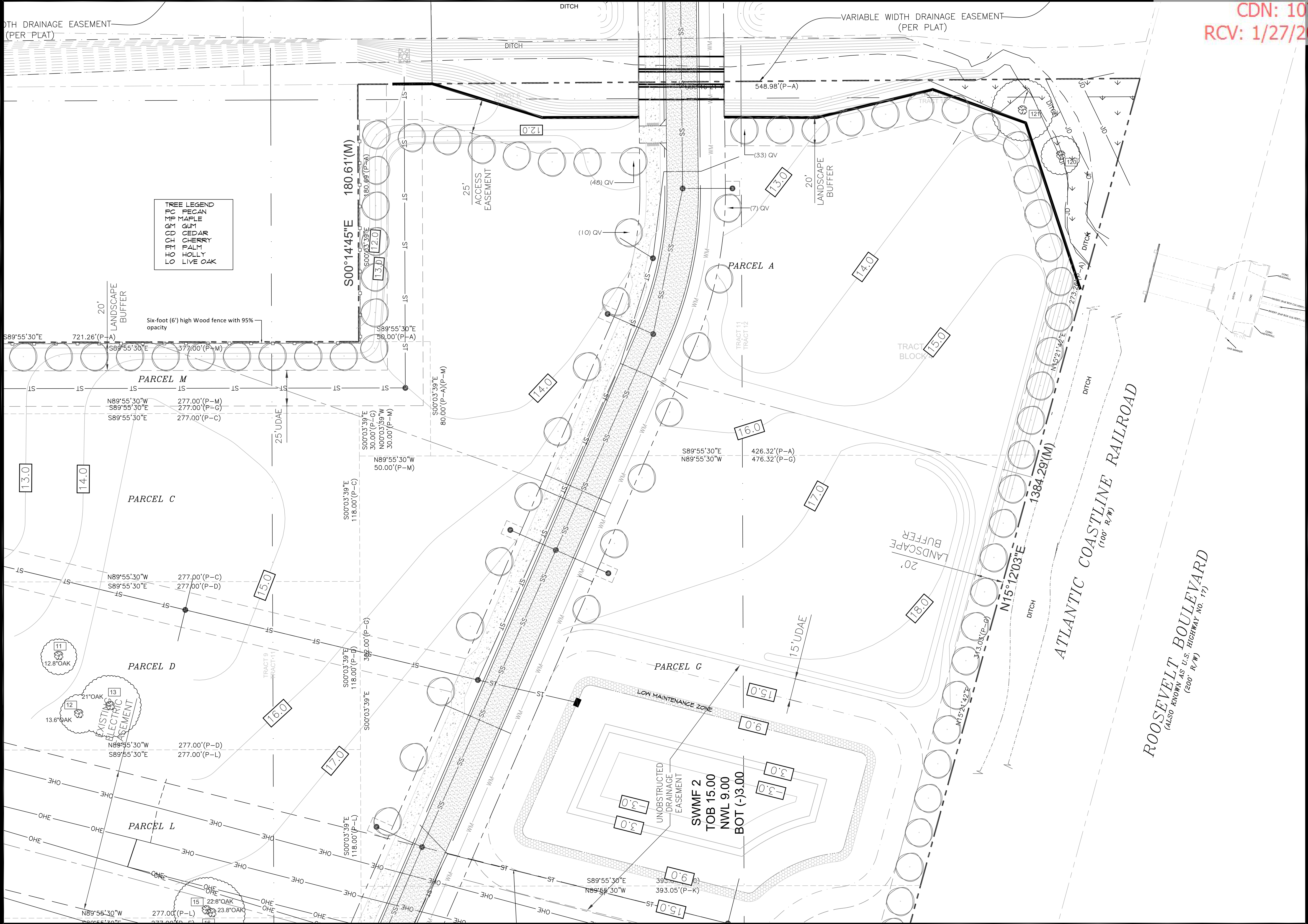
**FENNEL COMMERCIAL
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JACKSONVILLE, FL.**

REVISIONS :
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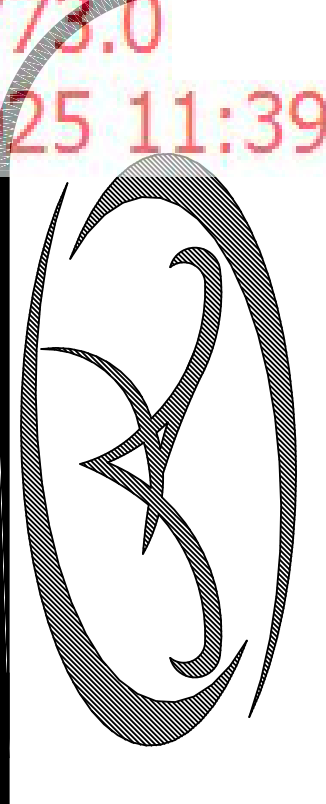


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SCALE : 1" = 30'

SHEET TITLE
**LANDSCAPE
PLAN**



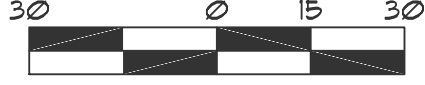

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RCV: 1/27/2025 11:39



A & K LAND PLANNING & DESIGN, INC.
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AKLANDPLANNING@GMAIL.COM

**FENNEL COMMERCIAL
DEVELOPMENT
FOR RCBF PROPERTIES, LLC
JACKSONVILLE, FL.**

REVISIONS :
12/20/2024 PER CITY COMMENTS



DATE : April 26, 2024
PROJECT NO. : 202427
DESIGNED BY : K&R
DRAWN BY : K&R
CHECKED BY : K&R
SCALE : 1" = 30'

SHEET TITLE
**LANDSCAPE
PLAN**

General Notes and Specifications

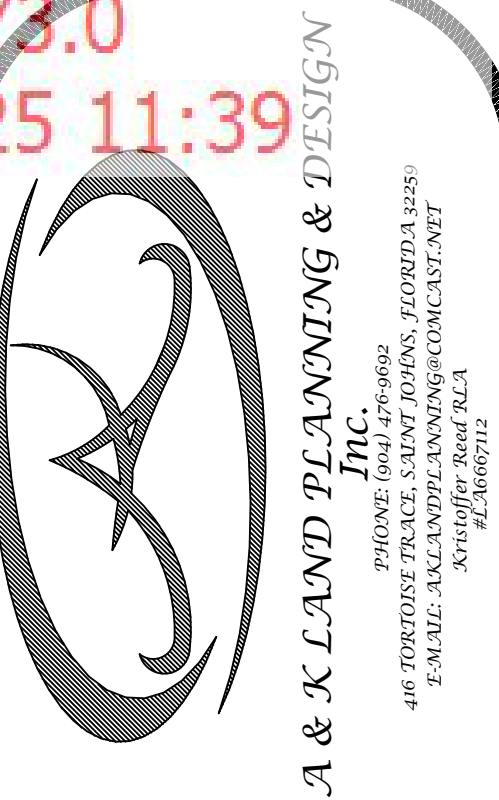
- Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.
- When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify owner's representative before planting.
- All plants must be healthy, vigorous material, free of pests and disease.
- All trees, palms, and shrubs shall be grade "Florida Fancy" per Grades and Standards For Nursery Plants (parts one and two), available through Florida Dept. of Agriculture and Consumer Services.
- All plant material must be approved by the Landscape Architect before the plant material is installed.
- Any changes to the plant material (size, type, etc.), irrigation or any other deviations from the plans must be approved by the Landscape Architect prior to the change being implemented by the contractor. The contractor must provide written proof of authorization for any changes.
- All plants to be field grown or container grown as indicated on plant list. Store plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to owner's rep. Do not remove container grown stock from containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.
- All plants shall be triangular spaced.
- Obtain agronomic soils test for all planting areas and tree pits prior to excavation of tree pits. Tests shall be performed by an approved soils testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soils report to owner's rep. and landscape architect.
- Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.
- All plants and planting areas must be completely mulched as specified with three (3) inches of organic mulch. Provide 4" minimum clearance of mulch from all shrub trunks and 6" minimum clearance from all tree trunks.
- The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
- The planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting, and adequate maintenance throughout the required maintenance period.
- The landscape contractor is responsible for fully maintaining all planting (including but not limited to: pruning, watering, fertilizing, cultivating, weeding, mowing, mulching, tightening and repairing of guys, resetting plants to proper grade or upright position, restoration of plant saucer, and furnishing and applying such sprays as necessary to keep free of insects and diseases. The landscape contractor's responsibility for maintenance (exclusive of replacement within the guarantee period) shall terminate one year from the date of final acceptance by owner and landscape architect.
- All trees, palms, shrubs and plant material shall be warranted for a period of one year after date of completion and acceptance of the entire project. Final acceptance of all landscaping under this contract shall constitute the beginning of the guarantee period. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the owner's representative, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the contractor's negligence. Furnish and plant replacements which comply with requirements shown and specified. Warrant all replacement plants for one year after installation. The cost of such replacement(s) is at the contractor's expense.
- All plants are subject to approval by the owner's representative. Prior to planting, all trees and palms must be approved by the owner or owner's rep.
- Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
- At the conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re-grading or inspection, and such evidence will be the basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.
- All planting beds to be treated with pre-emergent weed control prior to planting.
- Contractor is to check the site weekly to insure all plant material is healthy and well watered.
- All disturbed areas to be sodded or seeded with Paspalum notatum as noted.

PLANT SCHEDULE FENNELL					
CODE	QTY	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS	% NATIVE
TREES					
IV	11	Yaupon Holly / Ilex vomitoria	AS SHOWN	10' - 12' Ht. x 5'-6' spd., Standard, 2" caliper	7% native
QV	101	Southern Live Oak / Quercus virginiana	AS SHOWN	12' - 14' Ht. x 5'-6' spd., Standard, 4" caliper	93% native
Total = 192					100% total native

NOTES:

- MULCH ALL PLANTING BEDS WITH 2" MIN. TO 3" MAX. ORGANIC MULCH.
- ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH BAHIA SOD.
- ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
- NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
- CONTRACTOR TO VERIFY ALL QUANTITIES

LOT LANDSCAPE CALCULATIONS:	
TOTAL AREAS:	630011 SF. (14.48 acres)
ZONING:	COMMERCIAL
MINIMUM TREES / SF. (1 TREE / 8,000 SF.)	
TOTAL AREA	630011 s.f.
TREES REQUIRED	79 TREES
TREES PROVIDED	180+ TREES
PERIMETER AREA REQUIREMENT BREAKDOWN	
PERIMETER AREA NORTH SIDE:	1451 L.F.
20 SF. / L.F. = 20' x 1451 L.F.	
AREA REQUIRED:	29,020 SF.
AREA PROVIDED:	29,020+ SF.
PERIMETER AREA SOUTH SIDE:	508 L.F.
20 SF. / L.F. = 20' x 508 L.F.	
AREA REQUIRED:	10,160 SF.
AREA PROVIDED:	10,160+ SF.
PERIMETER AREA EAST SIDE:	1384 L.F.
20 SF. / L.F. = 20' x 1384 L.F.	
AREA REQUIRED:	27,680 SF.
AREA PROVIDED:	27,680+ SF.
PERIMETER AREA WEST SIDE:	1542 L.F.
20 SF. / L.F. = 20' x 1542 L.F.	
AREA REQUIRED:	30,840 SF.
AREA PROVIDED:	30,840+ SF.
PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN	
PERIMETER TREES NORTH SIDE:	1451 L.F.
1 TREE / 25 L.F. = 300 L.F. + 1 TREE / 50 L.F. = 551 L.F.	
TREES REQUIRED:	48
TREES PROVIDED:	52+
PERIMETER TREES SOUTH SIDE:	508 L.F.
1 TREE / 50 L.F.	
TREES REQUIRED:	11
TREES PROVIDED:	12+
PERIMETER TREES EAST SIDE:	1384 L.F.
1 TREE / 50 L.F.	
TREES REQUIRED:	27
TREES PROVIDED:	45+
PERIMETER TREES WEST SIDE:	1226 L.F.
1 TREE / 25 L.F. (minus JEA easement.)	
TREES REQUIRED:	50
TREES PROVIDED:	50

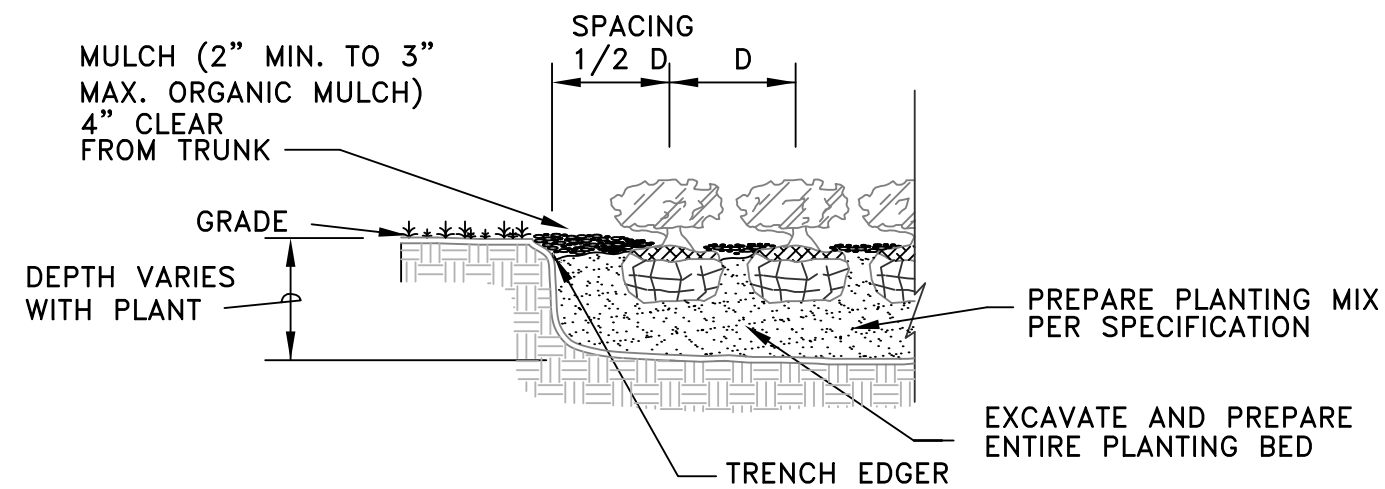


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JACKSONVILLE, FL.

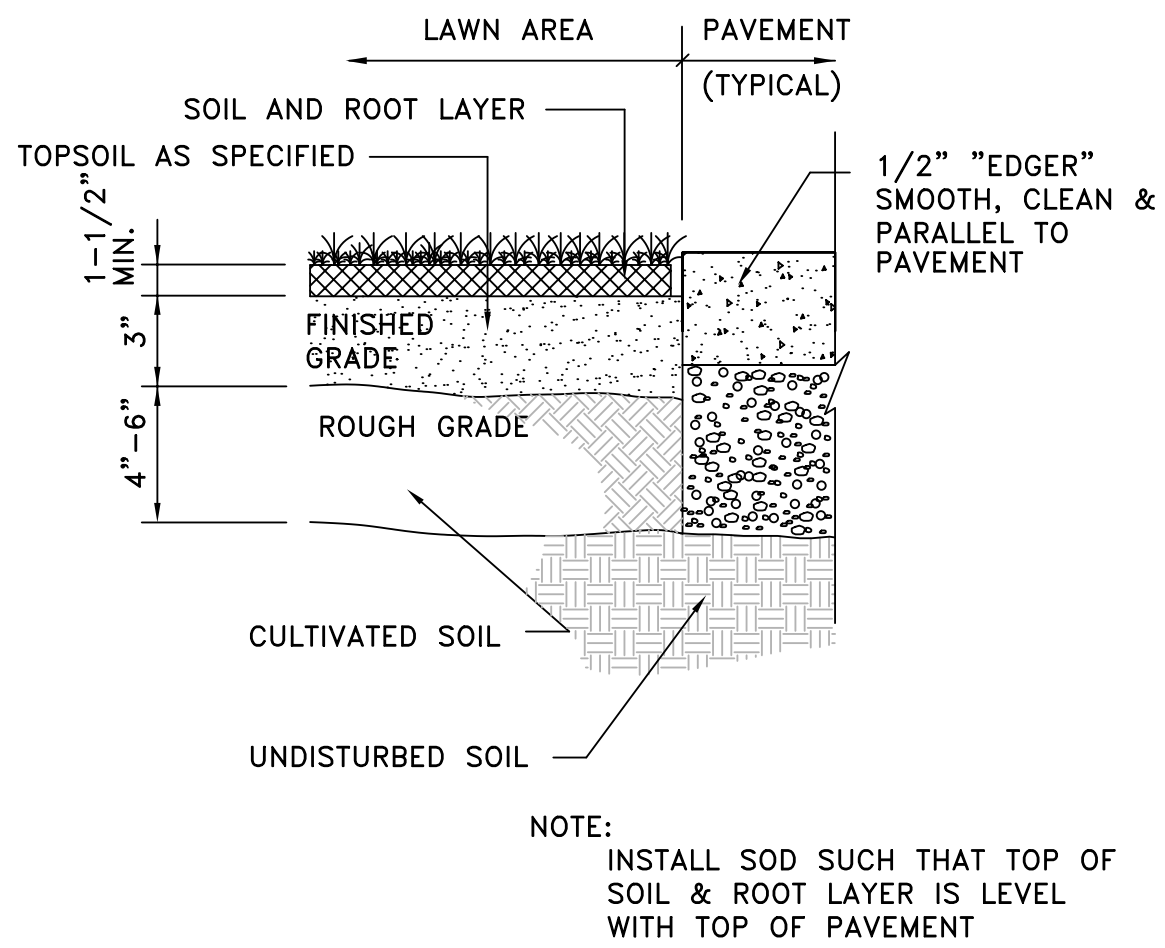
REVISIONS :	12/20/2024 PER CITY COMMENTS
	1

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CHECKED BY :	KSR
SCALE :	N.T.S.

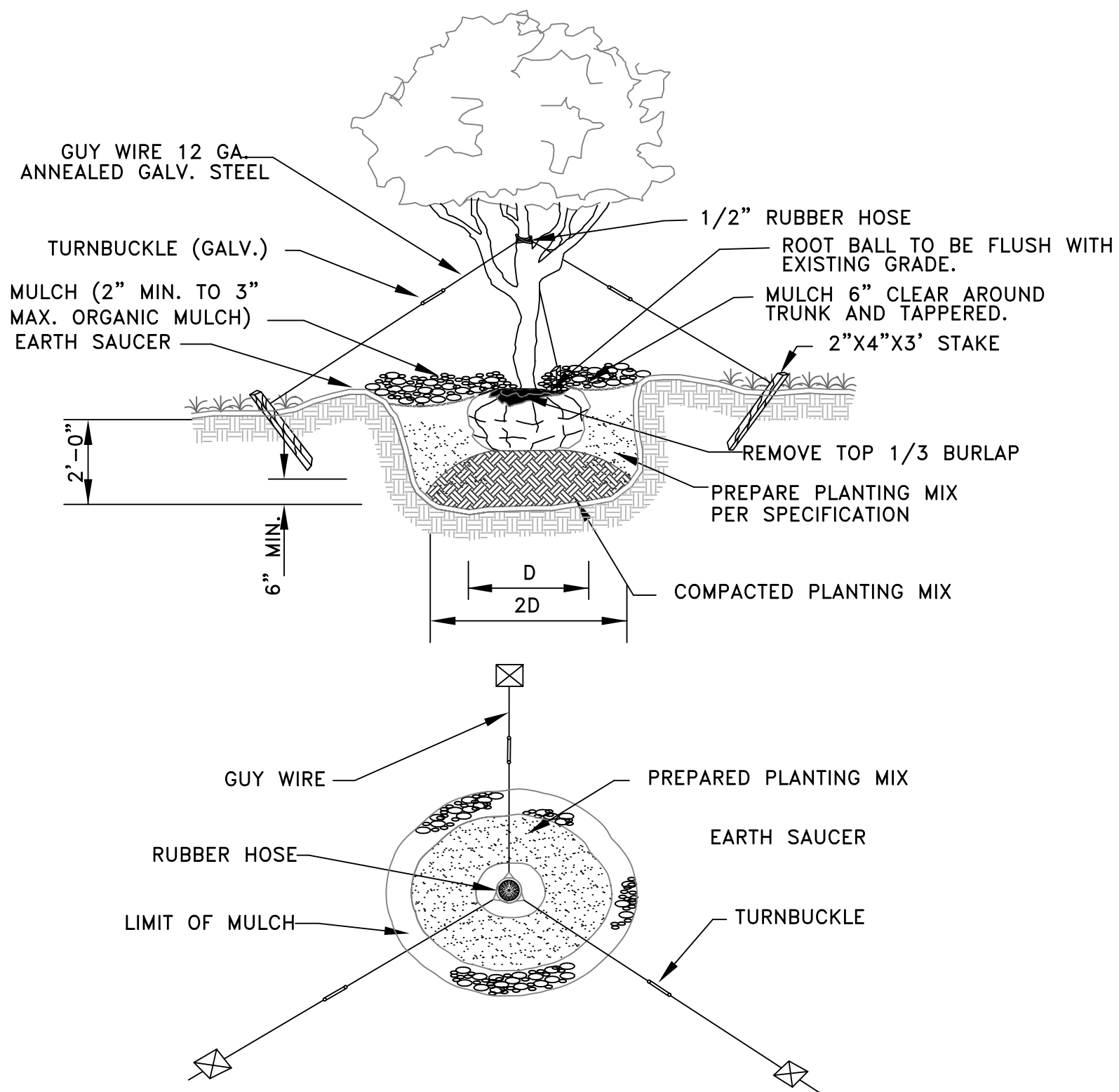
SHEET TITLE
PLANTING
DETAILS



SHRUB & GROUNDCOVER PLANTING DETAIL

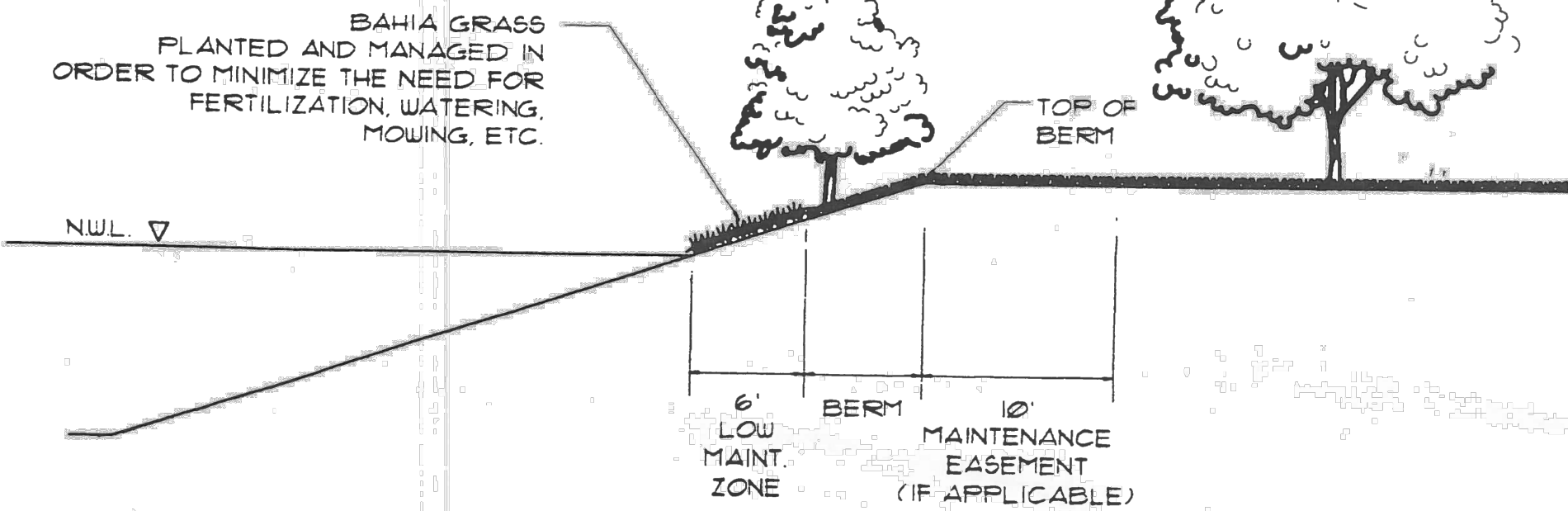


SOD DETAIL



TREE PLANTING DETAIL

- NOTES:
1. NO MOWED OR CUT VEGETATIVE MATERIAL SHALL BE DEPOSITED OR REMAINING IN THE LOW MAINTENANCE ZONE OR DEPOSITED IN THE WATER
 2. CARE SHOULD BE TAKEN TO PREVENT THE OVER-SPRAY OF AQUATIC WEED PRODUCTS INTO THE THE LOW MAINTENANCE ZONE.



POND LOW MAINTENANCE ZONE (TYP.)

NTS

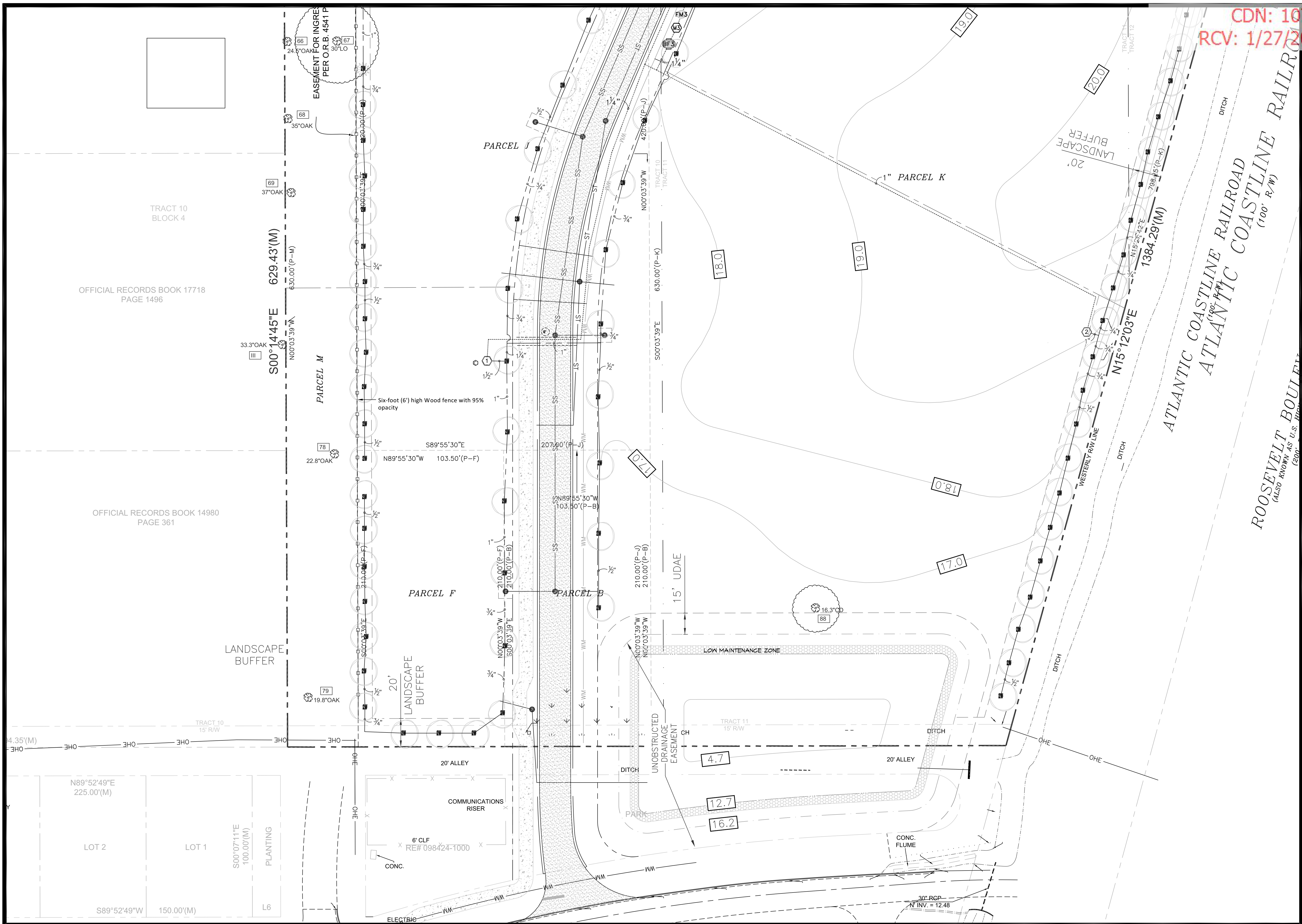
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SHEET TITLE

PLANTING
DETAILS

L-6
SHEET



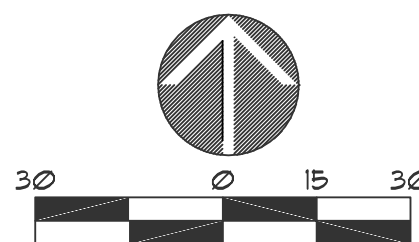
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FENNELL COMMERCIAL
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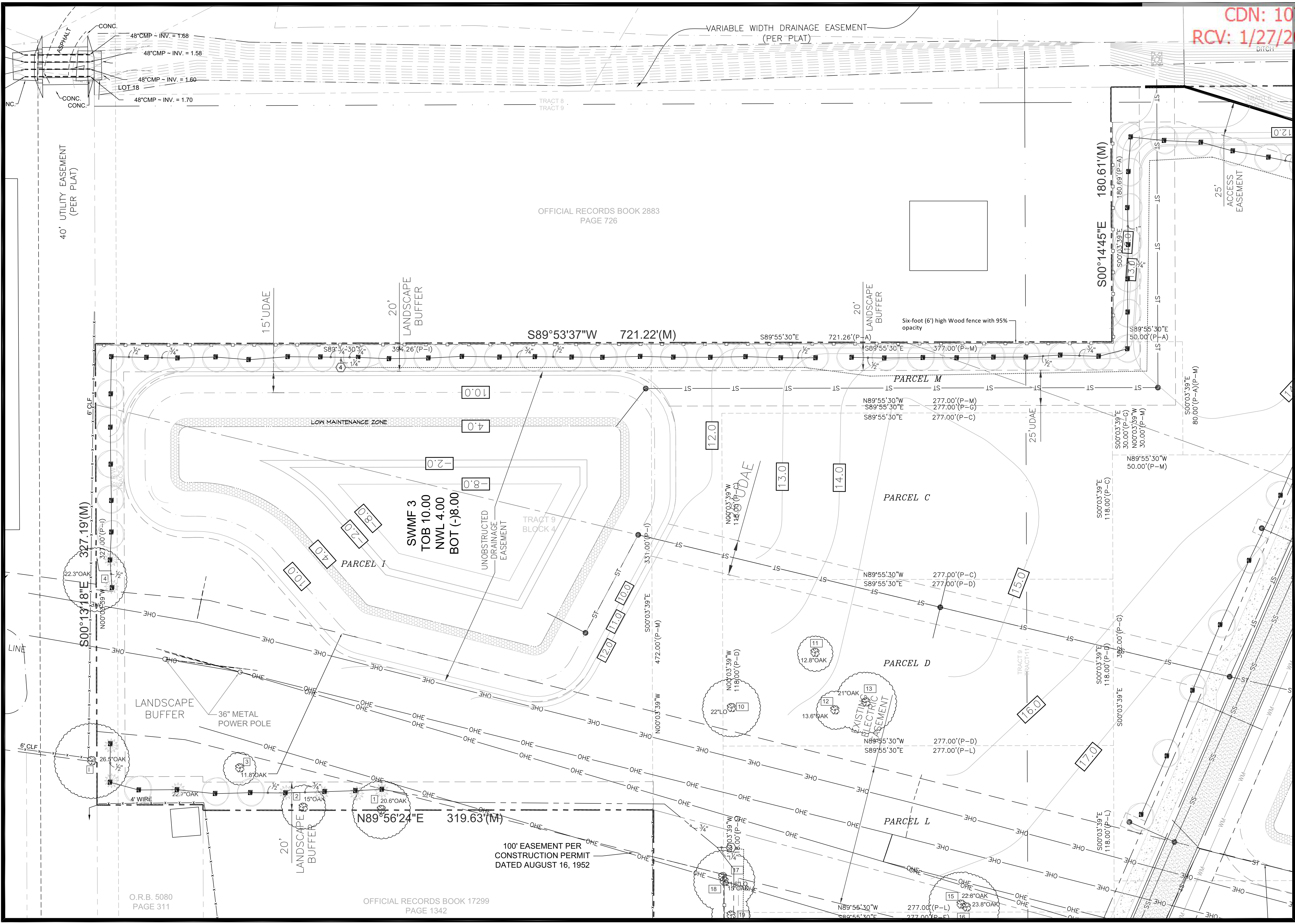


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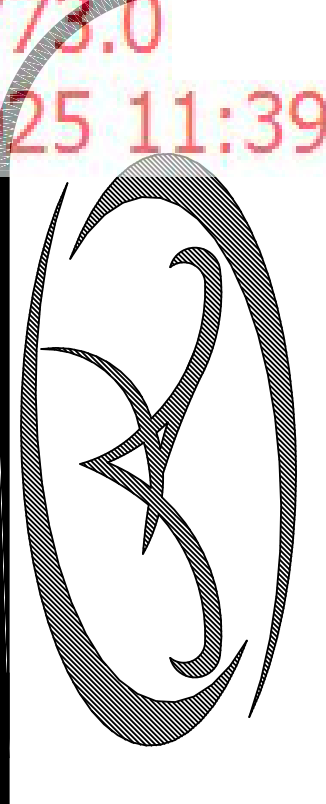
SHEET TITLE

IRRIGATION
PLAN

1-1
SHEET



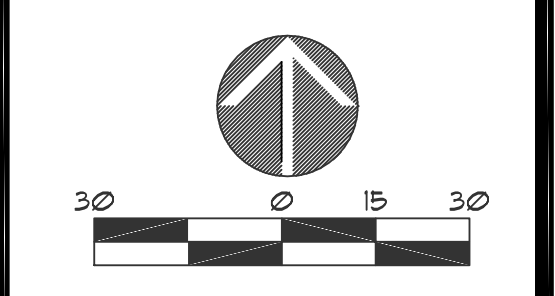
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**FENNEL COMMERCIAL
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North arrow pointing up. Graphic scale bar showing 0, 15, and 30 feet.

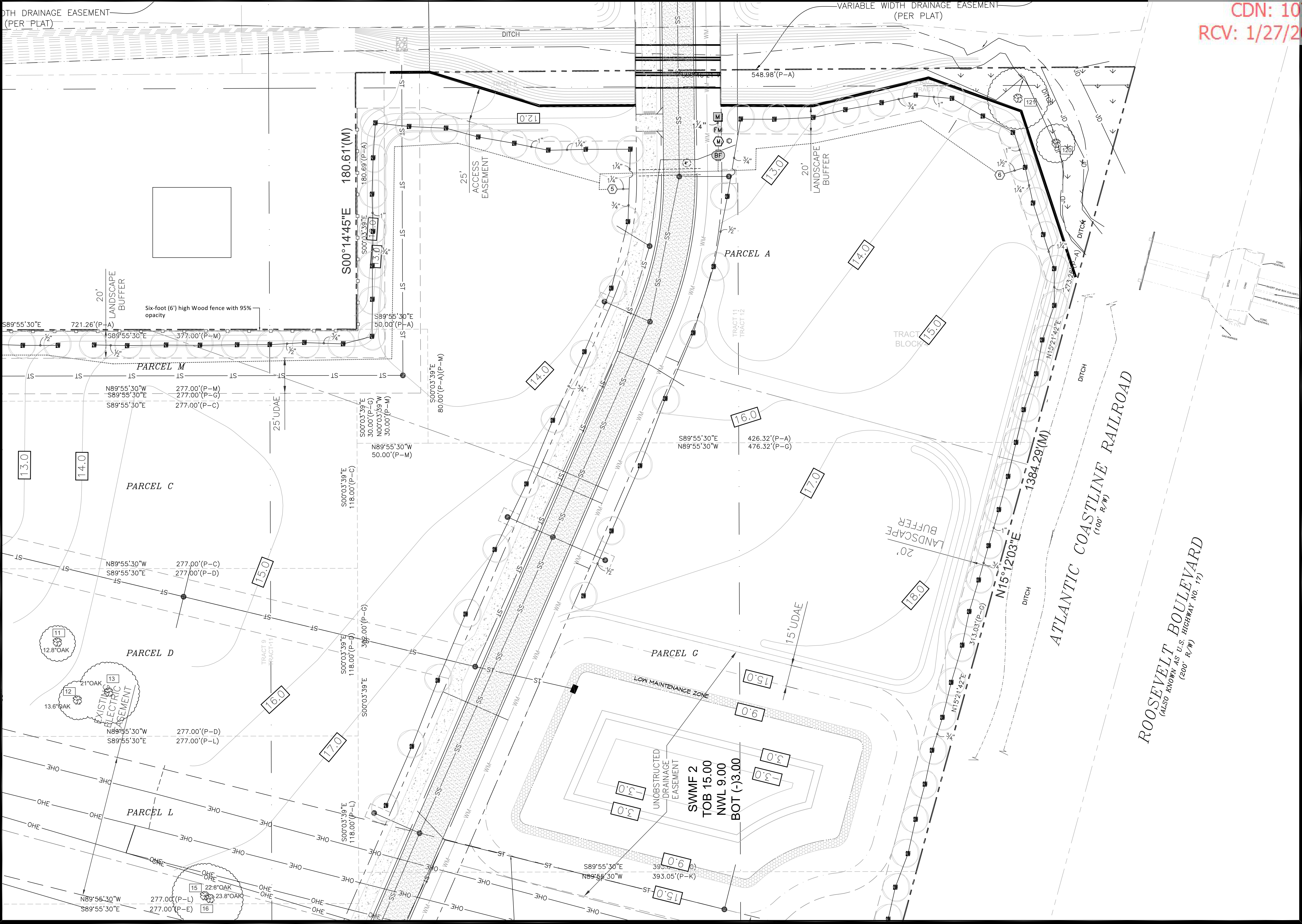
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SHEET TITLE
IRRIGATION PLAN

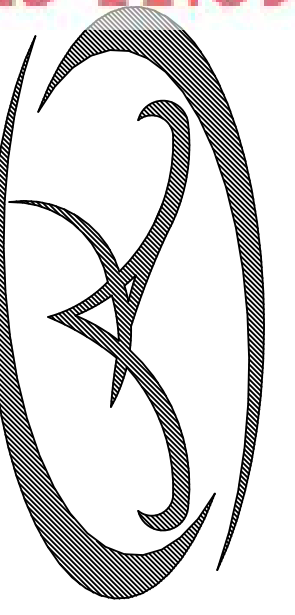
O.R.B. 5080
PAGE 311

OFFICIAL RECORDS BOOK 17299
PAGE 1342

OFFICIAL RECORDS BOOK 2883
PAGE 726



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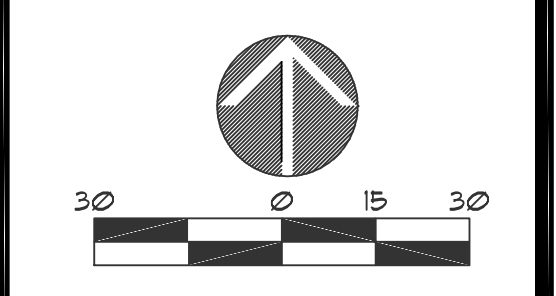


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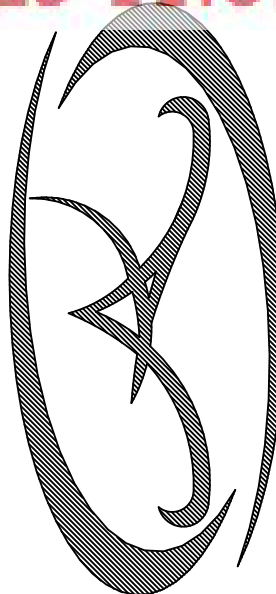
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SHEET TITLE
IRRIGATION
PLAN



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FENNELL COMMERCIAL
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












DESIGNED BY : KSR

DRAWN BY : KSR

CHECKED BY : KSR

SCALE : NTS

VALVE SCHEDULE									
NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PRECIP
1	Hunter ICV-G-FS (Zone Valve)	1"	Bubbler	19	30	5.05	3	30.9	1.7 in/h
2	Hunter ICV-G-FS (Zone Valve)	1"	Bubbler	11.5	30	5.15	3	30.2	1.7 in/h
3	Hunter ICV-G-FS (Zone Valve)	1"	Bubbler	16	30	5.90	3	31.0	1.7 in/h
4	Hunter ICV-G-FS (Zone Valve)	1"	Bubbler	14	30	5.34	3	30.3	1.7 in/h
5	Hunter ICV-G-FS (Zone Valve)	1"	Bubbler	16	30	4.96	3	30.0	1.7 in/h
6	Hunter ICV-G-FS (Zone Valve)	1"	Bubbler	20	30	5.74	3	30.7	1.7 in/h

IRRIGATION SCHEDULE						
SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Hunter FCB	260	360	30	0.50	3'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	Irrigation Lateral Line: PVC Class 315 SDR 13.5 SDR 13.5 1/2" and 3/4" lines	4,517 l.f.				
	Irrigation Lateral Line: PVC Class 160 SDR 26 SDR 26 for all 1" and larger lateral lines	4,080 l.f.				
	MAINLINE Irrigation mainline, Schedule 40 PVC pipe SIZE AS SHOWN	3,043 l.f.				
	SLEEVING Schedule 40 PVC, 2" Minimum, Size as specified on plan	172.5 l.f.				
	Hunter series ICV-10IG-FS-AS-ADJ (1" valve) Location shown for graphic clarity	9				
	MASTER VALVE Hunter series ICV-10IG-FS-AS-ADJ (1" valve) Location shown for graphic clarity	3				
	Watts OOT 1" max. flow rate is 7.5 ft/s.	1				
	Watts OOT 1" max. flow rate is 7.5 ft/s.	1				
	FLOW SENSOR HUNTER, HC-100-Flow-B (1" size) LOCATIONS SHOWN FOR CLARITY ONLY	1				
	FLOW SENSOR HUNTER, HC-100-Flow-B (1" size) LOCATIONS SHOWN FOR CLARITY ONLY	1				
	Water Meter 1"	1				
	Water Meter 1"	1				
	CONTROLLER Hunter series FHC-6 (6 Zone) Install with Mini-Click rain sensor. LOCATION SHOWN FOR CLARITY ONLY	2				

Irrigation Contractor shall be responsible for all applicable fees and permits.

All PVC pipe connection shall be glued together per ASTM D 2855, two step method.

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.

Mainlines shall be buried to provide a minimum cover of 18", while all Lateral lines shall have a minimum of 12".

The Contractor should take care to reroute piping as necessary to avoid plant or tree roots.

All Sprinklers shall be site adjusted to prevent water overthrow onto building surfaces and walkways.

All Control Wiring to be 14/1 U.F. direct burial.

Install a "MiniClick" rain sensor device.
Verify location with Owners Representative.

Install Backflow Preventer in an inconspicuous location such as shrubbery. Location shown for graphic clarity purposes only.

Contractor responsible for 100% irrigation coverage

All irrigation risers to be painted black

Mainline location shown for graphic clarity purposes only.
Valve box location shown for graphic clarity purposes only.

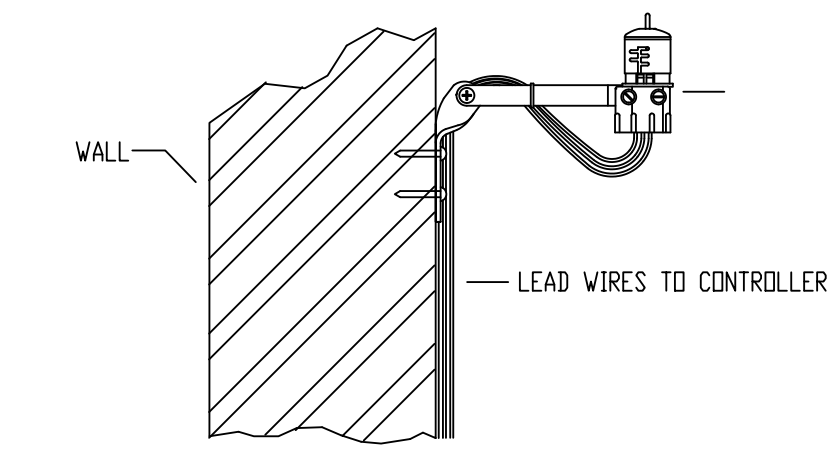
Irrigation system designed to not exceed 5 feet per second flow through any piping.
Any deviation from design upon installation voids these drawings and shall be done so as to not exceed 5' per second through any piping as well.

Irrigation water shall be free of particulates larger than 10 micron or .01 micrometers.

Table 4.1 Watering Guidelines for Trees and Shrubs During Establishment Periods

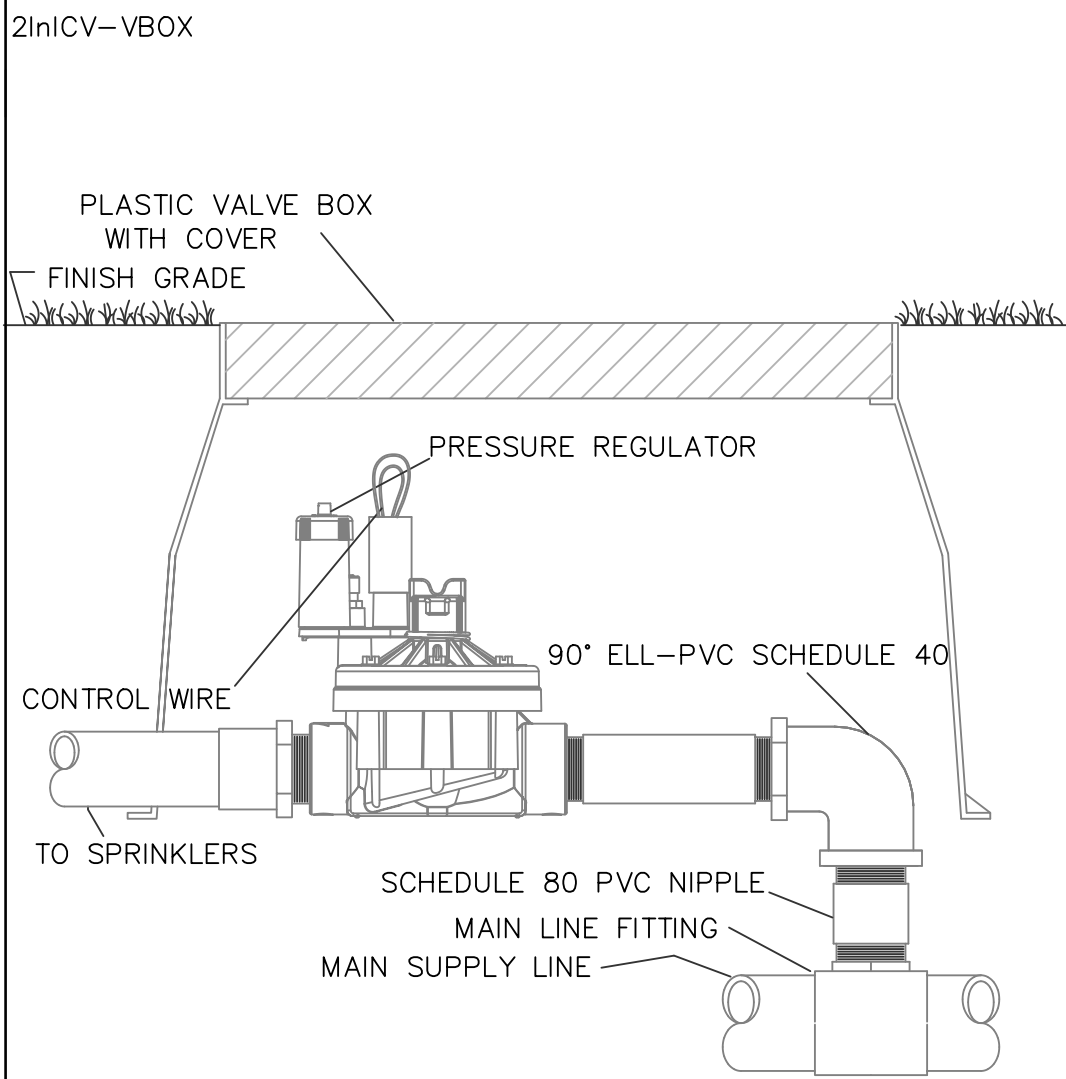
Type of Plant	Establishment Period	Watering Schedule ^A	Recommended Amount of Water ^B
Trees with less than 2" trunk diameter	3 to 6 months	1. Daily for 2 weeks 2. Every other day for 2 months 3. Then weekly until established.	2 to 3 gallons per inch of trunk diameter
Trees with 2" to 4" trunk diameter	6 to 12 months	1. Daily for 1 month 2. Every other day for 3 months 3. Then weekly until established.	2 to 3 gallons per inch of trunk diameter
Trees with over 4" trunk diameter	12 or more months	1. Daily for 6 weeks 2. Every other day for 2 months 3. Then weekly until established.	2 to 3 gallons per inch of trunk diameter
Shrubs in 1-gallon containers	3 to 6 months	1. Every day for first few weeks after planting 2. Gradually decrease to every other day, to every third day until established.	1 quart
Shrubs in 3-gallon containers	6 to 12 months	1. Every day for first few weeks after planting 2. Gradually decrease to every other day, to every third day until established.	2 quarts
Shrubs in 7-gallon containers or larger	1 to 2 years	1. Every day for first few weeks after planting 2. Gradually decrease to every other day, to every third day until established.	1 gallon

Notes: ^A Frequency may be reduced when plants are installed during the cooler months or during periods of frequent rain.
^B Do not water if the root ball is saturated.

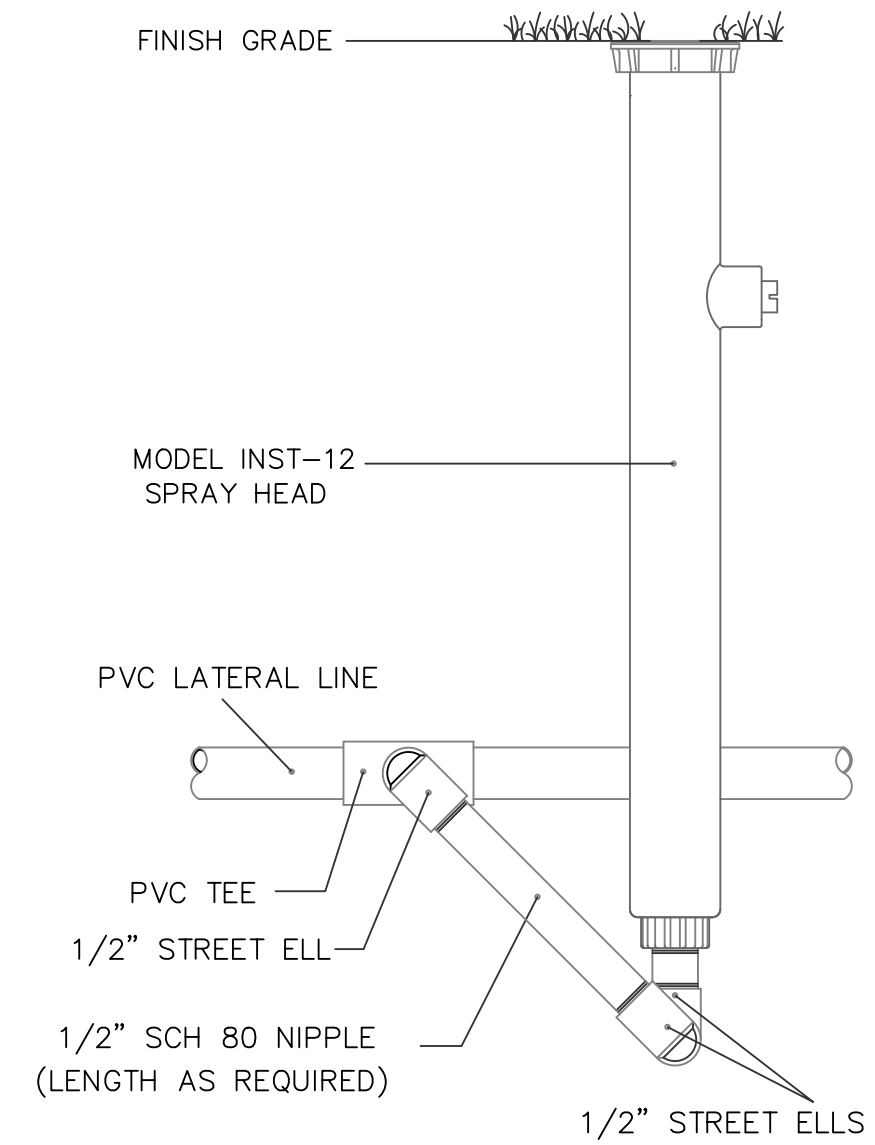


NOTE: MOUNT MINI-CLICK ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

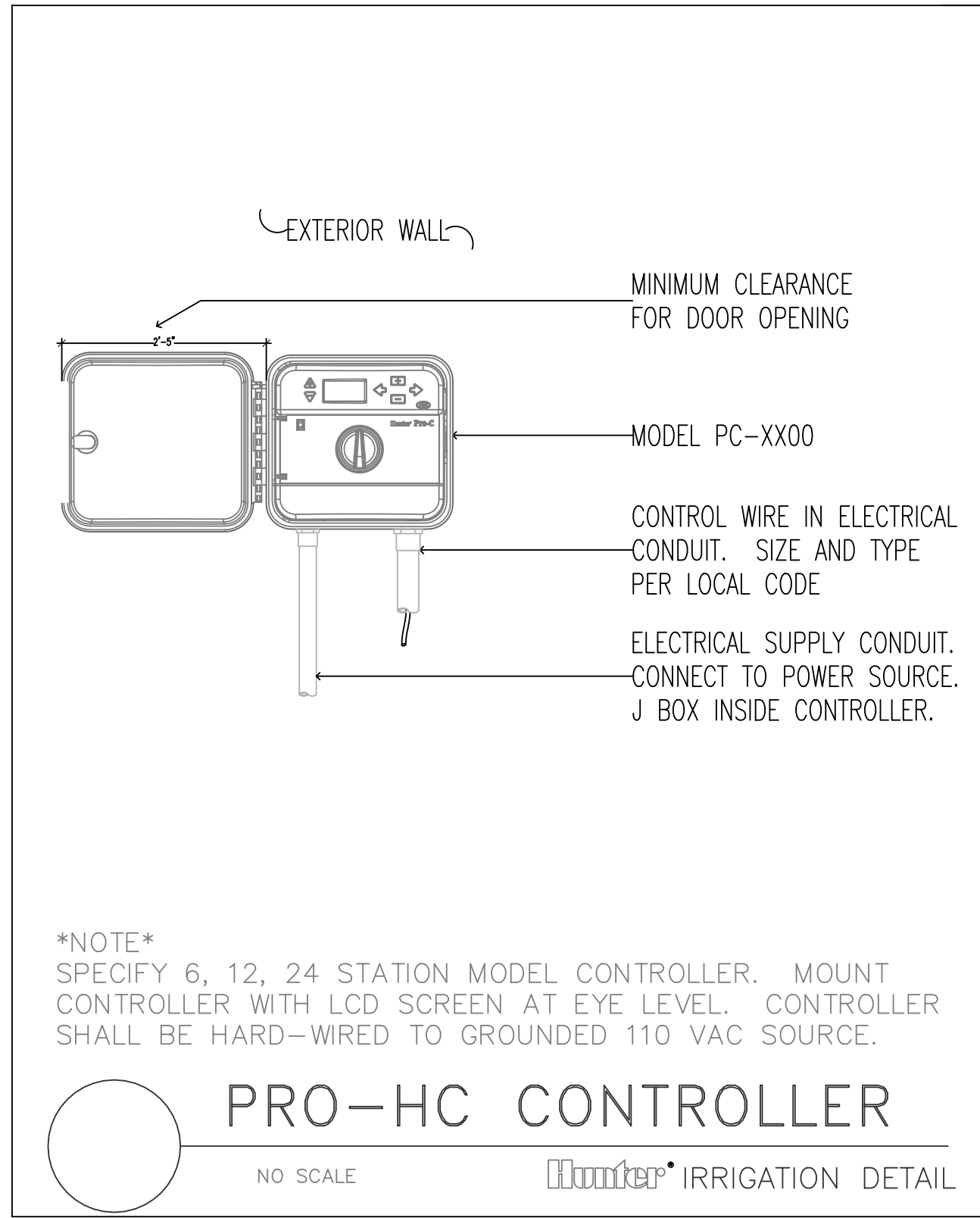
Hunter MINI-CLICK
NO SCALE INSTALLATION DETAIL



Hunter 1.5" ICV W/ PRESSURE REGULATOR
NO SCALE INSTALLATION DETAIL

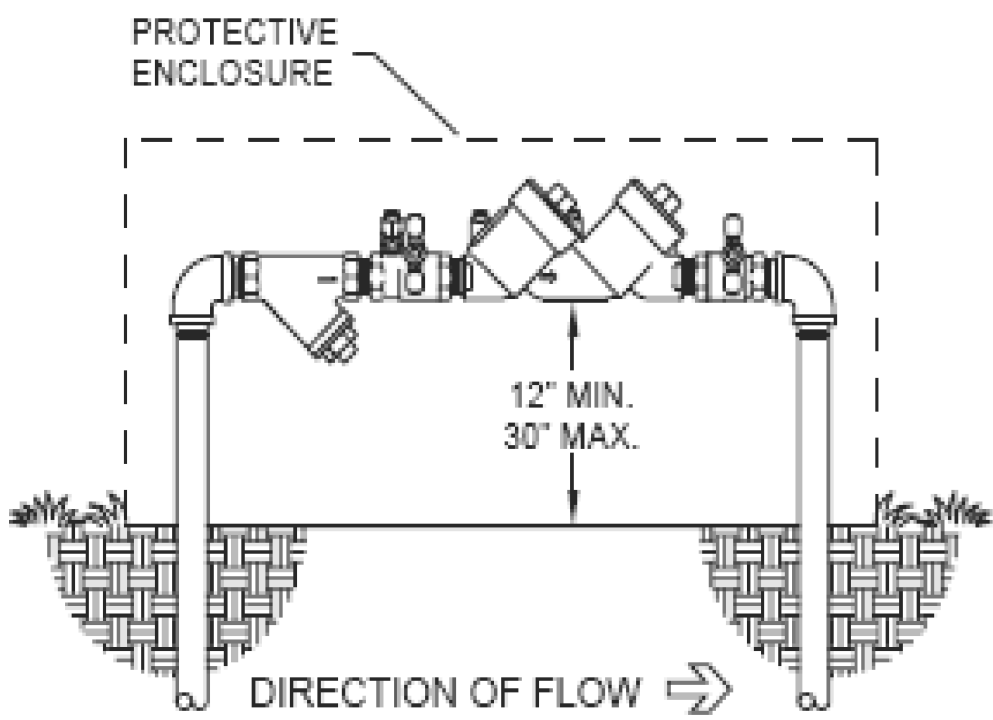


Hunter INST-12 SPRAY HEAD
NO SCALE INSTALLATION DETAIL
SWING



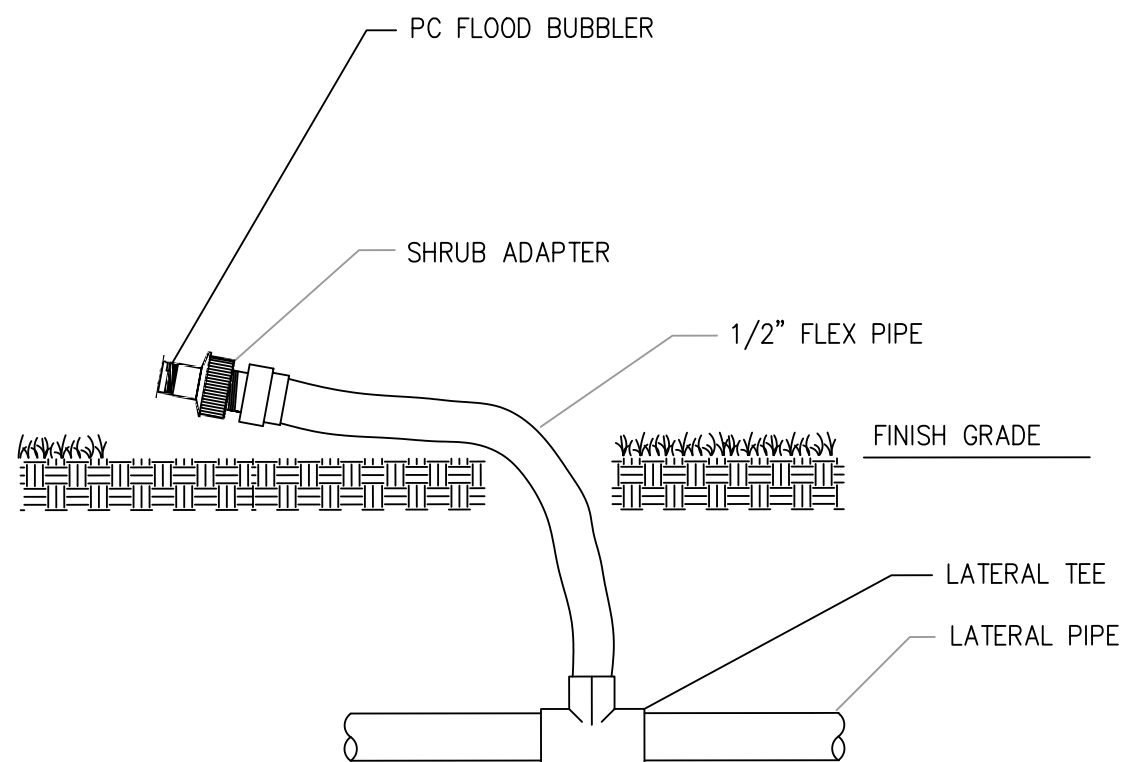
NOTE
SPECIFY 6, 12, 24 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC SOURCE.

PRO-HC CONTROLLER
NO SCALE
Hunter IRRIGATION DETAIL



OUTDOOR INSTALLATION

BACKFLOW PREVENTER INSTALLATION DETAIL
NO SCALE



Hunter TREE BUBBLER
NO SCALE

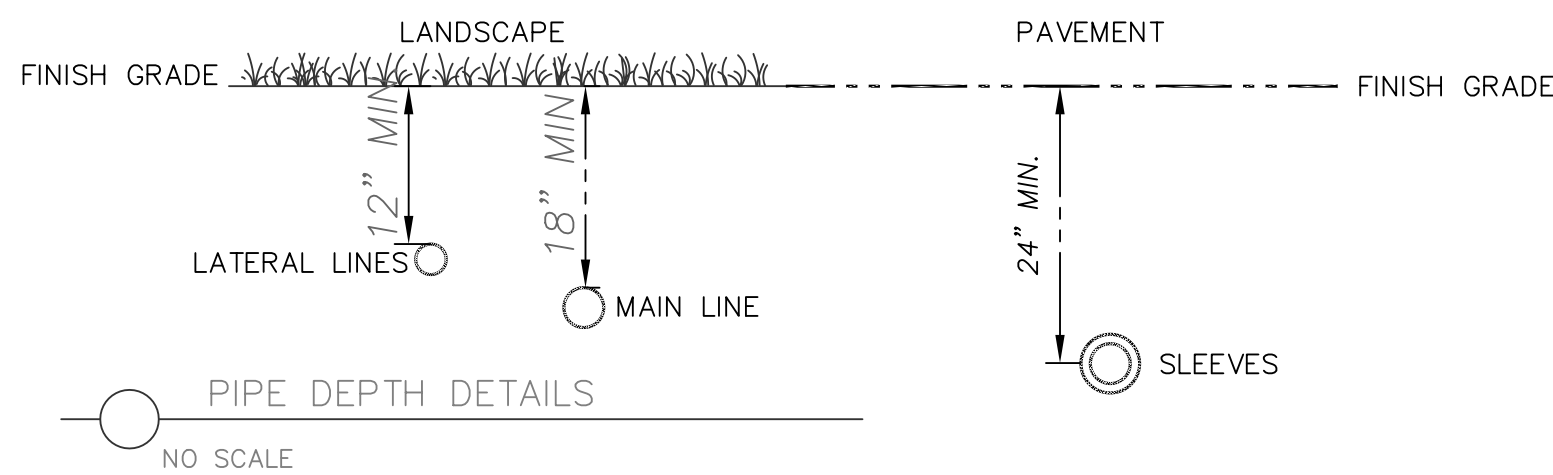
ORDINANCE CHAPTER 366 SCHEDULE AND IRRIGATION REQUIREMENTS:

MARCH-NOVEMBER (DAYLIGHT SAVINGS TIME)

- NO WATERING FROM 10AM TO 4 PM
- ODD NUMBER ADDRESSES OR THOSE ENDING WITH N-Z OR NO ADDRESS MAY WATER ON WEDNESDAY AND SATURDAY
- EVEN NUMBER ADDRESSES OR THOSE ENDING WITH A-M MAY WATER ON THURS. AND SUNDAY
- NON-RESIDENTIAL ADDRESSES MAY WATER ON TUESDAY AND FRIDAY
- APPLY UP TO 1/2 - INCH OR LESS OF WATER EACH CYCLE

NOVEMBER - MARCH (STANDARD TIME)

- NO WATERING FROM 10 AM TO 4 PM
- ODD NUMBER ADDRESSES OR THOSE ENDING WITH N-Z OR NO ADDRESS MAY WATER ON SATURDAY
- EVEN NUMBER ADDRESSES OR THOSE ENDING WITH A-M MAY WATER ON SUNDAY
- NON-RESIDENTIAL ADDRESSES MAY WATER ON ONLY ON TUESDAY
- APPLY UP TO 1/2 - INCH OR LESS OF WATER ONE TIME PER WEEK



PIPE DEPTH DETAILS
NO SCALE

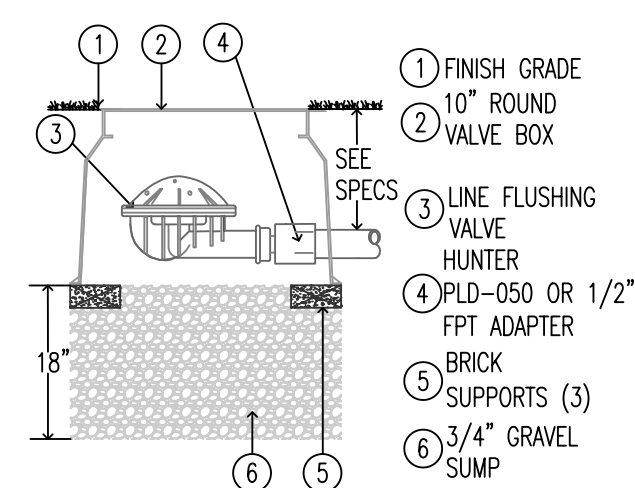
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**IRRIGATION
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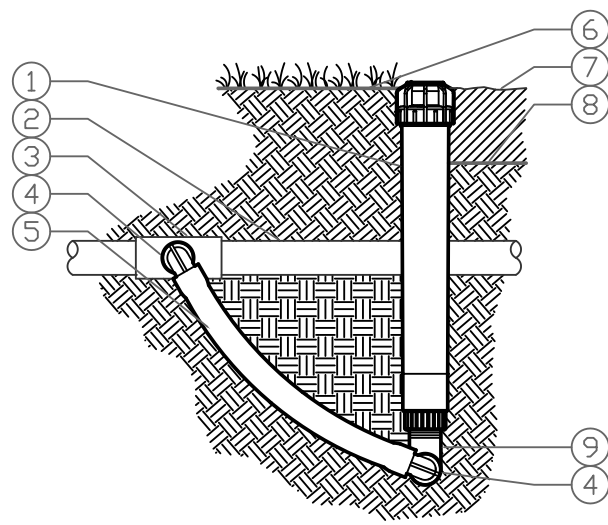
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DESIGNED BY : <u>KSR</u>
DRAWN BY : <u>KSR</u>
CHECKED BY : <u>KSR</u>
SCALE : <u>N.T.S.</u>



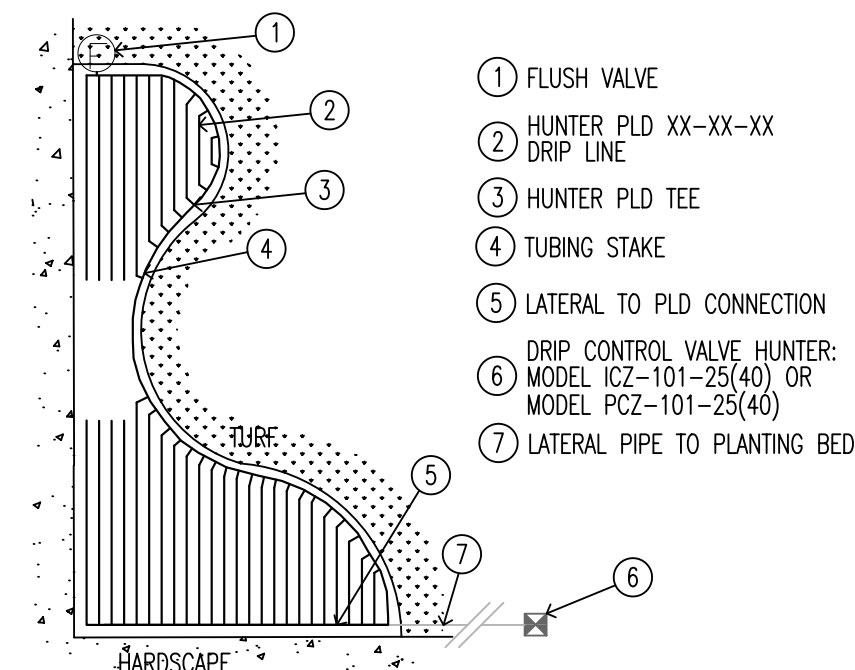
FLUSH VALVE AUTOMATIC
SCALE: N.T.S.

LEGEND:

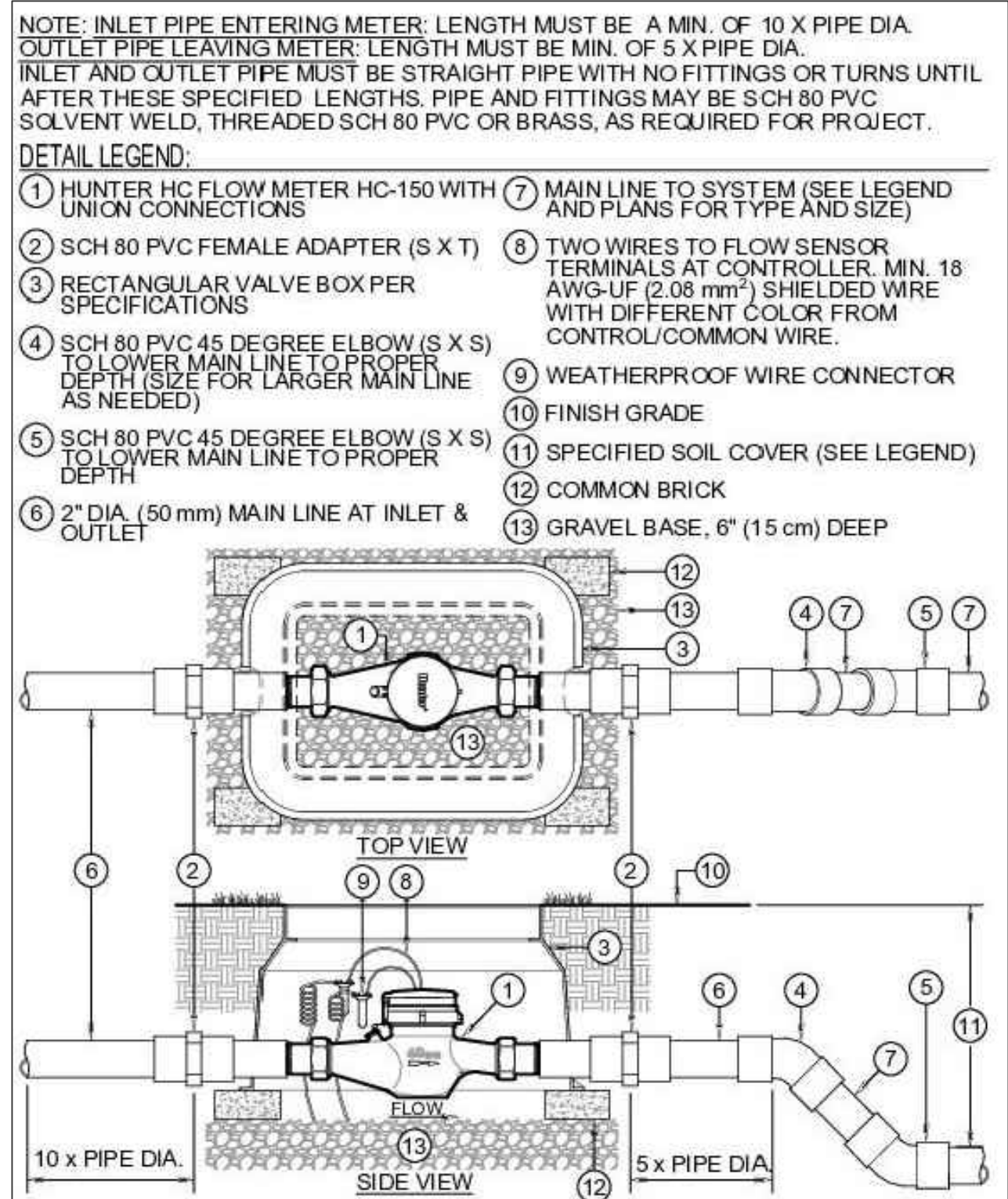
- ECO INDICATOR - ECOD
- LATERAL PIPE PER PLAN
- FPT CONNECTION FROM LATERAL
- SPIRAL BARB ELBOW - HSBE-XXX
- FLEX₁₆ TUBING - FLEXSG
- FINISHED GRADE IN TURF
- ADJACENT MULCH
- FINISHED GRADE IN PLANTER BED
- MARLEX STREET ELBOW



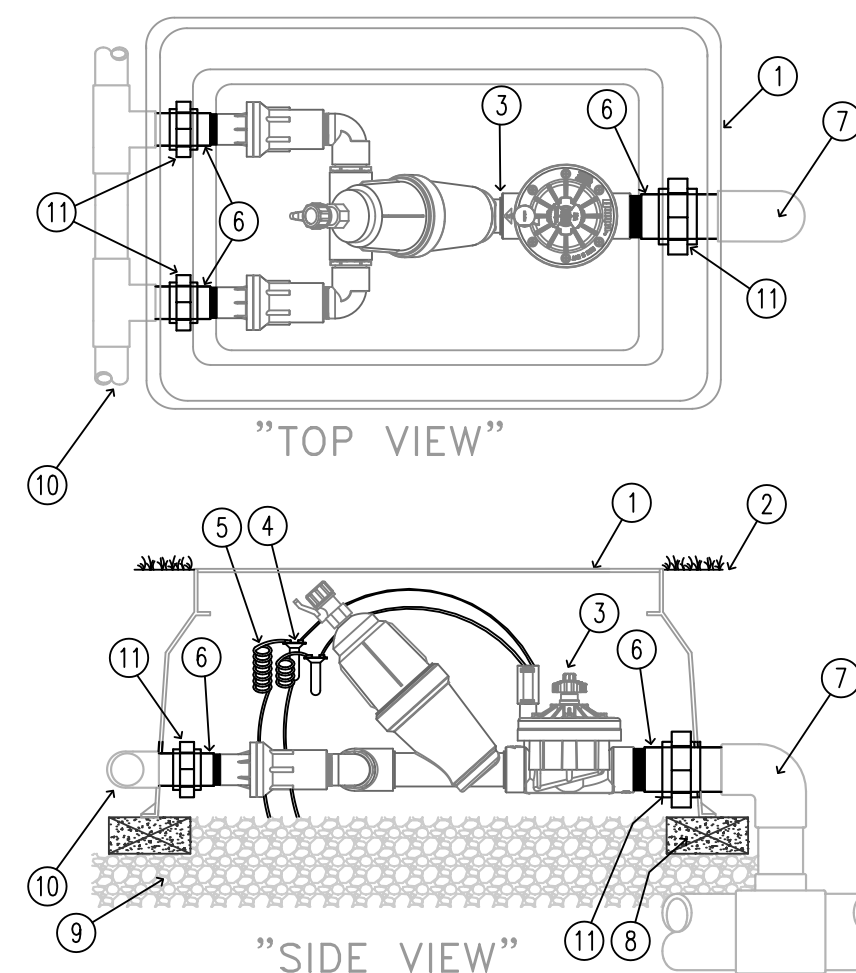
ECO INDICATOR WITH FLEX TUBING
HUNTER HMEI.02
NOT TO SCALE



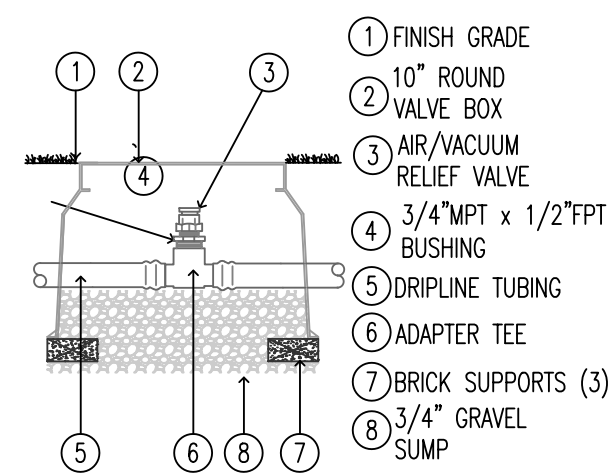
PLANTING BED
NOT TO SCALE
HUNTER IRRIGATION DETAIL



FLOW METER
SCALE: N.T.S.
HUNTER IRRIGATION DETAIL



ICZ-151-40 DRIP CONTROL KIT
SCALE: N.T.S.
HUNTER IRRIGATION DETAIL



AIR RELIEF TUBING
SCALE: N.T.S.
HUNTER