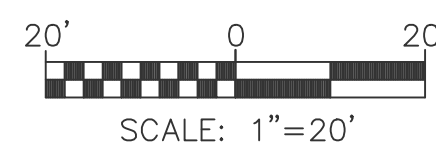


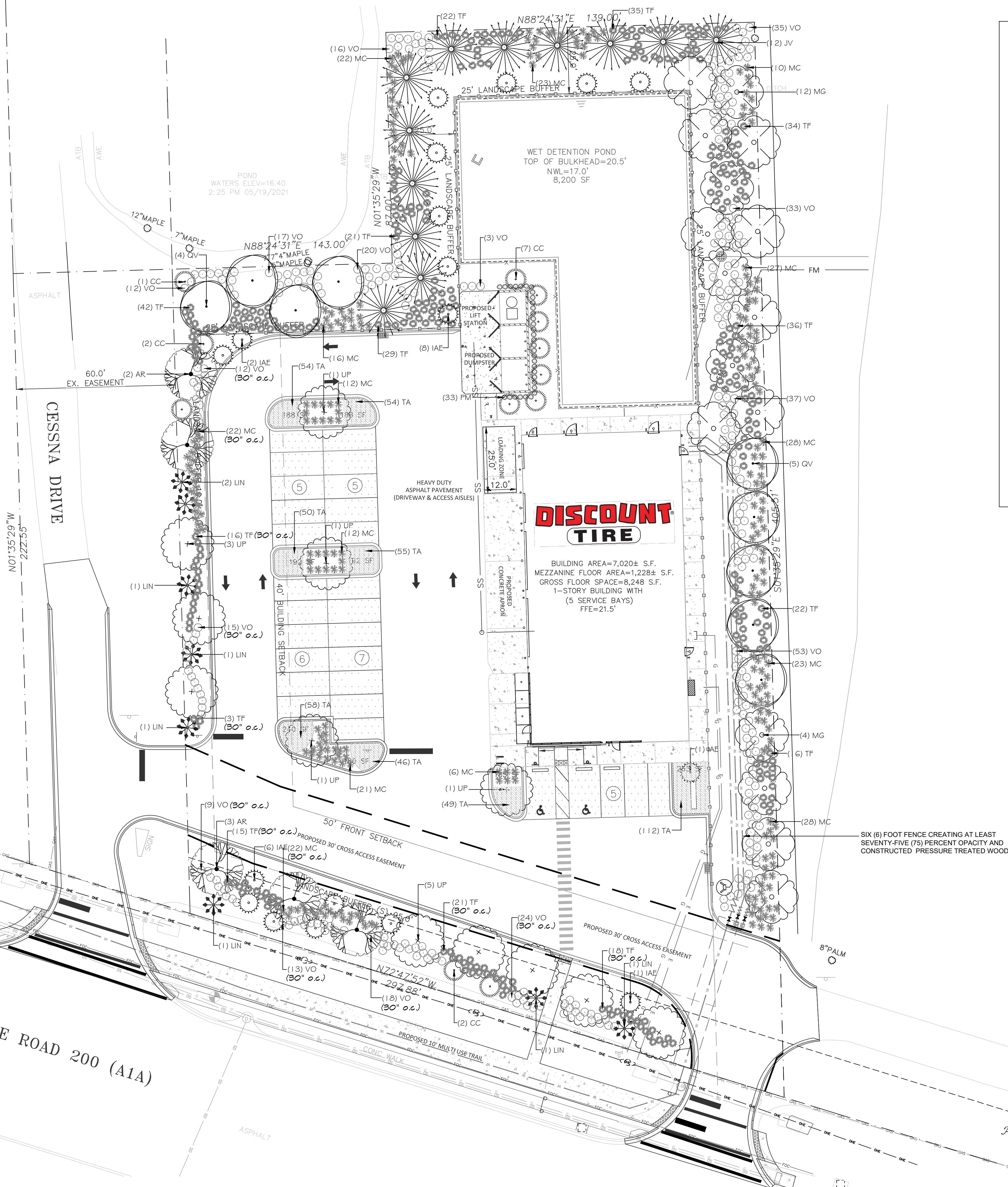
TOTAL AREAS:	
ZONING:	Commercial
LOT AREA/CLEARING AREA:	74,481 SF.
10% LOT REQ. OPEN SPACE AREA	7,488.1 SF.
OPEN SPACE AREA REQUIRED:	7,488.1 SF.
1 TREE / 500 SF. OF REQUIRED OPEN SPACE:	15 TREES
TREES PROVIDED:	15 TREES
PERIMETER AREA REQUIREMENT BREAKDOWN	
PERIMETER AREA NORTH SIDE:	309 LF.
25' SF. / LF. x 25' x 309 LF. (HIGH DENSITY)	
AREA REQUIRED:	7,125 SF.
AREA PROVIDED:	7,125 SF.
PERIMETER TREES NORTH SIDE:	
High density (25' width, 5 CANOPY + 90 SHRUB / 100 LF.)	
TREES REQUIRED:	16C + 279S
TREES PROVIDED:	16C + 279S
PERIMETER AREA SOUTH SIDE:	234 LF.
25' SF. / LF. x 25' x 234 LF. (Arterial ROW)	
AREA REQUIRED:	5,850 SF.
AREA PROVIDED:	5,850 SF.
PERIMETER TREES SOUTH SIDE:	
Arterial Roadway (25' width, 3 CANOPY + 3 Under. + Hedge / 100 LF.)	
TREES REQUIRED:	8C + 8U + Hedge
TREES PROVIDED:	8C + 8U + Hedge
PERIMETER AREA EAST SIDE:	405 LF.
25' SF. / LF. x 25' x 405 LF. (HIGH DENSITY)	
AREA REQUIRED:	10,125 SF.
AREA PROVIDED:	10,125 SF.
PERIMETER TREES EAST SIDE:	
High density (25' width, 5 CANOPY + 90 SHRUB / 100 LF.)	
TREES REQUIRED:	21C + 364S
TREES PROVIDED:	21C + 364S
PERIMETER AREA WEST SIDE:	243 LF.
10' SF. / LF. x 10' x 242 LF. (Local ROW)	
AREA REQUIRED:	2,430 SF.
AREA PROVIDED:	2,430 SF.
PERIMETER TREES WEST SIDE:	
Local Roadway (10' Width, 2 Canopy + 3 Under. + Hedge / 100 LF.)	
TREES REQUIRED:	5C + 8U + Hedge
TREES PROVIDED:	5C + 8U + Hedge
PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN	
VILLA PUBLIC AREA:	
INTERIOR LANDSCAPE:	
1 TREE / 10' SPACES = 21 SPACES / 10' or 1 TREE / ISLAND	
TREES REQUIRED:	5
TREES PROVIDED:	5
DUMPSTER SCREENING	
1 Shrub (4' Height) per 2 Lf. + 1 Tree per 10 Lf.	
60' Length of Screen Wall	
TREES + SHRUBS REQUIRED:	6 Trees + 30 Shrubs
TREES + SHRUBS PROVIDED:	6 Trees + 33 Shrubs

NOTE:
LDC 37.05 K: Maintenance.
The property owner is responsible for the maintenance of all landscape areas required by this section. Maintenance includes irrigating, mowing, trimming, fertilizing and caring for those activities necessary to keep the plant material in a healthy and growing condition, maintain visual clearance and allow passage of vehicles and pedestrians on public roads and non-exclusive easements.
Upon determination by the county that a required tree or plant is dead or severely damaged or diseased, the tree or plant shall be replaced by the owner with plant material meeting the requirements of this section.

1. CONTRACTOR TO PROVIDE FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% HEAD TO HEAD COVERAGE
2. EACH TREE SHALL HAVE A BUBBLER HEAD
3. TREES, SHRUBS, AND SOD TO HAVE SEPERATE ZONES



STATE ROAD 200 (A1A)



CRAPE MYRTLE
LIN

OWNER: HALLIE PROPERTIES, LLC
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85255
PHONE: (480) 805-6838

AGENT: H & T CONSULTANTS, INC.
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE (904) 419-1001

PROJECT NAME: DISCOUNT TIRE STORE FLJ 12450

NUMBER OF STORIES: 1 STORY

BUILDING SQUARE FOOTAGE: 7,020 SF

GROSS FLOOR AREA: 8,248 SF

SITE AREA: 2.03 AC

PARKING AREA: 5,260 SF

STORM WATER RETENTION SURFACE AREA: 8,200 SF

TOTAL LANDSCAPE AREA: 0.66 AC

PROPERTY ID: PORTION OF 25-24N-28-0000-0002-0010

MAX. BLDG HEIGHT: 40'; **PROP. BLDG HEIGHT:** 26'

MAX. FLOOR 67%; **MAX. FLOOR 67%;**

PROPOSED ISF=66%; PROPOSED FRA=11%

ZONING: COMMERCIAL INTENSIVE

LOT DATA:

	TOTAL AC	TOTAL %
LOT AREA*	2.03 AC	100%
IMPERVIOUS	1.25 AC	62%
TOTAL PVIOUS	0.78 AC	38%

USE	CRITERIA	REQUIRED
TIRE STORE (8248 SF)	1 PS/300 SF	28 (30 MAX)
H.C. PARKING	1 HS/25 PS=2	1 SPACES
TOTAL REQUIRED		28 SPACES (2HC)
TOTAL PROVIDED		28 SPACES (2HC)



NOTE: A1A OVERLAY DISTRICT REQUIRES THAT PARKING DOES NOT EXCEED 110% OF REQUIRED PARKING.

CRITERIA		REQUIRED	
1 SPACE 12'X25'		1	
ZONING: C	REQUIRED*	PROVIDED	

	REQUIRED	PROVIDED
SETBACK		
FRONT (S) SR 200	50'	97.4'
REAR (N)	20'	153.0'
SIDE (E)	20'	31.9'
SIDE (W) (CESSNA RD)	50'	128.6'
LANDSCAPE BUFFERS	REQUIRED	PROVIDED
FRONT (S) SR 200	25'	25.6' AVG.
REAR (N)	25'	25'
SIDE (E)	25'	25'
SIDE (W) (CESSNA RD)	10'	10'

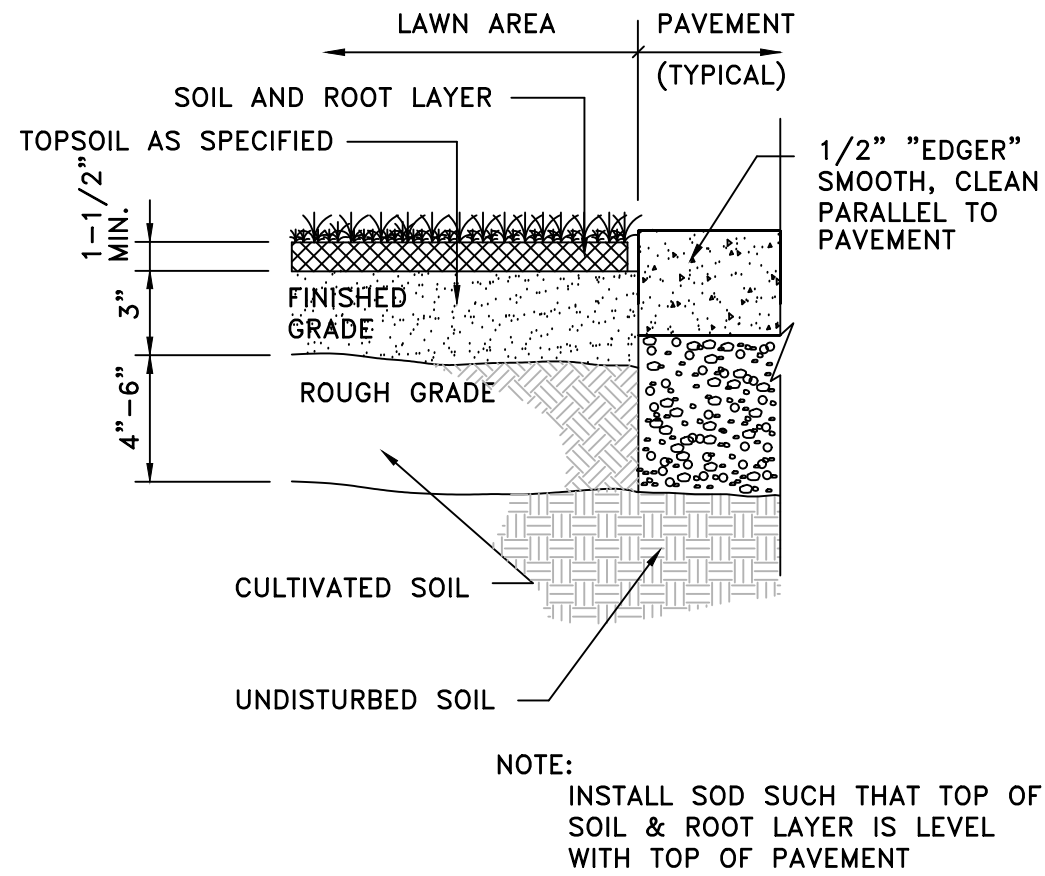


PHONE: (904) 476-9692
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kristoffer Reed RLA
#LA6667112

<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">  </div> <div> <p>H & T CONSULTANTS, INC. PLANNING – ENGINEERING 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE: 904-419-1001 FAX: 904-419-1004</p> </div> </div>			<p>DISCOUNT TIRE STORE 464069 SR 200 YULEE, FL 32097</p>		NUMBER	REVISIONS	DATE
					1	-	-
					2	-	-
					3	-	-
<p>LANDSCAPE PLAN</p>							
<p>JOB NO: 2022.98</p>							
<p>DRAWN: K.S.R.</p>							
<p>CHECK: S.H.</p>							
<p>DATE: 12/23/22</p>							
<p>PLATE</p>							
<p>L – 1</p>							
<p>SHEET OF</p>							

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.



SOD DETAIL

12/13/22, 1:19 PM

https://mcoilibrary.blob.core.usgovcloudapi.net/codecontent/11325/399228/37-05-001.png

PLANT SCHEDULE DISCOUNT TIRE YULEE				
TREES	QTY	COMMON / BOTANICAL NAME	SPECIFICATIONS	
AR	5	Red Maple / <i>Acer rubrum</i>	AS SHOWN	3" cal. 10' - 12' ht. , 5' - 6' spd.
CC	12	Bottlebrush / <i>Callistemon citrinus</i>	AS SHOWN	3" cal. 10' - 12' ht. , 5' - 6' spd.
IAE	18	East Palatka Holly / <i>Ilex x attenuata</i> 'East Palatka'	AS SHOWN	3" cal. 10' - 12' ht. , 5' - 6' spd.
JV	12	Eastern Red Cedar / <i>Juniperus virginiana</i>	AS SHOWN	3" cal. 10' - 12' ht. , 5' - 6' spd.
LIN	8	Grape Myrtle / <i>Lagerstroemia x 'Natchez'</i>	AS SHOWN	3" cal. 10' - 12' ht. , 5' - 6' spd.
MS	16	Southern Magnolia / <i>Magnolia grandiflora</i>	AS SHOWN	3" cal. 10' - 12' ht. , 5' - 6' spd.
QV	4	Southern Live Oak / <i>Quercus virginiana</i>	AS SHOWN	3" cal. 10' - 12' ht. , 5' - 6' spd.
UP	12	Drake Elm / <i>Ulmus parvifolia</i> 'Drake'	AS SHOWN	3" cal. 10' - 12' ht. , 5' - 6' spd.
SHRUBS	QTY	COMMON / BOTANICAL NAME	SPACINGS	
MC	212	Pink Muhly / <i>Muhlenbergia capillaris</i>	30" o.c.	24" ht. x 24" spd. minimum full 4 dense
PM	33	Podocarpus / <i>Podocarpus macrophyllus</i>	24" o.c.	48" ht. x 24" spd. minimum full 4 dense
TF	330	Pakahatchee Grass / <i>Tripsacum dactyloides</i>	30" o.c.	24" ht. x 24" spd. minimum full 4 dense
VO	317	Dwarf Walter's Viburnum / <i>Viburnum obovatum</i> 'Dwarf Walter's'	30" o.c.	24" ht. x 24" spd. minimum full 4 dense
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SPACINGS	
TA	478	Asian Jasmine / <i>Trachelospermum asiaticum</i>	18" o.c.	48" ht. x 24" spd. minimum full 4 dense

NOTES:

- MULCH ALL PLANTING BEDS WITH 3" 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

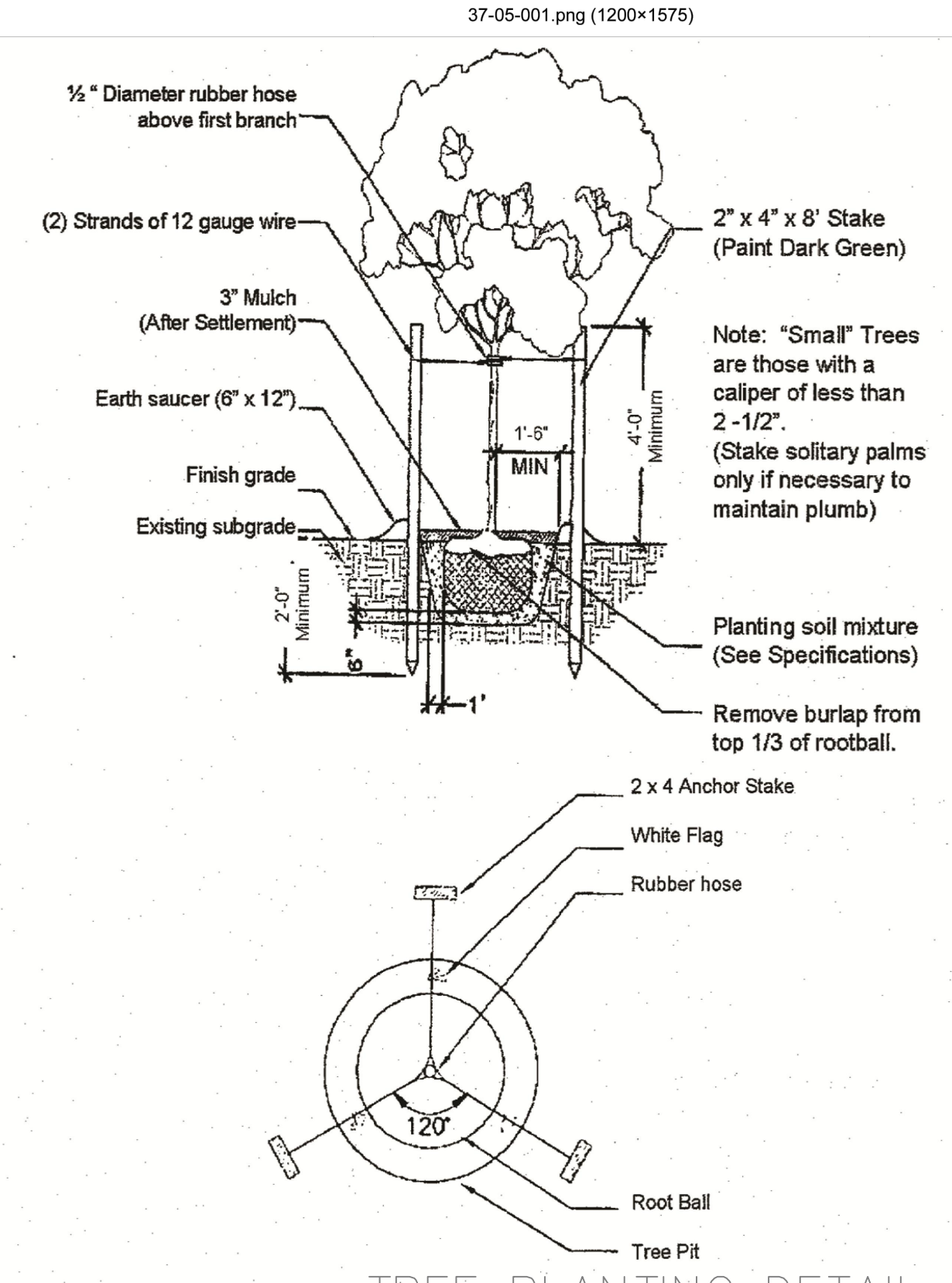
ORDINANCE CHAPTER 366 SCHEDULE AND IRRIGATION REQUIREMENTS:

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 3/4 - INCH OR LESS OF WATER EACH CYCLE

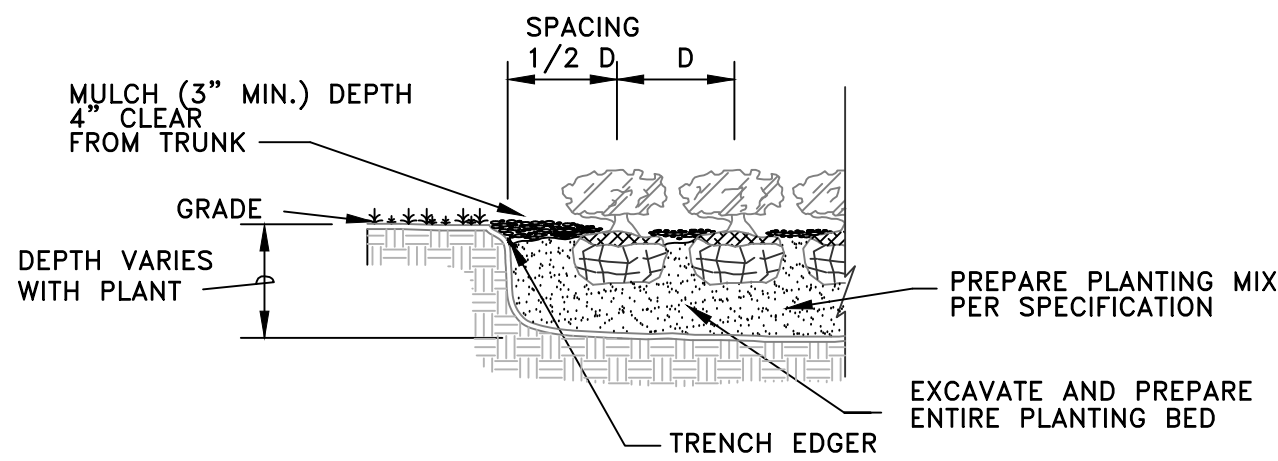
NOVEMBER - MARCH (STANDARD TIME)

- 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 3/4 - INCH OR LESS OF WATER ONE TIME PER WEEK



TREE PLANTING DETAIL

1/2

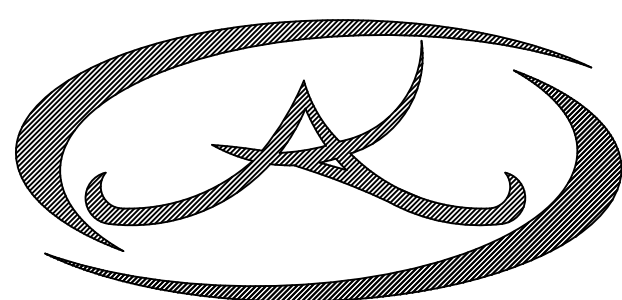


SHRUB & GROUNDCOVER PLANTING DETAIL

NASSAU COUNTY NOTES:

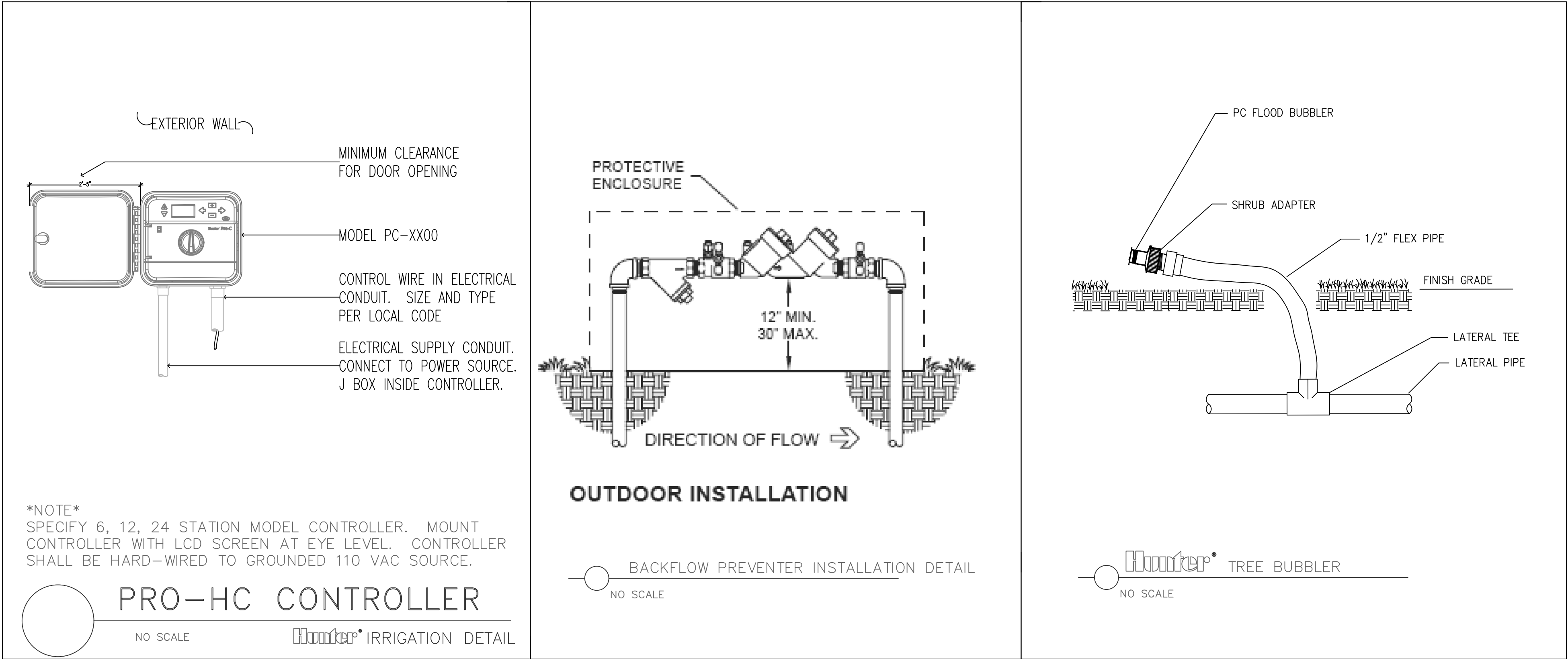
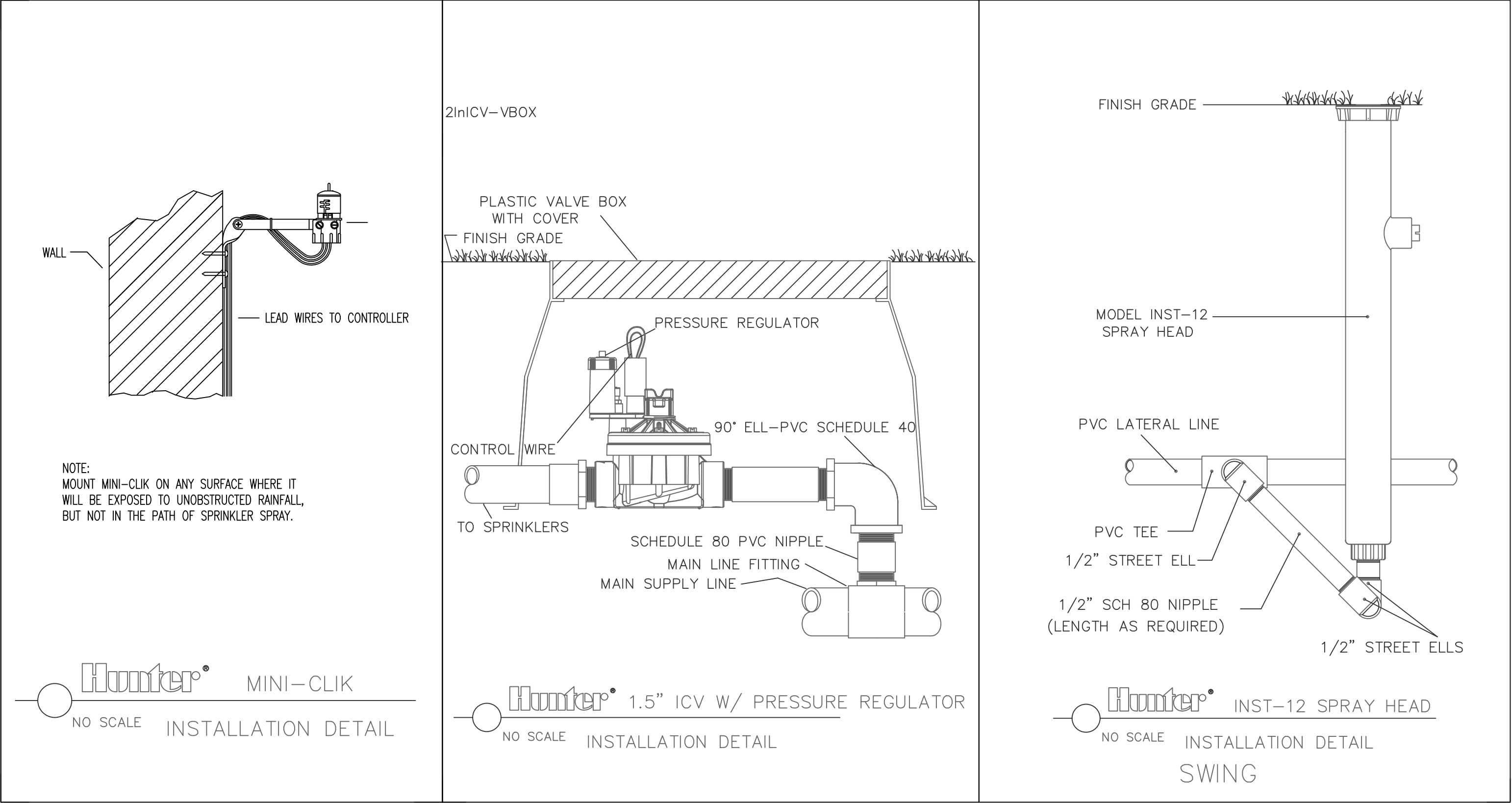
Plant material. All installed trees, shrubs and groundcovers shall conform to the standards for Florida Grade #1 or better according to the current edition of "Grades and Standards for Nursery plants" published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry. Synthetic or artificial trees, shrubs, groundcovers or vines are not acceptable substitutes. In choosing plant materials, consideration should be given to the amount of sun or shade, the wetness or dryness of the soil, the effects of salt spray (where applicable), the amount of irrigation required and the mature size and spatial needs of plants chosen.

- The minimum number of trees required by this section shall be either qualifying existing trees preserved on-site or more than one species listed in Tables 37-1 or 37-2. Trees planted in addition to these minimum requirements of this section may be any species of canopy tree or palm except for the prohibited species listed herein. In order to prevent a monoculture, new landscaping should not include more than fifty (50) percent of any one genus or twenty-five (25) percent of any one species. All trees shall be planted in a minimum dimension of ten (10) feet. This minimum planting area must be free of all pavement and vehicle overhang in order to prevent possible tree damage. All trees shall have a minimum trunk diameter, measured six (6) inches above ground level, in accordance with Table 37-3.
- Shrubs shall have a minimum height of eighteen (18) inches when planted. When planted as a hedge, the maximum spacing is 30 inches on center. All shrubs used for visual screening shall be of a plant species that is capable of reaching a height of four (4) feet within twenty-four (24) months under normal growing conditions. Shrubs used as accent ground cover and vines may vary in size depending on the type of plant material and the desired effect.
- Groundcovers shall be planted in such manner as to present a finished appearance and complete coverage within one (1) year after planting.
- LDC Section 37.05 (B)(l) -All trees shall be planted in a minimum dimension of ten (10) feet. This minimum planting area must be free of all pavement and vehicle overhang in order to prevent possible tree damage.
- LDC Section 37.05 (B) -All trees planted shall be staked or guyed for a period of at least six (6) months in accordance with the adopted planting detail.
- LDC Section 37.05 (H)(4)-All planting areas shall be mulched with approximately three inches of organic mulch, such as pine bark or shredded hardwood chips.
- LDC Section 37.05 (K)(2) -All buffer areas required as part of a development plan, whether in common or private ownership, shall be the responsibility of that development's property owners' association. Where there is no property owners' association, such landscaped areas shall be the responsibility of the property owner.
- LDC Section 37.05 (K)(3) -Trees on developed properties may be pruned to maintain shape and promote their shade-giving qualities. They should be pruned to remove diseased or dying portions in areas where falling limbs could be a hazard to people or property. Lower limbs may be removed to provide clearance. In addition, trees located in association with vehicular use areas shall also be pruned to allow a seven-foot clearance from ground level to avoid potential for damage or injury to pedestrians and cleared to thirteen (13) above pavement level for vehicles. However, the excessive pruning or pollarding of trees into round balls of crown or branches resulting in an unnecessary reduction of shade is prohibited and may require supplemental plantings. All pruning shall be done following the American National Standard for Tree Care Operations "Tree, Shrub and Other Woody Plant Maintenance - Standard Practices."
- LDC Section 37.05 (E)(l) -At the intersection of two (2) streets, all landscaping within that area defined by the Florida Department of Transportation sight triangle, as outlined in the FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on the State Highway System shall be installed and maintained below three (3) feet in height or above eight (8) feet in height.
- LDC Section 37.05 (E)(2) -When a driveway intersects a right-of-way, clear unobstructed cross visibility shall be provided within the site triangle formed by such intersection. The sight triangle shall be measured from the point of intersection, fifteen (15) feet along the access way and then fifteen (15) feet along the right-of-way, with the third side being a line connecting the two (2) points. Cross visibility within the sight triangle shall be unobstructed between the height of three (3) feet and eight (8) feet measured from the ground line. Trees and palms shall have their limbs and foliage trimmed in a manner that no limbs or foliage will extend in to the cross visibility area. To ensure proper visibility at the intersection of access ways with public rights-of-way, excluding properly trimmed trees as previously stated; only ground cover type plants shall be allowed within the sight triangle.



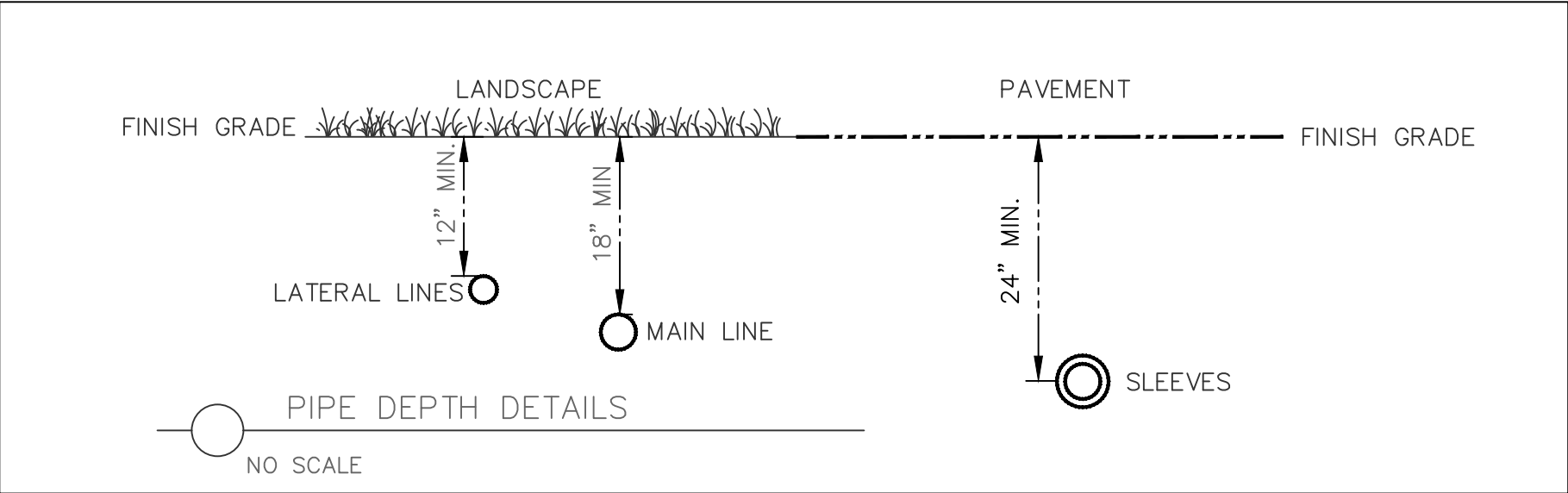
A & K LAND PLANNING & DESIGN
INC.
PHONE: (904) 478-0602
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
3910 Old Kings Road, Suite 1001
Jacksonville, Florida 32257
FL 32257
JLAL6667112

NUMBER	REVISIONS	DATE	DISCOUNT TIRE STORE 464069 SR 200 YULEE, FL 32097	LANDSCAPE DETAILS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				
84				
85				
86				
87				
88				
89				
90				
91				
92				
93				
94				
95				
96				
97				
98				
99				
100				



ORDINANCE CHAPTER 366 SCHEDULE AND IRRIGATION REQUIREMENTS:

MARCH-NOVEMBER (DAYLIGHT SAVINGS TIME)	NOVEMBER - MARCH (STANDARD TIME)
<ul style="list-style-type: none">- 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	<ul style="list-style-type: none">- 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





**A & K LAND PLANNING & DESIGN
Inc.**
PHONE: (904) 476-9692
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kristoffer Reed, LEA
FLA0667112

NUMBER	REVISIONS	DATE
A	-	-
A	-	-
A	-	-

DISCOUNT TIRE STORE 464069 SR 200 YULEE, FL 32097	IRRIGATION DETAILS
---	--------------------

H & T CONSULTANTS, INC. PLANNING - ENGINEERING 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE: 904-419-1001 FAX: 904-419-1004	H & T
--	-------

JOB NO: 2022-98
DRAWN: K.S.R.
CHECK: S.H.
DATE: 12/23/22
PLATE
1-3
SHEET OF