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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, or sodded with variety specified in 17.1. Site must be clean and neat before a final acceptance and payment will be issued.

PLANT INSTALLATION

- Install plants according to Florida Department of Transportation **Index Number 544 Landscape Installation** (<http://www.fdot.gov/>). However, stake trees according to the detail provided in Nassau County ordinance section 37.05B.
- Do not install groundcovers or shrubs on top of or into the rootball of new trees.
- Contractor shall verify and determine all 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 cut or edged to form a uniform, clean line between beds and lawn areas.
- Remove all synthetic material and remove burlap and wire basket material from top 6" of root ball prior to backfilling.
- Shade trees shall be planted a minimum of 4 feet from any edge of pavement and 15 feet from overhead electric 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. Keep mulch at least 6" from all woody trunks and stems.
 - Mulch shall be pine straw.
 - Mulch shall be 5" uniform depth.
- Install sod or seed, as specified in the plans, according to the Florida Department of Transportation standard specification **Section 570 Performance Turf** (<http://www.dot.state.fl.us/>) unless otherwise stated herein.
- Contractor shall provide certified, healthy sod, free of weeds, disease, fungus, insects, or nematodes.
 - Sod shall be:
 - Argentine bahia
- 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 remove all above-ground guying material at the end of the establishment 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. Do not apply synthetic fertilizer to any planting area without the approval of the landscape architect or owner.
- The default soil amendment shall be:
 - Plant soils: integrate 5-8 percent by volume organic pine bark compost uniformly throughout the planting soil prior to plant installation.
 - Soil surface: integrate 50% by volume organic compost into the top 6" of finished plant soils. Well-composted, post-consumer yard waste is the preferred source.

TREE GENUS/SPECIES DISTRIBUTION
(50% max genus, 25% max species)

Qty	Tree Genus	Pct
05	Carya tomentosa	10%
05	Cercis canadensis	10%
05	Cornus florida	10%
05	Ilex vomitoria	10%
13	Juniperus silicicola	25%
05	Magnolia virginiana	10%
05	Quercus shumardii	10%
03	Quercus virginiana	06%
05	Ulmus alata	10%
54	Total	100%*

*May not equal 100 due to rounding

TREE AND EXISTING VEGETATION PROTECTION

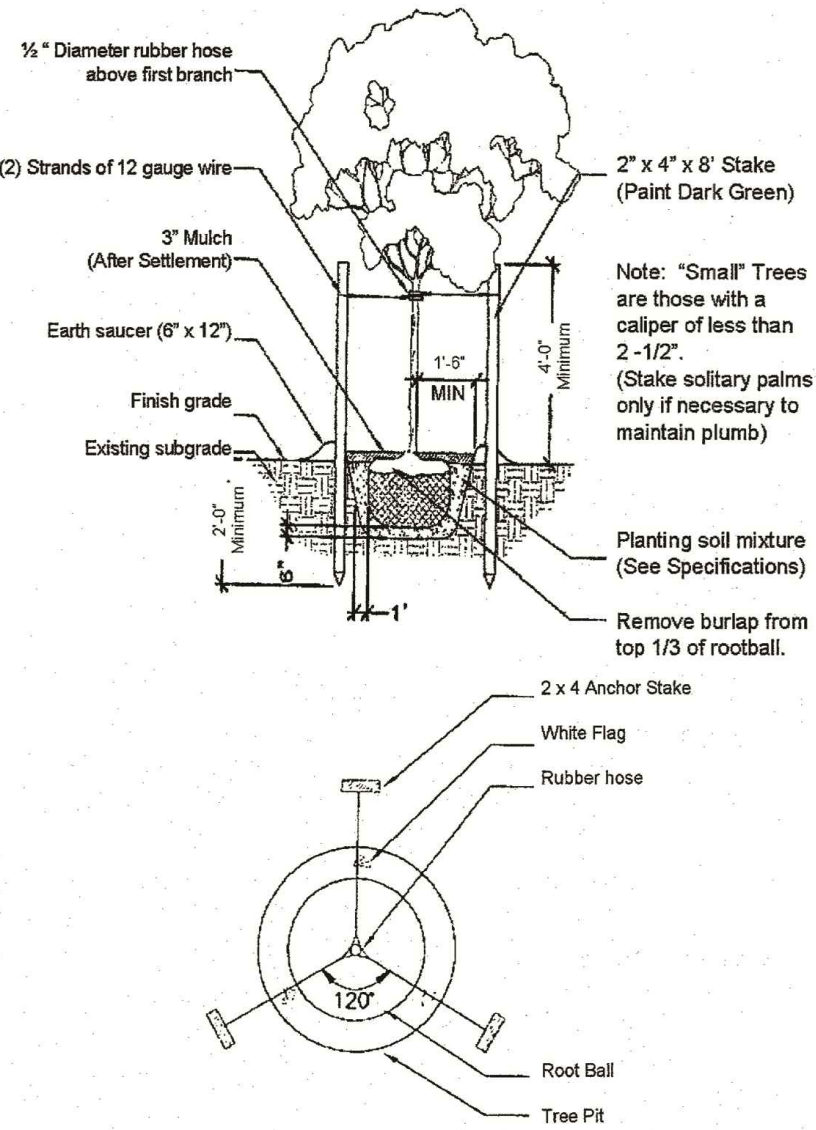
- Contractor shall ensure protection of exiting trees and vegetation prior to all clearing or construction activity using a tree barricade as specified in florida department of transportation **index number 544 landscape installation** (<http://www.dot.state.fl.us/>). A silt fence may serve as a barricade where such measures are required and provide full protection of the critical protection zone as defined in index 544.
- Ensure protection for trees and plants to be preserved within the project area as specified in the plans and along the project boundaries.
- 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.

IRRIGATION INSTALLATION

- Contractor shall provide a new automatic irrigation system that ensures 100%, head-to-head coverage of all landscaped areas within the project area.
- Install bubblers only for code-required trees, one per tree.
- Irrigation source shall be non-potable: retention pond and/or on site well.
- Contractor shall provide a double-check backflow preventer equal to a DCA-100 (or approved equal), mounted in a rectangular valve box on the serving side and adjacent to the meter.
- Contractor shall submit a preliminary irrigation design plan and cost estimate for the proposed new system design along with unit costs for components and all related work such as sleeve installation, electrical work, and repairs.
- Upon completion, contractor shall submit an as-built plan of the installed irrigation system, location of all components and sleeves to the owner (and municipal authority if required).
- Contractor shall furnish all warranty, maintenance equipment, and operating instructions.
- Contractor shall show owner or maintenance superintendent how to operate the controller, operate the system manually, shut system off, adjust heads and sprays, and provide any other critical and helpful information needed to properly operate and maintain the system.



Know what's below.
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NASSAU COUNTY TREE PLANTING DETAIL

P L A N T L I S T										
QTY	PCT*	ABV	BOTANICAL NAME	COMMON NAME	CAL IN/CONT	HT/SPD	SPACING /OC	CANOPY	ORIGIN	INCHES/ AREA SF
C A N O P Y T R E E S										
5	0.10	CT	Carya tomentosa	Pignut hickory	4	13-15' / 4-5'	As shown	Yes	Native	20
13	0.25	JS	Juniperus silicicola	Southern red cedar	4	12-14' / 4-5'	As shown	Yes	Native	52
5	0.10	QS	Quercus shumardii	Shumard oak	4	13-15' / 5-6'	As shown	Yes	Native	20
3	0.06	QV	Quercus viginiana	Live oak	4	14-16' / 5-6'	As shown	Yes	Native	12
5	0.10	UA	Ulmus alata	Winged elm	4	13-15' / 5-6'	As shown	Yes	Native	20
U N D E R S T O R Y T R E E S										
5	0.10	CC	Cercis canadensis	Eastern redbud	3	10-12' / 4-5'	As shown	No	Native	15
5	0.10	CF	Cornus florida	Dogwood	3	10-12' / 4-5'	As shown	No	Native	15
5	0.10	IV	Ilex vomitoria	Yaupon holly	3	10-12' / 4-5'	As shown	No	Native	15
5	0.10	MV	Magnolia virginiana	Sweetbay magnolia	3	10-12' / 4-5'	As shown	No	Native	15
54	1.00								TOTALS	60
S H R U B S A N D G R O U N D C O V E R S										
65	0.08	IP	Illicium parviflorum	Yellow anise	7 gal	36-40" / 24-30"	4.0		Native	260
542	0.66	SB	Spartina bakeri	Sand cordgrass	3 gal	18-24" / 16-20"	5.0		Native	2,710
108	0.13	VO	Viburnum obovatum	Walter's viburnum	7 gal	36-40" / 24-30"	3.0		Native	327
104	0.13	ZP	Zamia pumila	Coontie palm	3 gal	12-16" / 8-10"	3.5		Native	364
820	1.00								TOTALS	260
S O D										
			SOD Paspalum notatum	Bahia grass		Certified solid sod	SF		Non-native	
									TOTALS	

W Connelly & Wicker Inc.

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Florida Registry 3650 L.A. Number: LC26000311

LANDSCAPE
SPECIFICATIONS

SANDY BLUFF

NASSAU COUNTY

PREPARED FOR
SEMANIK INVESTMENT CORPORATION

ALFRED B. PITTMAN, M.L.A., R.L.A.
LA 1601
Reg. Landscape Architect

Project No.:
21-01-0057

Designed:
ABP

Checked:
MEL

Date:
OCTOBER 2023

Scale:

Drawn:
ABP

O.C.:
RCW

Sheet
L5

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Sandy Bluff Subdivision

REQUIRED LOT TREES

Net Lot Area = gross lot area less wetland, buffer, easement, and pond areas

Lot No.	Lot Area (AC)	Gross Lot Area (SF)	Net Lot Area (SF)	Req. Trees
1	0.23	10124.99	10,012	3
2	0.23	10124.98	10,012	3
3	0.23	10124.96	10,012	3
4	0.23	10124.95	10,012	3
5	0.23	10124.94	10,012	3
6	0.23	10124.93	10,012	3
7	0.23	10124.92	10,012	3
8	0.23	10124.87	10,012	3
9	0.23	10124.80	10,012	3
10	0.23	10124.75	10,012	3
11	0.23	10124.76	10,012	3
12	0.23	10124.77	10,012	3
13	0.23	10124.78	10,012	3
14	0.23	10124.78	10,012	3
15	0.23	10124.77	10,012	3
16	0.40	17627.34	17,516	4
17	0.36	15672.62	15,560	4
18	0.23	10003.03	9,890	3
19	0.23	10002.75	8,639	3
20	0.23	10002.48	8,639	3
21	0.22	9377.07	9,264	3
22	0.22	9376.83	9,264	3
23	0.22	9376.58	9,264	3
24	0.22	9376.34	9,264	3
25	0.22	9376.12	9,264	3
26	0.22	9375.87	9,263	3
27	0.22	9375.61	9,376	3
28	0.23	9813.68	8,450	3
29	0.40	17539.96	16,176	4
30	0.27	11894.00	11,776	4
31	0.27	11894.12	11,776	4
32	0.32	14027.68	13,908	4
33	0.77	33652.76	31,998	5
34	0.64	27661.77	31,293	5
35	0.44	19120.27	22,734	4
36	0.93	40528.99	40,843	6
37	1.15	50141.32	49,481	7
38	1.13	49439.44	40,750	6
39	0.33	14514.59	11,870	4
40	0.25	10911.48	9,306	3
41	0.25	10910.72	9,306	3
42	0.39	16885.14	13,871	4
43	0.65	28201.98	25,039	5
44	0.43	18615.39	18,502	4
45	0.25	10876.10	10,763	3
46	0.25	10875.00	10,762	3
47	0.29	12463.21	12,350	4
48	0.22	9375.00	9,263	3
49	0.22	9375.00	9,263	3
50	0.26	11386.32	11,273	4

Lot No.	Lot Area (AC)	Gross Lot Area (SF)	Net Lot Area (SF)	Req. Trees
51	0.26	11394.01	11,281	4
52	0.22	9375.00	9,263	3
53	0.22	9375.00	9,263	3
54	0.26	11389.87	11,277	4
55	0.24	10602.36	10,489	3
56	0.23	10003.85	9,891	3
57	0.38	16462.98	14,048	4
58	0.43	18675.72	16,164	4
59	0.31	13521.93	13,446	4
60	0.24	10519.76	10,431	3
61	0.24	10519.00	10,431	3
62	0.24	10518.21	10,431	3
63	0.24	10517.42	10,431	3
64	0.24	10516.62	10,431	3
65	0.24	10515.83	10,431	3
66	0.24	10515.04	10,431	3
67	0.24	10514.25	10,431	3
68	0.24	10513.46	10,431	3
69	0.24	10513.10	10,431	3
70	0.24	10509.75	10,431	3
71	0.24	10511.08	10,431	3
72	0.24	10510.32	10,431	3
73	0.24	10509.51	10,431	3
74	0.24	10508.71	10,431	3
75	0.22	9375.00	9,263	3
76	0.22	9375.00	9,263	3
77	0.22	9375.00	9,263	3
78	0.22	9375.00	9,263	3
79	0.22	9375.00	9,263	3
80	0.22	9374.93	9,263	3
81	0.22	9375.00	9,263	3
82	0.22	9375.00	9,263	3
83	0.22	9375.00	9,263	3
84	0.22	9375.00	9,263	3
85	0.22	9375.00	9,263	3
86	0.22	9375.00	9,263	3
87	0.28	12123.06	12,010	4
88	0.30	13196.07	13,083	4
89	0.22	9375.00	9,263	3
90	0.22	9375.00	9,263	3
91	0.22	9375.00	9,263	3
92	0.22	9375.00	9,263	3
93	0.22	9375.00	9,263	3
94	0.22	9375.00	9,263	3
95	0.22	9374.93	9,263	3
96	0.22	9375.00	9,263	3
97	0.22	9375.00	9,263	3
98	0.22	9375.00	9,263	3
99	0.22	9375.00	9,263	3
100	0.22	9375.00	9,263	3

PROTECTED TREE PRESERVATION/REPLACEMENT

Not required

PERIMETER LANDSCAPING

Roses Bluff Road R.O.W. (595 lf)

Road class: Arterial/collector

Required canopy trees (3/100 lf): 18

Provided canopy trees: 18

Required understory trees (3/100 lf): 18

Provided understory trees: 18

Required area (15 sf/lf): 8,925 sf

Provided area: 17,850 sf

INTERIOR LANDSCAPING

Not required; no offstreet parking is located within these phases

DEVELOPMENT BUFFERS

Not required

UPDLAND BUFFERS

Upland buffers shall be maintained in their natural vegetated condition. Native vegetation removed or destroyed within the upland buffer in violation of Nassau County Comprehensive Plan Policy 1.04a.02 shall be restored. These areas shall be replanted with comparable native vegetative species as were removed or destroyed. Noxious and non-native invasive plant materials can be removed. Dead vegetation can be removed. Limbing can occur with the buffers, provided that the limbs to be removed are less than three (3) inches in diameter.

ONE AND TWO FAMILY DWELLINGS

One and two-family dwellings. Each single family and two-family lot must provide at least one (1) tree per three thousand (3,000) square feet of lot area for the first quarter acre of lot area. For lots exceeding one-quarter (¼) acre, one (1) tree for every additional one-quarter (¼) acre, or major fraction thereof, must be preserved or planted. Existing canopy trees, sabal palms and pine trees may be used to satisfy this requirement, in whole or in part, provided that they have a minimum caliper of four (4) inches DBH. When trees are planted to meet the minimum requirement they must be more than one species of tree listed in Tables 37-1 or 37-2 and meeting the material standards of this section. The foregoing represent the entire requirement applicable to individual one and two-family dwellings.

Refer to the Lot Table for individual lot planting requirements. Required trees may be

NASSAU COUNTY CODE REQUIREMENTS

preserved or planted. Preserved trees shall be protected according to sec. 37.02; planted tree shall be selected and installed according to sec 37.05.

NASSAU COUNTY LANDSCAPE NOTES

In the instance of overlap, these notes shall supercede other planting specifications herein.

a. LDC Section 37.05 (B) - 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.

b. LDC Section 37.05 (B)(1) - 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.

c. LDC Section 37.05 (B)(2) - 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.

d. LDC Section 37.05 (B)(3) - Groundcovers shall be planted in such manner as to present a finished appearance and complete coverage within one (1) year after planting.

e. 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.

f. 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.

g. LDC Section 37.05 (K) - The property owner is responsible for the maintenance of all landscape areas required by this section. Maintenance includes irrigating, mowing, trimming, fertilizing and carrying out 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.

h. LDC Section 37.05 (K)(1) - 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.

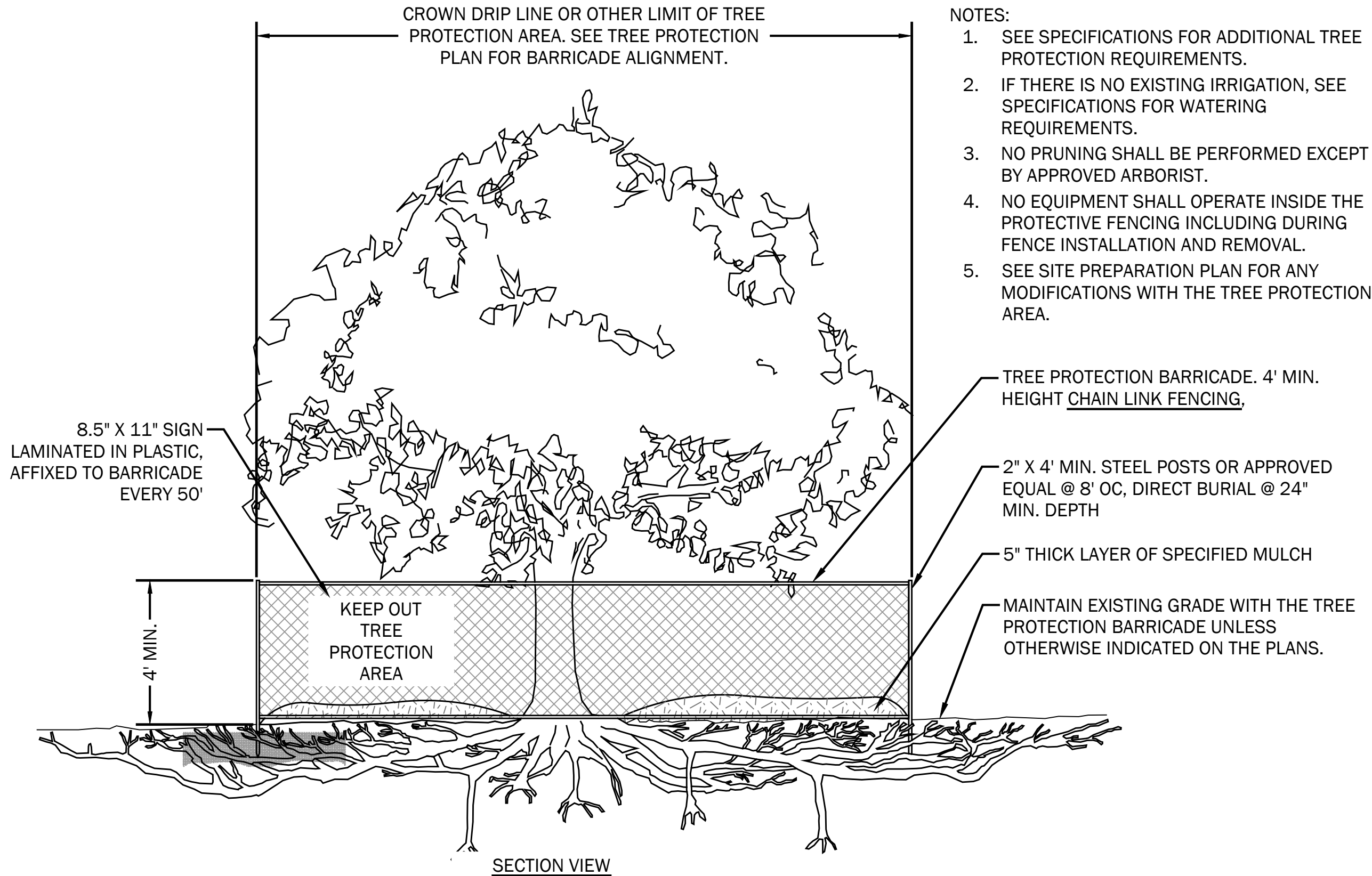
i. LDC Section 37.05 (K)(2) - All buffer areas required as part of a development plan, whether in common or private ownership, shall be the responsibility of that development's property owners' association. Where there is no property owners' association, such landscaped areas shall be the responsibility of the property owner.

j. 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."

j. LDC Section 37.05 (E)(1) - 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.

I. 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 into 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.

m. LDC Section 37.05 (D) - The use of a wall or fence is permitted provided the wall or fence is located on the inner most boundary (behind the vegetation as viewed from outside the development) of the perimeter landscaping adjacent to rights-of-way/streets, required uncomplimentary land use buffer or other landscaped area



TREE PROTECTION BARRICADE

NTS

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Florida Registry 3650 L.A. Number: LC26000311

NASSAU COUNTY CODE
REQUIREMENTS AND
BARRICADE DETAIL

SANDY BLUFF

NASSAU COUNTY

PREPARED FOR
SEMANIK INVESTMENT CORPORATION

ALFRED B. PITTMAN, M.L.A., R.L.A.
LA 1601
Reg. Landscape Architect

Project No.: 21-01-0057
Designed: ABP Drawn: ABP
Checked: MEL O.C.: RCW
Date: OCTOBER 2023
Scale:

Sheet L6

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