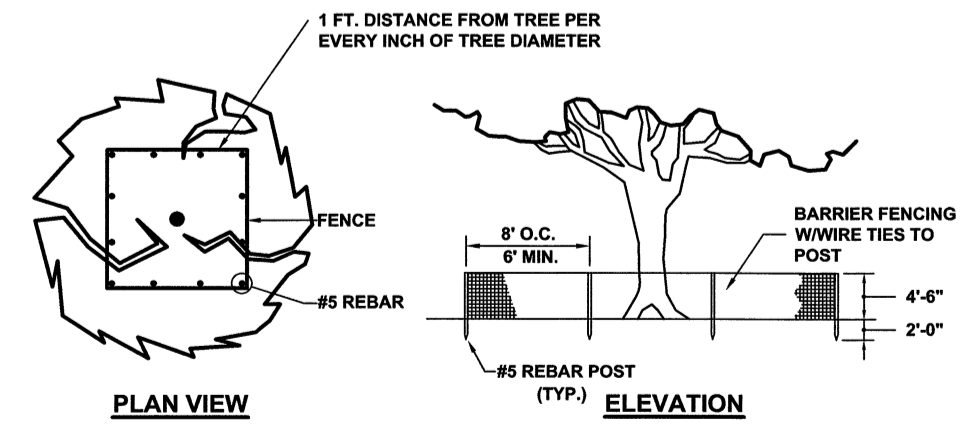
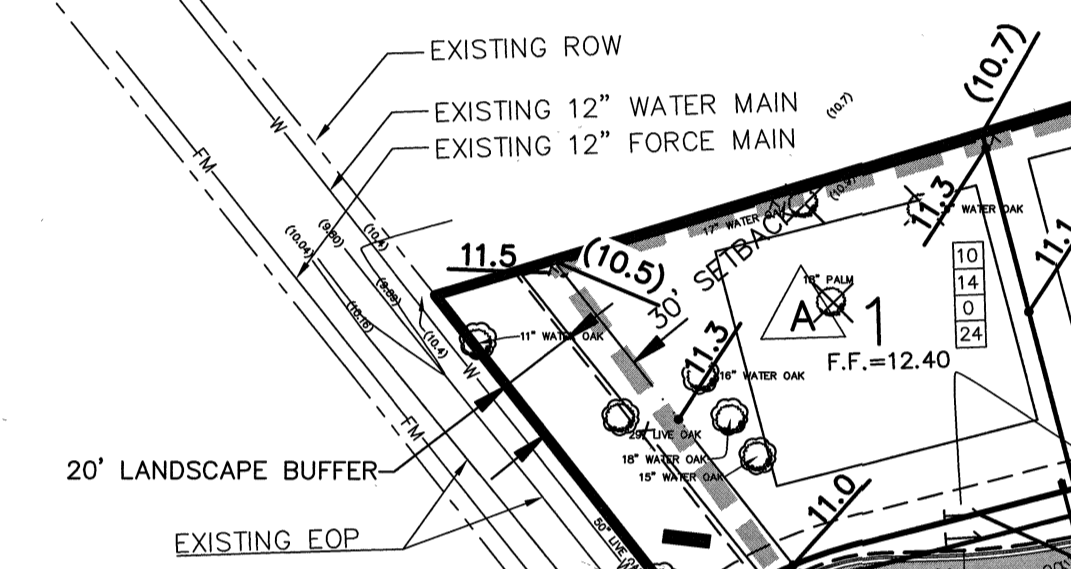


- NOTES:
- TREES SHALL NOT BE HANDLED BY THE TRUNK
 - CAREFULLY POSITION THE ROOTBALL IN HOLE AND STRAIGHTEN TREE
 - DO NOT PLACE ADDITIONAL SOIL OR MULCH OVER THE TOP OF ROOTBALL
 - IN POORLY DRAINED SOILS, POSITION THE ROOTBALL SHALLOWER THAN INDICATED TO FIT SITE CONDITIONS
 - UNFASTEN STRINGS/BURLAP FROM TRUNK AND TOP OF ROOTBALL

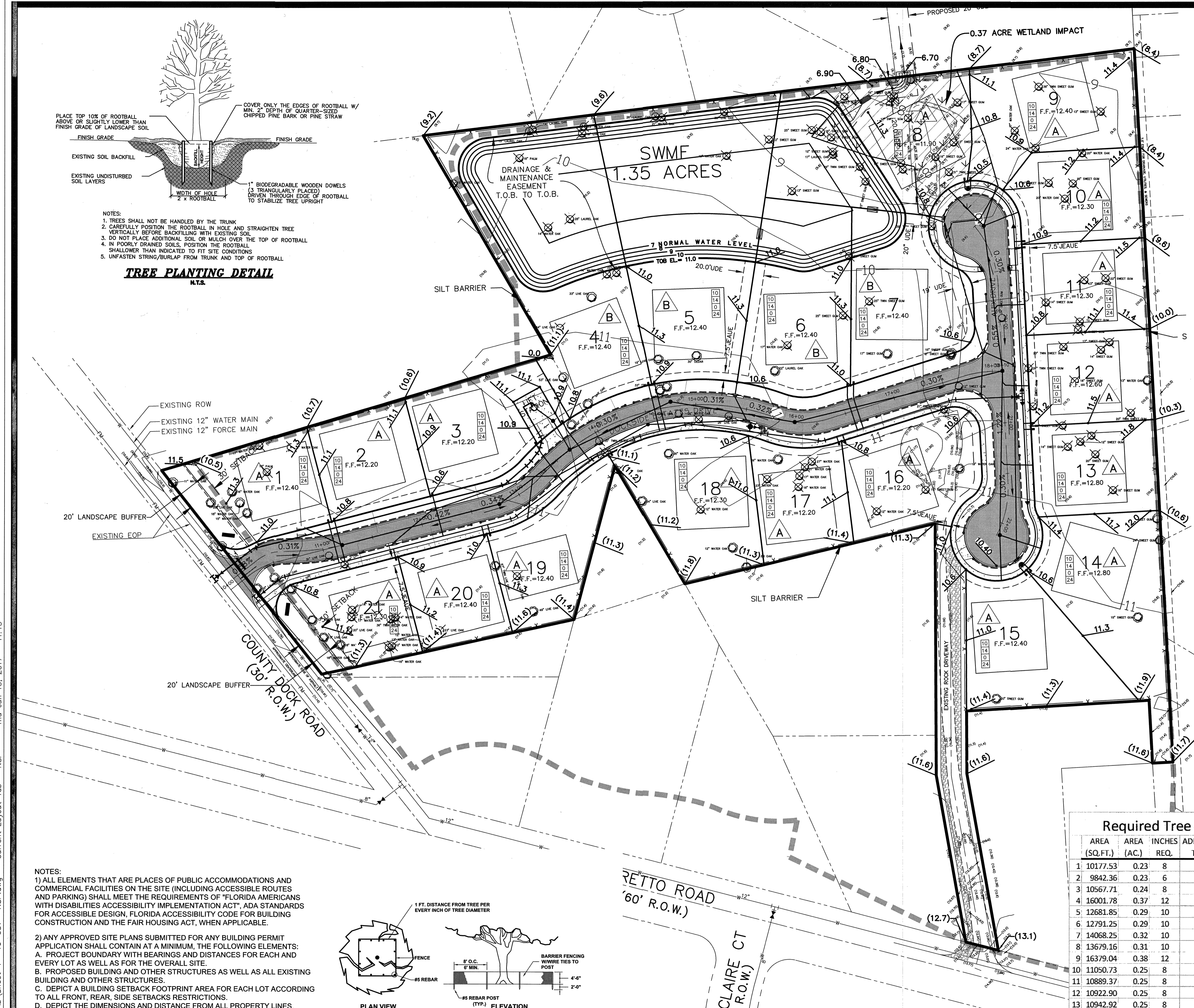
TREE PLANTING DETAIL
N.T.S.



- NOTES:
- REQUIRED TREE PLANTING IS AS FOLLOWS: ONE (1) 4 INCH CALIPER OR MULTIPLE TWO INCH MINIMUM CALIPER TREES TOTALING 4 INCHES SHALL BE PLANTED AND OR PRESERVED FOR EVERY FIVE THOUSAND SQUARE FEET OF LOT AREA. AN ADDITIONAL TWO CALIPER INCHES FOR EVERY 2500 SQUARE FEET OF LOT AREA (BUT NOT A PORTION THEREOF) IN EXCESS OF 5,000 SQUARE FEET. PRESERVED AREAS AND WATER BODIES ARE TO BE EXCLUDED.
 - SILT FENCE SHALL BE A MINIMUM OF 6 FEET FROM PROTECTED TREES
 - TREES ALLOWED TO BE USED FOR MITIGATION ARE: LIVE OAK
 - TREE BARRICADE APPROVAL: OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.
 - HAND WORK ONLY WITHIN BARRICADE.

- NOTES:
- ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE.
 - ANY APPROVED SITE PLANS SUBMITTED FOR ANY BUILDING PERMIT APPLICATION SHALL CONTAIN AT A MINIMUM, THE FOLLOWING ELEMENTS:
 - PROJECT BOUNDARY WITH BEARINGS AND DISTANCES FOR EACH AND EVERY LOT AS WELL AS FOR THE OVERALL SITE.
 - PROPOSED BUILDING AND OTHER STRUCTURES AS WELL AS ALL EXISTING BUILDING AND OTHER STRUCTURES.
 - DEPICT A BUILDING SETBACK FOOTPRINT AREA FOR EACH LOT ACCORDING TO ALL FRONT, REAR, SIDE SETBACKS RESTRICTIONS.
 - DEPICT THE DIMENSIONS AND DISTANCE FROM ALL PROPERTY LINES, WATER BODIES, WETLANDS TO ALL STRUCTURES.
 - DEPICT THE HEIGHT OF EACH STRUCTURES, NUMBER OF STORIES, HEIGHT OF ROOF APPURTENANCES INCLUDING MECHANICAL FIXTURES, ELEVATOR SHAFTS, CHIMNEYS, PARAPET WALLS, ETC.
 - MINIMUM FINISHED FLOOR ELEVATION OF THE PROPOSED LOWEST FLOOR (INCLUDING BASEMENT) FOR ALL PROPOSED STRUCTURES, WHEN LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY FLOODPLAIN ELEVATIONS EACH LOT OR PARCEL SHALL INCLUDE THE DESIGNATED SPECIAL FLOOD HAZARD AREA(S) (SFHA) AND THE ELEVATION OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR.
 - AFTER SITE IS CLEARED THE APPLICANT SHALL MEET ONSITE WITH COUNTY OFFICIALS TO DETERMINE WHAT AREAS OF THE 10' BUFFER DO NOT MEET THE 85% DENSITY REQUIREMENTS. A TREE MITIGATION PLAN SHALL BE SUBMITTED, APPROVED AND IMPLEMENTED BEFORE FINAL PLAT APPROVAL, ROADWAY ACCEPTANCE OR ISSUANCE OF ANY BUILDING PERMITS

SWMF
1.35 ACRES



MITIGATION CALCULATIONS

PROTECTED TREE REMOVAL	INCHES REMOVED	MITIGATION RATE	INCHES REQUIRED	PERCENT OF TOTAL
LIVE OAKS 11.5" TO LESS THAN 24" ARTICLE 25 @ \$57/INCH	75	1.01	75	5.51% PLANTED = 32
LIVE OAKS 24" OR GREATER TREE ORDINANCE @ \$113/INCH	279	1.01	279	20.50% PLANTED = 119
HARD WOODS 11.5" TO LESS THAN 24" ARTICLE 25 @ \$57/INCH	1127	1.03	376	
LONGLEAF PINES 11.5" OR GREATER ARTICLE 25 @ \$57/INCH	0	1.03	0	28.51% PLANTED = 166
PALMS 11.5" OR GREATER ARTICLE 25 @ \$57/INCH	36	1.03	12	
HARD WOODS 24" OR GREATER TREE ORDINANCE @ \$113/INCH	619	1.01	619	45.48% PLANTED = 265
SUB TOTAL	2136		1361	100.00%
INDIVIDUAL LOT/ DEVELOPER PLANTING	194" L.O. & 388" SHADE		597	(TOTAL)
TOTAL				
LIVE OAKS 43 x 80.00 ARTICLE 25 @ \$80/INCH	\$3,451.00			
LIVE OAKS 160 x 116.00 TREE ORDINANCE @ \$116/INCH	\$18,080.00			
SHADE TREES 222 x 57.00 ARTICLE 25 @ \$57/INCH	\$12,654.00			
SHADE TREES 354 x 113.00 TREE ORDINANCE @ \$113/INCH	\$40,002.00			
TREE FUND CONTRIBUTION	\$73,187.00			

PROTECTED TREES TO BE REMOVED

HARDWOOD 11.5" TO < 24"	HARDWOOD > 24"	LIVE OAK		PALM > 11.5"	
		11.5" TO < 24"	> 24"		
20	23	14	28	18	
15	12	16	20	18	
24	15	14	13	61	
16	20	21	19	50	
18	16	14	26	31	
20	17	14	25	54	
12	13	19	36	36	
12	12	16	31		
20	17		25		
14	20		36		
23	13		31		
14	17		25		
17	24		39		
13	17		25		
18	14		27		
12	16		35		
12	14		26		
22	16		28		
14	13		36		
13	16		25		
14	12		26		
12	17		28		
13	14		29		
12	14		28		
21	15		31		
18	17		25		
17	17		26		
21	17		27		
12	22		28		
12	22		28		
TOTAL	1127	619	75	279	36

Required Tree Planting Table

AREA (SQ.FT.)	AREA (AC.)	INCHES REQ.	ADDITIONAL INCHES TO BE PLANTED	TOTAL INCHES TO BE PLANTED	
1	10177.53	0.23	8	16	24
2	9842.36	0.23	6	12	18
3	10567.71	0.24	8	16	24
4	16001.78	0.37	12	24	36
5	12681.85	0.29	10	20	30
6	12791.25	0.29	10	20	30
7	14068.25	0.32	10	20	30
8	13679.16	0.31	10	20	30
9	16379.04	0.38	12	24	36
10	11050.73	0.25	8	16	24
11	10889.37	0.25	8	16	24
12	10922.90	0.25	8	16	24
13	10942.92	0.25	8	16	24
14	18531.38	0.43	14	28	42
15	15225.87	0.35	12	24	36
16	13614.28	0.31	10	20	30
17	9830.49	0.23	8	16	24
18	15821.51	0.36	12	24	36
19	11560.61	0.27	8	16	24
20	8948.35	0.21	6	12	18
21	9528.03	0.22	6	12	18
Total:			388	582	

- LEGEND**
- BRL BUILDING RESTRICTION LINE
 - DE DRAINAGE EASEMENT
 - VNB VEGETATED NATURAL BUFFER
 - UAE UNOBSTRUCTED ACCESS EASEMENT
 - UDE UNOBSTRUCTED DRAINAGE EASEMENT
 - POE PRIVATE DRAINAGE EASEMENT
 - UD&AE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - DENOTES DRAINAGE DIVIDE LINES
 - - - DENOTES EXISTING CONTOURS
 - - - DENOTES PROPOSED CONTOURS
 - (2) DENOTES DRAINAGE DIVIDE AREA
 - (29.0) DENOTES EXISTING SPOT ELEVATIONS
 - (29.0) DENOTES PROPOSED SPOT ELEVATIONS
 - △ DENOTES FHA GRADING TYPE
 - DENOTES DRAINAGE FLOW
 - PROVIDE INLET PROTECTION
 - OAK 32" X PROTECTED TREE TO BE REMOVED
 - OAK 12" X PROTECTED TREE TO REMAIN WITH BARRICADE
 - ⊕ MINIMUM LOT PLANTING CREDITS - SHADE TREES
 - ⊕ MINIMUM LOT PLANTING CREDITS - NON-SHADE TREES
 - TREES INCHES REQUIRED TO BE ADDED TO EACH LOT
 - 12 LIVE OAK*
 - 12 SHADE MINIMUM LOT PLANTING TABLE -
 - 0 NON-SHADE SHADE TREES
 - 24 TOTAL INCHES
 - *4" MINIMUM CALIPER REQUIRED

DOCKSIDE ESTATES
NEIGHBORHOOD SITE PLAN

NORTH FLORIDA ENGINEERING SERVICES, INC.
CERTIFICATION # 26085
9432 Baymeadows Road, Suite 280, Jacksonville, FL 32256
/P/ (904) 737-0971 /F/ (904) 396-5372
/E/ email: FAVRE.NFES@GMAIL.COM

DATE: 12/22/2016
JOB NUMBER: 16-031
SCALE: 1" = 50'

* SHEET NUMBER *
4
JUN 19 2017