

**EXHIBIT N**  
**Fleming Island**  
**Tree Protection Criteria**

With regard to preserving and replacing existing canopy trees, development shall be governed by the following conditions:

**Residential:**

- (a) Prior to any clearing on a lot, a site plan shall be submitted to the Architectural Review Board and Clay County for review and approval. The plan shall identify all trees over 12" caliper d.b.h. and locate the proposed improvements on the site. No clearing may occur on the site prior to approval of the site plan. For approval each site must obtain 15 points based on the following scale:

Retention of trees greater than 12" caliper	5 pts. each
Provision of hardwood shade trees (2" min. caliper)	5 pts. each
Retention of existing vegetation	5 pts. of each 10% F/ retained site

Each lot must plant or retain at least one tree as part of the 15 points obtained. Planted trees shall be placed so as to shade the south and/or west building face. The builder shall submit a site plan with all these computations denoted.

Pine trees (*Pinus* spp.) are excepted from the above conditions.

- (b) In some cases looking only at individual lots may ignore the value of groups of trees which span several lots, or may not demonstrate the existence of drainage patterns affecting larger areas. The lack of overall planning which results from evaluating individual lots in a random order may result in the loss of valuable plant communities, or in the creation of drainage problems. As an alternate to section (a) above, a clearing and grading plan may be submitted for a group of lots or for an entire neighborhood. Such a plan will include a depiction of the overall drainage pattern and will include a determination by a registered surveyor of the location of any tree, other than pine trees, in excess of 10" d.b.h. Approval of the overall plan would allow clearing and grading to be done in accordance with the approved plan, but building permits for the individual lots would still be required to comply with all of the provisions of section (a), above.