

**ML+H**  
 Marquis Latimer + Halback, Inc.  
 34 Cordova Street, Suite A  
 St. Augustine, FL 32084  
 Ph 904.825.6747  
 www.halback.com  
 LA6667110 Qualifier

REGISTERED LANDSCAPE ARCHITECT  
 JEREMY R. MARQUIS  
 LA 6667110  
 STATE OF FLORIDA

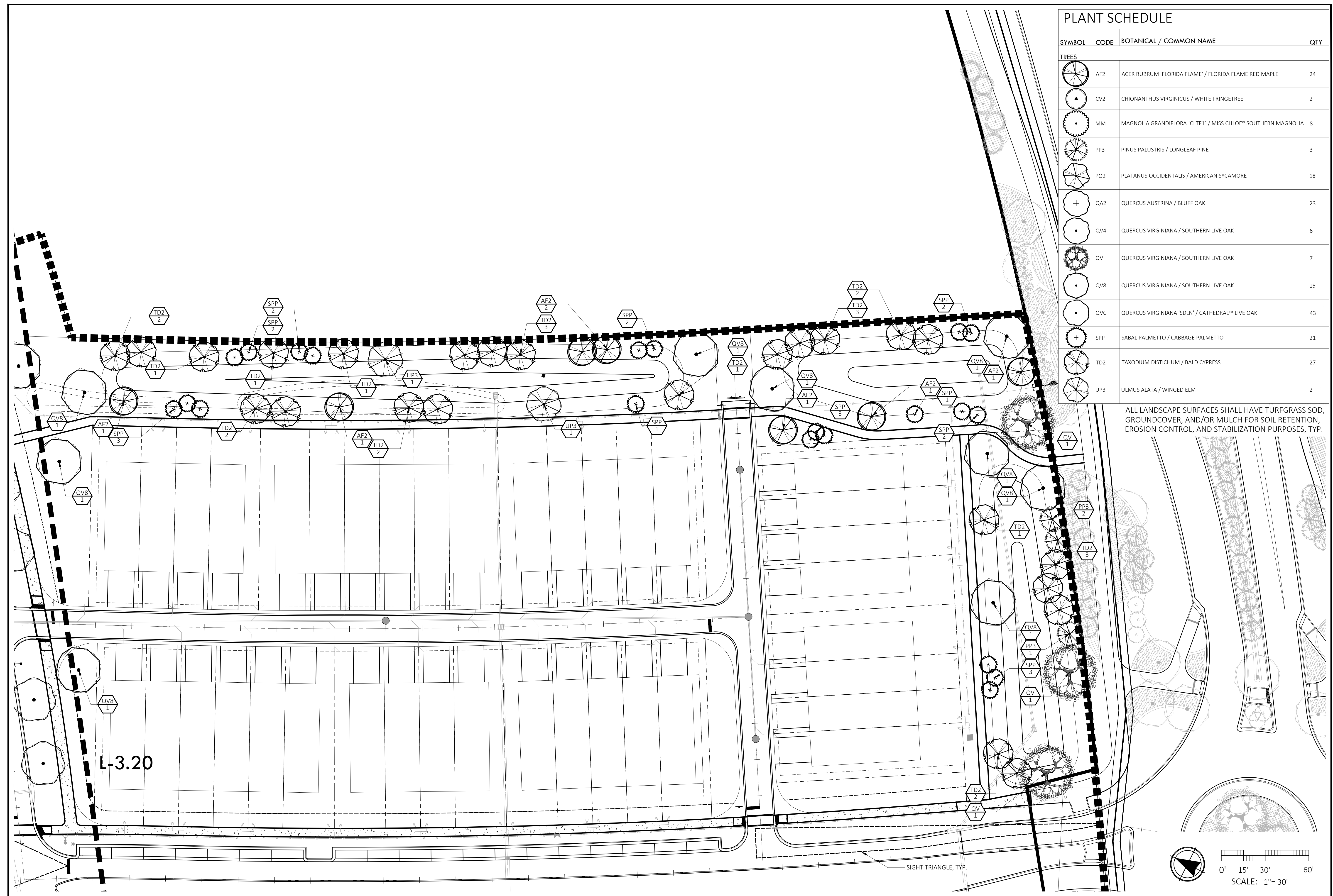
LANDSCAPE ARCHITECT OF RECORD  
 Jeremy Marquis, RLA (LA6667110)  
 DRAWN BY: JRM, GC, CS, IH



DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1  
 EDGEWATER, FLORIDA  
 LANDSCAPE PLAN OVERALL

REV	DESCRIPTION	DATE
	PERMIT SET	09/22/25
	PERMIT SET	07/11/25
	PERMIT SET v3	06/23/25
	PERMIT SET v2	05/30/25
	PERMIT SET	09/05/24
	DD SET	07/31/24

SIZE: ANSI D  
 PRIME PROJECT #:  
 ML+H PROJECT #: 19.19.24  
 DRAWING NO.  
**L-3.10**



### PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
	AF2	ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE	24
	CV2	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	2
	MM	MAGNOLIA GRANDIFLORA 'CLTF1' / MISS CHLOE <sup>®</sup> SOUTHERN MAGNOLIA	8
	PP3	PINUS PALUSTRIS / LONGLEAF PINE	3
	PO2	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	18
	QA2	QUERCUS AUSTRINA / BLUFF OAK	23
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	6
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	7
	QV8	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15
	QVC	QUERCUS VIRGINIANA 'SDLN' / CATHEDRAL <sup>™</sup> LIVE OAK	43
	SPP	SABAL PALMETTO / CABBAGE PALMETTO	21
	TD2	TAXODIUM DISTICHUM / BALD CYPRESS	27
	UP3	ULMUS ALATA / WINGED ELM	2

ALL LANDSCAPE SURFACES SHALL HAVE TURFGRASS SOD, GROUNDCOVER, AND/OR MULCH FOR SOIL RETENTION, EROSION CONTROL, AND STABILIZATION PURPOSES, TYP.

**Marquis Latimer + Halback, Inc.**  
 34 Cordova Street, Suite A  
 St. Augustine, FL 32084  
 Ph 904.825.6747  
 www.halback.com  
 LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD  
 Jeremy Marquis, RLA (LA6667110)  
 DRAWN BY: JRM, GC, CS, IH



**DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1**

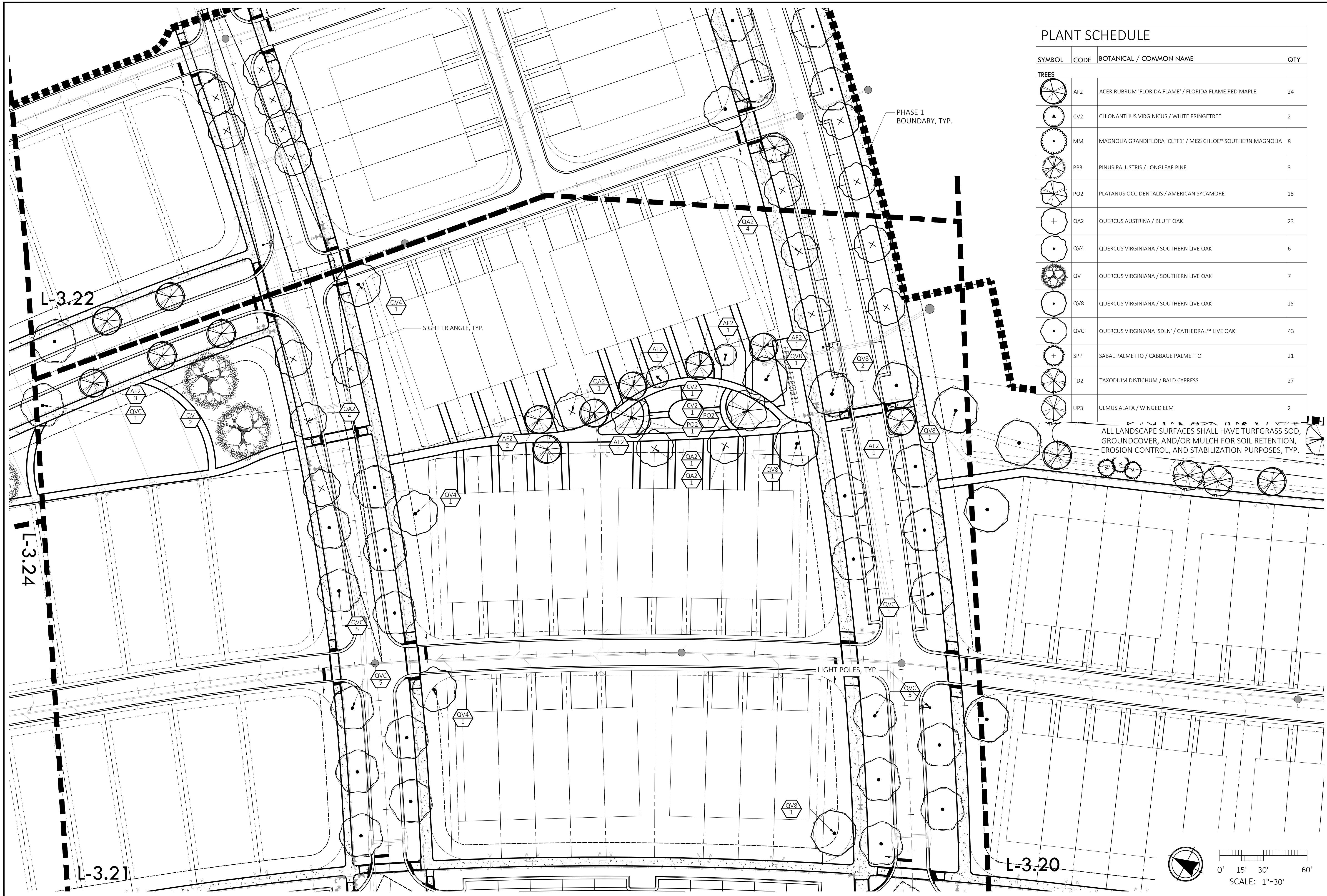
EDGEWATER, FLORIDA

LANDSCAPE PLAN

REV	DESCRIPTION	DATE
PERMIT SET		09/22/25
PERMIT SET		07/11/25
PERMIT SET v3		06/23/25
PERMIT SET v2		05/30/25
PERMIT SET		09/05/24
DD SET		07/31/24

SIZE: ANSI D  
 PRIME PROJECT #:  
 ML+H PROJECT #: 19.19.24

DRAWING NO. **L-3.20**



### PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>TREES</b>			
	AF2	ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE	24
	CV2	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	2
	MM	MAGNOLIA GRANDIFLORA 'CLT1' / MISS CHLOE SOUTHERN MAGNOLIA	8
	PP3	PINUS PALUSTRIS / LONGLEAF PINE	3
	PO2	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	18
	QA2	QUERCUS AUSTRINA / BLUFF OAK	23
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	6
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	7
	QV8	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15
	QVC	QUERCUS VIRGINIANA 'SDLN' / CATHEDRAL™ LIVE OAK	43
	SPP	SABAL PALMETTO / CABBAGE PALMETTO	21
	TD2	TAXODIUM DISTICHUM / BALD CYPRESS	27
	UP3	ULMUS ALATA / WINGED ELM	2

ALL LANDSCAPE SURFACES SHALL HAVE TURFGRASS SOD, GROUNDCOVER, AND/OR MULCH FOR SOIL RETENTION, EROSION CONTROL, AND STABILIZATION PURPOSES, TYP.

**ML+H**  
 Marquis Latimer + Halback, Inc.  
 34 Cordova Street, Suite A  
 St. Augustine, FL 32084  
 Ph 904.825.6747  
 www.halback.com  
 LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD  
Jeremy Marquis, RLA (LA6667110)  
DRAWN BY: JRM, GC, CS, IH



**DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1**

EDGEWATER, FLORIDA

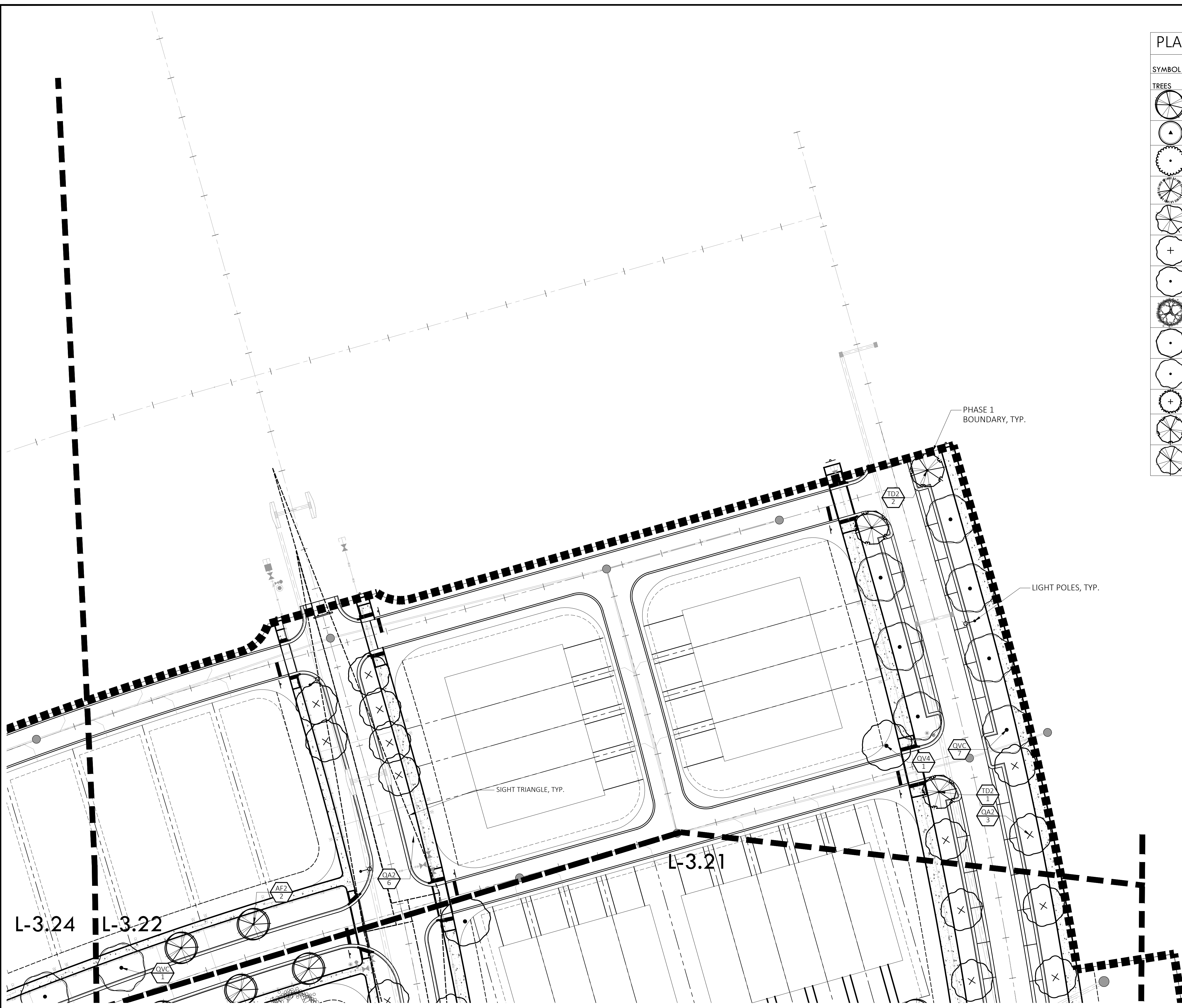
LANDSCAPE PLAN

REV	DESCRIPTION	DATE
PERMIT SET		09/22/25
PERMIT SET		07/11/25
PERMIT SET v3		06/23/25
PERMIT SET v2		05/30/25
PERMIT SET		09/05/24
DD SET		07/31/24

SIZE: ANSI D  
 PRIME PROJECT #:  
 ML+H PROJECT #: 19.19.24  
 DRAWING NO. **L-3.21**

Friday, September 19, 2020

C:\Users\CallieTolar\Marquis Latimer + Halback, Inc\ML+H Projects - Folders\00 Projects\19\19.19.24 DPN PH1 Neighborhood Common Areas\05 CAD\191924\_LS\_PH1-E.dwg



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
TREES			
	AF2	ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE	24
	CV2	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	2
	MM	MAGNOLIA GRANDIFLORA 'CLT1' / MISS CHLOE® SOUTHERN MAGNOLIA	8
	PP3	PINUS PALUSTRIS / LONGLEAF PINE	3
	PO2	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	18
	QA2	QUERCUS AUSTRINA / BLUFF OAK	23
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	6
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	7
	QV8	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15
	QVC	QUERCUS VIRGINIANA 'SDLN' / CATHEDRAL™ LIVE OAK	43
	SPP	SABAL PALMETTO / CABBAGE PALMETTO	21
	TD2	TAXODIUM DISTICHUM / BALD CYPRESS	27
	UP3	ULMUS ALATA / WINGED ELM	2

ALL LANDSCAPE SURFACES SHALL HAVE TURFGRASS SOD, GROUND COVER, AND/OR MULCH FOR SOIL RETENTION, EROSION CONTROL, AND STABILIZATION PURPOSES, TYP.

**ML+H**  
 Marquis Latimer + Halback, Inc.  
 34 Cordova Street, Suite A  
 St. Augustine, FL 32084  
 Ph 904.825.6747  
 www.halback.com  
 LA6667110 Qualifier

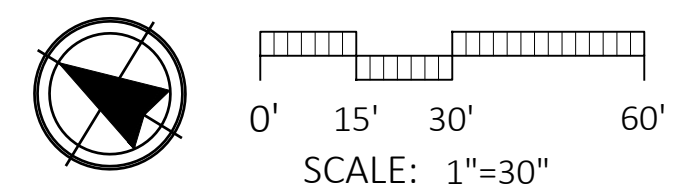
LANDSCAPE ARCHITECT OF RECORD  
 Jeremy Marquis, RLA (LA6667110)  
 DRAWN BY: JRM, GC, CS, IH



DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1  
 EDGEWATER, FLORIDA  
 LANDSCAPE PLAN

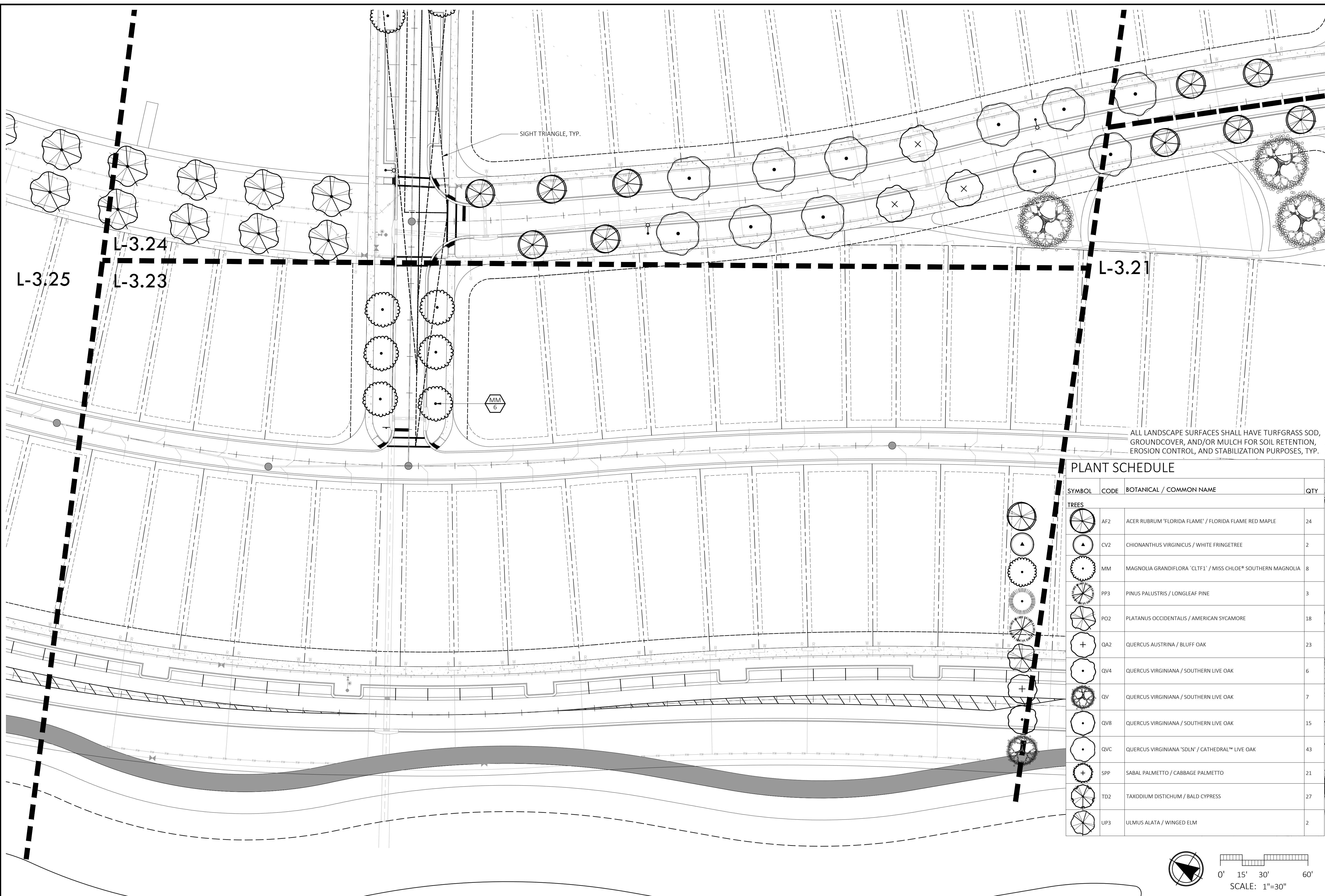
REV	DESCRIPTION	DATE
	PERMIT SET	09/22/25
	PERMIT SET	07/11/25
	PERMIT SET v3	06/23/25
	PERMIT SET v2	05/30/25
	PERMIT SET	09/05/24
	DD SET	07/31/24

SIZE: ANSI D  
 PRIME PROJECT #:  
 ML+H PROJECT #: 19.19.24  
 DRAWING NO.  
**L-3.22**



Friday, September 19, 2020

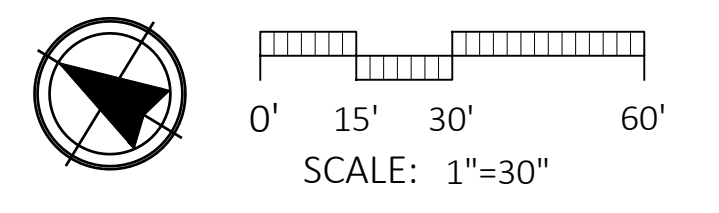
NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



ALL LANDSCAPE SURFACES SHALL HAVE TURFGRASS SOD, GROUND COVER, AND/OR MULCH FOR SOIL RETENTION, EROSION CONTROL, AND STABILIZATION PURPOSES, TYP.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>TREES</b>			
	AF2	ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE	24
	CV2	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	2
	MM	MAGNOLIA GRANDIFLORA 'CLT1' / MISS CHLOE* SOUTHERN MAGNOLIA	8
	PP3	PINUS PALUSTRIS / LONGLEAF PINE	3
	PO2	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	18
	QA2	QUERCUS AUSTRINA / BLUFF OAK	23
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	6
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	7
	QV8	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15
	QVC	QUERCUS VIRGINIANA 'SDLN' / CATHEDRAL™ LIVE OAK	43
	SPP	SABAL PALMETTO / CABBAGE PALMETTO	21
	T02	TAXODIUM DISTICHUM / BALD CYPRESS	27
	UP3	ULMUS ALATA / WINGED ELM	2



**ML+H**  
 Marquis Latimer + Halback, Inc.  
 34 Cordova Street, Suite A  
 St. Augustine, FL 32084  
 Ph 904.825.6747  
 www.halback.com  
 LA6667110 Qualifier

REGISTERED LANDSCAPE ARCHITECT  
 JEREMY R. MARQUIS  
 LA 6667110  
 STATE OF FLORIDA

LANDSCAPE ARCHITECT OF RECORD  
 Jeremy Marquis, RLA (LA6667110)  
 DRAWN BY: JRM, GC, CS, IH



DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1  
 EDGEWATER, FLORIDA  
 LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	PERMIT SET	09/22/25
	PERMIT SET	07/11/25
	PERMIT SET v3	06/23/25
	PERMIT SET v2	05/30/25
	PERMIT SET	09/05/24
	DD SET	07/31/24

SIZE: ANSI D  
 PRIME PROJECT #:  
 ML+H PROJECT #: 19.19.24  
 DRAWING NO.  
**L-3.23**

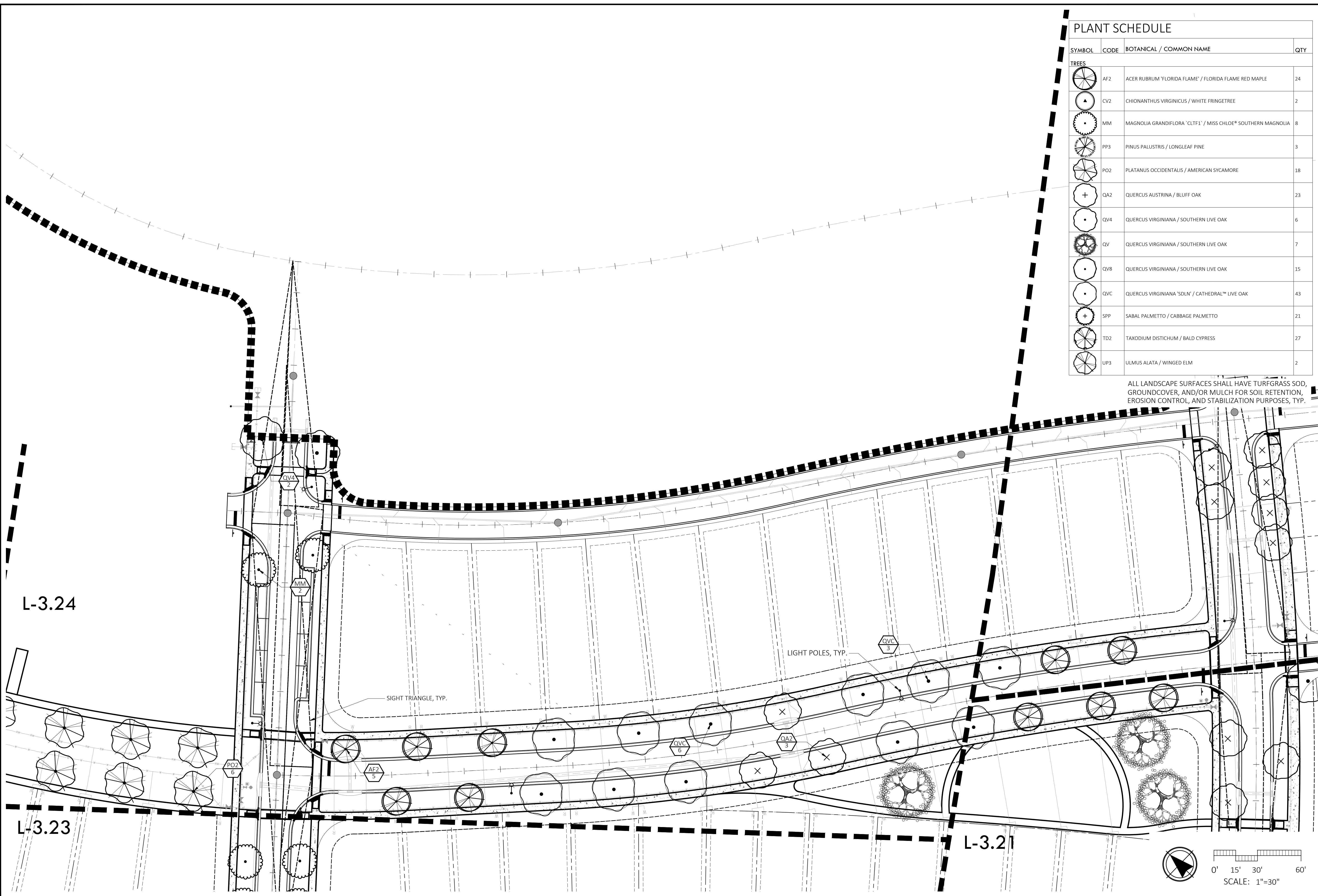
NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

C:\Users\CallieTolan\Marquis Latimer + Halback, Inc\ML+H Projects - Folders\00 Projects\19.19.24 DPN PH1 Neighborhood Common Areas\05 CAD\191924\_LS\_PH1-E.dwg

### PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
	AF2	ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE	24
	CV2	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	2
	MM	MAGNOLIA GRANDIFLORA 'CLT1' / MISS CHLOE* SOUTHERN MAGNOLIA	8
	PP3	PINUS PALUSTRIS / LONGLEAF PINE	3
	PO2	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	18
	OA2	QUERCUS AUSTRINA / BLUFF OAK	23
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	6
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	7
	QV8	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15
	QVC	QUERCUS VIRGINIANA 'SDLN' / CATHEDRAL™ LIVE OAK	43
	SPP	SABAL PALMETTO / CABBAGE PALMETTO	21
	TD2	TAXODIUM DISTICHUM / BALD CYPRESS	27
	UP3	ULMUS ALATA / WINGED ELM	2

ALL LANDSCAPE SURFACES SHALL HAVE TURFGRASS SOD, GROUND COVER, AND/OR MULCH FOR SOIL RETENTION, EROSION CONTROL, AND STABILIZATION PURPOSES, TYP.



**ML+H**  
 Marquis Latimer + Halback, Inc.  
 34 Cordova Street, Suite A  
 St. Augustine, FL 32084  
 Ph 904.825.6747  
 www.halback.com  
 LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD  
Jeremy Marquis, RLA (LA6667110)

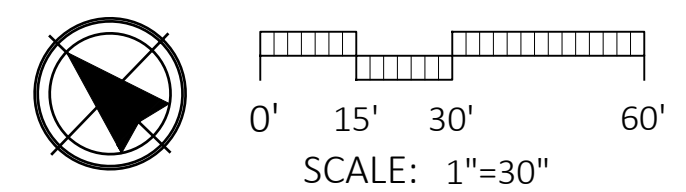
DRAWN BY: JRM, GC, CS, IH



DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1  
 EDGEWATER, FLORIDA  
 LANDSCAPE PLAN

REV	DESCRIPTION	DATE
PERMIT SET		09/22/25
PERMIT SET		07/11/25
PERMIT SET v3		06/23/25
PERMIT SET v2		05/30/25
PERMIT SET		09/05/24
DD SET		07/31/24

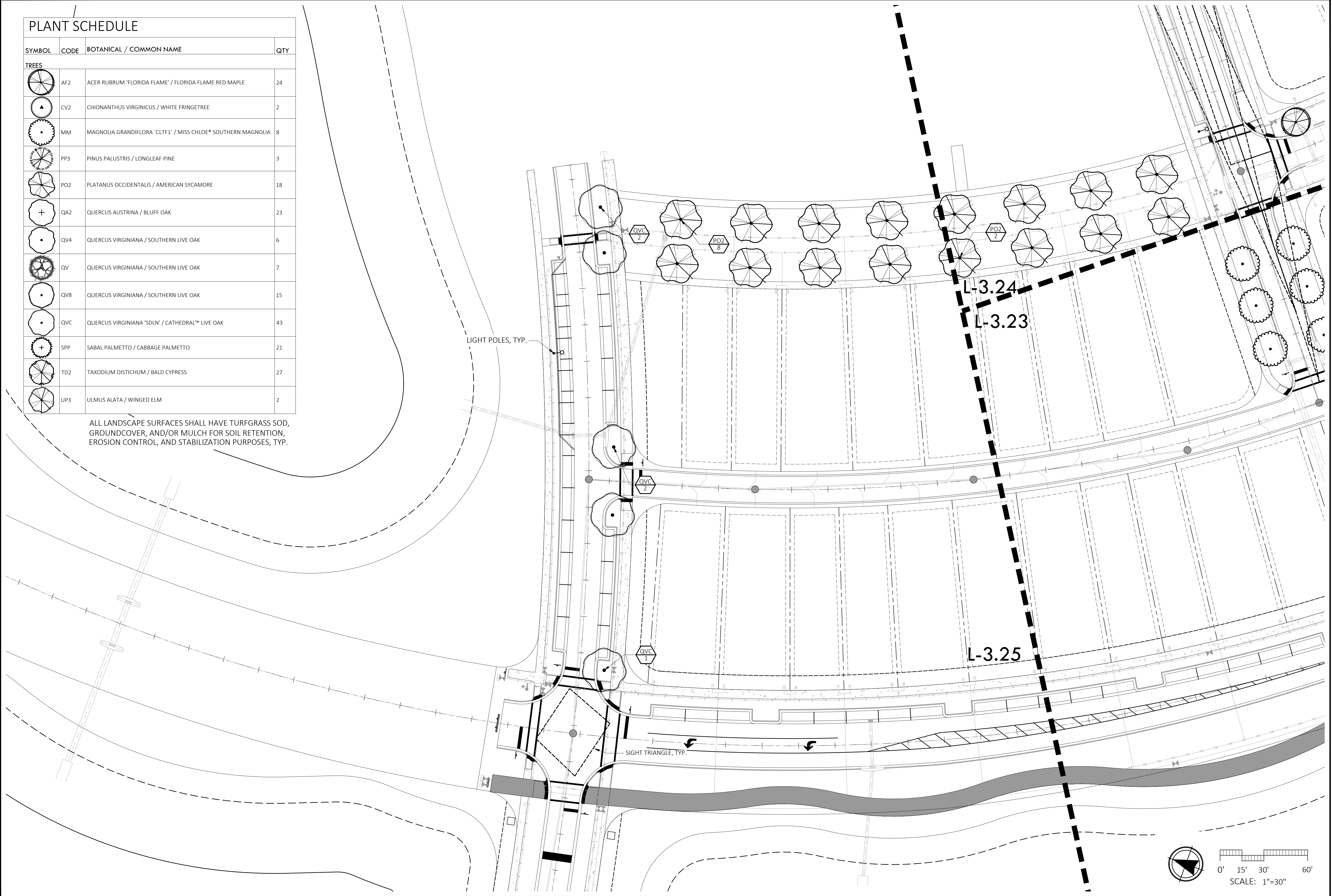
SIZE: ANSI D  
 PRIME PROJECT #:  
 ML+H PROJECT #: 19.19.24  
 DRAWING NO.  
**L-3.24**



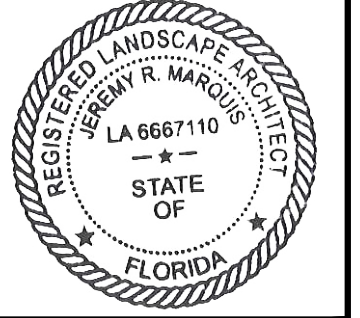
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>TREES</b>			
	AF2	ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE	24
	CV2	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	2
	MM	MAGNOLIA GRANDIFLORA 'CLT1' / MISS CHLOE® SOUTHERN MAGNOLIA	8
	PP3	PINUS PALUSTRIS / LONGLEAF PINE	3
	PO2	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	18
	QA2	QUERCUS AUSTRINA / BLUFF OAK	23
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	6
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	7
	QV8	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15
	QVC	QUERCUS VIRGINIANA 'SDLN' / CATHEDRAL™ LIVE OAK	43
	SPP	SABAL PALMETTO / CABBAGE PALMETTO	21
	TD2	TAXODIUM DISTICHUM / BALD CYPRESS	27
	UP3	ULMUS ALATA / WINGED ELM	2

ALL LANDSCAPE SURFACES SHALL HAVE TURFGRASS SOD, GROUND COVER, AND/OR MULCH FOR SOIL RETENTION, EROSION CONTROL, AND STABILIZATION PURPOSES, TYP.



Marquis Latimer + Halback, Inc.  
 34 Cordova Street, Suite A  
 St. Augustine, FL 32084  
 Ph 904.825.6747  
 www.halback.com  
 LA6667110 Qualifier



LANDSCAPE ARCHITECT OF RECORD  
 Jeremy Marquis, RLA (LA6667110)  
 DRAWN BY: JRM, GC, CS, IH

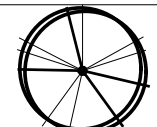
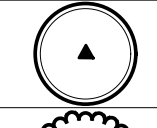
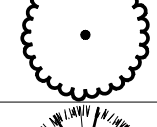
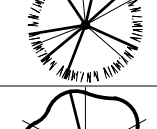
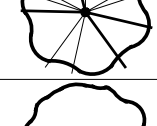
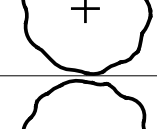
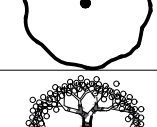
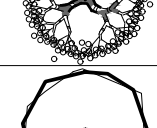
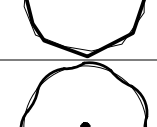
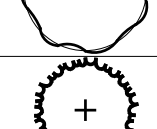
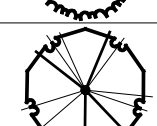
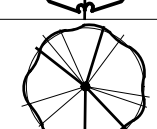



DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1  
 EDGEWATER, FLORIDA  
 LANDSCAPE PLAN

REV	DESCRIPTION	DATE
PERMIT SET		09/22/25
PERMIT SET		07/11/25
PERMIT SET v3		06/23/25
PERMIT SET v2		05/30/25
PERMIT SET		09/05/24
DD SET		07/31/24

SIZE: ANSI D  
 PRIME PROJECT #:  
 ML+H PROJECT #: 19.19.24  
 DRAWING NO. **L-3.25**

### PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE	NOTES	TYPE	QTY
<b>TREES</b>									
	AF2	ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE	45 GAL.	2.5"	10' MIN.	YES			24
	CV2	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	30 GAL.	2"	8'	YES			2
	MM	MAGNOLIA GRANDIFLORA 'CLTF1' / MISS CHLOE® SOUTHERN MAGNOLIA	100 GAL.	4"	12'	6"	YES	FULL TO GROUND	8
	PP3	PINUS PALUSTRIS / LONGLEAF PINE	45 GAL.	3"	10'	4'	YES		3
	PO2	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B&B - ROOTS PLUS GROWERS	3"	12'	6'-7'	YES		18
	QA2	QUERCUS AUSTRINA / BLUFF OAK	45 GAL.	2.5"	10'	YES			23
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	100 GAL.	4"	12'	YES			6
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	65 GAL.	2.5"	10' MIN.	YES			7
	QV8	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	670 GAL.	8"	20'	12'	YES		15
	QVC	QUERCUS VIRGINIANA 'SDLN' / CATHEDRAL™ LIVE OAK	100 GAL.	4"	14'-16'	6'-7'	YES		43
	SPP	SABAL PALMETTO / CABBAGE PALMETTO	B&B		8'-15' CT		YES	REGENERATED	21
	TD2	TAXODIUM DISTICHUM / BALD CYPRESS	45 GAL.	3"	10' MIN.	YES			27
	UP3	ULMUS ALATA / WINGED ELM	65 GAL.	3"	10' MIN.	YES			2

**SCHEDULE NOTES:**

QUANTITIES ARE APPROXIMATE FOR CONTRACTOR CONVENIENCE ONLY. PLEASE VERIFY COMPLETE QUANTITIES FOR MATERIALS.

## TREE REQUIREMENTS (BASED ON PUD SPECIFIC LANDSCAPE REQUIREMENTS)

DEVELOPMENT TYPE:	RESIDENTIAL	TOWNHOMES
TREES PER LOT (2.5" CALIPER MINIMUM)	2*	0**
LOTS	63	73
TREES MINIMUM (BASED ON 4 PER LOT FOR SINGLE FAMILY)*	252	
TREES MINIMUM (BASED ON 2 PER LOT FOR TOWNHOMES)*		146
TREES REQUIRED PER LOT	398	
TREES PROVIDED PER LOT	126	0
STREET/Common AREA TREES	199	
NORTH/SOUTH ROAD PHASE 1 TREES (SEE SEPARATE SET SUBMITTAL)	354	
TOTAL TREE PROVIDED PER LOTS + STREET TREES + NORTH/SOUTH ROAD PHASE 1	126+199+354 = 679	
*NOTE: 2 OF 4 TREES FOR EACH LOT MAY BE USED AS STREET TREES. SEE QUANTITY OF STREET TREES ** SEE CITY OF EDGEWATER LDC REQUIREMENT CALCULATIONS		

### CITY OF EDGEWATER LDC REQUIREMENT CALCULATIONS

<p><b>SITE TREE CALCULATIONS</b> ARTICLE V, SECTION 21-55.09</p> <p>ALL DEVELOPMENT PROJECTS REQUIRING SITE PLAN APPROVAL SHALL CONTAIN A MINIMUM OF ONE (1) TREE FOR EVERY 1,500 SQUARE FEET OF LOT AREA.</p> <p>SINGLE-FAMILY AND DUPLEX LOTS SHALL HAVE A MINIMUM OF ONE (1) TREE PER 1,500 SQUARE FEET OF LOT AREA.</p> <p>*TOTAL PROJECT LOT AREA = 974,157 sq.ft. TOTAL TREES REQUIRED = 649 TOTAL TREES PROVIDED = 679 (126+199+354 = 679)</p> <p>*INCLUDING NEIGHBORHOOD PHASE 1 EAST + NORTH/SOUTH ROAD PHASE 1</p>	<p><b>OPEN SPACE STANDARD</b> ARTICLE V, 21-46.02</p> <p>NOTE: CALCULATIONS ARE BASED ON THE OVERALL PUD ACREAGE FOR DEERING PARK.</p> <p>TOTAL DP PUD AREA = 5185.6 ACRES TOTAL OPEN SPACE AREA = 229.42 ACRES</p> <p>TOTAL OPEN SPACE PERCENTAGE = 75.9%</p> <p>NOTE: THIS ALSO SATISFIES THE AREA TREE PROTECTION REQUIREMENTS SET FORTH IN 21-55.08 REQUIRING 15% OF THE SQUARE FOOTAGE OF ANY DEVELOPMENT TO BE DESIGNATED FOR THE PROTECTION OF TREES.</p>
--	--

### GENERAL NOTES

- CONTRACTOR SHALL PROVIDE LANDSCAPE BED PREPARATION, INCLUDING REMOVAL AND DISPOSAL OF EXISTING LANDSCAPE AND TREES (TREES TO REMAIN ARE NOTED ON PLAN). CONTRACTOR SHALL PULL ANY APPLICABLE PERMITS, SUCH AS TREE REMOVAL PERMIT.
- SPRAY DOWN BASE OF BUILDING TO REMOVE SOIL FROM CONSTRUCTION ACTIVITIES.
- PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT SIZE IS TO TAKE PRECEDENCE OVER CONTAINER SIZE.
- ALL TREES AND SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.
- WEEDS ARE TO BE ADEQUATELY AND PROPERLY TREATED AND REMOVED PRIOR TO LANDSCAPE INSTALLATION. ALL SOIL AMENDMENTS SHOULD BE CERTIFIED AS WEED-FREE FROM THE SUPPLIER.
- LANDSCAPE MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR (INCLUDING MOWING, PRUNING, AND WEEDING) UNTIL PLANTING IS APPROVED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR MUST PROVIDE: (A.) A WARRANTY ON ALL TREES AND PALMS FOR A PERIOD OF (12) TWELVE MONTHS. (B.) A WARRANTY ON ALL SHRUBS AND GROUNDCOVERS FOR A PERIOD OF (12) TWELVE MONTHS. (C.) GUIDELINES FOR PROPER MAINTENANCE.
- TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES; ADJUST IN THE FIELD IF NEEDED.
- BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL, SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE PULLED AWAY FROM THE TRUNK.
- CONTRACTOR SHALL SCARIFY SOIL TO A DEPTH OF 12" IN AREAS WITH COMPACTED SOIL. CONTRACTOR SHALL EXCAVATE AND DISPOSE OF ALL STONE, DEBRIS AND BASE MATERIAL FROM PREVIOUS PARKING AREAS. BACK FILL WITH TOP SOIL WITH HIGH ORGANIC CONTENT AND CERTIFIED WEED FREE.

### COORDINATION WITH PROJECT WORK

- THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK.
- PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.
- COORDINATE THE RELOCATION OF ANY IRRIGATION LINES, HEADS OR THE CONDUITS OF OTHER UTILITY LINES THAT ARE IN CONFLICT WITH TREE LOCATIONS. ROOT BALLS SHALL NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS ENCOUNTERED.

### LAYOUT AND PLANTING SEQUENCE

- RELATIVE POSITIONS OF ALL PLANTS AND TREES ARE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT.
- NOTIFY THE LANDSCAPE ARCHITECT, ONE (1) WEEK PRIOR TO LAYOUT. LAYOUT ALL INDIVIDUAL TREE AND SHRUB LOCATIONS. PLACE PLANTS ABOVE SURFACE AT PLANTING LOCATION OR PLACE A LABELED STAKE AT PLANTING LOCATION. LAYOUT BED LINES WITH PAINT FOR THE LANDSCAPE ARCHITECT'S APPROVAL. SECURE THE LANDSCAPE ARCHITECT'S ACCEPTANCE BEFORE DIGGING AND START OF PLANTING WORK.

### PLANTING GUIDELINES: TREES, SHRUBS & GROUNDCOVER

- ASSURE THAT SOIL MOISTURE IS WITHIN THE REQUIRED LEVELS PRIOR TO PLANTING. IRRIGATION, IF REQUIRED, SHALL NOT BE APPLIED LESS THAN 12 HOURS PRIOR TO PLANTING TO AVOID PLANTING IN MUDDY SOILS.
- ASSURE THAT SOIL GRADES IN THE BEDS ARE SMOOTH AND AS SHOWN ON THE PLANS.
- PLANTS SHALL BE PLANTED IN EVEN, TRIANGULARLY SPACED ROWS, AT THE INTERVALS CALLED OUT FOR ON THE DRAWINGS, UNLESS OTHERWISE NOTED.
- DIG PLANTING HOLES TWO TIMES (2x) THE WIDTH OF THE ROOT BALL AND BACK FILL WITH PLANTING MIX. SEE "SOIL MIX" GUIDELINES.
- PRESS SOIL TO BRING THE ROOT SYSTEM IN CONTACT WITH THE SOIL.
- SPREAD ANY EXCESS SOIL AROUND IN THE SPACES BETWEEN PLANTS.
- APPLY MULCH TO THE BED BEING SURE NOT TO COVER THE TOPS OF THE PLANTS WITH OR THE TOPS OF THE ROOT BALL WITH MULCH.
- WATER EACH PLANTING AREA AS SOON AS THE PLANTING IS COMPLETED. APPLY ADDITIONAL WATER TO KEEP THE SOIL MOISTURE AT THE REQUIRED LEVELS. DO NOT OVER WATER.

### PALM PLANTING

- PALM TREES SHALL BE PLACED AT GRADE MAKING SURE NOT TO PLANT THE TREE ANY DEEPER IN THE GROUND THAN THE PALM TREES ORIGINALLY STOOD.
- THE TREES SHALL BE PLACED WITH THEIR VERTICAL AXIS IN A PLUMB POSITION.
- ALL BACKFILL SHALL BE NATIVE SOIL EXCEPT IN CASES WHERE PLANTING IN ROCK. WATER-SETTLE THE BACK FILL.
- DO NOT COVER ROOT BALL WITH MULCH OR TOPSOIL.
- PROVIDE A WATERING BERM AT EACH PALM. BERMS SHALL EXTEND A MINIMUM OF 18 INCHES OUT FROM THE TRUNK ALL AROUND AND SHALL BE A MINIMUM OF (6) INCHES HIGH.
- REMOVE TWINE WHICH TIES FRONDS TOGETHER AFTER PLACING PALM IN PLANTING HOLE AND SECURING IT IN THE UPRIGHT POSITION.

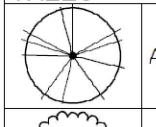
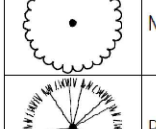
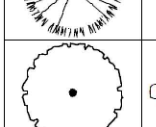
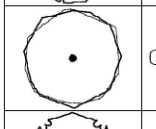
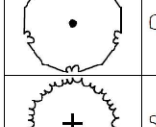
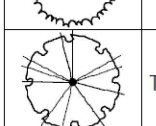


### PRUNING OF TREES AND SHRUBS

- IF PRUNING OF EXISTING TREES OR PLANT MATERIAL IS REQUIRED THE CONTRACTOR SHALL ADHERE TO ANSI Z133.1 STANDARDS FOR TREE CARE AND INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) BEST MANAGEMENT PRACTICES.

### MULCHING OF PLANTS

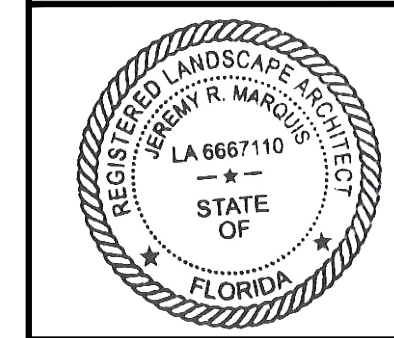
- SCHEDULE THE PLANTING TO OCCUR PRIOR TO APPLICATION OF THE MULCH. IF THE BED IS ALREADY MULCHED, PULL THE MULCH FROM AROUND THE HOLE AND PLANT INTO THE SOIL. DO NOT PLANT THE ROOT SYSTEM IN THE MULCH. PULL MULCH BACK SO IT IS NOT ON THE ROOT BALL SURFACE.
- APPLY A MINIMUM OF 2-3 INCHES DEPTH OF PINE STRAW MULCH BEFORE SETTLEMENT, COVERING THE ENTIRE PLANTING BED AREA. INSTALL NO MORE THAN 1 INCH OF MULCH OVER THE TOP OF THE ROOT BALLS OF ALL PLANTS. TAPER TO 2 INCHES WHEN ABUTTING PAVEMENT.
- FOR TREES PLANTED IN LAWN AREAS THE MULCH SHALL EXTEND TO A 5 FOOT RADIUS AROUND THE TREE OR TO THE EXTENT INDICATED ON THE PLANS AND SPACED AT LEAST SIX INCHES AWAY FROM THE TREE TRUNK. MULCH TREES IN TURF AREAS PRIOR TO HYDROSEEDING.
- LIFT ALL LEAVES, LOW HANGING STEMS AND OTHER GREEN PORTIONS OF SMALL PLANTS OUT OF THE MULCH IF COVERED.

### NORTH/SOUTH ROAD PHASE 1 - PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE	NOTES	TYPE	QTY
<b>TREES</b>									
	AF4	ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE	45 GAL.	2.5"	10' MIN	YES			45
	MM	MAGNOLIA GRANDIFLORA 'CLTF1' / MISS CHLOE® SOUTHERN MAGNOLIA	45 GAL.	2.5"	10' MIN	YES		FULL TO GROUND	15
	PP3	PINUS PALUSTRIS / LONGLEAF PINE	45 GAL.	2.5"	10' MIN	YES			78
	QA4	QUERCUS AUSTRINA / BLUFF OAK	45 GAL.	2.5"	10' MIN	YES			19
	QV8	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	45 GAL.	2.5"	10' MIN	12'			63
	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	45 GAL.	2.5"	VARIES	YES			1
	SPP	SABAL PALMETTO / CABBAGE PALMETTO	B&B		8'-15' CT	YES		REGENERATED	79
	TD8	TAXODIUM DISTICHUM / BALD CYPRESS	45 GAL.	2.5"	10' MIN	YES			54



Marquis Latimer + Halback, Inc.  
34 Cordova Street, Suite A  
St. Augustine, FL 32084  
Ph 904.825.6747  
www.halback.com  
LA6667110 Qualifier



LANDSCAPE ARCHITECT OF RECORD  
Jeremy Marquis, RLA (LA6667110)  
DRAWN BY: JRM, GC, CS, IH



DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1

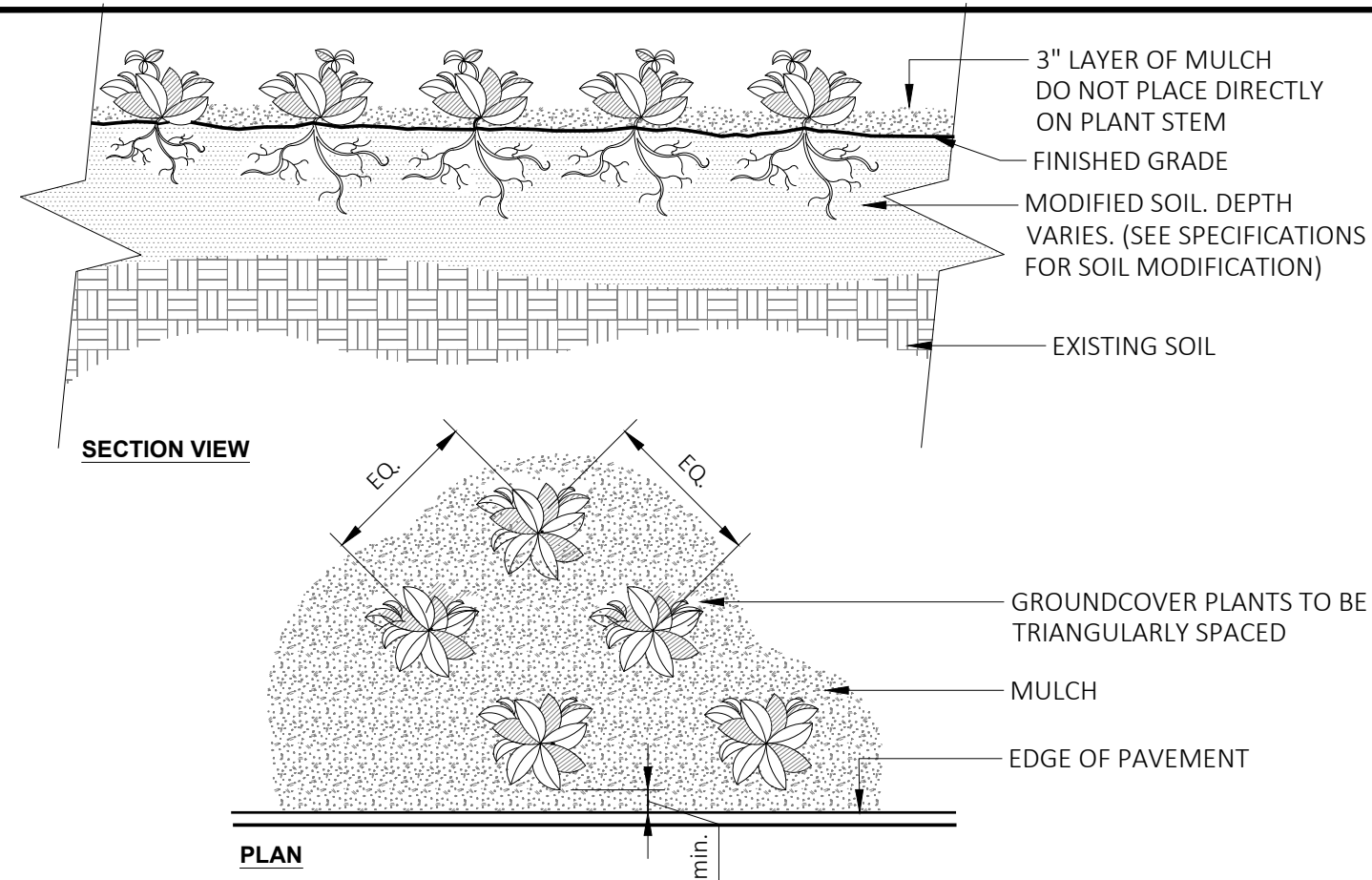
EDGEWATER, FLORIDA

LANDSCAPE SCHEDULE + NOTES

REV	DESCRIPTION	DATE
	PERMIT SET	09/22/25
	PERMIT SET	07/11/25
	PERMIT SET v3	06/23/25
	PERMIT SET v2	05/30/25
	PERMIT SET	09/05/24
	DD SET	07/31/24

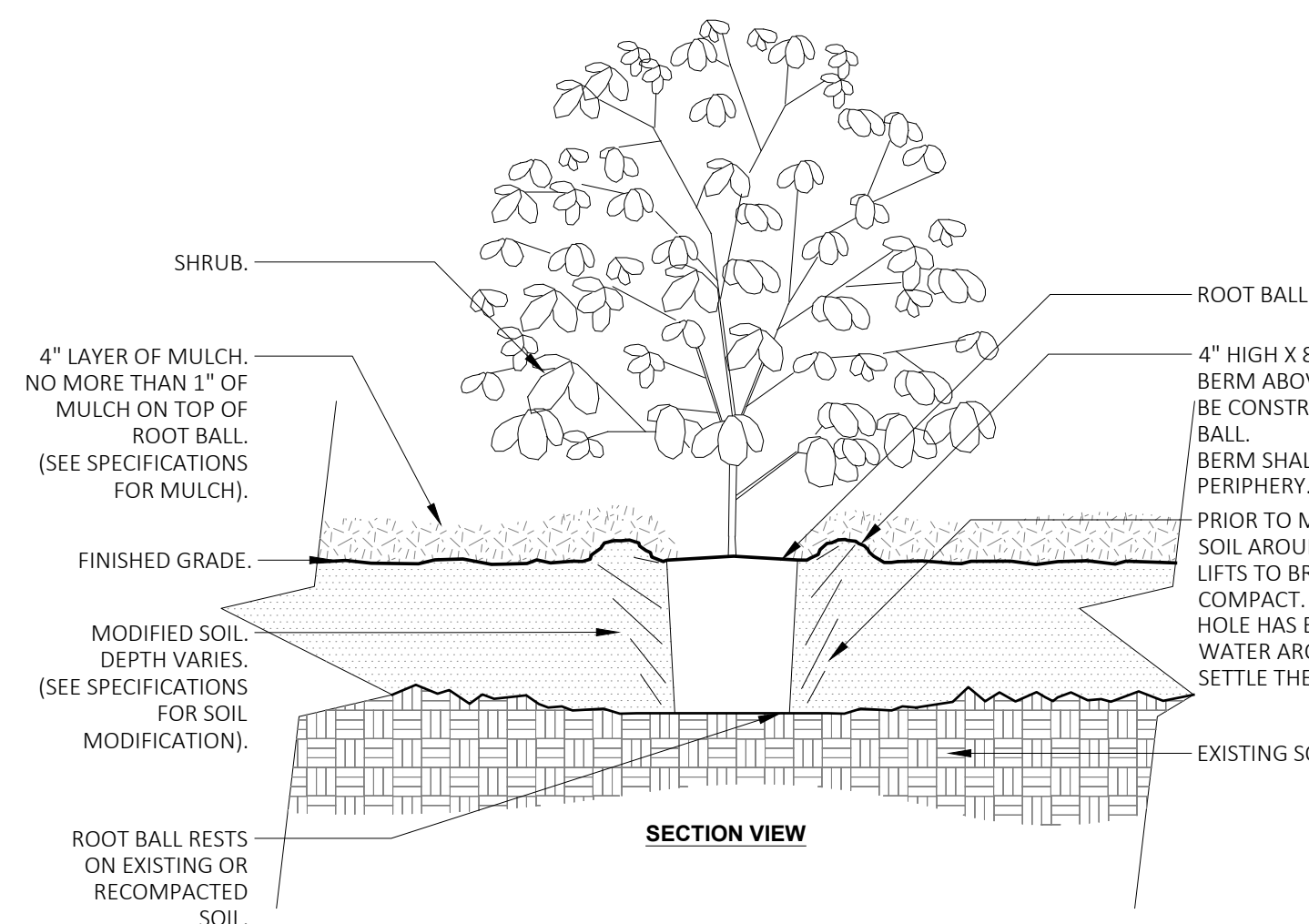
SIZE: ANSI D  
PRIME PROJECT #:  
ML+H PROJECT #: 19.19.24

DRAWING NO.  
**L-3.40**



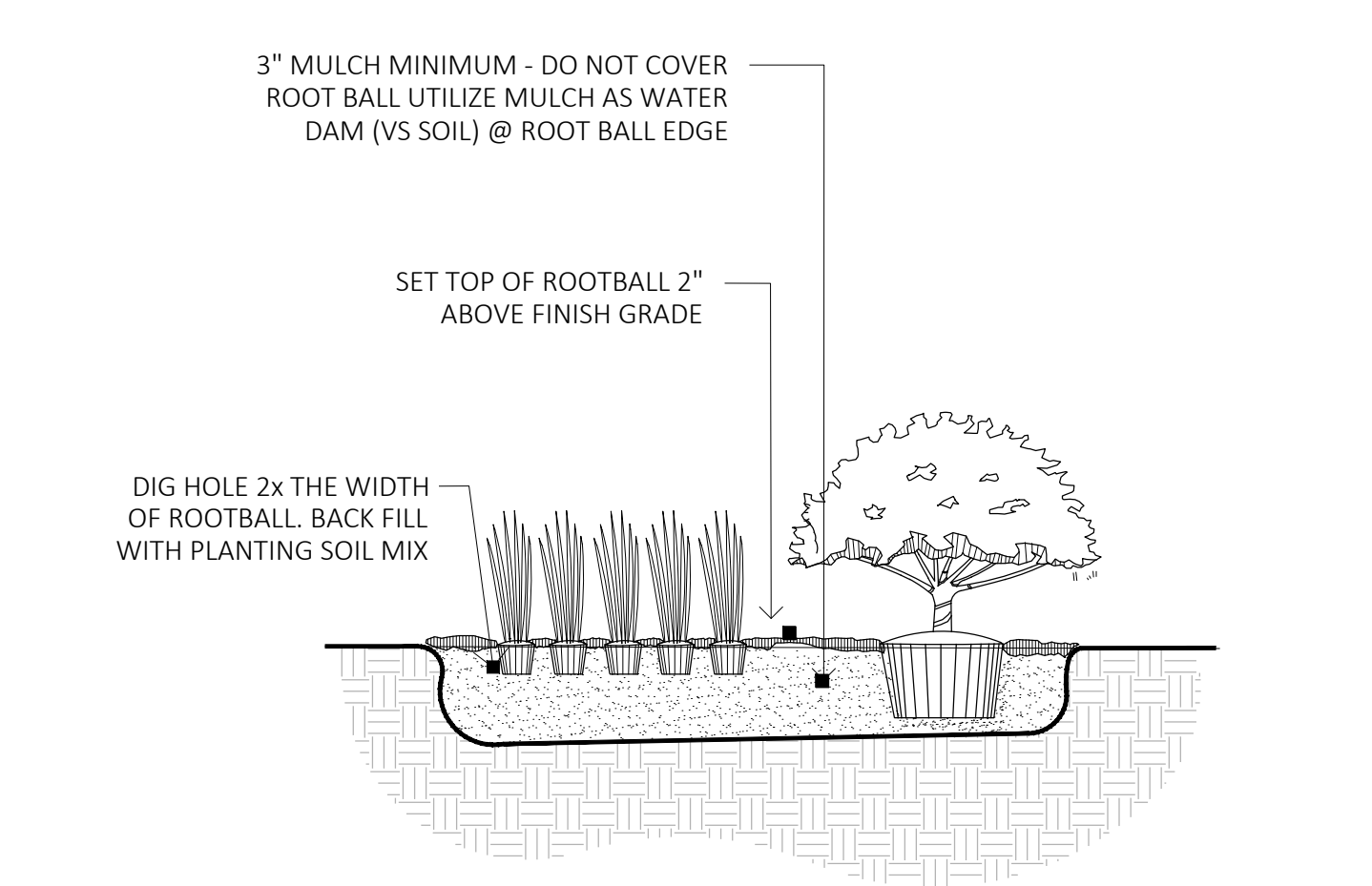
**NOTES:**  
 1- SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION.  
 2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).  
 3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.

**8 GROUND COVER**  
 NOT TO SCALE  
 URBAN TREE FOUNDATION © 2014  
 OPEN SOURCE FREE TO USE  
 00-04

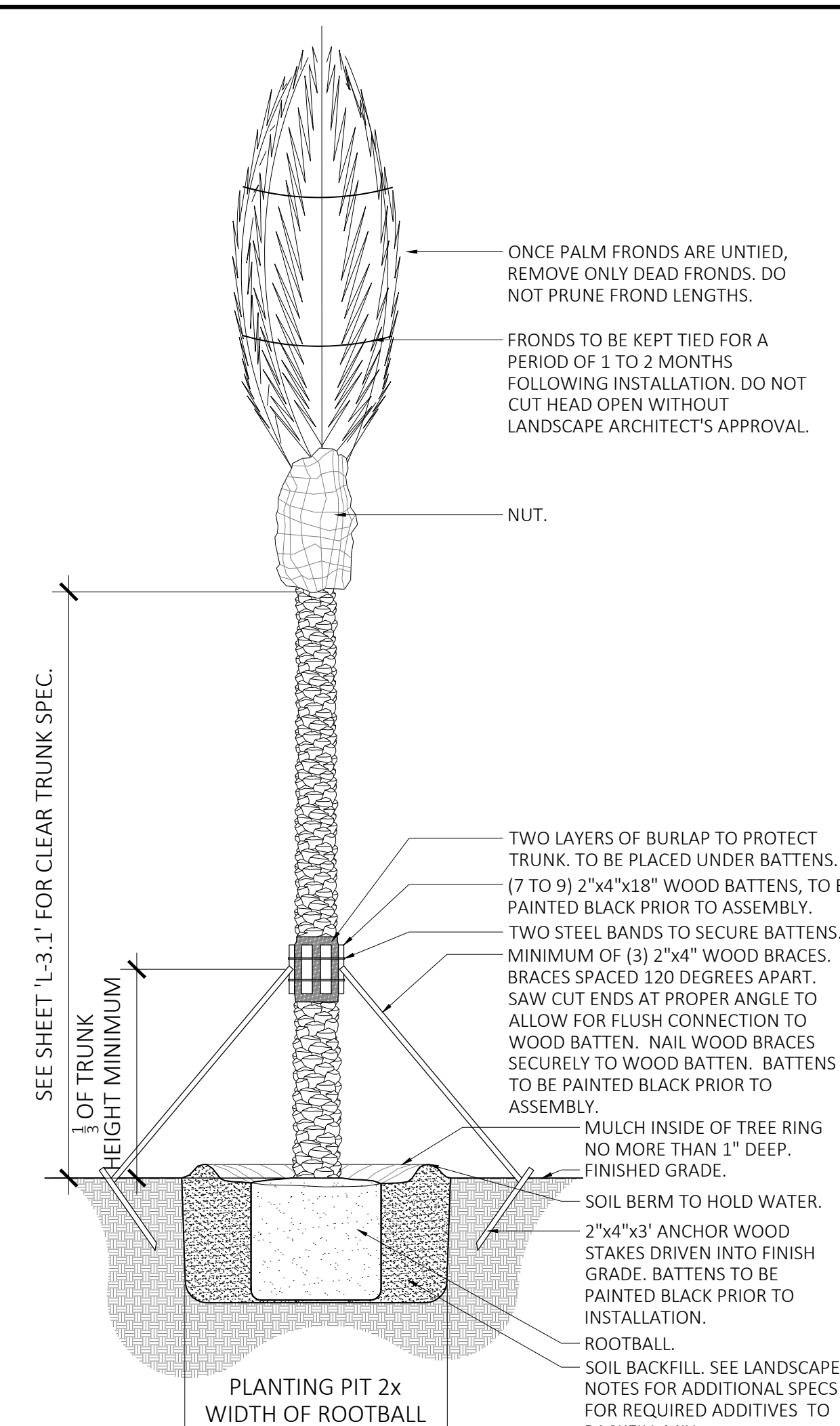


**NOTES:**  
 1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.  
 2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.  
 3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING DETAIL.

**7 SHRUB - MODIFIED SOIL**  
 NOT TO SCALE  
 URBAN TREE FOUNDATION © 2014  
 OPEN SOURCE FREE TO USE  
 00-06

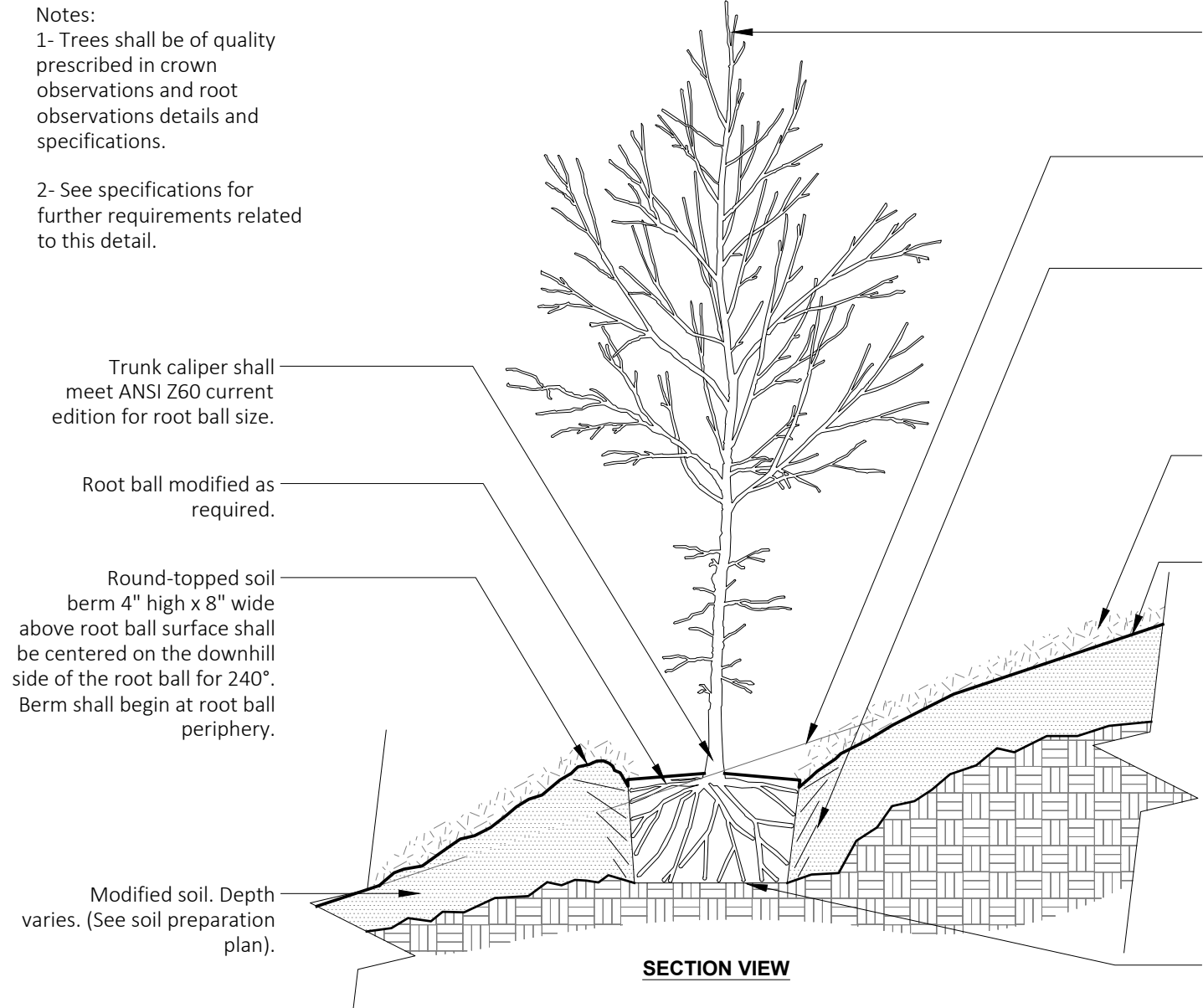


**6 SHRUB AND GROUND COVER PLANTING**  
 NOT TO SCALE  
 URBAN TREE FOUNDATION © 2014  
 OPEN SOURCE FREE TO USE  
 00-16

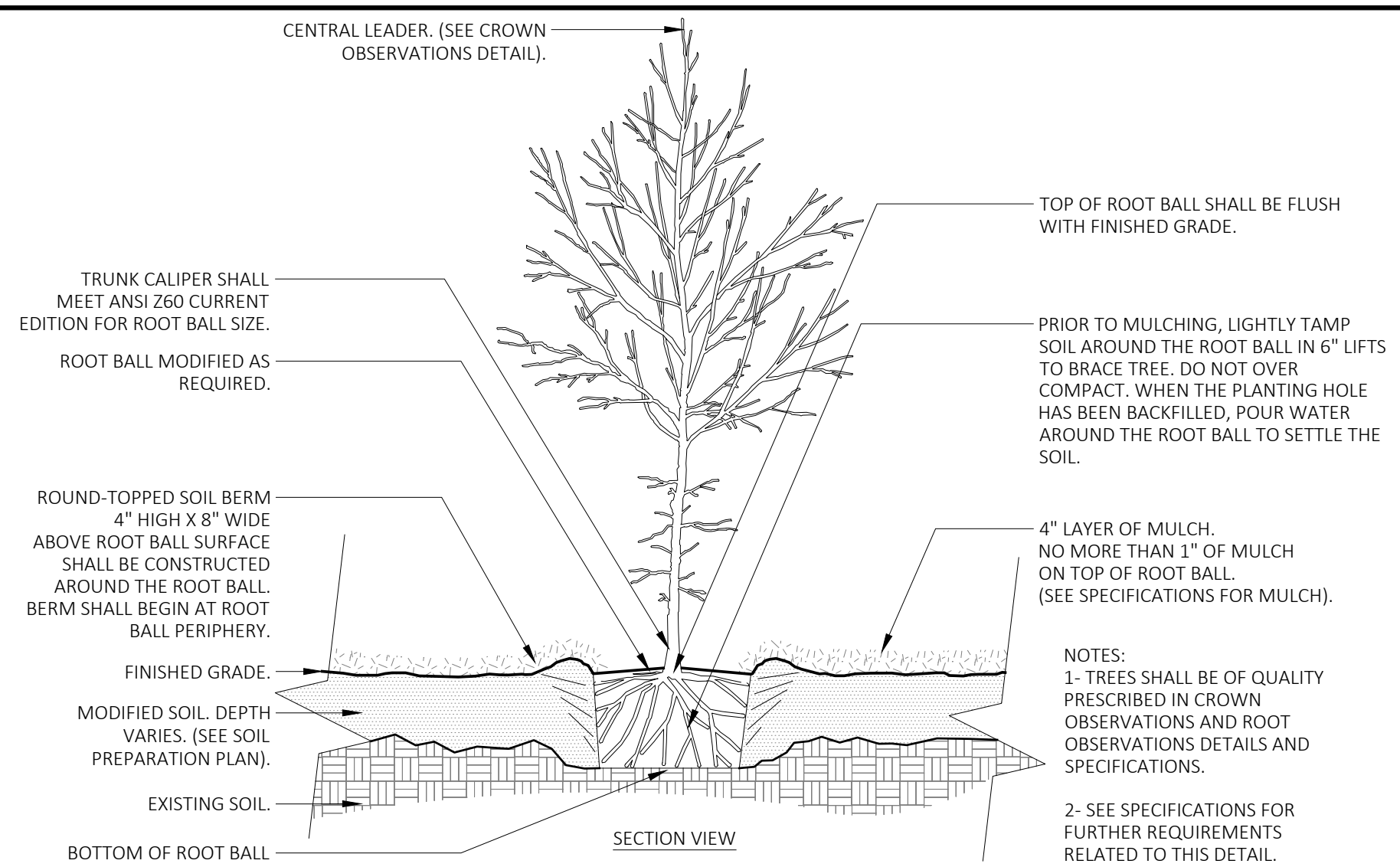


**NOTES:**  
 1- CONTRACTOR TO ASSURE DRAINAGE/PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.  
 2- CONTRACTOR TO STAKE LOCATION OF PALMS, OUTSIDE OF CONFLICT WITH UNDERGROUND UTILITIES, FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.  
 3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING PLANTING DETAIL.

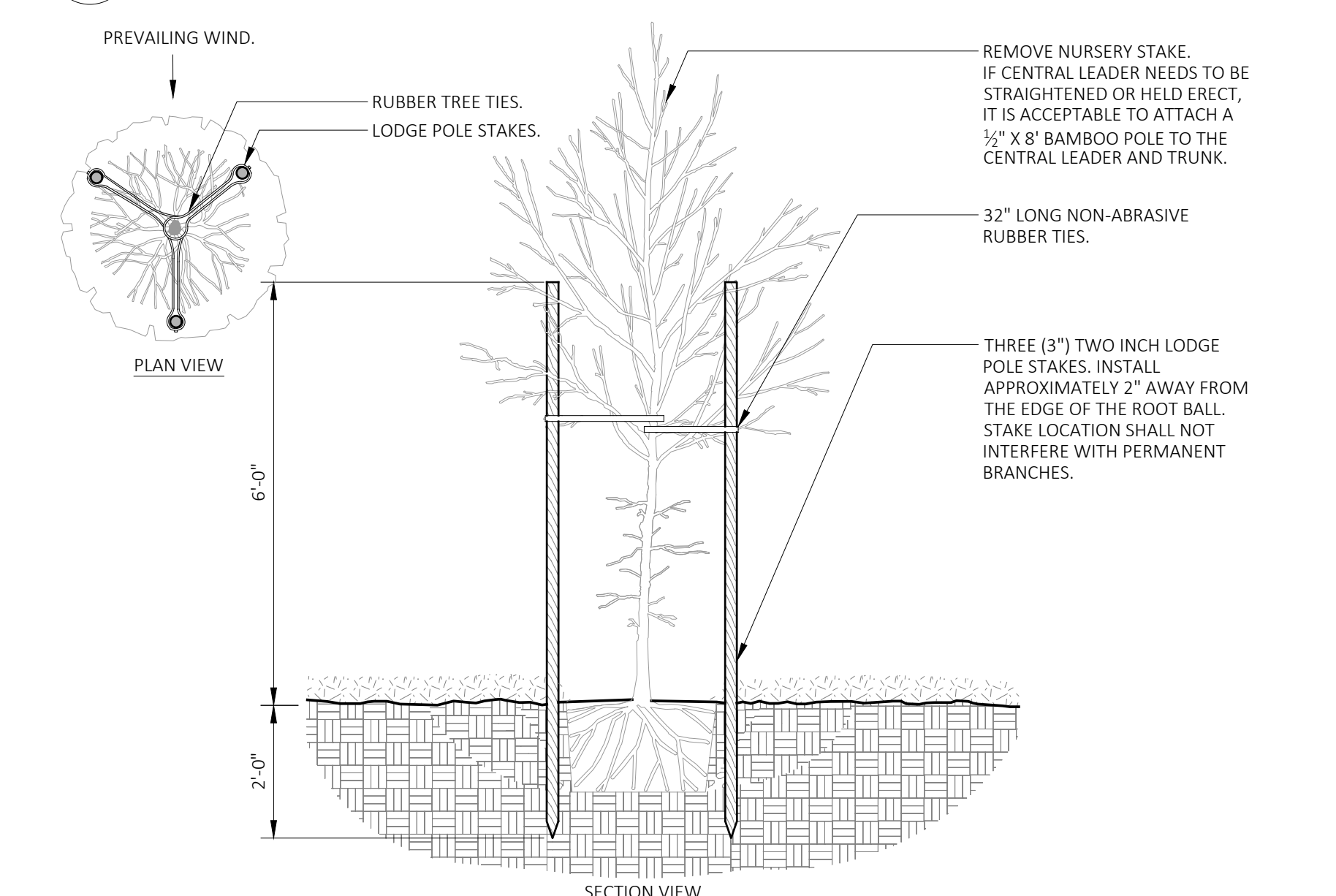
**5 PALM PLANTING & STAKING DETAIL**  
 NOT TO SCALE  
 URBAN TREE FOUNDATION © 2014  
 OPEN SOURCE FREE TO USE  
 00-03



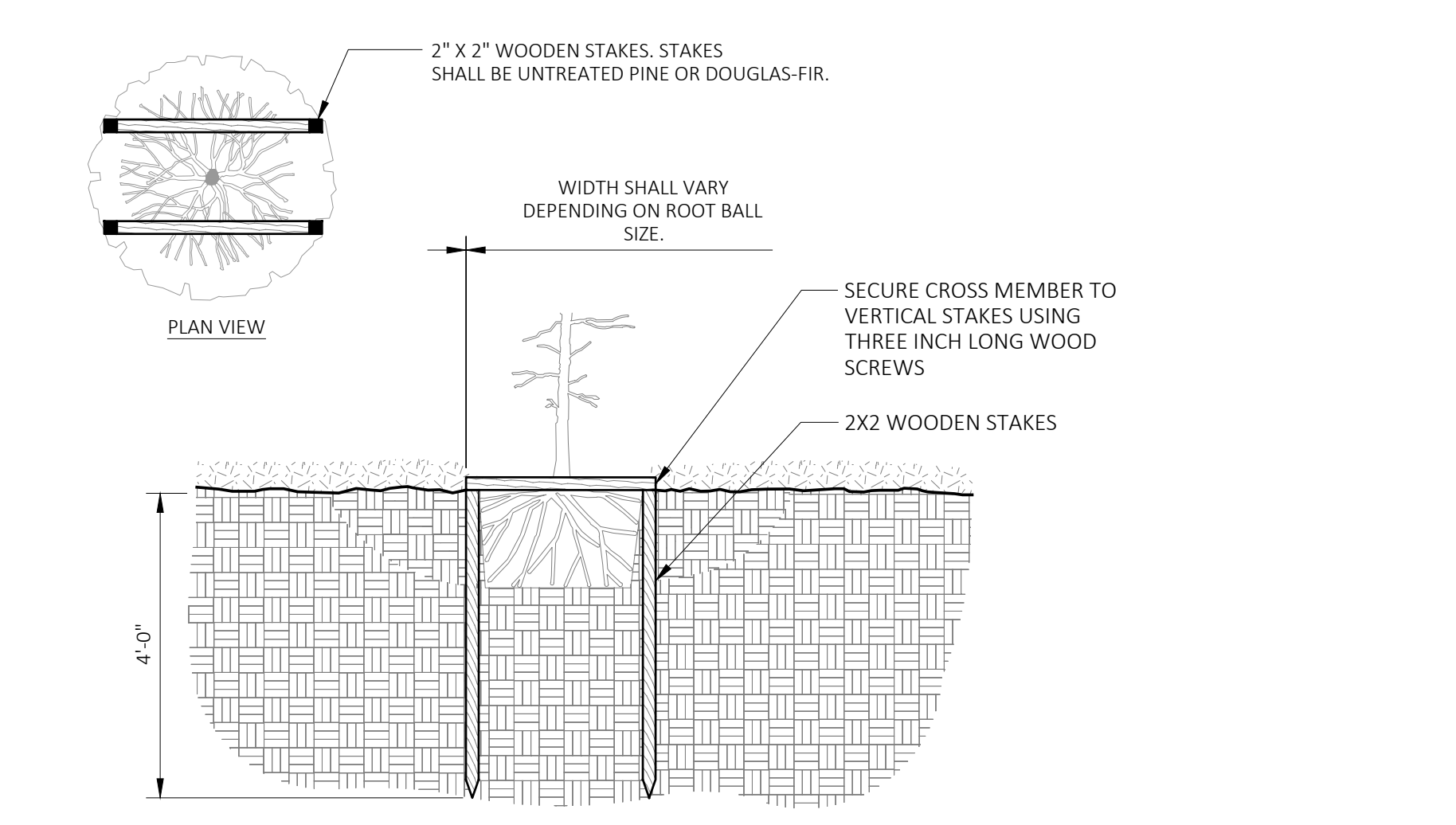
**4 TREE ON SLOPE (EXISTING SOIL MODIFIED)**  
 1/2" = 1'-0"  
 SLOPE 5% (20:1) TO 50% (2:1)  
 URBAN TREE FOUNDATION © 2014  
 OPEN SOURCE FREE TO USE  
 00-18



**3 TREE W/ BERM (EXISTING SOIL MODIFIED)**  
 NOT TO SCALE  
 URBAN TREE FOUNDATION © 2014  
 OPEN SOURCE FREE TO USE  
 00-05



**2 TREE STAKING - LODGE POLES (3) (TREES > 12' OA.)**  
 NOT TO SCALE  
 URBAN TREE FOUNDATION © 2014  
 OPEN SOURCE FREE TO USE  
 00-02



**1 TREE STAKING - STAPLE (TREES < 12' OA.)**  
 NOT TO SCALE  
 URBAN TREE FOUNDATION © 2014  
 OPEN SOURCE FREE TO USE  
 00-01

**ML+H**  
 Marquis Latimer + Halback, Inc.  
 34 Cordova Street, Suite A  
 St. Augustine, FL 32084  
 Ph 904.825.6747  
 www.halback.com  
 LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD  
 Jeremy Marquis, RLA (LA6667110)  
 DRAWN BY: JRM, GC, CS, IH

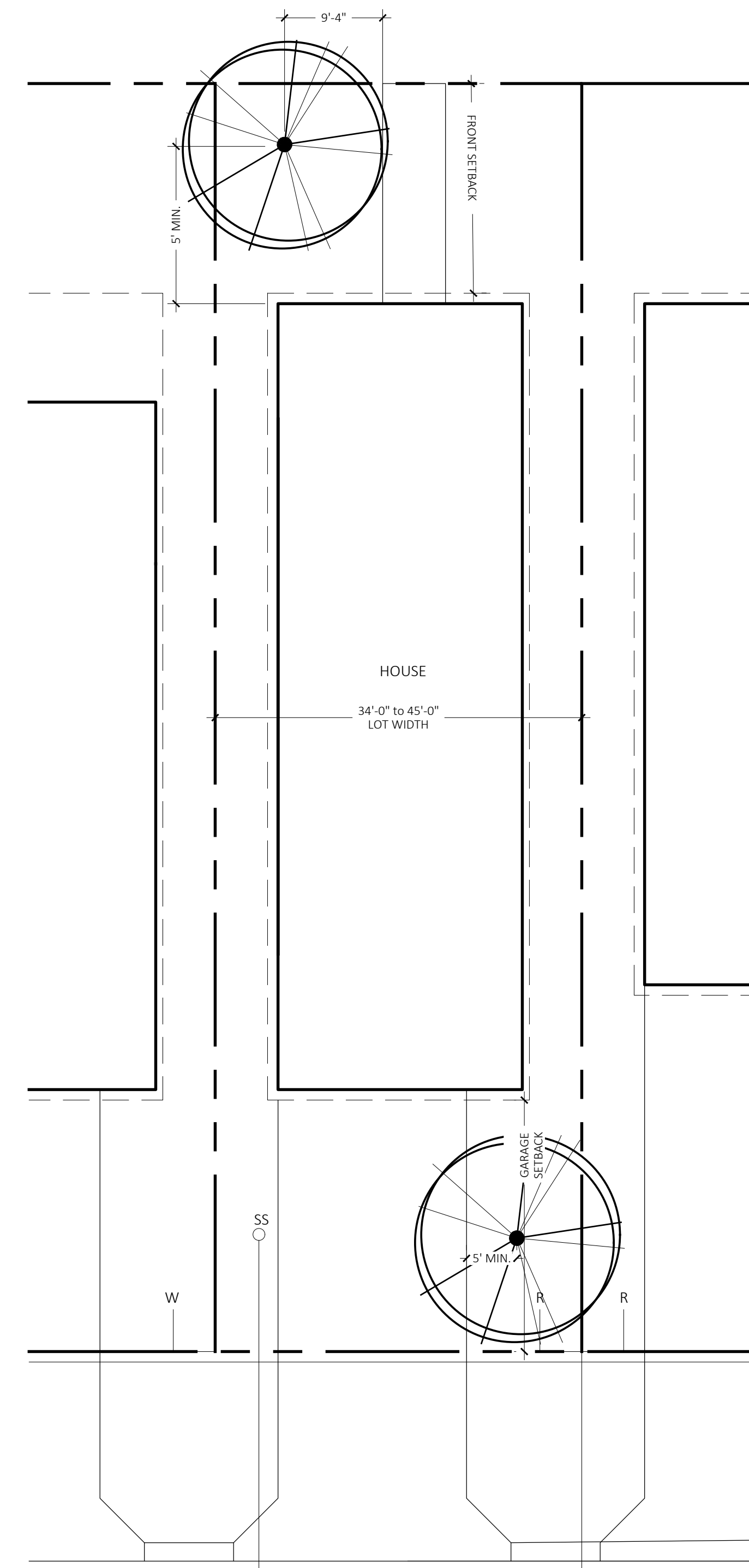


DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1  
 EDGEWATER, FLORIDA  
 LANDSCAPE DETAILS

REV	DESCRIPTION	DATE
PERMIT SET		09/22/25
PERMIT SET		07/11/25
PERMIT SET v3		06/23/25
PERMIT SET v2		05/30/25
PERMIT SET		09/05/24
DD SET		07/31/24

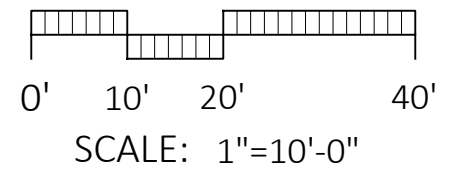
SIZE: ANSI D  
 PRIME PROJECT #:  
 ML+H PROJECT #: 19.19.24

DRAWING NO. **L-3.41**

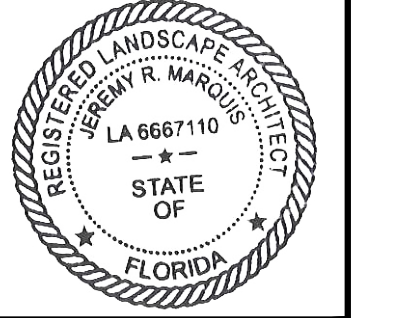


NOTE: PROVIDE 5' MIN. SEPARATION BETWEEN PLANTED TREES AND ALL DRIVEWAYS, SIDEWALKS, AND STRUCTURES.

LOT TREE PLANTING OPTION  
REAR LOADED SINGLE FAMILY  
(2 ON LOT)



**ML+H**  
Marquis Latimer + Halback, Inc.  
34 Cordova Street, Suite A  
St. Augustine, FL 32084  
Ph 904.825.6747  
www.halback.com  
LA6667110 Qualifier



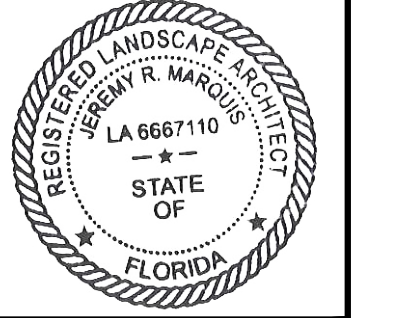
LANDSCAPE ARCHITECT OF RECORD  
Jeremy Marquis, RLA (LA6667110)  
DRAWN BY: JRM, GC, CS, IH



DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1  
EDGEWATER, FLORIDA  
LOT PLANTING DIAGRAM

REV	DESCRIPTION	DATE
	PERMIT SET	09/22/25
	PERMIT SET	07/11/25
	PERMIT SET v3	06/23/25
	PERMIT SET v2	05/30/25
	PERMIT SET	09/05/24
	DD SET	07/31/24

SIZE: ANSI D  
PRIME PROJECT #:  
ML+H PROJECT #: 19.19.24  
DRAWING NO.  
**L-3.42**



LANDSCAPE ARCHITECT OF RECORD  
 Jeremy Marquis, RLA (LA6667110)  
 DRAWN BY: JRM, GC, CS, IH



DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1

EDGEWATER, FLORIDA

TYPICAL LITTORAL PLANTING

**LITTORAL PLANTING STRATEGY**

**OVERVIEW**

Throughout Deering Park, the pond edges and littoral edges will periodically incorporate appropriate aquatic and littoral edge plantings to support the vision of Deering Park to blend nature and built systems as well as the FLUE Policy 1.1.12.c.5. The general strategy for the edges are outlined below.

**GENERAL PLACEMENT STRATEGY**

- (a) Use of the littoral edge to further naturalize the transition along wetlands / preserves.
- (b) Use the littoral edge to focus views (such as around Town Square)
- (c) Littoral plantings will generally be kept away from rear lot lines, as sometimes residents get uncomfortable having this edge close to their home

**POND STABILIZATION PROCESS**

In coordination with wetland planting specialists in central Florida, the Deering Park development team is approaching the stabilization process in three steps:

1. Bahia turf to establish bank edge.
2. Spray bahia to kill it for native planting areas...but keep bahia as a natural mat, of sorts.
3. Plant edge...6'-10' in width (2-3' in water).

**PLANTINGS**

In areas to receive the pond planting / littoral shelf edge,

**Native aquatics**

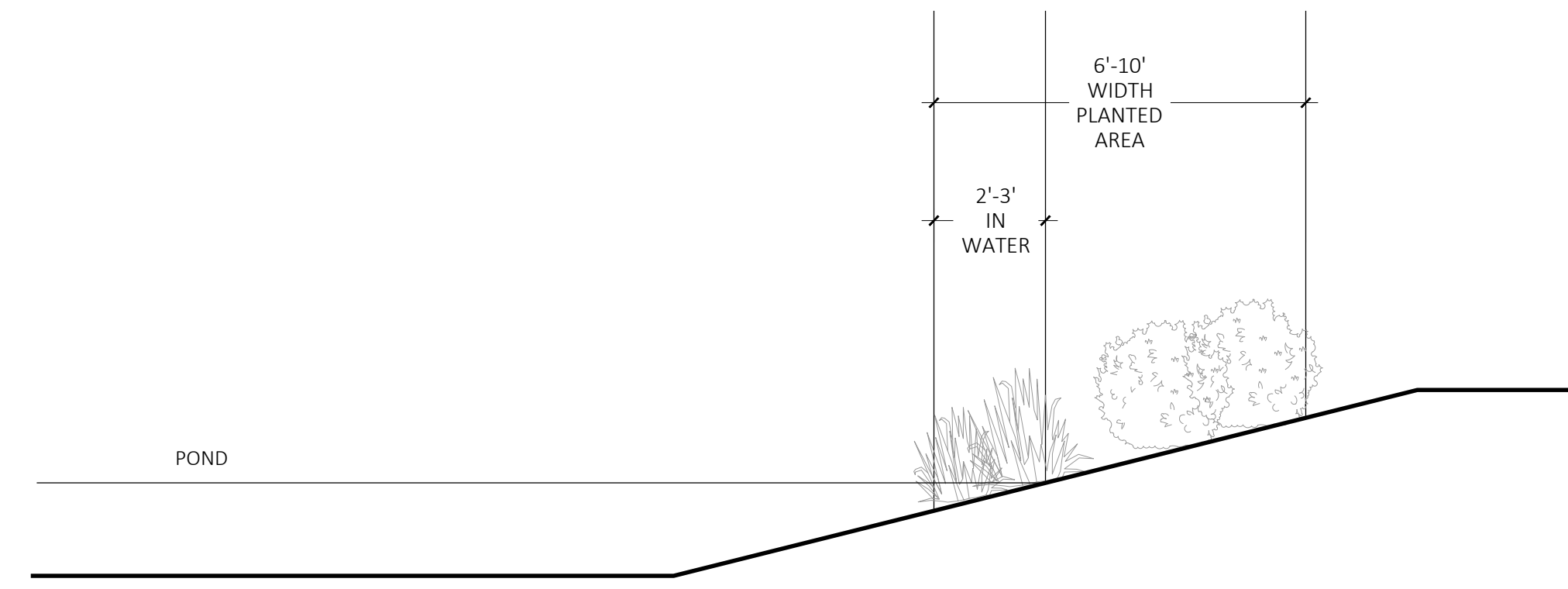
Native aquatics to be installed (generally 2' on center for liners) from the high waterline down 3' into the water.

**Native Grasses**

Native grasses to be planted from the waterline up 5' (on average) with 4" grasses, 3' on center.

**Trees**














Limited native trees will also be incorporated.



LITTORAL PLANTING TYPICAL SECTION  
 $\frac{3}{4}'' = 1'-0''$

**SUMMARY CHART | Landscape Plant Palette**










**WETLAND: VEGETATED MARSH SHRUBS + FERNS**

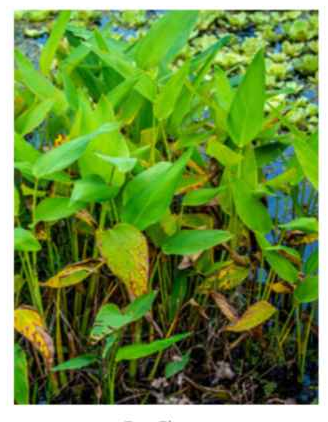
Botanical name	Common Name
 <i>Acrostichum danaeifolium</i>	Giant Leather Fern
 <i>Canna flaccida</i>	Golden Canna
 <i>Cladium jamaicensis</i>	Sawgrass
 <i>Crinum americanum</i>	Crinum Lily
 <i>Eleocharis spp.</i>	Spikerush
 <i>Iris savannarum</i>	Blue Flag Iris
 <i>Juncus effusus</i>	Softrush
 <i>Nephrolepis exaltata</i>	Wild Boston Fern
 <i>Osmunda regalis var. spectabilis</i>	Royal Fern
 <i>Panicum hemitomon</i>	Maidencane
 <i>Pontederia cordata</i>	Pickerelweed
 <i>Quercus laurifolia</i>	Laurel Oak (for upland edges)
 <i>Quercus nigra</i>	Water Oak (for upland edges)



**SUMMARY CHART | Landscape Plant Palette**

**WETLAND: VEGETATED MARSH SHRUBS + FERNS**

Botanical name	Common Name
 <i>Nelumbo lutea</i>	Fascicled Beakrush
 <i>American Lotus</i>	Duck Potato; Common Arrowhead
 <i>Nuphar avena</i>	Spatterdock
 <i>Nymphaea odorata</i>	White Water Lily
 <i>Nymphoides aquatica</i>	Floating Hearts
 <i>Schoenoplectus californicus</i>	Giant Bulrush
 <i>Schoenoplectus tabernaemontani</i>	Soft Stem Bulrush
 <i>Thalia geniculata</i>	Fire Flag
 <i>Vallisneria americana</i>	Tapegrass



**1 LITTORAL PLANTING DETAIL**  
 1" = 1"

P-DP-DPN.W.N-92

REV	DESCRIPTION	DATE
	PERMIT SET	09/22/25
	PERMIT SET	07/11/25
	PERMIT SET v3	06/23/25
	PERMIT SET v2	05/30/25
	PERMIT SET	09/05/24
	DD SET	07/31/24

SIZE: ANSI D  
 PRIME PROJECT #:  
 ML+H PROJECT #: 19.19.24  
 DRAWING NO.  
**L-3.43**



Monday, July 14, 2025  
C:\Hines Inc\Dropbox\Design\Projects\Marcus, Latimer & Halback\Deering Park North PH1-2 Neighborhoods & North South Road\Deering Park North PH1 Neighborhood East.dwg

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.





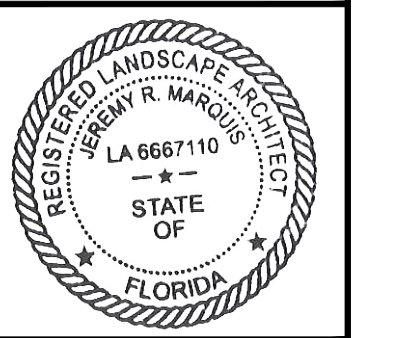
**Hines Inc**  
SITE WATER ENGINEERING SERVICES  
323 W. DRAKE RD, SUITE 204  
FORT COLLINS, COLORADO 80526  
Telephone: 970.282.1800  
Web: www.hinesinc.com



**Marquis Latimer + Halback, Inc.**  
34 Cordova Street, Suite A  
St. Augustine, FL 32084  
Ph 904.825.6747  
www.halback.com  
LA6667110 Qualifier

**CONCEPTUAL IRRIGATION LEGEND**

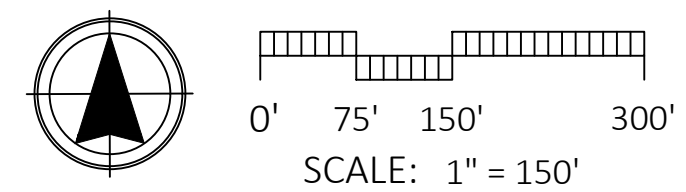
-  TURF ROTOR  
TO BE IRRIGATED WITH 6-INCH POP-UP ROTORS WITH PRESSURE REGULATION  
AND CHECK VALVES
-  TURF AND/OR SHRUB SPRAY  
TO BE IRRIGATED WITH 6-INCH AND/OR 12-INCH POP-UP SPRINKLERS WITH  
PRESSURE REGULATION, CHECK VALVES, AND HIGH EFFICIENCY NOZZLES



LANDSCAPE ARCHITECT OF RECORD  
Michael L. Prevost, RLA (LA0001743)  
DRAWN BY: HINES



DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1  
EDGEWATER, FLORIDA  
IRRIGATION PLAN OVERALL



REV	DESCRIPTION	DATE
	DD SET	07/31/24
	PERMIT SET	09/05/24
	PERMIT SET v2	05/30/25
	PERMIT SET v3	06/23/25

SIZE: ANSI D  
PRIME PROJECT #:  
ML+H PROJECT #: 19.19.24  
DRAWING NO.  
**L-4.10**

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



Monday, July 14, 2025  
C:\Hines, Inc\Dropbox\Design\Projects\Marquis, Latimer & Halback\Deering Park North PH1-2 Neighborhoods & North South Road\Deering Park North PH1-2 Neighborhoods & North South Road\Deering Park North PH1 Neighborhood East.dwg

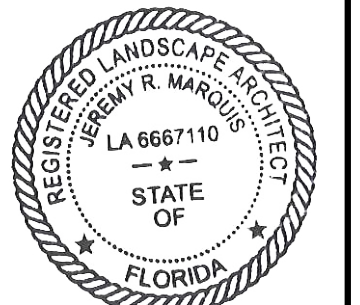
NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



**Hines Inc**  
SITE WATER ENGINEERING SERVICES  
323 W. DRAKE RD, SUITE 204  
FORT COLLINS, COLORADO 80526  
Telephone: 970.282.1800  
Web: www.hinesinc.com





**Marquis Latimer + Halback, Inc.**  
34 Cordova Street, Suite A  
St. Augustine, FL 32084  
Ph 904.825.6747  
www.halback.com  
LA6667110 Qualifier



LANDSCAPE ARCHITECT OF RECORD  
Michael L. Prevost, RLA (LA0001743)  
DRAWN BY: HINES



**CONCEPTUAL IRRIGATION LEGEND**

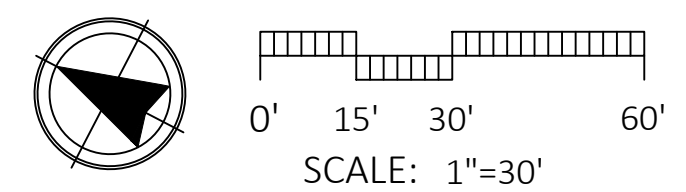
-  TURF ROTOR  
TO BE IRRIGATED WITH 6-INCH POP-UP ROTORS WITH PRESSURE REGULATION AND CHECK VALVES
-  TURF AND/OR SHRUB SPRAY  
TO BE IRRIGATED WITH 6-INCH AND/OR 12-INCH POP-UP SPRINKLERS WITH PRESSURE REGULATION, CHECK VALVES, AND HIGH EFFICIENCY NOZZLES



DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1  
EDGEWATER, FLORIDA  
IRRIGATION PLAN ENLARGEMENT

REV	DESCRIPTION	DATE
PERMIT SET v3		06/23/25
PERMIT SET v2		05/30/25
PERMIT SET		09/05/24
DD SET		07/31/24

SIZE: ANSI D  
PRIME PROJECT #:  
ML+H PROJECT #: 19.19.24  
DRAWING NO.  
**L-4.21**



NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

Monday, July 14, 2025  
 C:\Hines, Inc\Dropbox\Design\Projects\Marquis, Latimer & Halback\Deering Park North PH1 Neighborhood East.dwg



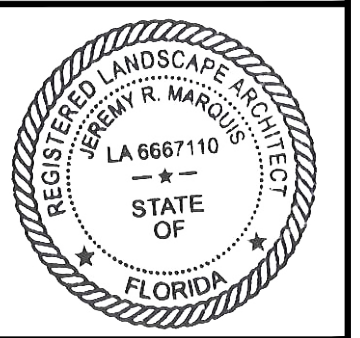
**SITE WATER ENGINEERING SERVICES**  
 323 W. DRAKE RD, SUITE 204  
 FORT COLLINS, COLORADO 80526  
 Telephone: 970.282.1800  
 Web: www.hinesinc.com



**Marquis Latimer + Halback, Inc.**  
 34 Cordova Street, Suite A  
 St. Augustine, FL 32084  
 Ph 904.825.6747  
 www.halback.com  
 LA6667110 Qualifier

**CONCEPTUAL IRRIGATION LEGEND**

- TURF ROTOR  
TO BE IRRIGATED WITH 6-INCH POP-UP ROTORS WITH PRESSURE REGULATION AND CHECK VALVES
- TURF AND/OR SHRUB SPRAY  
TO BE IRRIGATED WITH 6-INCH AND/OR 12-INCH POP-UP SPRINKLERS WITH PRESSURE REGULATION, CHECK VALVES, AND HIGH EFFICIENCY NOZZLES



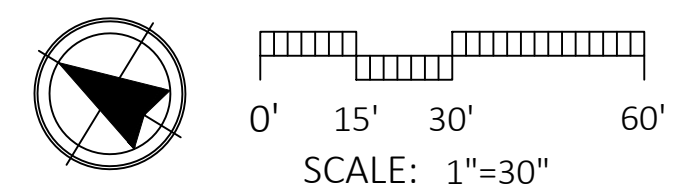
LANDSCAPE ARCHITECT OF RECORD  
 Michael L. Prevost, RLA (LA0001743)  
 DRAWN BY: HINES



**DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1**

EDGEWATER, FLORIDA

**IRRIGATION PLAN ENLARGEMENT**



REV	DESCRIPTION	DATE
PERMIT SET v3		06/23/25
PERMIT SET v2		05/30/25
PERMIT SET		09/05/24
DD SET		07/31/24

SIZE: ANSI D  
 PRIME PROJECT #:  
 ML+H PROJECT #: 19.19.24  
 DRAWING NO.  
**L-4.22**



Monday, July 14, 2025

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.





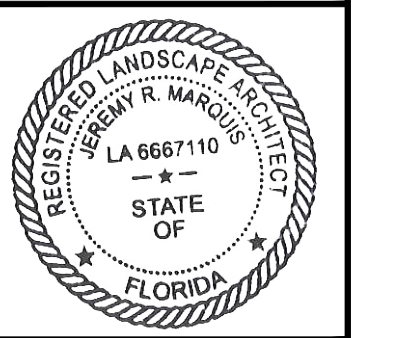
**Hines Inc**  
SITE WATER ENGINEERING SERVICES  
323 W. DRAKE RD, SUITE 204  
FORT COLLINS, COLORADO 80526  
Telephone: 970.282.1800  
Web: www.hinesinc.com



**Marquis Latimer + Halback, Inc.**  
34 Cordova Street, Suite A  
St. Augustine, FL 32084  
Ph 904.825.6747  
www.halback.com  
LA6667110 Qualifier

**CONCEPTUAL IRRIGATION LEGEND**

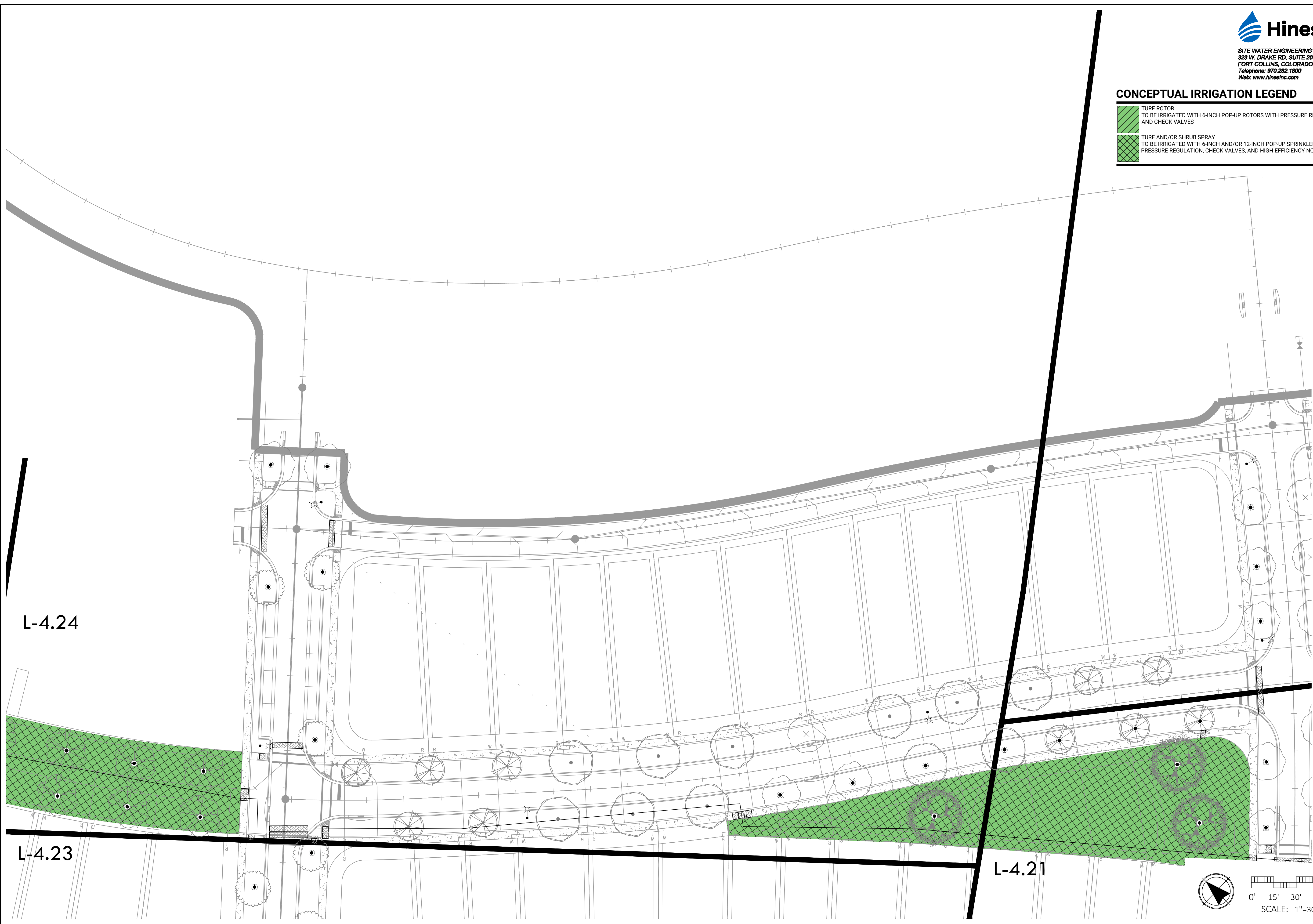
-  TURF ROTOR  
TO BE IRRIGATED WITH 6-INCH POP-UP ROTORS WITH PRESSURE REGULATION AND CHECK VALVES
-  TURF AND/OR SHRUB SPRAY  
TO BE IRRIGATED WITH 6-INCH AND/OR 12-INCH POP-UP SPRINKLERS WITH PRESSURE REGULATION, CHECK VALVES, AND HIGH EFFICIENCY NOZZLES



LANDSCAPE ARCHITECT OF RECORD  
Michael L. Prevost, RLA (LA0001743)  
DRAWN BY: HINES



DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1  
EDGEWATER, FLORIDA  
IRRIGATION PLAN ENLARGEMENT



REV	DESCRIPTION	DATE
	PERMIT SET v3	06/23/25
	PERMIT SET v2	05/30/25
	PERMIT SET	09/05/24
	DD SET	07/31/24

SIZE: ANSI D  
PRIME PROJECT #:  
ML+H PROJECT #: 19.19.24  
DRAWING NO.  
**L-4.24**

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

C:\Hines Inc\Dropbox\Design\Projects\Marquis, Latimer & Halback\Deering Park North PH1-2 Neighborhoods & North South Road\Deering Park North PH1 Neighborhood East.dwg

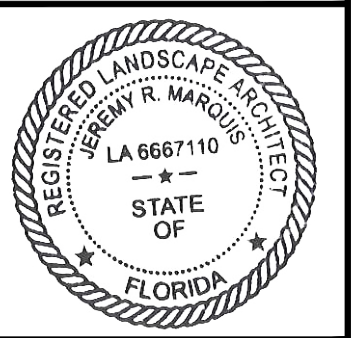
Monday, July 14, 2025

NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.



**Hines Inc**  
 SITE WATER ENGINEERING SERVICES  
 323 W. DRAKE RD, SUITE 204  
 FORT COLLINS, COLORADO 80526  
 Telephone: 970.282.1800  
 Web: www.hinesinc.com

**ML+H**  
 Marquis Latimer + Halback, Inc.  
 34 Cordova Street, Suite A  
 St. Augustine, FL 32084  
 Ph 904.825.6747  
 www.halback.com  
 LA6667110 Qualifier



LANDSCAPE ARCHITECT OF RECORD  
 Michael L. Prevost, RLA (LA0001743)  
 DRAWN BY: HINES



DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1  
 EDGEWATER, FLORIDA  
 IRRIGATION PLAN ENLARGEMENT

REV	DESCRIPTION	DATE
PERMIT SET v3		06/23/25
PERMIT SET v2		05/30/25
PERMIT SET		09/05/24
DD SET		07/31/24

SIZE: ANSI D  
 PRIME PROJECT #:  
 ML+H PROJECT #: 19.19.24  
 DRAWING NO.  
**L-4.25**

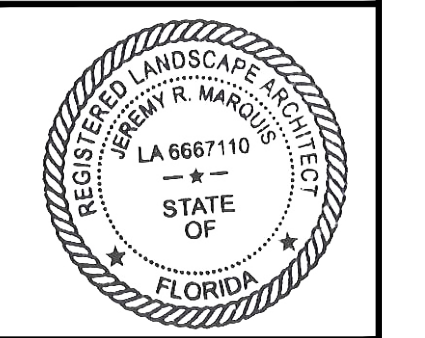
NOT FOR CONSTRUCTION; FOR COORDINATION, REVIEW, AND BIDDING PURPOSES ONLY.

C:\Hines Inc\Dropbox\Design\Projects\Marquis, Latimer + Halback\Deering Park North PH1-2 Neighborhoods & North South Road\Deering Park North PH1 Neighborhood East.dwg

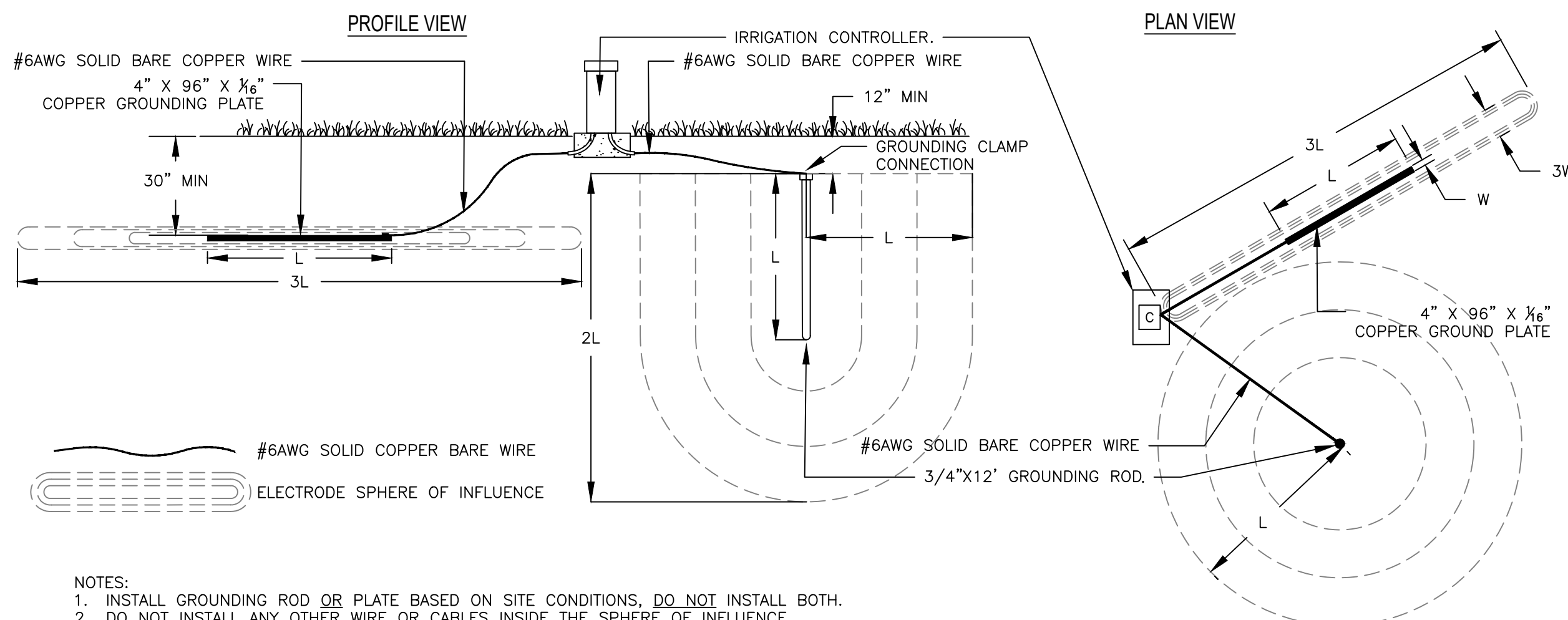
Monday, July 14, 2025

**Hines Inc**  
 SITE WATER ENGINEERING SERVICES  
 323 W. DRAKE RD, SUITE 204  
 FORT COLLINS, COLORADO 80526  
 Telephone: 970.282.1800  
 Web: www.hinesinc.com

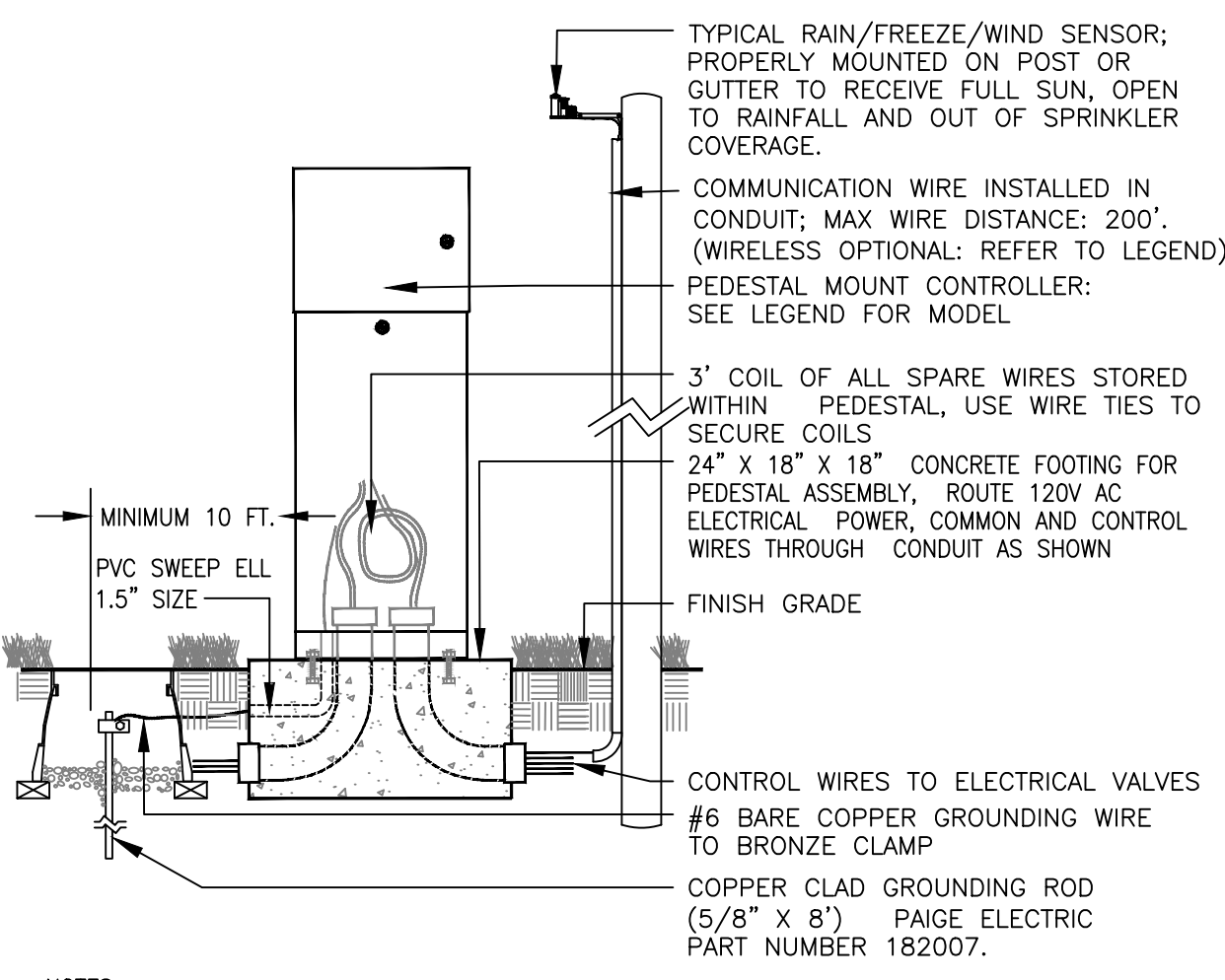
**ML+H**  
 Marquis Latimer + Halback, Inc.  
 34 Condona Street, Suite A  
 St. Augustine, FL 32084  
 Ph 904.825.6747  
 www.halback.com  
 LA6667110 Qualifier



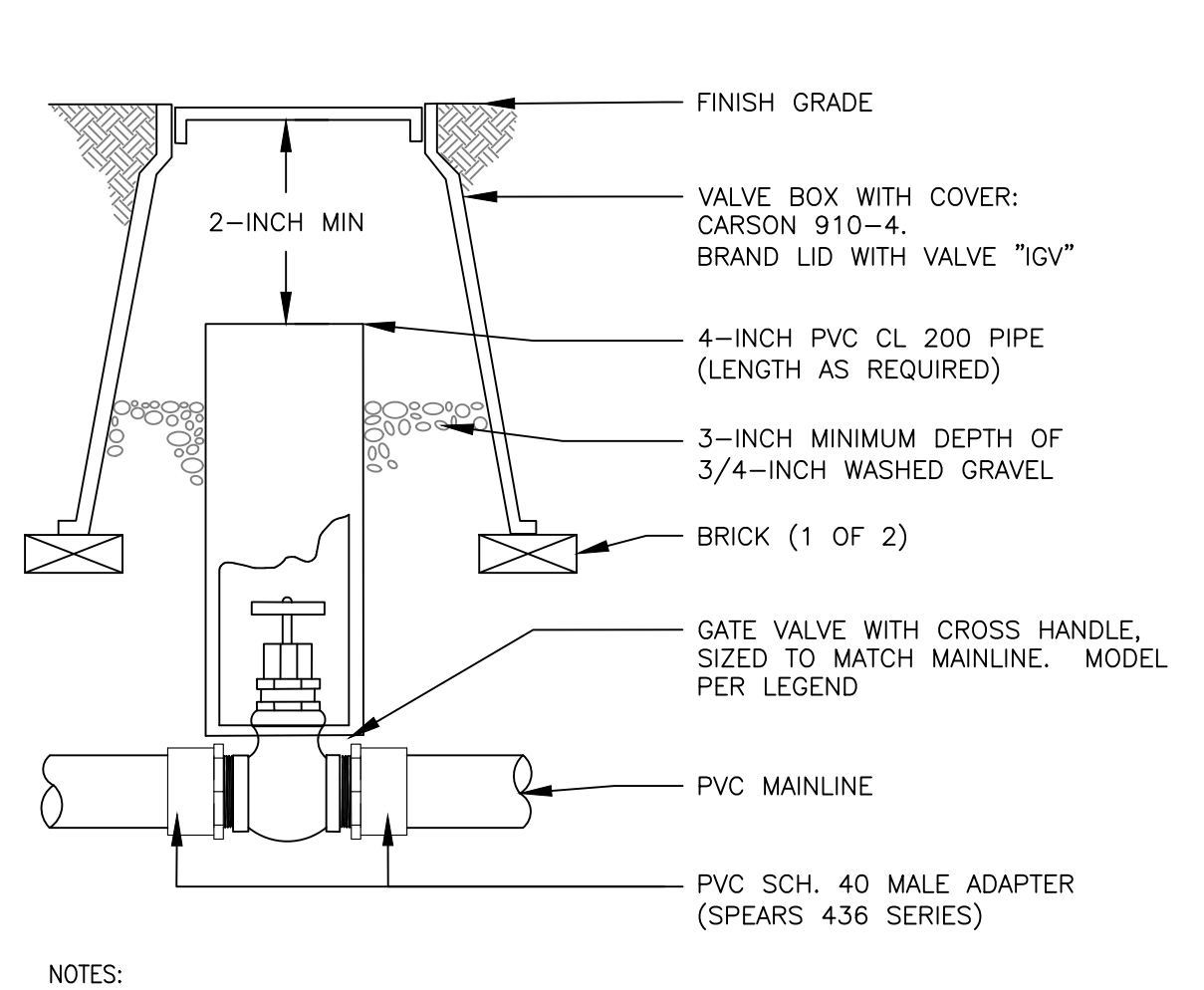
LANDSCAPE ARCHITECT OF RECORD  
 Michael L. Prevost, RLA (LA0001743)  
 DRAWN BY: HINES



- NOTES:  
 1. INSTALL GROUNDING ROD OR PLATE BASED ON SITE CONDITIONS, DO NOT INSTALL BOTH.  
 2. DO NOT INSTALL ANY OTHER WIRE OR CABLES INSIDE THE SPHERE OF INFLUENCE.  
 3. INSTALL GROUNDING PLATE AT A MINIMUM OF 30-INCHES BELOW GRADE OR BELOW FROST-LINE, WHICHEVER IS DEEPER.  
 4. TYPICAL INSTALLATION SHOWN FOR AN IRRIGATION CONTROLLER CAPACITY OF 64 STATIONS OR LESS, INSTALL AN ADDITIONAL GROUNDING ROD/PLATE PER 64 STATIONS.



- NOTES:  
 1. INSTALL RAIN SENSOR ON TREATED 4X4 POST IF CONTROLLER IS IN TURF AREA. POST TO BE MOUNTED IN SHRUB BED TO AVOID BEING IRRIGATED BY OVERHEAD SPRINKLERS.

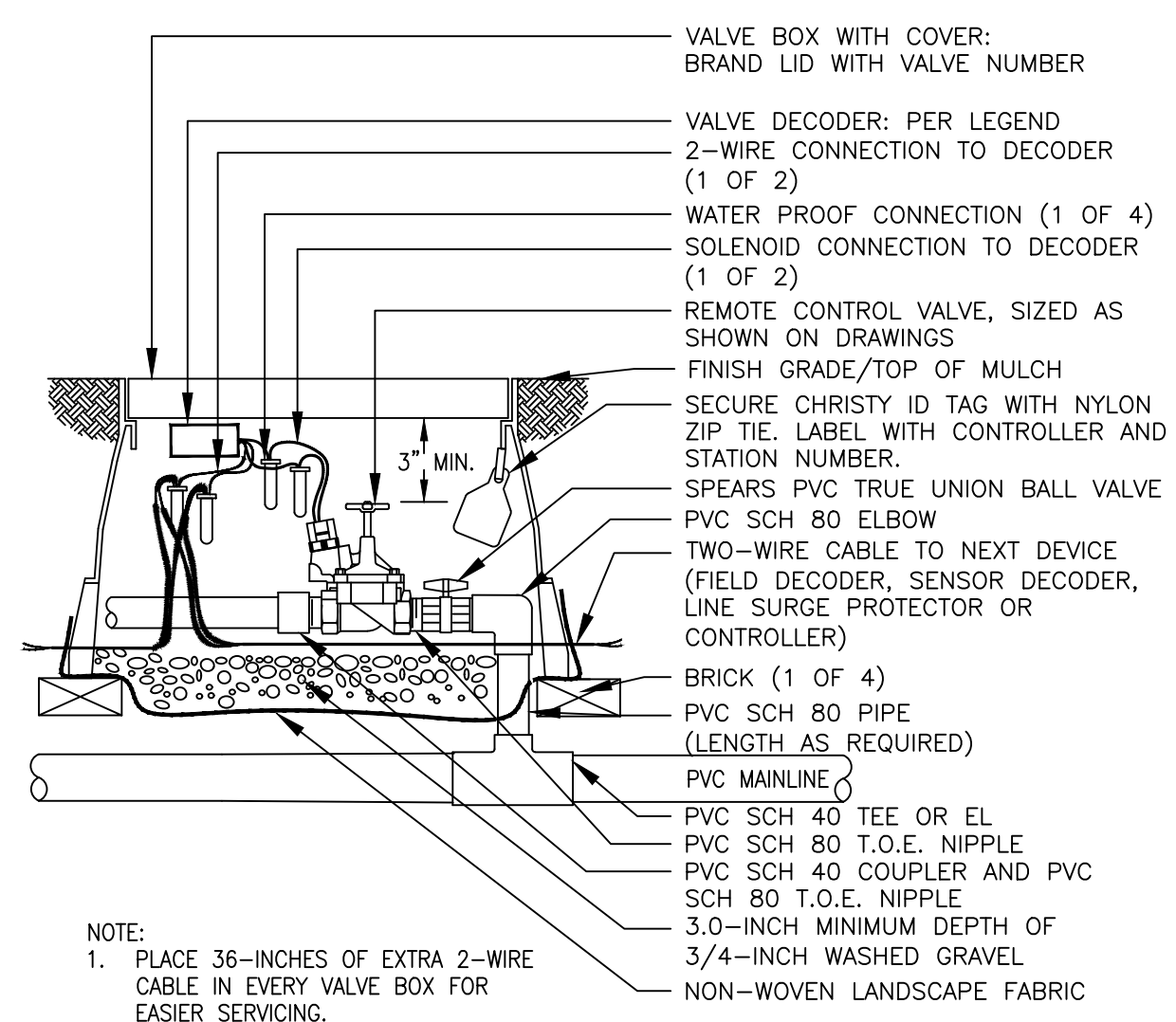


- NOTES:  
 1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

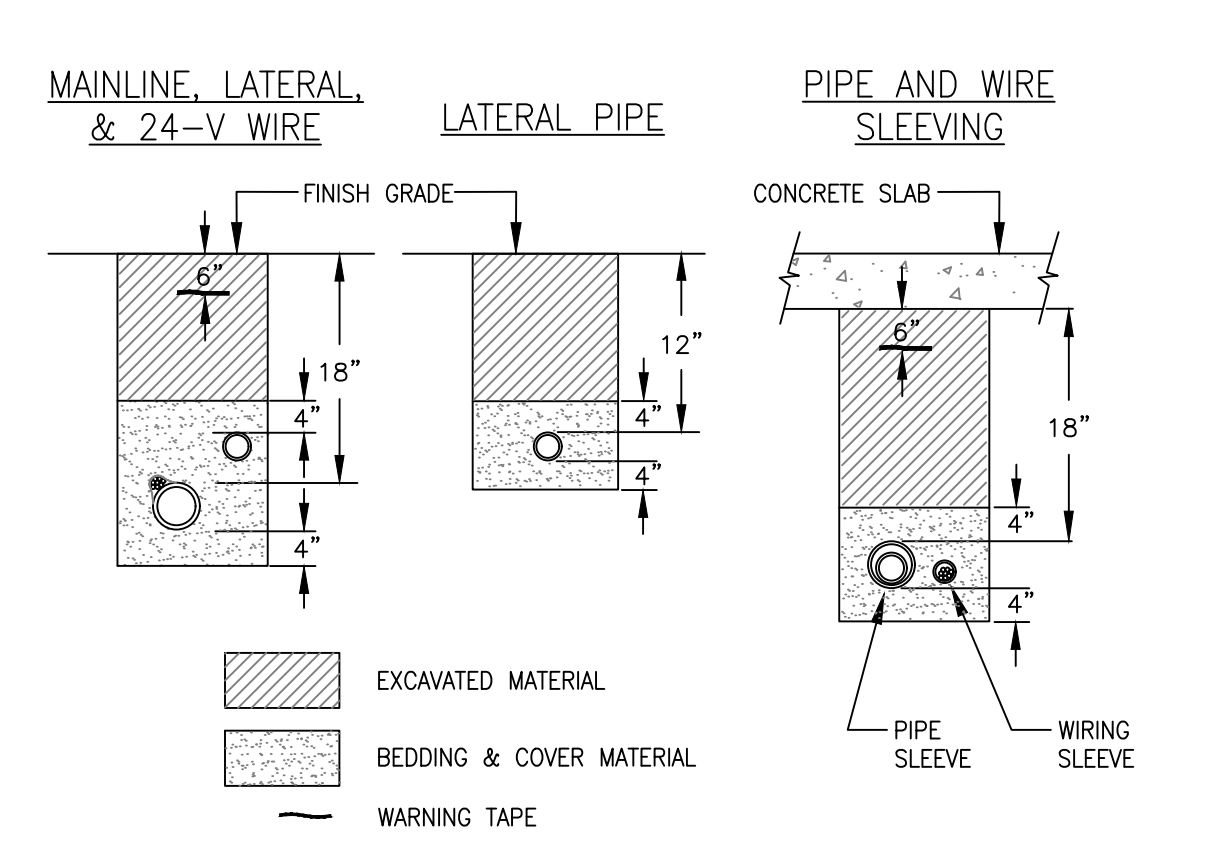
**1** TYPICAL IRRIGATION CONTROLLER GROUNDING ROD OR PLATE INSTALLATION

**2** PEDESTAL MOUNTED CONTROLLER ASSEMBLY

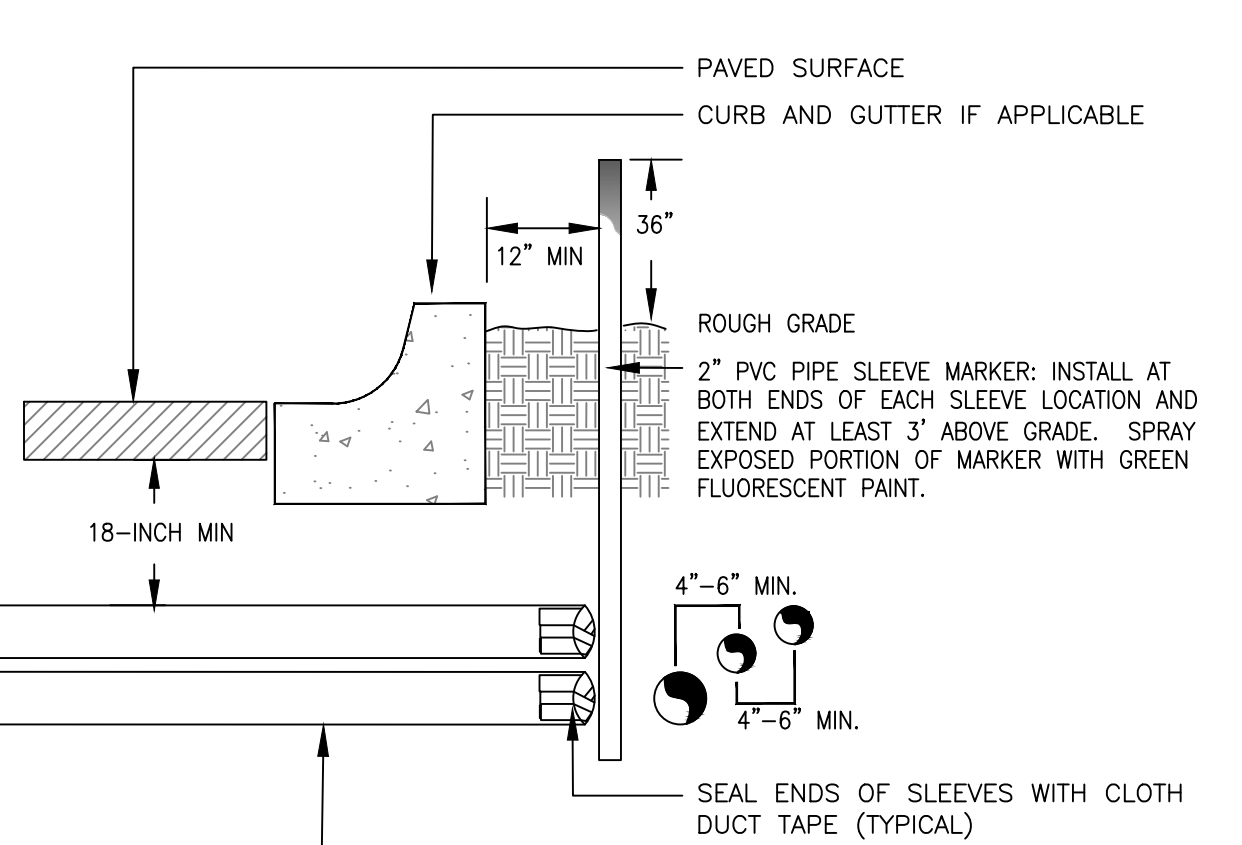
**3** ISOLATION GATE VALVE ASSEMBLY



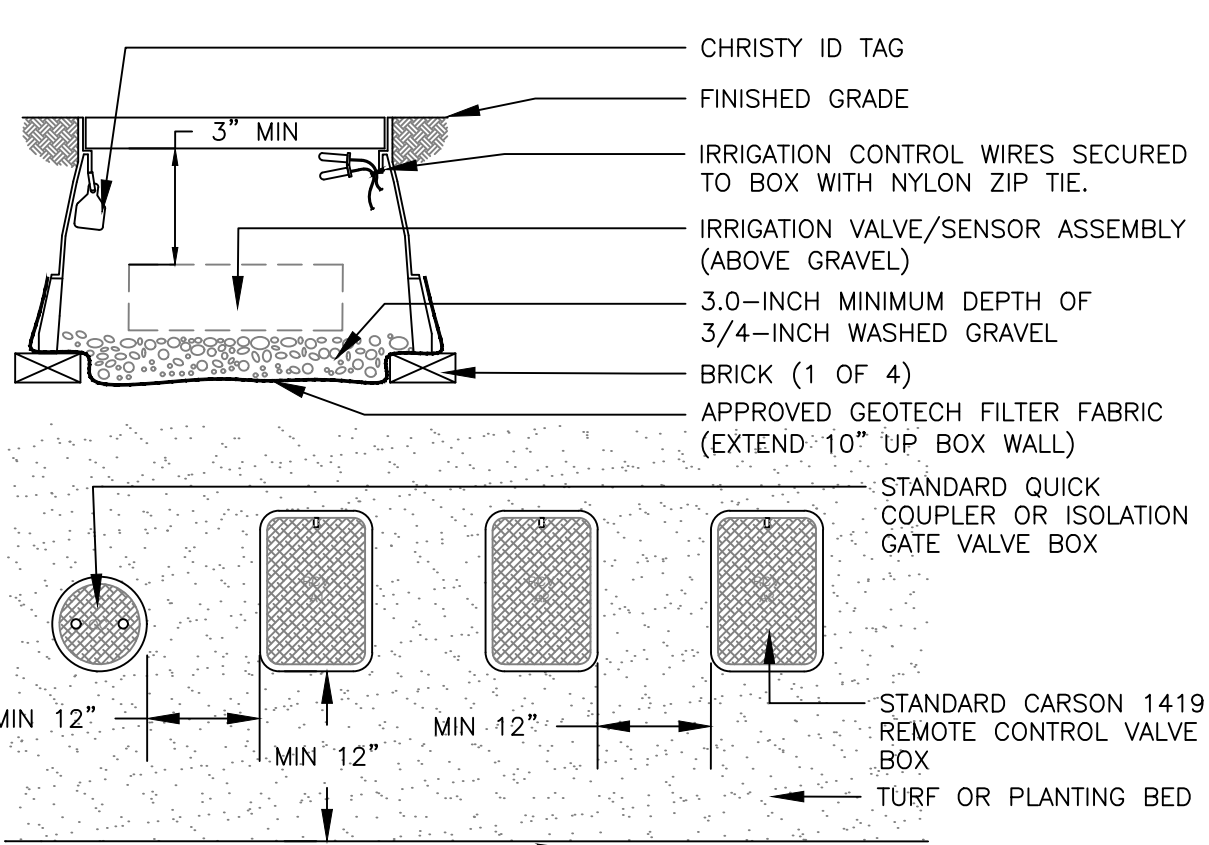
- NOTE:  
 1. PLACE 36-INCHES OF EXTRA 2-WIRE CABLE IN EVERY VALVE BOX FOR EASIER SERVICING.



- NOTES:  
 1. SLEEVE ALL PIPE AND WIRE SEPARATELY.  
 2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.  
 3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10" AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.



- NOTE:  
 1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.  
 2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.



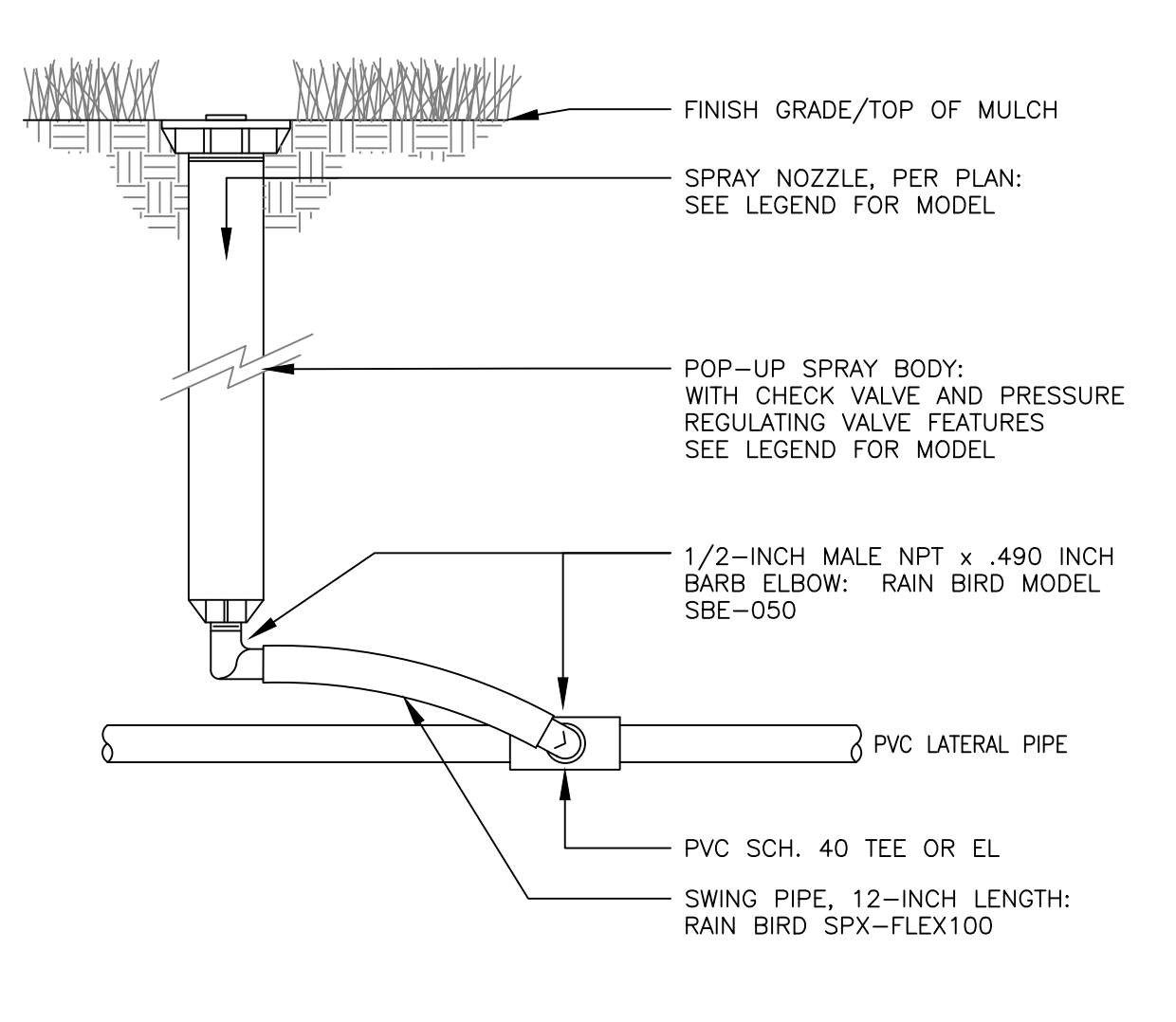
- NOTES:  
 1. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL.  
 4. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.  
 5. ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.

**4** REMOTE CONTROL SPRINKLER VALVE ASSEMBLY

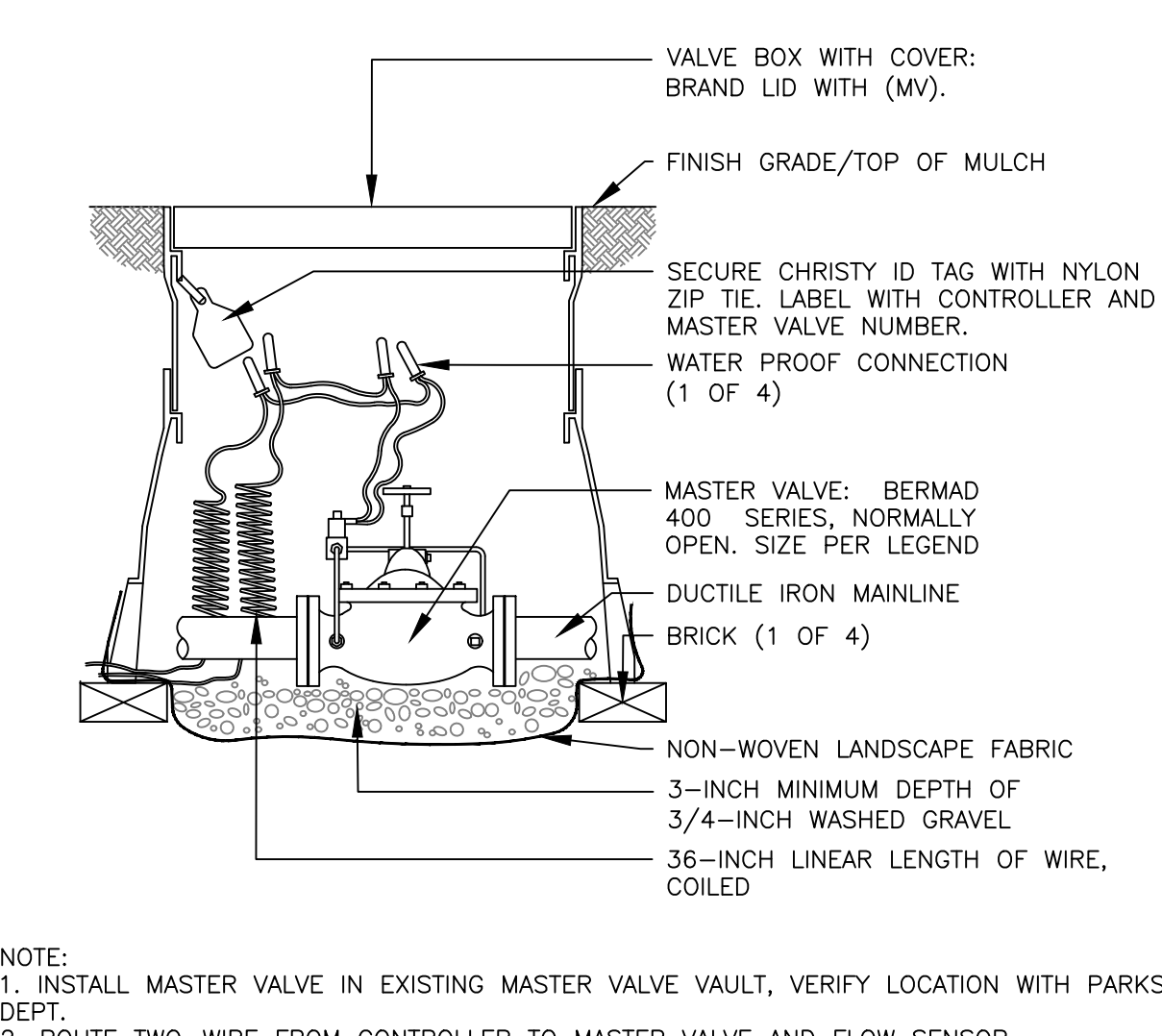
**5** TYPICAL TRENCHING DETAIL

**6** TYPICAL SLEEVING DETAIL

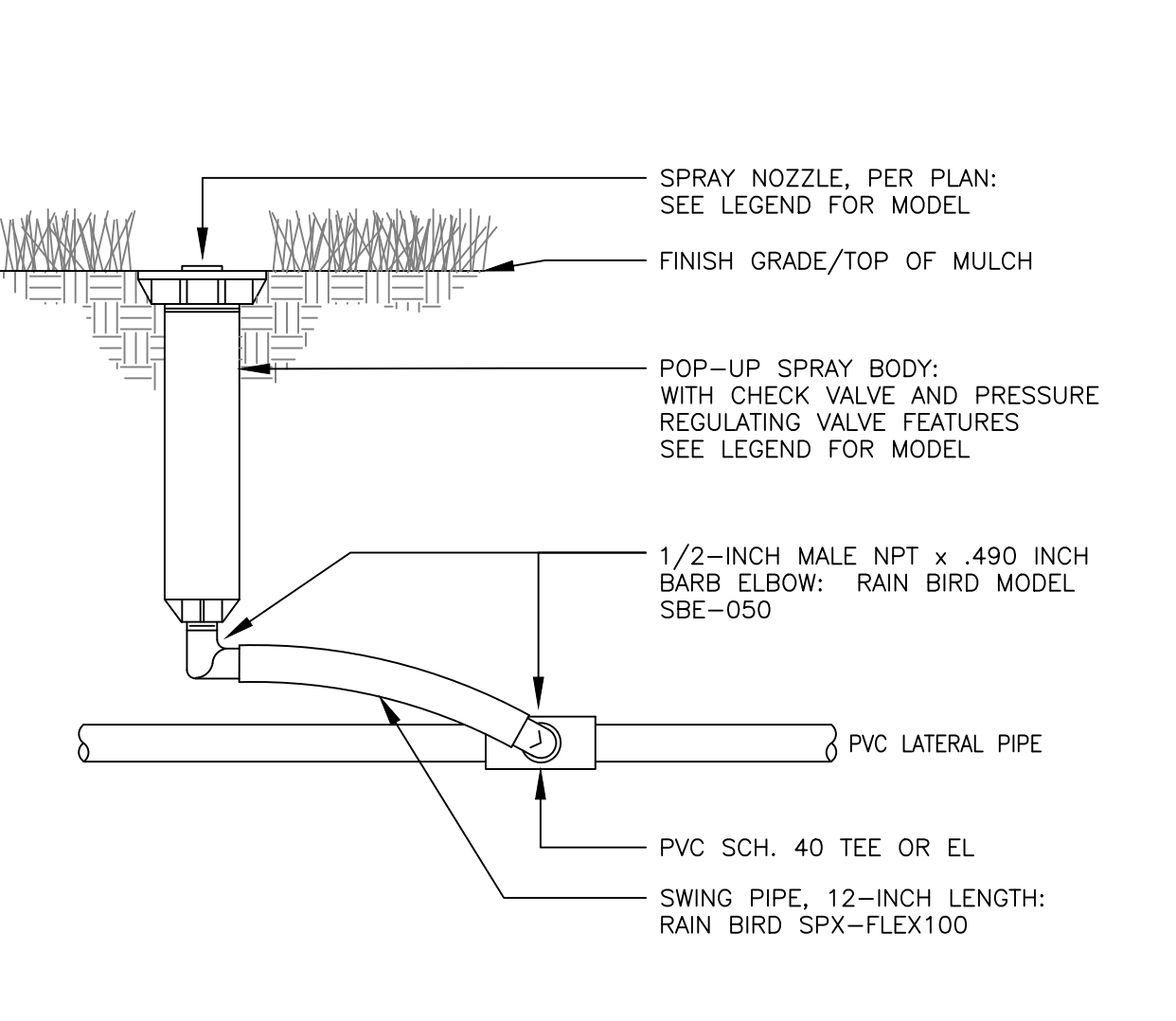
**7** TYPICAL VALVE BOX INSTALLATION



**8** 12-INCH POP UP SPRAY SPRINKLER ASSEMBLY



**9** MASTER VALVE ASSEMBLY



**10** 6-INCH POP UP SPRAY SPRINKLER ASSEMBLY

- NOTE:  
 1. INSTALL MASTER VALVE IN EXISTING MASTER VALVE VAULT, VERIFY LOCATION WITH PARKS DEPT.  
 2. ROUTE TWO-WIRE FROM CONTROLLER TO MASTER VALVE AND FLOW SENSOR

DEERING PARK NORTH NEIGHBORHOOD EAST PHASE 1  
 EDGEWATER, FLORIDA  
 IRRIGATION DETAILS

REV	DESCRIPTION	DATE
PERMIT SET v3		06/23/25
PERMIT SET v2		05/30/25
PERMIT SET		09/05/24
DD SET		07/31/24

SIZE: ANSI D  
 PRIME PROJECT #:  
 ML+H PROJECT #: 19.19.24  
 DRAWING NO.  
**L-4.26**

