



Palm Breeze Dr

S Ridgewood Ave

Silver Cir

Denson Dr

Lee Dr

Oak Branch Dr

Three Oaks Dr



EDGEWATER

Subject Property

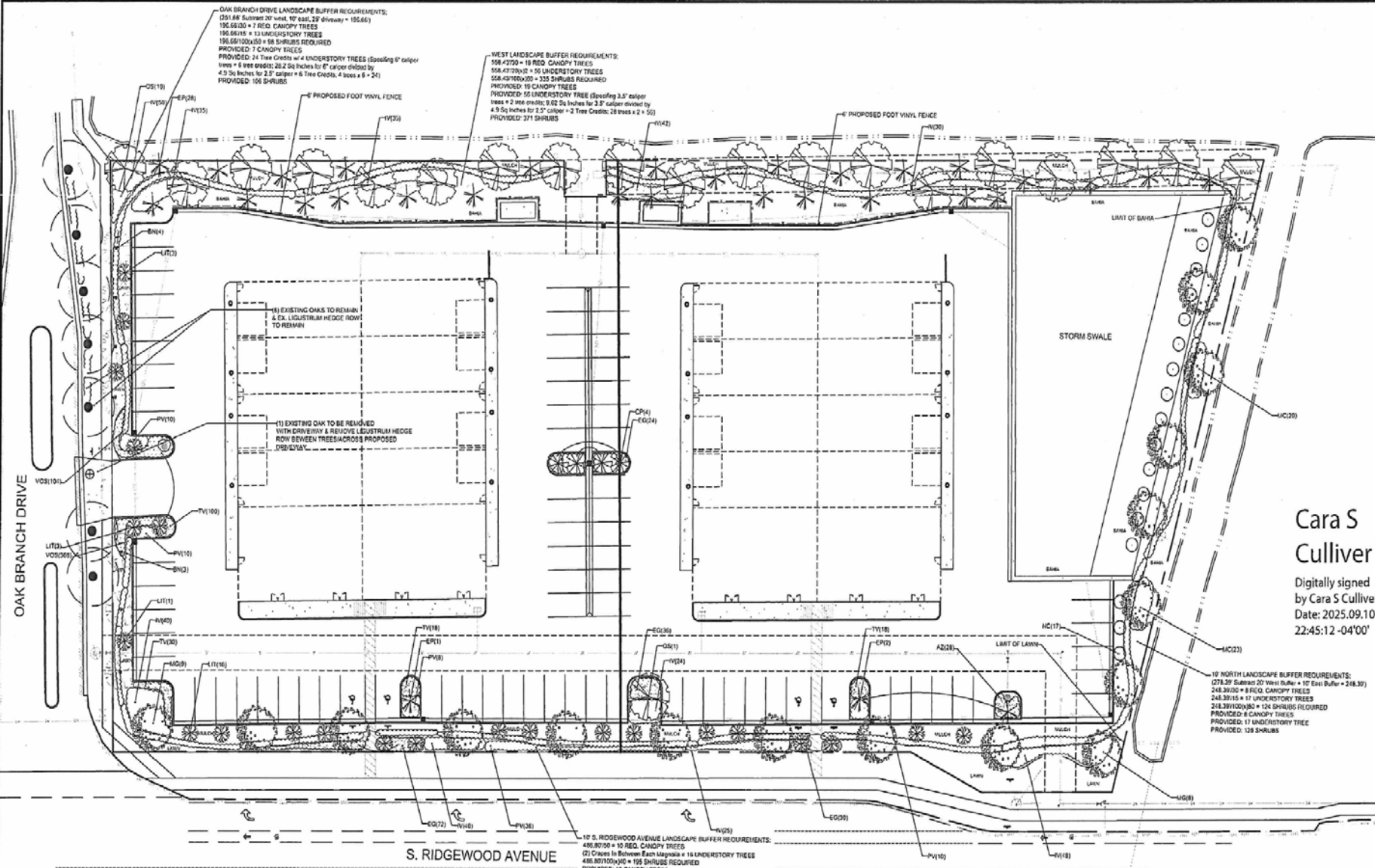


Date: 7/1/2025

NO.	DATE	BY	REVISION
1	08-11-2025	CS	ISSUE FOR PERMIT
2	08-11-2025	CS	REVISION: ADD TREE SYMBOLS
3	08-11-2025	CS	REVISION: ADD TREE SYMBOLS
4	08-11-2025	CS	REVISION: ADD TREE SYMBOLS
5	08-11-2025	CS	REVISION: ADD TREE SYMBOLS

DESIGNER	CSC
DRAWN BY	CSC
FILE	(SHEET/PROJECT)
PROJECT	FBP
DATE	11-03-24
SCALE	1" = 20'-0"

Cara S Culliver
Digitally signed
by Cara S Culliver
Date: 2025.09.10
22:45:12 -04'00'

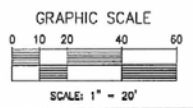


LANDSCAPE SITE DATA CHART:
SITE SQUARE FOOTAGE = 132,899 S.F., 11500 S.F. = 89 REQ. TREES
TREES CROETS AS FOLLOWS:
PROPOSED TREES = 98 TREES
(4) PROPOSED PALMS (2-1) = 2 TREES
PROPOSED TREES PROVIDED ON SITE = 100 TREES

QUAN	KEY	BOTANICAL/COMMON NAME	DESCRIPTION
369	IV	<i>Ilex vomitoria</i> 'collinsii Dwarf'	15" H x 18" spr.
		DWF. YANFON HOLLY	3 gal. 30" o.c.
43	MC	<i>Muhlenbergia capillaris</i>	30" H x 24" spr.
		MULHY GRASS	3 gal. 30" o.c.
17	NC	<i>Nerium oleander</i>	8" H x 5 spr.
		PINK OLEANDER STD.	1.5" caliper min. 15 gal.
74	PV	<i>Pittosporum tobira</i> 'Variegata'	20" H x 20" spr.
		VAREGATED PITTOSPORUM	3 gal. 30" o.c.
400	VOS	<i>Viburnum obtatum</i> 'Select'	24" H x 20" spr.
		SELECT VIBURNUM	3 gal. 30" o.c.
166	TV	<i>Tabebuia violacea</i>	1 gal. full
		PURPLE SOCIETY GARLIC	(12) Bbs min. 20" o.c.
		SEE PLANTING NOTES	solid even sed

PLANT LIST:

QUAN	KEY	BOTANICAL/COMMON NAME	DESCRIPTION
7	BN	<i>Betula nigra</i>	12" H x 4" spr. (3) Trunks min.
		RIVER BIRCH	5" combined caliper; 30 gal.
4	CP	<i>Sabal palmetto</i>	14" c.l., unless otherwise noted
		CABBAGE PALM	10" (diam min.) Heavy Trunk B&B
31	EP	<i>Eleocharis 'Emt Palmetto'</i>	24" x 3 spr.
		EAST PALATKA HOLLY	1.5" caliper min. 30 gal.
23	LT	<i>Lagerstroemia indica</i> 'Incorona'	8" H x 5 spr. (5) Trunks min. (Multi-Stem)
		RED CRAPPE MYRTLE	8" Combined caliper min. 30 gal.
17	MG	<i>Magnolia grandiflora</i> 'D.D. Blanchard'	12" H x 4 spr.
		D.D. BLANCHARD MAGNOLIA	2.5" 45 gal.
19	OS	<i>Quercus virginiana</i>	12" H x 4 spr.
		LINE OAK	2.5" caliper min. 30 gal.
28	AZ	<i>Liriodendron 'Blue by Mind pp21447'</i>	1 gal. full
		AZTEC GRASS	(12) Bbs min. 20" o.c.
162	EG	<i>Evolvulus glomeratus</i> 'Blue by Mind pp21447'	1 gal. full
		BLUE HY MIND BLUE DAZE	20" o.c.

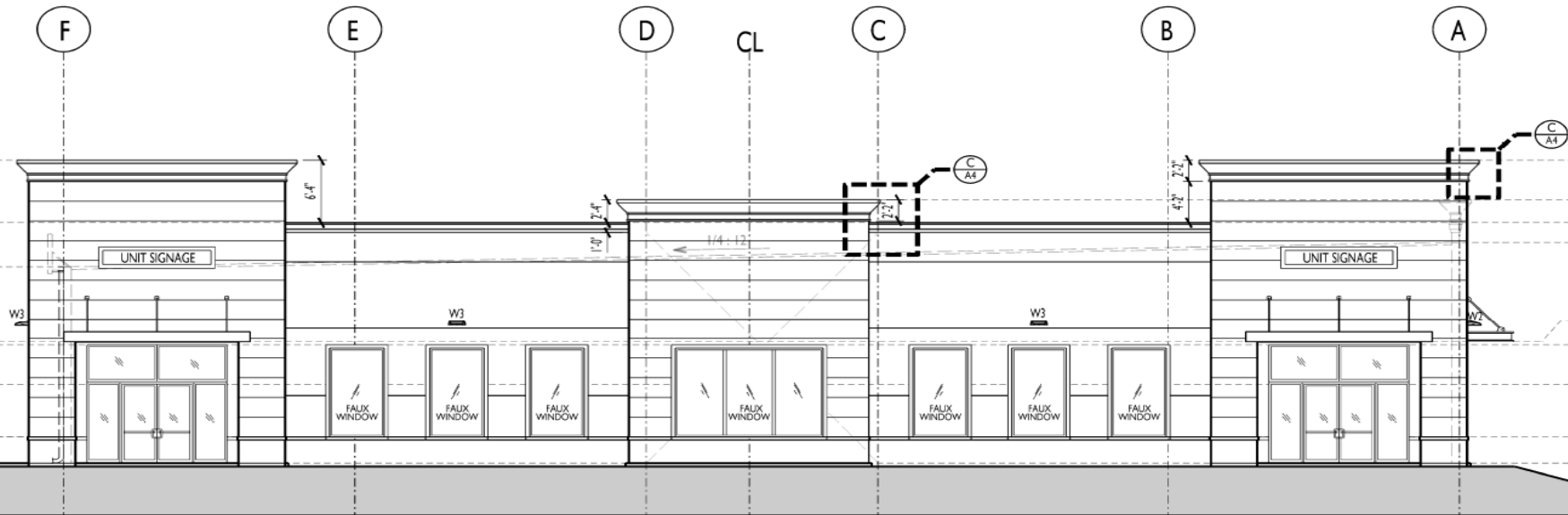


17' S. RIDGEWOOD AVENUE LANDSCAPE BUFFER REQUIREMENTS:
480.00' x 50' = 10 REQ. CANOPY TREES
(2) CROETS IN BETWEEN EACH MAGNOLIA = 18 LANDSCAPE TREES
480.00' x 100' x 40' = 198 SHRUBS REQUIRED
PROVIDED: 19 CANOPY TREES
PROVIDED: 18 LANDSCAPE TREE
PROVIDED: 193 SHRUBS

10' NORTH LANDSCAPE BUFFER REQUIREMENTS:
(278.39' Sides x 20' West Side) = 10' East Buffer = 248.39'
248.39' x 20' = 8 CANOPY TREES
248.39' x 16' = 17 LANDSCAPE TREES
248.39' x 100' x 10' = 124 SHRUBS REQUIRED
PROVIDED: 8 CANOPY TREES
PROVIDED: 17 LANDSCAPE TREE
PROVIDED: 126 SHRUBS

OAK BRANCH DRIVE LANDSCAPE BUFFER REQUIREMENTS:
(351.66' Sides x 20' West, 10' East, 20' driveway = 195.66')
195.66' x 20' = 7 REQ. CANOPY TREES
195.66' x 16' = 13 LANDSCAPE TREES
195.66' x 100' x 10' = 98 SHRUBS REQUIRED
PROVIDED: 7 CANOPY TREES
PROVIDED: 24 Tree Croets or 4 UNDERSTORY TREES (Specifying 6" caliper
trees = 6 tree croets; 28.2 5/8 inches for 6" caliper divided by
4.5 5/8 inches for 2.5" caliper = 6 Tree Croets, 4 trees x 6 = 24)
PROVIDED: 106 SHRUBS

WEST LANDSCAPE BUFFER REQUIREMENTS:
358.47' x 20' = 19 REQ. CANOPY TREES
358.47' x 16' = 10 UNDERSTORY TREES
358.47' x 100' x 10' = 355 SHRUBS REQUIRED
PROVIDED: 19 CANOPY TREES
PROVIDED: 55 UNDERSTORY TREE (Specifying 3.5" caliper
trees = 2 tree croets; 9.62 5/8 inches for 3.5" caliper divided by
4.9 5/8 inches for 2.5" caliper = 2 Tree Croets; 28 trees x 2 = 56)
PROVIDED: 371 SHRUBS



FIRST BUSINESS PARK EDGEWATER - SHELL BUILDINGS

OWNER/DEVELOPER: FIRST BUSINESS PARK, LLC., VICENZO DONNICI, 1734 SPOTTSWOODE COURT, PORT ORANGE, FL 32128.
 PROJECT LOCATION: 2360 S. RIDGEWOOD AVENUE, EDGEWATER, VOLUSIA COUNTY, FL 32141
 GENERAL CONTRACTOR: COMMERCIAL CONSTRUCTION, INC., GARY ROBERTS, PRESIDENT - CGC 059441 - 7 SUNSHINE BOULEVARD, ORMOND BEACH, FL 32174 PH:(386)238-1570 FX:(386)238-1571

CITY ID No. SP-2415 - F&Z - SITE PLAN
CITY APPROVAL STAMP

ERP INCORPORATED
 Building Design and Architecture
 BRIAN F. FREDLEY, ASSOCIATE AIA, PROJECT MANAGER
 DALLAS B. PEACOCK, ARCHITECT
 207 FAIRVIEW AVENUE
 DAYTONA BEACH, FL 32114 PH: (386) 257-0002 FX: (386) 257-0550
 EMAIL: INFO@bfaesign.com WEBSITE: bfaesign.com

SW 9143
Cadet

MATERIAL / FINISH REFERENCE	COLOR - LRV
COLOR 1 - BASE WALL - SPUTT FACE CMU	SW 9143 - CADET - LRV 31%

Regal White * IR .72 SRI 88

MATERIAL / FINISH REFERENCE	COLOR - SRI
COLOR 2 & 2A - MAIN WALLS & MTL. REAR WALL	PVDF - REGAL WHITE - 88

Slate Gray * IR .37 SRI 40

MATERIAL / FINISH REFERENCE	COLOR - SRI
COLOR 3 - ACCENT FRONT ELEMENT	PVDF - SLATE GRAY - SRI 40

Charcoal ** IR .32 SRI 34

MATERIAL / FINISH REFERENCE	COLOR - SRI
COLOR 4 - DECORATIVE CORNICES/TRIM/BANDS	PVDF - CHARCOAL - 34

Midnight Black ** IR .27 SRI 26

MATERIAL / FINISH REFERENCE	COLOR - SRI
COLOR 5 - FEATURED METAL AWNINGS	PVDF - MIDNIGHT BLACK - 26

Reflective White ** IR .63 SRI 76

MATERIAL / FINISH REFERENCE	COLOR - SRI
COLOR 6 - ROOF - GALVANIZED ALUM.	PVDF - REFLECTIVE WHITE - 76

BUILDING / MATERIAL COLOR SCHEDULE - FIRST BUSINESS PARK-SHELL BLDGS.		
BUILDING ELEMENT	MATERIAL	SPECIFIED COLOR
1. BASE WALL - 8" CMU WAINSCOT W/ STUCCO FINISH	CMU W/ STUCCO FINISH TO 2'-8" HT.	COLOR # 1 - SHERWIN WILLIAMS - SW 9143 CADET
2. MAIN WALL - SYNTHETIC STUCCO FINISH OVER DENSGLOSS W/ PVC STUCCO REVEALS ABOVE CMU WAINSCOT	SYNTHETIC STUCCO FINISH OVER 1/2" DENSGLOSS ATTACHED TO MTL. PANELS W/ HORIZ. PVC STUCCO REVEALS 1/2" MIN.	COLOR # 2 - "NUCOR" - REGAL WHITE - SRI 88
2A. REAR WALL - METAL WALL PANELS ABOVE CMU WAINSCOT	SYNTHETIC STUCCO WALL PANELS	COLOR # 2A - "NUCOR" - REGAL WHITE - SRI 88
3. ACCENT FRONT ELEMENT WALL ABOVE CMU WAINSCOT	ACCENT ELEMENT W/ SYNTHETIC STUCCO FINISH OVER 1/2" DENSGLOSS W/ HORIZONTAL PVC STUCCO REVEALS 1/2" MIN. EVERY 2'-0"	COLOR # 3 - "NUCOR" - SLATE GRAY - SRI 40
4. DECORATIVE CORNICES	FOAM CORNICES	COLOR # 4 - "NUCOR" - CHARCOAL - SRI 34
5. FEATURE FLAT ENTRY METAL AWNINGS	PRE-ENG. MTL. AWNINGS / NON-IMPACT	COLOR # 5 - "NUCOR" - MIDNIGHT BLACK - SRI 26
6. ROOF - GALVANIZED ALUM. METAL ROOF	LOW SLOPE FACTORY MTL. BLDG.	COLOR # 6 - "NUCOR" - REFLECTIVE WHITE - SRI 76
7. DOOR (SINGLE & DBL) /SIDELIGHTS & TRANSOM WINDOW	ALUM. STOREFRONT, LOW-E, TINTED GLASS	COLOR # 7 - BLACK ALUM. ANODIZED
8. FAUX WINDOWS	ALUM. FRAME, TINTED GLASS	COLOR # 8 - BLACK ALUM. ANODIZED
9. OVERHEAD ROLL UP DOORS	MTL. FACTORY - INSULATED	COLOR # 9 - "NUCOR" - SLATE GRAY - SRI 40
10. TRIM/BANDING	MTL. FACTORY	COLOR # 10 - "NUCOR" - CHARCOAL - SRI 34
11. DOWNSPOUTS & CONT. GUTTER SYSTEM	ALUMINUM FACTORY	COLOR # 11 - "NUCOR" - SLATE GRAY - SRI 40
12. FPL METERS, PHONE BOX & WALL MOUNTED EQUIP.	STANDARD	TO MATCH BUILDING COLOR
13. SIGNAGE	BY OTHERS - UNDER SEPARATE PERMIT	BY OTHERS

** ACCENT COLORS ARE LESS THAN 20% OF BUILDING SURFACE AREA.



Silver Cir

S Ridgewood Ave

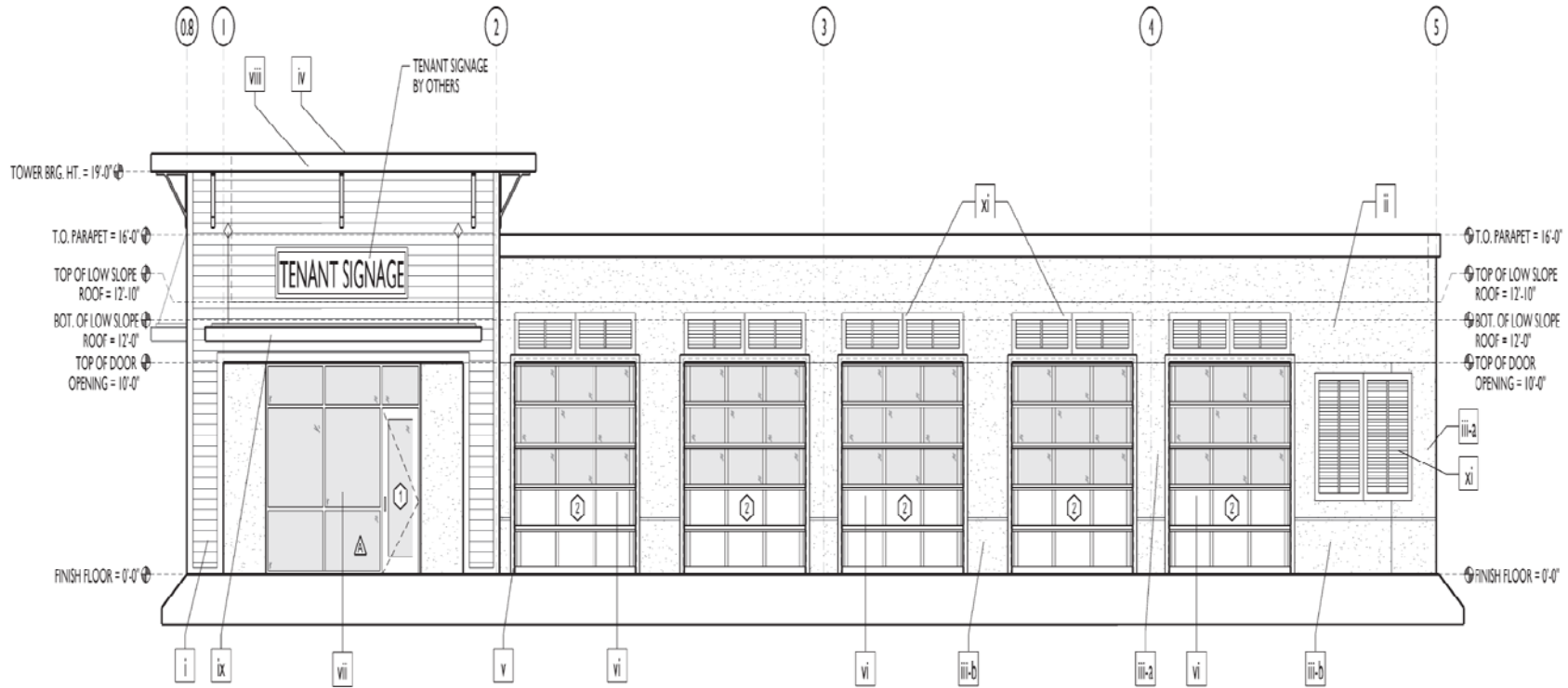


Subject Property

Date: 2/10/2026



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A PROPOSED NORTH ELEVATION
 A-3.1 SCALE: 3/16" = 1'-0"

MATERIAL & COLOR SCHEDULE											
NO.	BLDG ELEMENT	MATERIAL	MANUF.	MODEL	COLOR	NO.	BLDG ELEMENT	MATERIAL	MANUF.	MODEL	COLOR
i	EXTERIOR WALL (1)	CEMENT BD. HORIZ. LAP SIDING	T.B.D.	T.B.D.	SW-6257 GBRALTAR	vi	ROLL-UP GARAGE DOOR	ALUMINUM W/ PARTIAL GLAZING ON N. DOORS	T.B.D.	T.B.D.	SW-6258 TRICORN BLACK
ii	EXTERIOR WALL (2)	(1) COAT STUCCO OVER FW-120 PANEL	T.B.D.	T.B.D.	SW-6257 GBRALTAR	vii	STOREFRONT WINDOWS & DOORS	STOREFRONT FRAMES W/ LOW E TINTED GLAZING	T.B.D.	T.B.D.	SW-6258 TRICORN BLACK
iii-a	EXTERIOR WALL (3)	(1) COAT STUCCO OVER PRECAST PANEL	T.B.D.	T.B.D.	SW-6257 GBRALTAR	viii	EAVES & SOFFITS	ALUM. PEXER 1511018 NON VENTED CEMENT BD. SOFFIT	T.B.D.	T.B.D.	SW-6258 TRICORN BLACK
iii-b	EXTERIOR WALL (3)	(1) COAT STUCCO OVER PRECAST PANEL	T.B.D.	T.B.D.	SW-7462 EVENING SHADON	ix	AWNINGS	PRE-ENGINEERED METAL	T.B.D.	T.B.D.	SW-6258 TRICORN BLACK
iv	TYP. ROOF	STANDING SEAM MTL.	T.B.D.	T.B.D.	GALVALUME PLUS	x	DOWNPOUTS	3" X 4" RECT. DOWNPOUT	T.B.D.	T.B.D.	SW-6257 GBRALTAR
v	WINDOW, DOOR & ACCENT TRIM	STUCCO (REF TO DETAILS)	T.B.D.	T.B.D.	SW-6258 TRICORN BLACK	xi	FALX SHUTTERS	FORM SHUTTERS W/ STUCCO TEXTURE FINISH	T.B.D.	T.B.D.	SW-6258 TRICORN BLACK

NORTH ELEVATION FENESTRATION CALCULATION							
	FULL FACADE SF	STOREFRONT SF	GLAZED ROLL-UP SF	2' X 10' FALX SHUTTER SF	4' X 6' FALX SHUTTER SF	TOTAL FENES. SF	FENES. % OF FACADE
SF	+/- 1,753 SF	+/- 127 SF	+/- 59 SF EA. X 5 = 295 SF	+/- 20 SF EA. X 5 = 100 SF	+/- 24 SF EA. X 2 = 48 SF	+/- 570 SF	570 SF / 1,753 SF = 32.5 %

GENERAL NOTES:
 ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS. ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE. ALL WORK MUST COMPLY WITH THE 2023 (8TH) EDITION (EXPOSURE 'C') PER STRUCTURAL PLANS WIND LOAD: Vult = 136 MPH Vadd = 108 MPH AND THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. ALL DOOR & WINDOW OPENINGS TO MEET OR EXCEED DESIGN PRESSURE RANGE AS SPECIFIED ON SHEET TBL. THE BUILDING RISK CATEGORY IS 'F' INTERNAL PRESSURE COEFFICIENT IS +/- 0.18 IN ACCORDANCE WITH ASCE 7-22. ALL GLAZING IS TO BE NON-IMPACT RATED.



E Knapp Ave

W Knapp Ave

Richport Ln

N Ridgewood Ave

E Yelka Ter

W Yelka Ter

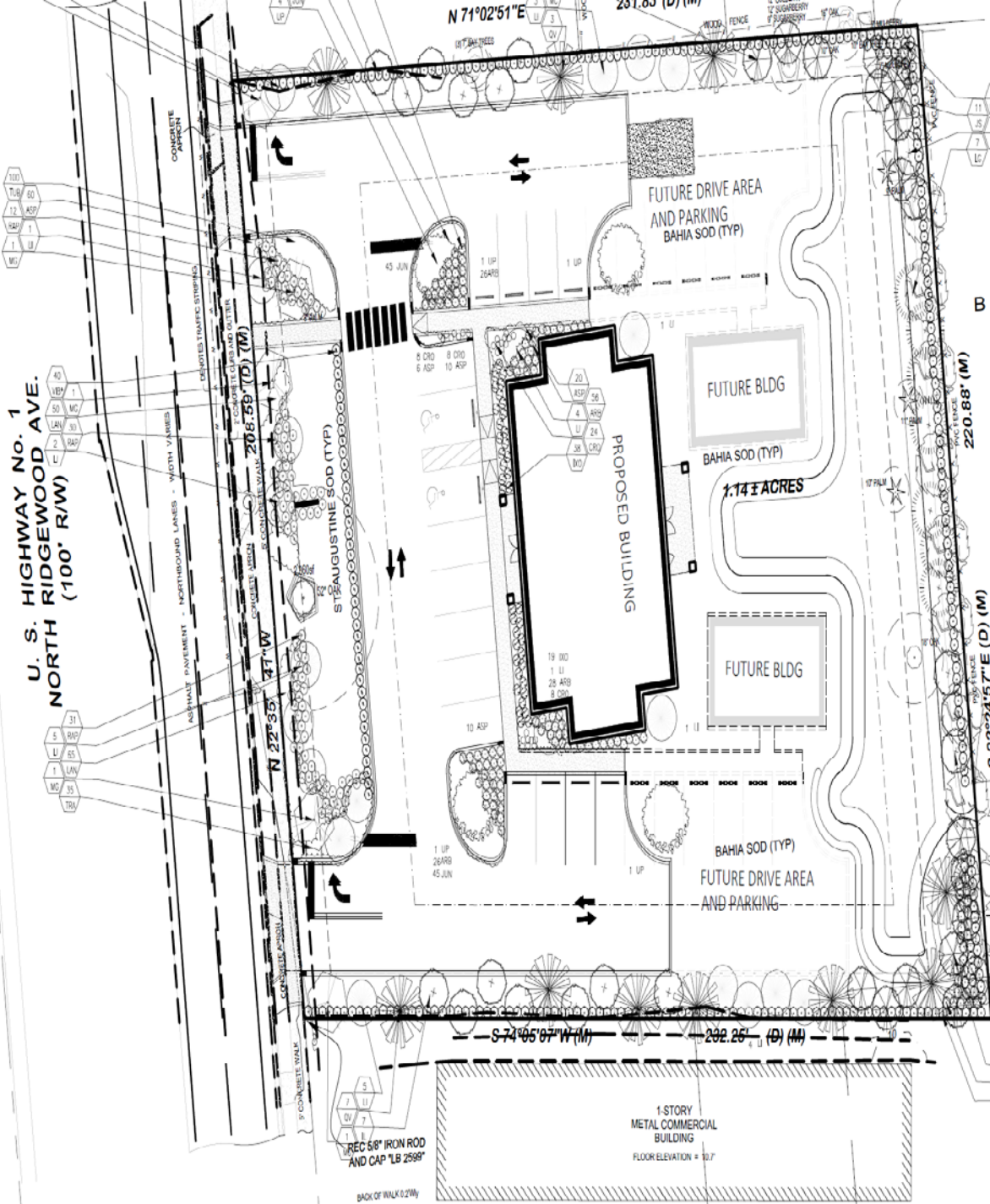


Subject Property



Date: 2/20/2026

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SHADE/UNDERSTORY TREES

KEY	QTY	BOTANICAL/COMMON NAMES	HT.	SPR.	REMARKS
IL	18	Ilex x attenuata 'Eagleston' Eagleston Holly	6'-8'	3"	Min 1 1/2" Cal
JS	11	Juniperus virginiana silicicola Southern Red Cedar	12'	3'-4'	Min 3" Cal Shape/Full
LI	21	Lagerstroemia indica Crepe Myrtle	6'-8'	3"	Min 1 1/2" Cal Single Trunk
LG	7	Magnolia grandiflora 'Little Gem' Little Gem Magnolia	6'-8'	3"	Min 1 1/2" Cal
BLO (MC	19	Myrica cerifera Wax Myrtle	6'-8'	3"	Min 1 1/2" Cal Multiple Trunks to equal 1.5" Cal
MG	5	Magnolia grandiflora DD Blanchford DD Blanchford Magnolia	12'	3'-4'	Min 3" Cal Shape/Full
QV	10	Quercus virginiana Live Oak	12'	3'-4'	Min 3" Cal Shape/Full
UP	4	Ulmus parvifolia Drake Elm	12'	3'-4'	Min 3" Cal Shape/Full

SHRUBS/GROUNDCOVERS

KEY	QTY	BOTANICAL/COMMON NAMES	HT.	SPR.	REMARKS
ARB	108	Schefflera arboricola 'Variegata' Variegated Dwarf Umbrella	18"	10"	3 Gal Cont 36" O.C.
ASP	80	Asparagus densiflorus 'Meyersii' Foxtail Fern	10"	6"	1 Gal Cont 36" O.C.
CRO	24	Codiaeum variegatum Var Crotons	18"	10"	3 Gal Cont 36" O.C.
IXO	38	Ixora maui Maui Ixora	18"	10"	3 Gal Cont 30" O.C.
JUN	90	Juniperus parsonii 'Squamata' Parson's Juniper	10"	8"	1 Gal Cont 36" O.C.
LAN	115	Lantana camara Pineland Yellow Lantana	6"	6"	1 Gal Cont 36" O.C.
MUH	48	Muhlenbergia capillaris Pink Muhly Grass	18"	10"	3 Gal Cont 36" O.C.
RAP	73	Raphiolepis indica Indian Hawthorn	18"	10"	3 Gal Cont 36" O.C.
TRA	35	Trachelospermum jasminoides 'Asiatikum' Dwarf Trailing Jasmine	6"	6"	1 Gal Cont 36" O.C.
TUB	100	Tubalacea violacea Society Garlic	6"	6"	1 Gal Cont 24" O.C.
VIB	223	Viburnum suspensum Sandankwa Viburnum	30"	12"	3 Gal Cont 36" O.C.
VIB*	40	Viburnum suspensum Sandankwa Viburnum	40"	14"	7 Gal Cont 36" O.C.



Legendary Way

S Ridgewood Ave

Whaler Way

Relocation Rd



Subject Property



Date: 2/24/2026

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SILT FENCE (TYPICAL)

NOTE:
POND AND STRUCTURES MUST BE CLEANED
OF ALL SEDIMENT AND DEBRIS AFTER SITE
IS FULLY STABILIZED.

PROPOSED BUILDING
FFE= 15.75

WHEEL STOP
(TYPICAL)
ADD FILTER SOCK
DROP INLET
PROTECTION

DRIVEN DOOR

ADD FILTER SOCK
DROP INLET
PROTECTION

EXISTING 1-STORY
CONCRETE-BLOCK
& METAL BUILDING
#A100 SOUTH RIDGEWOOD AVENUE
FLOOR ELEVATION = 19.10

COMPOST
FILTER SOCK

APPROXIMATE
STABILIZED CONSTRUCTION
INGRESS/EGRESS

SILT FENCE (TYPICAL)

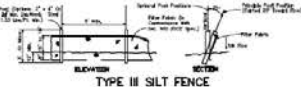
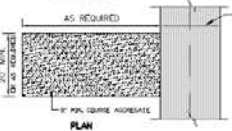
APPROXIMATE
STABILIZED CONSTRUCTION
INGRESS/EGRESS

U.S. HIGHWAY No. 1 - SOUTH RIDGEWOOD AVENUE

PROPOSED ASPHALT DRIVE
LANE (SEE ASPHALT DRIVE
AREA-DETAIL & SIGNAGE
MARKING DETAIL SH1 D-11)

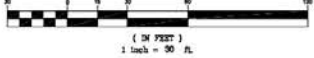
ASPHALT PAVEMENT
"RELOCATION ROAD"

- 1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION AND ADJACENT AREAS
- 2. GRADE TO PREVENT EROSION FROM EXISTING SITE
- 3. PROVIDE SUFFICIENT FABRIC FOR FULL LENGTH AND WIDTH OF CONSTRUCTION PERMITS



NOTE: REFERENCE FOOT INCH 102
SILT FENCE

GRAPHIC SCALE



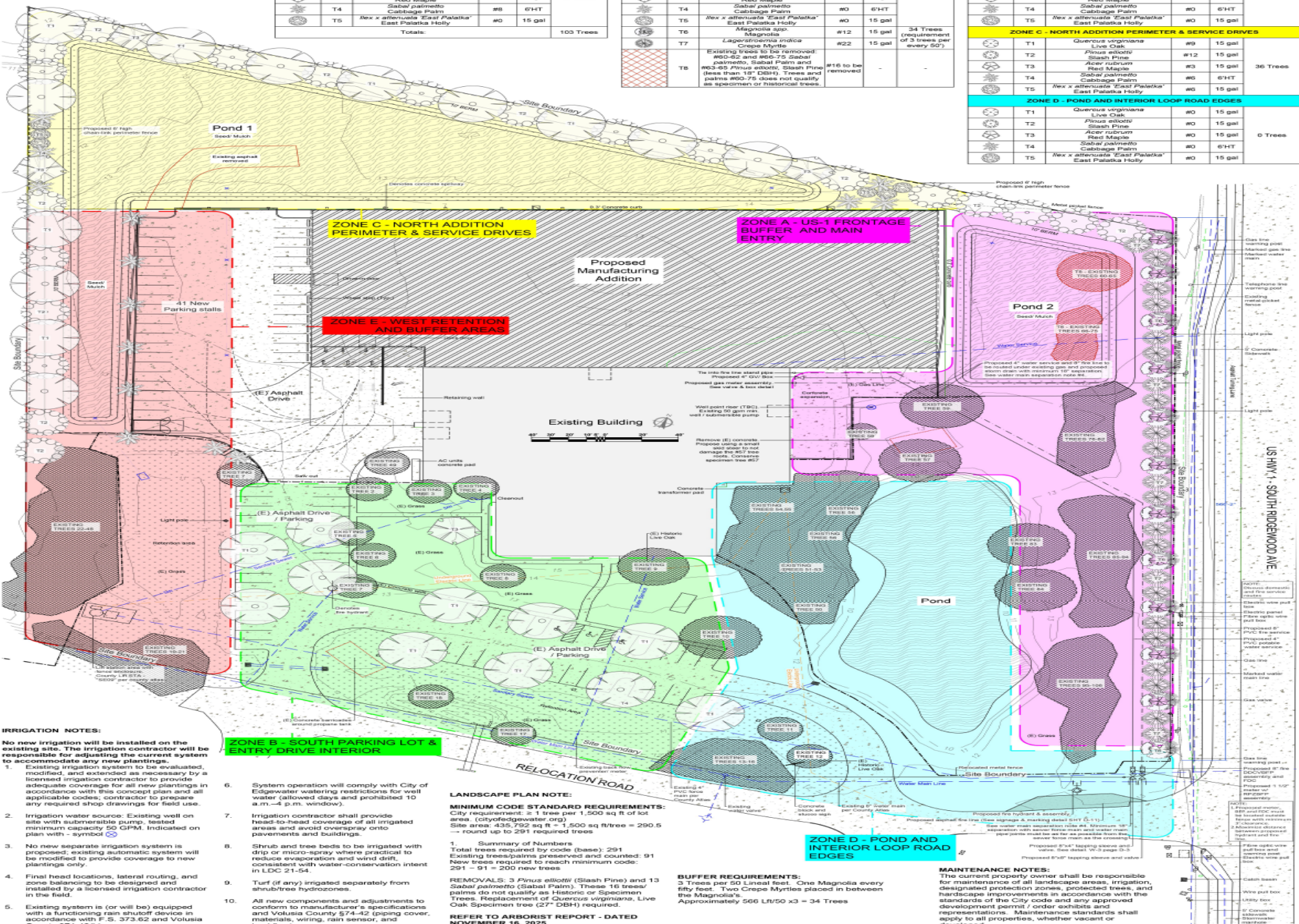
Icon	Code	Name	Qty	Size	Totals
ZONE B - WEST RETENTION AND BUFFER AREAS					
	T1	Quercus virginiana Live Oak	#4	15 gal	17 Trees
	T2	Pinus strobus Slash Pine	#5	15 gal	
	T3	Acer rubrum Red Maple	#0	15 gal	
	T4	Sabal palmetto Cabbage Palm	#8	6'HT	
	T5	Nex x alternata 'East Palatka' East Palatka Holly	#0	15 gal	
Totals:					103 Trees

Icon	Code	Name	Qty	Size	Totals
ZONE A - US-1 FRONTAGE BUFFER AND MAIN ENTRY					
	T1	Quercus virginiana Live Oak	#0	15 gal	4 Trees
	T2	Pinus strobus Slash Pine	#4	15 gal	
	T3	Acer rubrum Red Maple	#0	15 gal	
	T4	Sabal palmetto Cabbage Palm	#0	6'HT	
	T5	Nex x alternata 'East Palatka' East Palatka Holly	#0	15 gal	
	T6	Magnolia speciosa Magnolia	#12	15 gal	
	T7	Lagerflorimia indica Crape Myrtle	#22	15 gal	
	T8	Existing trees to be removed #60-62 and #66-75 Sabal palmetto, Sabal Palm and #63-65 Pinus strobus, Slash Pine (less than 12" DBH). Trees and palms #60-75 does not qualify as specimen or historical trees.	#16 to be removed		
Totals:					34 Trees (requirement of 3 trees per 50')

Icon	Code	Name	Qty	Size	Totals
ZONE B - SOUTH PARKING LOT & ENTRY DRIVE INTERIOR					
	T1	Quercus virginiana Live Oak	#1	15 gal	12 Trees
	T2	Pinus strobus Slash Pine	#0	15 gal	
	T3	Acer rubrum Red Maple	#1	15 gal	
	T4	Sabal palmetto Cabbage Palm	#0	6'HT	
	T5	Nex x alternata 'East Palatka' East Palatka Holly	#0	15 gal	

Icon	Code	Name	Qty	Size	Totals
ZONE C - NORTH ADDITION PERIMETER & SERVICE DRIVES					
	T1	Quercus virginiana Live Oak	#9	15 gal	36 Trees
	T2	Pinus strobus Slash Pine	#12	15 gal	
	T3	Acer rubrum Red Maple	#3	15 gal	
	T4	Sabal palmetto Cabbage Palm	#6	6'HT	
	T5	Nex x alternata 'East Palatka' East Palatka Holly	#0	15 gal	

Icon	Code	Name	Qty	Size	Totals
ZONE D - POND AND INTERIOR LOOP ROAD EDGES					
	T1	Quercus virginiana Live Oak	#0	15 gal	0 Trees
	T2	Pinus strobus Slash Pine	#0	15 gal	
	T3	Acer rubrum Red Maple	#0	15 gal	
	T4	Sabal palmetto Cabbage Palm	#0	6'HT	
	T5	Nex x alternata 'East Palatka' East Palatka Holly	#0	15 gal	



IRRIGATION NOTES:

No new irrigation will be installed on the existing site. The Irrigation contractor will be responsible for adjusting the current system to accommodate any new plantings.

Existing irrigation system to be evaluated, modified, and extended as necessary by a licensed irrigation contractor to provide adequate coverage for all new plantings in accordance with this concept plan and all applicable codes; contractor to prepare any required shop drawings for field use.

2. Irrigation water source. Existing well on site with submersible pump, tested minimum capacity 50 GPM. Indicated on plan with symbol .

3. No new separate irrigation system is proposed; existing automatic system will be modified to provide coverage to new plantings only.

4. Final head locations, lateral routing, and zone balancing to be designed and installed by a licensed irrigation contractor in the field.

5. Existing system is (or will be) equipped with a functioning rain shutoff device in accordance with F.S. 373.62 and Volusia County §74-42(h).

6. System operation will comply with City of Edgewater watering restrictions for well water (allowed days and prohibited 10 a.m. - 4 p.m. window).

7. Irrigation contractor shall provide head-to-head coverage of all irrigated areas and avoid overspray onto pavements and buildings.

8. Shrub and tree beds to be irrigated with drip or micro-spray where practical to reduce evaporation and wind drift, consistent with water-conservation intent in LDC 21-54.

9. Turf (if any) irrigated separately from shrub/tree hydrozones.

10. All new components and adjustments to conform to manufacturer's specifications and Volusia County §74-42 (piping cover, materials, wiring, rain sensor, and backflow).

LANDSCAPE PLAN NOTE:

MINIMUM CODE STANDARD REQUIREMENTS:
 City requirement: ≥ 1 tree per 1,500 sq ft of lot area. (cityofedgewater.org)
 Site area: 435,792 sq ft = 1,500 sq ft/tree = 290.5 → round up to 291 required trees.

1. Summary of Numbers
 Total trees required by code (base): 291
 Existing trees/palms preserved and counted: 91
 New trees required to reach minimum code: 291 - 91 = 200 new trees

REMOVALS: 3 *Pinus strobus* (Slash Pine) and 13 *Sabal palmetto* (Sabal Palm). These 16 trees/palms do not qualify as Historic or Specimen Trees. Replacement of *Quercus virginiana*, Live Oak Specimen tree (27" DBH) required.

REFER TO ARBORIST REPORT - DATED NOVEMBER 16, 2025

BUFFER REQUIREMENTS:
 3 Trees per 50 Lineal feet. One Magnolia every fifty feet. Two Crape Myrtles placed in between the Magnolia's.
 Approximately 566 LF/50' x 3 = 34 Trees

MAINTENANCE NOTES:
 The current property owner shall be responsible for maintenance of all landscape areas, irrigation, designated protection zones, protected trees, and landscape improvements in accordance with the standards of the City code and any approved development permit / order exhibits and representations. Maintenance standards shall apply to all properties, whether vacant or developed.

US HWY 1 - SOUTH RIDGEWOOD AVE