

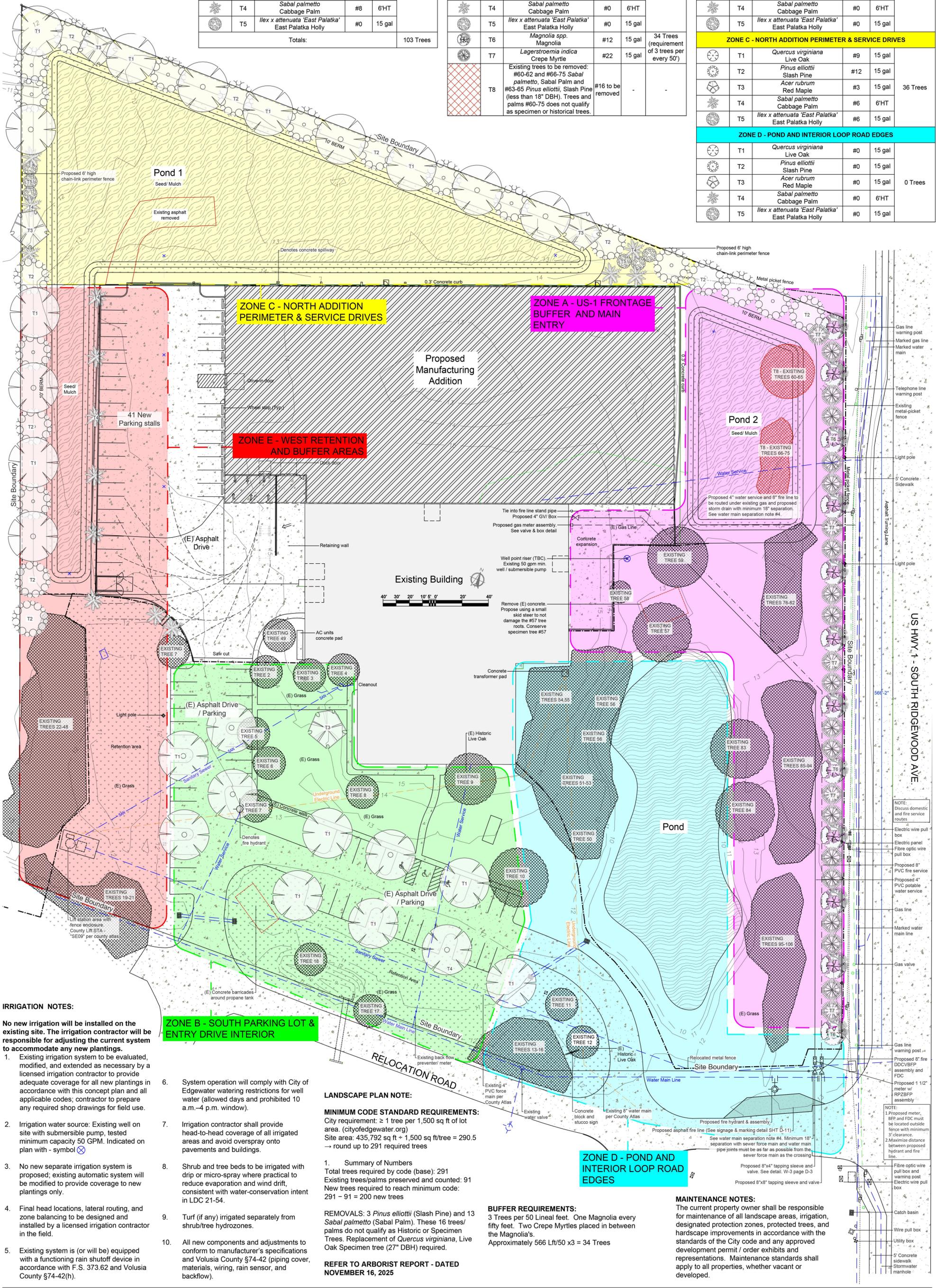
Icon	Code	Name	Qty	Size	Totals
ZONE E - WEST RETENTION AND BUFFER AREAS					
	T1	<i>Quercus virginiana</i> Live Oak	#4	15 gal	17 Trees
	T2	<i>Pinus elliottii</i> Slash Pine	#5	15 gal	
	T3	<i>Acer rubrum</i> Red Maple	#0	15 gal	
	T4	<i>Sabal palmetto</i> Cabbage Palm	#8	6'HT	
	T5	<i>Ilex x attenuata</i> '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	<i>Quercus virginiana</i> Live Oak	#0	15 gal	34 Trees (requirement of 3 trees per every 50')
	T2	<i>Pinus elliottii</i> Slash Pine	#4	15 gal	
	T3	<i>Acer rubrum</i> Red Maple	#0	15 gal	
	T4	<i>Sabal palmetto</i> Cabbage Palm	#0	6'HT	
	T5	<i>Ilex x attenuata</i> 'East Palatka' East Palatka Holly	#0	15 gal	
	T6	<i>Magnolia spp.</i> Magnolia	#12	15 gal	
	T7	<i>Lagerstroemia indica</i> Crepe Myrtle	#22	15 gal	
	T8	Existing trees to be removed: #60-62 and #66-75 <i>Sabal palmetto</i> , Sabal Palm and #63-65 <i>Pinus elliottii</i> , Slash Pine (less than 18" DBH). Trees and palms #60-75 does not qualify as specimen or historical trees.	#16 to be removed	-	-

Icon	Code	Name	Qty	Size	Totals
ZONE B - SOUTH PARKING LOT & ENTRY DRIVE INTERIOR					
	T1	<i>Quercus virginiana</i> Live Oak	#11	15 gal	12 Trees
	T2	<i>Pinus elliottii</i> Slash Pine	#0	15 gal	
	T3	<i>Acer rubrum</i> Red Maple	#1	15 gal	
	T4	<i>Sabal palmetto</i> Cabbage Palm	#0	6'HT	
	T5	<i>Ilex x attenuata</i> 'East Palatka' East Palatka Holly	#0	15 gal	

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

Icon	Code	Name	Qty	Size	Totals
ZONE D - POND AND INTERIOR LOOP ROAD EDGES					
	T1	<i>Quercus virginiana</i> Live Oak	#0	15 gal	0 Trees
	T2	<i>Pinus elliottii</i> Slash Pine	#0	15 gal	
	T3	<i>Acer rubrum</i> Red Maple	#0	15 gal	
	T4	<i>Sabal palmetto</i> Cabbage Palm	#0	6'HT	
	T5	<i>Ilex x attenuata</i> '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.
- Irrigation water source: Existing well on site with submersible pump, tested minimum capacity 50 GPM. Indicated on plan with - symbol
- No new separate irrigation system is proposed; existing automatic system will be modified to provide coverage to new plantings only.
- Final head locations, lateral routing, and zone balancing to be designed and installed by a licensed irrigation contractor in the field.
- 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).

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

- 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 elliottii* (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

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BUFFER REQUIREMENTS:
 3 Trees per 50 Lineal feet. One Magnolia every fifty feet. Two Crepe Myrtles placed in between the Magnolia's.
 Approximately 566 Lft/50 x3 = 34 Trees

MAINTENANCE NOTES:
 The current property owner shall be responsible for maintenance of all landscape areas, irrigation, designated protection zones, protected trees, and hardscape 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.

LANDSCAPE PLAN AND IRRIGATION NOTES

INCERTEC - 4100 S. US Highway 1, Edgewater, FL 3241
 02-13-2026 | Scale: 1/32" = 1'-0" (24x36in) | Author: KHM | Checked: LW | Rev: 3 | Issued for approval

