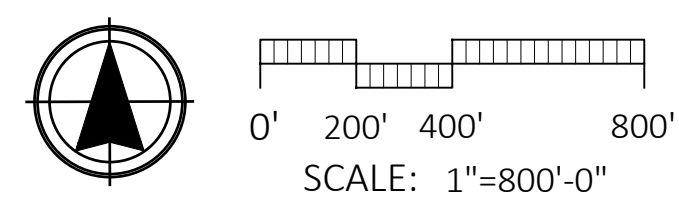


The map displays the following features and labels:

- Neighborhoods:** NEIGHBORHOOD #1 through NEIGHBORHOOD #10.
- Land Use Designations:** MIXED USE (e.g., ~17.00 AC, ~18.73 AC, ~25.75 AC, ~10.90 AC, ~12.70 AC, ~15.74 AC, ~17.12 AC), MULTI-FAM (e.g., ~15.74 AC, ~17.12 AC).
- Specific Lots:** LOT 1" (~36.8 ACRES), LOT 2" (~27.4 ACRES), LOT 3" (~18.1 AC), LOT 4" (~17.7 ACRES), LOT 5" (~4.5 ACRES), LOT 6" (~4.5 ACRES), LOT 7" (~30.8 ACRES), LOT 8" (~18.1 AC).
- Infrastructure:** INTERSTATE 85, O POSSUM CAMP RD, LAKE, BLUEWAY, HAWK'S GATE.
- Other Labels:** SINGLE FAMILY, TOWN SQUARE, MULTI-FAM, LOT 1" through LOT 8", LOT 9", LOT 10", LOT 11", LOT 12", LOT 13", LOT 14", LOT 15", LOT 16", LOT 17", LOT 18", LOT 19", LOT 20", LOT 21", LOT 22", LOT 23", LOT 24", LOT 25", LOT 26", LOT 27", LOT 28", LOT 29", LOT 30", LOT 31", LOT 32", LOT 33", LOT 34", LOT 35", LOT 36", LOT 37", LOT 38", LOT 39", LOT 40", LOT 41", LOT 42", LOT 43", LOT 44", LOT 45", LOT 46", LOT 47", LOT 48", LOT 49, LOT 50, LOT 51, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, LOT 58, LOT 59, LOT 60, LOT 61, LOT 62, LOT 63, LOT 64, LOT 65, LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73, LOT 74, LOT 75, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 81, LOT 82, LOT 83, LOT 84, LOT 85, LOT 86, LOT 87, LOT 88, LOT 89, LOT 90, LOT 91, LOT 92, LOT 93, LOT 94, LOT 95, LOT 96, LOT 97, LOT 98, LOT 99, LOT 100.



LANDSCAPE YARD SIZE REQUIREMENTS PER PUD

Landscape requirements and standards for development

a. Canopy (shade) trees shall be a minimum of twelve feet in height and 3.0 inches caliper. b. Understory trees shall be a minimum of six feet in height and 1.5 inches caliper. c. Palm trees shall have a minimum 6-foot clear trunk at time of planting. d. Shrubs shall be minimum container size of three gallons, and 18"x24" at time of planting. e. Shrubs shall consist of multiple species, with no shrub accounting for more than 75% of planting. f. Ornamental grasses may be used for up to 25% of the required shrubs. g. All plant materials used in conformance with the requirements of this Section shall be Florida grade #1, as established, and periodically reviewed by the Florida Department of Agriculture and Consumer Affairs. h. Ground cover shall be planted so as to present a finished appearance and complete coverage within twelve (12) months of installation. i. Landscaping must consist of a minimum 25% native vegetation, unless otherwise noted. j. When required number of trees is less than 10, one or more species of trees shall be provided, less than 20 trees, two or more species shall be provided, more than 20 trees, three or more species shall be provided. k. Responsibility for maintenance. The current property owner shall be responsible for maintenance of all landscape area, irrigation, designated protection zones, protected trees, and hardscape improvements in accordance with the standards of this code and any approved development permit/order exhibits and representations. Maintenance standards shall apply to all properties, whether vacant or developed.	
1. Standards for maintenance. Landscape areas, designated protection zones, and protected trees shall be maintained in a healthy condition pursuant to accepted industry practices. Landscape areas shall not become overgrown with weeds, infested by invasive exotic plant species or vermin, or become a source of erosion, stormwater runoff, or pollution. Landscape areas and site improvements shall be kept free from refuse and debris. Irrigation systems shall be fully operational. Hardscape improvements shall be kept in good repair and maintained in their approved location. Mulch shall be kept at the proper coverage and depth. All plant materials shall be maintained in a healthy and vigorous condition through proper irrigation, fertilization, pruning, mowing, and other standard horticultural practices so as to grow to their normal shape, size, and height, and meet the requirement of this section. Dead trees that may cause imminent personal injury or significant property damage to existing structures and adjoining property shall be removed. All dead plants shall be replaced as required. All damaged plants including lawn grass shall be replaced or restored	

Instrument #2020023221 #4 Book/7809 Page:3248

with the City of Edgewater's current Land Development Code (LDC) as of the adoption date. Based on Final Subdivision Plan approval, the total number of single-family and multi-family units may vary but the maximum units allowed shall not exceed a gross density of 1.55 units/acre and a net density of 4.25 du/ net acre, or a total of 1,362 units. If the Landowner and/or Developer achieves less than the 1,362 approved dwelling units, then the corresponding square footage of retail, commercial, or industrial shall be added to the permitted non-residential square footage. For purposes of calculating equivalent square footage, Equivalent Residential Units (ERU's) shall be calculated based on traffic generation rates as determined by the most recent ITE manual. The Landowner and/or Developer further agrees that all development will be consistent with the attached Concept Plan (**Exhibit "B"**). The Property shall be developed consistent with the City's LDC procedures (except as amended by this Agreement). Final project approval may be subject to change based upon final environmental, permitting, and planning considerations and/or Federal and State regulatory agencies permit requirements.

RESIDENTIAL

In the event that single-family units are developed on the Property, the total number of units shall not exceed a total of 1,362 single-family and multi-family dwelling units.

Single Family Residential Criteria:

Minimum Lot Size	50 ft. wide by 115 ft. deep for up to a total of 25% of the single-family lots in Deering Park Center. The remaining single-family lots must be at least 55 ft. wide by 115 ft. deep
Maximum Impervious Surface	70%
Maximum Building Coverage	70%
Minimum Living Area	1,200 s.f./unit
Minimum Yard Size and Setbacks (All single-family residential lots):	

Deering Park Center4

Instrument #2020023221 #5 Book/7809 Page:3249

Front (Garage) - 24'	
Front (Non-Garage Areas) - 10'	
Front (Alley Loaded) - 5'	
Rear - 20'	
Rear (Alley Loaded) - 15'	
Side - 5'	

Minimum Garage Capacity - 2 cars

Maximum Height - 35'

Utility Easements - 10' front, 5' sides (in those areas where utilities will be located)

Swimming Pools - Rear - 5' from property line to pool deck edge
Side - 5' from property line to pool deck edge

Swimming pools are prohibited in front yards

"In-Law Suites" shall be permitted on single-family residential lots provided:

- The suite's living area shall be a minimum of 480 square feet and a maximum of 800 square feet.
- The proposed architectural treatment for the suite shall be consistent with the principal residential structure on the property.
- Suites may be attached or detached from the principal residence.
- The suite's structure shall meet the same side building setbacks as the principal residence on the property. If the suite is detached from the principal residence, the rear yard setback shall be a minimum of 10 feet.
- Any additional access to the street shall be provided via the driveway for the principal residence on the property.

Deering Park Center5

Instrument #2020023221 #6 Book/7809 Page:3250

(f) Suites may be used by family members or may be rented out to third parties provided that the principal residence is not rented and is occupied by the owner of the property.

Multi-family Residential Criteria:

Minimum Yard Size and Setbacks (Multi-Family Residential):

Front (Garage) - 24'	
Front (Non-Garage Areas) - 10'	
Front (Alley Loaded) - 5'	
Rear - 20'	
Rear (Alley Loaded) - 15'	
Side - 10'	
Building Separation - 20'	

Maximum Impervious Surface - 70%

Maximum Height - 50'

Utility Easements - 10' front, 5' sides (in those areas where utilities will be located)

Swimming Pools - 20' from side and rear property line to pool deck edge. Swimming pools are prohibited in front yards. Setbacks may be reduced to 10' upon showing of no impact to adjoining properties.

Townhomes and condominiums shall have no minimum lot size. Condominiums shall be required to maintain common open space pursuant to applicable City code provisions.

Building separations will comply with the current Florida Building Code and City Fire Code.

Multi-family land uses may utilize inverted crown roadway and drainage systems with

Deering Park Center6

Instrument #2020023221 #7 Book/7809 Page:3251

flush curb and gutter within multi-family villages.

COMMERCIAL

Minimum Yard Size and Setbacks:

Front - 10'	
Rear - 10'	
Side - 15'	
Building Separation - 15'	

Maximum Height - 50' (35' feet within 100 feet of single-family residential areas)

Utility Easements - 10' front, 10' sides (in those areas where utilities will be located)

Building separations will comply with the current Florida Building Code and City Fire Code.

Parking: All commercial uses shall meet the requirements of the City's LDC, except as otherwise provided herein. For retail uses, 50% of required parking shall be located on the side or at the rear of the building. Commercial areas may be subdivided into 25' wide lots, which may then be combined to meet "building site" requirements including all minimum yard size and standards from the perimeter of the "building site" which is created by a combination of lots. Commercial buildings shall be oriented towards the street with appropriate streetscape to encourage pedestrian-friendly design.

VILLAGE CENTERS

For those areas identified as "Village Centers," the following requirements shall control in the event of conflict with other provisions of this Agreement.

Minimum Yard Size and Setbacks:

Front - 5' (0' adjoining village green area)	
--	--

Deering Park Center7

Instrument #2020023221 #8 Book/7809 Page:3252

Rear - 5' (0' adjoining village green area)	
Side - 5' (0' adjoining village green area)	
Building Separation - 15'	

Maximum Height - 50' (35' feet within 100 feet of single-family residential subdivisions)

Utility Easements - 10' front, 10' sides (in those areas where utilities will be located)

Building separations will comply with the current Florida Building Code and City Fire Code.

Parking for the village centers, as further described below, shall be provided at the rate of 2.5 spaces per 1000 sq. ft. of structure. Commercial areas may be subdivided into 25' wide lots, which may then be combined to meet "building site" requirements including all minimum yard size and standards from the perimeter of the "building site" which is created by a combination of lots. Commercial buildings shall be oriented towards the street with appropriate streetscape to encourage pedestrian-friendly design.

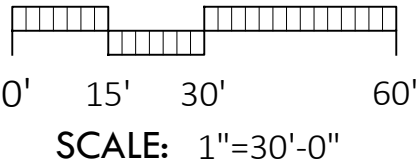
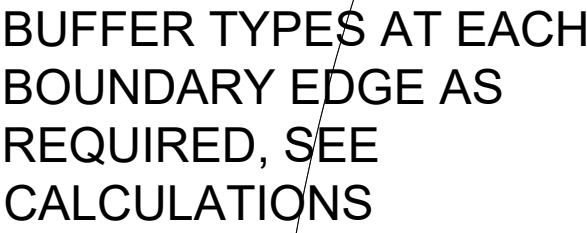
INDUSTRIAL

Minimum Lot Width	75'
Maximum Building Coverage	50%
Maximum Impervious Coverage	80%
Minimum Yard Size and Setbacks:	

Front - 25'	
Rear - 10'	
Building Separation - 15'	
Side - 15'	

Maximum Height - 50' (35' feet within 100 feet of single-family residential areas)

Deering Park Center8



SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	BD	Betula nigra 'BNMTF' / Dura Heat® River Birch
	CC2	Cercis canadensis / Eastern Redbud
	IC3	Ilex cassine / Dahoon Holly
	MB	Magnolia grandiflora 'Miss Chloe' / Miss Chloe Southern Magnolia
	PP3	Pinus palustris / Longleaf Pine
	PA2	Prunus angustifolia / Chickasaw Plum
	QA2	Quercus austrina / Bluff Oak
	QV4	Quercus virginiana / Southern Live Oak
	SPP	Sabal palmetto / Cabbage Palmetto
	TD	Taxodium distichum / Bald Cypress
	VO	Viburnum obovatum / Walter's Viburnum



OVERALL LANDSCAPE PLAN

	PERMIT SET	05.30.25
	BID REVIEW SET	04.02.25
	BID REVIEW SET	03.31.25
REV	DESCRIPTION	DATE

SIZE:	ANSI D
PRIME PROJECT #:	
ML+H PROJECT #:	19.19.12

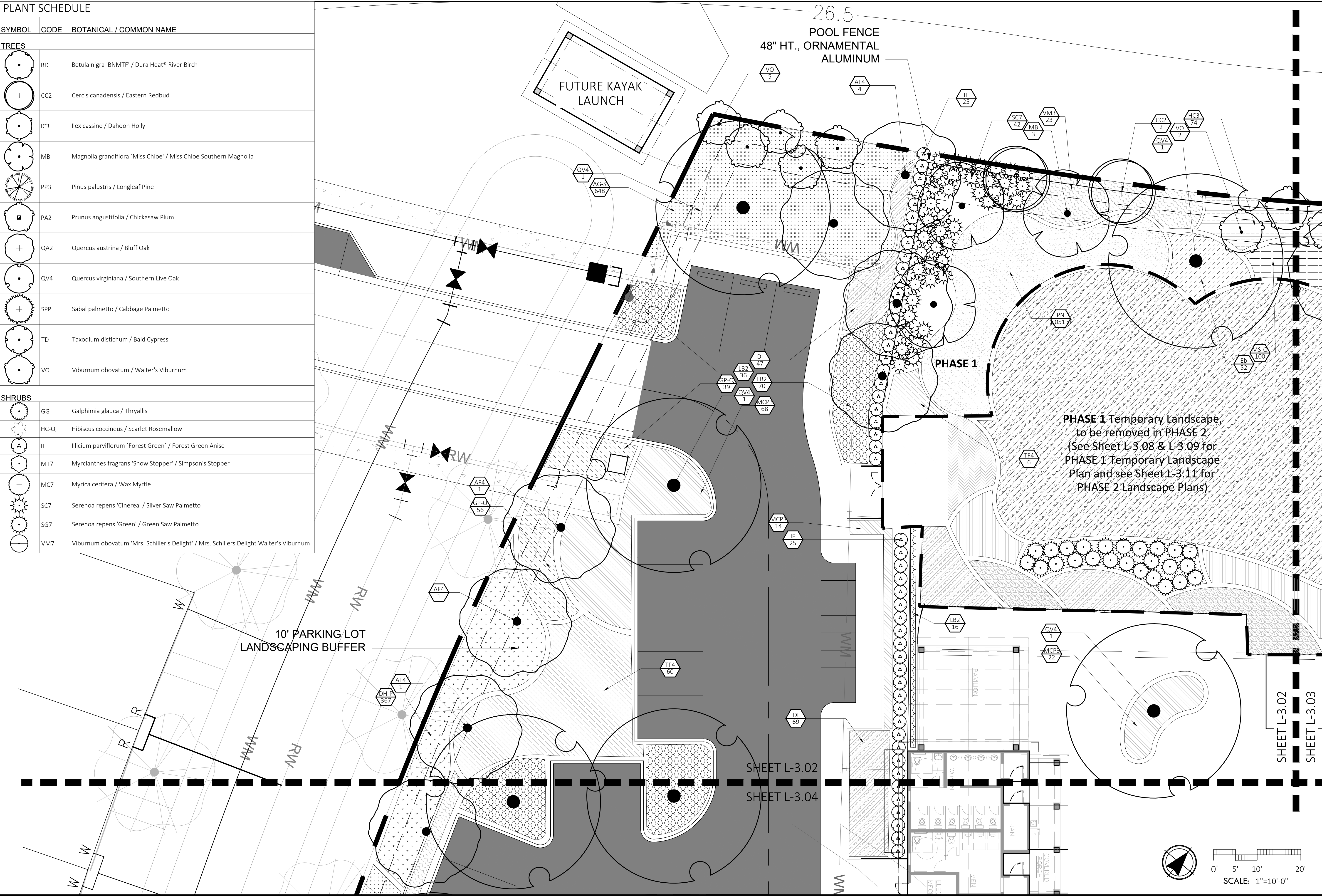
DRAWING NO. L-3.01

Friday, May 30, 2025

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

PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	BD	Betula nigra 'BNMTF' / Dura Heat® River Birch
	CC2	Cercis canadensis / Eastern Redbud
	IC3	Ilex cassine / Dahoon Holly
	MB	Magnolia grandiflora 'Miss Chloe' / Miss Chloe Southern Magnolia
	PP3	Pinus palustris / Longleaf Pine
	PA2	Prunus angustifolia / Chickasaw Plum
	QA2	Quercus austrina / Bluff Oak
	QV4	Quercus virginiana / Southern Live Oak
	SPP	Sabal palmetto / Cabbage Palmetto
	TD	Taxodium distichum / Bald Cypress
	VO	Viburnum obovatum / Walter's Viburnum
SHRUBS		
	GG	Galphimia glauca / Thryallis
	HC-Q	Hibiscus coccineus / Scarlet Rosemallow
	IF	Illicium parviflorum 'Forest Green' / Forest Green Anise
	MT7	Myrcianthes fragrans 'Show Stopper' / Simpson's Stopper
	MC7	Myrica cerifera / Wax Myrtle
	SC7	Serenoa repens 'Cinerea' / Silver Saw Palmetto
	SG7	Serenoa repens 'Green' / Green Saw Palmetto
	VM7	Viburnum obovatum 'Mrs. Schiller's Delight' / Mrs. Schillers Delight Walter's Viburnum



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Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: JIM/GC/CT

DEERING PARK NORTH AMENITY

CITY OF EDGEWATER, FL

PHASE 1 LANDSCAPE PLAN

PERMIT SET	05.30.25	
BID REVIEW SET	04.02.25	
BID REVIEW SET	03.31.25	
REV	DESCRIPTION	DATE

SIZE: ANSI D

PRIME PROJECT #:

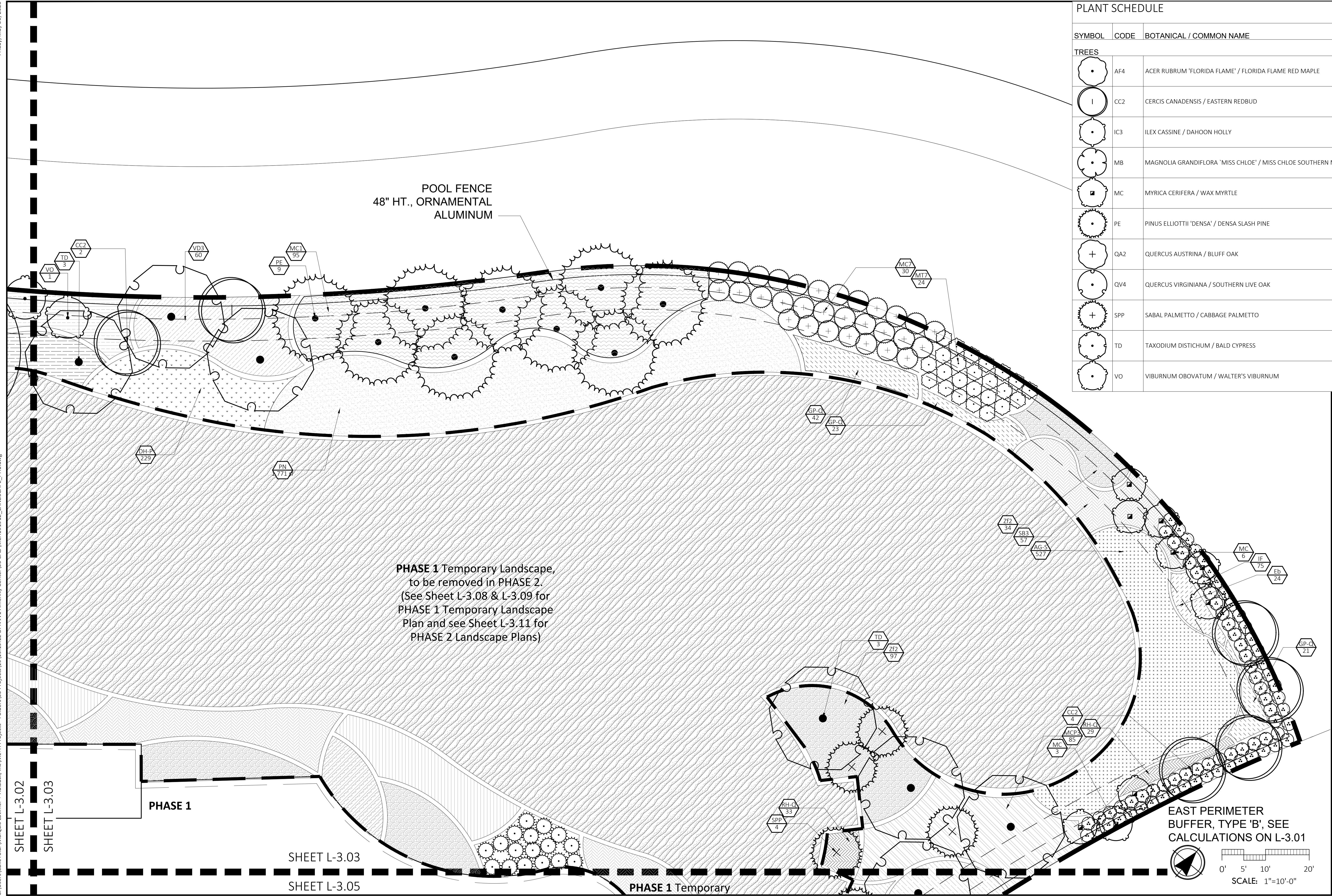
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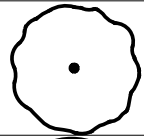
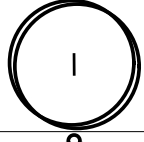
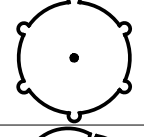
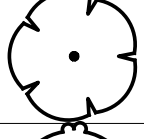
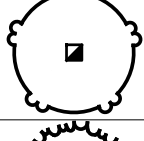
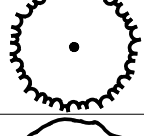
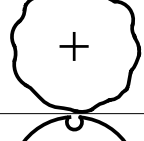
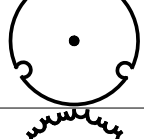
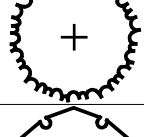
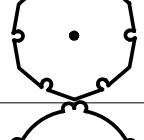
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DRAWING NO.

L-3.02

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



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	AF4	ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE
	CC2	CERCIS CANADENSIS / EASTERN REDBUD
	IC3	ILEX CASSINE / DAHOON HOLLY
	MB	MAGNOLIA GRANDIFLORA 'MISS CHLOE' / MISS CHLOE SOUTHERN MAGNOLIA
	MC	MYRICA CERIFERA / WAX MYRTLE
	PE	PINUS ELLIOTTII 'DENSE' / DENSE SLASH PINE
	QA2	QUERCUS AUSTRINA / BLUFF OAK
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SPP	SABAL PALMETTO / CABBAGE PALMETTO
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	VO	VIBURNUM OBOVATUM / WALTER'S VIBURNUM

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www.halback.com
6667110 Qualifier

THE ARCHITECT OF RECORD
Marquis, RLA (LA6667110)
BY: JM/GC/CT



DEERING PARK NORTH AMENITY

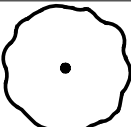
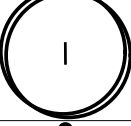
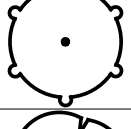
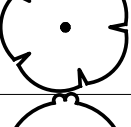
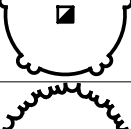
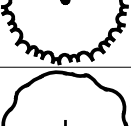
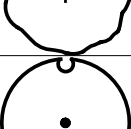
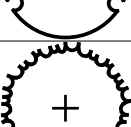
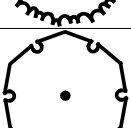
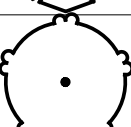
CITY OF EDGEWATER, FL

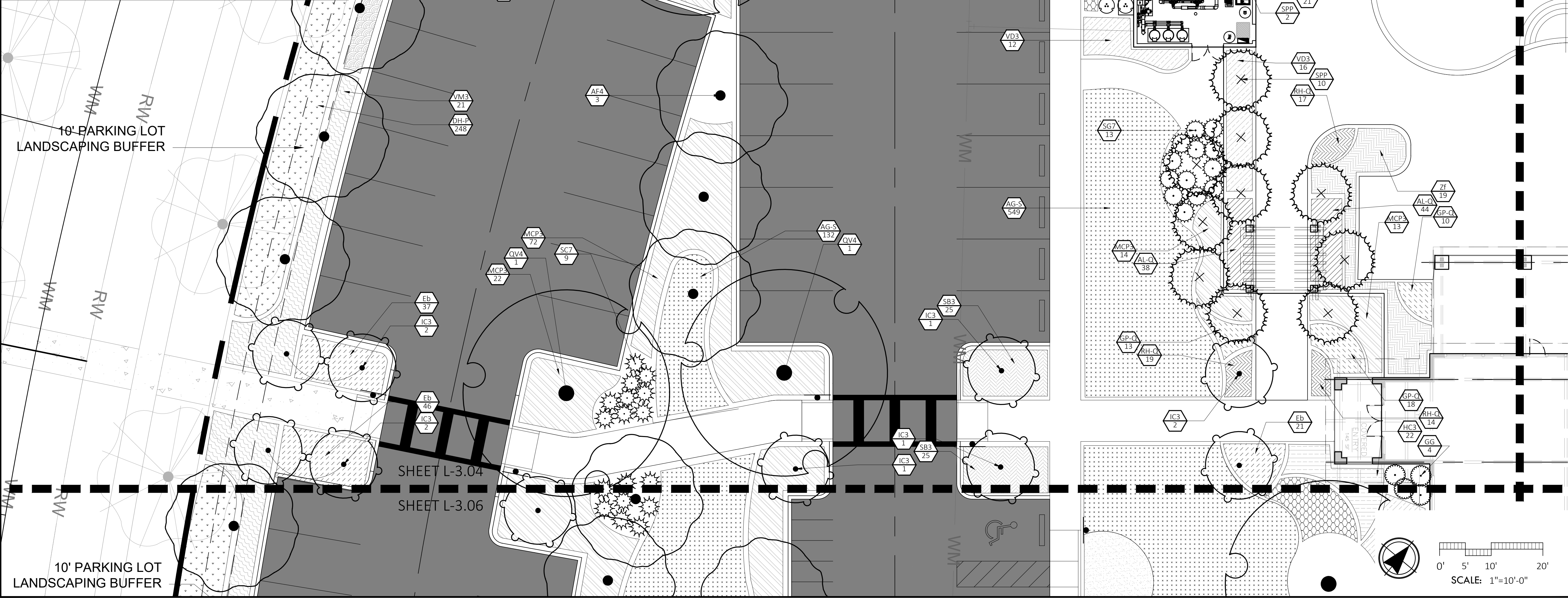
PHASE 1 LANDSCAPE PLAN

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ML+H PROJECT #:	19.19.12
DRAWING NO.	
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PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	AF4	ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE
	CC2	CERCIS CANADENSIS / EASTERN REDBUD
	IC3	ILEX CASSINE / DAHOON HOLLY
	MB	MAGNOLIA GRANDIFLORA 'MISS CHLOE' / MISS CHLOE SOUTHERN MAGNOLIA
	MC	MYRICA CERIFERA / WAX MYRTLE
	PE	PINUS ELLIOTTII 'DENSE' / DENSE SLASH PINE
	QA2	QUERCUS AUSTRINA / BLUFF OAK
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SPP	SABAL PALMETTO / CABBAGE PALMETTO
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	VO	VIBURNUM OBOVATUM / WALTER'S VIBURNUM





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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JM/GC/CT



DEERING PARK NORTH AMENITY

CITY OF EDGEWATER, FL

PHASE 1 LANDSCAPE PLAN

PERMIT SET	05.30.25	
BID REVIEW SET	04.02.25	
BID REVIEW SET	03.31.25	
REV	DESCRIPTION	DATE

SIZE: ANSI D

PRIME PROJECT #:

ML+H PROJECT #:

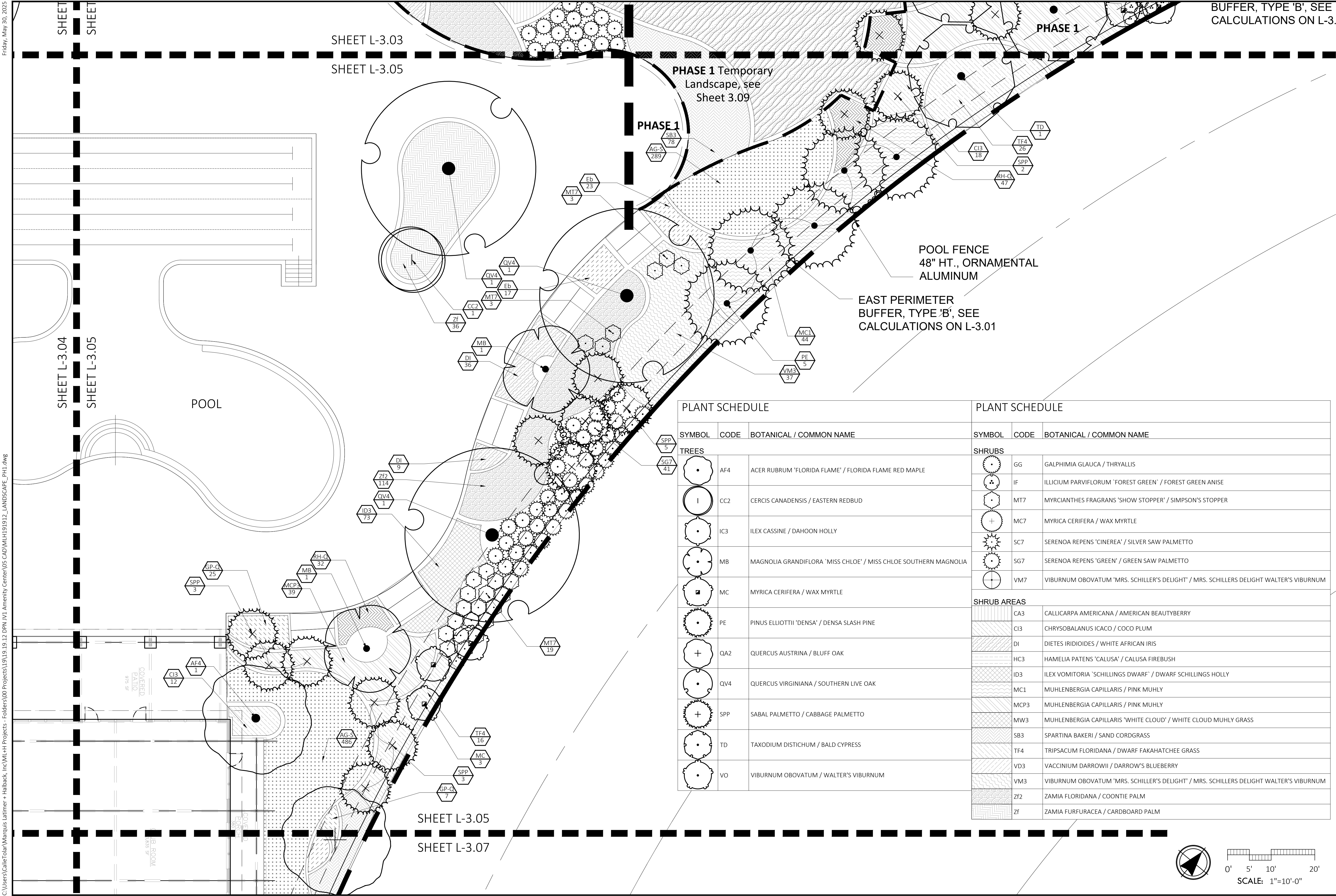
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Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JM/GC/CT



DEERING PARK NORTH AMENITY

CITY OF EDGEWATER, FL

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REV	DESCRIPTION	DATE

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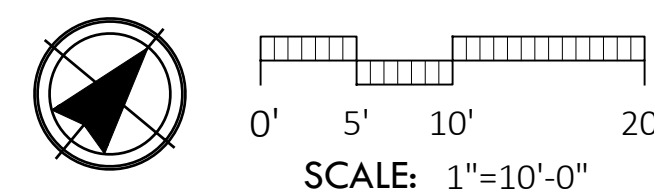
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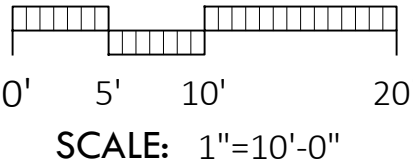
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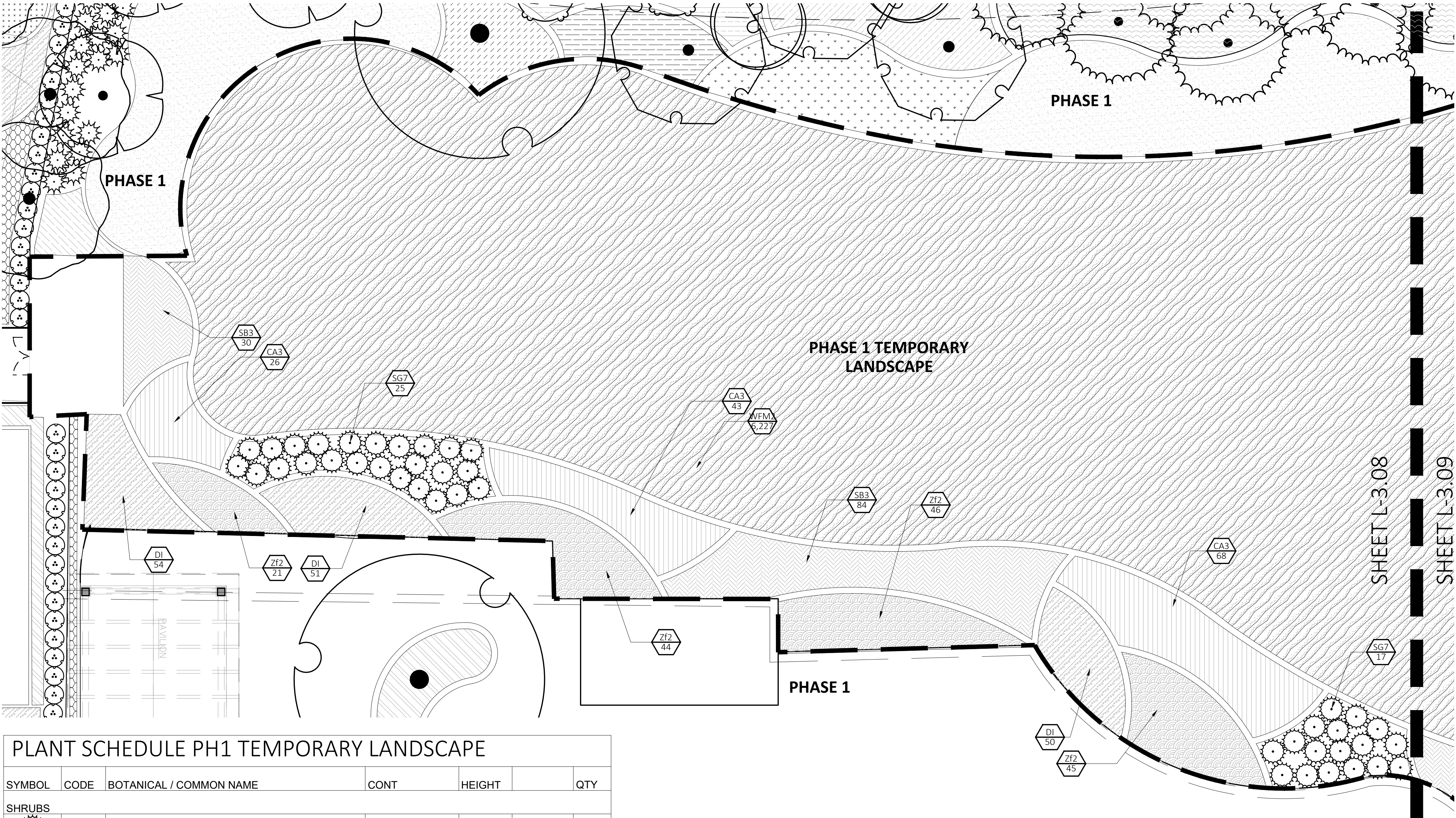
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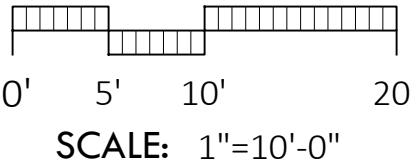
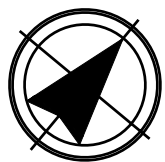


PLANT SCHEDULE PH1 TEMPORARY LANDSCAPE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT		QTY
SHRUBS						
	SG7	SERENOA REPENS 'GREEN' / GREEN SAW PALMETTO	7 GAL.	24" MIN.		42
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPACING	QTY
SHRUB AREAS						
	CA3	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY	3 GAL. FULL IN POT		30" o.c.	137
	DI	DIETES IRIDIOIDES / WHITE AFRICAN IRIS	3 GAL. FULL IN POT		24" o.c.	105
	SB3	SPARTINA BAKERI / SAND CORDGRASS	3 GAL. FULL IN POT		30" o.c.	192
	ZF2	ZAMIA FLORIDANA / COONTIE PALM	3 GAL. FULL IN POT		30" o.c.	111
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT		SPACING	QTY
GROUND COVERS						
	AG-S	ARACHIS GLABRATA 'ECOTURF' / ECOTURF PERENNIAL PEANUT	1 GAL., FULL IN POT		18" o.c.	289
	DH-P	DYSCHORISTE HUMISTRATA / SWAMP TWINFLOWER	1 GAL., FULL IN POT		18" o.c.	229
	RH-Q	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GAL., FULL IN POT		18" o.c.	80
	WFM2	WILDFLOWER MIX 2 / SPECIES MIX 2 (TBD)	QUART		24" o.c.	6,227

SCHEDULE NOTES:
QUANTITIES ARE APPROXIMATE FOR CONTRACTOR CONVENIENCE ONLY - PLEASE VERIFY
COMPLETE QUANTITIES FOR MATERIALS.

ALL LANDSCAPE FOR PHASE 1 TEMPORARY LANDSCAPE PLANTING AREA SHALL BE
REMOVED PRIOR TO THE INSTALLATION OF PHASE 2 LANDSCAPE MATERIAL.



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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: JM/GC/CT



DEERING PARK NORTH AMENITY

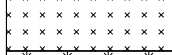
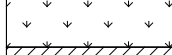
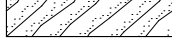
CITY OF EDGEWATER, FL

PHASE 1 TEMPORARY LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	PERMIT SET	05.30.25
	BID REVIEW SET	04.02.25
	BID REVIEW SET	03.31.25

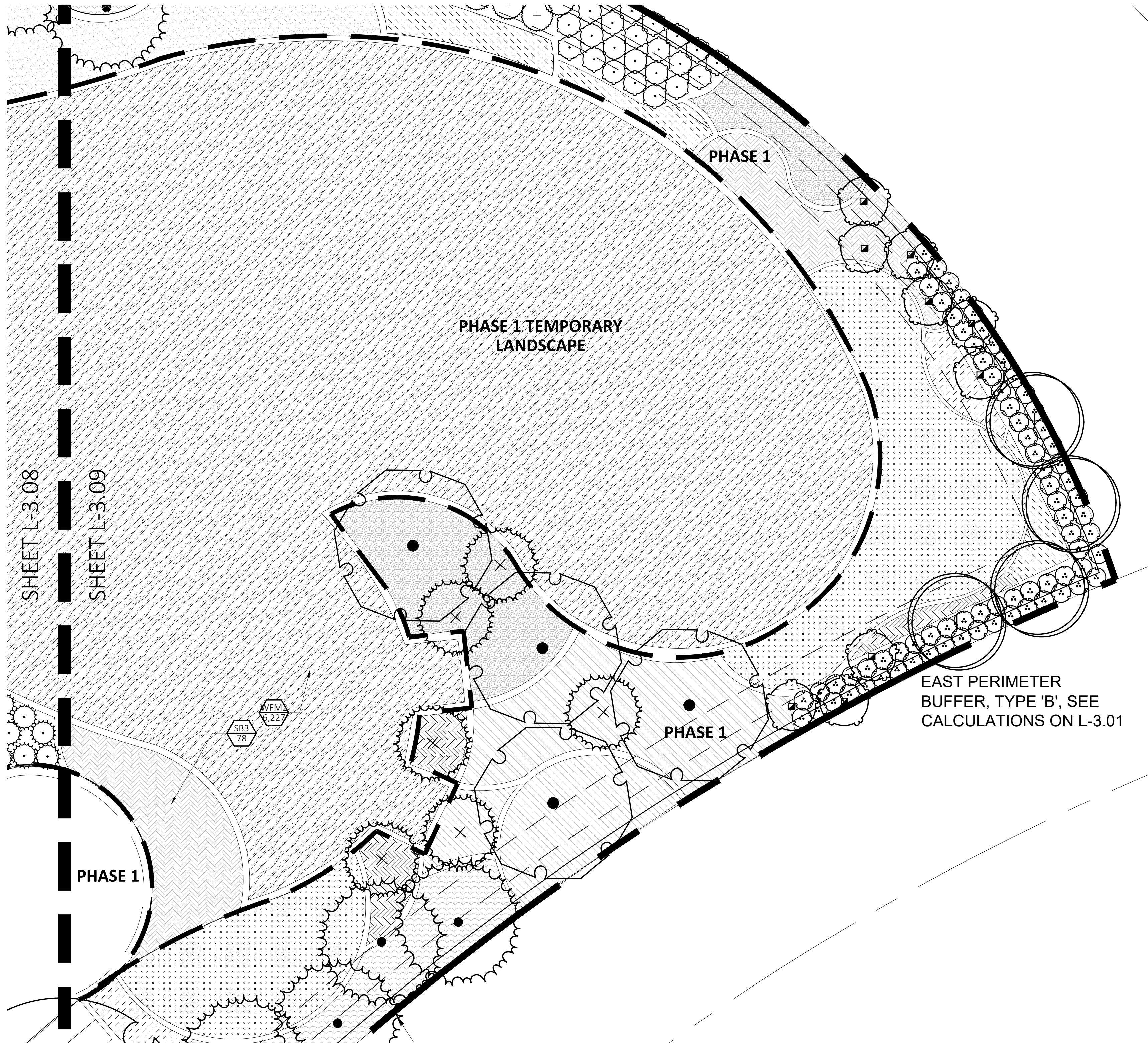
SIZE: ANSI D
PRIME PROJECT #: 19.19.12
ML+H PROJECT #:

DRAWING NO.
L-3.08

PLANT SCHEDULE PH1 TEMPORARY LANDSCAPE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPACING	QTY
SHRUBS						
	SG7	SERENOA REPENS 'GREEN' / GREEN SAW PALMETTO	7 GAL.	24" MIN.	48" o.c.	42
SHRUB AREAS						
	CA3	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY	3 GAL. FULL IN POT		30" o.c.	137
	DI	DIETES IRIDIOIDES / WHITE AFRICAN IRIS	3 GAL. FULL IN POT		24" o.c.	105
	SB3	SPARTINA BAKERI / SAND CORDGRASS	3 GAL. FULL IN POT		30" o.c.	192
	ZF2	ZAMIA FLORIDANA / COONTIE PALM	3 GAL. FULL IN POT		30" o.c.	111
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT		SPACING	QTY
GROUND COVERS						
	AG-S	ARACHIS GLABRATA 'ECOTURF' / ECOTURF PERENNIAL PEANUT	1 GAL., FULL IN POT		18" o.c.	289
	DH-P	DYSCHORISTE HUMISTRATA / SWAMP TWINFLOWER	1 GAL., FULL IN POT		18" o.c.	229
	RH-Q	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GAL., FULL IN POT		18" o.c.	80
	WFM2	WILDFLOWER MIX 2 / SPECIES MIX 2 (TBD)	QUART		24" o.c.	6,227

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DEERING PARK NORTH AMENITY

CITY OF EDGEWATER, FL

PHASE 1 TEMPORARY LANDSCAPE PLAN

REV	DESCRIPTION	DATE
	PERMIT SET	05.30.25
	BID REVIEW SET	04.02.25
	BID REVIEW SET	03.31.25

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 19.19.12

DRAWING NO.
L-3.09

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

3. 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.
4. SPRAY DOWN BASE OF BUILDING TO REMOVE SOIL FROM CONSTRUCTION ACTIVITIES.
5. 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.
6. 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.
7. 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.
8. 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.
9. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES; ADJUST IN THE FIELD IF NEEDED.
10. 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.
11. 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.

1. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK.
2. PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.
3. 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.

1. RELATIVE POSITIONS OF ALL PLANTS AND TREES ARE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT.
2. 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.

1. 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.
2. ASSURE THAT SOIL GRADES IN THE BEDS ARE SMOOTH AND AS SHOWN ON THE PLANS.
3. PLANTS SHALL BE PLANTED IN EVEN, TRIANGULARLY SPACED ROWS, AT THE INTERVALS CALLED OUT FOR ON THE DRAWINGS, UNLESS OTHERWISE NOTED.
4. DIG PLANTING HOLES TWO TIMES (2x) THE WIDTH OF THE ROOT BALL AND BACK FILL WITH PLANTING MIX. SEE "SOIL MIX" GUIDELINES.
5. PRESS SOIL TO BRING THE ROOT SYSTEM IN CONTACT WITH THE SOIL.
6. SPREAD ANY EXCESS SOIL AROUND IN THE SPACES BETWEEN PLANTS.
7. 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.
8. 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.

1. 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.
2. THE TREES SHALL BE PLACED WITH THEIR VERTICAL AXIS IN A PLUMB POSITION.
3. ALL BACKFILL SHALL BE NATIVE SOIL EXCEPT IN CASES WHERE PLANTING IN ROCK. WATER-SETTLE THE BACK FILL.
4. DO NOT COVER ROOT BALL WITH MULCH OR TOPSOIL.
5. 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.
6. REMOVE TWINE WHICH TIES FRONDS TOGETHER AFTER PLACING PALM IN PLANTING HOLE AND SECURING IT IN THE UPRIGHT POSITION.

1. 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.

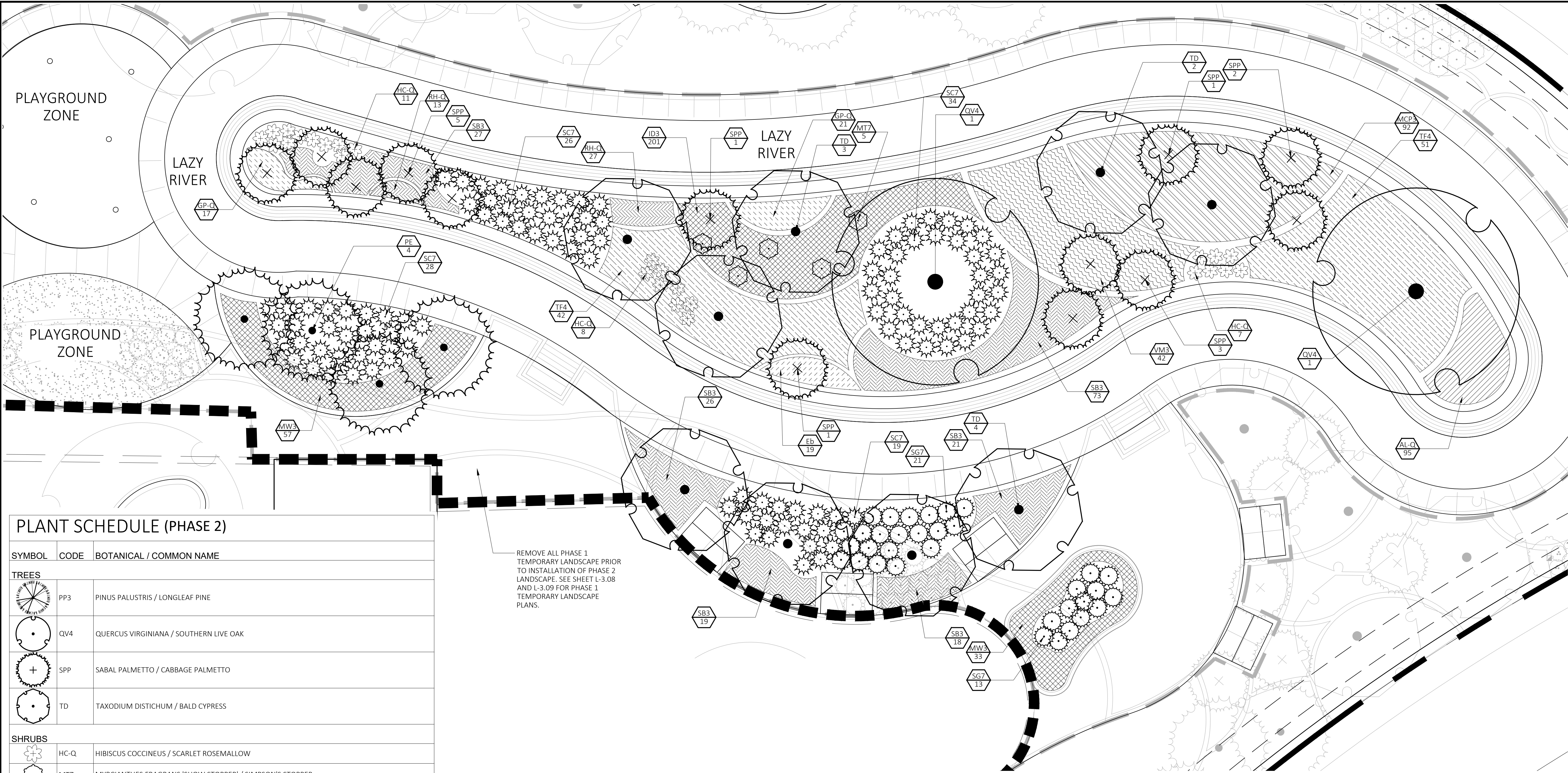
1. SCHEDULE THE PLANTING TO OCCUR PRIOR TO APPLICATION OF THE MULCH. IF THE BED IS ALREADY MULCHED, PULL THE MULCH FROM AROUND THE HOLE AND PLANT INTO THE SOIL. DO NOT PLANT THE ROOT SYSTEM IN THE MULCH. PULL MULCH BACK SO IT IS NOT ON THE ROOT BALL SURFACE.
2. APPLY A MINIMUM OF 2-3 INCHES DEPTH OF 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.
3. 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.
4. LIFT ALL LEAVES, LOW HANGING STEMS AND OTHER GREEN PORTIONS OF SMALL PLANTS OUT OF THE MULCH IF COVERED.

PHASE 1 LANDSCAPE SCHEDULE + NOTES

SIZE:	ANSI D
PRIME PROJECT #:	
ML+H PROJECT #:	19.19.12
DRAWING NO.	
L-3.10	

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



PLANT SCHEDULE (PHASE 2)

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	PP3	PINUS PALUSTRIS / LONGLEAF PINE
	QV4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SPP	SABAL PALMETTO / CABBAGE PALMETTO
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
SHRUBS		
	HC-Q	HIBISCUS COCCINEUS / SCARLET ROSEMALLOW
	MT7	MYRCIANTHES FRAGRANS 'SHOW STOPPER' / SIMPSON'S STOPPER
	SC7	SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO
	SG7	SERENOA REPENS 'GREEN' / GREEN SAW PALMETTO
SHRUB AREAS		
	ID3	ILEX VOMITORIA 'SCHILLINGS DWARF' / DWARF SCHILLINGS HOLLY
	MCP3	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	MW3	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' / WHITE CLOUD MUHLY GRASS
	SB3	SPARTINA BAKERI / SAND CORDGRASS
	TF4	TRIPSACUM FLORIDANA / DWARF FAKAHATCHEE GRASS
	VM3	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT' / MRS. SCHILLERS DELIGHT WALTER'S VIBURNUM
GROUND COVERS		
	AL-Q	ASCLEPIAS INCARNATA / SWAMP MILKWEED
	GP-Q	GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA
	HD-Q	HELIANTHUS DEBILIS / DUNE SUNFLOWER
	RH-Q	RUDBECKIA HIRTA / BLACK-EYED SUSAN

REMOVE ALL PHASE 1
TEMPORARY LANDSCAPE PRIOR
TO INSTALLATION OF PHASE 2
LANDSCAPE. SEE SHEET L-3.08
AND L-3.09 FOR PHASE 1
TEMPORARY LANDSCAPE
PLANS.

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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: JM/GC/GT



DEERING PARK NORTH AMENITY
CITY OF EDGEWATER, FL
PHASE 2 LANDSCAPE PLAN

	PERMIT SET	05.30.25
	BID REVIEW SET	04.02.25
	BID REVIEW SET	03.31.25
REV	DESCRIPTION	DATE

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #:
DRAWING NO.
L-3.11

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SCHEDULE NOTES:
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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JM/GC/CT



DEERING PARK NORTH AMENITY

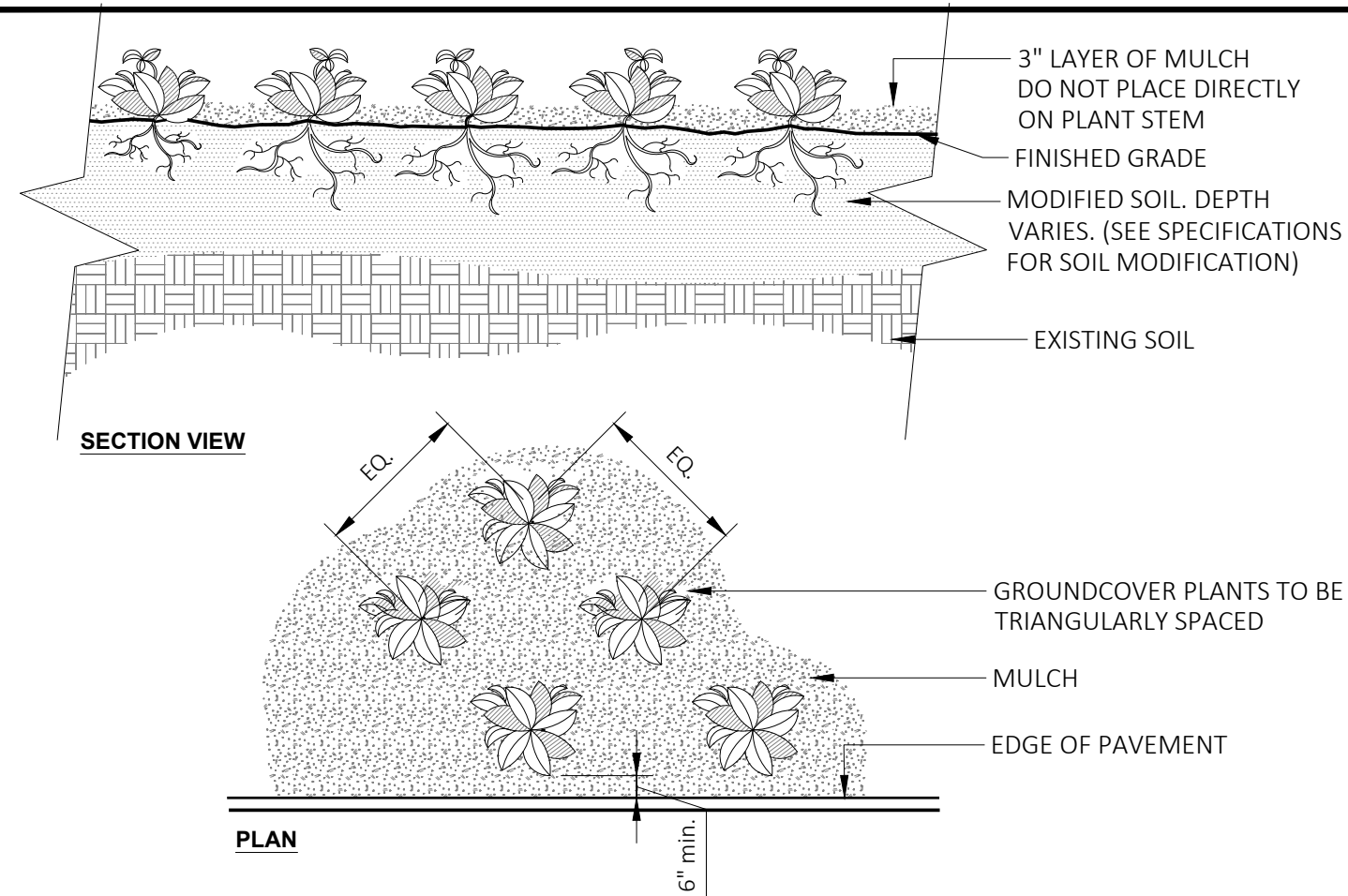
CITY OF EDGEWATER, FL

PHASE 2 LANDSCAPE SCHEDULE

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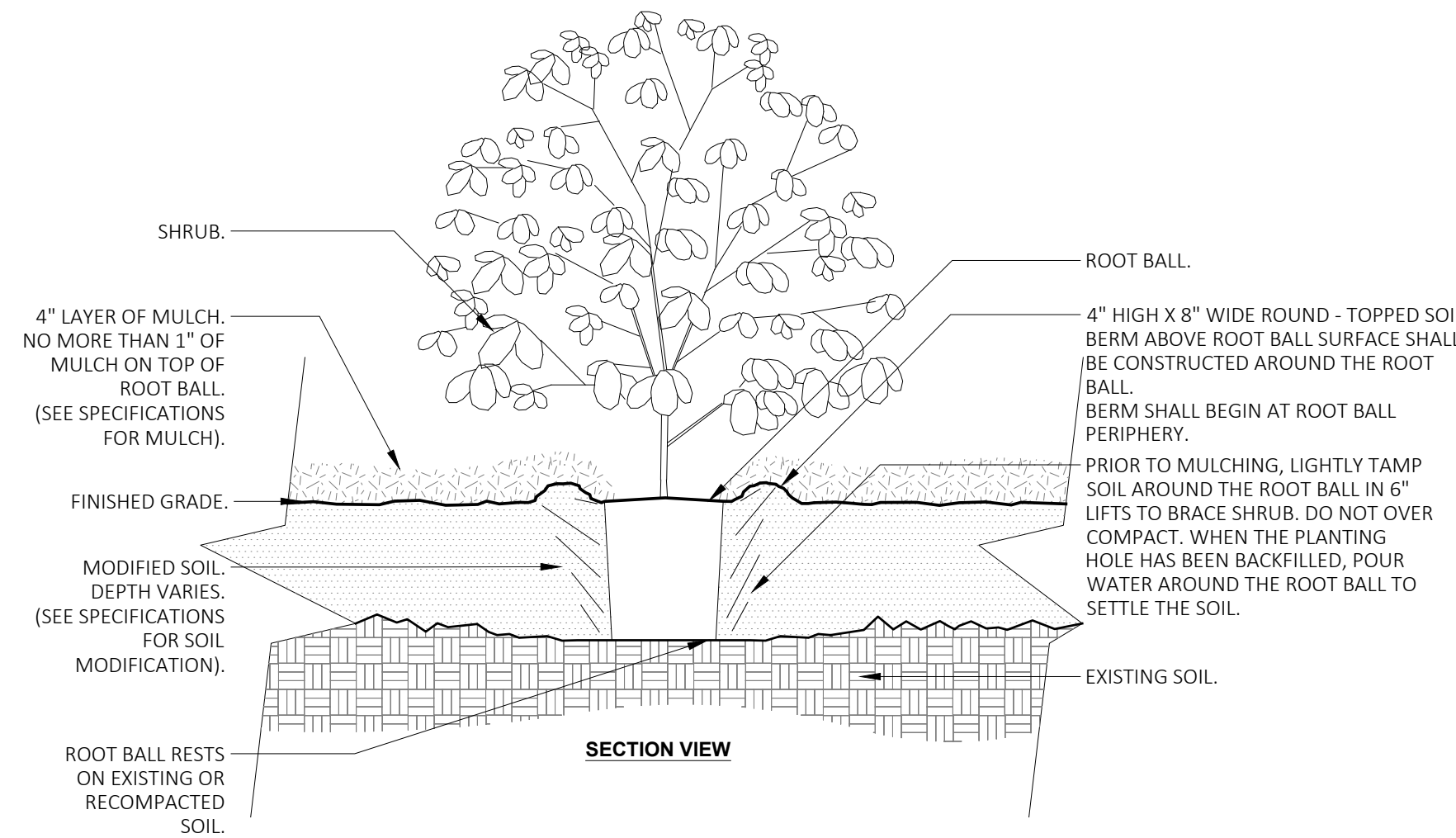
SIZE:	ANSI D
PRIME PROJECT #:	
ML+H PROJECT #:	19.19.12
DRAWING NO.	
L-3.12	

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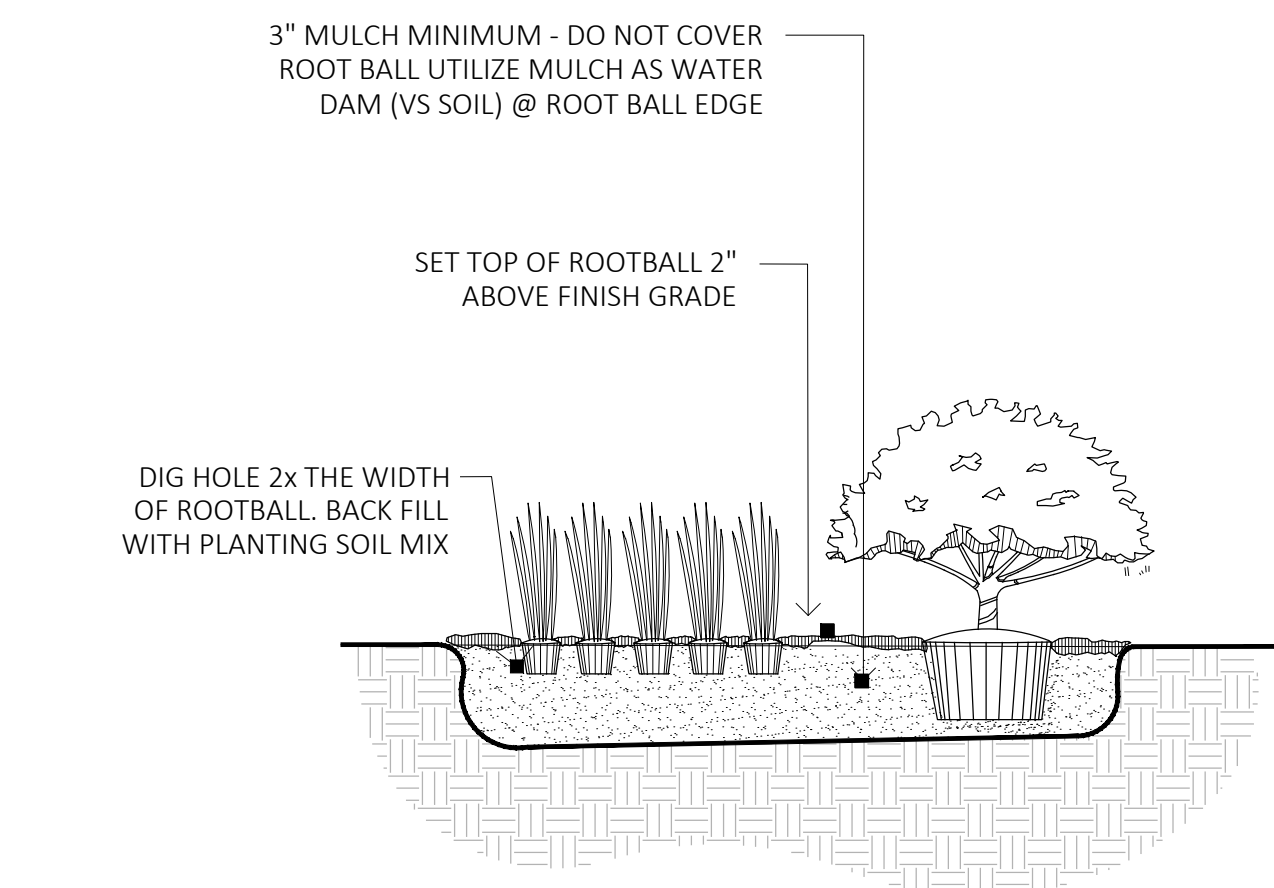
NOTES:
1- SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. 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
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00-04

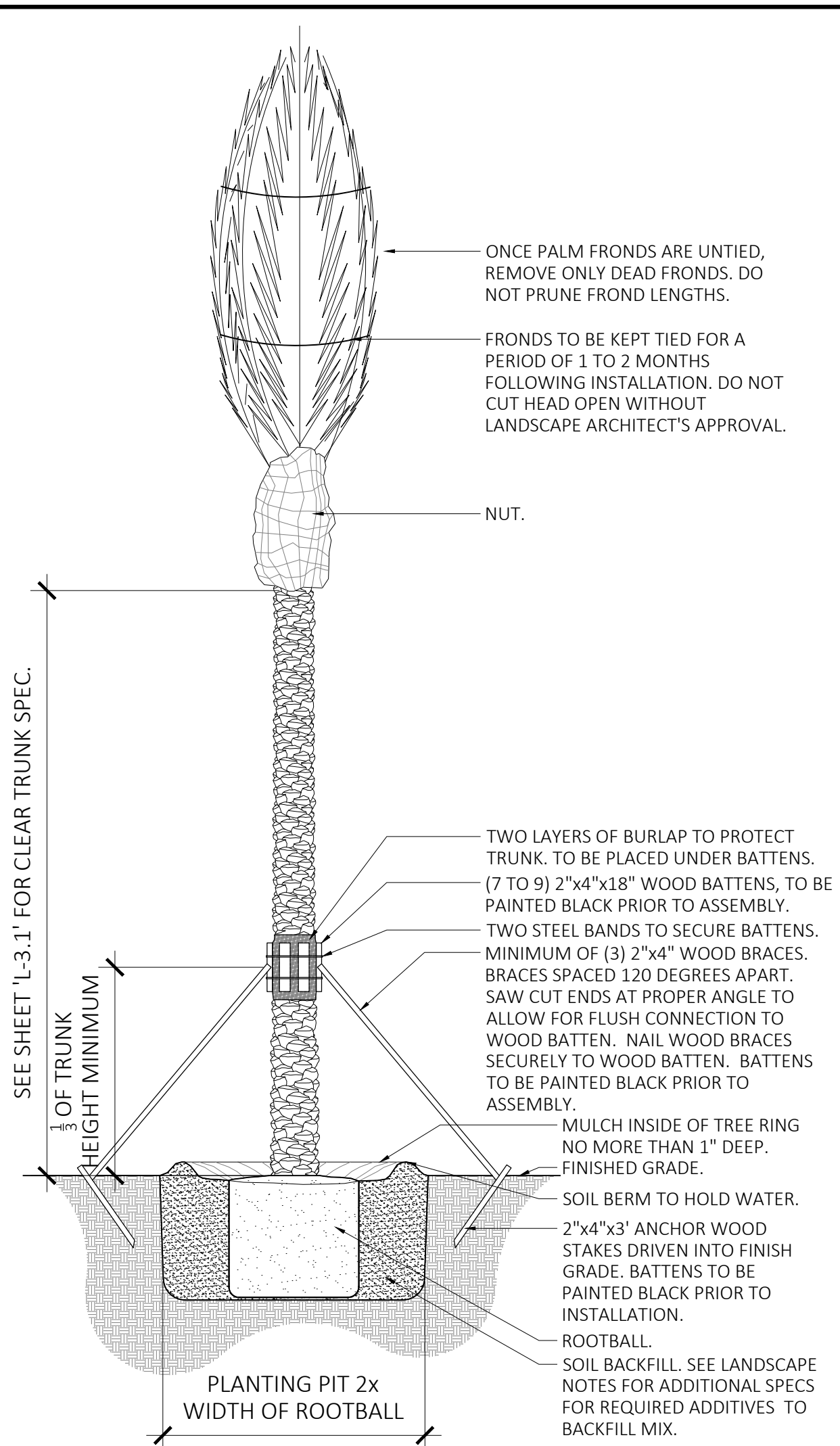


NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING DETAIL.

7 SHRUB - MODIFIED SOIL
NOT TO SCALE
URBAN TREE FOUNDATION © 2014
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00-06

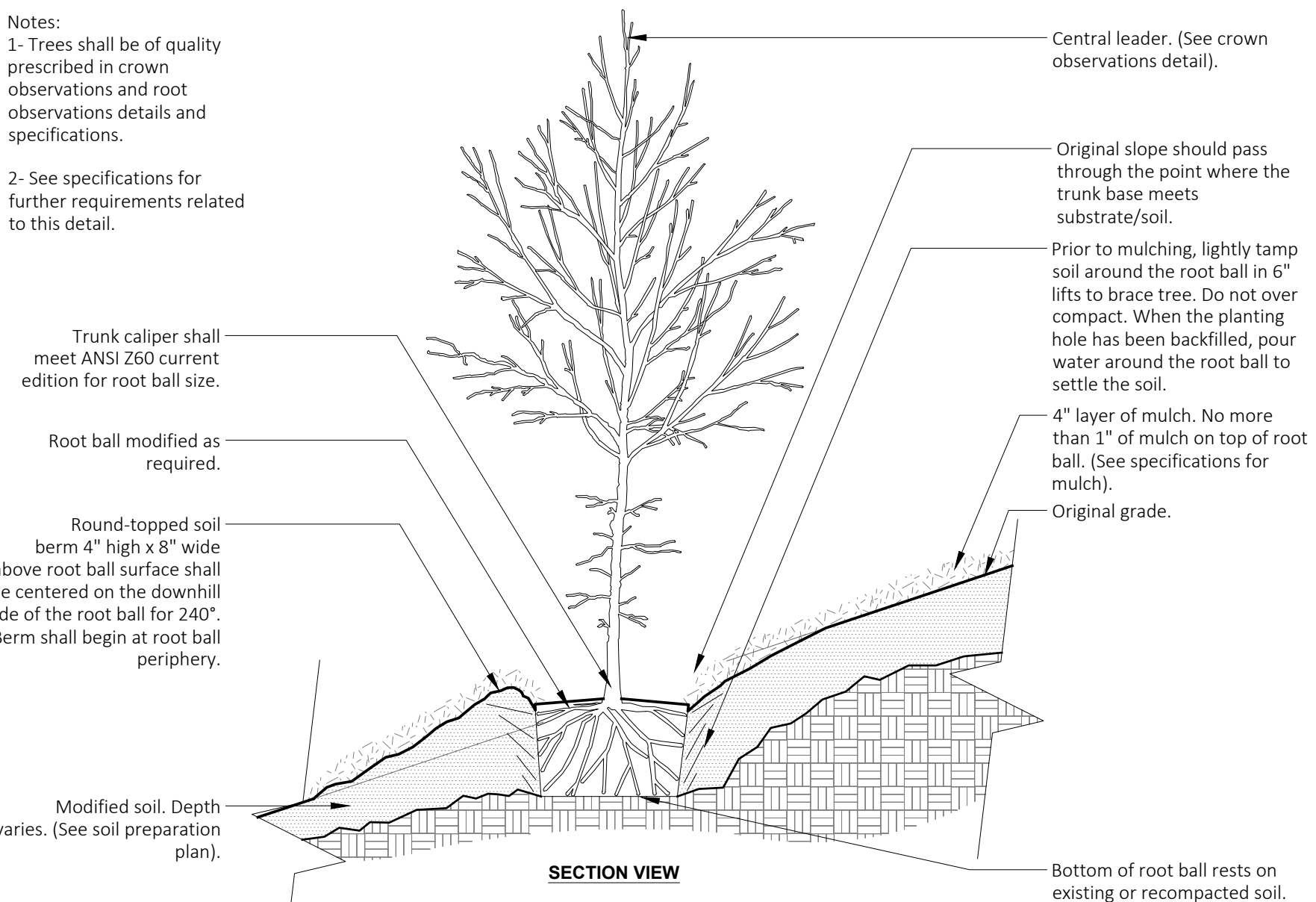


6 SHRUB AND GROUND COVER PLANTING
NOT TO SCALE
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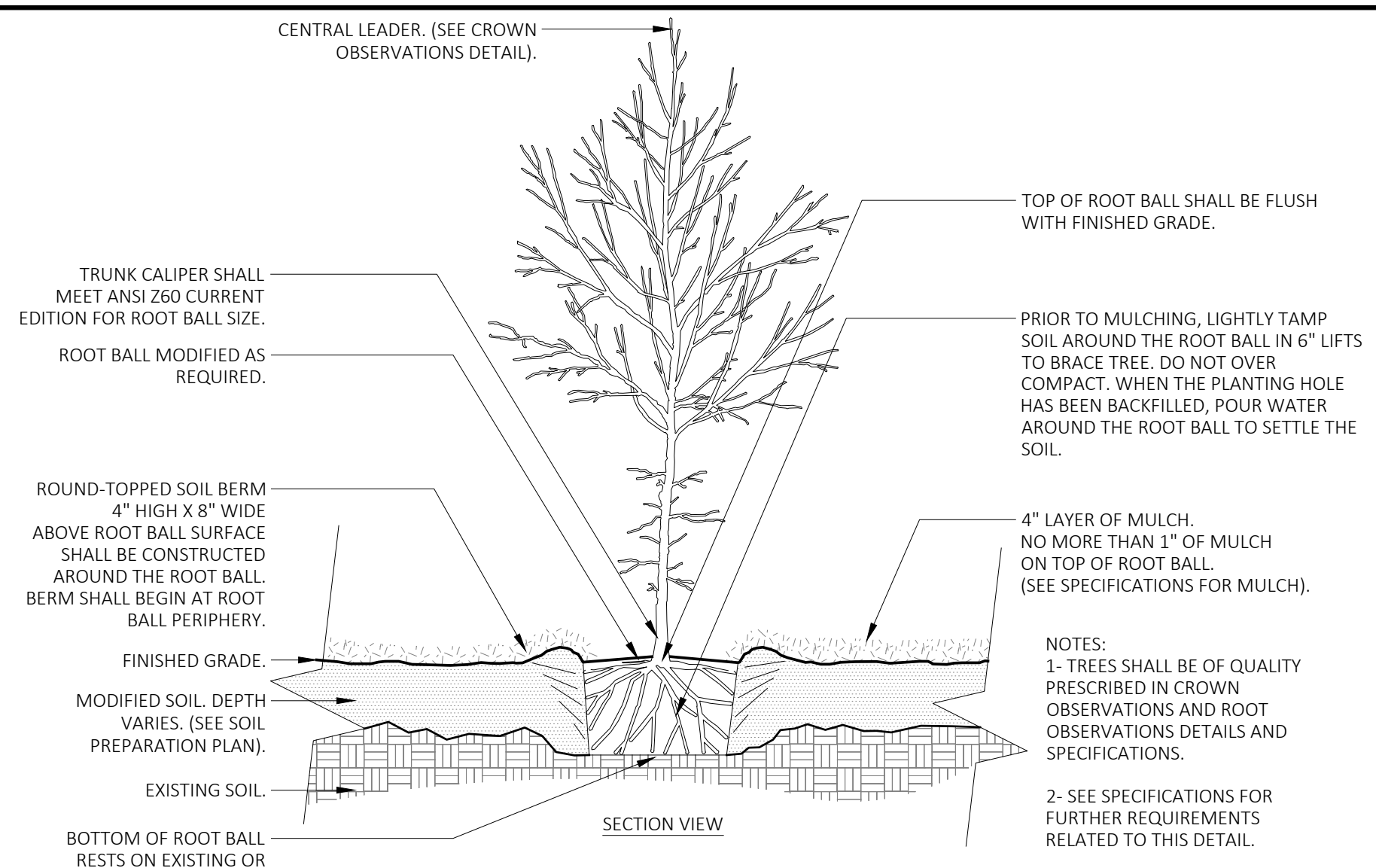


NOTES:
1- CONTRACTOR TO ASSURE DRAINAGE/PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
2- CONTRACTOR TO STAKE LOCATION OF PALMS, OUTSIDE OF CONFLICT WITH UNDERGROUND UTILITIES, FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A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

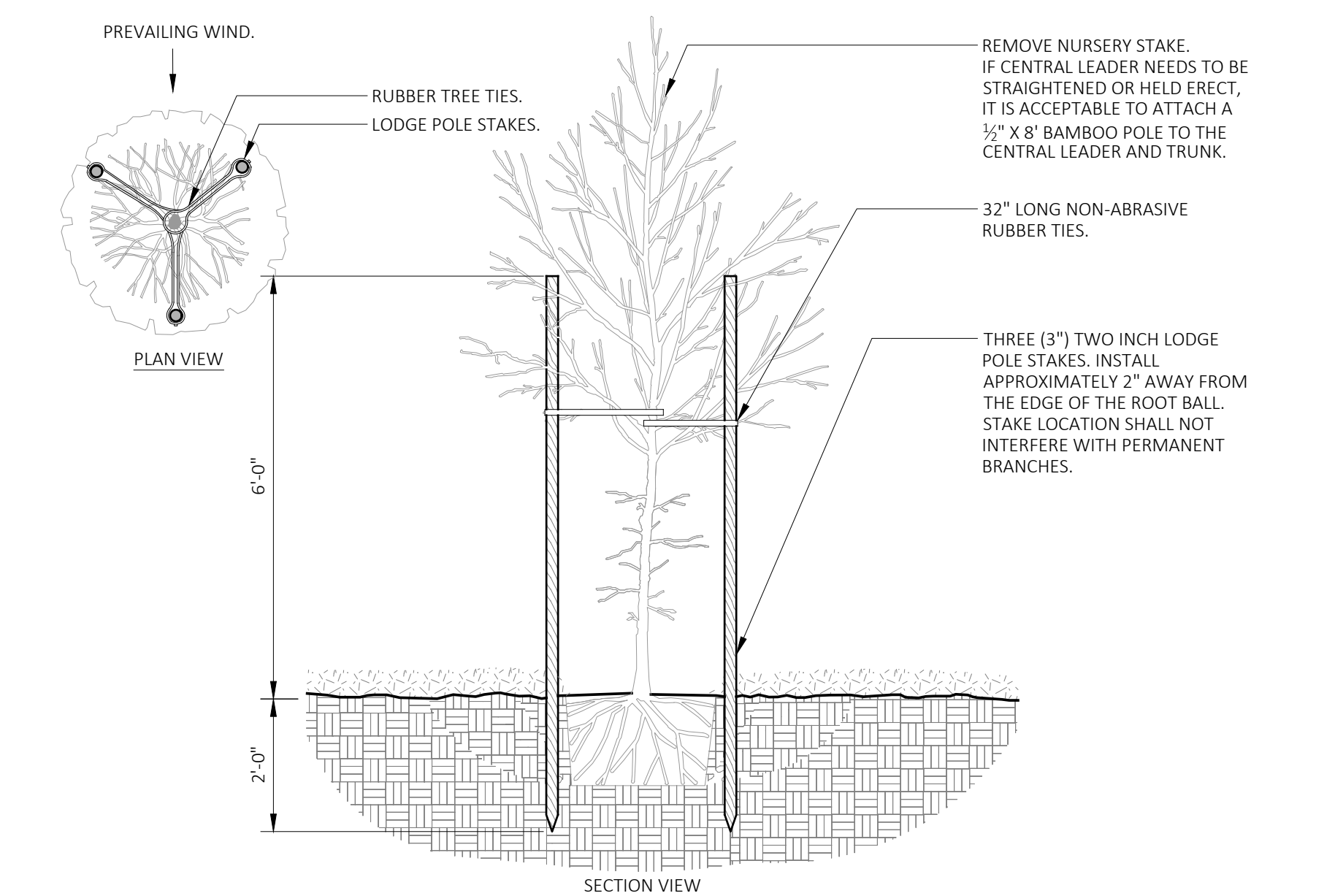
5 PALM PLANTING & STAKING DETAIL
NOT TO SCALE
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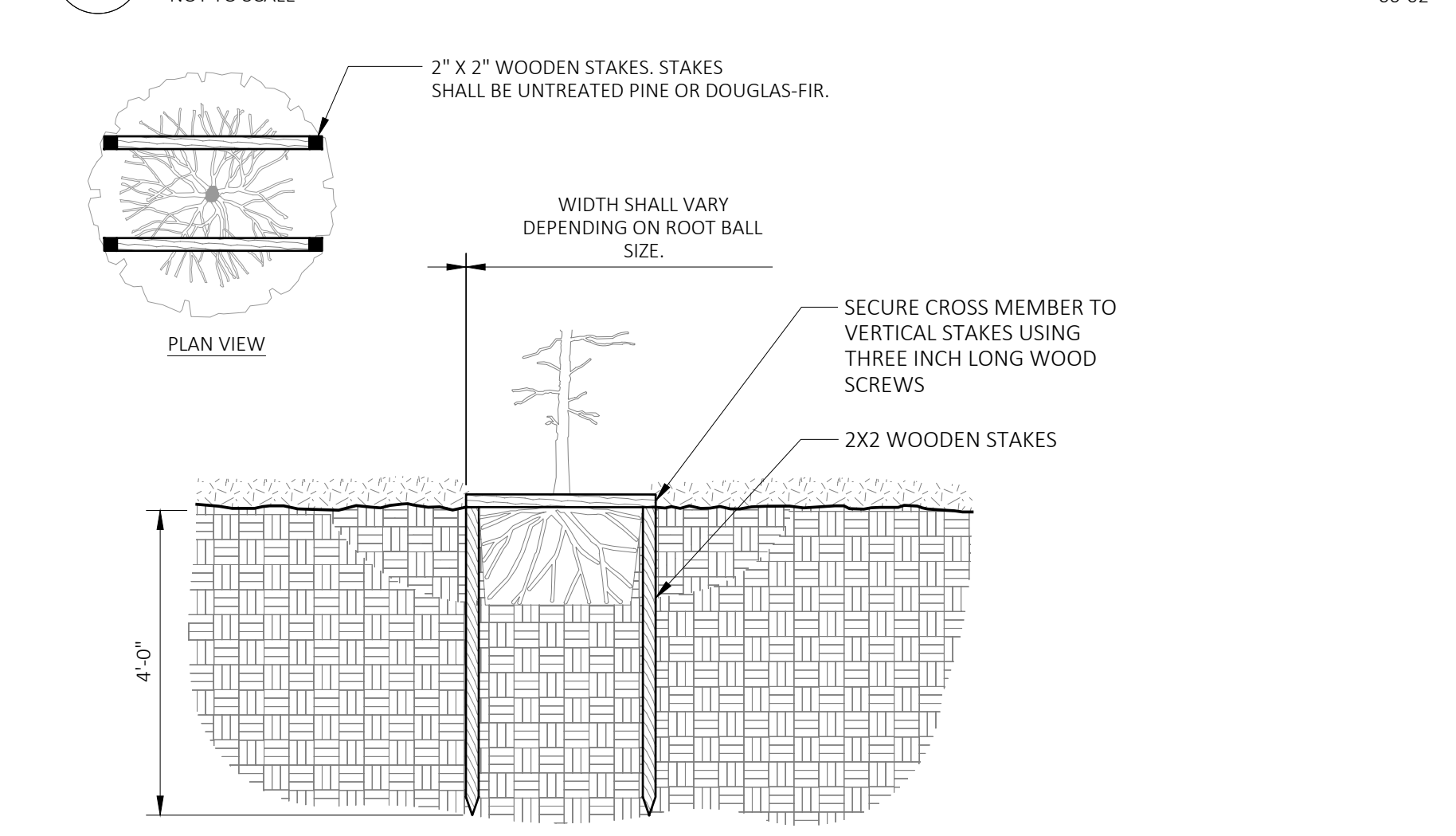
4 TREE ON SLOPE (EXISTING SOIL MODIFIED)
1/2" = 1'-0"
SLOPE 5% (20:1) TO 50% (2:1)
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00-18



3 TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE
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2 TREE STAKING - LODGE POLES (3) (TREES > 12' OA.)
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00-02



1 TREE STAKING - STAPLE (TREES < 12' OA.)
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Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JM/GC/CT

DEERING PARK NORTH AMENITY

CITY OF EDGEWATER, FL

LANDSCAPE DETAILS

REV	DESCRIPTION	DATE
	PERMIT SET	05.30.25
	BID REVIEW SET	04.02.25
	BID REVIEW SET	03.31.25

SIZE: ANSI D

PRIME PROJECT #:

ML+H PROJECT #: 19.19.12

DRAWING NO.

L-3.13