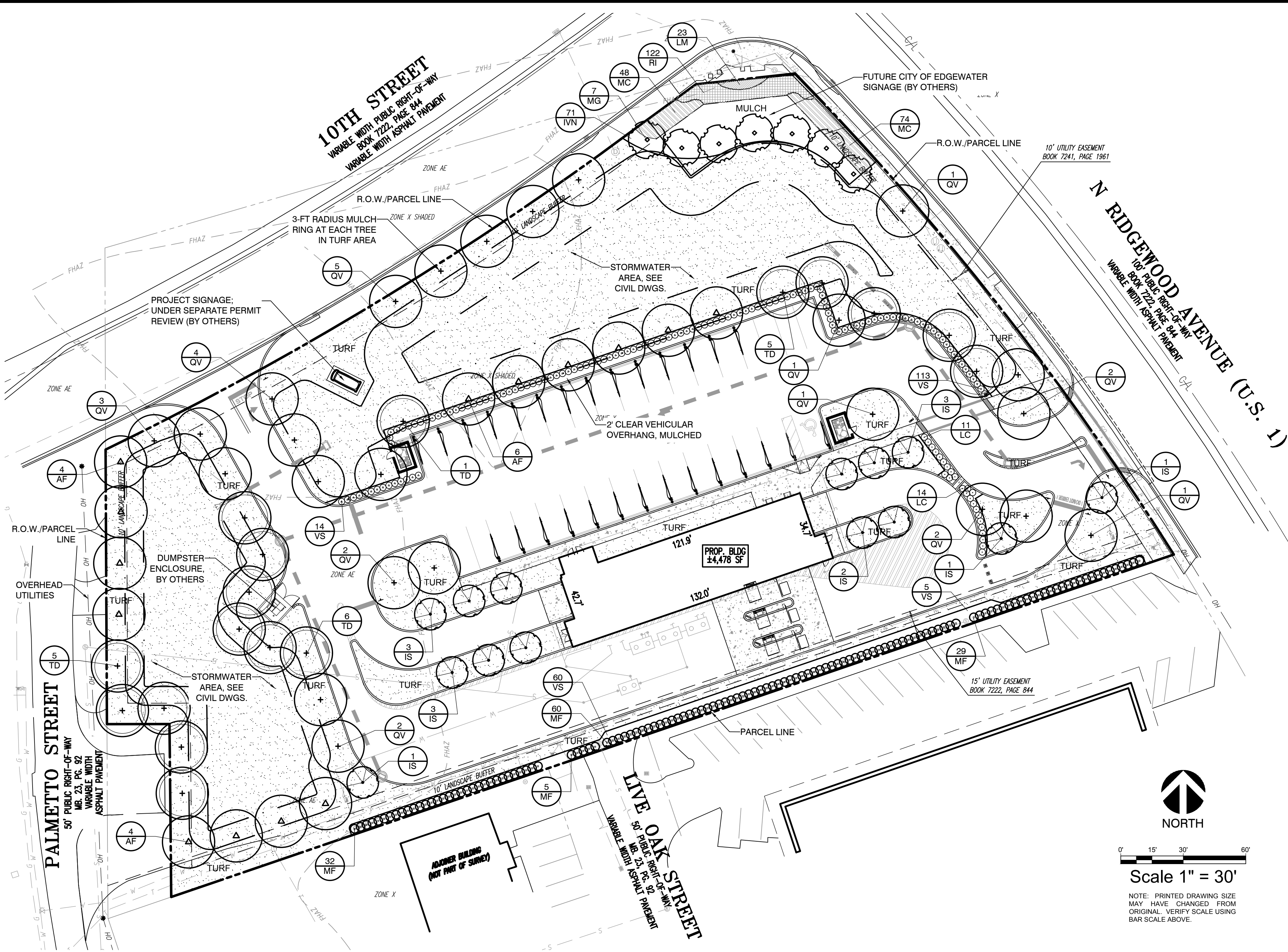


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LANDSCAPE CALCULATIONS

JURISDICTION:	CITY OF EDGEWATER, FL
ZONING:	B3 (HIGHWAY COMMERCIAL)
PROJECT PARCEL AREA:	112,719 SF / 2.59 AC
INSTALLATION STANDARDS	
GROUNDCOVER	
· SHALL BE PLANTED SO THAT IT HAS A FINISHED APPEARANCE WITHIN 12 MONTHS OF INSTALLATION.	
SHRUBS AND HEDGES	
· NON-DECIDUOUS SPECIES	
· MINIMUM 24"H IMMEDIATELY AFTER PLANTING	
· SPACING NO MORE THAN 3' APART	
· THE NUMBER OF SHRUBS REQUIRED SHALL BE DETERMINED BY THE LINEAR LENGTH OF THE LOT PERIMETER DIVIDED BY 3.	
PARKING LOT LANDSCAPE REQUIREMENTS	
TOTAL PARKING SPACES: 32	
A MINIMUM 10' WIDE LANDSCAPE STRIP BETWEEN VEHICULAR USE AREA AND ADJACENT PUBLIC ROADWAY.	
NO MORE THAN 10 SPACES IN A ROW WITHOUT A 10' WIDE LANDSCAPED ISLAND.	
PARKING LOTS SHALL HAVE A 10' LANDSCAPE AREA ABUTTING LANDSCAPE STALLS UNLESS ABUTTING SIDEWALKS.	
REQUIRED LANDSCAPE BUFFERS	
SOUTH PROPERTY LINE BUFFER	
MINIMUM 10' WIDTH	
37.5 PLANTS PER 100 LF	508.39 LF TOTAL
PLANTS REQUIRED	191
PLANTS PROVIDED	191
1 TREE PER 1,500 SF OF BUFFERYARD	508.39 LF TOTAL
TREES REQUIRED	4
TREES PROVIDED	4 (PROVIDED OUTSIDE OF UTILITY EASEMENT)
SITE AREA TREE REQUIREMENTS	
ALL DEVELOPMENTS REQUIRING SITE PLAN APPROVAL SHALL CONTAIN A MINIMUM OF 1 TREE FOR EVERY 1,500 SF OF LOT AREA.	
LOT AREA = 112,719 SF	
112,719 / 1,500 = 75.15	
SITE AREA TREES REQUIRED	76
SITE AREA TREES PROVIDED	76

GENERAL GRADING AND PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER ACCORDING TO GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION AT TIME OF INSTALLATION.
- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED) IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

IRRIGATION CONCEPT

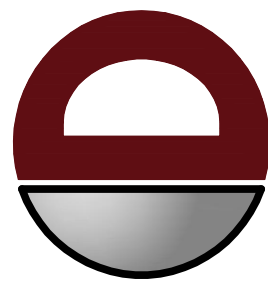
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON NON-POTABLE WATER, SUCH AS REUSE WATER OR WELL SUPPLY.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	NATIVE
TREES						
AF	Acer floridanum	Florida Maple	10' ht. x 4' sprd., 2 1/2" cal. min.	per plan	14	YES
IS	Ilex x attenuata 'Savannah'	Savannah Holly	10' ht. x 4' sprd., 2 1/2" cal. min.	per plan	14	YES
MG	Magnolia grandiflora	Southern Magnolia	10' ht. x 4' sprd., 2 1/2" cal. min.	per plan	7	YES
QV	Quercus virginiana	Live Oak	10' ht. x 4' sprd., 2 1/2" cal. min.	per plan	24	YES
TD	Taxodium distichum	Bald Cypress	10' ht. x 4' sprd., 2 1/2" cal. min.	per plan	17	YES
NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.						
SHRUBS / GROUNDCOVERS / ORNAMENTAL GRASSES						
IVN	Ilex vomitoria 'Nana'	Dwarf yaupon Holly	24" ht. min., Full	36" o.c.	71	YES
LC	Loropetalum chinense 'Ruby'	Chinese Fringe Flower	24" ht. min., Full	36" o.c.	25	NO
LM	Liriodendron muscari 'Evergreen Giant'	Evergreen Giant	1 gal. 8-10 pips/pot, 15" ht. min.	24" o.c.	23	NO
MC	Muhlenbergia capillaris	Muhly Grass	18" ht. min., Full	30" o.c.	122	YES
MF	Myrcianthes fragrans	Simpson's Stopper	24" ht. min., Full	36" o.c.	126	YES
RI	Rhapholepis indica	White Indian Hawthorn	12" ht. min., Full	24" o.c.	122	NO
VS	Viburnum suspensum	Sandankwa viburnum	24" ht. min., Full	36" o.c.	192	NO
TURF						
	Paspalum notatum	Argentine Bahiagrass	Sod	---	---	---



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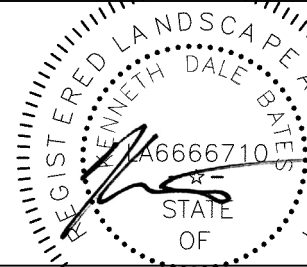
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SCALE: (H) DATE: 08/22/2023

PROJECT No: 4738-23-02083

SHEET No: LP-1 Rev. #: