

OAK BRANCH DRIVE

S. RIDGEWOOD AVENUE

W

PROPOSED 4" WELL w/3HP SUBMERSIBLE PUMP

RS

HUNTER MINI CLICK RAIN SWITCH

SEE SHEET IR-2 FOR WATER ESTABLISHMENT PERIOD FOR BAHIA SOD

#### IRRIGATION CONTRACTOR NOTES:

CONTRACTOR IS RESPONSIBLE TO CORRECTLY SIZE ALL IRRIGATION LATERALS FOR OPTIMUM SYSTEM PERFORMANCE. (MINIMUM 3/4" SCHEDULE PR 160 PVC)

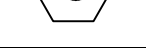
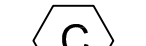
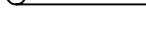
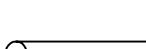
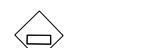
- A IRRIGATION PERMIT MUST BE OBTAINED BY VOLUSIA COUNTY, HEALTH DEPARTMENT.
- PRESSURE REGULATING IRRIGATION HEAD ARE SPECIFIED (SEE LEGEND ABOVE) & SHALL BE INSTALLED PER THE VOLUSIA COUNTY ORDINANCE.
- ALL HEADS LOCATED IN LAWN AREAS SHALL BE A 6" POP UP, UNLESS OTHERWISE SPECIFIED.
- ALL HEADS IN PLANTING AREAS SHALL BE A 12" POP UP.

VOLUSIA COUNTY WATERWISE ORDINANCE MET WITH NOT IRRIGATING BAHIA SOD

#### IRRIGATION LEGEND:

TORO IRRIGATION 570Z PRX SERIES: MODEL#: 570Z-6P-PRX (LAWN AREA) & 570Z-12P-PRX (PLANTING BEDS)

HEAD SYMBOL:



IRRIGATION DESCRIPTION:

PROPOSED SPECIAL PATTERNS - 4-EST (4'x15')

PROPOSED SPECIAL PATTERNS - 4-SST (4'x30')

PROPOSED 8' SERIES - MODEL#: 8-Q & 8-H

PROPOSED 10' SERIES - MODEL#: 10-Q & 10-H

PROPOSED 15' SERIES - MODEL#: 15-Q, 15-T & 15-H

HUNTER IRRIGATION - PRO-SPRAY: MODEL#: PROS-06 (LAWN AREAS) & PROS-12 (PLANTING BEDS)

PROPOSED PCN BUBBLER (.50 GPM) - MODEL#: 50

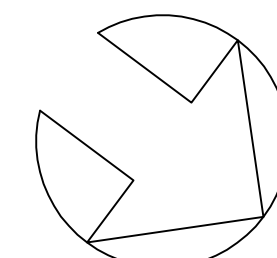
NEW SCHEDULE 40 PVC SLEEVE (SIZE AS NOTED)

NEW SCHEDULE 160 PVC LATERAL 3/4" MIN. (SIZE AS NOTED)

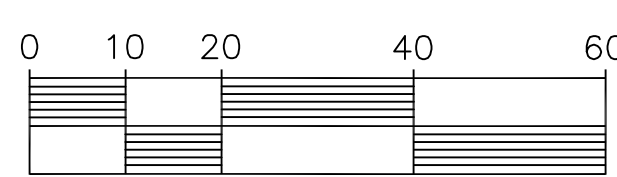
NEW SCHEDULE 40 PVC MAINLINE (2")

PGV-201 (REFER TO PLAN)

HUNTER PRO-C CONTROLLER MODEL#:PC-300 + PCM-300; 4 Stations (Plastic Cabinet)



GRAPHIC SCALE



SCALE: 1" = 20'

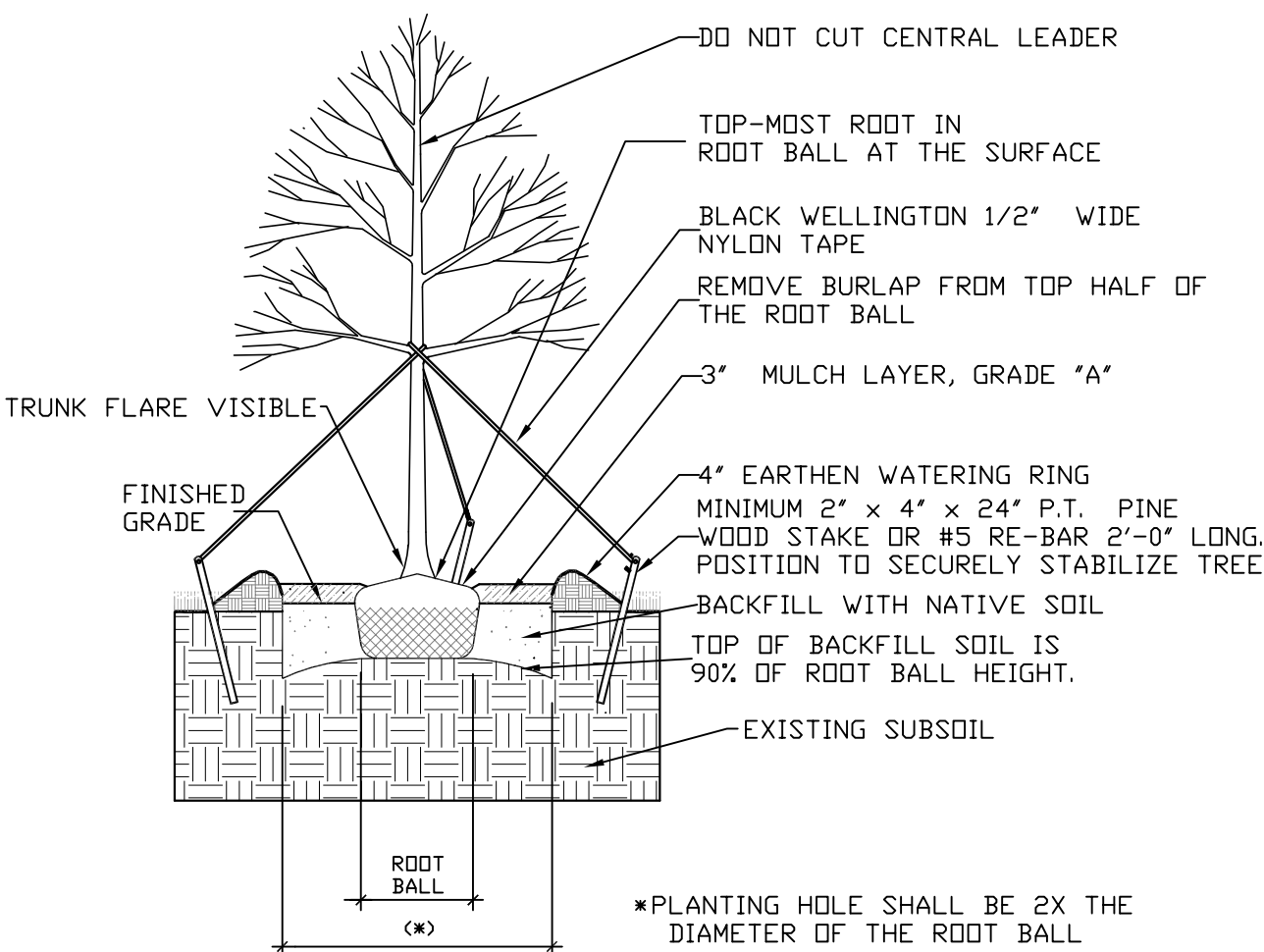
FIRST BUSINESS PARK  
EDGEWATER, FLORIDA  
IRRIGATION PLAN

NO	DATE	REVISION	BY
1	07-01-22	REVISED PER BASE CHANGES	CSC

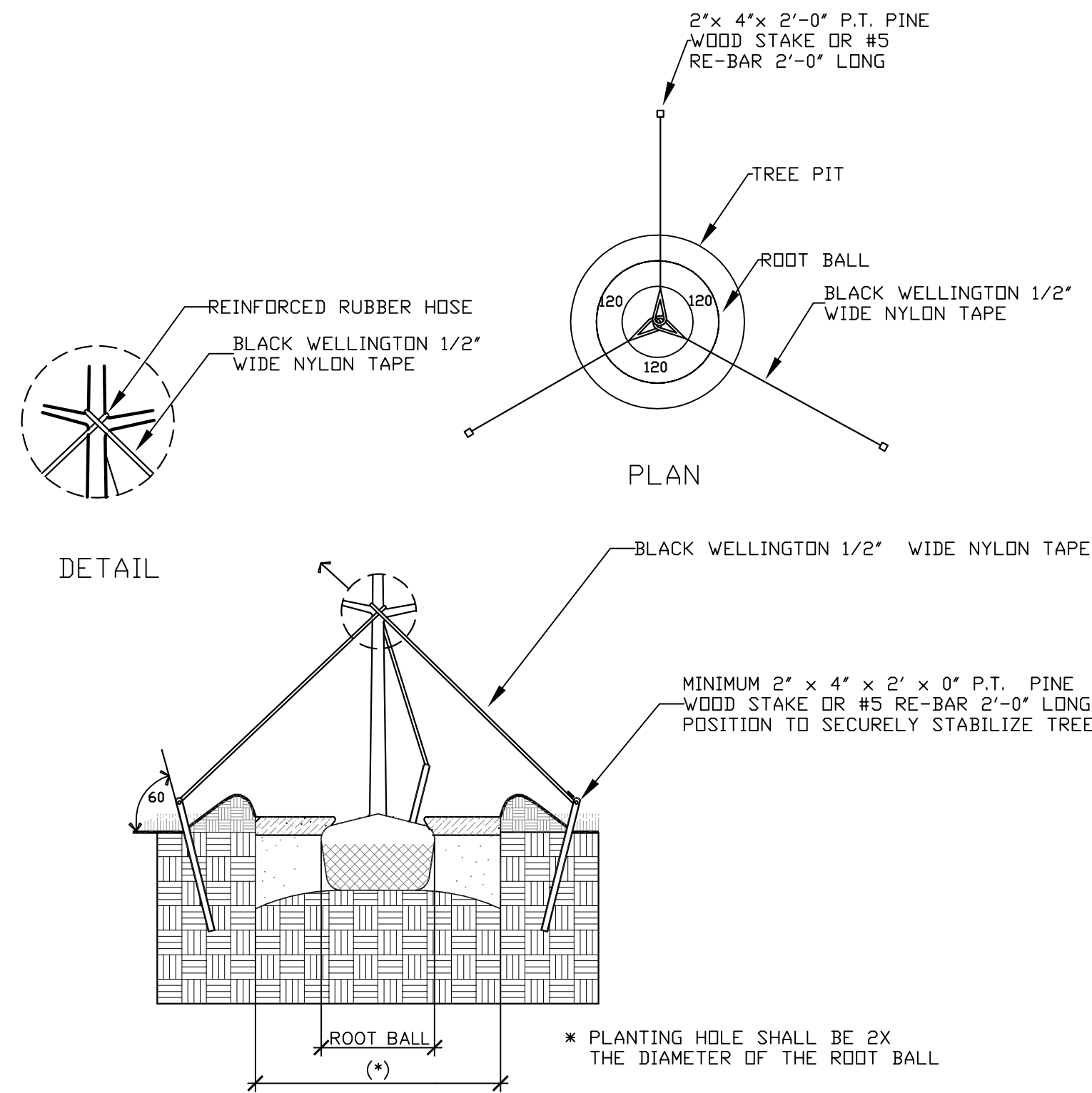
DESIGNER	CSC
DRAWN BY	CSC
FILE	CONCEPTUAL7-42EV_IRRIG
PROJECT	FBP
DATE	05-18-25
SCALE	1"=20'-0"

SHEET  
IR-1 OF 2

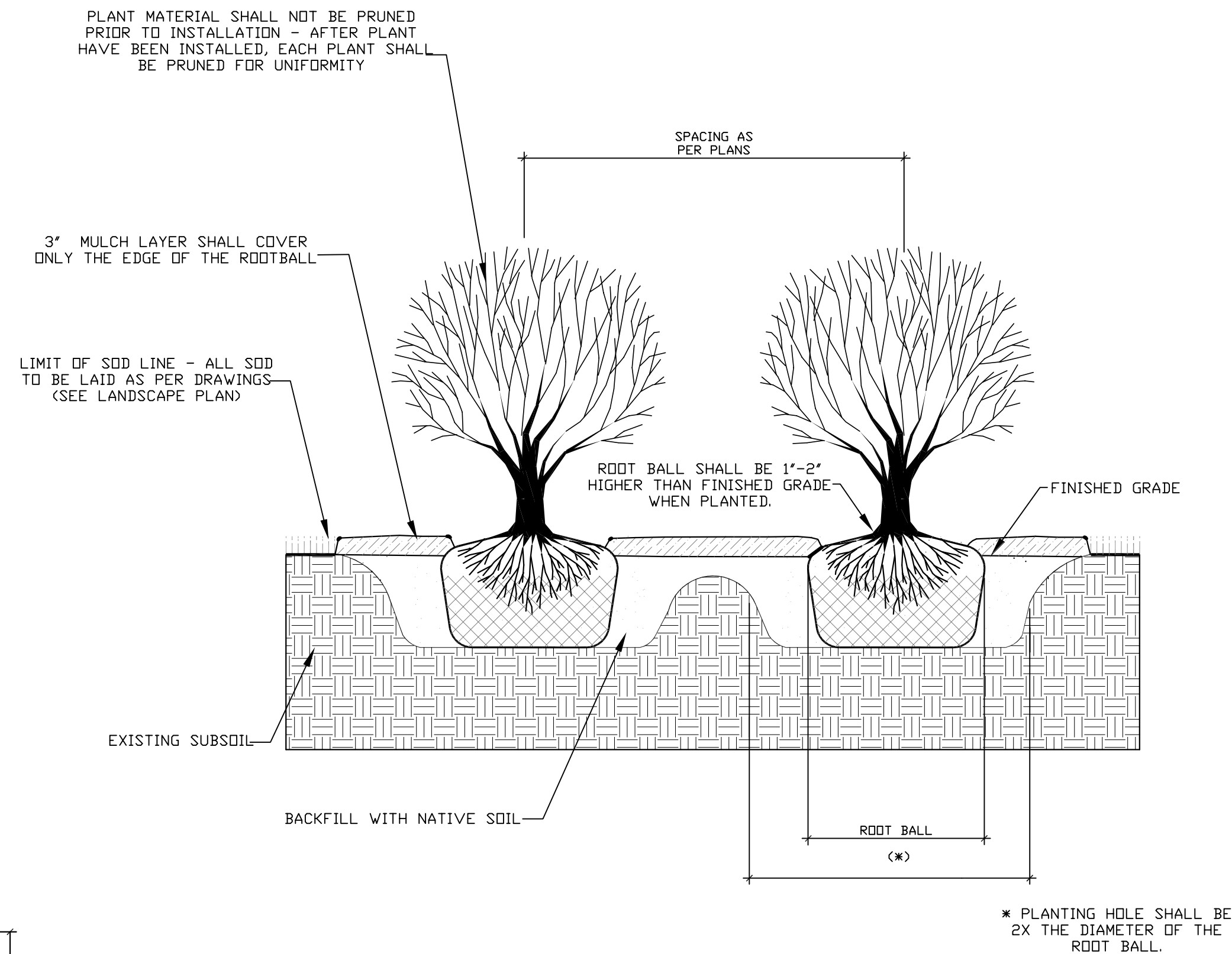
CULLIVER DESIGN, INC.  
LANDSCAPE ARCHITECT  
FL. REG. LA6867458  
12 CRESCENT LAKE WAY, ORMOND BEACH, FLORIDA 32174  
TEL: (386)871-5293



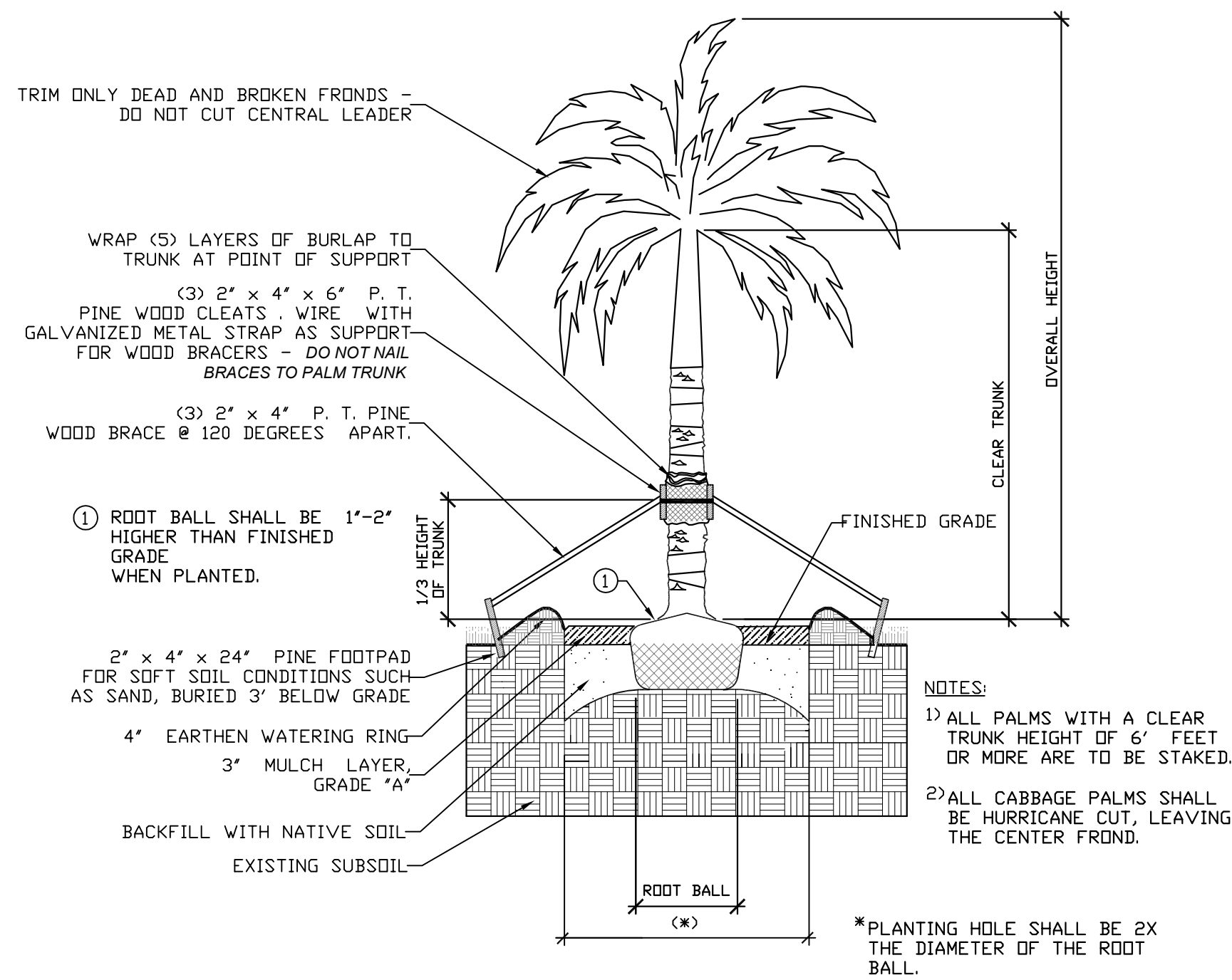
1 LARGE TREE PLANTING DETAIL



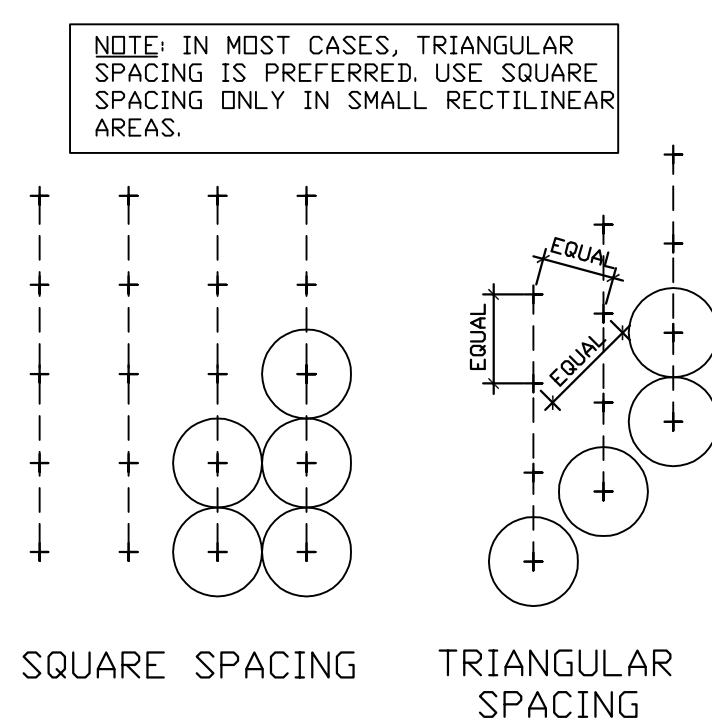
2 TYPICAL TREE GUYING DETAIL



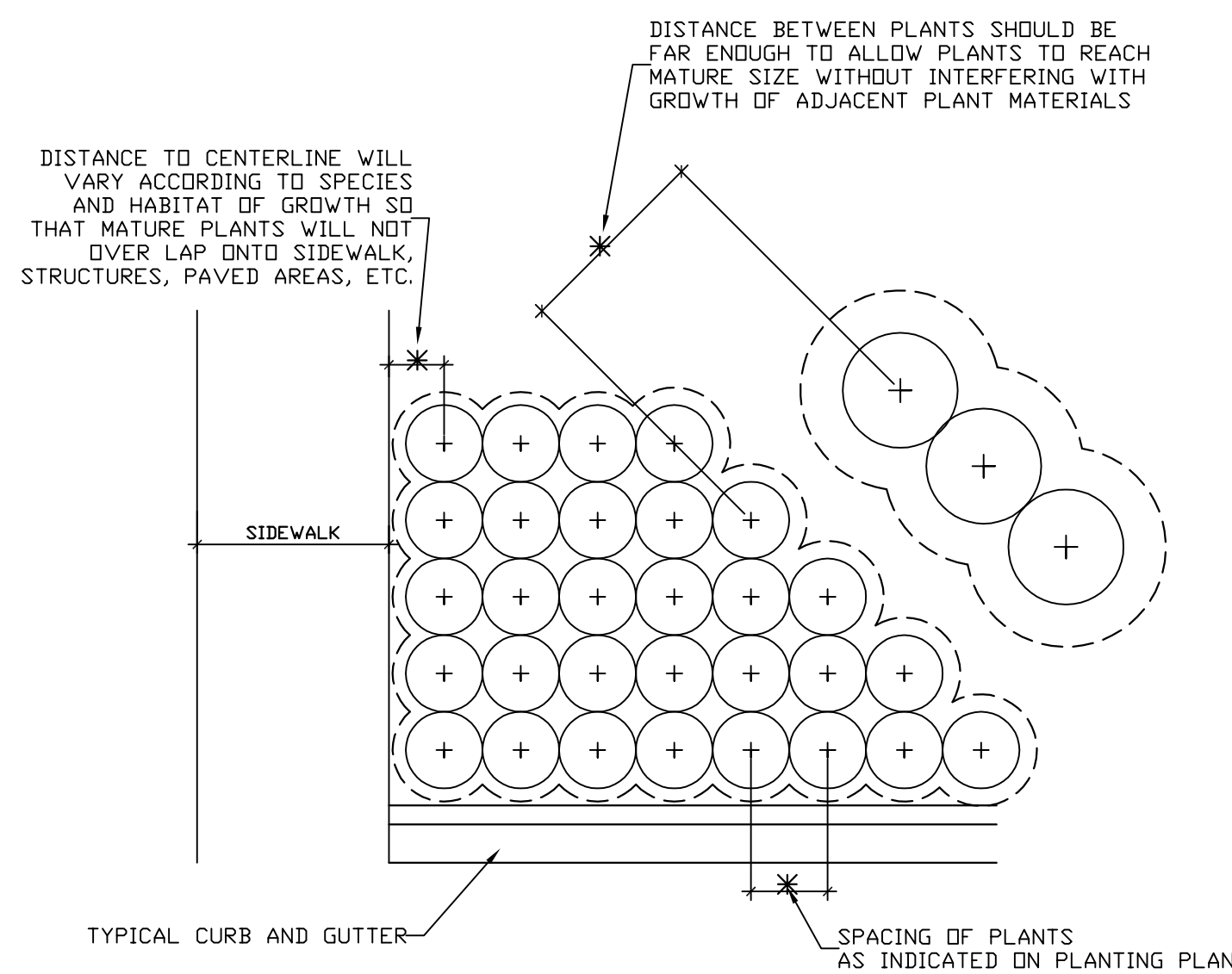
3 TYPICAL SHRUB PLANTING DETAIL



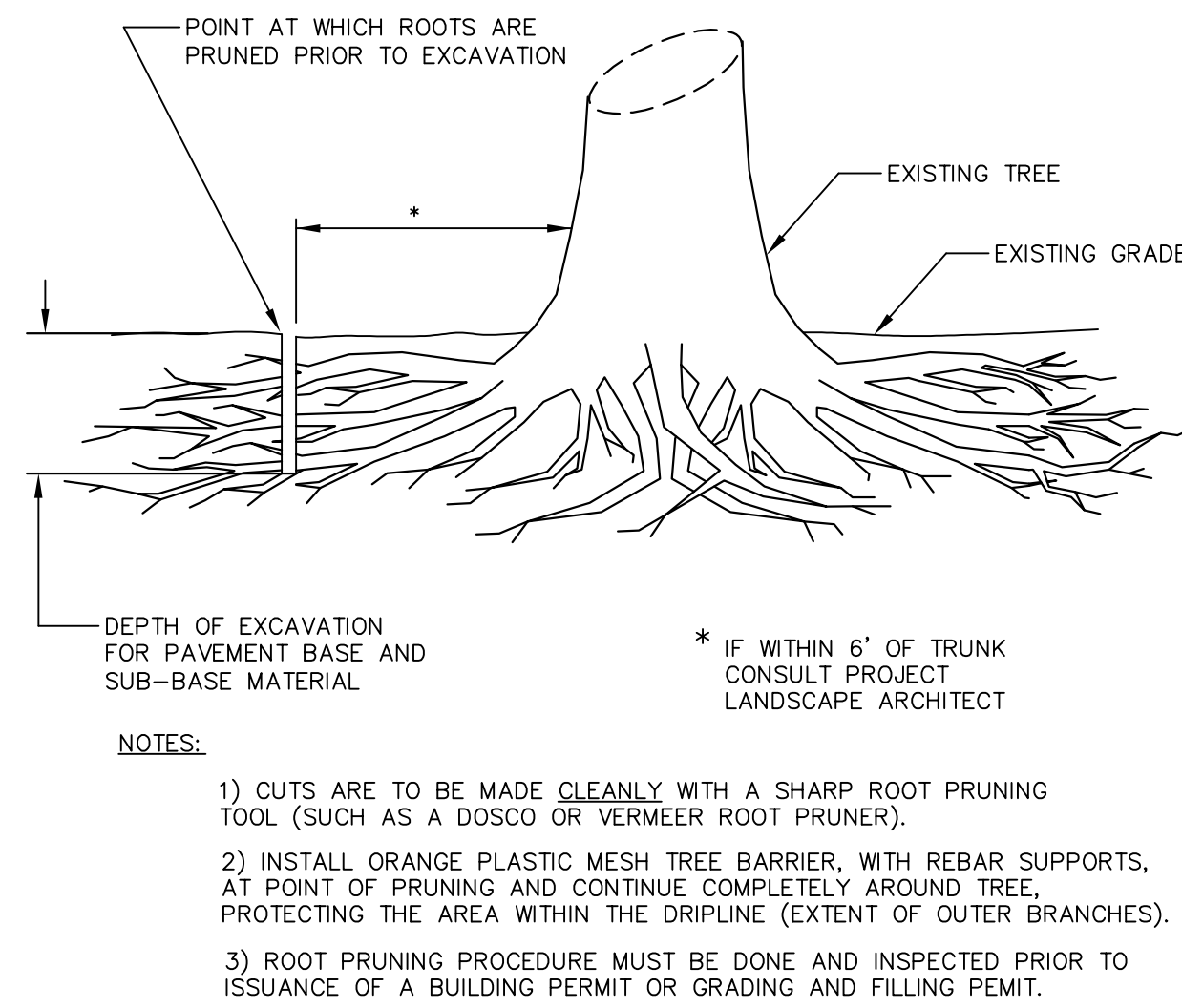
4 STRAIGHT TRUNK PALM DETAIL



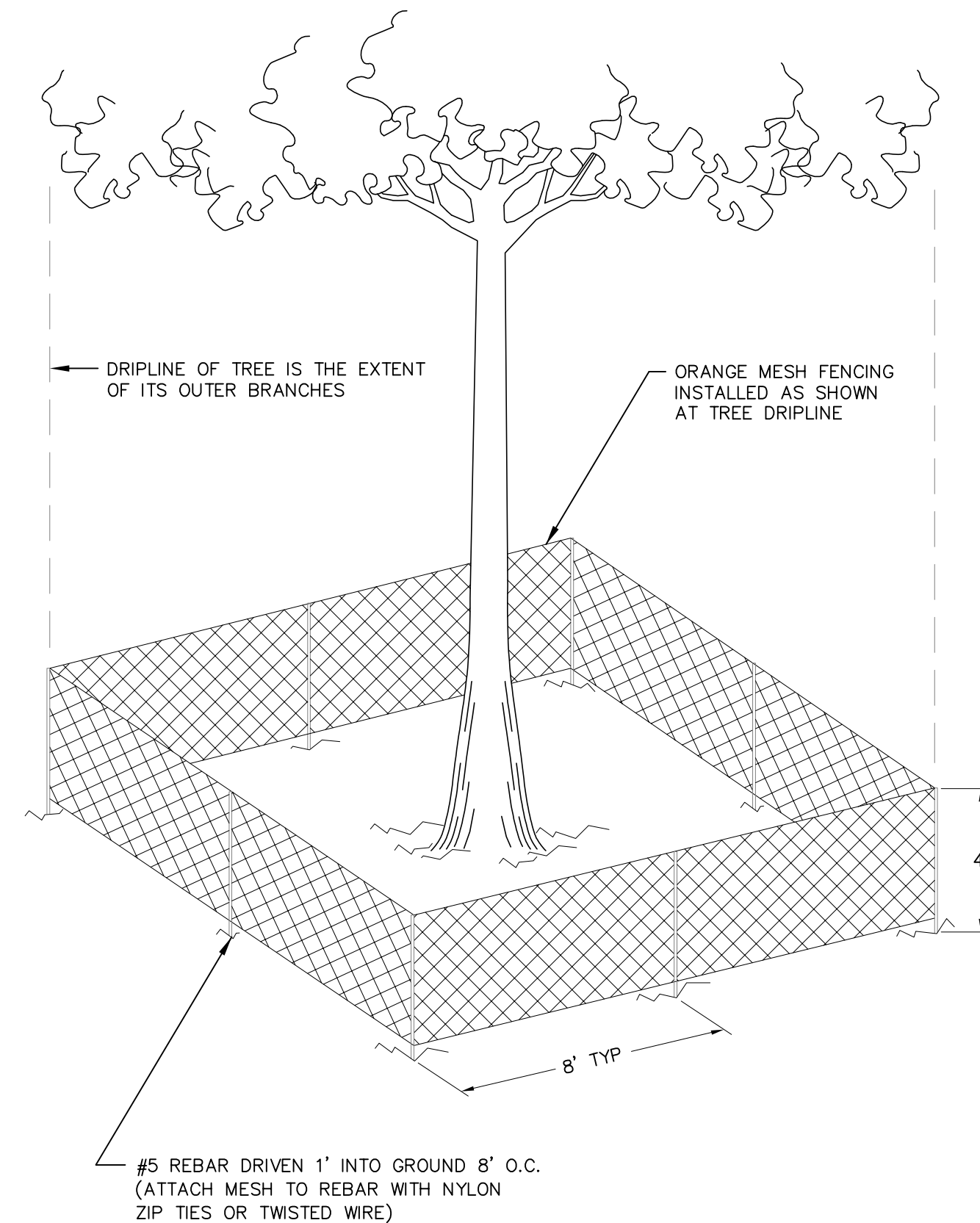
5 TYPICAL GROUND COVER PLANTING DETAIL



6 TYPICAL CONTAINER SPACING

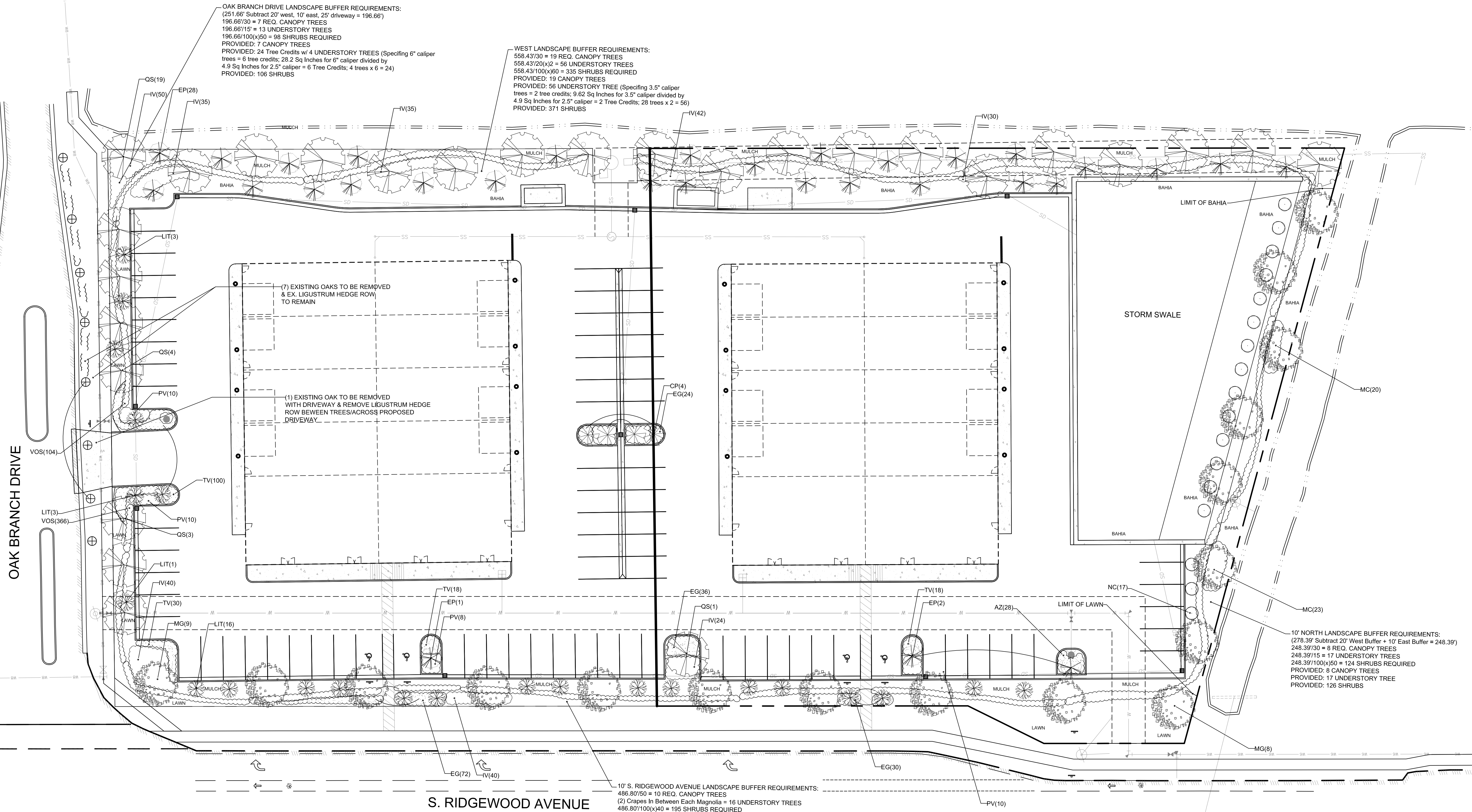


7 ROOT PRUNING DETAIL



8 TREE BARRICADE DETAIL





OAK BRANCH DRIVE

S. RIDGEWOOD AVENUE

LANDSCAPE SITE DATA CHART:

SITE SQUARE FOOTAGE = 132,858 S.F. /1500 S.F. = 89 REQ. TREES

TREES CREDITS AS FOLLOWS:

PROPOSED TREES = 98 TREES

(4) PROPOSED PALMS (2:1) = 2 TREES

PROPOSED TREES PROVIDED ON SITE = 100 TREES

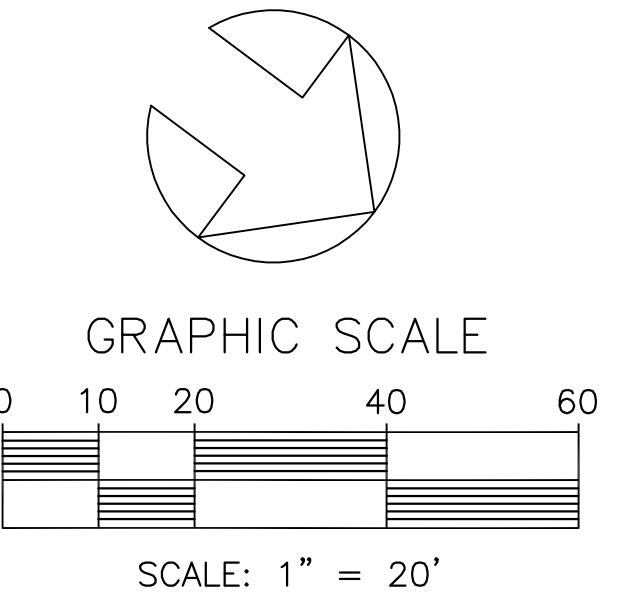
296	* IV	Ilex vomitoria 'Schillings Dwarf'	15"ht.x 18" spr.
		DWF. YAUPON HOLLY	3 gal. 30" o.c.
43	* MC	Muhlenbergia capillaris	30"ht.x 24" spr.
		MUHLY GRASS	3 gal. 30" o.c.
17	NC	Nerium oleander	8"ht.x 5" spr.
		PINK OLEANDER STD.	1.5" caliper min. 15 gal.
38	PV	Pittosporum tobira 'Variegata'	20"ht.x 20" spr.
		VARIEGATED PITTOSPORUM	3 gal. 30" o.c.
470	* VOS	Viburnum obatum 'Select'	24"ht. x 20" spr.
		SELECT VIBURNUM	3 gal. 36" o.c.
166	TV	Tulbaghia violacea	1 gal. full
		PURPLE SOCIETY GARLIC	(12) Bibs min. 20" o.c.
As Req.	LAWN	SEE PLANTING NOTES	solid even sod

\* INDICATES NATIVE SPECIES

PLANT LIST:

QUAN.	KEY	BOTANICAL/COMMON NAME
4	* CP	Sabal palmetto
31	* EP	CABBAGE PALM
23	LIT	Ilex x attenuata 'East Palatka'
17	* MG	EAST PALATKA HOLLY
26	* QS	Lagerstroemia indica 'Tuscarora'
28	AZ	RED CRAPE MYRTLE
162	EG	Magnolia grandiflora 'D.D. Blanchard'
		D.D. BLANCHARD MAGNOLIA
		Quercus virginiana
		LIVE OAK
		Liriope 'Aztec Grass'
		AZTEC GRASS
		Evolvulus glomeratus 'Blue My Mind pp24447'
		BLUE MY MIND BLUE DAZE

DESCRIPTION  
14" c.t., unless otherwise noted  
(10" Diam min.); Heavy Trunk B&B  
8"ht.x 3spr.  
1.5" caliper min. 30 gal.  
8"ht.x 5spr. (5) Trunks min. (Multi-Stem)  
6" Combined caliper min. 30 gal.  
12"ht.x 4spr.  
2.5" 45 gal.  
12"ht.x 4spr.  
2.5" caliper min. 30 gal.  
1 gal. full  
(12) Bibs min. 20" o.c.  
1 gal. full  
20" o.c.



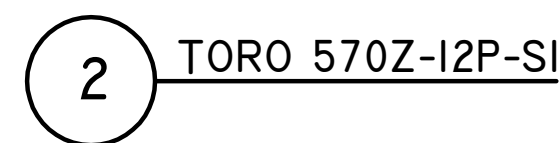
FIRST BUSINESS PARK  
EDGEWATER, FLORIDA  
LANDSCAPE PLAN

NO	DATE	REVISION	BY
4	07-01-25	REVISED BASE CHANGES	CSC
3	05-18-25	REVISED BAHIA & LAWN LABELS	CSC
2	04-08-25	REVISED PER BASE CHANGES	CSC

DESIGNER	CSC
DRAWN BY	CSC
FILE	CONCEPTUAL_LANDS
PROJECT	FBP
DATE	11-03-24
SCALE	1"=20'-0"

SHEET  
LA-10F 2

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1. THE ENTIRE SYSTEM TO BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES. CONTRACTOR TO SUPPLY AND INSTALL ALL CHECK VALVES, BACKFLOW PREVENTERS, PERMITS ETC.... AS REQUIRED BY THESE CODES EVEN IF THOSE ITEMS ARE NOT SHOWN ON THE DRAWINGS.
2. ALL MAIN LINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER AND ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
3. PIPE SIZES SHALL CONFORM TO THOSE ON THE DRAWINGS. THE SMALLEST LATERAL PIPE SIZE TO A SINGLE SPRAY OR ROTOR HEAD SHALL BE 3/4".
4. ALL REMOTE CONTROL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
5. ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH UV RESISTANT PLASTIC CABLE TIES. RISERS AND ANGLE SHALL BE PAINTED HUNTER GREEN.
6. ALL RISERS SHALL BE INSTALLED 12"-INCHES FROM ANY WALL AND A MINIMUM OF 12"-INCHES FROM SIDEWALK, PATIO, DRIVE, WALK, AND DRIVEWAYS.
7. ALL LOW VOLTAGE WIRING TO BE #14 DIRECT BURIAL WIRE. COLORED RED FOR CONTROL WIRES AND WHITE FOR COMMON WIRES (UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS). NO CROSS CONNECTION BETWEEN CONTROLLERS SHALL BE ALLOWED. WIRE ENDS SHALL BE MADE ONLY IN VALVE BOXES USING KING "ONE STEP" CONNECTORS AND SEALANT.
8. ANY PIPING OR VALVES SHOWN OUTSIDE THE PROPERTY LINE OR OUTSIDE OF A LANDSCAPE AREA IS SHOWN THERE FOR DESIGN CLARITY ONLY. ALL PIPING AND VALVES SHALL BE INSTALLED ON THE PROPERTY AND NOT IN LANDSCAPE AREAS.
9. FINAL LOCATION OF THE AUTOMATIC CONTROLLER(S) SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
10. ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION (BY OTHERS, NOT PART OF THIS CONTRACT). THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE JUNCTION BOX TO ALL EQUIPMENT.
11. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES TO PROVIDE OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, DRIVEWAYS, WALLS, CURBS, AND DRIVEWAYS. THE CONTRACTOR MAY SUBSTITUTE VARIABLE ARC NOZZLES IN PLACE OF THE SPECIFIED FIXED ARC NOZZLES WHERE NECESSARY. PRESSURE COMPENSATING SCREENS MAY ALSO BE USED TO REDUCE SPRAY DISTANCE.
12. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
13. ALL SLEEVES UNDER SIDEWALKS TO BE BURIED 6"-12" BELOW WALK SURFACE.
14. MAIN LINE MUST BE INSTALLED PER PLAN. OTHER LOCATIONS WILL NOT BE ACCEPTED.
15. ALL SPRAY HEADS OR NOZZLES IN PLANTING BEDS TO BE PLACED ON RISERS (SCH. 40) OF APPROPRIATE HEIGHT TO PLANTING AND RISERS TO BE PAINTED HUNTER GREEN.
16. HEADS IN OPEN LAWN AREAS TO BE MOUNTED ON SWING JOINTS.
17. ALL MATERIALS TO BE NEW. ALL PIPE TO BE CUT SQUARELY AND BURRS REMOVED. ALL PVC JOINTS TO BE MADE WITH THE USE OF CLEANER, PRIMER AND SEAM SOLVENT WELD.
18. ALL WORK TO BE DONE IN GOOD WORKMAN LIKE MANNER AND IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
19. ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR TO ADJUST TRENCHING IN THE FIELD FOR EXISTING CONDITIONS, PILES AND STRUCTURES.
20. HEAD LOCATIONS ARE APPROXIMATE. CONTRACTOR TO MAINTAIN 100% COVERAGE WITH 50% OVERLAP.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND EXISTENCE OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY UTILITIES IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE AND SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES OR STRUCTURES.
22. THERE SHALL BE A ONE (1) YEAR GUARANTEE ON ALL PARTS AND LABOR FROM THE DATE OF FINAL ACCEPTANCE.  
AT THE END (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, THE CONTRACTOR SHALL CHECK AND ADJUST (IF NECESSARY) THE ENTIRE SYSTEM.
23. CONTRACTOR SHALL MARK STATIONS ON THE CONTROLLER PANEL TO CORRESPOND WITH THE ZONE NUMBERS ON THIS PLAN AND SET OPERATING SEQUENCE TO CORRESPOND TO THE NUMBERING.
24. ALL SLEEVES TO BE INSTALLED UNDER EXISTING ASPHALT OR WALKS TO BE INSTALLED BY STRUCTURAL DRILL OR JACK & BORE UNDER THE PAVEMENT.
25. ALL VALVE BOXES SHALL BE FLUSH WITH FINISH GRADE AND HAVE A MINIMUM OF 3"-INCHES OF CHIP ROCK INSIDE THE BOX AROUND THE VALVE FOR POSITIVE DRAINAGE.

— DURING THE REST OF THE GROWING SEASON THE TURF WILL NEED A MAXIMUM TOTAL OF ONE INCH (1") OF WATER A WEEK, COMING EITHER FROM RAIN OR APPLIED WATER. THE AMOUNT OF WATER, PROPERLY APPLIED, IS ALL THAT IS REQUIRED FOR THE HEALTH OF THE GRASS, PROVIDING IT IS APPLIED EVENLY & SATURATES THE UNDERLYING SOIL TO A DEPTH OF 10 TO 15 cm. (4 TO 6 INCHES).