

**VERLANDER**  
LANDSCAPE ARCHITECTURE

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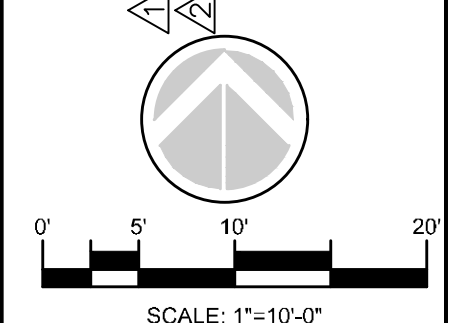
STEVEN P. VERLANDER, PLA  
License No. LA6667258

**LANDSCAPE PLAN**

**ZAXBY'S EUSTIS**

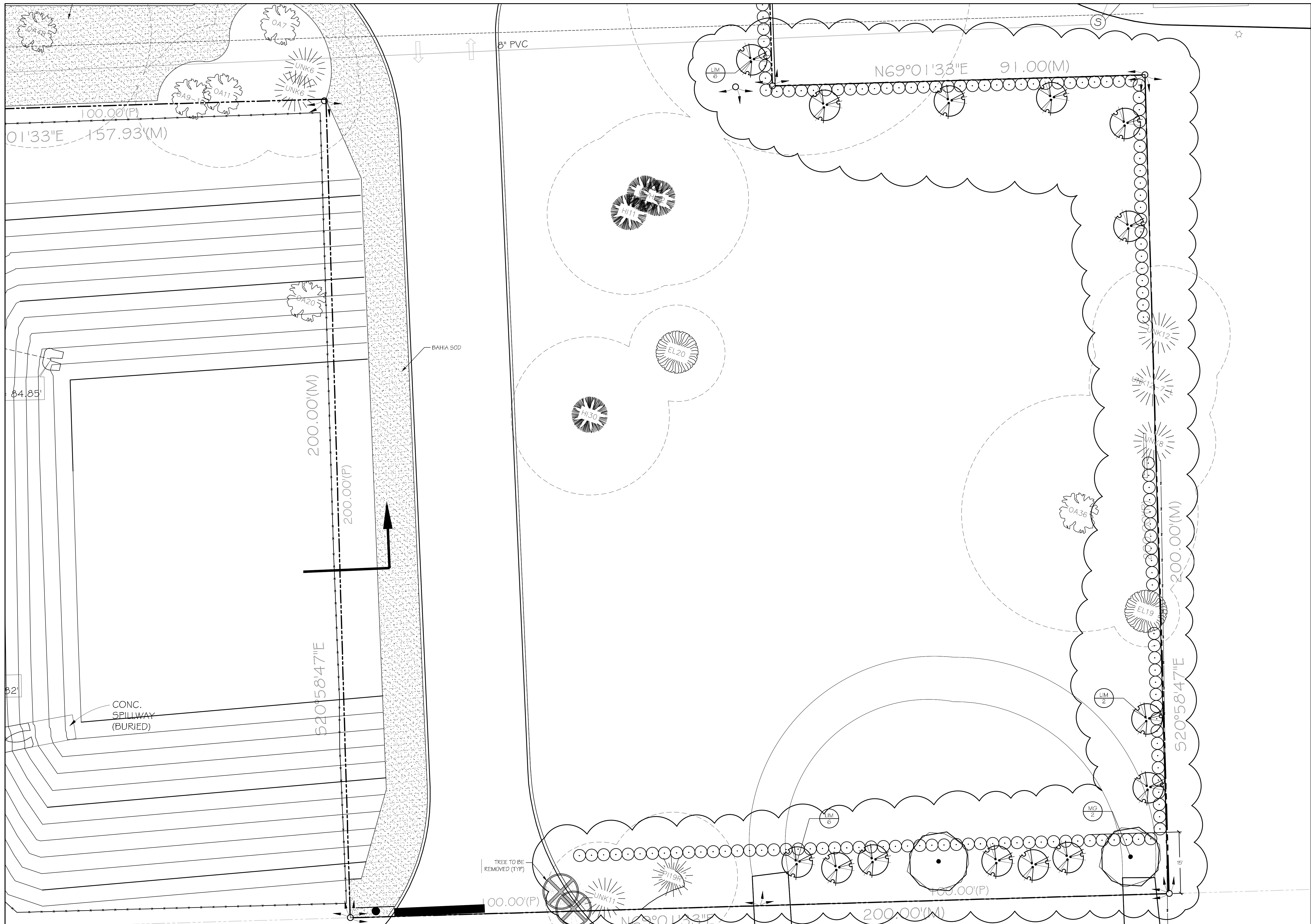
CITY OF EUSTIS, FLORIDA

REVISIONS	
DATE	DESCRIPTION
4/26/2024	ROUND 1 COMMENTS
5/30/2024	ROUND 2 COMMENTS



PROJ.: 2351  
SCALE: 1"=10'-0"  
DATE: 1/19/23  
SHEET:

**L-300**

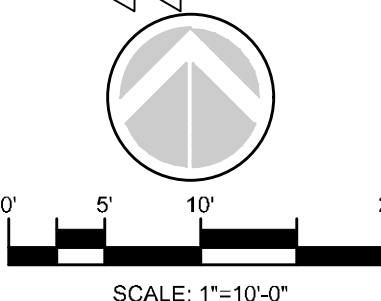


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**LANDSCAPE\_PLAN**  
**ZAXBY'S EUSTIS**

CITY OF EUSTIS, FLORIDA

REVISIONS	
DATE	DESCRIPTION
4/26/2024	SPV ROUND 1 COMMENTS
5/30/2024	SPV ROUND 2 COMMENTS



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**L-301**

**PLANT SCHEDULE**

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
<b>TREES</b>							
LIM	30	Lagerstroemia fauriei 'Muskegee'	Multi-Trunk Lavender Crape Myrtle	30 gal		7' - 8'	3-5 MAIN TRUNKS, LAVENDAR
MG	8	Magnolia grandiflora D.D. Blanchard	Southern Magnolia	30 gal	2"	12'	WELL DEVELOPED PYRAMIDAL FORM, SPEC QUALITY
QV	5	Quercus virginiana	Southern Live Oak	30 gal	2"	12'	SINGLE STRAIGHT TRUNK, WELL DEVELOPED CANOPY
<b>SHRUBS</b>							
PMP	53	Podocarpus macrophyllus 'Dwarf Pringles'	Dwarf Podocarpus	7 gal		3' HT	
VO	246	Viburnum odoratissimum	Sweet Viburnum	3 gal			36"x30" OA., 36" oc
<b>SHRUB AREAS</b>							
EG	244	Evolvulus glomeratus	Blue Daze	1 gal@		18' o.c.	
HP	97	Hamelia patens	Fire Bush	3 gal@		30' o.c.	
IVS	152	Ilex vomitoria 'Schillings Dwarf'	Dwarf Schillings Holly	3 gal		24" o.c.	
LO	11	Loropetalum chinense 'Plum'	Loropetalum	3 gal@		36" o.c.	COMPACT VARIETY
SFA	178	Spartina bakeri	Sand Cord Grass	1 gal@		24" o.c.	
TRF	26	Tripsacum flondana	Dwarf Fakahatchee	3 gal@		36" o.c.	
ZP	90	Zamia pumila	Cootie	3 gal@		30' o.c.	
<b>SOD/SEED</b>							
PAN	10,109 sf	Paspalum notatum	Argentine Bahua Sod	sod			SOLD SOD

LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
<b>PARKING LOT</b>	3 TREES 2,778.9 SF LANDSCAPE	6 TREES 6,288 SF LANDSCAPE
<b>BUILDING FOUNDATION</b>	5 UNDERSTORY TREES	5 UNDERSTORY TREES
<b>BUFFERS NORTH (PUBLIC STREET)</b>	6 CANOPY TREES 8 UNDERSTORY TREES CONTINUOUS HEDGE 75% SHRUBS GROUND COVER (2,657 SF)	6 CANOPY TREES 8 UNDERSTORY TREES CONTINUOUS HEDGE 78% SHRUBS GROUND COVER (2,776 SF)
<b>SOUTH</b>	3 CANOPY TREES 5 UNDERSTORY TREES CONTINUOUS HEDGE	2 EXISTING, 2 NEW CANOPY 6 UNDERSTORY TREES CONTINUOUS HEDGE
<b>EAST</b>	9 CANOPY TREES 14 UNDERSTORY TREES CONTINUOUS HEDGE	6 EXISTING TREES 10 UNDERSTORY TREES CONTINUOUS HEDGE
<b>WEST</b>	EXISTING VEGETATION	
<b>TREES TO BE REMOVED</b>		
14"	TREE	
20"	CAMPFORS	
26"	LIVE OAK	
30"	LIVE OAK	
36"	LIVE OAK	
37"	LIVE OAK	
40"	LIVE OAK	
41"	LIVE OAK	
47"	LIVE OAK	
48"	LIVE OAK	
48"	LIVE OAK	



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**LIST, NOTES, AND DETAILS**

ZAXBY'S EUSTIS

CITY OF EUSTIS, FLORIDA

**PLANT NOTES**

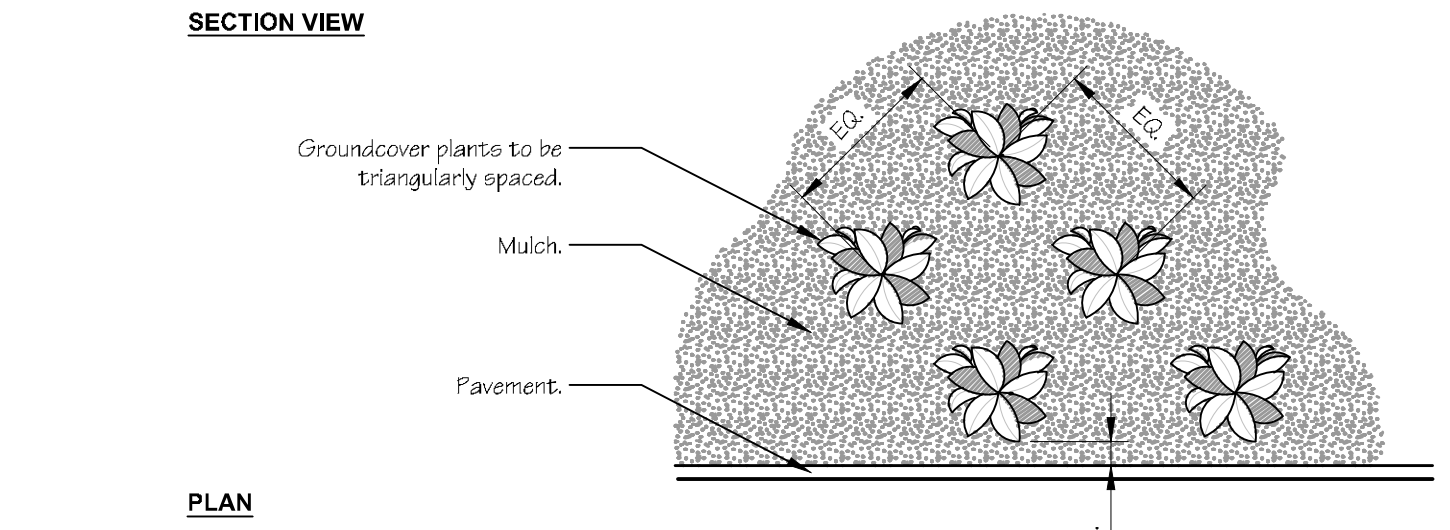
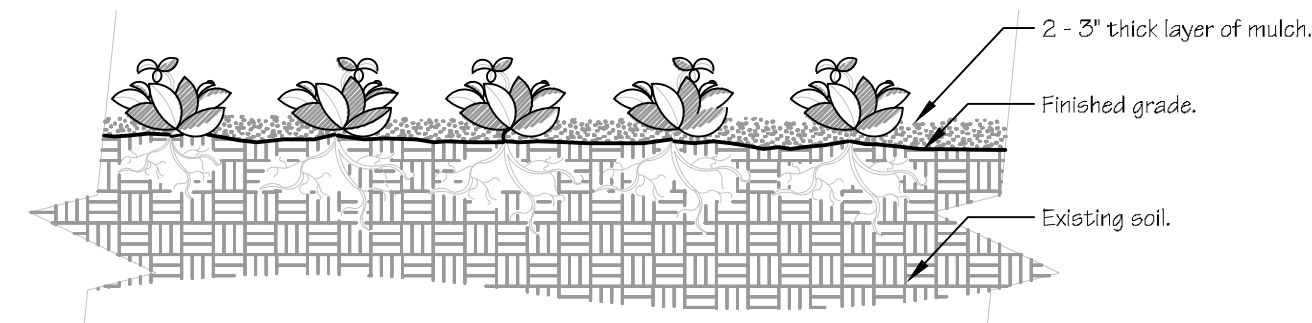
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE SPECIFICATIONS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES AT TIME OF BIDDING.
- ALL PLANT MATERIALS SHALL BE GRADED FLORIDA NO. 1 OR BETTER AS OUTLINED BY GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, 5<sup>TH</sup> EDITION, 2015, AND SUBSEQUENT REVISIONS.
- ALL TREES ARE TO BE PLANTED 2"-3" HIGHER FROM THE BASE OF THE ROOT FLARE AT THE TRUNK TO THE FINISHED SURROUNDING GRADE. NOTE: IT IS CRITICAL THAT THE ROOT FLARE BE EXPOSED PRIOR TO INSTALLATION TO VERIFY PROPER PLANTING DEPTH. EXCAVATION FOR NEW TREES IS TO BE TWICE THE DIAMETER OF THE ROOTBALL AND AS NOTED ABOVE, PLANTED 2"-3" HIGHER FROM THE SURROUNDING GRADE TO THE BASE OF THE ROOT FLARE AT THE TRUNK.
- ALL PLANT BEDS SHALL BE TOP DRESSED WITH 3" DEEP LAYER OF PINE BARK MINI NUGGETS. TOP OF ROOTBALLS FOR TREES ARE TO KEEP MULCH 12"-18" FROM BASE OF TRUNK. MULCH RING AROUND TREES IN LAWN AREAS IS TO BE 3'-4" DIAMETER AND IS TO ENCOMPASS GUY WIRE LOCATIONS. ASIATIC JASMINE BEDS TO RECEIVE 1" DEEP LAYER OF PINE BARK FINES. TREE SAUCERS ARE TO BE REMOVED AFTER PLANT/TREE ESTABLISHMENT, EXCESS SOIL IS NOT TO BE PUSHED ON ROOTBALL.
- LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS, IF DESIRED OR IF REQUESTED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE USING A METHOD AGREED UPON BY THE LANDSCAPE ARCHITECT.
- EXISTING PLANTS MAY BE USED IF THEY MEET THE MINIMUM SPECIFICATIONS AS OUTLINED IN THE PLANT LIST. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE SURVIVAL OF RELOCATED PLANT MATERIAL AND PROVIDE REPLACEMENTS OF IDENTICAL SPECIES AND SIZE IF REQUIRED.
- ALL EXISTING PLANT MATERIAL AND VEGETATIVE COVER (LAWN OR VOLUNTEER VEGETATION) NOT SHOWN ON THE PLAN SHALL BE REMOVED FROM THE SITE. LANDSCAPE CONTRACTOR SHALL ALSO DISPOSE OF STUMPS AND MAJOR ROOTS OF ALL PLANTS TO BE REMOVED. ANY DEPRESSIONS CAUSED BY REMOVAL OPERATIONS SHALL BE FILLED WITH FERTILE, FRIABLE SOIL, PLACED AND COMPACTED SO AS TO RE-ESTABLISH PROPER GRADE FOR NEW PLANTINGS AND/OR LAWN AREAS. FINISH GRADE BEFORE PLANTING SHALL BE 3" BELOW FINISH SURFACE OF ADJACENT PAVING OR TOP OF ADJACENT CURBS.
- LANDSCAPE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE LIGHTING AND IRRIGATION CONTRACTORS REGARDING TIMING OF THE INSTALLATION OF PLANT MATERIALS.
- EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, PAVED SURFACES, EQUIPMENT AND FURNISHINGS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE PROSECUTION OF THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL ASSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
- THE LANDSCAPE CONTRACTOR SHALL ASSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO ASSURE DRAINAGE. DO NOT INSTALL PLANTINGS IF DRAINAGE IS NOT SUITABLE FOR OPTIMUM PLANT GROWTH.
- THE PARKING LOT ISLANDS WILL BE COMPACTED DURING THE PAVEMENT CONSTRUCTION PROCESS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE DRAINAGE IN THESE AREAS AND SHALL DRILL, ROTOTILL, OR TAKE SUCH OTHER ACTIONS AS ARE NECESSARY TO INSURE PROPER VERTICAL DRAINAGE NECESSARY FOR THE ESTABLISHMENT OF PLANT GROWTH.
- ROOT BARRIER - WHERE CANOPY TREES ARE WITHIN 8' OF AN EXISTING OR PROPOSED WALK/DRIVE/CURB, PROVIDE AND INSTALL A 24" DEEP, 20' LONG SECTION OF ROOT BARRIER PRODUCT, (CENTERED ON THE TREE). ACCEPTABLE ROOT BARRIER PRODUCTS ARE: DEEP ROOTUS

24-2, ND5 EP SERIES OR ROOT BARRIER ROLL/24" DEEP OR EQUAL.

- AREAS TO BE SODDED ARE INDICATED ON THE PLANTING PLAN. THE LANDSCAPE CONTRACTOR IS ADDITIONALLY RESPONSIBLE FOR THE REPAIR OF GRADE AND RE-ESTABLISHMENT OF LAWN IN ALL AREAS DISTURBED BY CONSTRUCTION OR STAGING ACTIVITIES OUTSIDE OF INDICATED SOD LIMITS (REFER TO CIVIL ENGINEERING PLANS FOR ANY OFF-SITE WORK THAT MAY REQUIRE GRASSING), GRADING AND LAWN RE-ESTABLISHMENT SHALL BE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- ALL SITE LANDSCAPE AREA SOILS SHALL BE TESTED FOR PLANTING SUITABILITY (PH, FERTILITY, PERCOLATION, TOXICITY, ETC.). IF CERTAIN SOILS ARE FOUND TO BE UNSUITABLE, CONTRACTOR SHALL PROVIDE A PROGRAM OF CORRECTIVE ACTIONS. IF THESE SOILS ARE FOUND TO BE GENERALLY SUITABLE, THE CONTRACTOR SHALL PROCEED WITH NORMAL SOIL AMENDMENTS AND PLANTING PROCEDURES TO ASSURE THE VIGOROUS GROWTH OF THE SPECIFIED LANDSCAPE MATERIALS. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- IMPORTANT - FIRE DEPARTMENT PLANTING CLEARANCES - MINIMUM MANDATORY CLEARANCE OF 7 1/2 FEET TO THE FRONT AND 4' TO THE REAR OF ALL FIRE HYDRANTS SHALL BE MAINTAINED (FPFC 2007). MINIMUM MANDATORY CLEARANCE OF 7 1/2 FEET TO THE FRONT AND BOTH SIDES OF ALL FIRE DEPARTMENT CONNECTIONS SHALL BE MAINTAINED (FPFC 2007) AS PER FLORIDA FIRE PREVENTION CODE. THESE REQUIREMENTS OVERRIDE ALL LANDSCAPE PLANS, COORDINATE EQUIPMENT LOCATIONS PRIOR TO INSTALLATION OF PLANTINGS TO INSURE COMPLIANCE WITH CODE.
- IMPORTANT - DIRECTIONAL/STOP/SAFETY SIGNAGE PLANTING CLEARANCES - PROVIDE NECESSARY CLEARANCES WITH TREE/PALM TRUNK AND CANOPY CLEARANCES TO AFFORD CLEAR LINE OF SIGHT TO ALL SITE/PARKING LOT SIGNAGE. COORDINATE SIGNAGE LOCATIONS, ESPECIALLY THE STOP SIGN LOCATIONS IN THE PARKING LOT ISLANDS PRIOR TO INSTALLATION OF THE TREES AND PALMS. AS A MINIMUM, PALMS ARE TO BE 6'-7' AWAY (TO THE SIDE) OF THE STOP SIGNS, CANOPY TREES TO BE A MINIMUM OF 10' AWAY.

19. IRRIGATION REQUIREMENTS: PERMANENT IRRIGATION SYSTEM SHALL BE INSTALLED AS FOLLOWS:

- CONTROLLER - AN AUTOMATIC IRRIGATION CONTROLLER IS TO BE INSTALLED FOR THE WATER MANAGEMENT OF THE IRRIGATION APPLICATIONS.
- A RAIN SENSOR SHALL BE INSTALLED AND IS TO BE UNOBSTRUCTED FROM THE SKY.
- SPRINKLER THROW SHALL NOT EXCEED HEAD TO HEAD COVERAGE AND SHALL NOT HAVE OVERTHROW TO IMPERVIOUS SURFACES OR BUILDINGS.
- SPRAY HEADS: ALL IRRIGATION SPRAY HEADS SHALL INCORPORATE PRESSURE COMPENSATING NOZZLES. ROTARY HEADS WITH FIXED PATTERN SPRAY HEADS SHALL NOT BE INSTALLED IN THE SAME ZONE.
- WATER VELOCITY: APPLICATION RATES FOR ALL SPRINKLERS AND EMITTERS SHALL BE MATCHED WITHIN EACH IRRIGATION ZONE, BUT WATER VELOCITIES SHALL NOT EXCEED 5 FEET PER SECOND.
- PIPING: INSTALLED PIPING SYSTEMS SHALL BE FREE FROM LEAKAGE.
- TO MINIMIZE TERMITE, ROT AND MILDEW POTENTIAL, IRRIGATION HEADS SHALL NOT BE LOCATED WITHIN 2 FEET OF ANY BUILDING. HOWEVER, DRIP AND MICRO-IRRIGATION SYSTEMS MAY BE UTILIZED IN THIS AREA.
- ALL NEW TREES TO HAVE EITHER TWO BUBBLERS OR BUBBLER RING AND ARE TO BE ON A SEPARATE ZONE.



**1 GROUNDCOVER**

3/4" = 1'-0"

JPM/A, TREE FOUNDATION, © 2014  
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FX-PL-FX-GROU-01

**2 NATIVE SHRUB PLANTING**

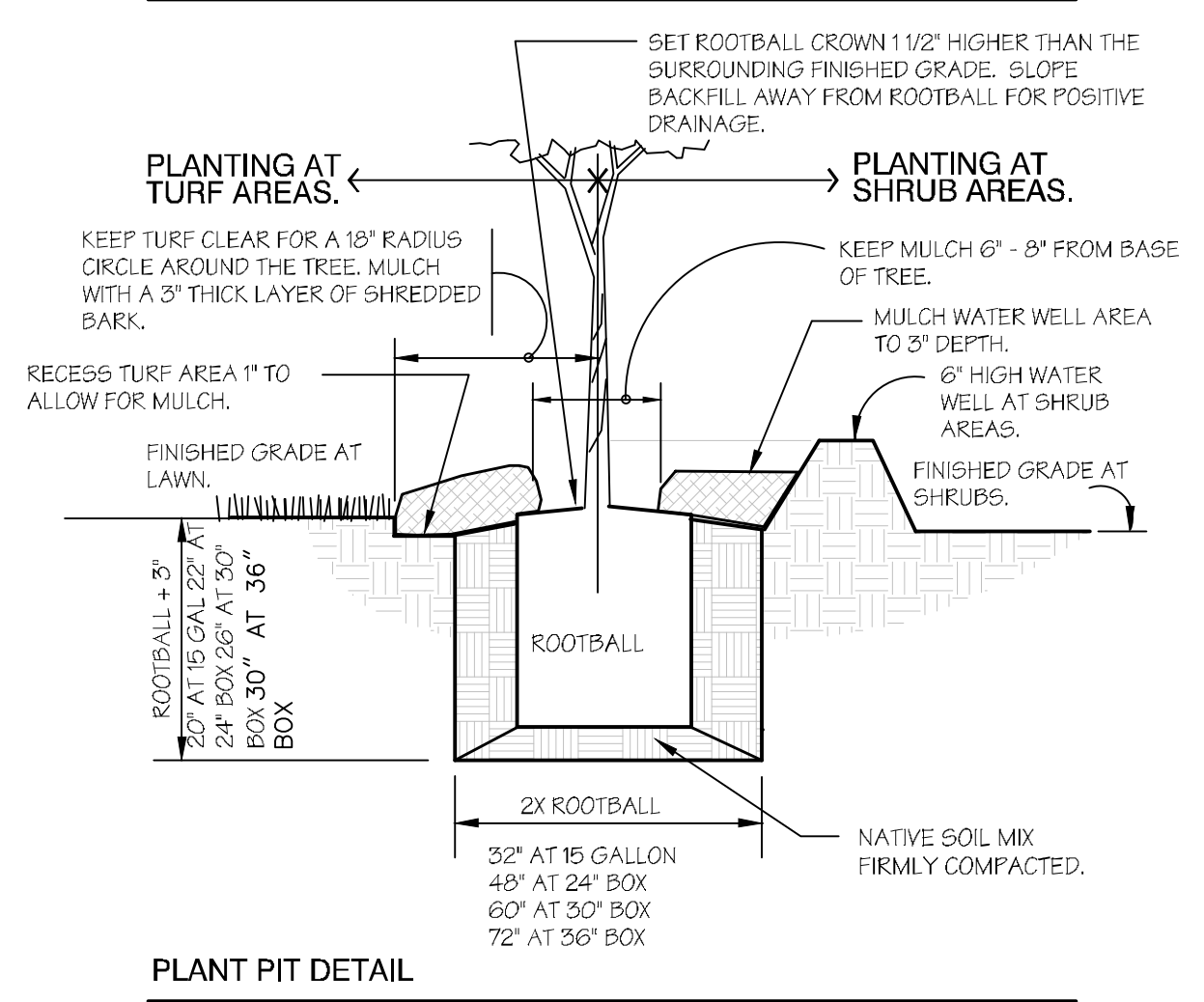
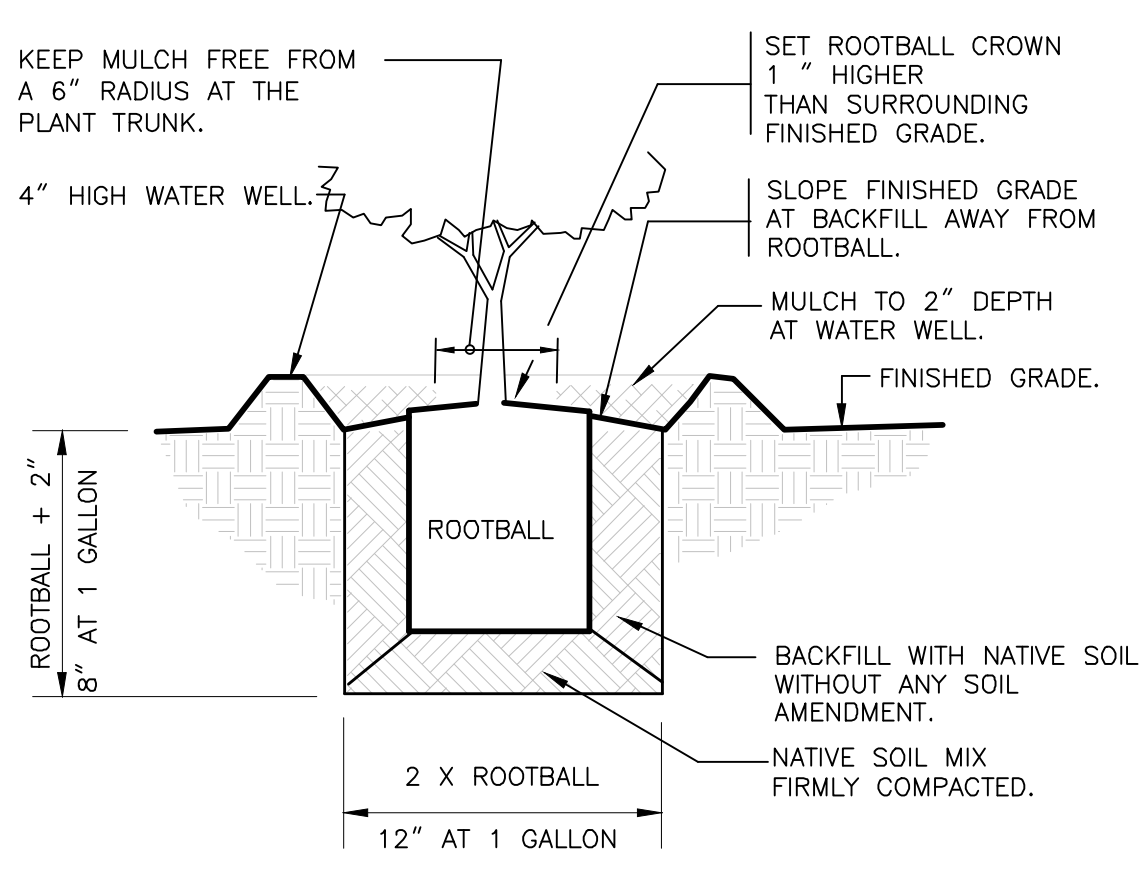
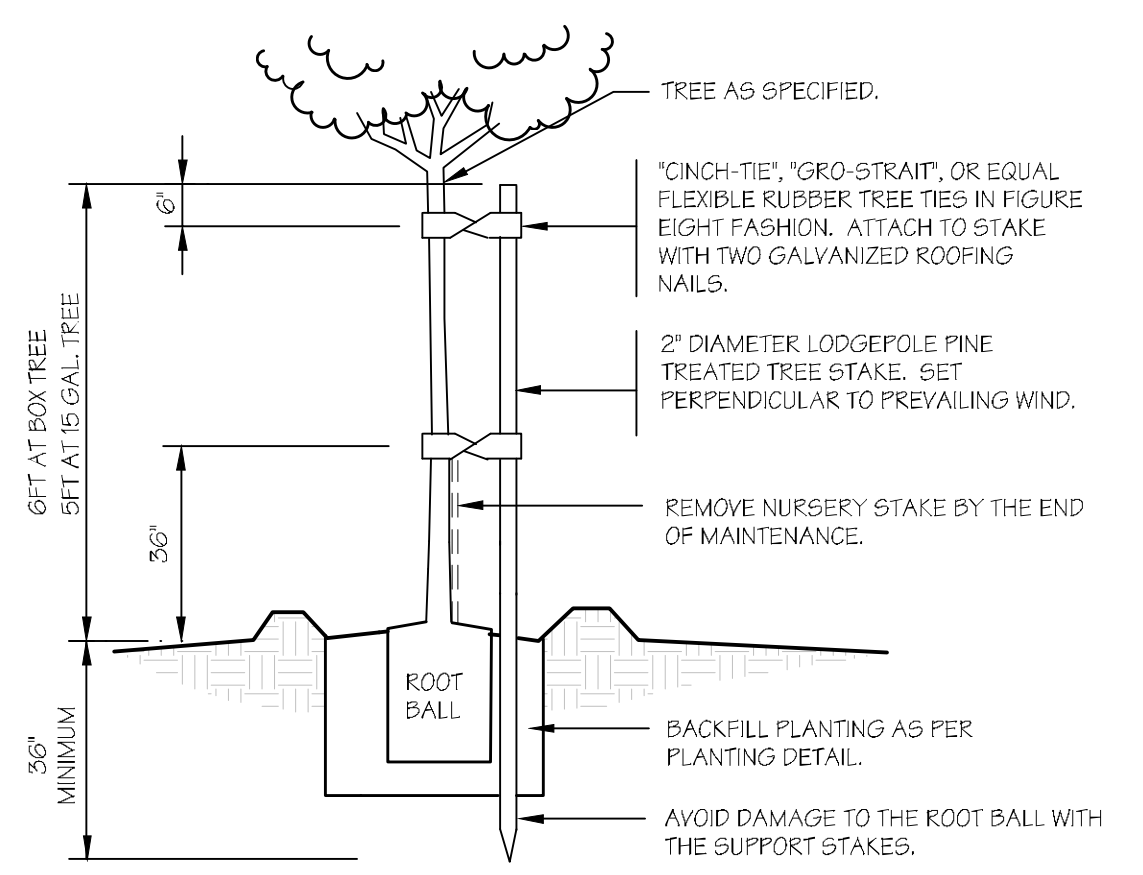
1" = 1'-0"

FX-PL-FX-SHRUB-09

**3 TREE SINGLE STAKE PLANTING**

1" = 1'-0"

FX-PL-FX-TREE-01



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