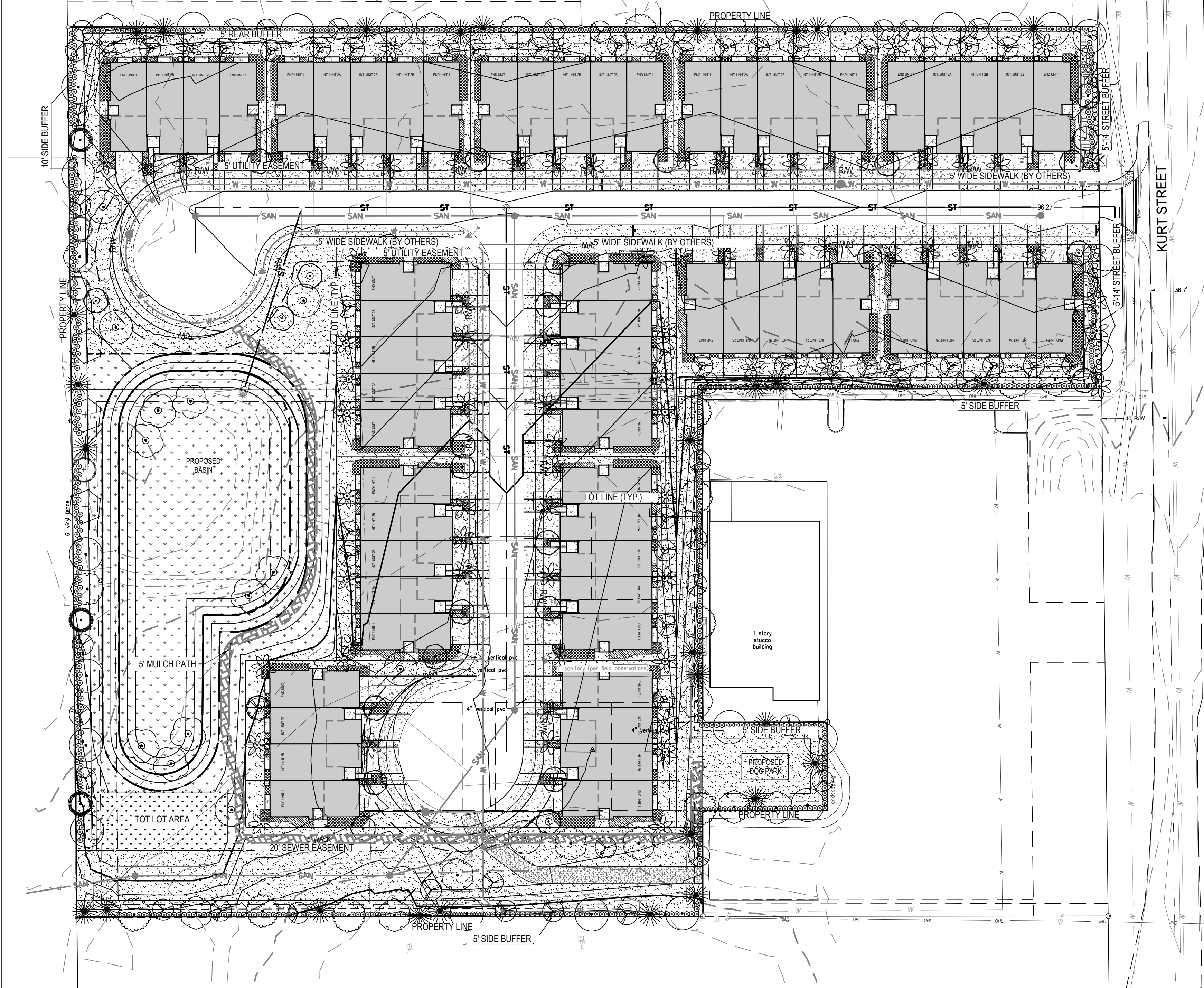


REVISED
1/24/2024



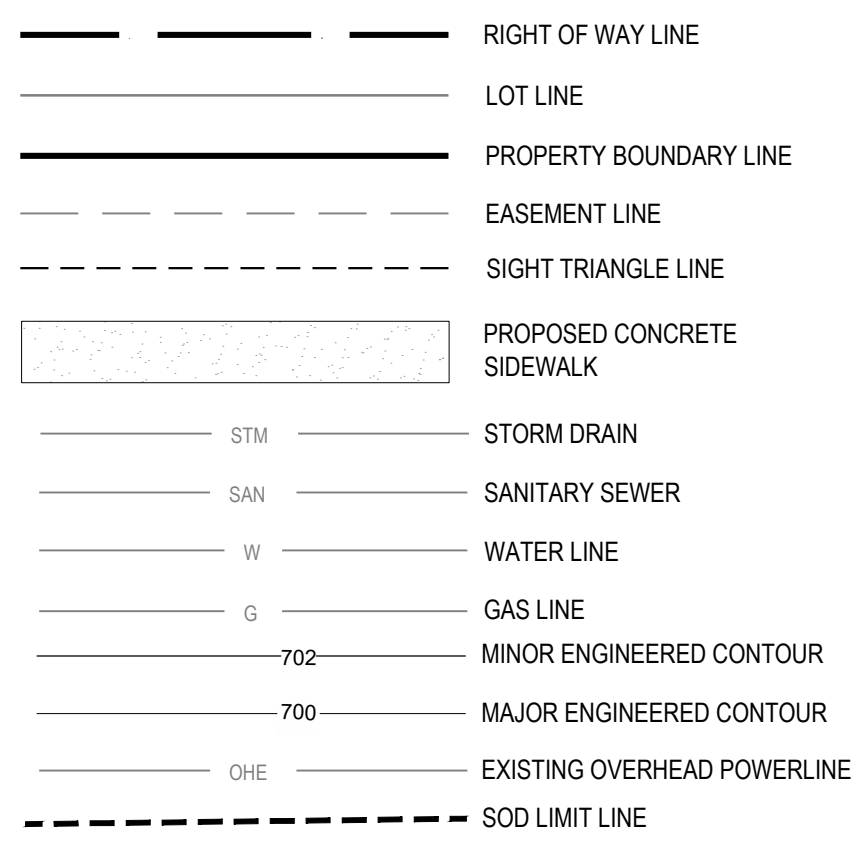
NOTES:

1. ALL VEGETATION MUST COMPLY WITH CITY OF EUSTIS GUIDELINES AND RESTRICTIONS.
2. NO TREE MAY BE PLANTED WITHIN INTERSECTION SIGHT TRIANGLES.
3. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE.
4. DEVELOPER AND LANDSCAPE CONTRACTOR SHALL INSTALL NON-INVASIVE PLANT MATERIAL IN THE LANDSCAPE BUFFER. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL INVASIVE PLANT SPECIES PRIOR TO INSTALLATION.
5. ALL PLANTING AREAS SHALL BE MULCHED WITH A THREE INCH LAYER OF GROUND MELALEUCA MULCH TO COVER THE COMPLETE PLANTING AREA.
6. ALL SABAL PALMS PLANTED CLOSER THAN 5' FROM A WATER LINE TO HAVE ROOTBALLS SET 2' BELOW THE PIPE.

CODE COMPLIANCE NOTES:

1. MINIMUM 2 TREES PER LOT - 62 LOTS = 124 TREES REQUIRED. 124 TREES PROPOSED.
2. BUFFER YARD PLANTS HAVE BEEN SELECTED FROM THE CITY OF EUSTIS ACCEPTABLE PLANT SPECIES LIST.
3. BUFFER LANDSCAPING REQUIREMENTS - 10' WIDE MIN. LANDSCAPE AREA REQUIRED AROUND ALL BUILDINGS (INCLUDING SIDEWALK) SHRUBS AND GROUND COVER TO COVER A MINIMUM OF 30% OF THE BUFFER AREA.
4. ALL NEW LANDSCAPING SHALL MEET THE GUIDELINES OF THE FLORIDA FRIENDLY LANDSCAPING AND WATERWISE FLORIDA LANDSCAPE GUIDES PUBLISHED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
5. ALL REPLACEMENT TREES FOR EACH TREE REMOVED, SHALL BE A MINIMUM OF TWO INCHES DBH, TEN FEET TALL, AND FIVE FEET WIDE AT THE TIME OF PLANTING.
6. APPROVED ORNAMENTAL AND PALM TREES SHALL NOT EXCEED 25% OF THE TREE REPLACEMENT REQUIREMENTS AND AT LEAST 50% OF THE TREES SHALL BE LIVE OAKS

LEGEND

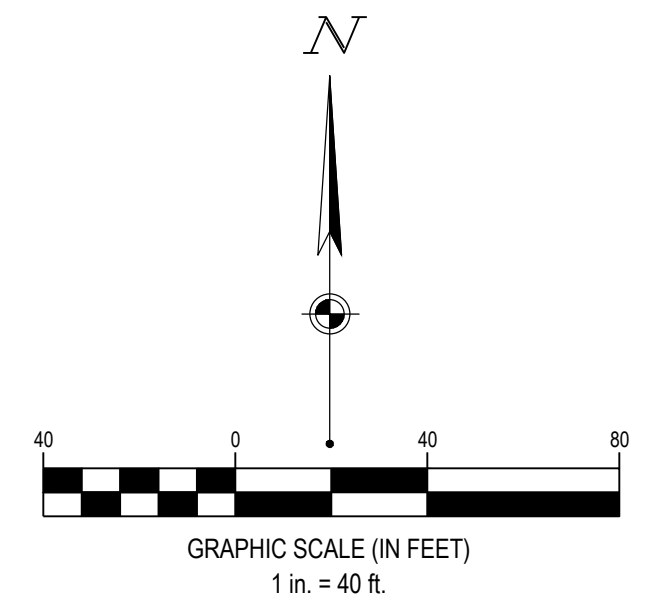


LANDSCAPE CODE COMPLIANCE

- 10' LANDSCAPE BUFFER ALONG KURT STREET**
 REQUIRED: (2) CANOPY AND (3) UNDERSTORY TREES PER 100 LF CONTINUOUS HEDGE OF 3 GAL 24" HIGH SHRUBS
 100% PLANTED AREA OF SHRUBS AND GROUND COVER
 LENGTH NOT INCLUDING DRIVE: 198LF
 REQUIRED: 4 CANOPY AND 6 UNDERSTORY TREES
 PROPOSED: 4 CANOPY AND 6 UNDERSTORY TREES
- 5' SIDE OR REAR LANDSCAPE BUFFER (BETWEEN SIMILAR USES)**
 REQUIRED: (2) CANOPY AND (3) UNDERSTORY TREES PER 100 LF
 (3) 3 GAL. SHRUBS, 24" HT. MIN. PER 100 LF
 LENGTH NOT INCLUDING DRIVE: 1,711
 REQUIRED: 35 CANOPY AND 52 UNDERSTORY TREES, 565 SHRUBS
 PROPOSED: 35 CANOPY AND 52 UNDERSTORY TREES, 565 SHRUBS
- 10' SIDE OR REAR LANDSCAPE BUFFER (BETWEEN RESIDENTIAL AND COMMERCIAL USES)**
 REQUIRED: (2) CANOPY AND (3) UNDERSTORY TREES PER 100 LF
 (3) 3 GAL. SHRUBS, 24" HT. MIN. PER 100 LF
 LENGTH NOT INCLUDING DRIVES: 545LF
 REQUIRED: 11 CANOPY AND 17 UNDERSTORY TREES, 180 SHRUBS
 PROPOSED: 11 CANOPY AND 17 UNDERSTORY TREES, 214 SHRUBS

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
TREES					
	14	ACER RUBRUM 'FLORIDA FLAME'	2" CAL.	8-12' HT	AS SHOWN
	3	FLORIDA RED MAPLE	---	6' HT.	AS SHOWN
	29	ILEX X ATTENUATA 'EAST PALATKA'	---	6' HT.	AS SHOWN
	30	EAST PALATKA HOLLY	---	6' HT.	AS SHOWN
	3	JUNIPERUS SILICICOLA	2" CAL	8-10' HT	AS SHOWN
	70	SOUTHERN RED CEDAR	---	6' HT	AS SHOWN
	3	LAGERSTROEMIA INDICA	2" CAL	8-10' HT	AS SHOWN
	3	CRAPE MYRTLE	2" CAL	6-8' HT	AS SHOWN
	31	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	2" CAL	10-12' HT	AS SHOWN
	78	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA	14" CAL @ 3'	12' CT	AS SHOWN
	8	SWEETBAY MAGNOLIA	2" CAL	10-12' HT	AS SHOWN
	13	MYRICA CERIFERA	2" CAL	12-14' HT	AS SHOWN
	223	WAX MYRTLE	---	18" HT	3'-0" OC
	33	QUERCUS VIRGINIANA	---	18" HT	3'-0" OC
	480	LIVE OAK	---	18" HT	3' OC
	265	SABAL PALMETTO	4" FLAT	---	1'-6" OC
	35,902 SF	CABBAGE PALMETTO	SOD	---	---
	59,949 SF	TAXODIUM DISTICHUM	SOD	---	---
		BALD CYPRESS	---	---	---
		ULMUS ALATA	---	---	---
		WINGED ELM	---	---	---
SHRUBS					
	3,353 SF	HAMELIA PATENS 'COMPACTA'	---	---	---
	7,607 SF	DWARF FIREBUSH	---	---	---
		TRIPSACUM DACTYLOIDES	---	---	---
		FAKAHATCHEE GRASS	---	---	---
		VIBURNUM OBOVATUM	---	---	---
		WALTERS VIBURNUM	---	---	---
GROUND COVERS					
	265	TRACHELOSPERMUM ASIATICUM	---	---	---
		ASIATIC JASMINE	---	---	---
SOD/SEED					
	35,902 SF	PASPALUM NOTATUM	SOD	---	---
	59,949 SF	BAHIAGRASS	SOD	---	---
		ZOYSIA X 'CITRAZOY'	---	---	---
		CITRAZOY@ ZOYSIA	---	---	---



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: FLORIDA UTILITIES PROTECTION SERVICE AT 811 OR 800-432-4770 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF FLORIDA UTILITIES PROTECTION SERVICE



THE INFORMATION ON THIS DOCUMENT IS PREPARED FOR CONSTRUCTION AND NOT FOR PURPOSES OF REPRESENTATION.

DDCM MANAGEMENT LLC.

EUSTIS TOWNHOMES
KURT STREET
EUSTIS, FL 32726

Revisions / Submissions		
ID	Description	Date

© 2022 CESO, INC.
 Project Number: 762449
 Scale: 1" = 40'
 Drawn By: ABS/TRH
 Checked By: EAB
 Date: JANUARY 24, 2024
 Issue: CONSTRUCTION

Drawing Title:
LANDSCAPE PLAN

L1.0

W:\PROJECTS\DDCM\762449-01-DDCM Kurt Road - Eustis, FL\06-LA_PLAN_CD\762449-01-L1.0 - LANDSCAPE PLAN.dwg - 1/24/2024 - Edward Browder