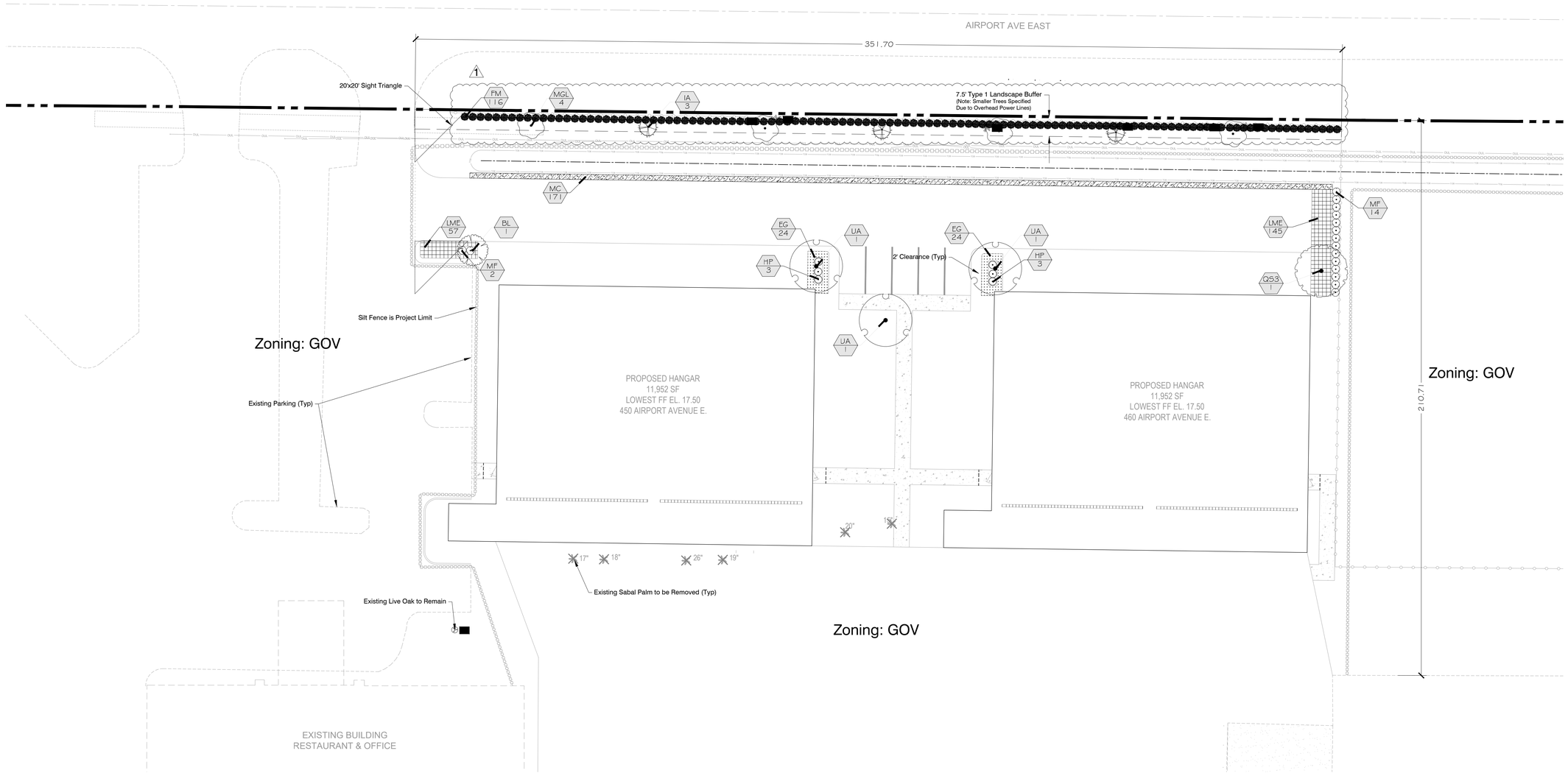

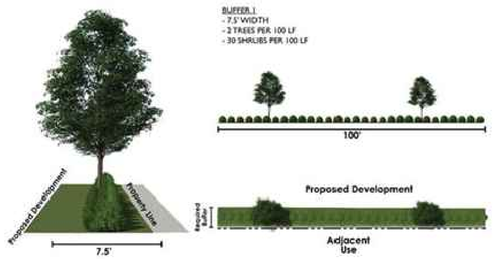

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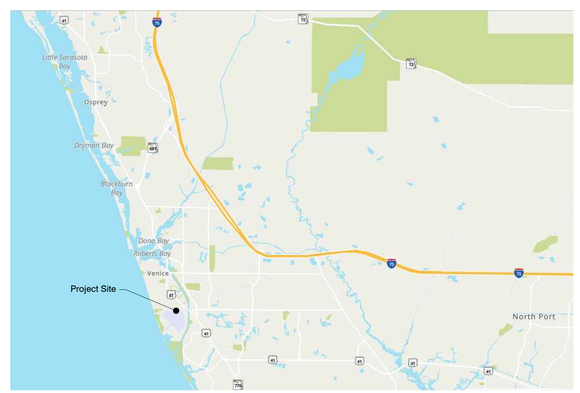


Vicinity Map

Owner: Skyport Holdings Venice, LLC
6530 Tampa Executive Airport Road, Tampa, Florida 33610
Contact: Tala Rajesh
(863)-701-4929

Site Address: 400 Airport Ave E, Venice, FL 34285

Legal Description:
COM AT N 1/4 COR OF SEC 19-39-19 TH S 89-47-37 E 47.65 FT TH S 00-37-40 W TO PT ON S R/W OF AIRPORT RD E FOR POB TH S 89-35-39 E ALONG SAID R/W 809.52 FT TH S 00-38-34 W 58.24 FT TH S 89-23-2 E 526.49 FT TH N 00-44-41 E TO S R/W OF AIRPORT RD E 60.17 FT TH S 89-35-39 E 455.14 FT TH S 00-36-47 W 380.87 FT TH N 89-36-55 W 450.39 FT TH N 00-13-27 E 153.89 FT TH N 89-23-24 W 529.80 FT TH S 00-22-05 W 36.27 FT TH N 89-37-37 W 285.41 FT TH N 00-37-33 E 67.31 FT TH N 89-32-37 W 164.63 FT TH N 00-27-23 E 73.13 FT TH N 89-53-54 W 143.25 FT TH S 00-35-52 W 79.07 FT TH N 89-35-45 W 216.77 FT TH N 00-37-40 E 200.96 FT TO POB, CONTAINING 9.8226 AC +/-, BEING SAME LANDS AS DESC IN MEMORANDUM OF LEASE IN ORI 2016020216

0 20 40 60 feet
SCALE: 1" = 20'

NORTH

REGISTERED LANDSCAPE ARCHITECT
MARK A. WHITAKER
LA 6666658
STATE OF FLORIDA

Venice Aircraft Hangars PH 1

Sarasota County, FL

WHITAKER DESIGN GROUP
landscape architecture
12547 spring hill drive, spring hill, fl 34609
855.270.0835

REV	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2	5/15/25	Per City Comments
1	4/25/25	Per City Comments

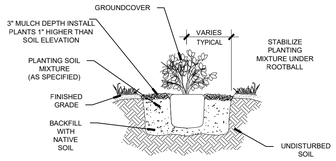
SCALE: AS SHOWN
DATE: 3/3/2025
PIN: .
LA: MAW

Landscape Plans

CONSTRUCTION DOCUMENTS

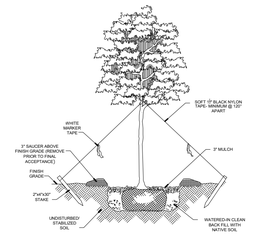
L101

MarkWhitaker 15 May 2025 3:00pm C:\Users\MarkWhitaker\Whitaker Design Group\WDG Data - Projects\Landmark\Venice Airport\Sheets\L101 Venice Airport.dwg Layout = L101



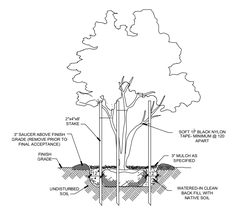
GROUND COVER PLANTING DETAIL

N.T.S.



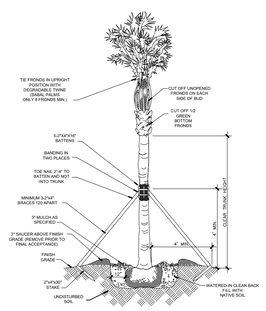
SINGLE TRUNK TREE 10'-20' OAH

N.T.S.



MULTI-TRUNK TREE STAKING

N.T.S.



PALM DETAIL

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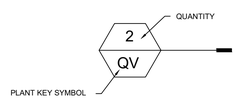

SYMBOL KEY

1 2

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	CONTAINER	SIZE	HEIGHT	NATIVE	DROUGHT TOL	CLEARANCE	DETAIL	REMARKS
TREES												
	BL	Bucida buceras 'Shady Lady'	Shady Lady Black Olive	1	---	2.5"Cal	10' Min	No	Yes			
	IA	Ilex x attenuata 'East Palatka'	East Palatka Holly	3	---	2.5"Cal	8'-10'	Yes	Yes			
	MGL	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	4	---	2.5"Cal	6'-8'	Yes	Yes			
	QS3	Quercus shumardii	Shumard Oak	1	65 gal	3"Cal	10'-12'	Yes	Yes			
	UA	Ulmus alata	Winged Elm	3	65 gal	3"Cal	10'-12'	Yes	Yes	10'		

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NATIVE	DROUGHT TOL	MIN. HT	DETAIL	REMARKS
SHRUBS										
	FM	Ficus microcarpa 'Green Island'	Green Island Ficus	116	---	No	Yes	24"		
	HP	Hamelia patens	Fire Bush	6	---	Yes	Yes	24"		
	MF	Myrciianthes fragrans 'compacta'	Compact Simpson's Stopper	16	---	Yes	Yes	24"		

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NATIVE	DROUGHT TOL	SPACING	DETAIL	REMARKS
SHRUB AREAS										
	MC	Muhlenbergia capillaris	Pink Muhly	171	---	Yes	Yes	24" o.c.		
GROUND COVERS										
	EG	Evolvulus glomeratus	Blue Daze	48	1 gal@	No	Yes	24" o.c.		
	LME	Liriope muscari 'Evergreen Giant'	Evergreen Giant Border Grass	202	1 gal@	No	No	18" o.c.		

Landscape Notes

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT SITE CONDITIONS AND QUANTITIES INDICATED ON THESE PLANS, BEFORE PRICING WORK.
2. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I AND II" 1998 EDITION DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS AND PRACTICES OF THE FLORIDA NURSERY, GROWERS, AND LANDSCAPE ASSOCIATION AND THE FLORIDA CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
3. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE CONDITION OF UNDERGROUND UTILITIES THAT EFFECT PLANTING PROCEDURES OR IRRIGATION SYSTEM INSTALLATION. IF ANY CONFLICTS OCCUR BETWEEN PROPOSED LOCATION OF TREES FOR ON THE DRAWING AND ANY UNDERGROUND UTILITIES OR SUBSURFACE STRUCTURES, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. IF THE LANDSCAPE CONTRACTOR DAMAGES ANY STAKED OR IN PLACE UTILITIES BY HIS OWN NEGLIGENCE, THEY SHALL BE REPAIRED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONDITIONS THAT WOULD PREVENT THE HEALTHY GROWTH OF PLANT SPECIES CALLED FOR ON THE DRAWINGS. THIS NOTIFICATION MUST OCCUR PRIOR TO CONTRACT AWARD.
5. IF ANY DISCREPANCIES OCCUR BETWEEN QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE DRAWINGS, THE GREATER QUANTITY SHALL GOVERN.
6. PLANT MATERIAL SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECTS, EGGS, OR LARVAE, AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR ADVERSE CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
7. PLANT MATERIAL SHALL CONFORM TO THE VARIETIES INDICATED IN THE PLANT LIST.
8. SUBSTITUTION OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT. IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICES.
9. PLANT MATERIAL LOCATIONS AND BED OUTLINES SHALL BE STAKED OR FLAGGED ON SITE BY THE LANDSCAPE CONTRACTOR AND SHALL BE ADJUSTED IF REQUIRED TO FIT ACTUAL AS-BUILT CONDITIONS ON SITE AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PROPOSED PLANTINGS SHALL NOT BE PLACED IN THE FLOWLINE OF SWALES OR LOCATED WHERE THEY WILL IMPEDE WATER FLOW.
10. A CRISP LINE, EITHER STRAIGHT OR CURVING, SHALL SEPARATE PLANT BEDS FROM SODDED OR SEEDED AREAS.
11. LANDSCAPE CONTRACTOR SHALL EXCAVATE PLANT PITS ACCORDING TO THE DRAWINGS.
12. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HOISTING EQUIPMENT NECESSARY FOR THE PLACEMENT OF PLANT MATERIAL. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL ENSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
13. LANDSCAPE CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. ANY DISCREPANCY IN THE DRAWINGS, OBSTRUCTION ON THE SITE, OR PRIOR WORK DONE BY ANOTHER PARTY WHICH THE LANDSCAPE CONTRACTOR FEELS PRECLUDES ESTABLISHING PROPER DRAINAGE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE FINAL GRADE AND SOIL (THE LAST 6") SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
14. QUALITY PRACTICES. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS AND PRACTICES OF THE FLORIDA NURSERY, GROWERS, AND LANDSCAPE ASSOCIATION AND THE FLORIDA CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
15. PLANTING AREAS SHALL BE PREPPED AND COMPLETELY FREE OF VEGETATION PRIOR TO INSTALLING NEW PLANT MATERIAL. ALL VEGETATIVE DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OFF SITE.
16. AFTER PLANT MATERIAL HAS BEEN INSTALLED AND APPROVED, PLANTING BEDS SHALL BE RAKED TO AN EVEN GRADE TO CONFORM TO PRE-MULCHING FINISH GRADES. PLANTING BEDS AND PLANT SAUCERS SHALL THEN BE UNIFORMLY COVERED WITH A MINIMUM 3 INCH LAYER OF PINE BARK.
17. ALL TREE STAKING TO BE DONE AS DETAILED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES THAT OCCUR AS THE RESULT OF THE FAILURE TO STAKE TREES THAT ARE NOT AN ACT OF GOD AND THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR STRAIGHTENING TREES DURING THE GUARANTEE PERIOD.
18. IN NEW PLANTED AREAS, GRADES SHALL BE ESTABLISHED BY THE LANDSCAPE CONTRACTOR AT APPROXIMATELY 3 INCHES BELOW CURBS, SIDEWALKS, HARDSCAPE AMENITIES, MOWING STRIPS, AND ABUTMENTS TO ALLOW FOR MULCH.
19. THE LANDSCAPE CONTRACTOR SHALL COORDINATE CONSTRUCTION OF PLANTING AREAS WITH INSTALLATION OF IRRIGATION SYSTEM AND HARDSCAPE WORK.
20. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS BEFORE COMMENCING CONSTRUCTION, INCLUDING PERMITS TO WORK IN RIGHT-OF-WAY.
21. INSTALLED PLANT MATERIAL SHALL BE FERTILIZED WITH THE FOLLOWING APPLICATIONS:

    TREES AND SHRUBS: OSMOCOTE (14-14-14)
    SHRUBS/GROUND COVER: 1/3 LB. PER 3-GALLON POT, 1/4 LB. PER 1-GALLON POT
    TREES AND SHRUBS (OVER 5 FT. HT.): 1 LB. PER 1 INCH OF TRUNK DIAMETER
    SOD: (16-4-8) COMMERCIAL FERTILIZER - 18 LBS. PER 1,000 SQFT

23. THE OWNER AND/OR OWNER'S REPRESENTATIVE HAS THE RIGHT TO REJECT ANY AND ALL WORK WHICH IN HIS OPINION DOES NOT MEET WITH THE REQUIREMENTS OF SPECIFICATIONS AT ANY STAGE OF THE PROJECT.
24. IN GENERAL, THE WORK SHALL PROCEED AS RAPIDLY AS THE SITE BECOMES AVAILABLE.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE CLEANUP OF PREMISES AND REMOVAL OF DISCARDED AND SURPLUS MATERIALS AND RUBBISH.
26. SOLID SOD SHALL BE INSTALLED IN THE AREAS AS INDICATED ON THE PLAN. VERIFY EXACT LOCATION AND AMOUNT OF SOD AS SHOWN TO FIT CONDITIONS.
27. SOD AREAS FOR SHALL BE BAHIA SOD UNLESS OTHERWISE NOTED. SOD SHALL BE HEALTHY, FREE OF INSECTS AND WEEDS AND IN NATURALLY FLOURISHING CONDITION. DRY, BROWN, AND UNFRESH SOD WILL BE REJECTED.
28. SOD SHALL BE LAID END-TO-END AND SIDE-TO-SIDE IN A STAGGERED LINE TO FORM A UNIFORM LAYER. UNEVEN EDGES SHALL BE SQUARELY TRIMMED TO ALLOW CLOSE AND FIRM FITTING OF EACH PIECE.
29. AFTER SODDING IS COMPLETED, THE ENTIRE SOD AREAS SHALL BE ROLLED AND WATERED BY HAND OR IRRIGATION SYSTEM EACH DAY FOR TWO WEEKS. SODDED AREAS SHALL THEN BE TOP-DRESSED WITH A COMMERCIAL FERTILIZER AS DIRECTED BELOW IN AN EVENLY BROADCAST PATTERN.
30. LANDSCAPE CONTRACTOR TO PROVIDE PHOTOS OR SAMPLES OF ALL PLANT MATERIAL NOTED ON PLANT LIST TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
31. ANY IRRIGATION ADJUSTMENTS, ADDITIONS OR REPAIRS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
32. CLEAR-SIGHT TRIANGLE: WHERE A DRIVEWAY/ACCESSWAY INTERSECTS A ROAD OR RIGHT-OF-WAY OR WHERE TWO (2) ROAD RIGHTS-OF-WAY INTERSECT, VEGETATION, STRUCTURES, AND NON-VEGETATIVE VISUAL SCREENS SHALL NOT BE LOCATED SO AS TO INTERFERE WITH THE CLEAR-SIGHT TRIANGLE.
33. SHRUBS WILL BE IN AN APPROPRIATELY SIZED CONTAINER, A MINIMUM OF 18" TALL AT INSTALLATION (DWARF SPECIES MAY BE INSTALLED AT A MINIMUM OF 14" HEIGHT) AND PLANTED SPACED AT A DISTANCE APPROPRIATE TO THE SPECIES TO CREATE A CONTINUOUS APPEARANCE WITHIN ONE (1) YEAR, BUT NO MORE THAN THIRTY-SIX (36) INCHES ON CENTER.
34. GROUNDCOVER PLANTS SHALL BE SPACED TO PRESENT A FINISHED APPEARANCE AND OBTAIN A REASONABLY COMPLETE COVERAGE WITHIN ONE (1) YEAR. NON-LIVING GROUND COVER, SUCH AS MULCH, GRAVEL, ROCKS, ETC., SHALL BE USED IN CONJUNCTION WITH LIVING PLANTS TO SUPPRESS FUGITIVE DUST.
35. LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS NOT TO IMPEDE THE ACCESS FOR MAINTENANCE AND STORM-WATER RUN-OFF FLOW TO OR IN A DITCH, SWALE, OR POND.
36. ALL TREES THAT OVERHANG THE PUBLIC RIGHT OF WAY/OR TREES WITHIN THE ROW SHALL BE TRIMMED AND PRUNED TO MAINTAIN A MINIMUM VERTICAL CLEAR HEIGHT OF 8' FROM THE FINISHED GROUND SURFACE OF THE SIDEWALK TO THE BOTTOM OF CANOPY/ 16.6' CLEAR HEIGHT ABOVE THE ROADWAY PATHS.
37. SUSTAINABLE PRACTICES. LANDSCAPING SHALL BE INSTALLED SO THAT LANDSCAPING MATERIALS MEET THE CONCEPT OF RIGHT MATERIAL/RIGHT PLACE. INSTALLED TREES AND PLANTS SHALL BE GROUPED INTO ZONES ACCORDING TO WATER, SOIL, CLIMATE, AND LIGHT REQUIREMENTS. PLANT GROUPINGS BASED ON WATER REQUIREMENTS ARE DROUGHT TOLERANT, NATURAL, AND OASIS.
38. AVOID EASEMENTS TREES SHALL NOT BE PLANTED WITHIN ANY EASEMENT SO AS TO INTERFERE WITH THE USE OF THAT EASEMENT, NOR UNDER ANY PRESENT OR PLANNED OVERHEAD UTILITY, NOR IN ANY RIGHTS-OF-WAY WITHOUT COUNTY APPROVAL THROUGH THE ASSOCIATED REVIEW PROCESS.
39. MULCH SHALL BE USED IN CONJUNCTION WITH LIVING PLANT MATERIALS SO AS TO COVER EXPOSED SOIL. MULCH SHALL BE INSTALLED TO A MINIMUM DEPTH OF THREE (3) INCHES. THE MULCH SHOULD NOT BE PLACED DIRECTLY AGAINST THE PLANT STEM OR TREE TRUNK. MULCH SHALL NOT BE REQUIRED FOR ANNUAL BEDS. STONE OR GRAVEL MAY BE USED TO COVER A MAXIMUM OF 20 PERCENT OF THE LANDSCAPED AREA.
40. ALL PORTIONS OF A LOT UPON WHICH DEVELOPMENT HAS COMMENCED, BUT NOT CONTINUED FOR A PERIOD OF 30 DAYS, SHALL BE PLANTED WITH A GRASS SPECIES OR GROUND COVER TO PREVENT EROSION AND ENCOURAGE SOIL STABILIZATION. ADEQUATE COVERAGE, SO AS TO SUPPRESS FUGITIVE DUST, SHALL BE ACHIEVED WITHIN 45 DAYS.
41. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION IN PERPETUITY IN ACCORDANCE WITH THIS CODE.
42. ONGOING MAINTENENCE TO PREVENT THE ESTABLISHMENT OF PROHIBITED EXOTIC SPECIES IS REQUIRED.
43. ANY PLANT MATERIALS OF WHATSOEVER TYPE AND KIND REQUIRED BY THESE REGULATIONS SHALL BE REPLACED WITHIN THIRTY (30) DAYS OF THEIR DEMISE AND/OR REMOVAL.
44. THE PLANTING OF SPECIES LISTED IN RULE 5B 57.007, FLORIDA ADMINISTRATIVE CODE, AS AMENDED, OR CLASSIFIED AS INVASIVE BY THE FLORIDA EXOTIC PEST PLANT COUNCIL, IS PROHIBITED.
45. ALL HEIGHT REQUIREMENTS SHALL BE BASED ON THE FINISHED GRADE OF THE LANDSCAPED AREA AND MEASURED AT THE MAIN STEM.
46. LANDSCAPING SHALL BE IRRIGATED WITH AN AUTOMATIC, MICRO-IRRIGATION SYSTEM

Landscape Data
Vehicle Use Area: 9164 sf
Required Landscaping: 10% = 916 sf
Provided Landscaping: 1490 sf
Parking Perimeter: 84 lf
Required Canopy Trees: 1/35 lf = 3
Provided Canopy Trees: 3

Type 1 Buffer (Airport Ave East)
Length: 352 lf
Required Trees: 2/100 lf = 7 Trees
Provided Trees: 9 (Including Saved)
Required Shrubs: 30/100 lf = 106
Provided Shrubs: 125

1 2 Tree Mitigation Calculations
Project Area: 1.90 AC
Required Inches per Acre: 40
Inches Required: 1.90 x 40 = 76"
Inches Replaced: 32"
Inches Preserved: 13"
Tree Inch Shortage: 76-32-13 = 31

Tree Replacement Fund Calculations
31" x 150/inch = $4,650 to be paid to tree replacement fund

Venice Aircraft Hangars PH 1

Sarasota County, FL

WHITAKER DESIGN GROUP
landscape architecture
12547 spring hill drive, spring hill, fl 34609
855.270.0835

REV	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2	5/15/25	Per City Comments
1	4/25/25	Per City Comments

SCALE: AS SHOWN
DATE: 3/3/2025
PIN: .
LA: MAW

Notes & Details

CONSTRUCTION DOCUMENTS

L501

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