

REVISIONS		DATE
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R1	REVISED PER COMMENTS AND SITE PLAN CHANGES	8/15/18
R2	REVISED PER SITE PLAN CHANGES	7/2/18
R3	REVISED PER CITY COMMENTS	7/24/18
R4	REVISED PER CITY COMMENTS	8/15/18
R5		
R6		

DATE:	11-16-17
PROJECT NO.	1182-42
FILE NO.	1182-42-LSP.dwg
SCALE:	AS SHOWN

TREE REMOVAL / REPLACEMENT

THE PROVISIONS OF THE COUNTY TREE PROTECTION ORDINANCE REGARDING TREE PROTECTION DURING THE DEVELOPMENT OF LAND AND TREE RELOCATION OR REPLACEMENT DURING THE DEVELOPMENT OF LAND SHALL BE APPLICABLE WITHIN THE CITY.
1 TREE PER 2,000 S.F. OF SITE

SITE AREA: 1,726,587 S.F.
1,726,587 / 2,000 = 863 TREE REQUIRED

863 TREES PROVIDED
642 EXISTING TREES PROVIDED*
221 TREES PROVIDED

*EXISTING NATIVE TREES (IN HEALTHY CONDITION) WHICH REMAIN ON SITE , COUNT TOWARDS TOTAL NUMBER REQUIRED.

PERIMETER ROADWAY BUFFERS

THE FOLLOWING BUFFER AND LANDSCAPE DESIGN STANDARDS SHALL APPLY WITHIN THE MURPHY OAKS PUD.

1) DIMENSIONS. REQUIRED LANDSCAPE BUFFERS ARE DEPICTED ON THE FOLLOWING GRAPHICS ALONG PROPERTY PERIMETER BOUNDARIES AND BETWEEN DIFFERING LAND USES WITHIN THE MURPHY OAKS PUD. FOUR (4) TYPICAL BUFFER CROSS SECTIONS ARE ESTABLISHED TO MATCH THE BUFFER PLAN. THE FOLLOWING ESTABLISHES THE MINIMUM REQUIREMENTS FOR EACH OF THE FOUR (4) BUFFERS AND THE SINGLE-FAMILY LAND USE COMPATIBILITY AREA:

a. BORDER ROAD BUFFER: THE LANDSCAPED BUFFER AREA SHALL BE FORTY-SIX (46) FEET IN WIDTH MEASURED AT RIGHT ANGLES TO PROPERTY LINES AND SHALL BE ESTABLISHED ALONG THE ENTIRE LENGTH OF AND CONTIGUOUS TO THE DESIGNATED PROPERTY LINES AND INCLUDES A SIX-FOOT-HIGH (6') TAN PVC FENCE WITHIN THE FORTY-SIX-FOOT-WIDE LANDSCAPED BUFFER AREA. THE 6' HIGH PVC FENCE EXTENDS JUST TO COVER THE SIDES OF THE LOTS DESIGNATED AS 1 AND 6 ON THE BINDING CONCEPT PLAN. THE REST OF THE BUFFER WILL BE LANDSCAPED PER THE LANDSCAPE PLANS PROVIDED AS PART OF THIS BINDING PLAN.

b. N. AUBURN ROAD BUFFER: THE LANDSCAPED BUFFER AREA SHALL BE FIFTY (50) FEET IN WIDTH MEASURED AT RIGHT ANGLES TO PROPERTY LINES AND SHALL BE ESTABLISHED ALONG THE ENTIRE LENGTH OF AND CONTIGUOUS TO THE DESIGNATED PROPERTY LINES AND INCLUDES A SIX-FOOT-HIGH (6') TAN PVC FENCE WITHIN THE FIFTY-FOOT-WIDE LANDSCAPED BUFFER AREA. THE 6' FENCE WILL BE BUFFERED FROM THE PUBLIC ROW BY A CONTINUOUS HEDGE TO BLOCK THE PUBLIC FROM THE FENCE. EXISTING VEGETATION WITHIN THIS BUFFER WILL BE KEPT AS MUCH AS POSSIBLE WITH EXOTICS BEING CLEANED OUT AND SUPPLEMENTED WITH PLANTINGS PER THE PROFFERED LANDSCAPE PLANS.

c. FOX LEA DRIVE BUFFER: THE LANDSCAPED BUFFER AREA SHALL BE FIFTY (40) FEET IN WIDTH MEASURED AT RIGHT ANGLES TO PROPERTY LINES AND SHALL BE ESTABLISHED ALONG THE ENTIRE LENGTH OF AND CONTIGUOUS TO THE DESIGNATED PROPERTY LINES AND INCLUDES A SIX-FOOT-HIGH (6') TAN PVC FENCE WITHIN THE FORTY-SIX-FOOT-WIDE LANDSCAPED BUFFER AREA. THE 6' FENCE WILL BE BUFFERED FROM THE PUBLIC ROW BY A CONTINUOUS HEDGE TO BLOCK THE PUBLIC FROM THE FENCE. EXISTING VEGETATION WITHIN THIS BUFFER WILL BE KEPT AS MUCH AS POSSIBLE WITH EXOTICS BEING CLEANED OUT AND SUPPLEMENTED WITH PLANTINGS PER THE PROFFERED LANDSCAPE PLANS.

d. INTERSTATE 75 BUFFER: THE LANDSCAPED BUFFER AREA SHALL BE FIFTY (50) FEET IN WIDTH MEASURED AT RIGHT ANGLES TO PROPERTY LINES AND SHALL BE ESTABLISHED ALONG THE ENTIRE LENGTH OF AND CONTIGUOUS TO THE DESIGNATED PROPERTY LINES AND INCLUDES A SIX-FOOT-HIGH (6') CONCRETE WALL WITHIN THE LANDSCAPED BUFFER AREA. THE 6' WALL WILL BE BUFFERED FROM THE PUBLIC ROW BY A CONTINUOUS HEDGE TO BLOCK THE PUBLIC FROM THE WALL. ALSO, WITHIN THIS BUFFER WILL CONSIST OF A BERM TO FURTHER BLOCK THE RESIDENCE FROM I-75 AND LANDSCAPED PER THE PROFFERED LANDSCAPE PLANS.

2) ALL BUFFER AREAS SHALL BE COVERED BY GRASS, VEGETATIVE GROUND COVERINGS, OR MULCH IN AREAS NOT UTILIZED FOR TREE AND SHRUB PLANTINGS AND INCLUDE AT LEAST EIGHT (8) CANOPY TREES PER EACH ONE HUNDRED (100) LINEAR FEET OF BUFFER. TREES SHALL HAVE A TRUNK DIAMETER OF AT LEAST THREE INCHES (MEASURED AT SIX INCHES ABOVE THE GROUND) AND BE A MINIMUM OF 25-GALLON CONTAINER SIZE OR HAVE A MINIMUM TWO-FOOT ROOT BALL IF FIELD-GROWN. TREES SHALL BE FLORIDA #1 OR BETTER QUALITY AS PER GRADES AND STANDARDS FOR NURSERY PLANTS (FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES). ALL SHRUBS SHALL BE A MINIMUM OF 7-GALLON CONTAINER SIZE OR HAVE A MINIMUM HEIGHT OF 48 INCHES AT TIME OF INSTALLATION.

3) PROPOSED DEVELOPMENT MAY UTILIZE EXISTING NON-INVASIVE VEGETATION TO COUNT TOWARD BUFFER YARD REQUIREMENTS.

4) ADDITIONAL ENHANCED BUFFERING, AS SHOWN ON THE PROPOSED LANDSCAPE PLAN, THE FOLLOWING ADDITIONAL CRITERIA ARE ESTABLISHED:
i. ALONG THE BOUNDARY OF MURPHY OAKS AND FOX LEA DRIVE, UPON COMPLETION OF THE REMOVAL OF INVASIVE EXOTIC SPECIES OF PLANTS, ADDITIONAL PLANTINGS, SPECIFICALLY SAW PALMETTO, SHALL BE PLANTED IN OPEN AREAS.
ii. ALONG THE BOUNDARY OF MURPHY OAKS AND N. AUBURN ROAD, THE PUBLIC SIDEWALK SHALL BE INCLUDED WITHIN THE FIFTY (50) FOOT-WIDE BUFFER AREA. THE SIDEWALK SHALL MEANDER TO AVOID EXISTING PRESERVED TREES WHEREVER POSSIBLE AND BE INCLUDED WITHIN A PUBLIC ACCESS EASEMENT. THE MAINTENANCE RESPONSIBILITY OF THE SIDEWALK WILL BE MY THE MURPHY OAKS HOA.

CITY OF VENICE LANDSCAPING NOTES:

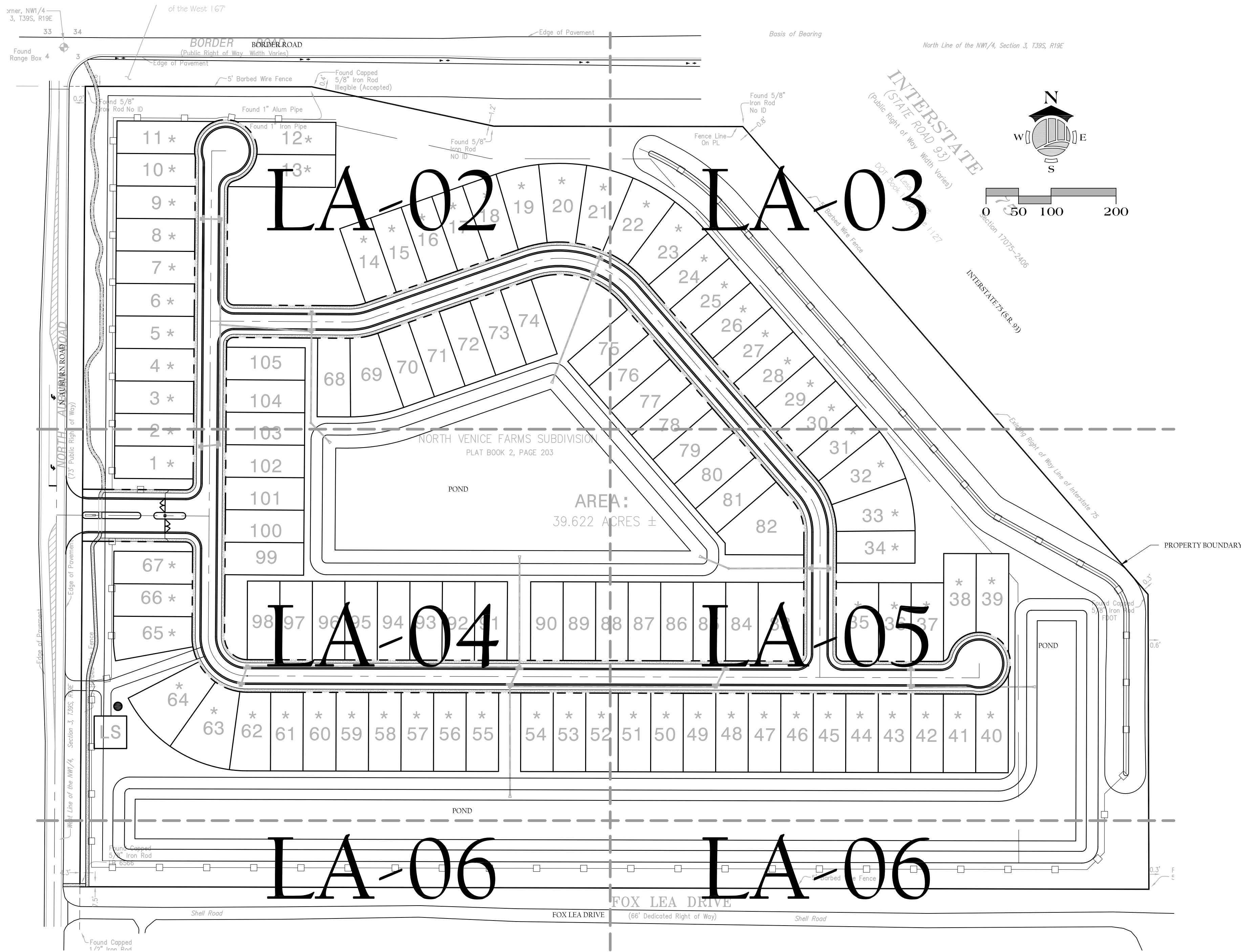
NUISANCE TREES AND SHRUBS EXCLUDED:

HARMFUL NUISANCE TREES AND SHRUBS SHALL BE EXCLUDED FROM ANY LANDSCAPING PLAN AND SHALL BE REMOVED FROM THE PROPERTY. LIST INCLUDES: MELALEUCA QUINQUENRVIA (PUNK TREE, CAJUPUT), SCHINUS TEREBINTHEFOLIUS (BRAZILIAN PEPPER, FLORIDA HOLLY), CASUARINA SPECIES (AUSTRALIAN PINE), CUPANIOPIUS ANACARDIOIDES (CARROTWOOD), SCAEVOLA TACCADDA AND SCAEVOLA SERICEA (BEACH NAPUKA) AND ANY ADDITIONAL SPECIES REFERENCED IN CHAPTER 5B-57, RULES OF THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.

GENERAL INSTALLATION NOTES:

1. INSTALLATION SHALL BE COMPLETE AT THE TIME OF FINAL INSPECTION, EXCEPT AS PROVIDED OTHERWISE.
2. PROPERTY OWNER SHALL MAINTAIN LANDSCAPING AND SCREENING FOR THE LIFE OF THE PROJECT.
3. REQUIRED PLANT MATERIALS WHICH ARE REMOVED OR DIE SHALL BE REPLACED WITHIN THIRTY (30) DAYS.
4. UNDERSTORY GROWTH AND THE NATURAL FUNCTION OF THE AREA SHALL BE MAINTAINED.
5. INSTALLATION SHALL BE IN A SOUND PROFESSIONAL MANNER.
6. REQUIRED LANDSCAPING SHALL BE MAINTAINED AND PRUNED IN A MANNER THAT PRESERVES THE NATURAL SHAPE AND GROWTH CHARACTERISTICS OF THE SPECIES. PRUNING THAT "HATRACKS" OR "LOLLIPOPS" CANOPY TREES IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE PLANNING DIRECTOR.
7. TREE LOCATIONS MAY VARY BASED ON FIELD CONDITIONS.

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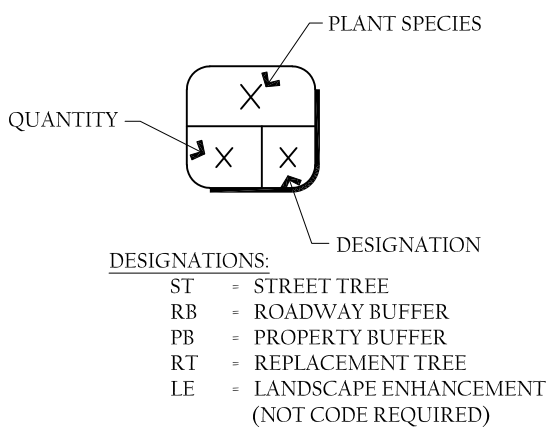


MASTER PLANT SCHEDULE

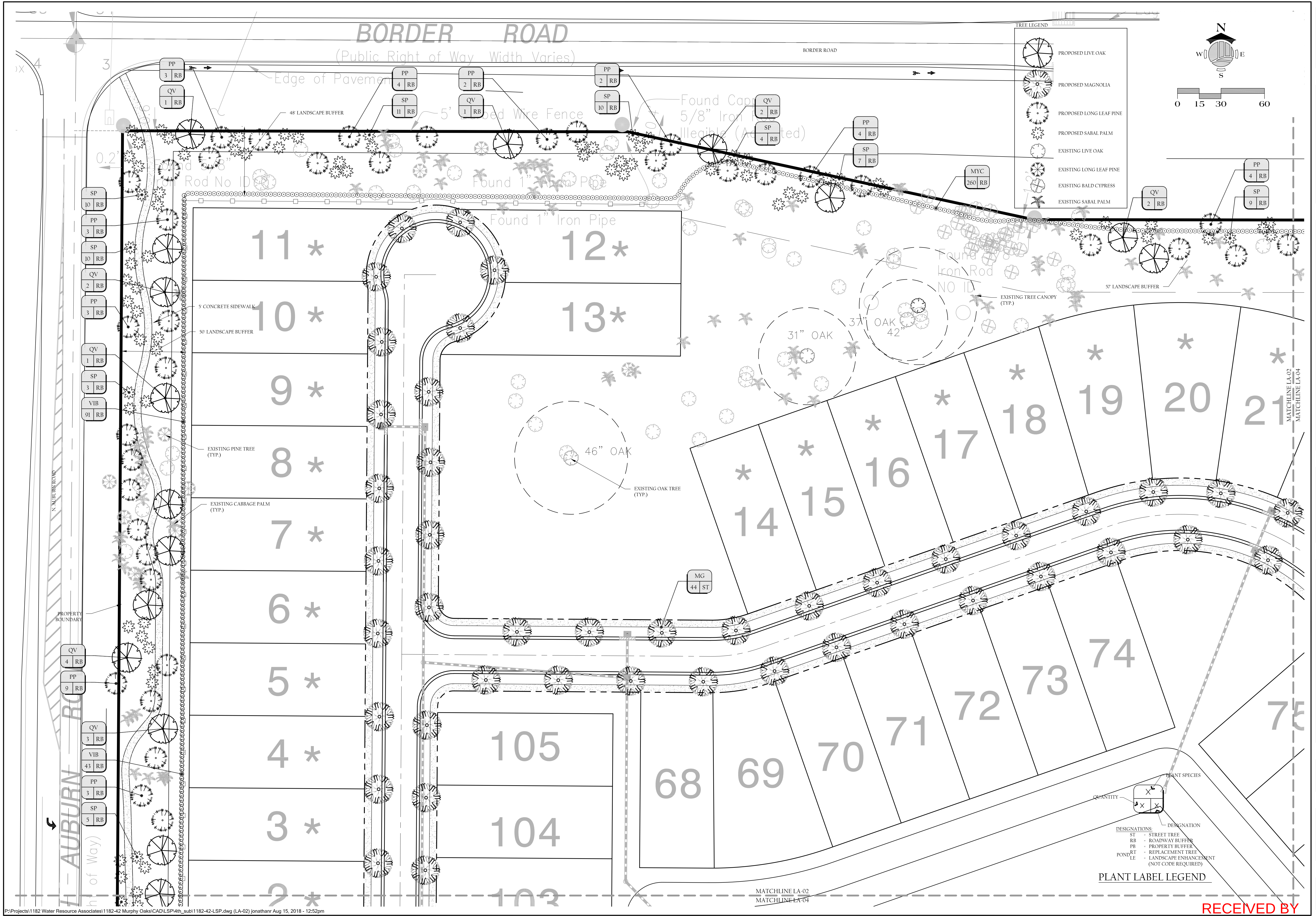
SYM	QTY	NATIVE	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
QV	94	Y	QUERCUS VIRGINIANA	CATHEDRAL LIVE OAK	14' HT., 4" SPR., 3" CAL.
PP	116	Y	PINUS PALUSTRIS	LONG LEAF PINE	14' HT., 4" SPR., 3" CAL.
SP	329	Y	SABAL PALMETTO	SABAL PALM	STG. HTS. 10', 14', 18' CT.
MG	135	Y	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	14' HT., 4" SPR., 3" CAL.
VIB	348	N	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	MIN. 15 GAL., FULL
MYC	1,281	Y	MYRICA CERIFERA	WAX MYRTLE	MIN. 15 GAL., FULL
N/A	136	Y	SERENOA REPENS	SAW PALMETTO	MIN. 7 GAL., FULL

NOTE:

1. STREET TREES SHALL BE 1 PER 50 L.F. WITH ROOM FOR ADJUSTMENT FOR DRIVEWAY LOCATION AND SHALL MEET MINIMUM SPECIFIED FROM LAND DEVELOPMENT CODE.
2. THERE IS ADEQUATE PLANTING AREA BETWEEN BACK OF CURB AND SIDEWALK FOR INSTALLATION OF THE STREET TREES. PROPOSED UTILITIES ARE NOT WITHIN THIS PLANTING AREA.



PLANT LABEL LEGEND



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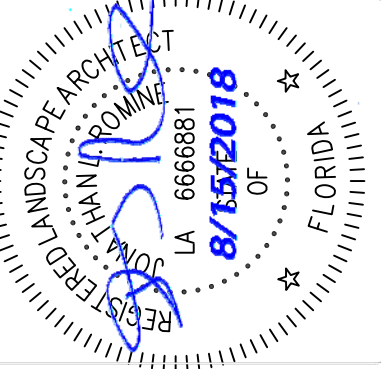


2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239) 226-0024 • FX: (239) 226-0094
EB-26544 CA LIC 26000374



WINDHAM
EST. 1967

MURPHY OAKS,
VENICE, FLORIDA



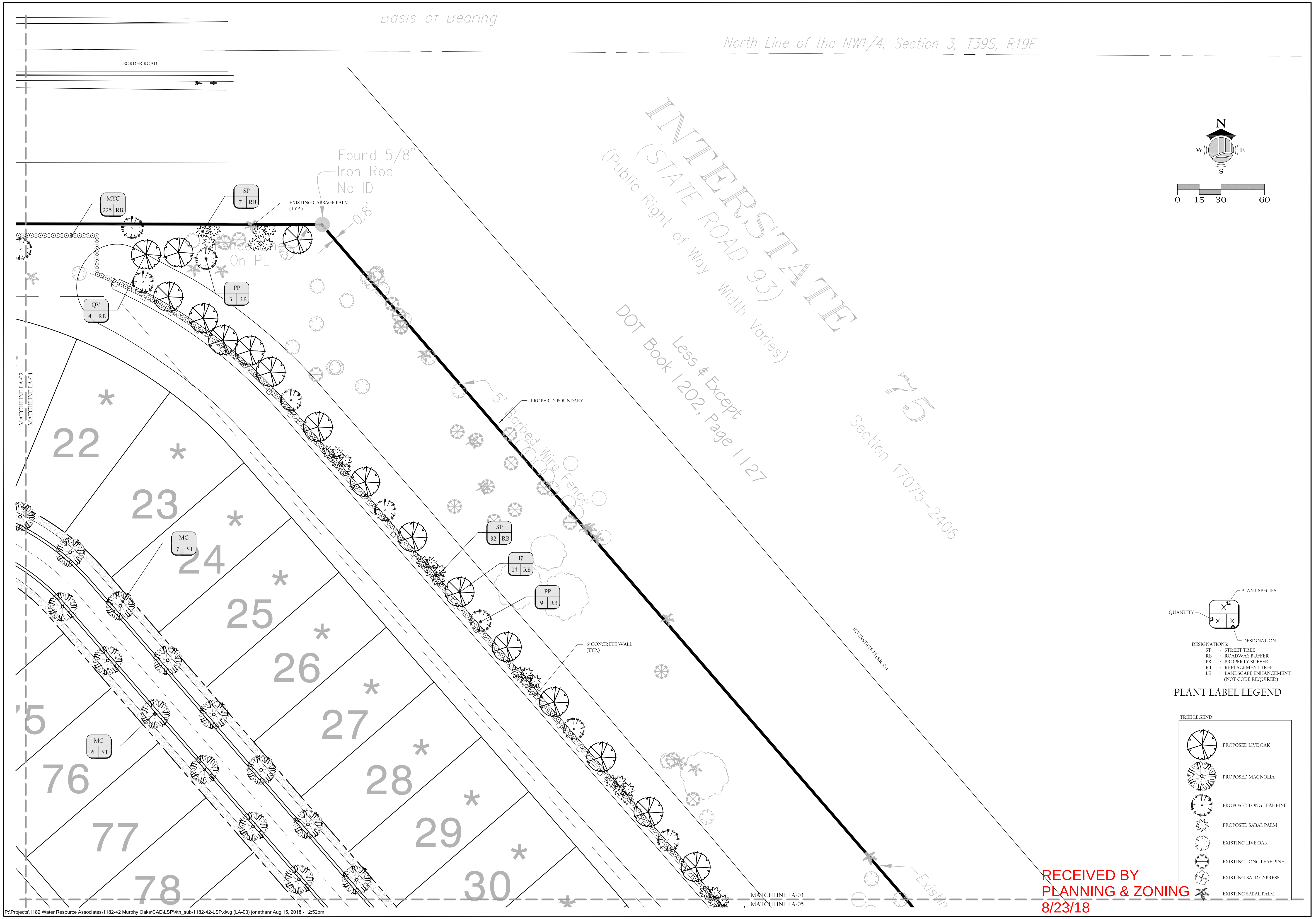
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LANDSCAPE
PLAN

LA-02

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FORT MYERS, FLORIDA 33901
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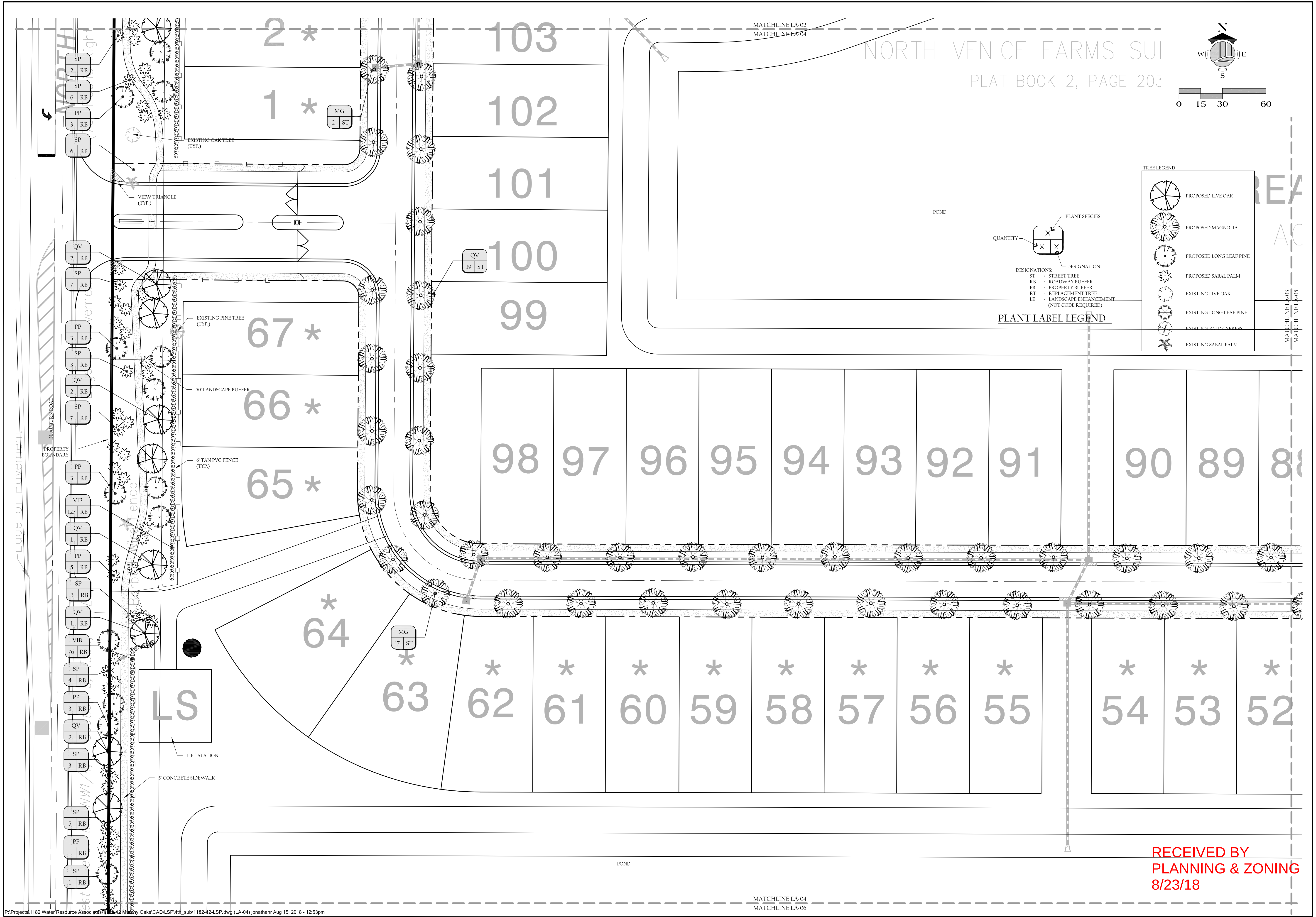
MURPHY OAKS,
VENICE, FLORIDA

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LANDSCAPE
PLAN

LA-03



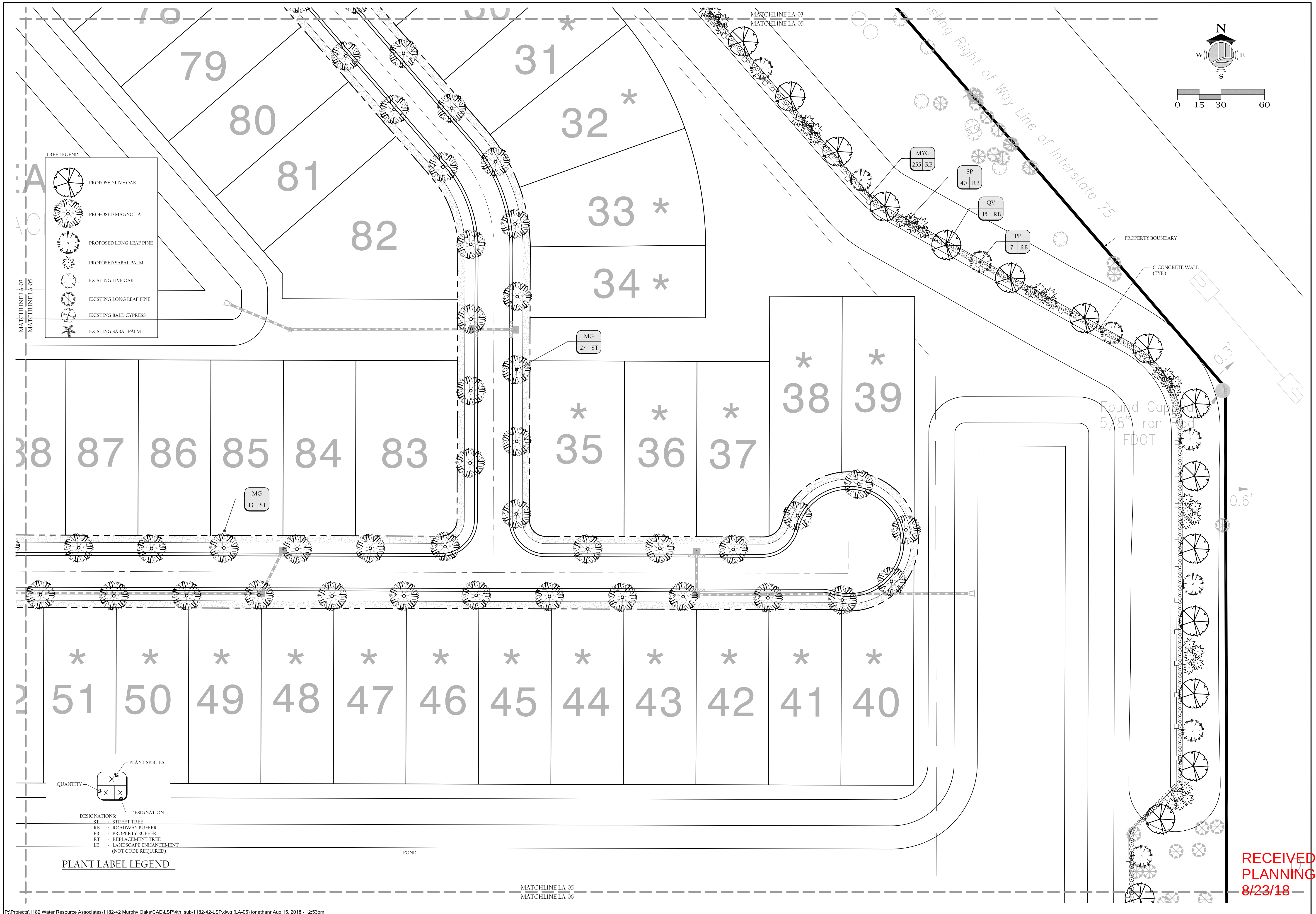
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239) 226-0024 - FX: (239) 226-0094
EB-26544 C.A.L.C.26000374

MURPHY OAKS,
VENICE, FLORIDA

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LANDSCAPE
PLAN

LA-04



2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239) 226-0024 - FX: (239) 226-0004
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EST. 1967

MURPHY OAKS,
VENICE, FLORIDA

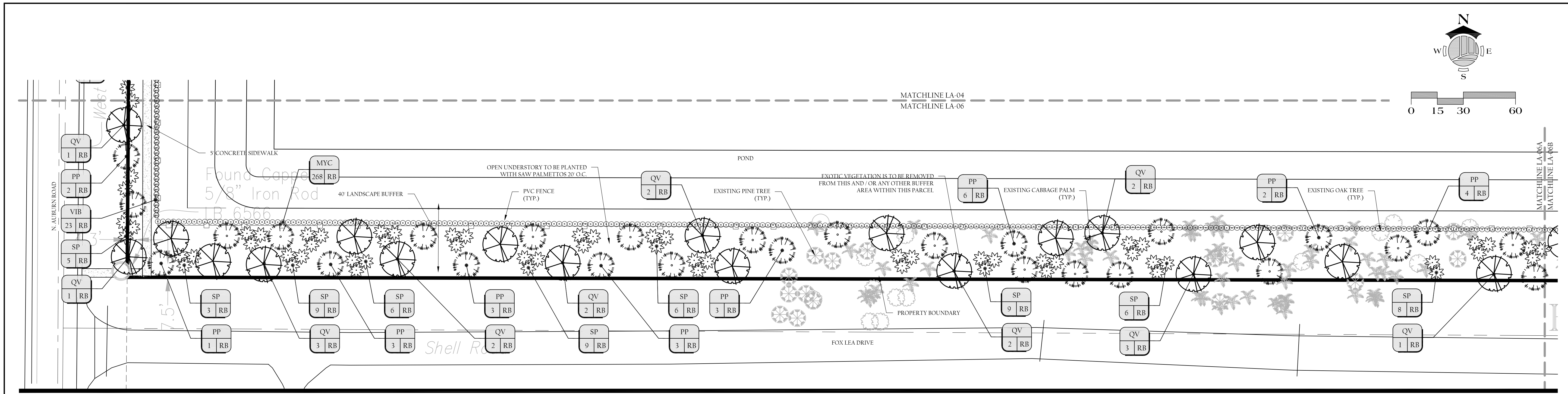
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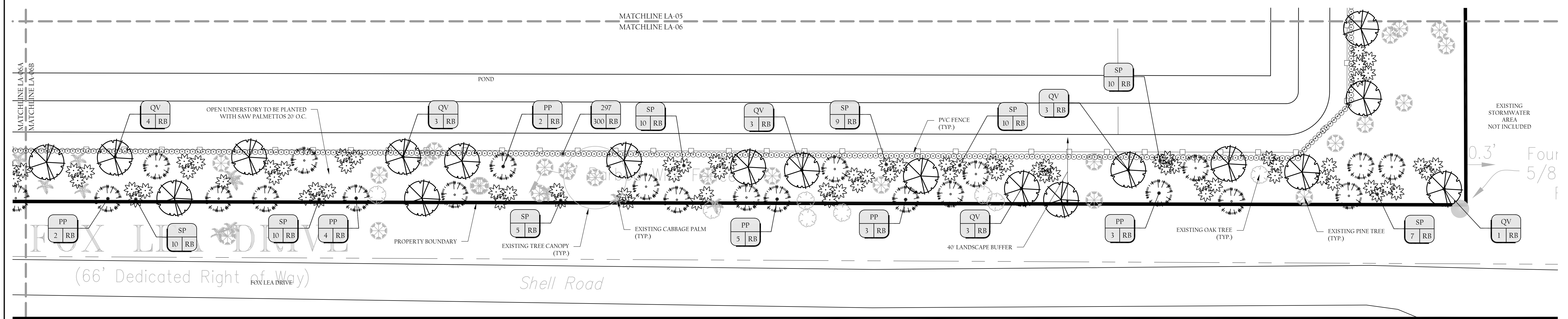
LANDSCAPE
PLAN

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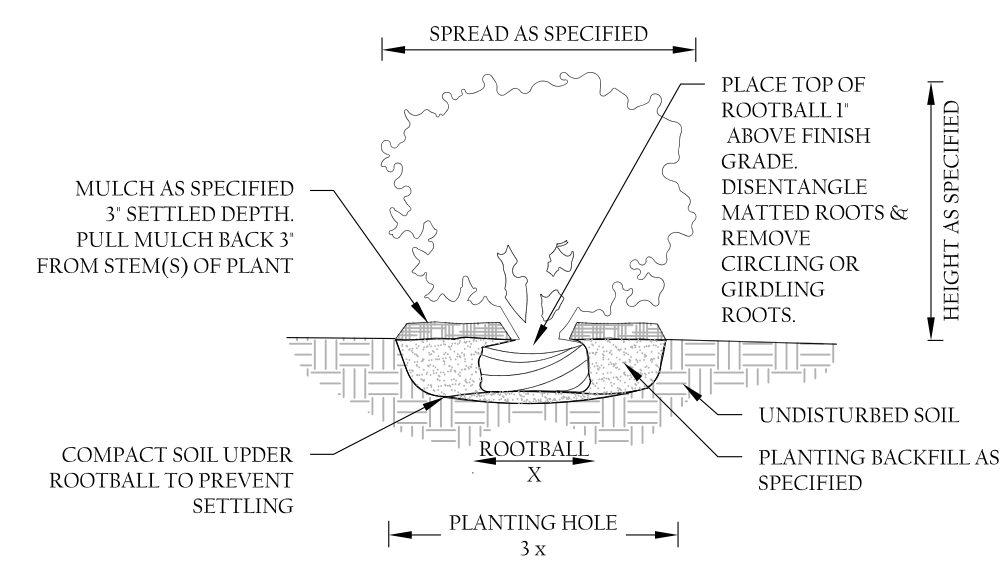
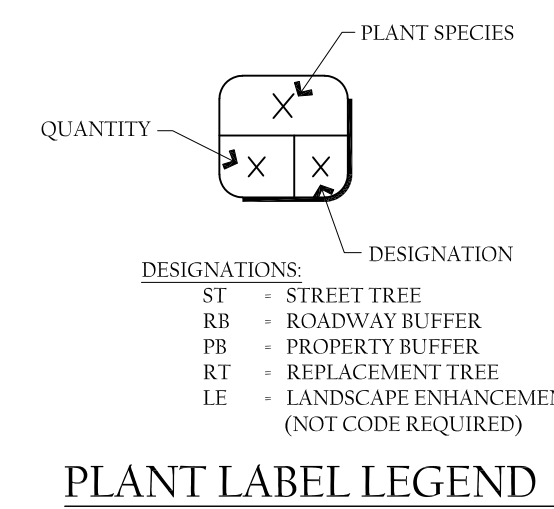
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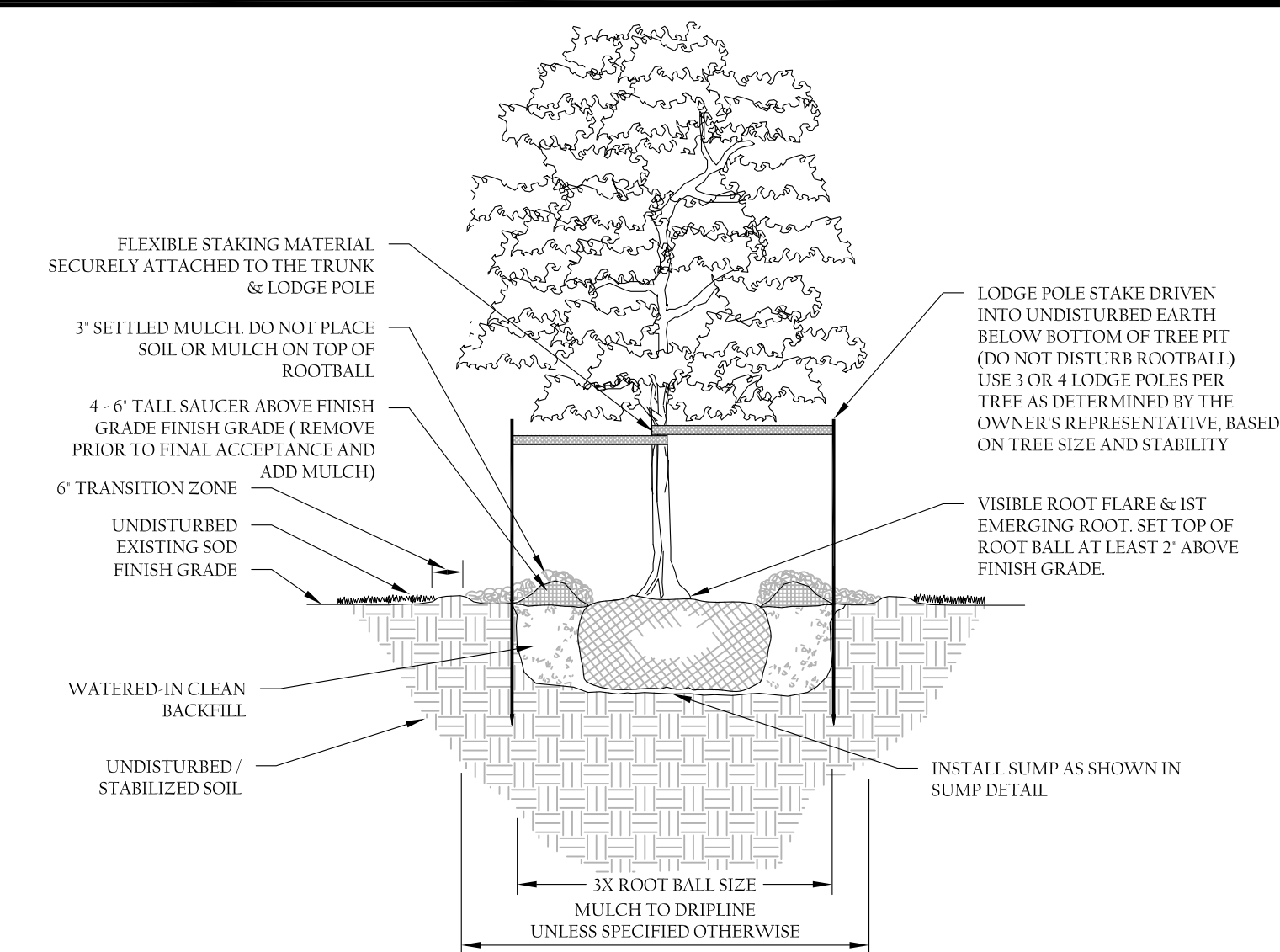
SHEET 6-A



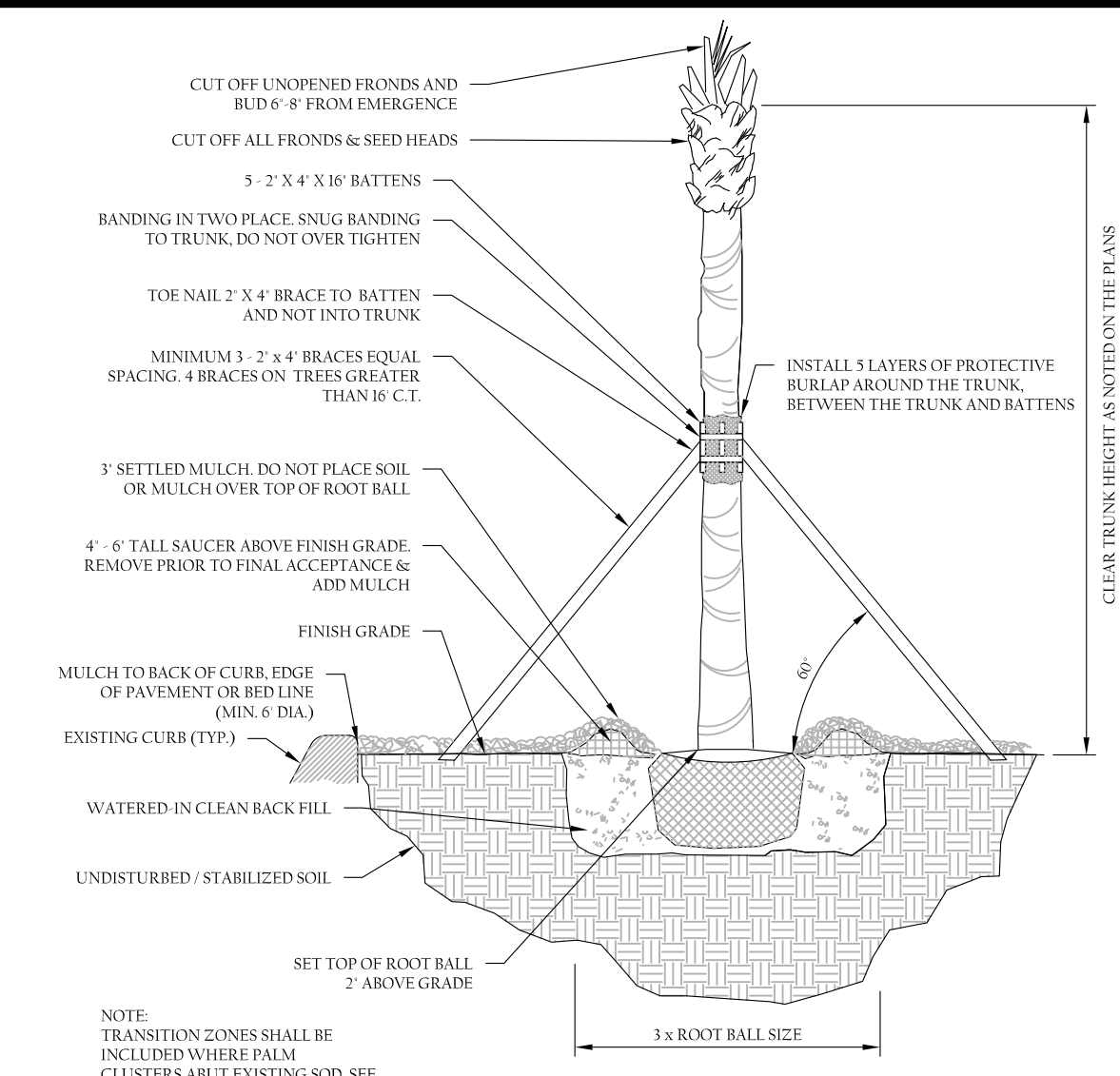
SHEET 6-B



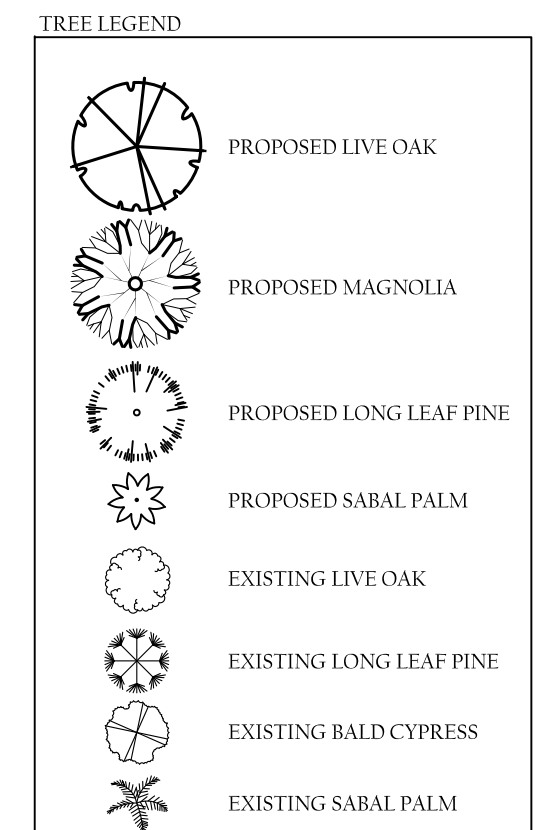
SHRUB & GROUNDCOVER PLANTING DETAIL



SINGLE TRUNK TREE PLANTING DETAIL



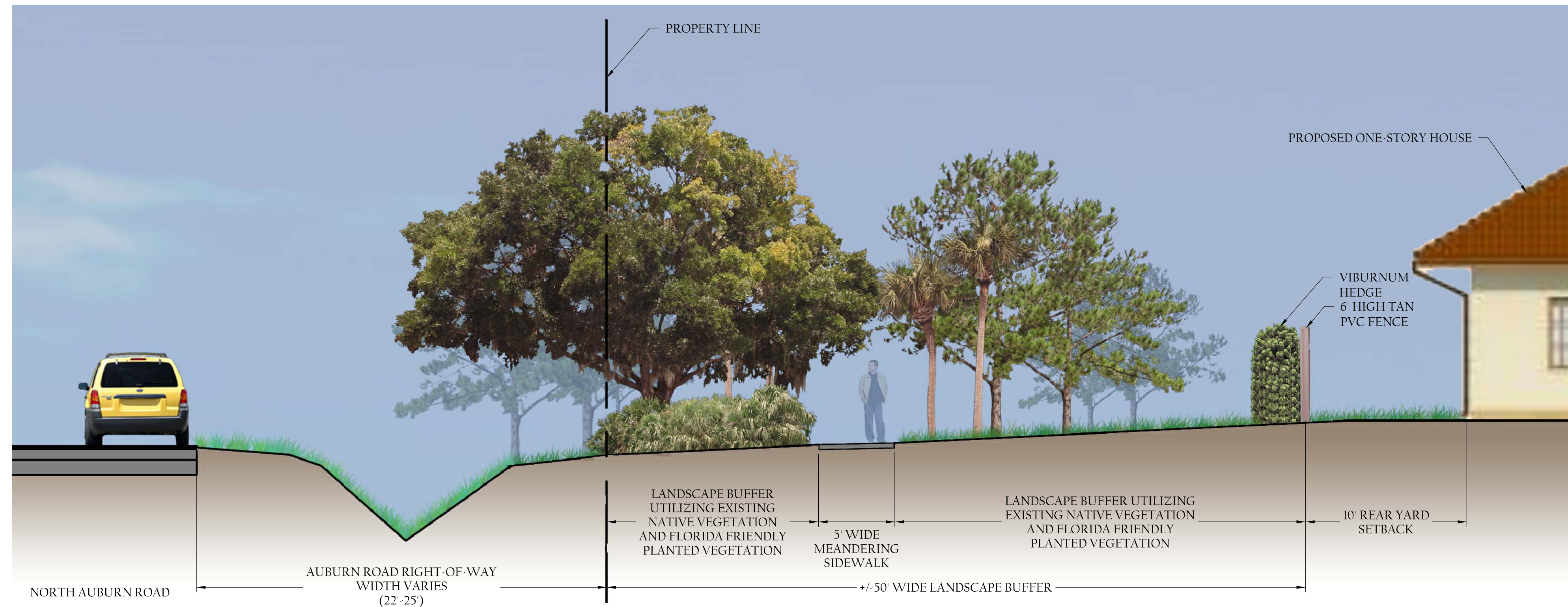
SABAL PALM PLANTING DETAIL



REVISIONS		DESCRIPTION	DATE
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R1		REVISOR PER SITE PLAN CHANGES	7/2/18
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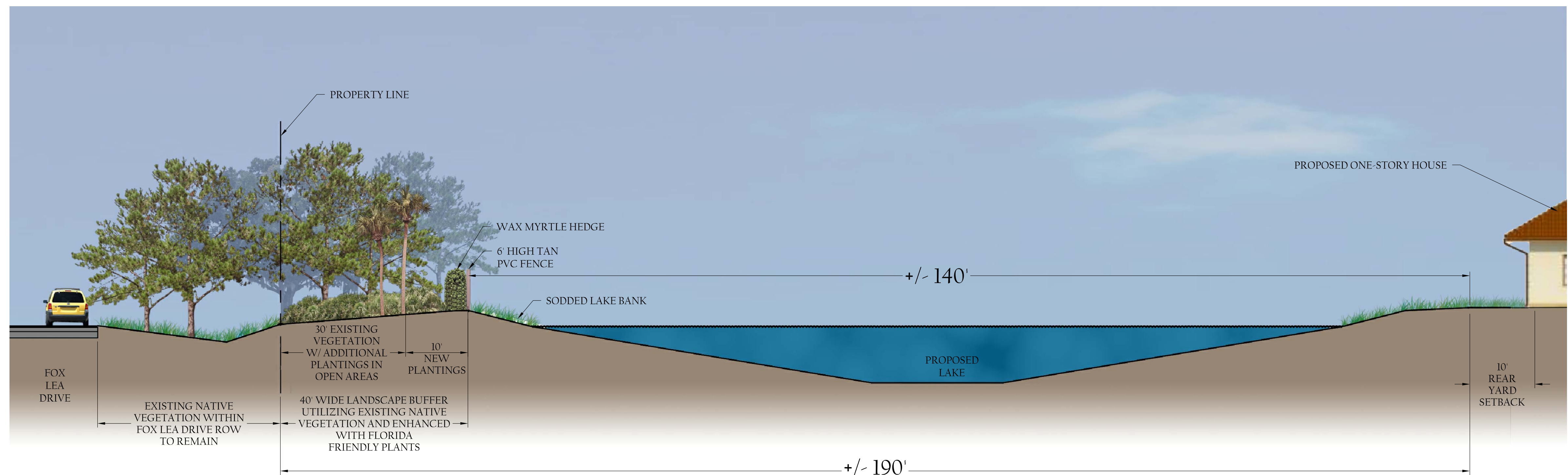
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NORTH AUBURN ROAD LANDSCAPE BUFFER SECTION

NTS

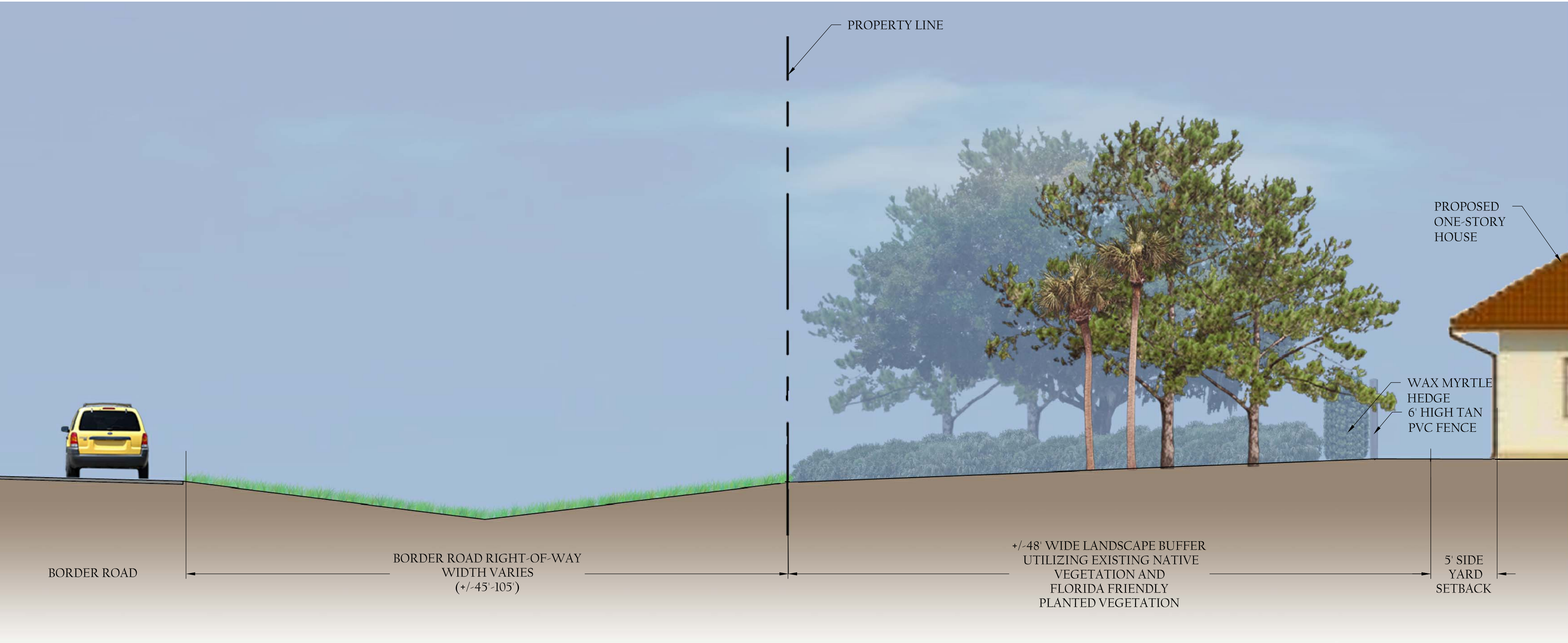


FOX LEA DRIVE LANDSCAPE BUFFER SECTION

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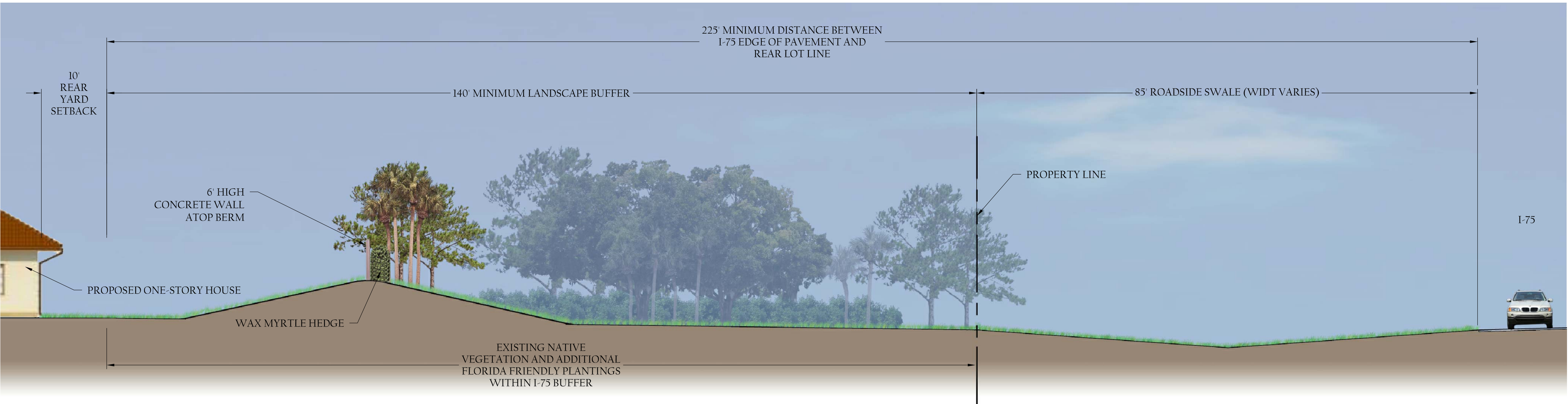
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BORDER ROAD LANDSCAPE BUFFER SECTION

NTS



INTERSTATE 75 LANDSCAPE BUFFER SECTION

NTS

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LANDSCAPE
BUFFER
EXHIBITS

LA-08

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