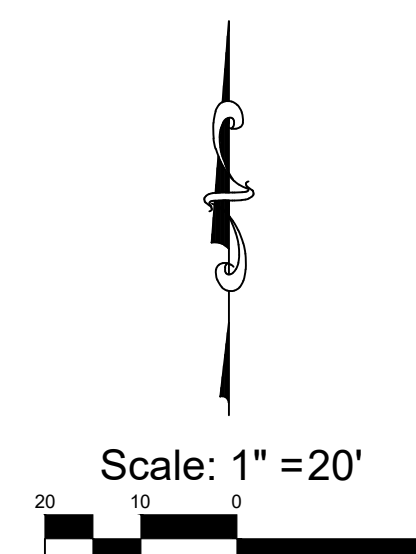




EXISTING TREES TO BE REMOVED			
QUANTITY	CALIPER	TYPE	TOTAL
1	4.5"	OAK	4.5"
1	5"	OAK	5"
1	6"	OAK	6"
3	7"	OAK	21"
3	9"	OAK	27"
3	10"	OAK	30"
3	11"	OAK	33"
1	13"	OAK	13"
4	15"	OAK	60"
2	16"	OAK	32"
2	17"	OAK	34"
2	18"	OAK	36"
1	20"	OAK	20"
1	22"	OAK	22"
1	5"	PINE	5"
1	7"	PINE	7"
1	16"	PINE	16"
3	17"	PINE	51"
2	18"	PINE	36"
1	19"	PINE	19"
1	20"	PINE	20"
51	12"	PALM	612"
1	5"	UNKNOWN	5"
1	6"	UNKNOWN	6"
1	13"	UNKNOWN	13"
1	15"	UNKNOWN	15"
1	20"	UNKNOWN	20"
1	8"	MYRTLE	8"
2	9"	MYRTLE	18"
2	11"	MYRTLE	22"
2	13"	MYRTLE	26"
1	14"	MYRTLE	14"
102	TOTAL TREES TO REMAIN		
	TOTAL CALIPER	1,256.5"	

EXISTING TREE LEGEND

- | | |
|---|-----------------------------|
|  | EXISTING OAK TREE |
|  | EXISTING PINE TREE |
|  | EXISTING PALM TREE |
|  | EXISTING MYRTLE TREE |
|  | EXISTING UNKNOWN TREE |
|  | EXISTING TREE TO BE REMOVED |

FOR

Atwell, LLC

Atwell, LLC
4161 Tamiami Trail, Bldg. 5, Unit 501
Port Charlotte, FL 33952
Phone: (941) 625-1165

Revisions:	
Add Mon. Sign	07/09/2025
Rev. per City	08/28/2025
-	
-	
-	
-	
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-	
Date:	12/23/2024
Scale:	1"=20'
Drawn By:	---
Checked By:	JTS
Project #:	24137

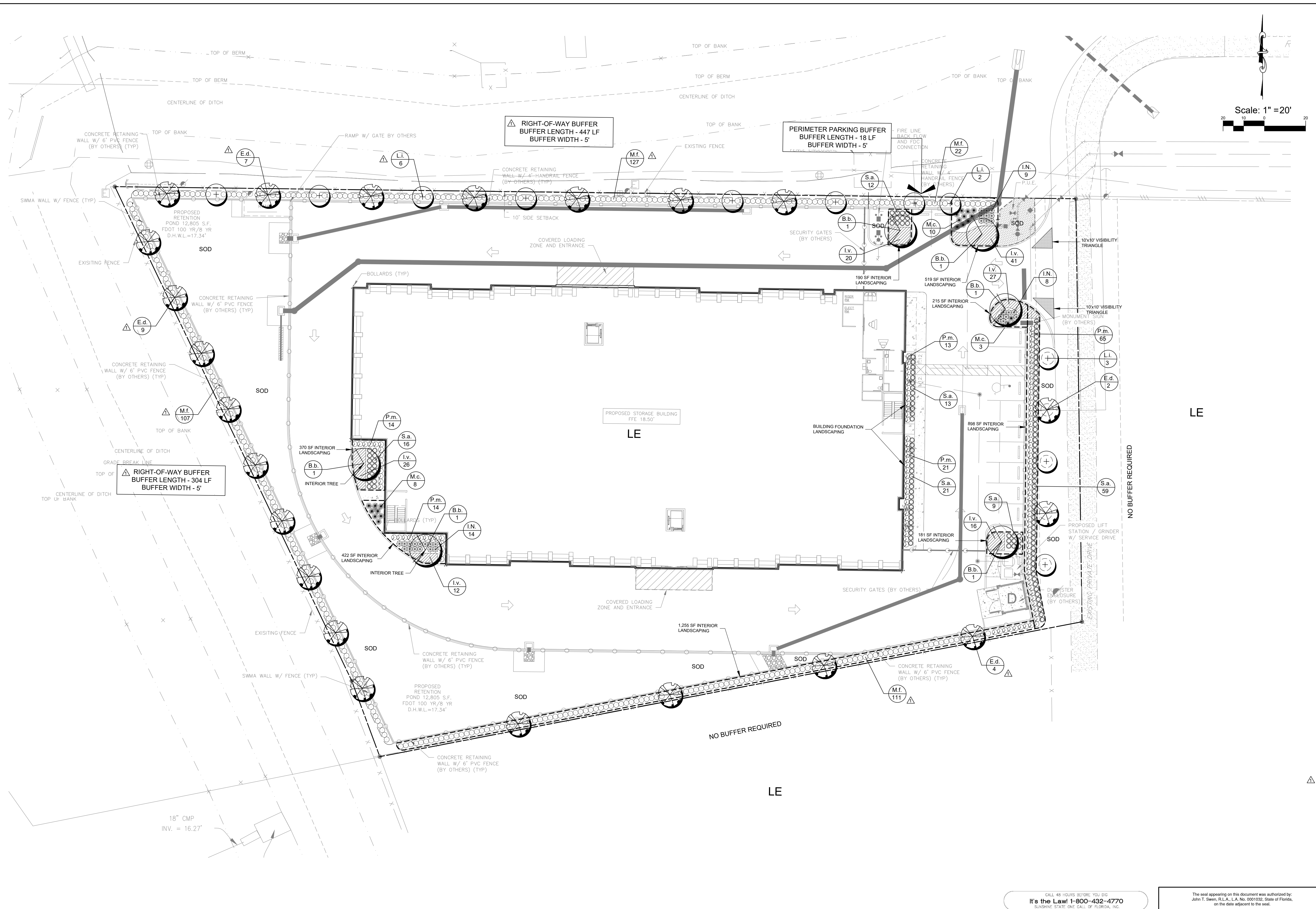
SHEET L1

JOHN T. SWEN
LANDSCAPE ARCHITECT

JOHN T. SWEN, P.A., P.O. Box 494466, Port Charlotte, FL 33949
(941) 626-7365 johnswenla@gmail.com LC 26000586

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

The seal appearing on this document was authorized by:
John T. Swen, R.L.A., L.A. No. 0001032, State of Florida
on the date adjacent to the seal.



PLANT LIST				
SYMBOL	BOTANICAL(COMMON NAME)	DESCRIPTION	QUANTITY	COMMENTS
TREES				
B.b.	Bucid buceras 'Shady Lady'(Shady Lady Black Olive)	10-12'H X 5-6'Spr., 2.5"Cal.	6	FF / M
E.d.	Elaeocarpus decipiens(Japanese Blueberry)	10-12'H x 5-6'Spr., 2.5"Cal.	22	FF / M
L.i.	Lagerstroemia indica(Crape Myrtle)	10-12'H x 5-6'Spr., 2.5"Cal., Single Trunk	11	FF / M
SHRUBS				
I.N.	Ixora 'Nora Grant'(Pink Ixora)	16-18"H x 12-14"Spr., 3 gal., 30"OC, Pink, Full	31	FF
M.c.	Muhlenbergia capillaris(Muhly Grass)	24-30"H & Spr., 3 gal., 36"OC, Full	21	N / FF
M.f.	Myrcianthes fragrans(Simpson's Stopper)	24"H x 18"Spr., 3 gal., 30"OC, Full	345	N / FF
P.m.	Podocarpus macrophyllus(Podocarpus)	24-30"H x 18"Spr., 3 gal., 30"OC, Full	127	FF
S.a.	Schefflera arboricola 'Trinette'(Var. Dwarf Schefflera)	18-24"H & Spr., 3 gal., 30"OC, Full	130	FF
GROUNDCOVER				
I.v.	Ilex vomitoria 'Stokes Dwarf'(Dwarf Yaupon Holly)	8-10"H & Spr., 3 gal., 24"OC, Full	142	N / FF
MISCELLANEOUS				
	Mixed Hardwood Mulch	3" Depth Min.		PROVIDE ESTIMATE
	Paspalum notatum 'Bahia' Sod	Weed Free, Sand Grown		PROVIDE ESTIMATE
	Staking and Guying	Per Details		
				PLANT LIST LEGEND
				N - Native
				FF - Florida Freindly
				L - Large Tree
				M - Medium Tree
				S - Small Tree

LANDSCAPE REQUIREMENTS

FOUNDATION PLANTINGS (Section 3.7.4)

Foundation Plantings Required - Yes
Foundation Plantings Provided - Yes (Where Noted on Plans)

PARKING AREA PERIMETER LANDSCAPE BUFFER (Section 3.7.5)

LAUREL ROAD (Perimeter Parking Buffer) - Buffer Length - 18 LF, Buffer Width - 5'
Trees Required (1 per 35 LF) - 18 / 35 = 1
Trees Provided - 2
Shrubs / Hedge Required - Yes
Shrubs / Hedge Provided - Yes

RIGHT-OF-WAY LANDSCAPE BUFFER (Section 3.7.6)

LAUREL ROAD (Right-of-Way Buffer) - Buffer Length - 447 LF, Buffer Width - 5'
Trees Required (1 per 35 LF) - 447 / 35 = 13
Trees Provided - 13
Shrubs / Hedge Required - Yes
Shrubs / Hedge Provided - Yes

I-75 (Right-of-Way Buffer) - Buffer Length - 304 LF, Buffer Width - 5'
Trees Required (1 per 35 LF) - 304 / 35 = 9
Trees Provided - 9
Shrubs / Hedge Required - Yes
Shrubs / Hedge Provided - Yes

COMPATIBILITY LANDSCAPE BUFFER (Section 4)
(No Compatibility Buffers are required)

INTERIOR PARKING LANDSCAPE REQUIREMENTS (Section 3.7.5)

SQUARE FOOTAGE REQUIREMENT (10%) (Section 3.7.5.B.1)
Total Parking Lot and Vehicle Use Area - 34,462 SF
Total Interior Landscape Area Required - 34,462 SF x .10 = 3,446.2 SF
Total Interior Landscape Area Provided - 4,050 SF (Where Noted on Plans)

PLANTING REQUIREMENT (1 Canopy Tree per 20 Parking Spaces, in addition to trees required in terminal and interior islands) (Section 3.7.5.B.2)
Total Parking Spaces - 12
Tree Planting Required - 12 / 20 = 1
Tree Planting Provided - 2 (Where Noted on Plans)

TERMINAL ISLANDS (Section 3.7.5.B.3)
Terminal Islands Required - 4
Terminal Islands Provided - 4

Large / Medium Trees Required - 4
Large / Medium Trees Provided - 4

INTERIOR ISLANDS (Section 3.7.5.B.4)
No Interior Landscape Islands are Provided.

LANDSCAPE REQUIREMENTS (CONT.)

TREE REQUIREMENTS (Section 3.4)

TREE REPLACEMENT REQUIRED (40 Tree inches per Acre)

Total Development Area - 2.25 Acres x 40" = 90"
Tree Inches Required - 90.0"
Tree Inches Provided - 97.5" 

TREE INCHES			
QUANT.	DESCRIPTION	CALIPER(INCHES)	TOTAL TREE INCHES
PROPOSED TREES			
6	SHADY LADY	2.5"	15.0"
22	JAPANESE BLUEBERRY	2.5"	55.0"
11	CRAPE MYRTLE	2.5"	27.5"
TOTAL TREE INCHES			97.5" 

GENERAL NOTES:

All plant materials shall be Florida Grade No. 1 or better, as specified in GRADES AND STANDARDS FOR NURSERY PLANTS, Parts I and II, by the Division of Plant Industry, Florida Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurseryman STANDARDS FOR NURSERY STOCK, unless otherwise specified on the plans and plant list.

All Trees shall be guaranteed for a period of two years after final acceptance and all other landscape materials shall be guaranteed for a period of one year after final acceptance. All replacement materials shall be guaranteed for an additional two year and one year.

All planting beds shall be mulched with Mixed Hardwood mulch, to a depth of three (3) inches. All trees in sod areas shall have a 36" min. radius mulched tree ring. Sod shall be Paspalum notatum 'Bahia' sod.

All Interior parking lot landscape areas shall have uncompacted coarse loam soil that is a minimum of 36 inches deep per Chapter 87 Section 3.7.5.3.d of the City of Venice Landscape Code.

All large and medium tree species shall be a minimum two and one-half (2½) inches caliper measured no closer than six (6) inches from the ground. All small tree species shall be a minimum of one and one-half (1½) inches caliper measured no closer than six (6) inches from the ground and be a minimum eight (8) feet in height from grade. All hedge plant materials shall be a minimum of 24 inches in height when measured immediately after planting.

Xeriscape principles shall be utilized as outlined by the Southwest Florida Water Management District.

Any alterations to this landscape plan will require prior written permission from the City of Venice.

The quantities indicated on the plant list are intended as a guide for comparison bidding and does nor relieve the CONTRACTOR from providing a comprehensive material take off. In the event that a discrepancy occurs between the quantities listed in the plant list and the quantities indicated on the plan, the quantities indicated on the plan shall govern, and the contractor shall notify the LANDSCAPE ARCHITECT of the discrepancy.

MAINTENANCE AND IRRIGATION

All landscape vegetation shall be maintained in a healthy condition by the property owner or successors in perpetuity. Any landscape vegetation that is damaged, disease-ridden, dead, or considered a hazard, must be replaced by the property owner no later than six months after notification by the City.

All required landscaping and buffers shall be served by an automatic irrigation system. Irrigation systems are required to be operational before occupancy or issuance of a certificate of completion. All required landscaping areas shall be irrigated by a permanent irrigation system that meets the following requirements, consistent with Strategy IN 1.4.6 of the City's Comprehensive Plan:

- Irrigation systems shall be water efficient with WaterSense (as administered by the United States Environmental Protection Agency) labeled irrigation controllers, to meet watering needs of a landscape without overwatering.
- Irrigation systems shall not be connected to both potable and non-potable sources to avoid contaminating potable water supplies.
- irrigation system piping shall be underground.
- All required irrigation systems must be designed to minimize the application of water to impervious areas.
- Irrigation systems shall be operated by an automatic irrigation controller and/or timer, and with a rain or soil moisture sensor, or other device designed to prevent system operation when adequate soil moisture is available.
- The design of the irrigation system shall include sprinkler heads and devises appropriate for the landscape material to be irrigated.
- The developer/owner is responsible for maintenance of the required irrigation system consistent with the development order, provisions of Section 3.7 and F.S. 373.62, as may be amended.
- Reclaimed water shall be used for irrigation where available.

Irrigation design standards. The following standards shall apply to the design installation and maintenance of the irrigation systems.

Automatic rain and soil moisture sensing devices shall be installed with irrigation systems in accordance with industry standards.

Drip or micro-jet irrigation should be used where possible.

Low trajectory spray nozzles are encouraged.

No above ground impact heads are permitted.

Irrigation systems shall use the lowest quality water available which will adequately and safely meet the water needs of the landscaping.

Planted detention areas and undisturbed natural areas do not require irrigation systems, provided however that the property owner is responsible for providing irrigation for supplemental plants within natural areas and plants within detention areas.

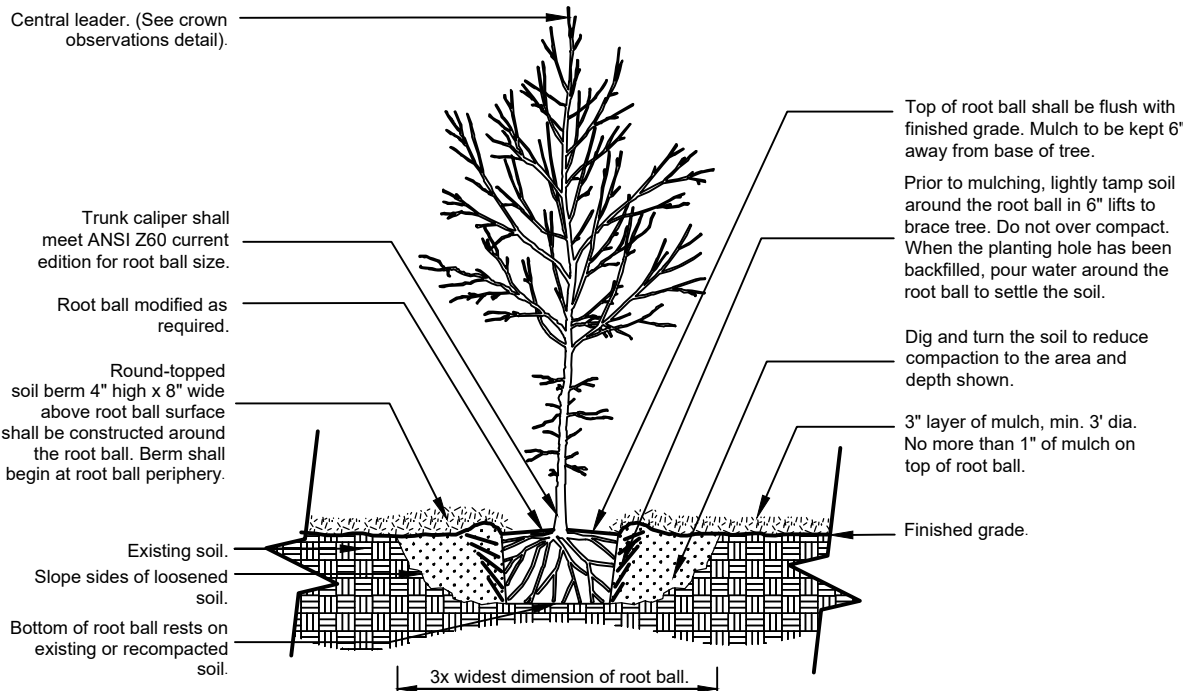
Irrigation systems must be properly maintained and operated in a manner consistent with watering restrictions established by the applicable water management district or local authority, whichever are stricter.

Irrigation Plan Requirements. Irrigation plans are not required as part of the landscape plan technical review but must be submitted as part of construction plan or building, or other subsequent development permits prior to the issuance of such permits. The irrigationplan must at a minimum:

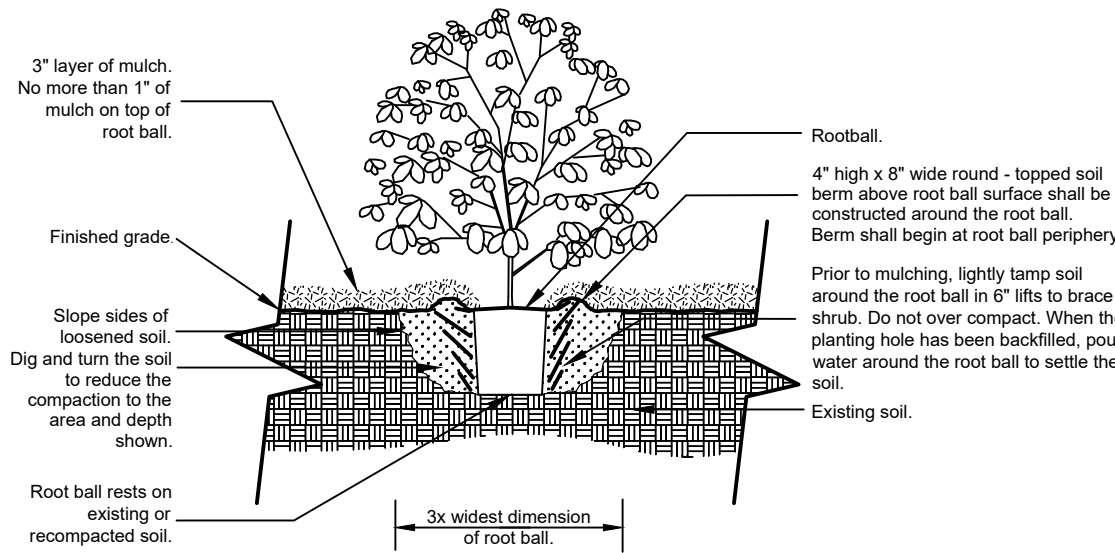
- Indicate the type of irrigation system proposed.
- Indicate irrigation application rates and controller duration times for each zone.
- Be signed by a certified irrigation technician or Landscape Architect.



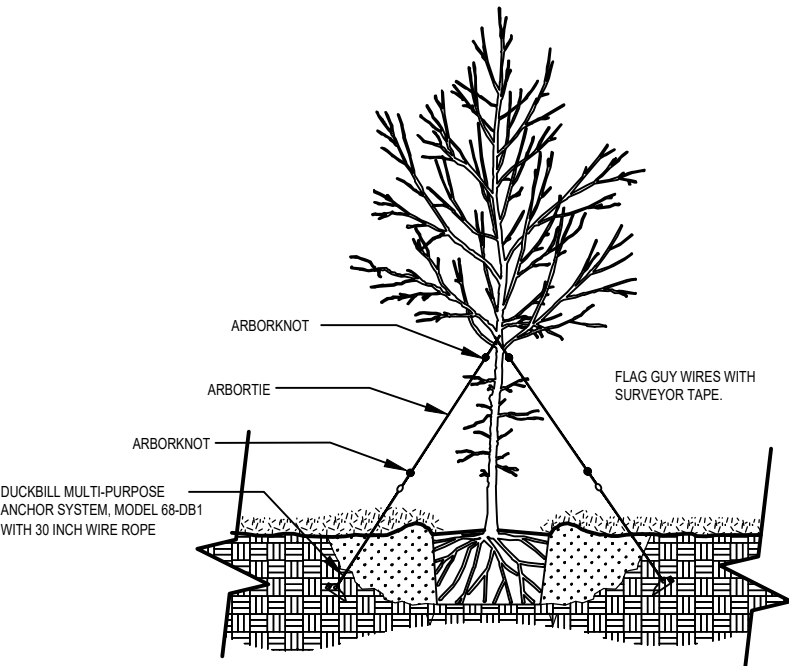
LOCATION MAP
NTS



TREE/PALM PLANTING DETAIL
SCALE: NOT TO SCALE



SHRUB & GROUNDCOVER PLANTING DETAIL
SCALE: NOT TO SCALE



TREE STAKING DETAIL (>2" CALIPER)
SCALE: NOT TO SCALE

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on the date adjacent to the seal.

JOHN T. SWEN
LANDSCAPE ARCHITECT

JOHN T. SWEN, P.A., P.O. Box 494466, Port Charlotte, FL 33949
(941) 626-7365 johnswenra@gmail.com LC 28000586

Landscape Plan

Laurel Road Storage
3480 E Laurel Road
Nokomis, Florida

FOR

Atwell, LLC
4161 Tamiami Trail, Bldg. 5, Unit 501
Port Charlotte, FL 33952
Phone: (941) 625-1165

Revisions:

Add Mon. Sign 07/09/2025

Rev. per City 08/28/2025

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Date: 12/23/2024

Scale: 1"=20'

Drawn By: ---

Checked By: JTS

Project #: 24137

SHEET L3