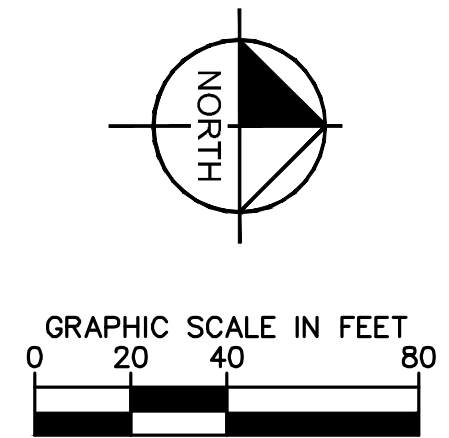
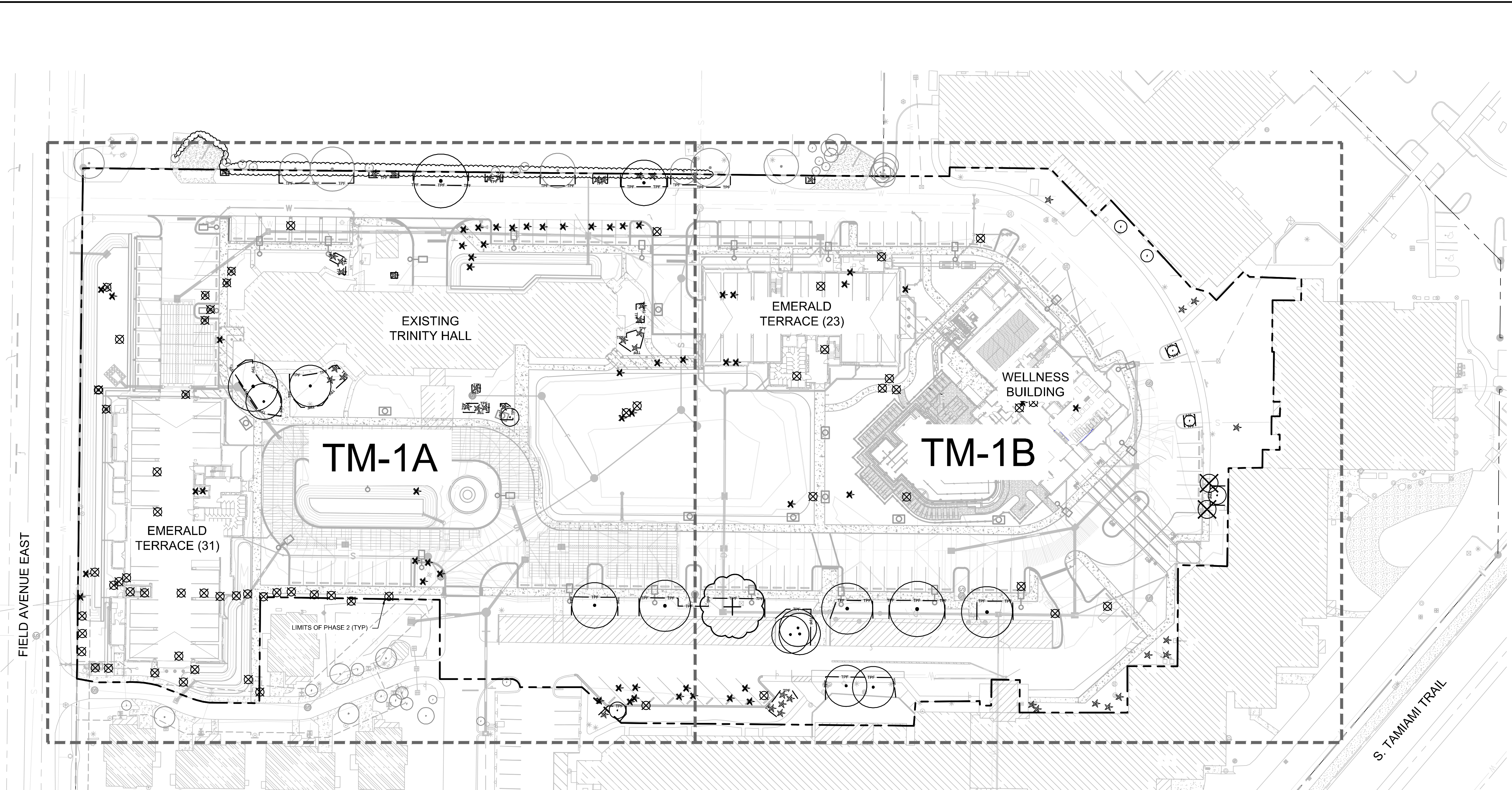


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- SYMBOL KEY**
- HERITAGE TREE TO BE PRESERVED
 - HERITAGE TREE TO BE REMOVED
 - PROTECTED TREE TO BE PRESERVED
 - PROTECTED TREE TO BE REMOVED
 - PALM TO BE PRESERVED
 - PALM TO BE PRESERVED
 - INVASIVE TREE TO BE REMOVED
 - OFF-SITE TREE TO BE PRESERVED
 - TREE PROTECTION FENCING LIMITS
 - ROOT PRUNING LIMITS

PHASE 2 TREE PRESERVATION CREDITS					
Tree Type	EXISTING TREE SIZE (DBH)	TOTAL QUANTITY TREES PRESERVED	TOTAL DBH INCHES PRESERVED	PRESERVATION CREDIT RATIO (DBH)	TOTAL PRESERVATION CREDIT (DBH)
Large Tree Species	24"+	7	184	2:1	368
	6"-23"	12	204	1:1	204
Medium Tree Species	12"-23"	0	0	1:1.5	0
Small Tree Species	6"-23"	0	0	1:1.5	0

PHASE 2 TREE MITIGATION REQUIREMENTS			
TOTAL PROJECT AREA	TOTAL INCHES REQUIRED FOR PROJECT AREA	TOTAL PRESERVATION CREDITS	TOTAL REMAINING INCHES REQUIRED
6.98 ACRES	40" / ACRE = 279" + 41" HERITAGE TREE REPLACEMENT	572	0

**** REFER TO SHEET L-1 FOR LANDSCAPE CALCULATIONS**

- NOTES:**
- 1) REFER TO SHEET TM-2 FOR TREE DATA TABLES.
 - 2) REFER TO SHEET TM-3 FOR TREE MITIGATION SPECIFICATIONS AND DETAILS.

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VILLAGE ON THE ISLE (PHASE 2)

CITY OF VENICE FLORIDA

SHEET NUMBER **TM-1**

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 1800 SECOND STREET, SUITE 900, SARASOTA, FL 34236
 PHONE: 941-379-7600
 WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
 MATTHEW D. DUINN, P.E.
 FLORIDA LICENSE NUMBER 6667721
 DATE: 9/11/2024

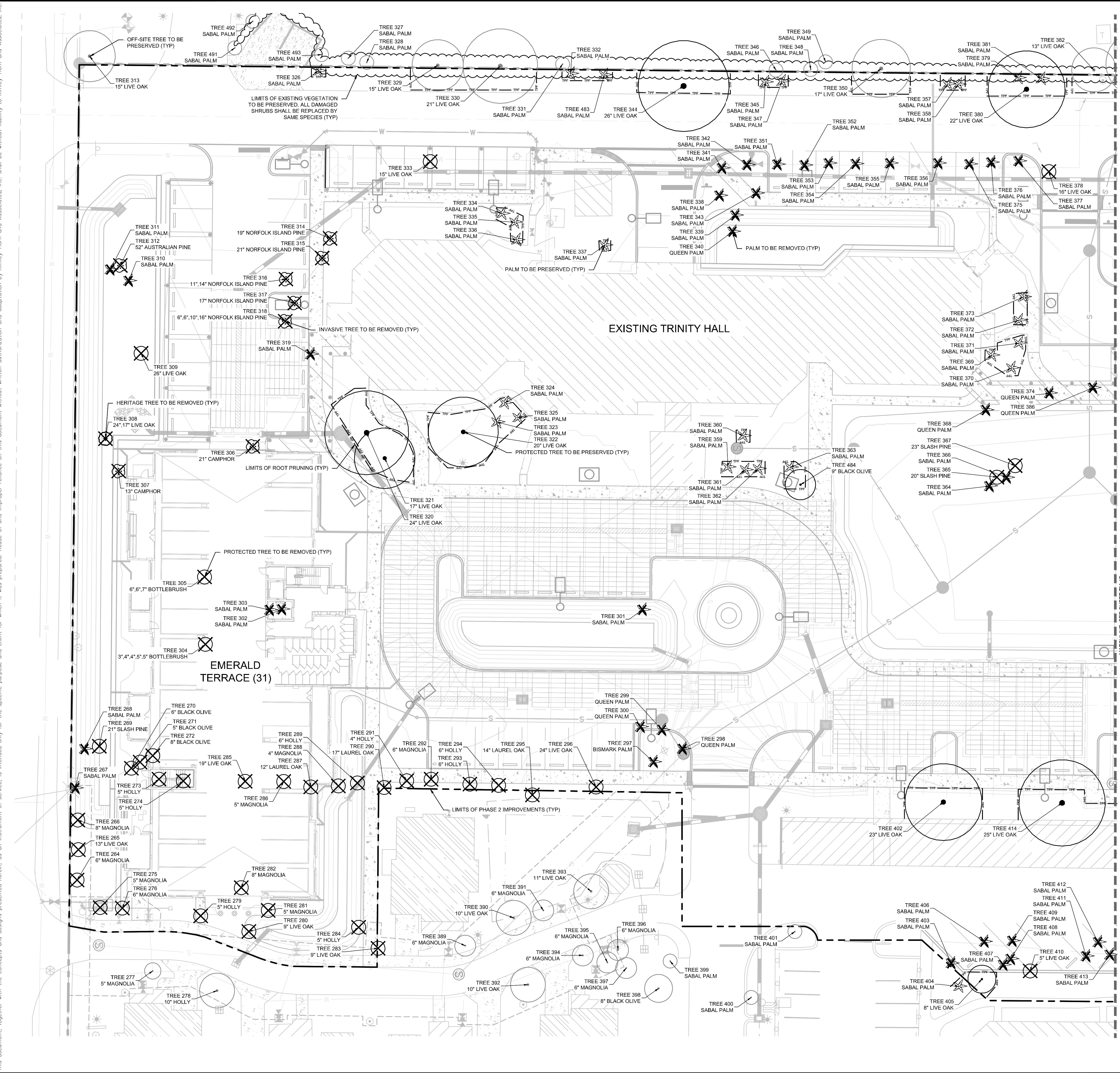
KHA PROJECT 148113007
 DATE SEPT. 2024
 SCALE AS SHOWN
 DESIGNED BY KHA
 DRAWN BY KHA
 CHECKED BY EMD

TREE MITIGATION PLAN

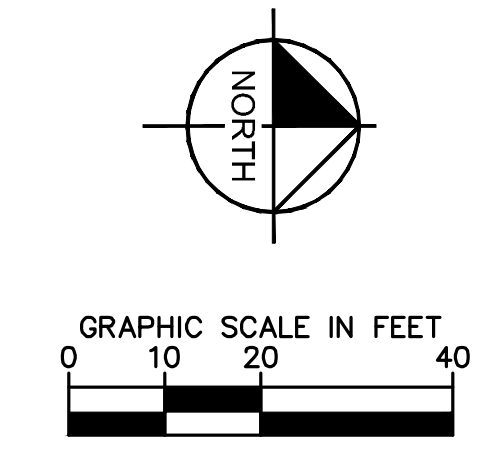
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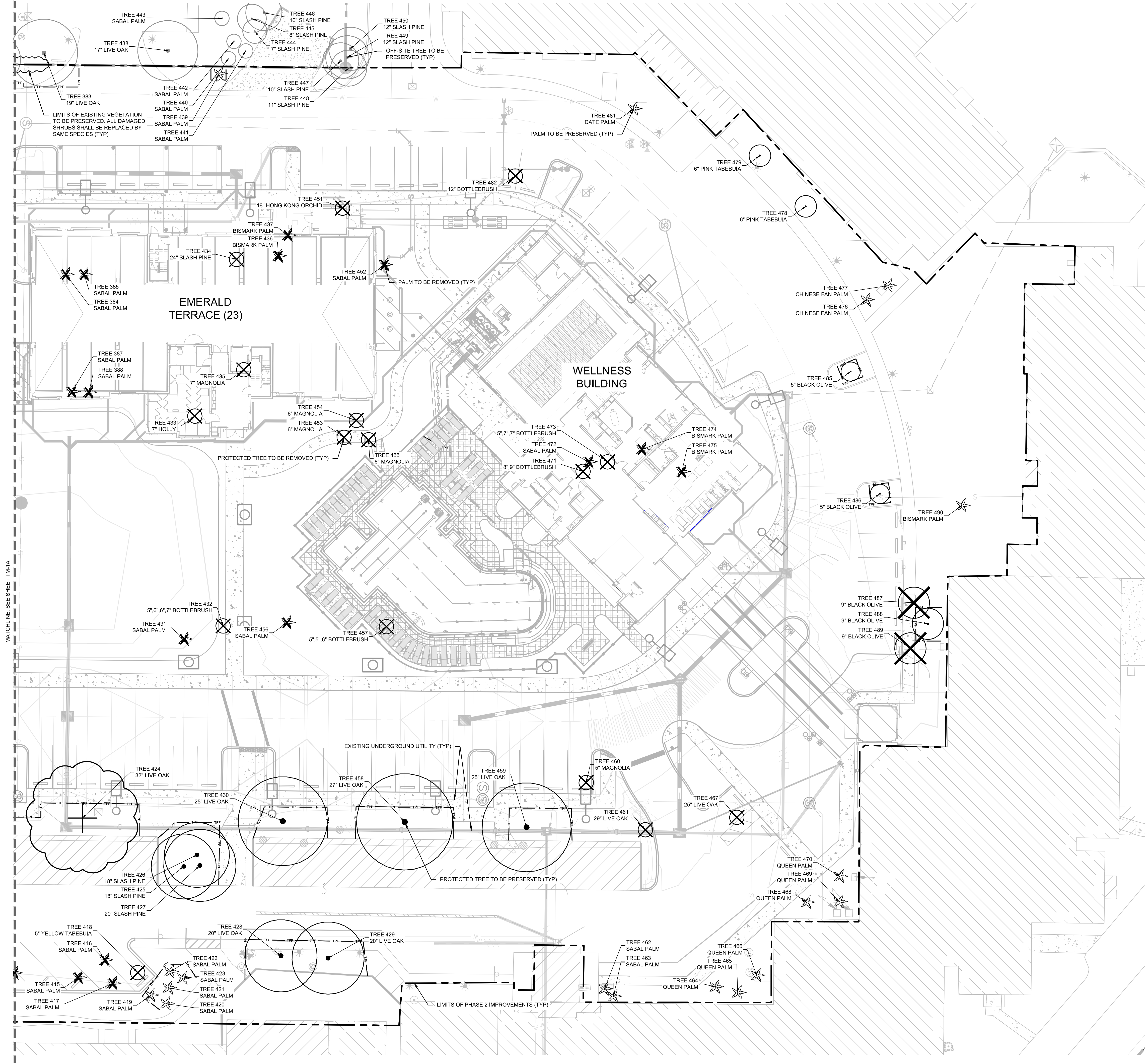
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TREE MITIGATION PLAN
(PHASE 2)

VILLAGE ON THE ISLE
 (PHASE 2)
 FLORIDA
 CITY OF VENICE

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<p>LICENSED PROFESSIONAL</p> <p>MATTHEW D. DUINN, P.E.</p> <p>FLORIDA LICENSE NUMBER 6667721</p> <p>CHECKED BY: EMD DATE: 9/11/2024</p>	<p>KHA PROJECT 148113007</p> <p>DATE SEPT. 2024</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY KHA</p> <p>DRAWN BY KHA</p>
<p>VILLAGE ON THE ISLE (PHASE 2)</p> <p>FLORIDA</p> <p>CITY OF VENICE</p>	
<p>TREE MITIGATION PLAN</p>	
<p>SHEET NUMBER TM-1A</p>	
<p>NO.</p> <p>REVISIONS</p>	<p>DATE</p> <p>BY</p>

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TREE MITIGATION SPECIFICATIONS

A. GENERAL

- 1. CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONING CODE, TREE PROTECTION (LATEST EDITION), WHICHEVER IS MORE STRINGENT SHALL APPLY.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.
4. NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.
5. EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
6. CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.
7. FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE, PESTICIDE LABELS, AND MATERIAL DATA SAFETY SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATOR AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT.
9. WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED IN LIEU OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES.
10. TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES, COORDINATE WITH PROJECT ARBORIST.
11. THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW:
a. TREE PROTECTION FENCING.
b. ROOT PRUNING AND ROOT BARRIERS.
c. CLEARING.
d. TREE CANOPY PRUNING.
e. FERTILIZATION.
f. INSECTICIDE.
g. IRRIGATION.

B. TREE PROTECTION FENCING

- 1. PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.
2. TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
3. NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION, OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.
4. TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.
5. FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
6. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.
7. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
9. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.
10. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
11. EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST.
12. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
13. TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
14. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
15. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.
16. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.

C. ROOT PRUNING/TRENCHING

- 1. TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
2. TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPM'S IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.
3. INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
4. THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
5. TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
6. WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.

D. CLEARING

- 1. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
2. CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.
3. PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.

- 4. A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.

E. TREE CANOPY PRUNING

- TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE.
1. CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
2. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA).
3. AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
4. WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER.
5. PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z133.1 SAFETY STANDARD. PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISA'S "BEST MANAGEMENT PRACTICES: TREE PRUNING".
6. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
7. NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
8. ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
a. LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
b. REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
c. CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.
d. PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
e. PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
f. ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
g. ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
9. TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
a. THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
b. REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
c. REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.
d. RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
10. PROPOSED/REPLACEMENT TREES
a. PRUNING SHALL BE LIMITED TO CLEANING.
11. BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

F. FERTILIZATION

- 1. CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
2. EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
3. ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
4. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS:
a. MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
b. MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER. AGITATE MIX.
c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
d. THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
e. FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
f. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.
5. TRANSPLANT INOCULANT & BIOSTIMULANT.

- a. CONTRACTOR SHALL PROVIDE MYCORRHIZAL TRANSPLANT INOCULANT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND AS RECOMMENDED BY THE PROJECT ARBORIST. MIX INOCULANT IN 10" WIDE TOPSOIL RING AROUND THE ROOT BALL.
b. CONTRACTOR SHALL PROVIDE INJECTABLE MYCORRHIZAL INOCULANT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND AS RECOMMENDED BY THE PROJECT ARBORIST. AGITATE FOR 10 MINUTES.
c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
d. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY PROJECT ARBORIST PRIOR TO DISPOSAL.

7. TRANSPLANT MAINTENANCE

- a. APPROXIMATELY ONE YEAR AFTER PLANTING, THE CONTRACTOR SHALL REFERTILIZE ALL TRANSPLANTS UTILIZING THE SAME PROCEDURES ABOVE.

G. INSECTICIDE

- 1. NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
2. FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
3. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
4. ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
5. ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.

H. IRRIGATION

- 1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.

- 3. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.

I. TREE REMOVALS

- 1. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
2. CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
3. ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
4. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.
5. ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER.
6. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.
7. TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT.

J. MACHINE DUG TRANSPLANTING

- 1. DIG TRANSPLANT-RECEIVING HOLE.
2. SET SPADE DUG ROOT BALL INTO RECEIVING HOLE 4"-6" ABOVE EXISTING GRADE.
3. WASH SAND OR TOPSOIL INTO AIR POCKETS BETWEEN ROOT BALL AND RECEIVING HOLE.
4. INSTALL TOPSOIL RING, 4" HIGH, 10" WIDE, AROUND PERIMETER OF ROOT BALL. MIX MYCORRHIZAL TRANSPLANT INOCULANT INTO TOPSOIL RING PER MANUFACTURER'S SPECIFICATIONS.
5. INSTALL THREE INCHES OF MULCH FROM PERIMETER OF ROOT BALL TO WITHIN 6" OF TREE TRUNK.
6. COVER TOPSOIL RING WITH 1" OF MULCH AND EXTEND MULCH 4"-6" DEEP, AWAY FROM PERIMETER OF ROOT BALL.
7. WATER TRANSPLANT.

K. HOLDING AREA FOR TRANSPLANTS

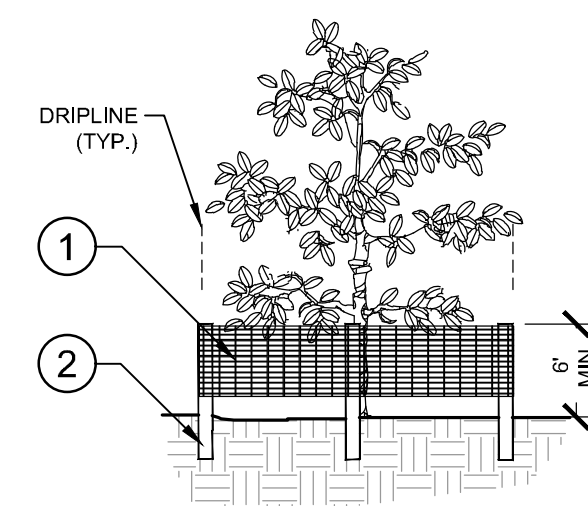
- 1. HOLDING AREAS SHOULD NOT BE NECESSARY. CONSTRUCTION PHASING SHOULD BE IMPLEMENTED SO THAT TREES ARE IMMEDIATELY RELOCATED TO THEIR PERMANENT LOCATION. COORDINATE WITH PROJECT ARBORIST AS NEEDED.
2. SHOULD A HOLDING AREA BE NECESSARY, TREE PROTECTION FENCING SHALL BE INSTALLED AT THE PERIMETER OF THE ENTIRE AREA.
3. CONTRACTOR SHALL COORDINATE LOCATION AND SPECIFICATIONS OF THE HOLDING AREA WITH PROJECT ARBORIST.
4. CONTRACTOR SHALL SUPPLY TEMPORARY IRRIGATION TO THE HOLDING AREA CONSISTING OF ABOVE GROUND PVC OR POLYETHYLENE PIPE, SPRAY OR ROTOR HEADS (WITH HEAD TO HEAD COVERAGE) AND A CONTROLLER. COORDINATE WITH PROJECT ARBORIST FOR CONTROLLER SETTINGS AND ALTERNATIVE WATERING METHODS.

L. TOPSOIL

- 1. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
2. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
3. TOPSOIL, PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
4. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.
5. PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.

M. REPAIR OF DAMAGED TREES

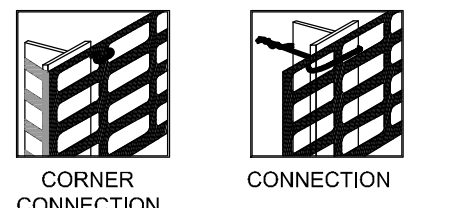
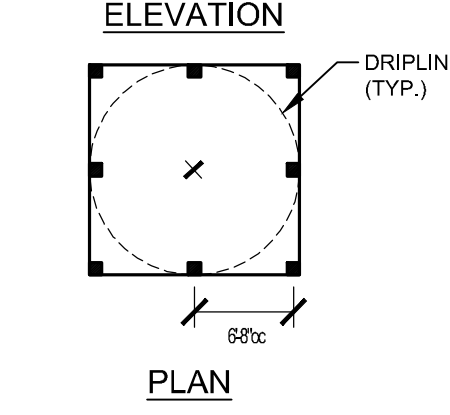
- 1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
2. IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.



- 1 6" PERIMETER PLUS" CONSTRUCTION FENCE BY CORNER PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2 8" TALL METAL T" POSTS OR 2" x 2" x 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CORNER PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.



NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE WIRE MAY DAMAGE FENCE OVER TIME.

1 TREE PROTECTION FENCING ELEVATION / PLAN NTS

Table with columns for No., DATE, REVISIONS, and BY.

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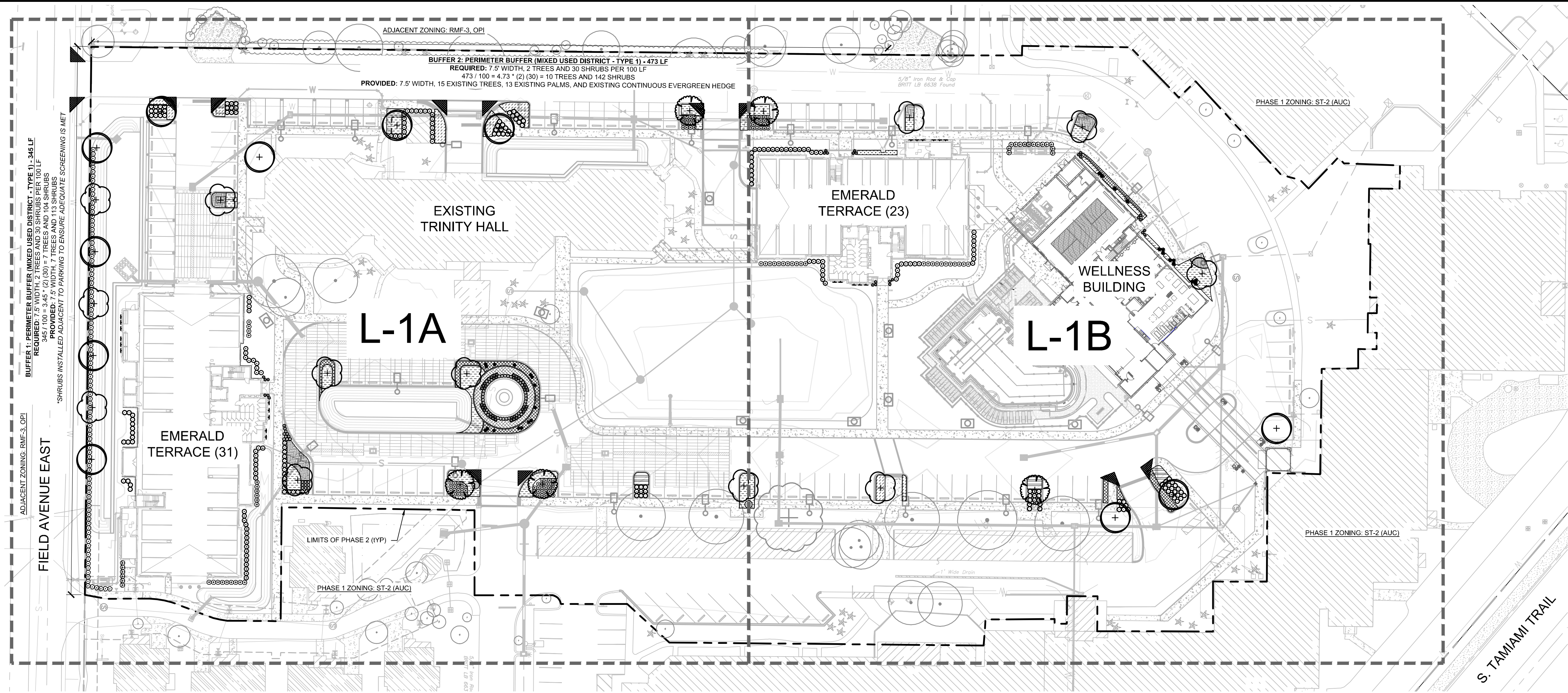
Table with columns for LICENSED PROFESSIONAL, KHA PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY, and DATE.

TREE MITIGATION SPECIFICATIONS AND DETAILS

VILLAGE ON THE ISLE (PHASE 2) SHEET NUMBER TM-3 CITY OF VENICE, FLORIDA

CALL 2 WORKING DAYS BEFORE YOU DIG 811 IT'S THE LAW! DIAL 811 Know what's below. Call before you dig. SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Plotted By: Gardner, Tyler, Sheet: Sact: Village on the Isle - Ph. 2 - Layout: L-1 - September 11, 2024 - 02:53:10pm - K:\SAR-Chit\148113007 - V01- Ph. 2 - DS\CAD\PlanSheets\1 - LANDSCAPE PLAN.dwg
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VILLAGE ON THE ISLE PHASE 2 LANDSCAPE CALCULATIONS

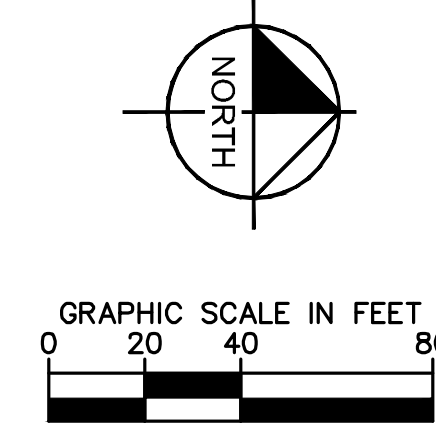
PER CITY OF VENICE LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
PLANT MATERIAL	TREES LARGE-MEDIUM TREE: 2.5" CALIPER MIN., 10' HT. MIN., 4' SPREAD MIN. SMALL TREE: 1.5" CALIPER MIN., 8' HT. MIN., 4' SPREAD MIN. SHRUBS 2' HT. MIN. SCREENING HEDGES SHALL BE SPACED NO MORE THAN 30" O.C.	REFER TO PLANT SCHEDULE FOR SPECIFICATIONS
SECTION 89-3.4.5.B		
LANDSCAPE BUFFERS (MIXED-USE CONSIDERATIONS)	LANDSCAPE BUFFER 1: 7.5' WIDTH, 2 CANOPY TREES PER 100 LF AND 30 SHRUBS PER 100 LF 345 LF / 100 LF = 7 CANOPY TREES AND 104 SHRUBS LANDSCAPE BUFFER 2: PERIMETER BUFFER (MIXED USED DISTRICT - TYPE 1) - 473 LF 473 / 100 = 4.73 * (2) (30) = 10 TREES AND 142 SHRUBS	LANDSCAPE BUFFER 1: 7.5' WIDTH, 7 CANOPY TREES AND 104 SHRUBS LANDSCAPE BUFFER 2: 7.5' WIDTH, 15 EXISTING TREES, 13 EXISTING PALMS, AND EXISTING CONTINUOUS EVERGREEN HEDGE
SECTION 87-4.5.A		
PARKING LOT LANDSCAPING	10% PARKING LOT REQUIRED INTERIOR LANDSCAPING 75,889 SF OF VUA X 10% = 7,588 SF LANDSCAPING 1 CANOPY TREE PER TERMINAL AND INTERIOR PARKING ISLAND 22 ISLANDS = 22 CANOPY TREES 1 TREE PER 20 PARKING SPACES (IN ADDITION TO TERMINAL AND INTERIOR ISLAND TREES) 121 PARKING SPACES / 20 = 6 TREES	8,091 SF INTERIOR LANDSCAPING 1 EXISTING CANOPY TREES, 22 PROPOSED CANOPY TREES 6 EXISTING PARKING TREES PROVIDED ON EAST SIDE OF PARKING SPACES - REFER TO SHEETS L-1A AND L-1B
SECTION 87-3.7.5		
TREE PLANTING, MITIGATION, AND REPLACEMENT	40 TREE INCHES PER ACRE OF PRODUCT AREA (EXCLUDING WETLAND AREAS) PROJECT AREA: 6.98 ACRES X 40" / ACRE = 279 INCHES + 41" HERITAGE TREE REPLACEMENT 320 TOTAL INCHES	TOTAL TREE PRESERVATION CREDITS PROVIDED: 572 INCHES (REFER TO CALCULATIONS ON SHEET TM-1)
SECTION 89-3.4.4		
PLANTED AND PRESERVED TREE SPECIES	75% OF REPLACEMENT TREES SHALL BE LARGE/MEDIUM SIZED CANOPY TREES NO SPECIES SHALL CONSTITUTE MORE THAN 50% PLANTINGS PALMS SHALL NOT CONSTITUTE MORE THAN 25% OF REQUIRED INCHES - 3 PALMS = 1 TREE (2.5") PINE SHALL NOT CONSTITUTE MORE THAN 25% OF REQUIRED INCHES	NO REPLACEMENT TREES REQUIRED MAX. 1 SPECIES (43% - MAGNOLIA) PALMS USED: 0% PINES USED: 0%
SECTION 89-3.4.5		
BUILDING FOUNDATION PLANTING	FOUNDATION LANDSCAPING SHALL ADJUT THE BUILDING (WHILE ALLOWING THE NECESSARY SPACE FOR GROWTH) AND SHALL BE USED OR INSTALLED IN SUCH A MANNER SO AS TO SCREEN MECHANICAL EQUIPMENT ATTACHED TO OR ADJACENT TO THE BUILDING. PROVIDE DIRECTION TO AND ENHANCE ENTRANCES AND WALKWAYS, AND PROVIDE VISUAL BREAKS ALONG MONOTONOUS BUILDING FACADES.	REFER TO LANDSCAPE PLANS
SECTION 87-3.7.4		
MISCELLANEOUS LANDSCAPING	DUMPSTER AND SERVICE AREA ENCLOSURE BUFFERS: 1 UNDERSTORY TREE PER 35 LF AND 1 SHRUB PER 3 LF EXISTING DUMPSTER #1: 52 LF 52 LF / 35 LF = 2 UNDERSTORY TREES 52 LF / 3 LF = 18 SHRUBS EXISTING DUMPSTER #2: 52 LF 52 LF / 35 LF = 2 UNDERSTORY TREES 52 LF / 3 LF = 18 SHRUBS	EXISTING DUMPSTER #1: 52 LF 10 EXISTING TREES, 1 EXISTING PALM, AND 18 EXISTING SHRUBS EXISTING DUMPSTER #2: 52 LF 4 EXISTING PALMS, 18 EXISTING SHRUBS
SECTION 87-3.7.6		

CODE REQUIRED PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD
TREES								
	BU	5	BUCIDIA BUCERAS 'SHADY LADY'	SHADY LADY BLACK OLIVE	FG	2.5" CAL MIN	10' HT MIN	4' MIN
	MB	12	MAGNOLIA GRANDIFLORA 'BBB'	BRACKEN'S SOUTHERN MAGNOLIA	FG	2.5" CAL MIN	10' HT MIN	4' MIN
	QV	11	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	FG	2.5" CAL MIN	10' HT MIN	4' MIN
SHRUBS								
	ACA	41	ACALYPHA WILKESIANA 'LOUISIANA RED'	LOUISIANA RED WILKES' COPPERLEAF	3 GAL	18" HT MIN	36" O.C.	
	CAN	67	CANNA X GENERALIS 'BRILLIANT RED'	BRILLIANT RED CANNA	3 GAL	14" HT MIN	24" O.C.	
	CHR	25	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCO PLUM	3 GAL	18" FULL	36" O.C.	
	CLG	104	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	7 GAL	24" HT MIN	36" O.C.	
	CON	102	CONOCARPUS ERECTUS F. SERICEUS	SILVER BUTTWOOD	3 GAL	18" HT MIN	36" O.C.	
	DIE	39	DIETES VEGETA	AFRICAN IRIS	3 GAL	14" HT MIN	24" O.C.	
	HAM	104	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	3 GAL	18" HT MIN	36" O.C.	
	ILV	86	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	3 GAL	14" FULL MIN	30" O.C.	
	IXR	20	IKORA CHINENSIS 'RED DWARF'	RED DWARF CHINESE IKORA	3 GAL	14" FULL	24" O.C.	
	MYR	20	MYRCIANTHES FRAGRANS 'COMPACTA'	COMPACT SIMPSON'S STOPPER	3 GAL	18" HT MIN	36" O.C.	
	NEO	15	NEOREGELIA X 'PINK MAGIC'	PINKMAGIC BROMELIAD	1 GAL	12" FULL	24" O.C.	
	STD	13	STRELITZIA REGINAE 'DWARF'	DWARF BIRD OF PARADISE	3 GAL	14" FULL	30" O.C.	
VINES								
	LON	22	LONICERA SEMPERVIRENS	TRUMPET HONEYSUCKLE	3 GAL	24" HT TRELLIS	36" O.C.	
SHRUB AREAS								
	CAR	125	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET NATAL PLUM	1 GAL	12" SPRD	24" O.C.	
	FIG	97	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" SPRD	30" O.C.	
	PSY	63	PSYCHOTRIA NERVOSA	WILD COFFEE	3 GAL	12" FULL	24" O.C.	
	SPA	272	SPARTINA BAKERI	SAND CORDGRASS	1 GAL	12" HT MIN	36" O.C.	
	TRD	9	TRIPSACUM DACTYLOIDES NANA	DWARF FAKAHATCHEE GRASS	1 GAL	12" HT MIN	36" O.C.	
GROUND COVERS								
	EVO	452	EVOLVULUS GLOMERATUS 'BLUE DAZE'	BRAZILIAN DWARF MORNING GLORY	1 GAL	10" SPREAD	18" O.C.	
	GAL	197	GAILLARDIA ARISTATA	BLANKET FLOWER	1 GAL	12" SPRD MIN	24" O.C.	

S. TAMAMI TRAIL



OVERALL CODE REQUIRED LANDSCAPE PLAN

VILLAGE ON THE ISLE (PHASE 2)

FLORIDA

CITY OF VENICE

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LICENSED PROFESSIONAL
 MATTHEW D. DUINN, P.L.A.
 FLORIDA LICENSE NUMBER
 6667721

KHA PROJECT 148113007	DATE SEPT. 2024	SCALE AS SHOWN	DESIGNED BY KHA	DRAWN BY KHA	CHECKED BY EMD	DATE 9/11/2024
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NOTES:

- REFER TO SHEET L-2 FOR LANDSCAPE SPECIFICATIONS.
- REFER TO SHEET L-3 FOR LANDSCAPE DETAILS.
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
- TREES SHALL BE A SPECIES OF SIMILAR HEIGHT AND CROWN SPREAD, FLORIDA #1 OR BETTER QUALITY AS PER GRADES AND STANDARDS FOR NURSERY PLANTS (FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES).
- ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
- SOD ALL AREAS OF DISTURBANCE WITH ST. AUGUSTINE (STENOTAPHRUM SECUNDAUTUM), CONFIRM FINAL SPECIES SELECTION WITH OWNER PRIOR TO INSTALLATION.
- THE RESPONSIBILITY FOR MAINTENANCE OF A REQUIRED LANDSCAPE BUFFER SHALL REMAIN WITH THE OWNER OF THE PROPERTY, HIS OR HER SUCCESSORS, HEIRS, ASSIGNEES OR ANY CONSENTING GRANTEE. MAINTENANCE IS REQUIRED IN ORDER TO ENSURE THE PROPER FUNCTIONING OF A LANDSCAPE BUFFER AS A LANDSCAPED AREA WHICH REDUCES OR ELIMINATES NOISANCE OR CONFLICT.
- ALL REPLACEMENT TREES SHALL BE A MINIMUM OF 3 FEET FROM THE PROPERTY LINE AND 6 FEET FROM ANY ABOVE OR BELOW GROUND UTILITIES. ALL TREES PLANTED AND PRUNED MUST ADHERE TO THE ANSI A300 STANDARDS AND MUST HAVE ADEQUATE ROOM, WHEN PLANTED, TO MATURE FREELY.
- ABOVE-GROUND UTILITIES AND APPURTENANCES TO UNDERGROUND UTILITIES WHICH REQUIRE ABOVE-GROUND INSTALLATION SHALL BE BUFFERED BY A CONTINUOUS PLANTING OF SHRUBS, WITH A MINIMUM MATURE HEIGHT EQUAL TO THAT OF THE STRUCTURE UP TO EIGHT FEET. REQUIRED ACCESS WAYS TO THESE UTILITIES ARE EXEMPT FROM THE SCREENING PROVISIONS.
- IF ANY DEVIATIONS TO THE PROPOSED TREE SPECIES OR LOCATIONS ARE MADE, THE CITY WILL BE CONSULTED IN ADVANCE OF INSTALLATION.

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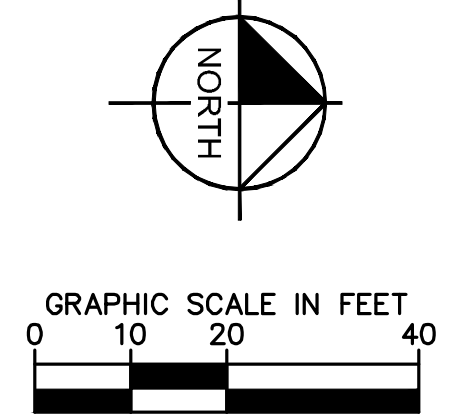
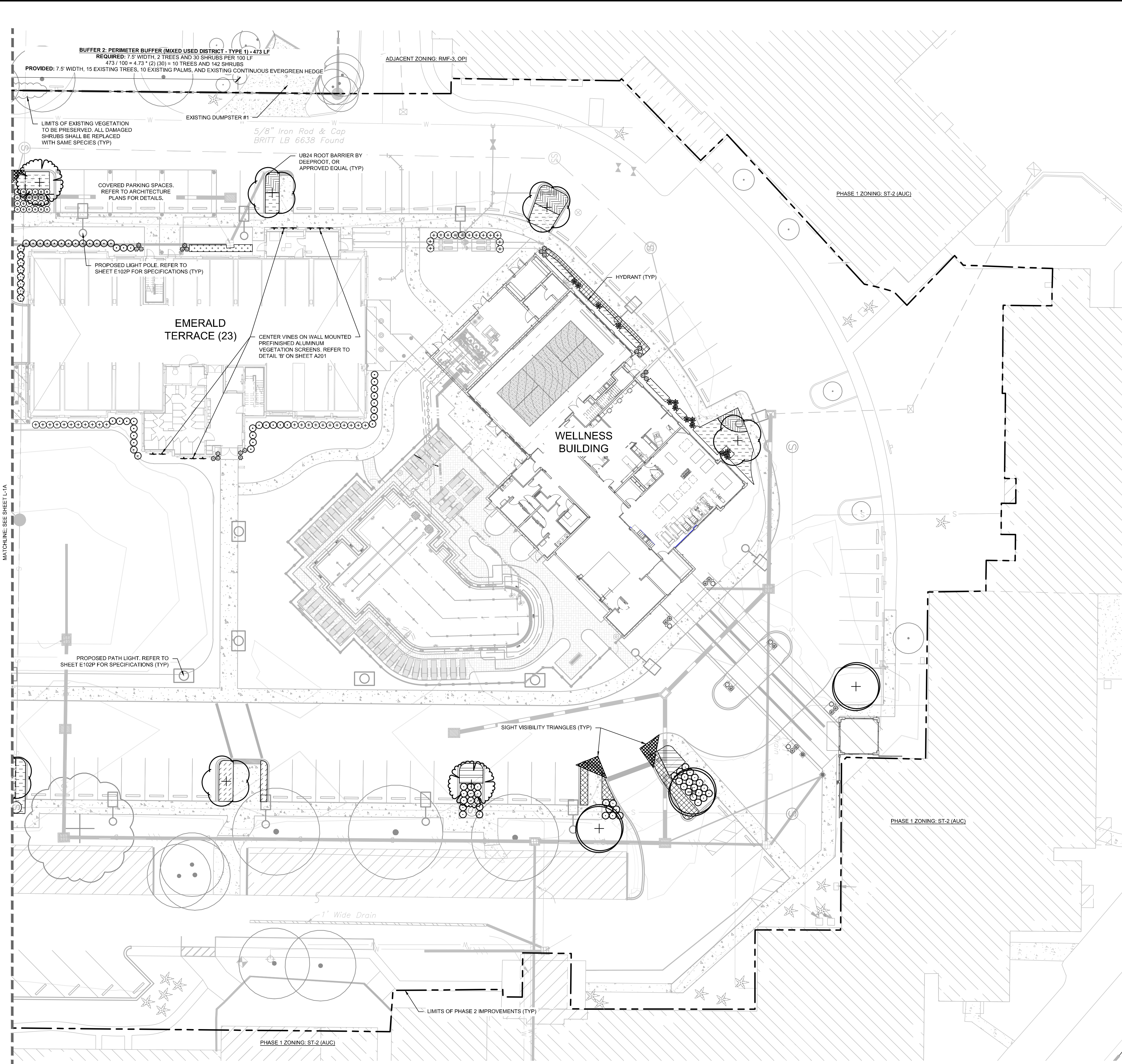
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SHEET NUMBER	REVISIONS	DATE	BY
L-1			

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SYMBOL KEY

SYMBOL	CODE	COMMON NAME
TREES		
	BU	SHADY LADY BLACK OLIVE
	MB	BRACKEN'S SOUTHERN MAGNOLIA
	QV	SOUTHERN LIVE OAK
SHRUBS		
	ACA	LOUISIANA RED WILKES' COPPERLEAF
	CAN	BRILLIANT RED CANNA
	CHR	RED TIP COCO PLUM
	CLG	SMALL LEAF CLUSIA
	CON	SILVER BUTTWOOD
	DIE	AFRICAN IRIS
	HAM	DWARF FIREBUSH
	ILV	SCHILLINGS DWARF YAUPON HOLLY
	IXR	RED DWARF CHINESE IXORA
	MYR	COMPACT SIMPSON'S STOPPER
	NEO	PINKMAGIC BROMELIAD
	STD	DWARF BIRD OF PARADISE
VINES		
	LON	TRUMPET HONEYSUCKLE
SHRUB AREAS		
	CAR	EMERALD BLANKET NATAL PLUM
	FIG	GREEN ISLAND FIGUS
	PSY	WILD COFFEE
	SPA	SAND CORDGRASS
	TRD	DWARF FAKAHATCHEE GRASS
GROUND COVERS		
	EVO	BRAZILIAN DWARF MORNING GLORY
	GAL	BLANKET FLOWER

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL	MATTHEW D. DUINN, P.E.
KHA PROJECT	148113007
DATE	SEPT. 2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	EMD
DATE	9/11/2024

CODE REQUIRED LANDSCAPE PLAN

VILLAGE ON THE ISLE (PHASE 2)
 CITY OF VENICE, FLORIDA

SHEET NUMBER
L-1B

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 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK

- 1.1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THESE PLANS.
- 1.2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- 1.3. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.

2. PROTECTION OF EXISTING AND PROPOSED SITE ELEMENTS

- 2.1. PROTECT ALL EXISTING SITE ITEMS, ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
- 2.2. MAINTAIN ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
- 2.3. WHERE APPLICABLE, SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCY STANDARDS UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, INDEX 102-600.
- 2.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION ACTIVITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UTILITIES IS APPROXIMATE. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING WHEN ANY CONFLICT BETWEEN UTILITIES AND THESE PLANS EXIST PRIOR TO PLANTING.
- 2.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO PLANT MATERIAL EXISTING OR OTHERWISE. THIS SHALL INCLUDE COMPACTION AND SPILLING OF ANY DELETERIOUS MATERIALS WITHIN THE DRIP-LINE OF EXISTING TREES TO REMAIN. PLANT MATERIAL KILLED OR DAMAGED THAT IS MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED WITH LIKE SIZE AND KIND TO THE SATISFACTION OF THE OWNER OR REGULATORY AGENCY AT THE COST TO THE CONTRACTOR.
- 2.6. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

3. SUBMITTALS

- 3.1. SUBMIT MATERIAL SAMPLES LISTED BELOW FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) GALLON PLASTIC BAG
SOIL MIXTURE	ONE (1) GALLON PLASTIC BAG
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
- 3.2. SUBMIT TESTING RESULTS OF SOIL MIXTURE AS PER SECTION 6 BELOW.

4. PLANT MATERIALS

- 4.1. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS INDICATED ON THE DRAWINGS AND SHALL BE IN ACCORDANCE WITH GRASSES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT AND OWNER.
- 4.2. ALL TREE SPECIES INSTALLED SHALL BE MATCHED IN SIZE AND SHAPE UNLESS NOTED OTHERWISE.
- 4.3. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY TO THE SITE, DURING PROGRESS OF THE WORK AND/OR AFTER COMPLETION. REJECTED PLANTS SHALL BE REMOVED AND REPLACED IMMEDIATELY.

5. DIGGING AND HANDLING

- 5.1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. NO PLANT MATERIAL SHALL BE HANDLED BY STEMS.

6. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

- 6.1. TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.
- 6.2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- 6.3. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.
- 6.4. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
- 6.5. PLANT TREES IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

7. WATER

- 7.1. PROVIDE WATER NECESSARY FOR PLANTING ESTABLISHMENT AND MAINTENANCE. WATER SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS.
- 7.2. WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

8. FERTILIZER

- 8.1. PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
- 8.2. FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

9. MULCH

- 9.1. MOISTEN MULCH MATERIAL AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF THREE (3) INCHES. CONTRACTOR SHALL CLEAR MULCH FROM WITHIN A SIX (6) INCH RADIUS AROUND TRUNK/STEM FLARE. MULCH SHALL BE SHREDDED, UNDYED MELALEUCA "FLORIMULCH" MULCH.
- 9.2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH PLANTING BED AND TREE RING (SIX (6) FOOT DIAMETER MINIMUM).

10. CONTAINER GROWN STOCK

- 10.1. CONTAINER GROWN PLANTS SHALL HAVE BEEN GROWN IN ITS CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

- 10.2. INSUFFICIENT OR POORLY STRUCTURED ROOT SYSTEMS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- 10.3. ROOTS PLUS GROWER (RPG) PRODUCTS SHALL BE USED WHERE SPECIFIED.

11. MATERIALS LIST

- 11.1. ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.

12. FINE GRADING

- 12.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING WHICH CONSISTS OF FINAL FINISHED GRADING (INCLUDING ADDITIONAL SOIL MIXTURE AS NEEDED) FOR LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. FINISH GRADE SHALL ACCOUNT FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
- 12.2. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

13. PLANTING PROCEDURES

- 13.1. CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. REMOVE ALL MORTAR, CEMENT, AND TOXIC MATERIAL FROM THE SURFACE OF ALL PLANT BEDS. DO NOT MIX THESE MATERIALS WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- 13.2. LOCATE, MAINTAIN AND PROTECT ALL UTILITIES ABOVE AND BELOW GROUND. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- 13.3. NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING OVERHEAD POWER LINES IN ACCORDANCE WITH SETBACK REQUIREMENTS OF FPL'S "RIGHT TREE, RIGHT PLACE" PROGRAM. CONSULT THE UNIVERSITY OF FLORIDA'S "TREES AND POWER LINE" WEBSITE FOR TREE SIZE CATEGORIES.
- 13.4. NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING / PROPOSED LIGHT POLES. TREES INSTALLED IN CONFLICT WITH LIGHT POLES ARE SUBJECT TO RELOCATION AT THE EXPENSE OF THE CONTRACTOR.
- 13.5. REMOVE ALL EXISTING AND IMPORTED DELETERIOUS MATERIAL AND SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE AS NEEDED WITH CLEAN SOIL MIXTURE.
- 13.6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- 13.7. EXCAVATE ALL PLANTING PITS IN ACCORDANCE WITH LANDSCAPE DETAILS PROVIDED. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. IF POOR DRAINAGE EXISTS, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL ENSURE ELIMINATION OF ALL AIR POCKETS AROUND ROOTS.
- 13.8. SET TREES AND SHRUBS STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- 13.9. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM UPPER ONE THIRD (1/3) OF ROOT BALLS.
- 13.10. ALL SLUCKER GROWTH AND BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT IN ACCORDANCE WITH ANSI A-300.
- 13.11. SHRUBS AND GROUND COVER PLANTS SHALL BE SPACED IN ACCORDANCE WITH THE DRAWINGS, LANDSCAPE DETAILS AND AS INDICATED ON THE PLANT LIST.
- 13.12. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN A PLUMB AND UPRIGHT POSITION.
- 13.13. FAILURE TO FOLLOW THE ABOVE PLANTING PROCEDURE SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

14. LAWN SODDING

- 14.1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING NECESSARY TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
- 14.2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS TO A MINIMUM DEPTH OF THREE (3) INCHES. PROVIDE ONE (1) INCH OF TOPSOIL ACROSS ENTIRE LAWN BED AND MIX THOROUGHLY INTO TOP FOUR (4) INCHES OF SOIL TO BRING THE GROUND TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH, DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL TOPSOIL AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- 14.3. HAND RAKE LAWN BED UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
- 14.4. SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- 14.5. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- 14.6. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS.
- 14.7. IMMEDIATELY FOLLOWING SOD LAYING, ROLL LAWN AREAS WITH A LAWN ROLLER AND THEN THOROUGHLY IRRIGATED.
- 14.8. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- 14.9. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY EXCESSIVE HEAT AND MOISTURE.
- 14.10. WITHIN THE CONTRACT LIMITS, PRODUCE AND MAINTAIN A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADE IF NECESSARY).

15. CLEANUP

- 15.1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

16. PLANT MATERIAL MAINTENANCE

- 16.1. ALL PLANT MATERIAL SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) AS NECESSARY TO INSURE HEALTHY AND VIGOROUS GROWING CONDITIONS BY THE CONTRACTOR UPON DELIVERING TO THE SITE AND UNTIL FINAL ACCEPTANCE OF WORK.

17. FINAL INSPECTION AND ACCEPTANCE OF WORK

- 17.1. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE PER MANUFACTURER RECOMMENDATIONS. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)
- 17.2. PROVIDE WATERING/IRRIGATION SCHEDULE FOR ALL PLANT MATERIAL TO OWNER. OBSERVE ALL APPLICABLE WATERING

RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

- 17.3. UPON COMPLETION OF ALL WORK, A FINAL INSPECTION SHALL BE PERFORMED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. ALL PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT SHALL BE INSPECTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ITEMS FOUND TO NOT BE IN COMPLIANCE SHALL BE CORRECTED AT THE COST OF THE CONTRACTOR.

18. WARRANTY

- 18.1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION AND ACCEPTANCE OF THE WORK BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.
- 18.2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER. ANY REPLACED PLANT MATERIAL SHALL BE SUBJECT TO A NEW ONE (1) YEAR WARRANTY.
- 18.3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

19. ABBREVIATIONS

B&B -	BALLED AND BURLAPPED
BR -	BARE ROOT
CAL -	CALIPER
CT -	CLEAR TRUNK
DBH -	DIAMETER AT BREAST HEIGHT
FG -	FIELD GROWN
FTG -	FULL TO GROUND
GW -	GREY WOOD
HO -	HARDENED OFF
OA -	OVERALL HEIGHT
RPG -	ROOTS PLUS GROWER

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 7' long modules to create varying sizes of cylinders for surrounding root balls. (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # US 24-2 as manufactured by Deep Root Partners, L.P., 81 Lexington St. #4, San Francisco, CA (800-458-7668) or approved equal. The barrier shall be black, injection molded panels, of .080" (2.03mm) wall thickness in modules 4' (91cm) long by 4" (46cm) deep, manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors, recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of at least 0.061" (1.52mm) thickness protruding 1/2"(12.7mm) at 60" from interior of the barrier panel, spaced 9"(15.24mm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.061" (1.52mm) thickness in the shape of a segment of a circle, the 2 1/4"(21mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

An integrated Zipper Joining System providing for instant assembly by sliding one panel into another. (See Detail "C")

2. The basic properties of the material shall be:

Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield - Wall	D638	2,383 PSI
Tensile strength @ yield - Hinge	D638	2,483 PSI
Yield Elongation - Wall	D638	7.71%
Yield Elongation - Hinge	D638	7.58%
Flexural Modulus	D790B	120,785 PSI
Notched Iod Impact - Wall	D256A	2.54 (ft-lb)
Rockwell Hardness r, scale - Wall	D785A	84.1

U.S. Patents: 5,070,642, 5,305,549 and 5,528,857.

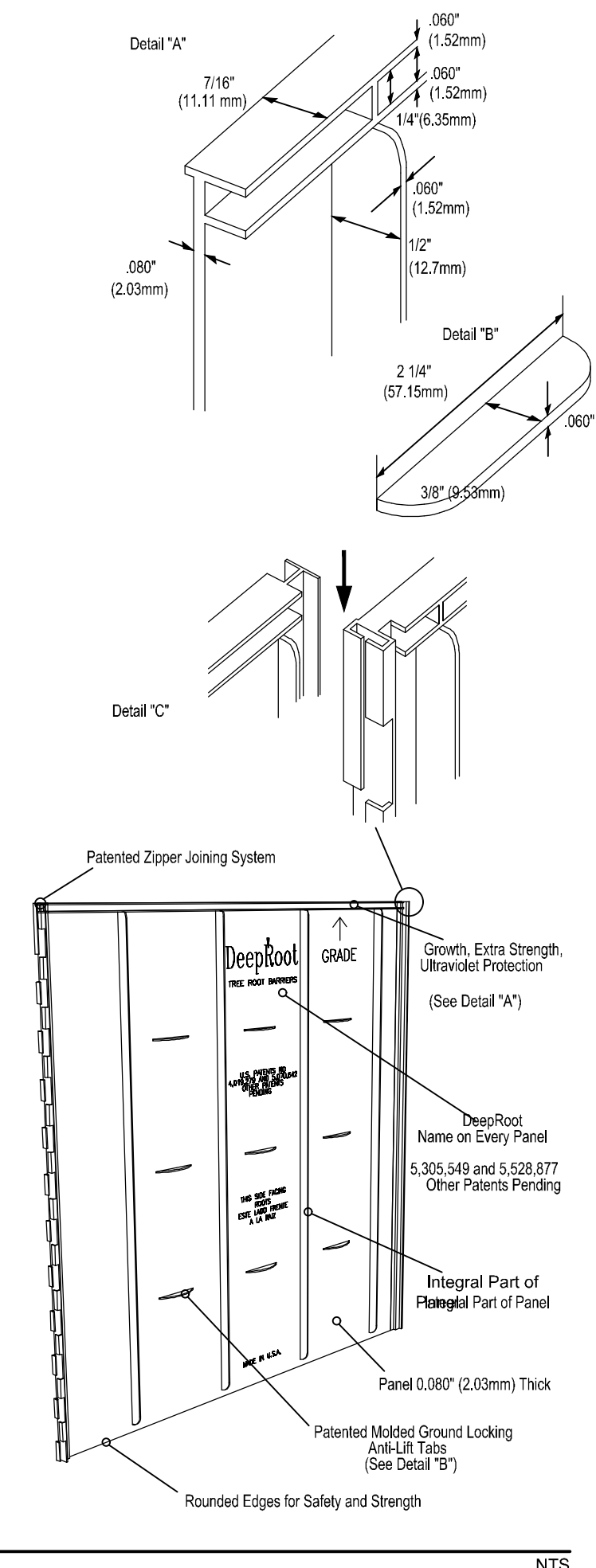
Other Patents Pending.

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing inward to the root ball and the top of the double edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscape.

2. Excavation and soil preparation shall conform to the Drawings.

1 24" ROOT BARRIER (UB24)
L-2 DETAIL PROVIDED BY DEEPROOT



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KHA PROJECT 148113007	LICENSED PROFESSIONAL MATTHEW D. DUINN, P.E.
DATE SEPT. 2024	FLORIDA LICENSE NUMBER 6667721
SCALE AS SHOWN	DRAWN BY KHA
DESIGNED BY KHA	CHECKED BY EMD
	DATE 9/11/2024

LANDSCAPE SPECIFICATIONS

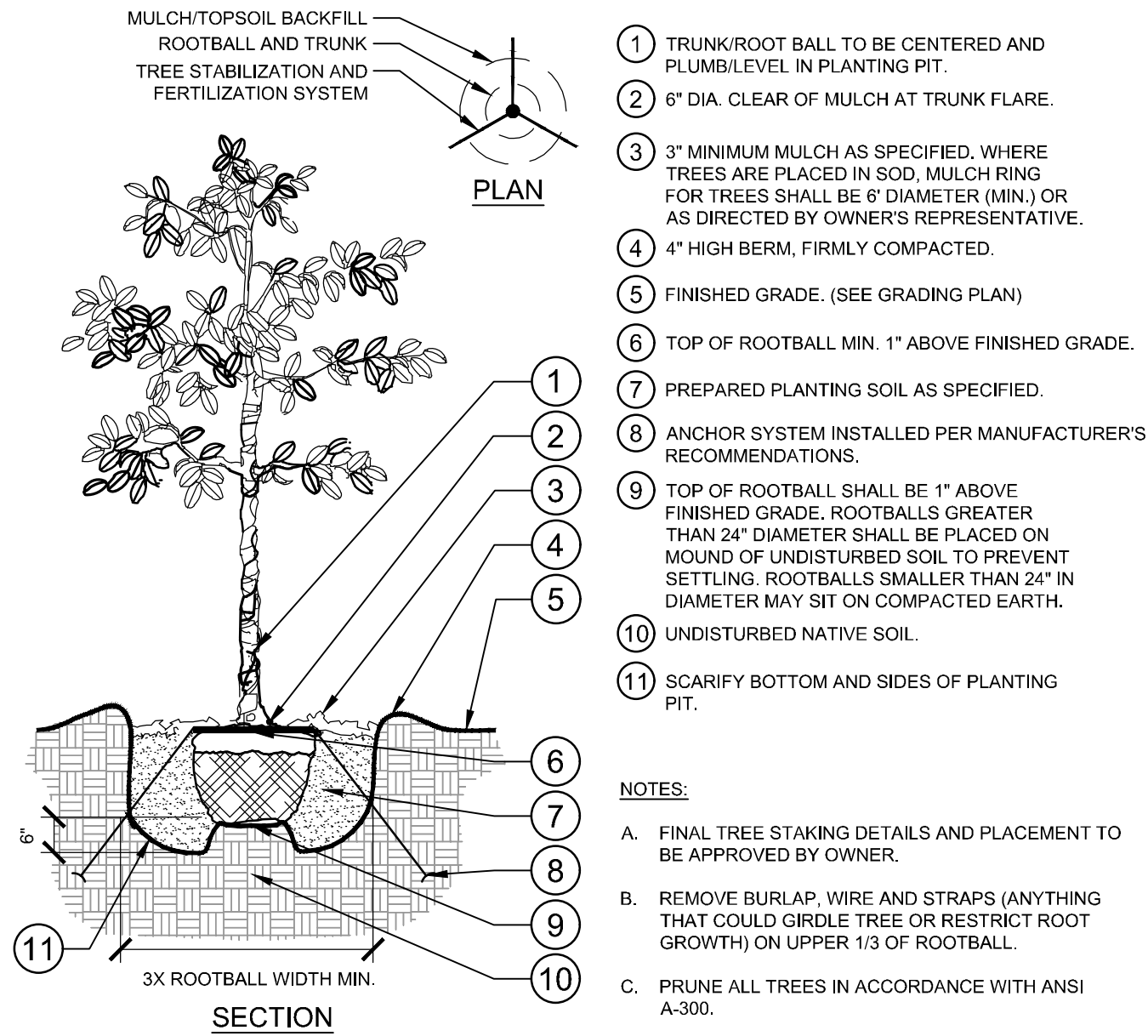
VILLAGE ON THE ISLE
(PHASE 2)

FLORIDA

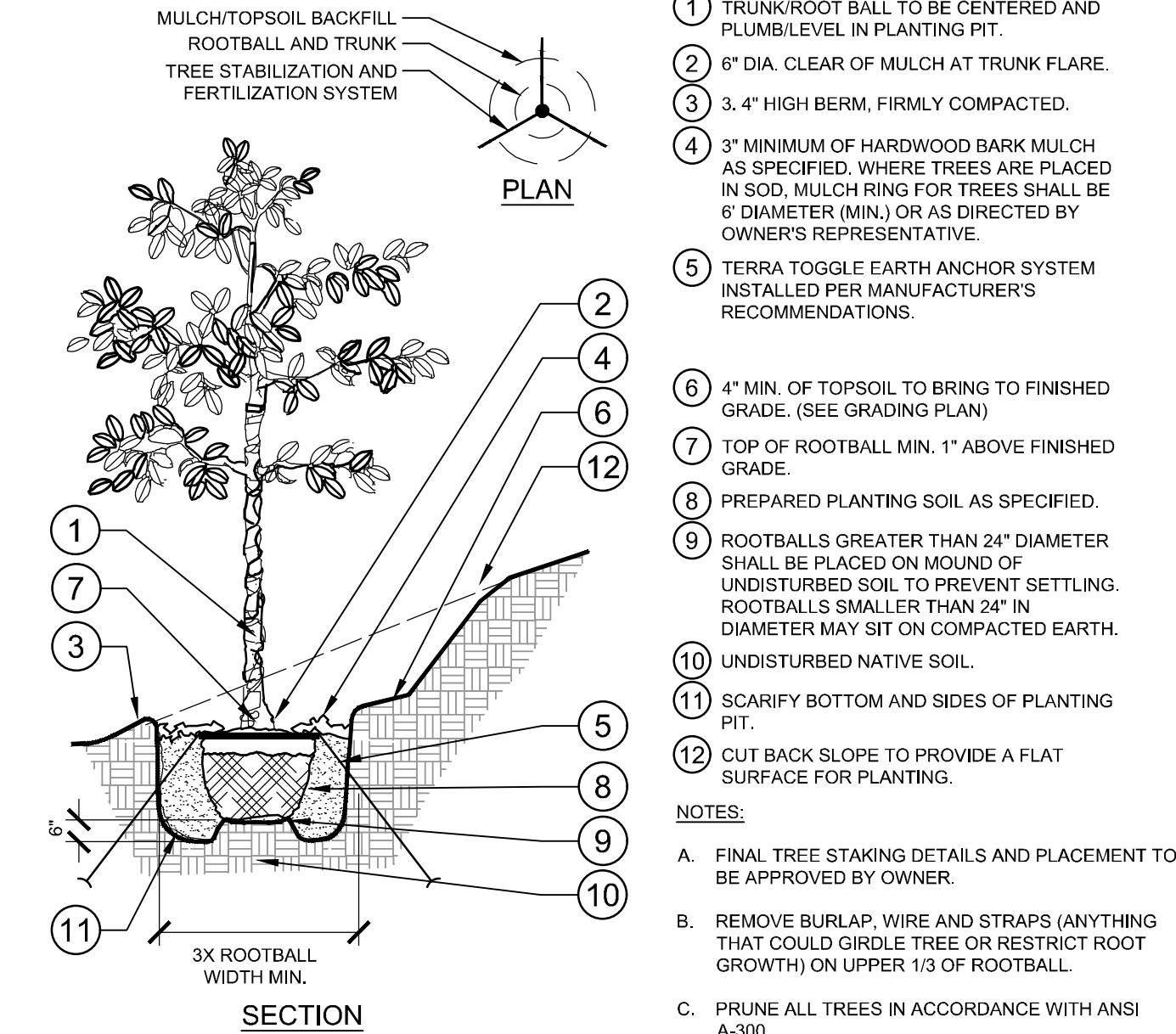
CITY OF VENICE

SHEET NUMBER
L-2

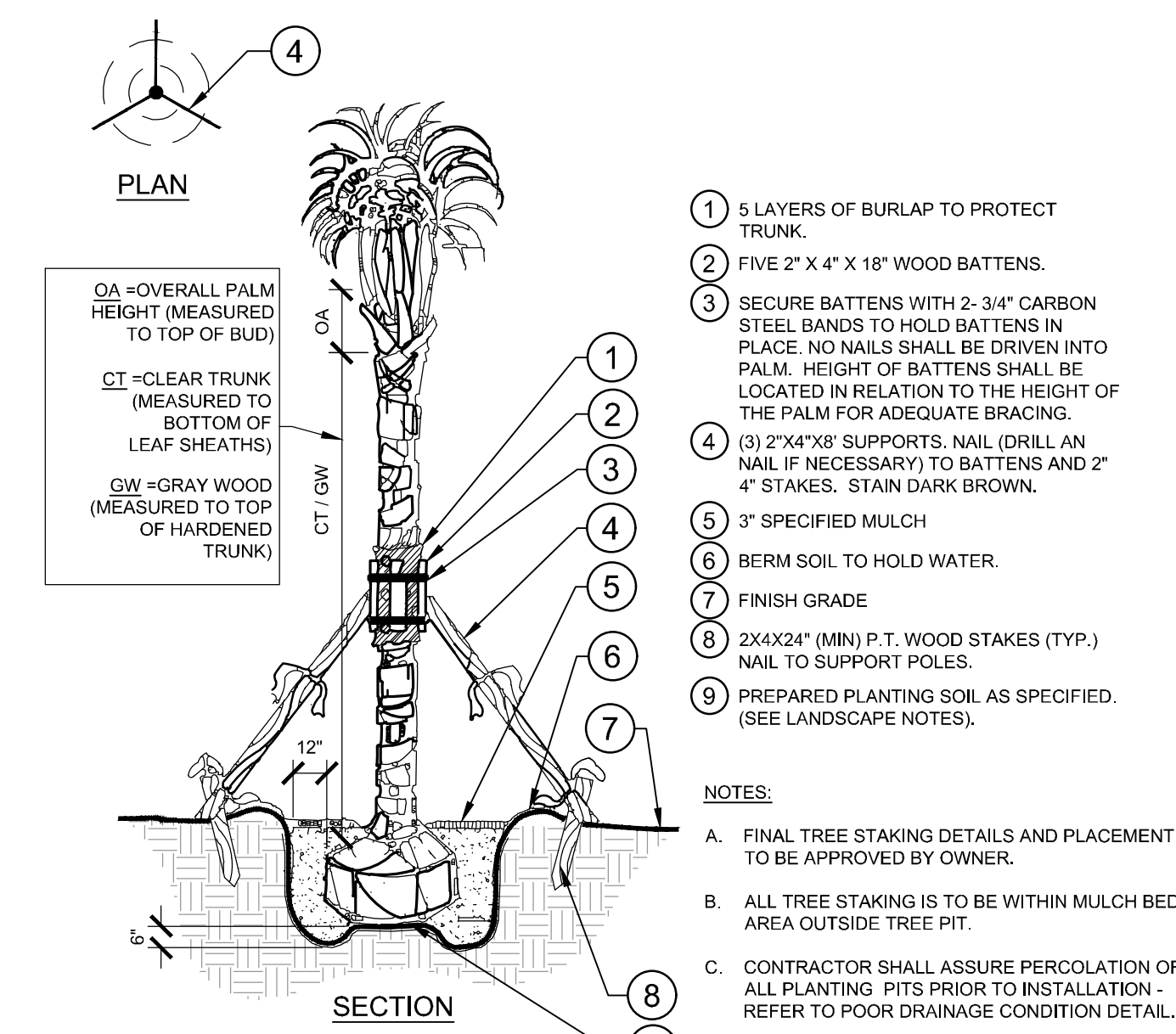
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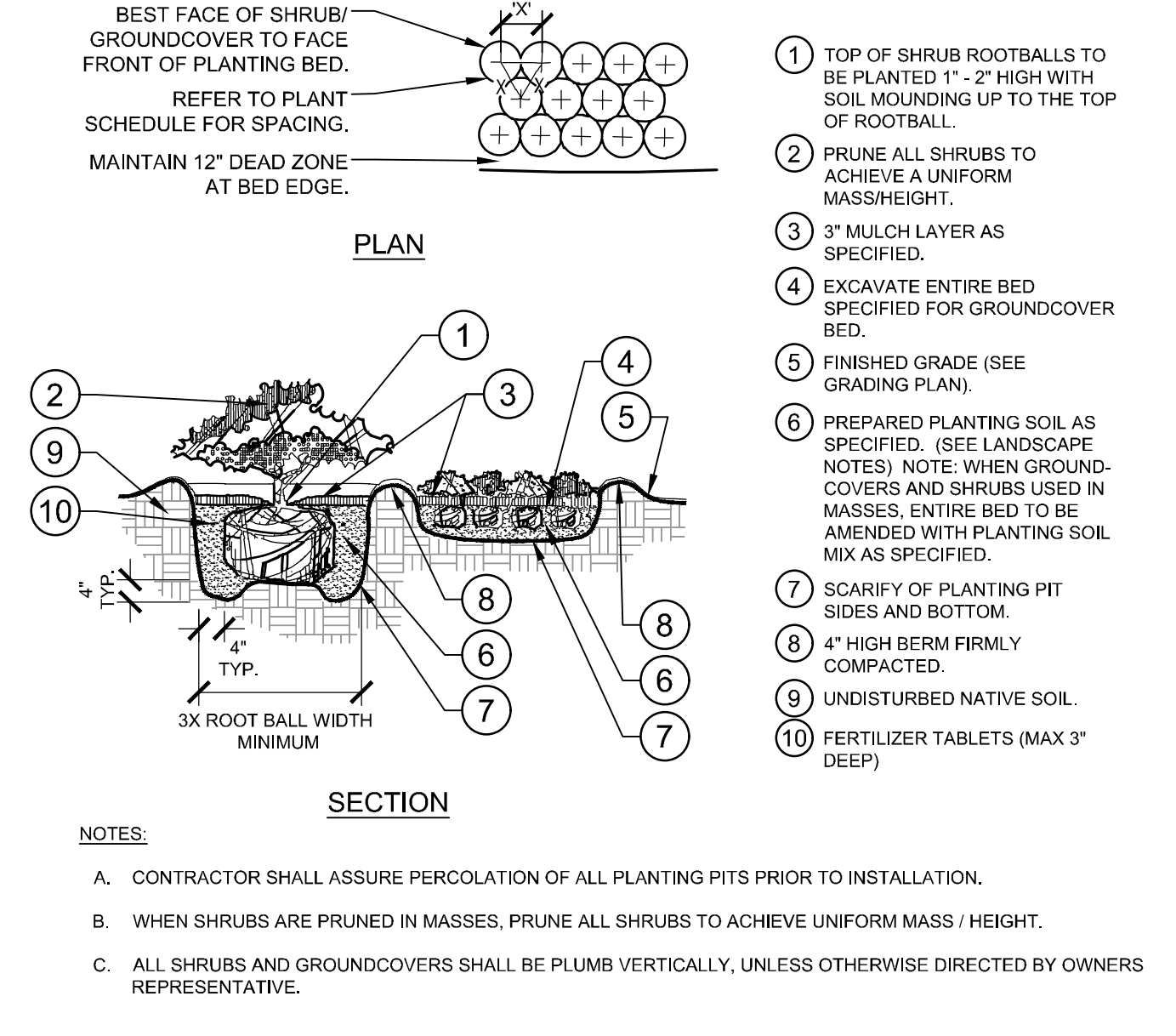
1 TREE PLANTING NTS
L-3 SECTION / PLAN 148-113-007-02



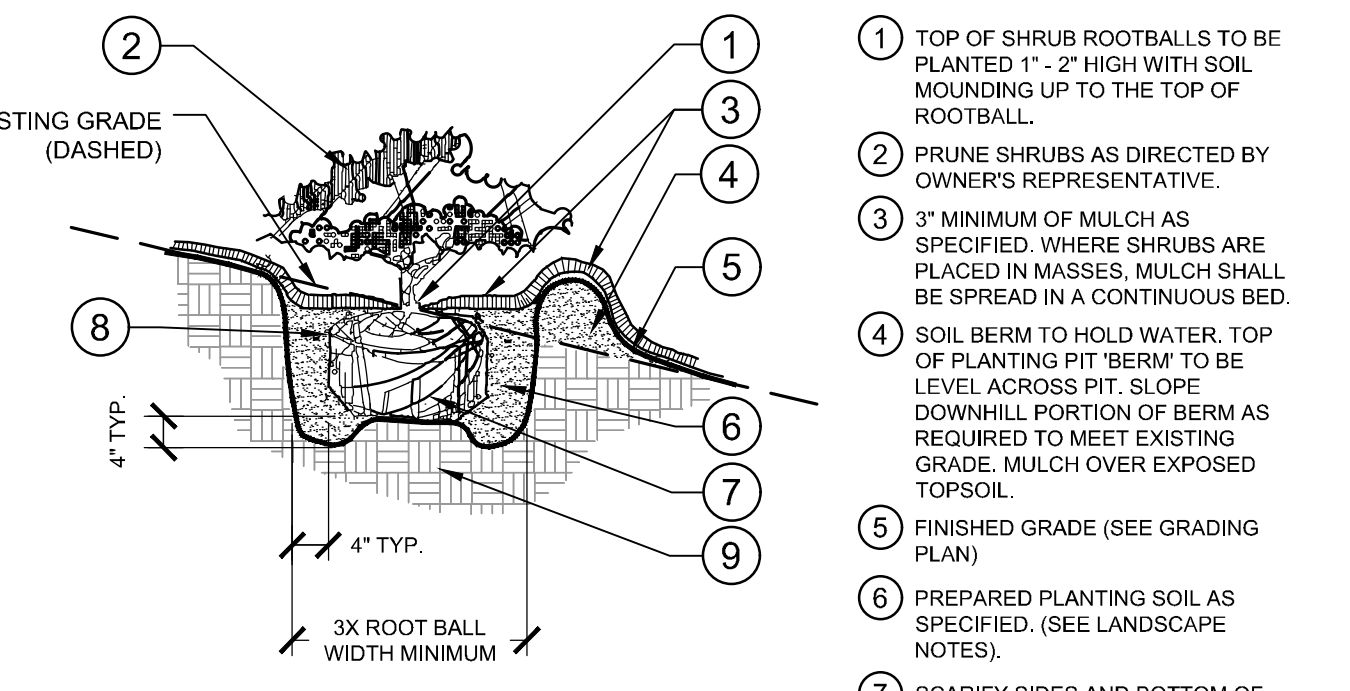
2 TREE PLANTING ON A SLOPE NTS
L-3 SECTION / PLAN 148-113-007-03



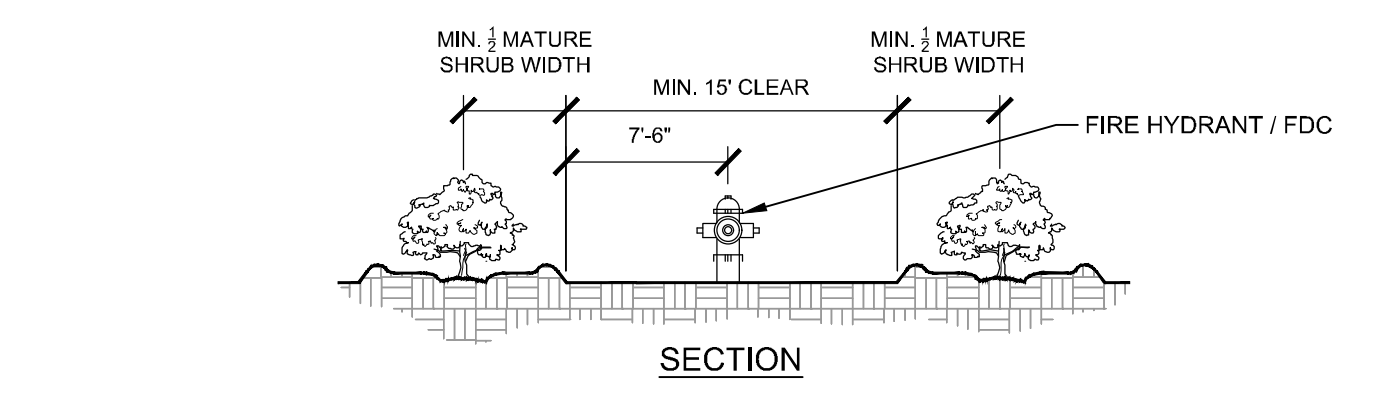
3 PALM PLANTING NTS
L-3 SECTION / PLAN 148-113-007-11



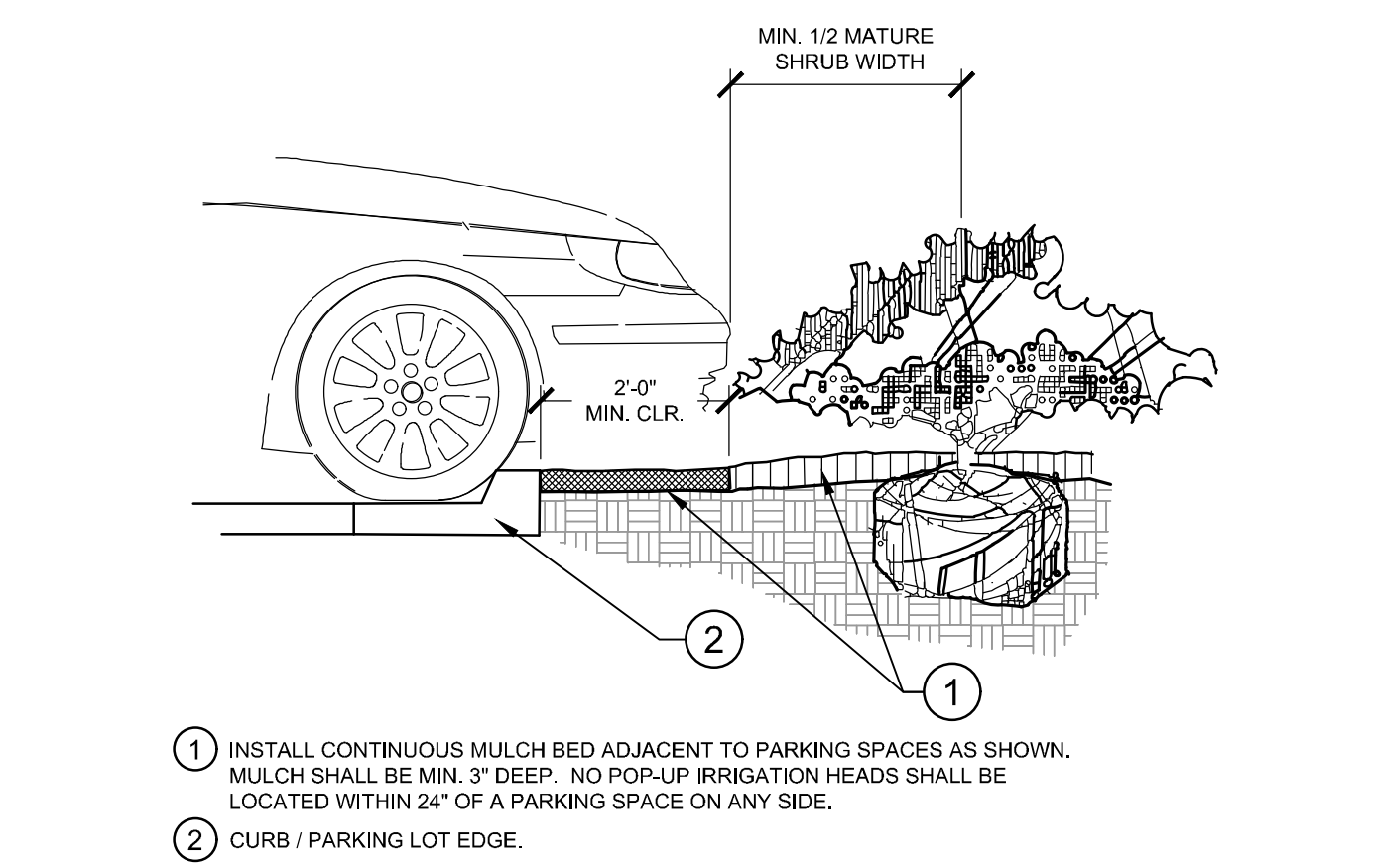
4 SHRUB/GROUNDCOVER PLANTING NTS
L-3 SECTION / PLAN 148-113-007-04



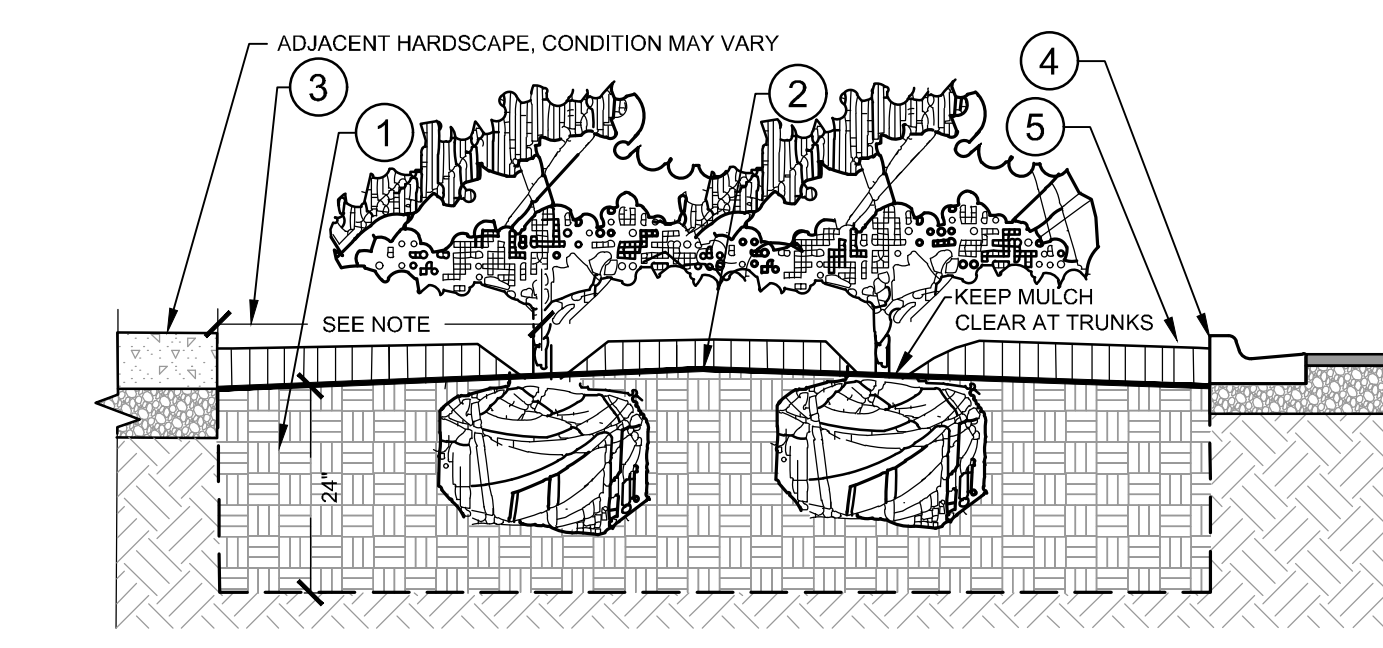
5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE NTS
L-3 SECTION 148-113-007-05



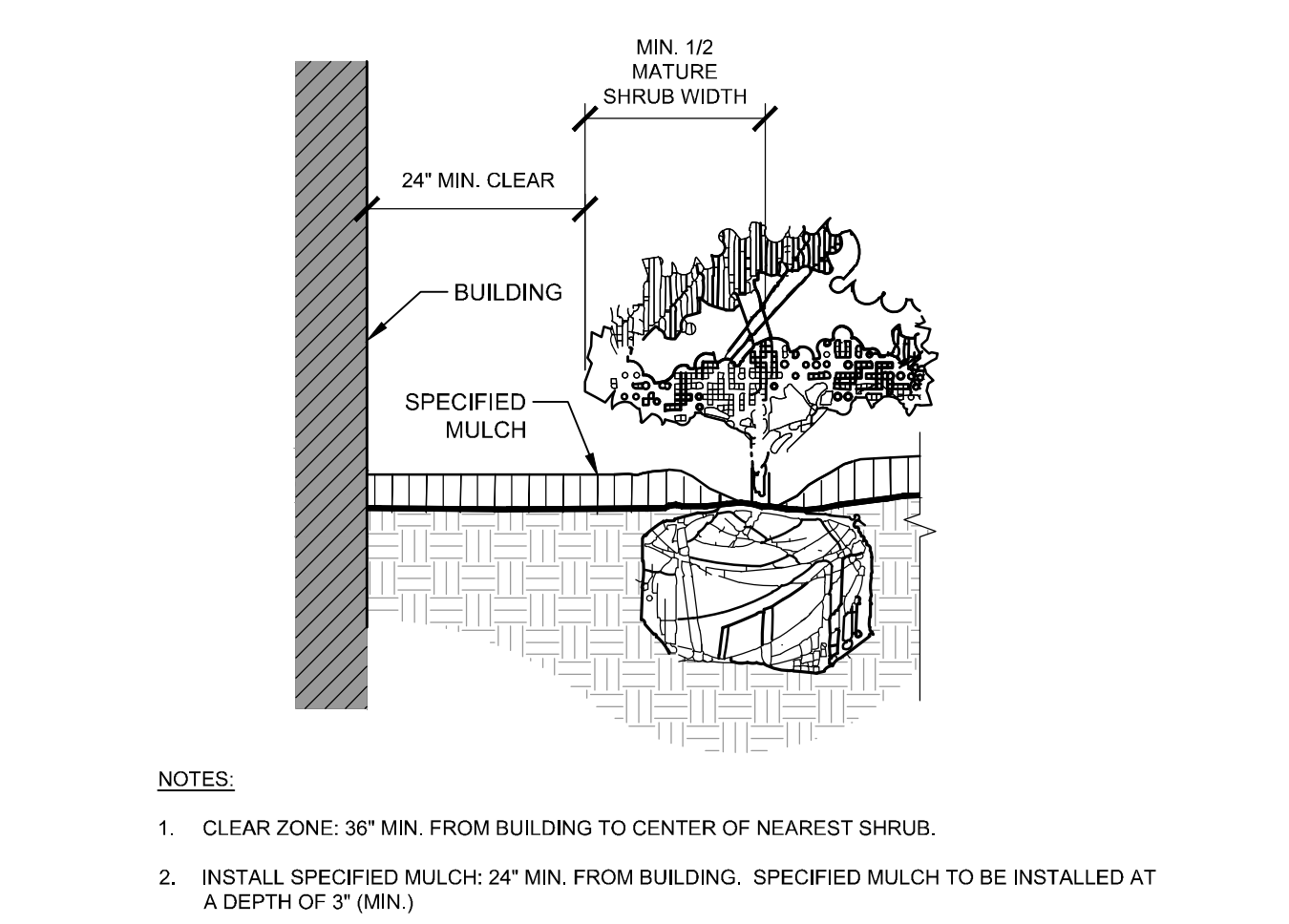
6 SHRUB PLANTING AT FIRE HYDRANT / FIRE DEPARTMENT CONNECTION NTS
L-3 SECTION / PLAN 148-113-007-09



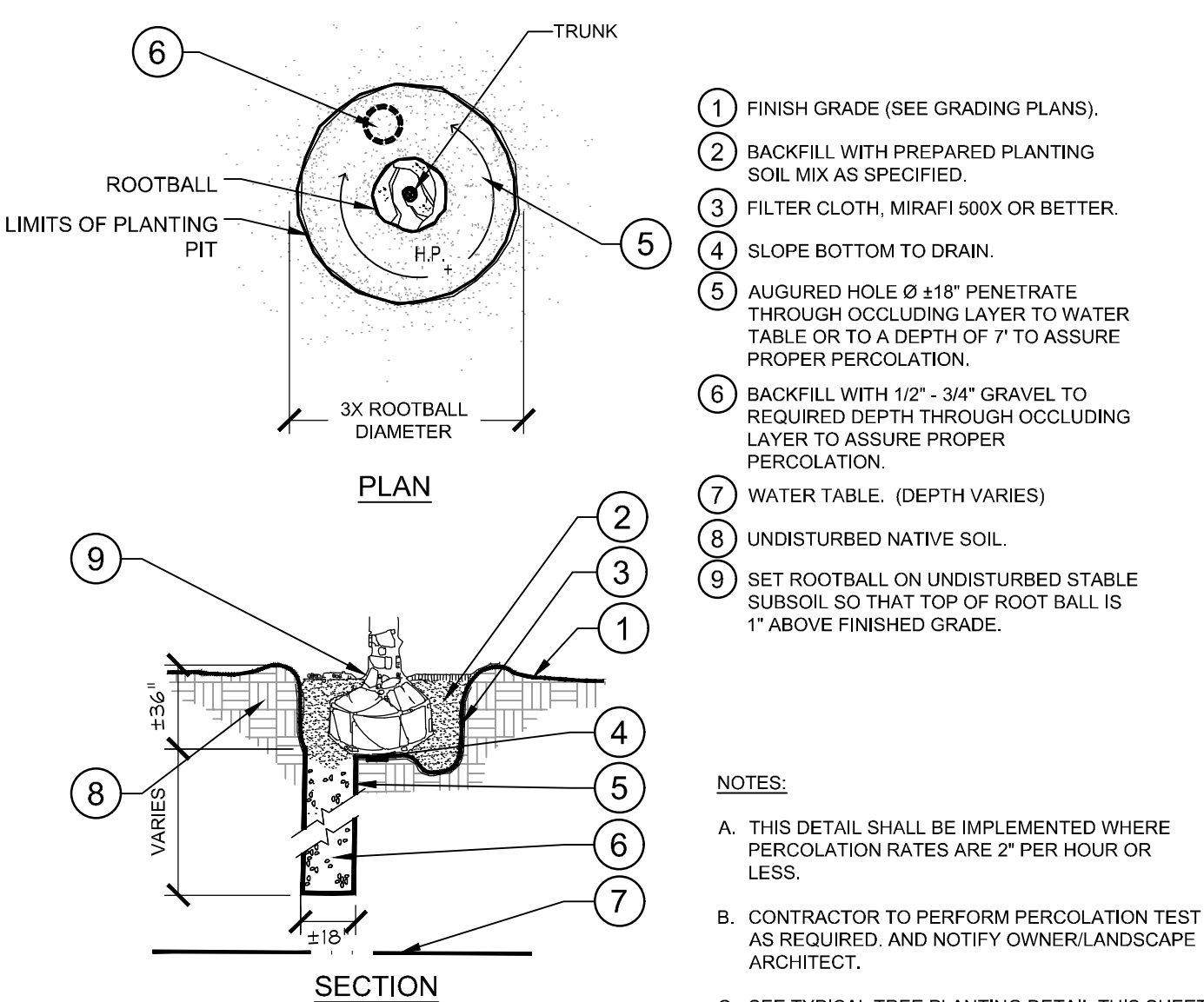
7 PARKING SPACE/CURB PLANTING NTS
L-3 SECTION 148-113-007-08



8 PLANTED PARKING LOT ISLANDS/MEDIANS NTS
L-3 SECTION 148-113-007-05



9 PLANTINGS ADJACENT TO BUILDINGS NTS
L-3 SECTION 148-113-007-07



10 POOR DRAINAGE CONDITION NTS
L-3 SECTION / PLAN 148-113-007-10

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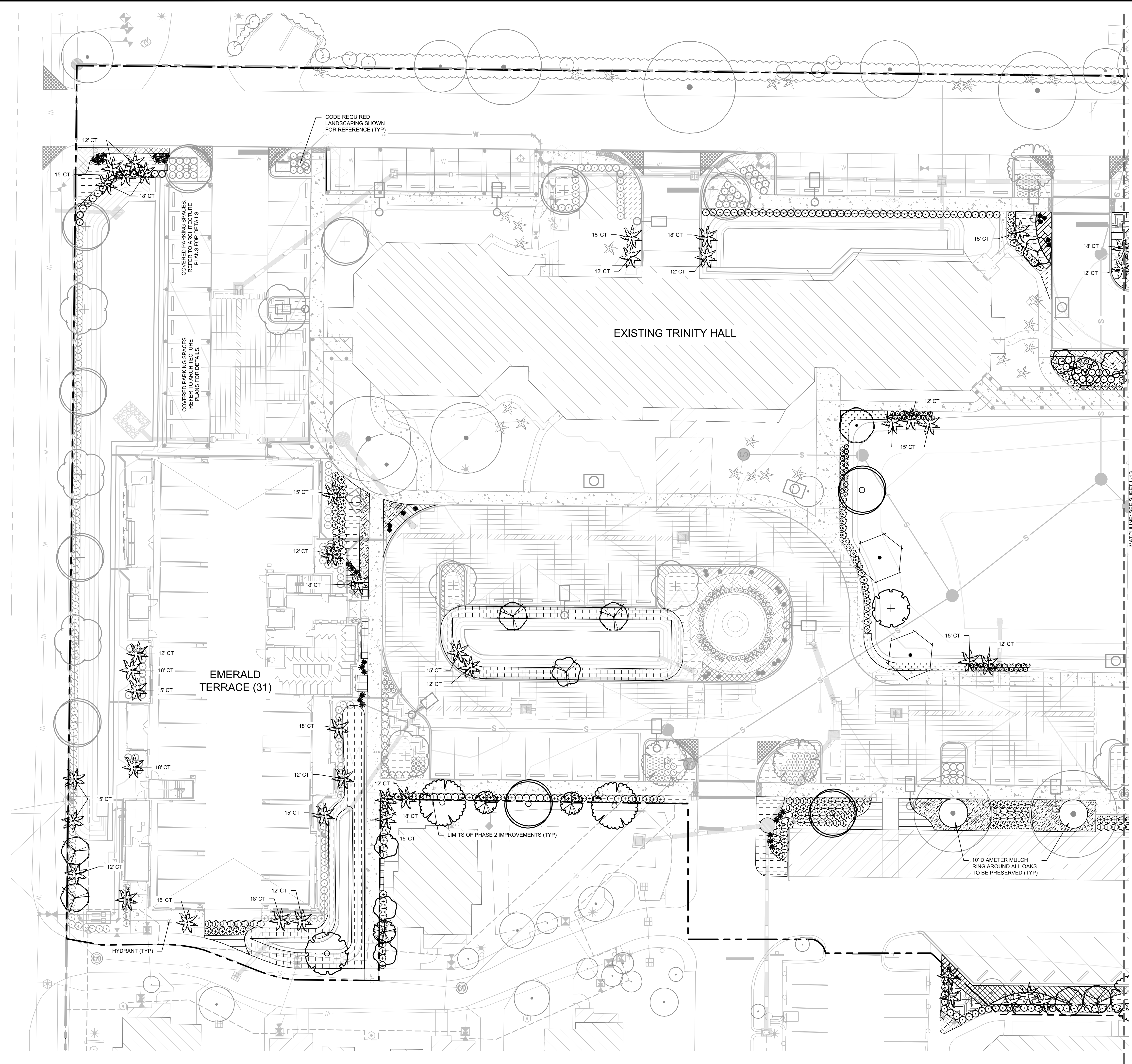
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LICENSED PROFESSIONAL	MATTHEW D. DUINN, P.E.
KHA PROJECT	148113007
DATE	SEPT. 1, 2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	EMD
DATE	9/11/2024

VILLAGE ON THE ISLE (PHASE 2)
 LANDSCAPE DETAILS
 SHEET NUMBER
L-3
 CITY OF VENICE, FLORIDA

Plotted By: Cordner, Tyler - Sheet Set: Village Isle - Ph. 2 - Layout: LE-1A - September 11, 2024 - 02:55:44pm - K:\SAP_ujrc\14813008 - Village on the Isle Ph. 2 CAD\PlanSheets\ENHANCED LANDSCAPE PLAN.dwg
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SYMBOL KEY

SYMBOL	CODE	COMMON NAME
--------	------	-------------

ACCENT TREES

- | | | |
|--|------|-------------------------|
| | CS | ORANGE GEIGER TREE |
| | CS-3 | SILVER BUTTONWOOD |
| | ED | JAPANESE BLUEBERRY TREE |
| | IP | WEeping YAUPON HOLLY |
| | SP | DESERT CASSIA |

CANOPY TREES

- | | | |
|--|------|------------------------|
| | BS | GUMBO LIMBO |
| | BU-5 | SHADY LADY BLACK OLIVE |
| | CF | GOLDEN SHOWER TREE |
| | QV-5 | SOUTHERN LIVE OAK |
| | TD-2 | BALD CYPRESS |
| | TD-4 | BALD CYPRESS |

PALMS

- | | | |
|--|----|---------------------|
| | DD | TRIANGLE PALM |
| | RR | ROYAL PALM |
| | SS | CABBAGE PALMETTO |
| | TR | FLORIDA THATCH PALM |
| | VA | MONTGOMERY PALM |

SHRUBS

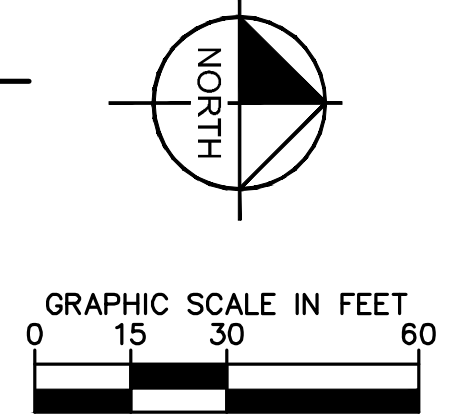
- | | | |
|--|-----|----------------------------------|
| | ACA | LOUISIANA RED WILKES' COPPERLEAF |
| | AZV | VARIEGATED SHELL GINGER |
| | CAN | BRILLIANT RED CANNA |
| | CHI | HORIZONTAL COCO PLUM |
| | CHR | RED TIP COCO PLUM |
| | CLG | SMALL LEAF CLUSIA |
| | COD | MAMMY CROTON |
| | CON | SILVER BUTTONWOOD |
| | DIE | AFRICAN IRIS |
| | HAM | DWARF FIREBUSH |
| | ILV | SCHILLINGS DWARF YAUPON HOLLY |
| | IXR | RED DWARF CHINESE IXORA |
| | MYR | COMPACT SIMPSON'S STOPPER |
| | NEO | PINKMAGIC BROMELIAD |
| | STA | WHITE BIRD OF PARADISE |
| | STD | DWARF BIRD OF PARADISE |
| | ZAM | COONTIE PALM |

SHRUB AREAS

- | | | |
|--|-----|----------------------------|
| | CAL | AMERICAN BEAUTYBERRY |
| | CAR | EMERALD BLANKET NATAL PLUM |
| | FIG | GREEN ISLAND FICUS |
| | PHX | XANADU PHILODENDRON |
| | PSY | WILD COFFEE |
| | SPD | SAND CORDGRASS |
| | TRD | DWARF FAKAHATCHEE GRASS |

GROUND COVERS

- | | | |
|--|-----|-------------------------------|
| | ERN | GOLDEN CREEPER |
| | EVO | BRAZILIAN DWARF MORNING GLORY |
| | GAL | BLANKET FLOWER |



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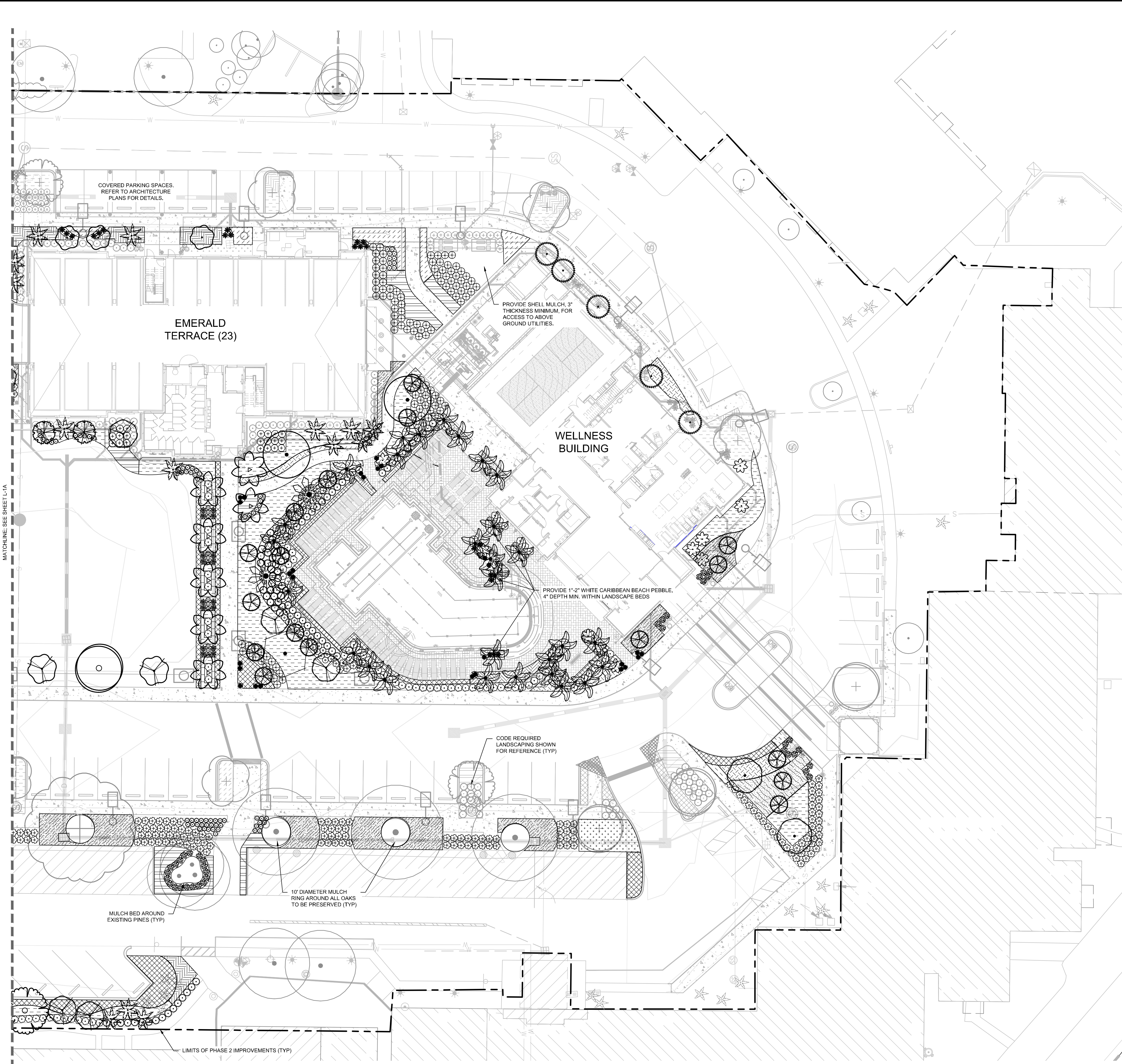
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KHA PROJECT	148113007
DATE	SEPT. 1, 2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	EMD
DATE	9/11/2024

**VILLAGE ON THE ISLE
 (PHASE 2)
 LANDSCAPE PLAN**

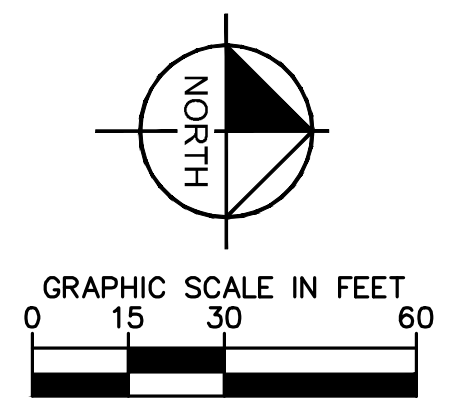
FLORIDA
 CITY OF VENICE
**VILLAGE ON THE ISLE
 (PHASE 2)
 LANDSCAPE PLAN**
 SHEET NUMBER
LE-1A

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SYMBOL KEY

SYMBOL	CODE	COMMON NAME
ACCENT TREES		
	CS	ORANGE GEIGER TREE
	CS-3	SILVER BUTTONWOOD
	ED	JAPANESE BLUEBERRY TREE
	IP	WEeping YAUPON HOLLY
	SP	DESERT CASSIA
CANOPY TREES		
	BS	GUMBO LIMBO
	BU-5	SHADY LADY BLACK OLIVE
	CF	GOLDEN SHOWER TREE
	QV-5	SOUTHERN LIVE OAK
	TD-2	BALD CYPRESS
	TD-4	BALD CYPRESS
PALMS		
	DD	TRIANGLE PALM
	RR	ROYAL PALM
	SS	CABBAGE PALMETTO
	TR	FLORIDA THATCH PALM
	VA	MONTGOMERY PALM
SHRUBS		
	ACA	LOUISIANA RED WILKES' COPPERLEAF
	AZV	VARIEGATED SHELL GINGER
	CAN	BRILLIANT RED CANNIA
	CHI	HORIZONTAL COCO PLUM
	CHR	RED TIP COCO PLUM
	CLG	SMALL LEAF CLUSIA
	COD	MAMMY CROTON
	CON	SILVER BUTTONWOOD
	DIE	AFRICAN IRIS
	HAM	DWARF FIREBUSH
	ILV	SCHILLINGS DWARF YAUPON HOLLY
	IXR	RED DWARF CHINESE IXORA
	MYR	COMPACT SIMPSON'S STOPPER
	NEO	PINKMAGIC BROMELIAD
	STA	WHITE BIRD OF PARADISE
	STD	DWARF BIRD OF PARADISE
	ZAM	COONTIE PALM
SHRUB AREAS		
	CAL	AMERICAN BEAUTYBERRY
	CAR	EMERALD BLANKET NATAL PLUM
	FIG	GREEN ISLAND FICUS
	PHX	XANADU PHILODENDRON
	PSY	WILD COFFEE
	SPA	SAND CORDGRASS
	TRD	DWARF FAKAHATCHEE GRASS
GROUND COVERS		
	ERN	GOLDEN CREEPER
	EVO	BRAZILIAN DWARF MORNING GLORY
	GAL	BLANKET FLOWER



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ENHANCED LANDSCAPE PLAN

VILLAGE ON THE ISLE (PHASE 2)
 FLORIDA
 CITY OF VENICE

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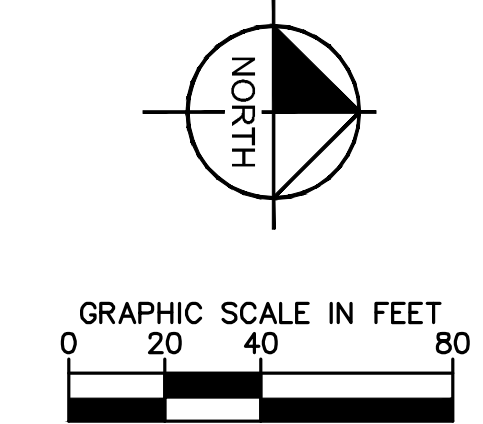
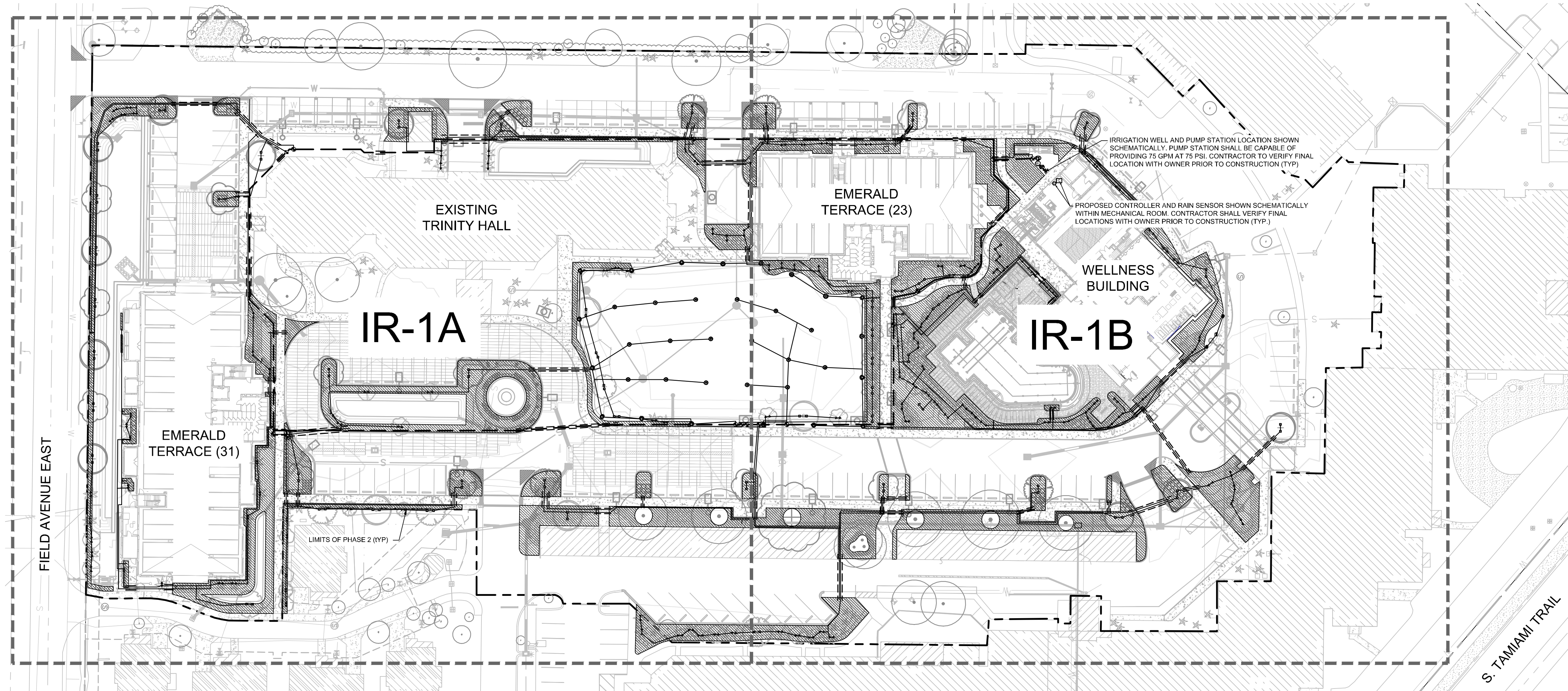
ENHANCED PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD
ACCENT TREES								
	CS	12	CORDIA SEBESTENA	ORANGE GEIGER TREE	FG	2.5" CAL MIN	8' HT MIN	4' MIN
	CS-3	3	CONOCARPUS ERECTUS F. SERICEUS	SILVER BUTTONWOOD	FG	3" CAL MIN	10' HT MIN	3' MIN.
	ED	8	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	FG	2.5" CAL MIN	8' HT MIN	3' MIN.
	IP	5	ILEX VOMITORIA 'PENDULA'	WEeping YAUPON HOLLY	FG	3" CAL MIN	8' HT MIN	3' MIN.
	SP	4	SENNA POLYPHYLLA	DESERT CASSIA	FG	2.5" CAL MIN	8' HT MIN	3' MIN.
CANOPY TREES								
	BS	2	BURSERA SIMARUBA	GUMBO LIMBO	FG	5" CAL MIN	14' HT MIN	6' MIN
	BU-5	3	BUCIDA BUCERAS 'SHADY LADY'	SHADY LADY BLACK OLIVE	FG	5" CAL MIN	14' HT MIN	6' MIN
	CF	3	CASSIA FISTULA	GOLDEN SHOWER TREE	FG	3" CAL MIN	12' HT MIN	4' MIN
	QV-5	4	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	FG	5" CAL MIN	14' HT MIN	6' MIN.
	TD-2	1	TAXODIUM DISTICHUM	BALD CYPRESS	FG	2" CAL MIN	8' HT MIN	3' MIN.
	TD-4	1	TAXODIUM DISTICHUM	BALD CYPRESS	FG	4" CAL MIN	14' HT MIN	4' MIN
PALMS								
	DD	2	DYPSIS DECARYI	TRIANGLE PALM	FG	HEAVY, SLICK	8' CT MIN	8' MIN.
	RR	7	ROYSTONIA REGIA	ROYAL PALM	FG	MATCHED, HEAVY	16' GW MATCHED	10' MIN.
	SS	56	SABAL PALMETTO	CABBAGE PALMETTO	FG	HEAVY, H.O. FULLY REGENERATED	12'-18' CT VARIES, SEE PLAN	5' MIN
	TR	17	THRINAX RADIATA	FLORIDA THATCH PALM	FG	SLICK, FULLY REGENERATED	6' HT O.A.	4' MIN
	VA	29	VEITCHIA ARECINA	MONTGOMERY PALM	FG	HEAVY	14' GW	5' MIN
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	
SHRUBS								
	ACA	21	ACALYPHA WILKESIANA 'LOUISIANA RED'	LOUISIANA RED WILKES' COPPERLEAF	3 GAL	18" HT MIN	36" O.C.	
	AZV	37	ALPINIA ZERUMBET	VARIEGATED SHELL GINGER	3 GAL	18" FULL	30" O.C.	
	CAN	311	CANNA X GENERALIS 'BRILLIANT RED'	BRILLIANT RED CANNA	3 GAL	14" HT MIN	24" O.C.	
	CHI	11	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCO PLUM	3 GAL	14" FULL	36" O.C.	
	CHR	88	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCO PLUM	3 GAL	18" FULL	36" O.C.	
	CLG	104	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	7 GAL	24" HT MIN	36" O.C.	
	COD	45	CODIAEUM VARIEGATUM 'MAMMY'	MAMMY CROTON	3 GAL	14" HT MIN	30" O.C.	
	CON	132	CONOCARPUS ERECTUS F. SERICEUS	SILVER BUTTONWOOD	3 GAL	18" HT MIN	36" O.C.	
	DIE	146	DIETES VEGETA	AFRICAN IRIS	3 GAL	14" HT MIN	24" O.C.	
	HAM	51	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	3 GAL	18" HT MIN	36" O.C.	
	ILV	23	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	3 GAL	14" FULL MIN	30" O.C.	
	IXR	10	IXORA CHINENSIS 'RED DWARF'	RED DWARF CHINESE IXORA	3 GAL	14" FULL	24" O.C.	
	MYR	59	MYRCIANTHES FRAGRANS 'COMPACTA'	COMPACT SIMPSON'S STOPPER	3 GAL	18" HT MIN	36" O.C.	
	NEO	36	NEOREGELIA X 'PINK MAGIC'	PINKMAGIC BROMELIAD	1 GAL	12" FULL	24" O.C.	
	STA	12	STRELITZIA ALBA	WHITE BIRD OF PARADISE	15 GAL	5' HT MIN	6' OC	
	STD	16	STRELITZIA REGINAE 'DWARF'	DWARF BIRD OF PARADISE	3 GAL	14" FULL	30" O.C.	
	ZAM	250	ZAMIA FLORIDANA	COONTIE PALM	3 GAL	14" FULL	36" O.C.	
SHRUB AREAS								
	CAL	39	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	3 GAL	14" FULL	30" O.C.	
	CAR	238	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET NATAL PLUM	1 GAL	12" SPRD	24" O.C.	
	FIG	104	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" SPRD	30" O.C.	
	PHX	747	PHILODENDRON X 'XANADU'	XANADU PHILODENDRON	3 GAL	18" FULL	24" O.C.	
	PSY	321	PSYCHOTRIA NERVOSA	WILD COFFEE	3 GAL	12" FULL	24" O.C.	
	SPA	860	SPARTINA BAKERI	SAND CORDGRASS	1 GAL	12" HT MIN	36" O.C.	
	TRD	73	TRIPSACUM DACTYLOIDES NANA	DWARF FAKAHATCHEE GRASS	1 GAL	12" HT MIN	36" O.C.	
GROUND COVERS								
	ERN	46	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL	10" SPREAD	30" O.C.	
	EVO	668	EVOLVULUS GLOMERATUS 'BLUE DAZE'	BRAZILIAN DWARF MORNING GLORY	1 GAL	10" SPREAD	18" O.C.	
	GAL	159	GAILLARDIA ARISTATA	BLANKET FLOWER	1 GAL	12" SPRD MIN	24" O.C.	

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LICENSED PROFESSIONAL MATTHEW D. DUINN, P.E. FLORIDA LICENSE NUMBER 6667721 DATE: 9/11/2024	KHA PROJECT 148113007 DATE SEPT. 2024 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY EMD DATE: 9/11/2024
ENHANCED LANDSCAPE PLANTING SCHEDULE	
VILLAGE ON THE ISLE (PHASE 2) FLORIDA CITY OF VENICE	
SHEET NUMBER LE-1C	
REVISIONS No. DATE BY	

Plotted By: Corbin, Tyler. Sheet: Sct: Village Isls - Ph. 2 - Layout: IR-1 OVERALL IRRIGATION PLAN - September 11, 2024 - 02:54:33pm. K:\SAR_Civil\148113007 - V011 PH 2 DS\CAD\PlanSheets\IR-1 IRRIGATION PLAN.dwg
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER MP CORNER PROS-06-PRS40-CV-F TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, 2 FLOUGARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, T=TURQUOISE ADJ ARC 45-105.	2
	HUNTER MP STRIP PROS-06-PRS40-CV-F TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOUGARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, LCS=IVORY LEFT STRIP, SS=BROWN SIDE STRIP, RCS=COPPER RIGHT STRIP.	1
	HUNTER MP3000 PROS-06-PRS40-CV-F TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOUGARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	22
	HUNTER MP3500 PROS-06-PRS40-CV-F TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOUGARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	13
	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	380
	RAIN BIRD XCZ-150-LCS HIGH FLOW CONTROL ZONE KIT WITH LOW MINIMUM INLET PRESSURE REQUIREMENTS, FOR LARGE COMMERCIAL DRIP ZONES, 1-1/2IN. PEB GLOBE VALVE WITH HIGH-CAPACITY FILTER AND PRESSURE REGULATING SYSTEM (PRS) FIXED AT 40PSI, FLOW RANGE: 20 - 62 GPM.	7
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-09-18 XFCV ON SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE, 0.9 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.	25,287 L.F.
	RAIN BIRD PEB-IVM 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM-SOL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	7
	RAIN BIRD PEB-IVM 1-1/2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM-SOL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
	RAIN BIRD ESPLXME2 W/ (1) ESPLXMSM12 24 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER, (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12 STATION EXPANSION MODULES.	1
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
	RAIN BIRD FS-150-P 1-1/2IN. FLOW SENSOR, PLASTIC PVC MODEL, SUGGESTED OPERATING RANGE 5.0 GPM TO 100.0 GPM, SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE, RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LX(M/P) LX LXME2(P) ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET, INSTALL IN RAIN BIRD VALVE BOX.	1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	BOOSTER PUMP PUMP STATION WITH VFD MOTOR AND AUTOMATIC, SELF-FLUSHING FILTER BY CONTRACTOR. PUMP SHALL BE CAPABLE OF PROVIDING 75 GPM AT 75 PSI.	1
	IRRIGATION WELL IRRIGATION WELL - SIZE BY CONTRACTOR	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	9,102 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	1,402 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING FOR CONSTRUCTION.	969.4 L.F.
	Valve Callout # - Valve Number # - Valve GPM # - Valve Size	

- NOTES:**
- REFER TO SHEET IR-2 AND IR-3 FOR IRRIGATION SPECIFICATIONS AND DETAILS.
 - CONTRACTOR TO CAP EXISTING IRRIGATION WELL. REFER TO LOCATION ON SHEET IR 1-B.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC
1	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	53.7	40.9	44.9
2	RAIN BIRD PEB-IVM	1-1/2"	BUBBLER	36.5	39.5	46.2
3	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	49.29	39.0	50.1
4	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTARY	39.85	35.9	52.1
5	RAIN BIRD PEB-IVM	1"	BUBBLER	19.5	37.3	45.0
6	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	60.09	38.6	74.1
7	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	19.58	40.9	48.7
8	RAIN BIRD PEB-IVM	1-1/2"	TURF ROTARY	46.59	36.8	60.8
9	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	31.02	35.9	57.8
10	RAIN BIRD PEB-IVM	1"	BUBBLER	21	36.6	49.4
11	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	24.17	37.4	52.7
12	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	15.09	39.6	48.4
13	RAIN BIRD PEB-IVM	1"	BUBBLER	23	38.7	53.2
14	RAIN BIRD PEB-IVM	1"	BUBBLER	20.5	36.4	43.2

CRITICAL ANALYSIS

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P.O.C. NUMBER: 01
Water Source Information: IRRIGATION WELL - SIZE BY CONTRACTOR

FLOW AVAILABLE
Custom Max Flow: 75 GPM
Flow Available: 75 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 0 PSI
Booster Pump pressure provided: 75 PSI
Pressure Available: 75 PSI

DESIGN ANALYSIS
Maximum Station Flow: 60.09 GPM
Flow Available at POC: 75 GPM
Residual Flow Available: 14.91 GPM

Critical Station:
Design Pressure: 6 PSI
Friction Loss: 3.23 PSI
Fittings Loss: 0.32 PSI
Elevation Loss: 0 PSI
Loss through Valve: 5 PSI
Pressure Req. at Critical Station: 38.6 PSI
Loss for Fittings: 2.84 PSI
Loss for Main Line: 28.4 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Loss for Master Valve: 4.33 PSI
Critical Station Pressure at POC: 74.1 PSI
Pressure Available: 75 PSI
Residual Pressure Available: 0.87 PSI

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VILLAGE ON THE ISLE OVERALL IRRIGATION PLAN (PHASE 2)

CITY OF VENICE FLORIDA

SHEET NUMBER IR-1

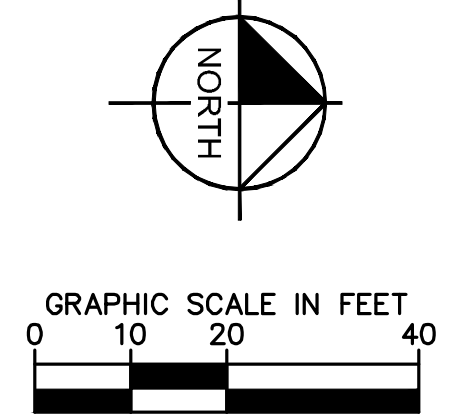
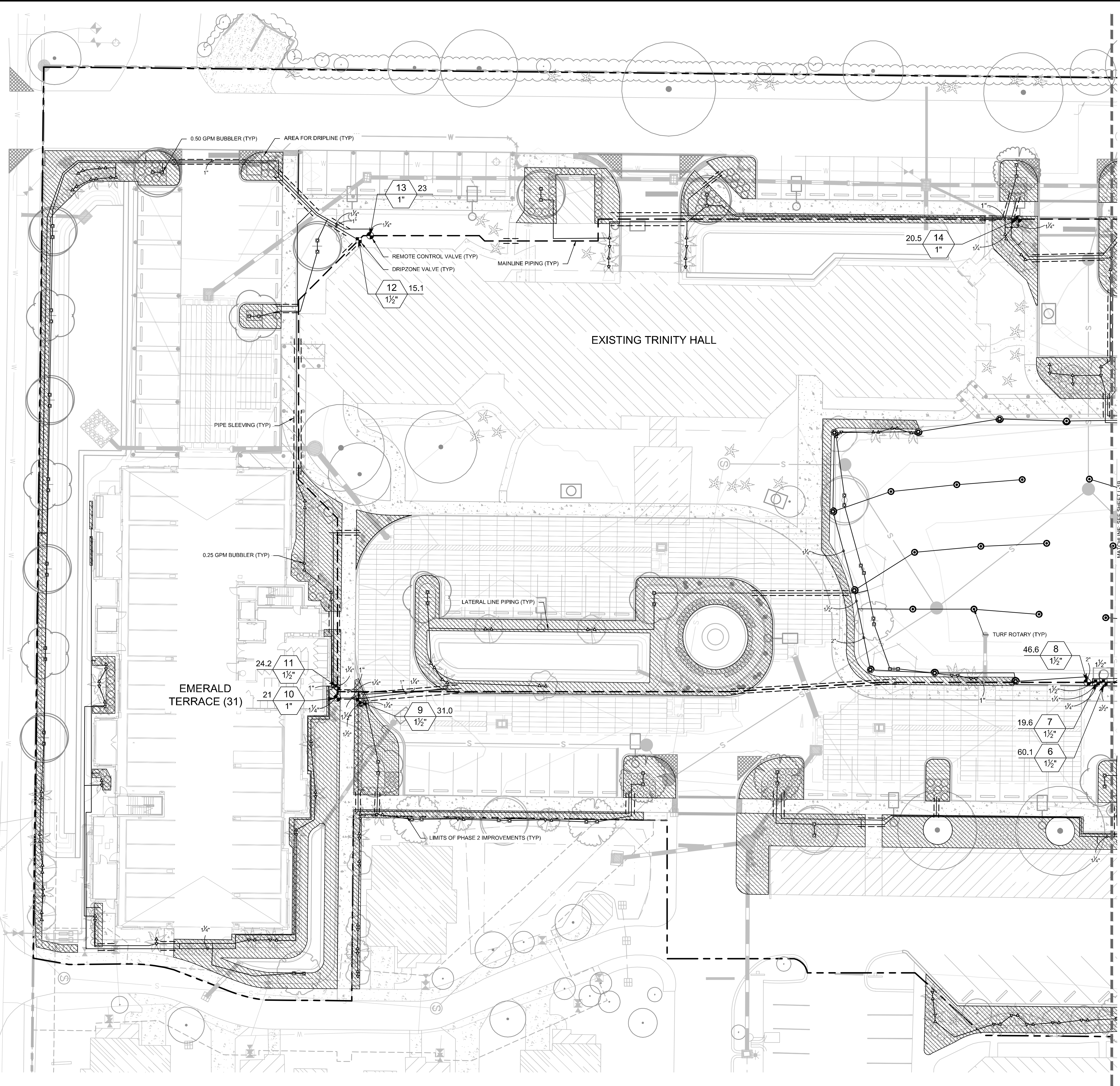
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LICENSED PROFESSIONAL
MATHIEW D. DUNN, P.E.
FLORIDA LICENSE NUMBER 6667721
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY EMD
DATE: 9/11/2024

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SYMBOL KEY	
SYMBOL	MANUFACTURER/MODEL
●	CORNER HUNTER MP CORNER PROS-06-PRS40-CV-F
⊠	LST SST RST HUNTER MP STRIP PROS-06-PRS40-CV-F
⊙	300 HUNTER MP3000 PROS-06-PRS40-CV-F
⊙	350 HUNTER MP3500 PROS-06-PRS40-CV-F
△	1401 RAIN BIRD 1800-1400 FLOOD
△	1402 RAIN BIRD 1800-1400 FLOOD
△	1404 RAIN BIRD 1800-1400 FLOOD
SYMBOL	MANUFACTURER/MODEL
■	RAIN BIRD XCZ-150-LCS
▨	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-09-18
SYMBOL	MANUFACTURER/MODEL
⊙	RAIN BIRD PESB-IVM
⊙	RAIN BIRD PESB-IVM 1-1/2"
⊙	RAIN BIRD ESPLXME2 W (1) ESPLXMSM12
⊙	RAIN BIRD RSD-BEX
⊙	RAIN BIRD FS-150-P
⊙	BOOSTER PUMP
⊙	IRRIGATION WELL
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
---	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
---	PIPE SLEEVE: PVC SCHEDULE 40
⊙	Valve Callout
#	Valve Number
#	Valve GPM
#	Valve Size

NO.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
 MATTHEW D. DUINN, P.E.
 DATE: SEPT. 11, 2024
 SCALE: AS SHOWN
 DESIGNED BY: KHA
 DRAWN BY: KHA
 CHECKED BY: EMD
 DATE: 9/11/2024

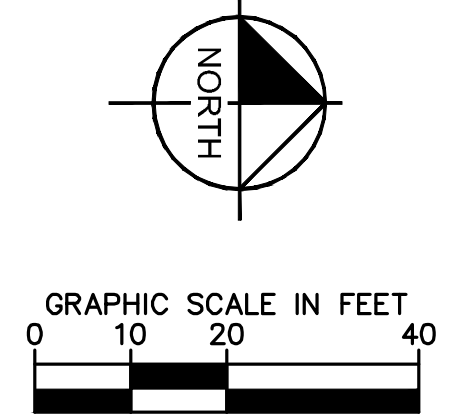
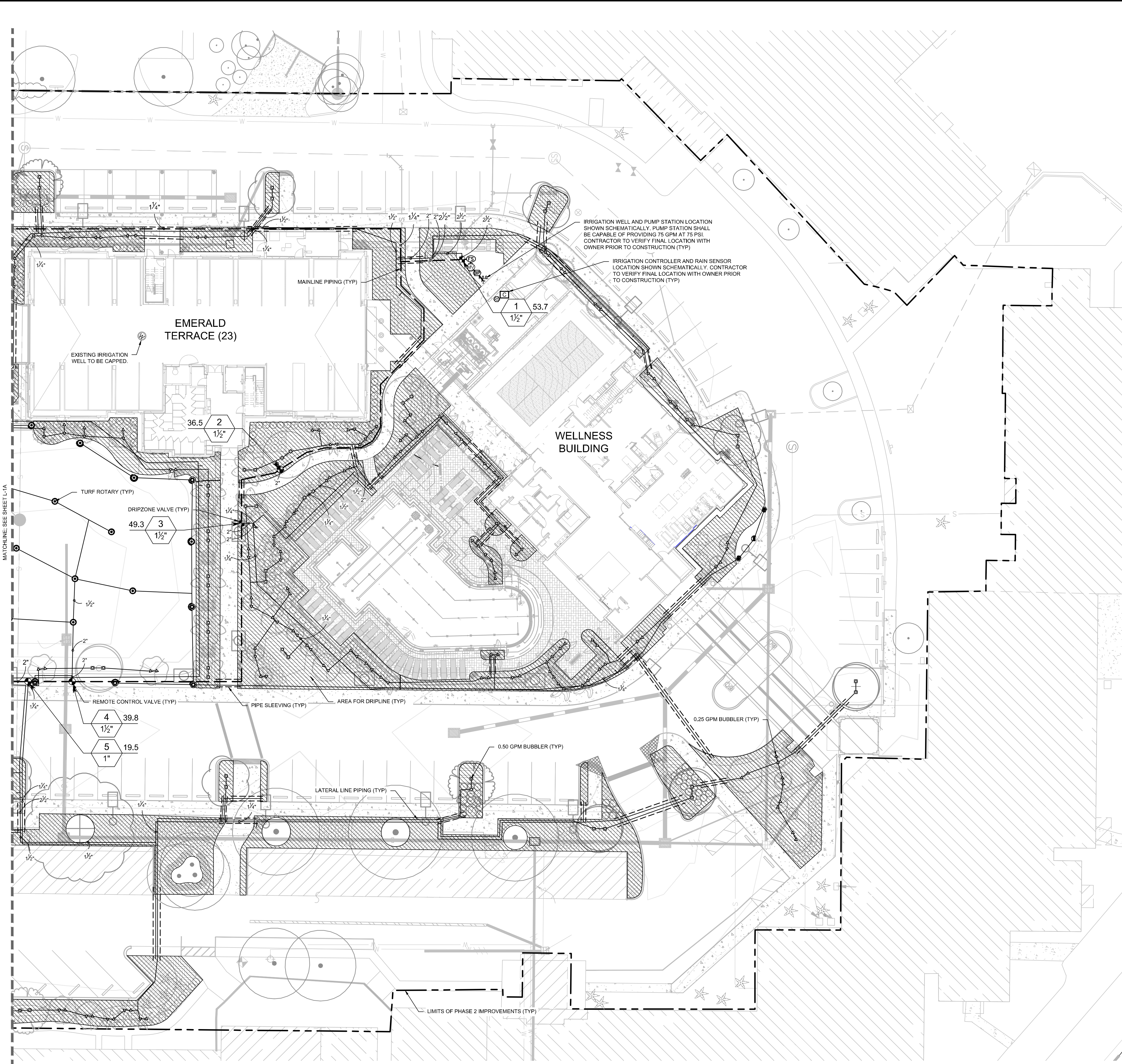
IRRIGATION PLAN

VILLAGE ON THE ISLE
(PHASE 2)
 CITY OF VENICE, FLORIDA

SHEET NUMBER
IR-1A

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Plotted By: Corbin, Tyler. Sheet Set: Village Isle - Ph. 2 - Layout: IR-1B IRRIGATION PLAN - September 11, 2024 - 02:24:57pm. K:\SAR_Civil\148113007 - VOTI PH 2 DS\CAD\PlanSheets\IR-1 IRRIGATION PLAN.dwg
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SYMBOL KEY

SYMBOL	MANUFACTURER/MODEL
	HUNTER MP CORNER PROS-06-PRS40-CV-F
	HUNTER MP STRIP PROS-06-PRS40-CV-F
	HUNTER MP3000 PROS-06-PRS40-CV-F
	HUNTER MP3500 PROS-06-PRS40-CV-F
	RAIN BIRD 1800-1400 FLOOD
	RAIN BIRD 1800-1400 FLOOD
	RAIN BIRD 1800-1400 FLOOD
SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD XCV-09-18
	RAIN BIRD XFCV-09-18
SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD PESB-VM
	RAIN BIRD PESB-VM 1-1/2'
	RAIN BIRD ESPLXME2 W (1) ESPLXMSM12
	RAIN BIRD RSD-BEX
	RAIN BIRD FS-150-P
	BOOSTER PUMP
	IRRIGATION WELL
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
	PIPE SLEEVE: PVC SCHEDULE 40
	Valve Callout
	Valve Number
	Valve GPM
	Valve Size

NO.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL
 MATTHEW D. DUINN, P.E.
 FLORIDA LICENSE NUMBER 6667721
 DATE: 9/11/2024

KHA PROJECT 148113007
DATE SEPT. 2024
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY EMD

IRRIGATION PLAN

VILLAGE ON THE ISLE (PHASE 2)
 CITY OF VENICE, FLORIDA

SHEET NUMBER **IR-1B**

CALL 2 WORKING DAYS BEFORE YOU DIG
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

IRRIGATION SPECIFICATIONS

1. SCOPE OF WORK

- THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THESE PLANS.
- INSTALL THE IRRIGATION SYSTEM TO PROVIDE 100% UNIFORM COVERAGE INCLUDING ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS. ALL FIELD CHANGES SHALL BE IN ACCORDANCE WITH THESE PLANS. ANY SYSTEMS THAT REQUIRE FIELD ADJUSTMENT TO PROVIDE FULL AND UNIFORM COVERAGE SHALL BE MADE PRIOR TO FINAL ACCEPTANCE AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
- SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF OPERATIONS ON-SITE. SEND COPIES OF THE PERMIT(S) TO THE OWNER'S REPRESENTATIVE. FOR WORK LOCATED IN THE R.O.W., CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION.
- WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.

2. PROTECTION OF EXISTING AND PROPOSED SITE ELEMENTS

- ALL EXISTING SITE ITEMS, ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
- MAINTAIN ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
- WHERE APPLICABLE, SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCY STANDARDS UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, INDEX 102-600.
- LOCATE ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION ACTIVITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO UTILITIES IS APPROXIMATE. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA. LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING WHEN ANY CONFLICT BETWEEN UTILITIES AND THESE PLANS EXIST PRIOR TO INSTALLATION.

3. SUBMITTALS

- SUBMIT FULL AND COMPLETE SHOP DRAWINGS OF ALL IRRIGATION EQUIPMENT AS SHOWN ON THESE PLANS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- SUBMIT PRODUCT DATA SHEETS FOR ALL IRRIGATION EQUIPMENT TO BE INSTALLED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. THE IRRIGATION SYSTEM, AS SHOWN ON THESE PLANS, HAS BEEN DESIGNED AND CALCULATED WITH THE EQUIPMENT AS SPECIFIED. SUBMIT ANY REQUEST FOR PRODUCT SUBSTITUTION(S) IN WRITING. IF APPROVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY MODIFICATION(S) AS A RESULT OF PRODUCT SUBSTITUTIONS TO THE IRRIGATION SYSTEM IN THE SHOP DRAWINGS TO MEET THE DESIGN INTENT OF THESE PLANS.

4. EQUIPMENT LIST

- ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.

5. POINT OF CONNECTION

- FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING STATIC PSI AND GPM AVAILABLE PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE IN WRITING IF DISCREPANCIES BETWEEN THE FLOW AND PRESSURE AS LISTED IN THE CRITICAL ANALYSIS AND THE FIELD CONDITIONS EXIST.
- COORDINATE INSTALLATION OF ANY METERS AND BACKFLOW ASSEMBLIES WITH THE AGENCY HAVING JURISDICTION AND OWNER'S REPRESENTATIVE.

6. MAINLINE INSTALLATION

- INSTALL ALL MAINLINES AND LATERALS UNDER PAVEMENT WITHIN SLEEVES. WHERE VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES, CONTAIN WIRES WITHIN A SEPARATE, SMALLER CONDUIT.
- INSTALL COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW" ABOVE THE FULL LENGTH OF THE IRRIGATION MAINLINE.
- WHERE MAINLINE RUNS PARALLEL TO PAVEMENT OR CURBING, OFFSET THE MAINLINE 24" FROM THE EDGE OF PAVEMENT OR CURB.
- PERFORM HYDROSTATIC PRESSURE TESTING AS FOLLOWS:
 - AFTER FLUSHING, AND THE INSTALLATION OF VALVES CONDUCT THE FOLLOWING TESTS IN THE SEQUENCE LISTED BELOW. FURNISH ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO PERFORM THE TESTS. CONDUCT ALL TESTS IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING.
 - PERFORM WATER PRESSURE TESTS ON ALL PRESSURE MAIN LINES BEFORE ANY COUPLINGS, FITTINGS, VALVES AND THE LIKE ARE CONCEALED.
 - IMMEDIATELY PRIOR TO TESTING, PURGE ALL IRRIGATION LINES OF ALL ENTRAPPED AIR OR DEBRIS BY ADJUSTING CONTROL VALVES AND INSTALLING TEMPORARY CAPS FORCING WATER AND DEBRIS TO BE DISCHARGED FROM A SINGLE OUTLET.
 - TEST ALL PRESSURE MAIN LINE AT 150 PSI FOR A MINIMUM OF FOUR (4) HOURS WITH AN ALLOWABLE LOSS OF 5 PSI. PRESSURE AND GAUGES SHALL BE READ IN PSI AND CALIBRATED SUCH THAT ACCURATE DETERMINATION OF POTENTIAL PRESSURE LOSS CAN BE ASCERTAINED.
 - RE-TEST AS REQUIRED UNTIL THE SYSTEM MEETS THE REQUIREMENTS. REPAIR ANY LEAKS, WHICH OCCUR DURING TEST PERIOD, IMMEDIATELY FOLLOWING THE TEST.
 - PROVIDE DOCUMENTATION STATING THE WEATHER CONDITIONS, DATE, THE START TIME AND INITIAL WATER PRESSURE READINGS, THE FINISH TIME AND FINAL WATER PRESSURE READINGS AND THE TYPE OF EQUIPMENT USED TO PERFORM THE TEST. THE DOCUMENTATION MUST BE SIGNED BY A WITNESS ACCEPTABLE TO THE OWNER, VERIFYING ALL OF THE ABOVE-MENTIONED CONDITIONS.
 - SUBMIT A WRITTEN REPORT OF THE PRESSURE TESTING RESULTS WITH THE OTHER ABOVE REQUIRED INFORMATION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

7. IRRIGATION VALVES AND WIRING

- LOCATE ALL VALVES, SPLICES WITHIN CONTROL LINES, QUICK COUPLERS, AND HOSE BIBBS WITHIN VALVE BOXES. PROVIDE PURPLE VALVE BOX LIDS FOR SYSTEMS UTILIZING A NON-POTABLE WATER SOURCE.
- NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO THE VALVE DESIGNATIONS.
- WHEN POSSIBLE, LOCATE ALL VALVES IN PLANTING BEDS A MINIMUM OF 24" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- SEPARATE IRRIGATION ZONES FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE UNLESS NOTED OTHERWISE.
- INSTALL ALL DRIP ZONES WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE.
- FOLLOW MANUFACTURER'S SPECIFICATIONS FOR ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROL. ALL WIRE RUNS SHALL BE CONTINUOUS WITH SPLICING OCCURRING IN VALVE BOXES ONLY. WIRE CONNECTIONS SHALL BE MADE USING DBRY-6 CONNECTIONS OR APPROVED EQUAL.
- INSTALL VALVE CONTROL WIRING IN THE SAME TRENCH AS THE MAINLINE WHERE PRACTICAL.

- FOR NON TWO-WIRE SYSTEMS, RUN TWO (2) SPARE VALVE CONTROL WIRES FROM THE CONTROLLER ALONG THE ENTIRE MAINLINE TO LAST REMOTE CONTROLLED VALVE ON EACH AND EVERY LEG OF MAINLINE.

8. PIPES AND SLEEVING

- DO NOT INSTALL IRRIGATION SYSTEM THROUGH PRESERVED PLANT COMMUNITIES, DRIFLINE OF EXISTING TREES, OR WITHIN WETLANDS UNLESS SPECIFICALLY NOTED OTHERWISE.
- LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED.
- SIZE ALL PIPE SLEEVES TWO PIPE SIZES GREATER THAN THE PIPE / CUMULATIVE SUM OF THE PIPES IT CARRIES.
- SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE UNLESS APPROVED BY OWNER IN WRITING.
- SOLVENT CEMENTS SHALL COMPLY WITH ASTM D2564.

9. CONTROLLER AND SENSORS

- COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION, (INDOOR VS. OUTDOOR USE)
- LOCATE THE AUTOMATIC RAIN SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBTSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.

10. CLEANUP

- UPON COMPLETION OF ALL WORK AND BEFORE FINAL ACCEPTANCE, REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN ANEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

11. AS-BUILT IRRIGATION PLANS

- PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE OF WORK. INCLUDE THE FOLLOWING ON THE AS-BUILT DRAWINGS AT A MINIMUM:
 - CONTROLLER LOCATION
 - CONNECTION ASSEMBLY
 - MAINLINE ROUTING
 - PIPE SLEEVING
 - VALVE(S)
 - COLORIZED ZONING DIAGRAM
- LOCATE ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY THE IRRIGATION CONTRACTOR OR NOT ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS.

12. FINAL INSPECTION AND ACCEPTANCE OF WORK

- MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
- PROGRAM CONTROLLER TO IRRIGATE ALL ZONES WITHIN APPLICABLE WATERING WINDOWS AND PROVIDE WATERING SCHEDULE TO OWNER'S REPRESENTATIVE.
- EQUIPMENT TO BE FURNISHED TO OWNER PRIOR TO ACCEPTANCE OF WORK:
 - TWO (2) SETS OF KEYS FOR EACH AUTOMATIC CONTROLLER.
 - TWO (2) 48 INCH TEE WRENCHES FOR OPERATING GATE VALVES (WHEN INSTALLED AS PART OF WORK).
 - THREE (3) SETS OF SPECIAL TOOLS REQUIRED FOR REMOVING, DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER AND VALVE SUPPLIED ON THIS PROJECT.
 - FIVE (5) EXTRA SPRINKLER HEADS, NOZZLES, SHRUB ADAPTERS, NOZZLE FILTER SCREENS, FOR EACH TYPE USED ON THE PROJECT.
 - TWO (2) QUICK COUPLER KEYS TO MATCH MANUFACTURER TYPE OF QUICK COUPLER.
- UPON COMPLETION OF ALL WORK, A FINAL INSPECTION SHALL BE PERFORMED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. THE IRRIGATION SYSTEM, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT SHALL BE INSPECTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ITEMS FOUND TO NOT BE IN COMPLIANCE SHALL BE CORRECTED AT NO COST TO THE OWNER.

13. WARRANTY

- THE CONTRACTOR SHALL WARRANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF 1 YEAR FOLLOWING THE ACCEPTANCE OF THE WORK.
- ANY PART OF THE IRRIGATION WORK THAT FAILS OR IS DEFECTIVE SHALL BE REPLACED OR RECONSTRUCTED AT NO COST TO THE OWNER INCLUDING BUT NOT LIMITED TO: RESTORING GRADES THAT HAVE SETTLED IN TRENCHES AND EXCAVATIONS RELATED TO THE WORK. RECONSTRUCTION SHALL INCLUDE ANY PLANTINGS, SOIL, MULCH OR OTHER PARTS OF THE CONSTRUCTED LANDSCAPE THAT MAY BE DAMAGED DURING THE REPAIR OR THAT RESULT FROM SOIL SETTLEMENT.
- THE DATE OF ACCEPTANCE OF THE WORK AND START OF THE GUARANTEE PERIOD SHALL BE DETERMINED BY THE OWNER, UPON THE FINDING THAT THE ENTIRE IRRIGATION SYSTEM IS INSTALLED AS DESIGNED AND SPECIFIED, AND FOUND TO BE OPERATING CORRECTLY, SUPPLYING WATER EVENLY TO ALL PLANTING AND/OR LAWN AREAS.
- NEITHER THE FINAL ACCEPTANCE NOR ANY PROVISION IN THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FAULTY MATERIALS OR WORKMANSHIP. REMEDY ANY DEFECTS WITHIN A PERIOD OF 7 DAYS (6) FROM THE DATE OF NOTIFICATION OF A DEFECT.

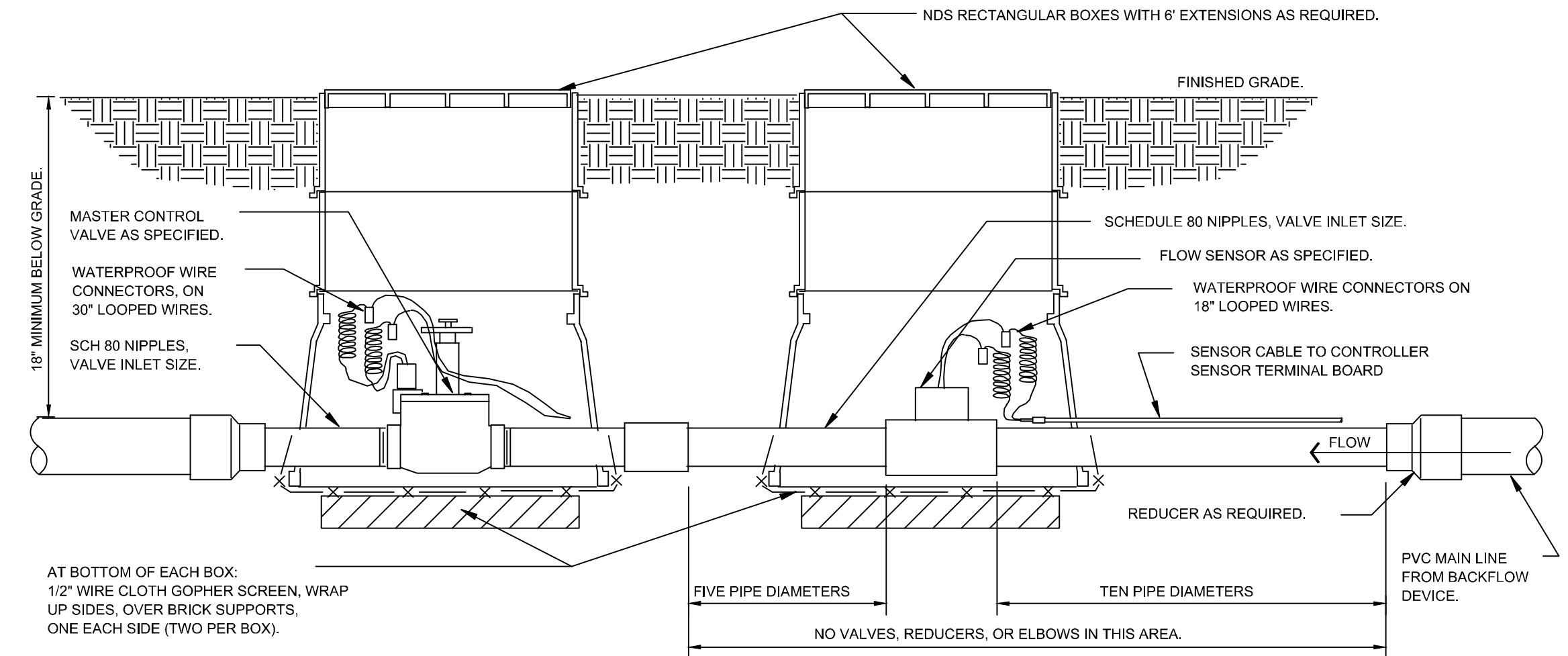
14. ABBREVIATIONS

GPM - GALLONS PER MINUTE
GPH - GALLONS PER HOUR
PSI - POUNDS PER SQUARE INCH

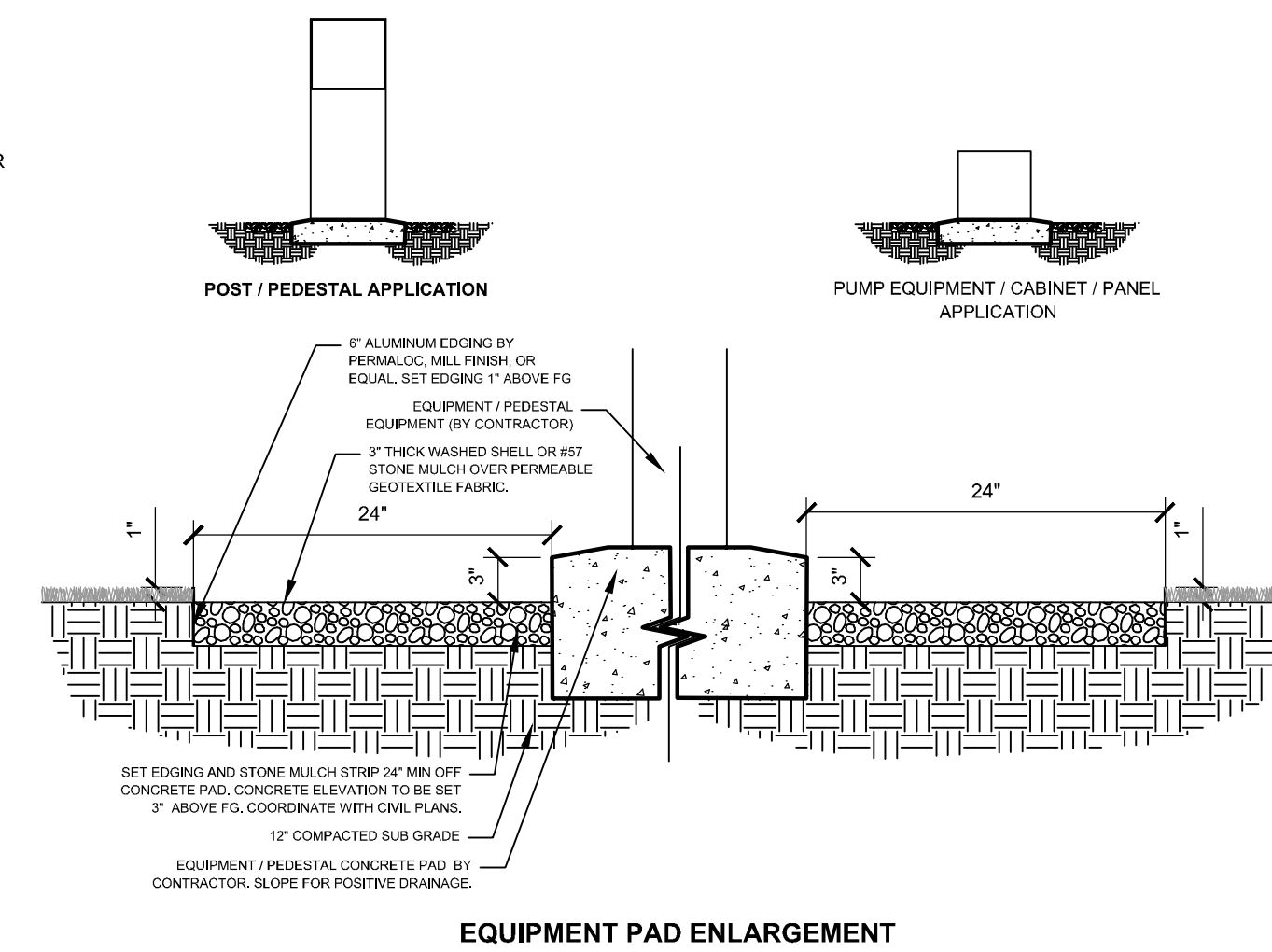
LATERAL PIPE SIZING REQUIREMENTS

MAXIMUM FLOW	MINIMUM PIPE SIZE
10 GPM	3/4"
16 GPM	1"
26 GPM	1-1/4"
35 GPM	1-1/2"
55 GPM	2"
80 GPM	2-1/2"
120 GPM	3"

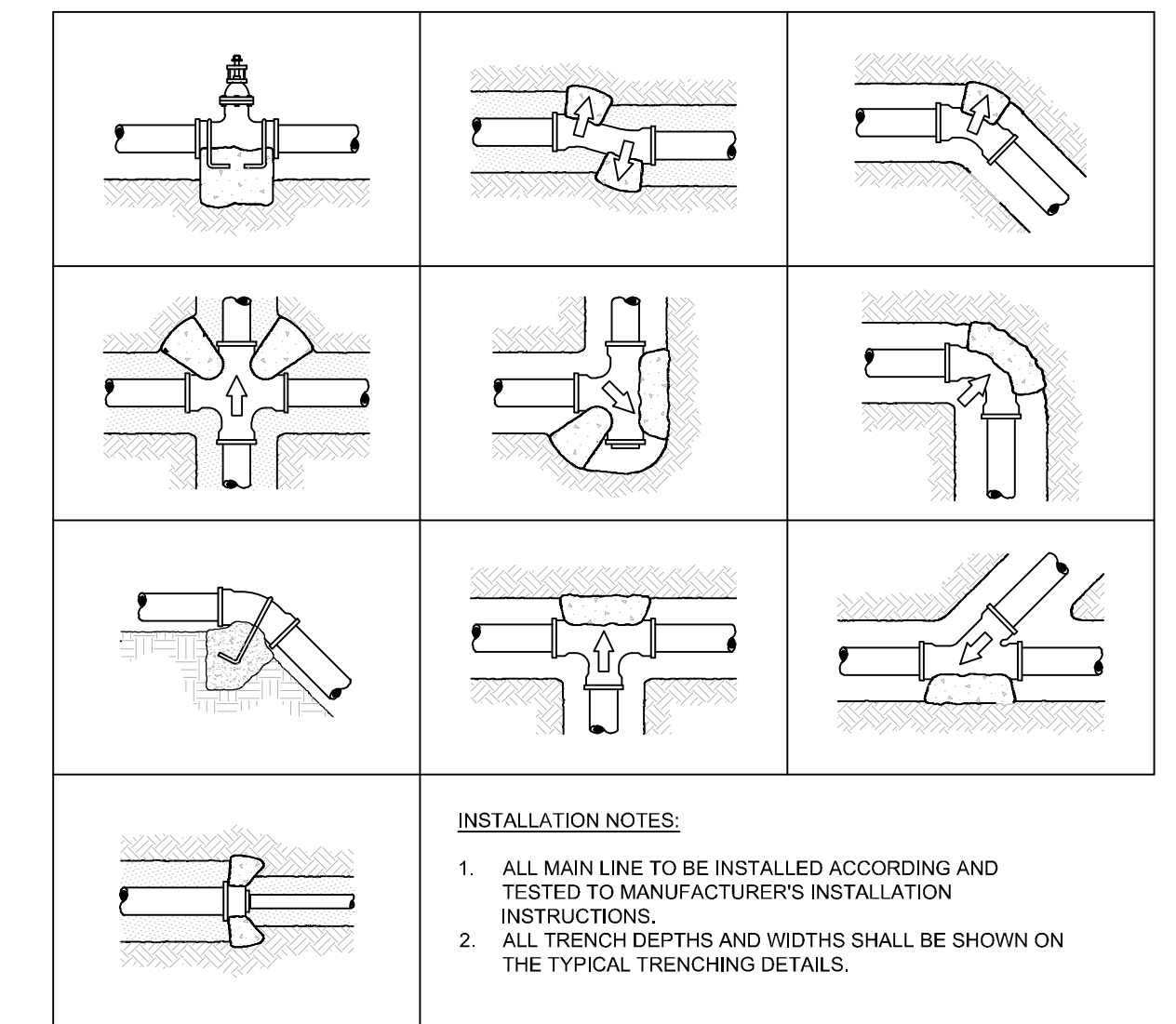
PIPE SIZES ILLUSTRATED IN THE ABOVE CHART ARE MINIMUM ACCEPTABLE SIZES. PIPE SIZES INDICATED ON PLAN ARE FOR CONVENIENCE ONLY. FIELD SIZE ALL LATERAL PIPING TO KEEP ALL FRICTION LOSS VELOCITIES BELOW 5.0 FPS.



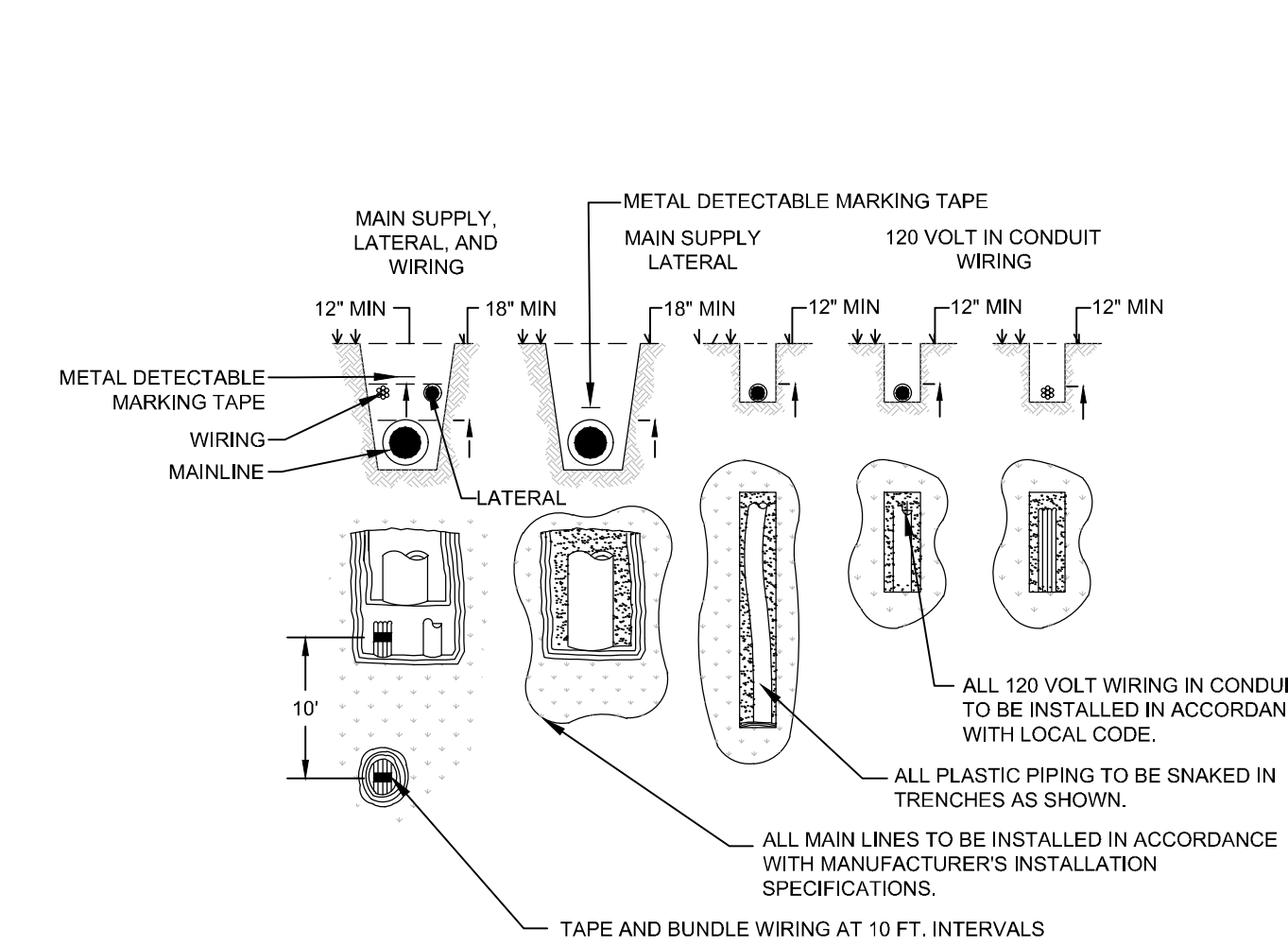
1 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY
IR-2 SECTION NTS



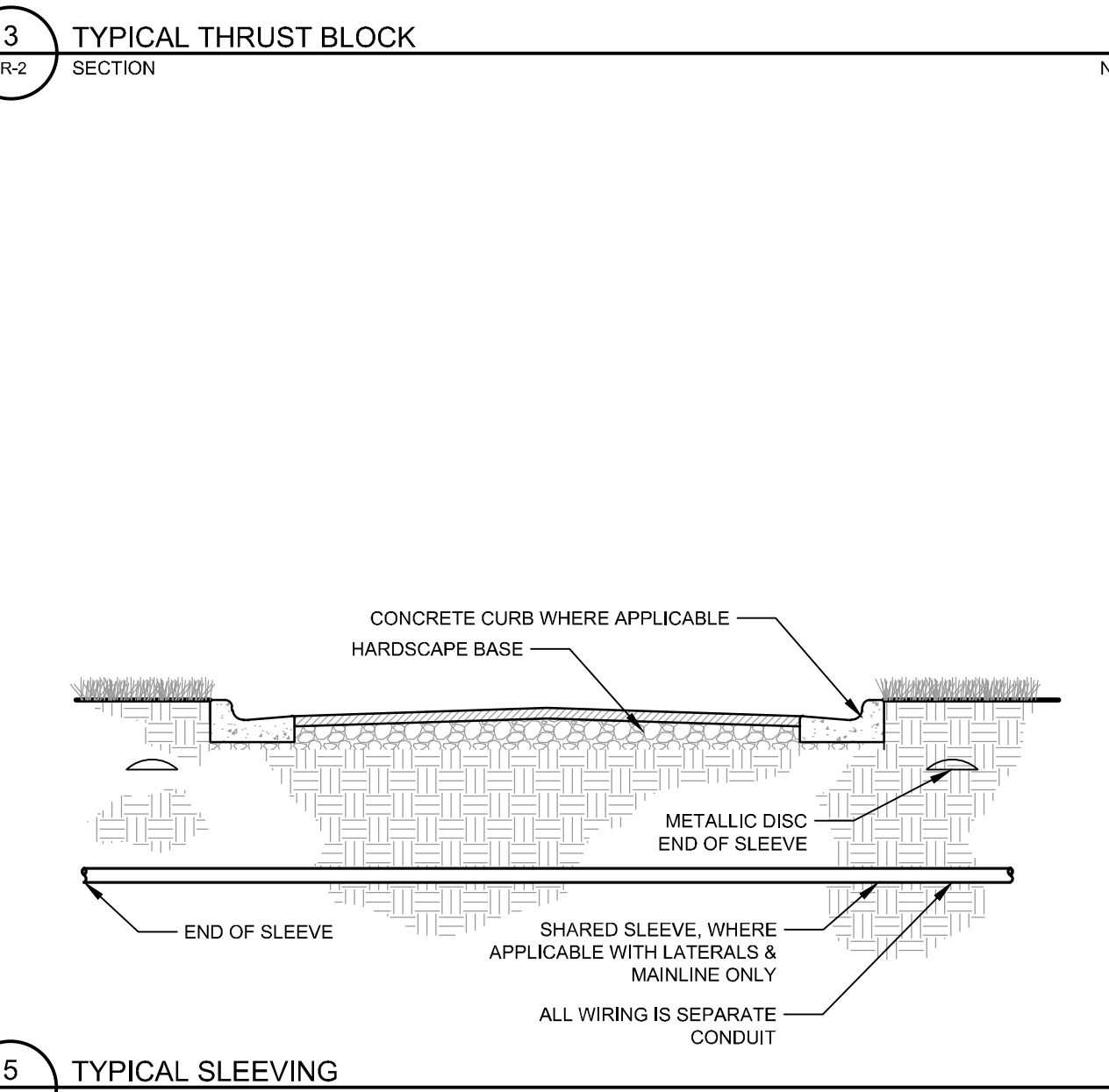
2 SITE EQUIPMENT DETAIL
IR-2 SECTION NTS



3 TYPICAL THRUST BLOCK
IR-2 SECTION NTS



4 TYPICAL TRENCHING
IR-2 SECTION NTS



5 TYPICAL SLEEVING
IR-2 SECTION NTS

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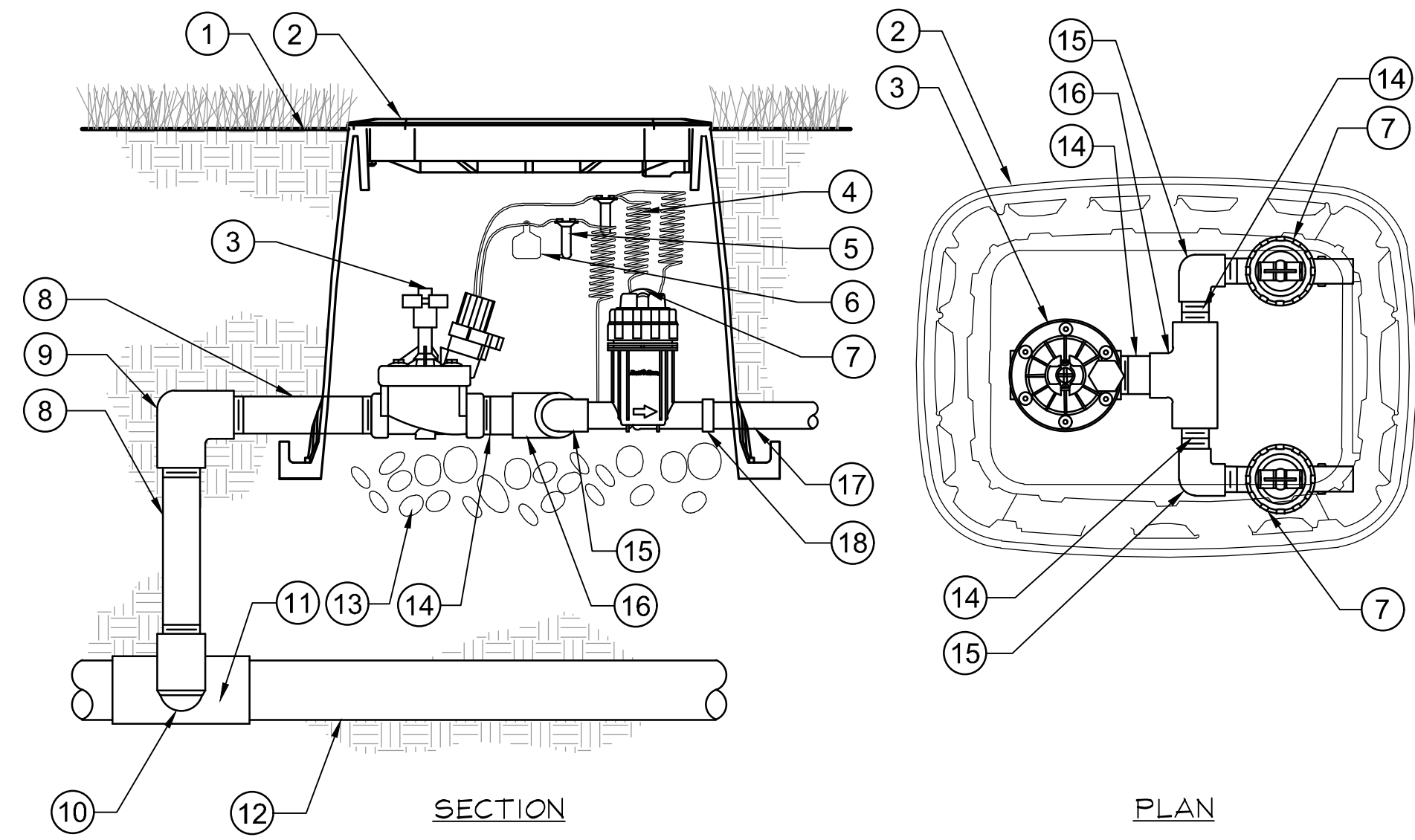
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IRRIGATION SPECIFICATIONS AND DETAILS

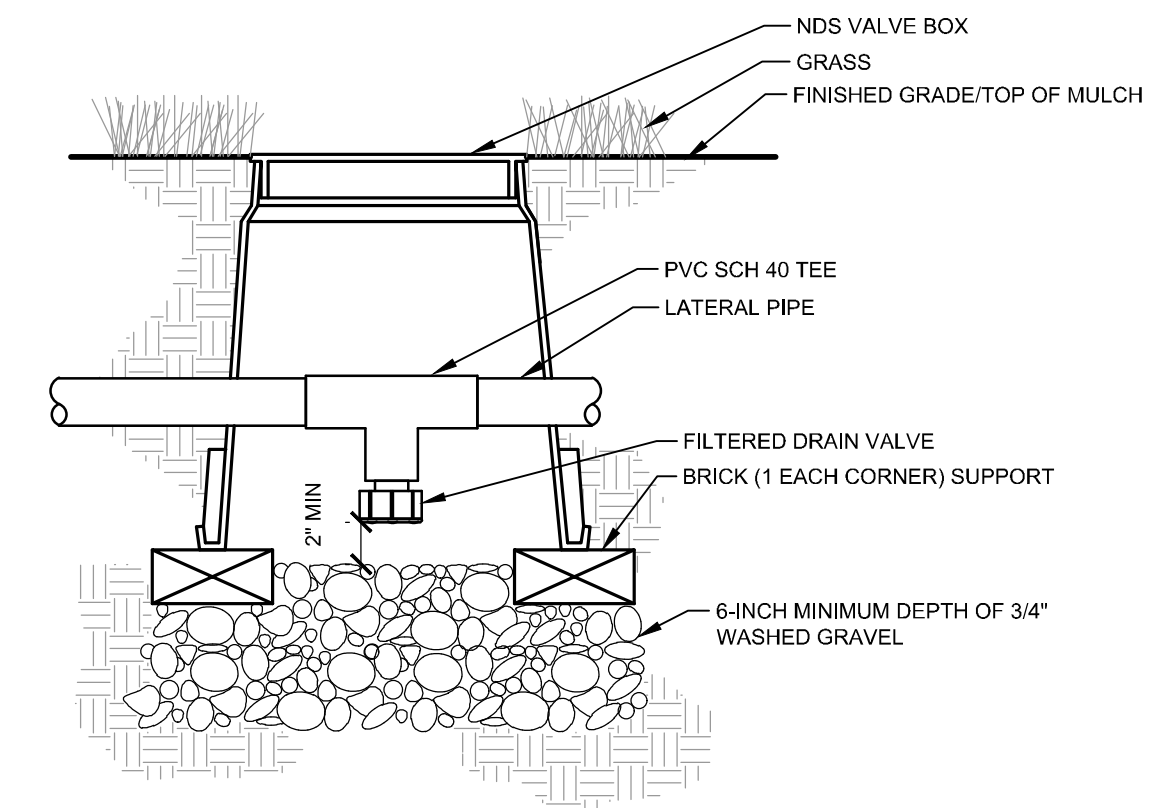
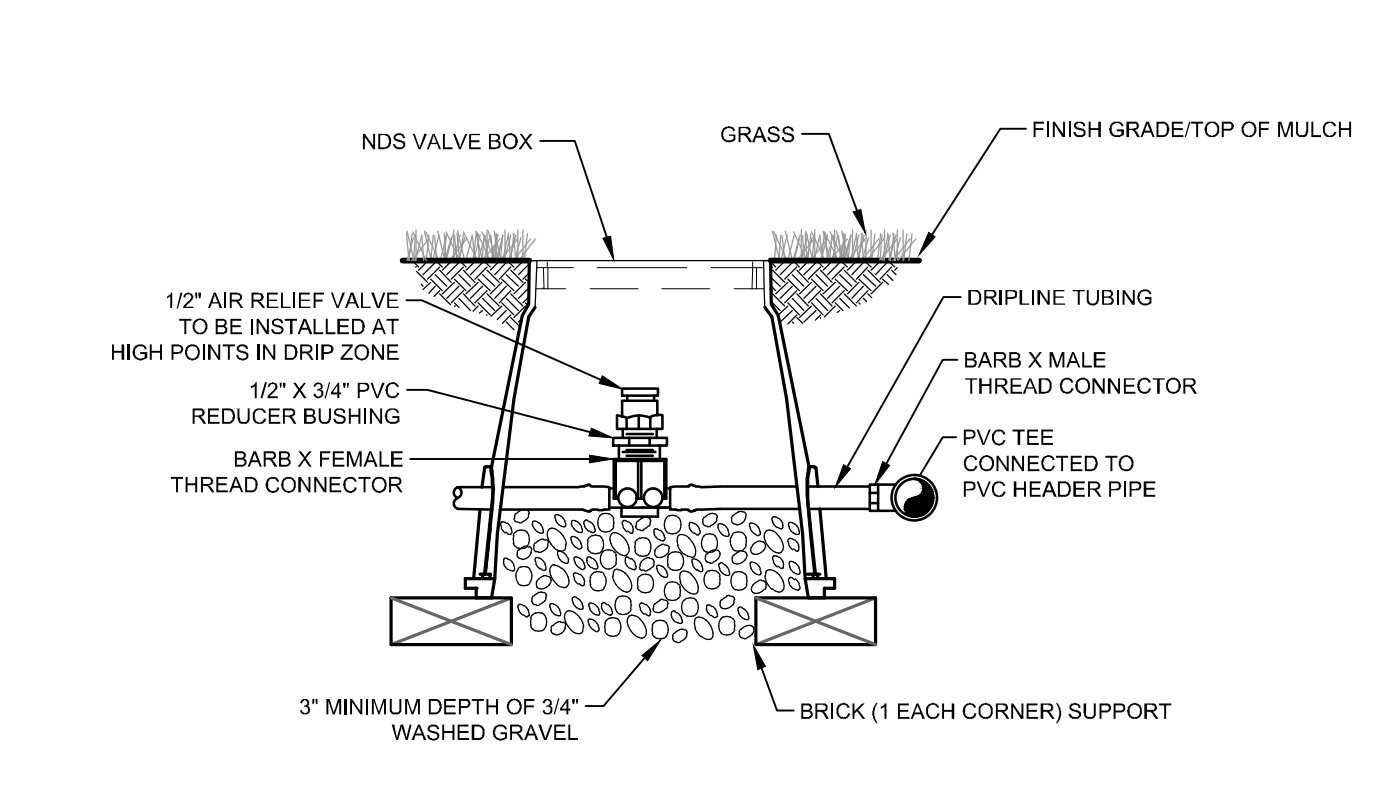
VILLAGE ON THE ISLE (PHASE 2)
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CITY OF VENICE

SHEET NUMBER
IR-2

Plotted By: Corbin, Tyler - Sheet: Sct: Village Isle - Ph. 2 - Layout: IR-3 - September 11, 2024 - 02:55:03pm - K:\SAP_Civil\14813007 - V01 PH 2 DSCAD\PlanSheets\IR-3 IRRIGATION PLAN.dwg
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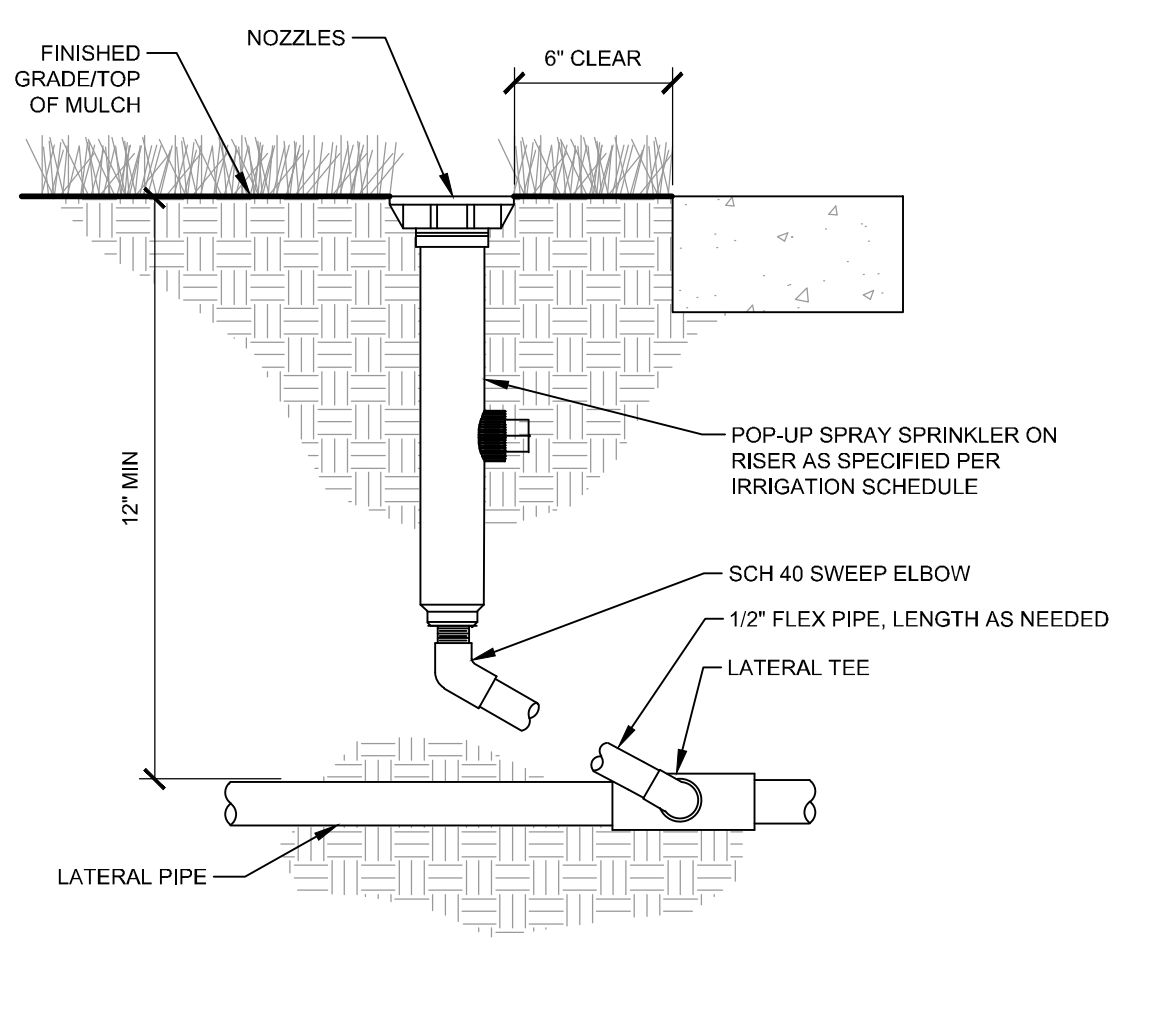
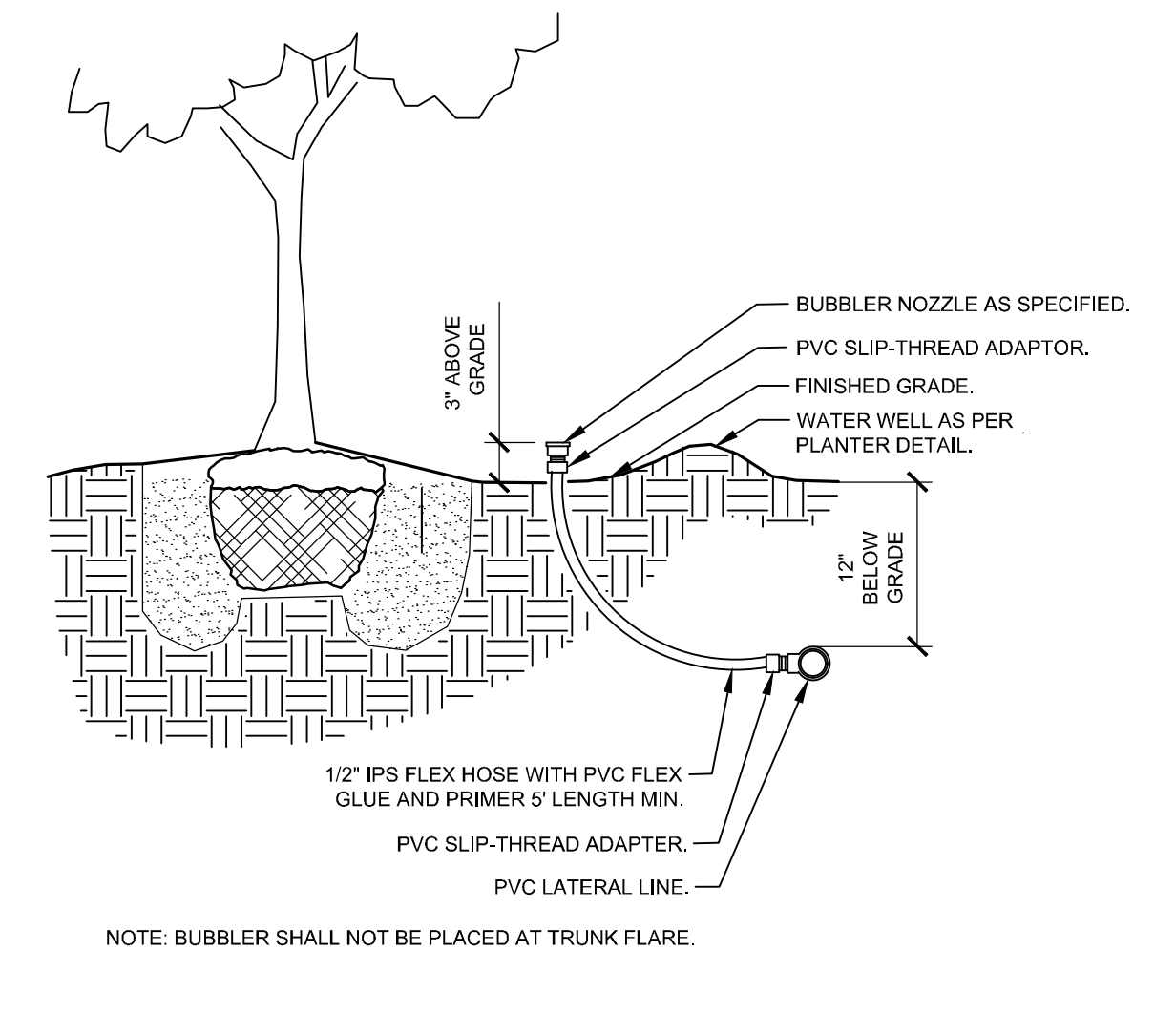
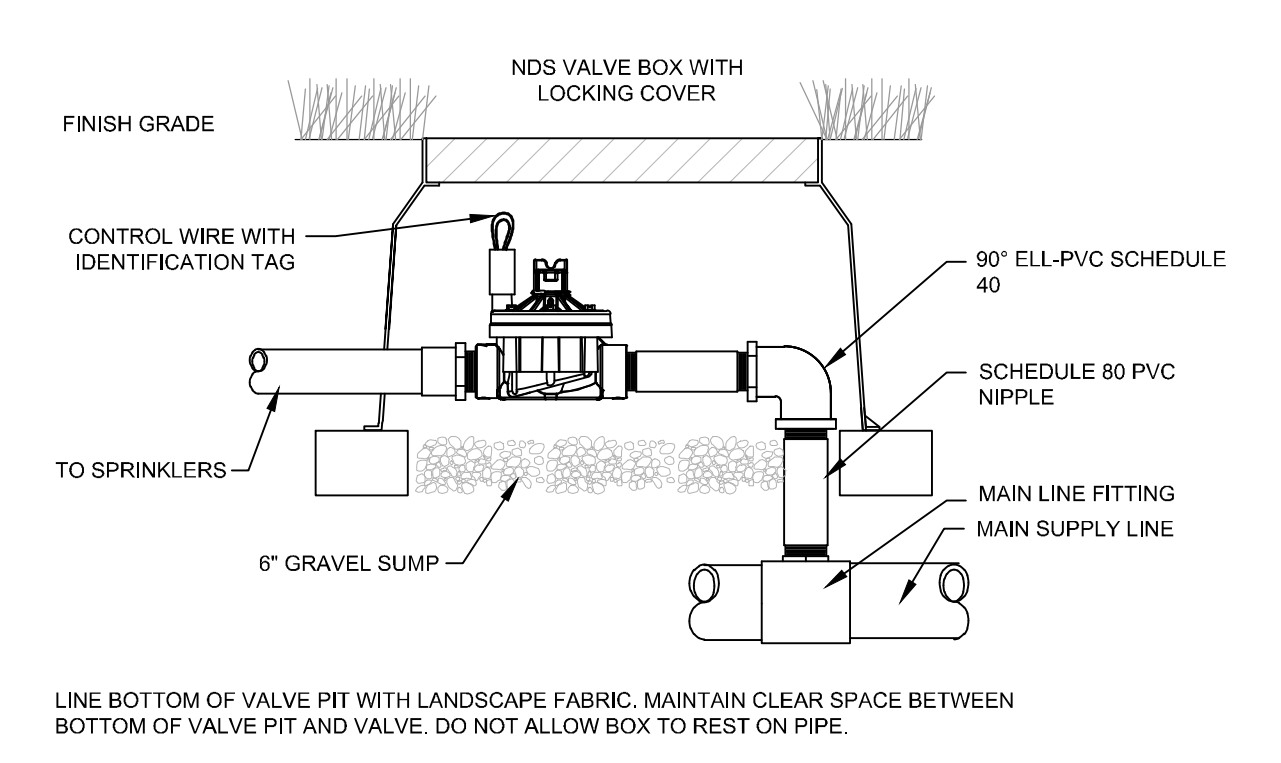
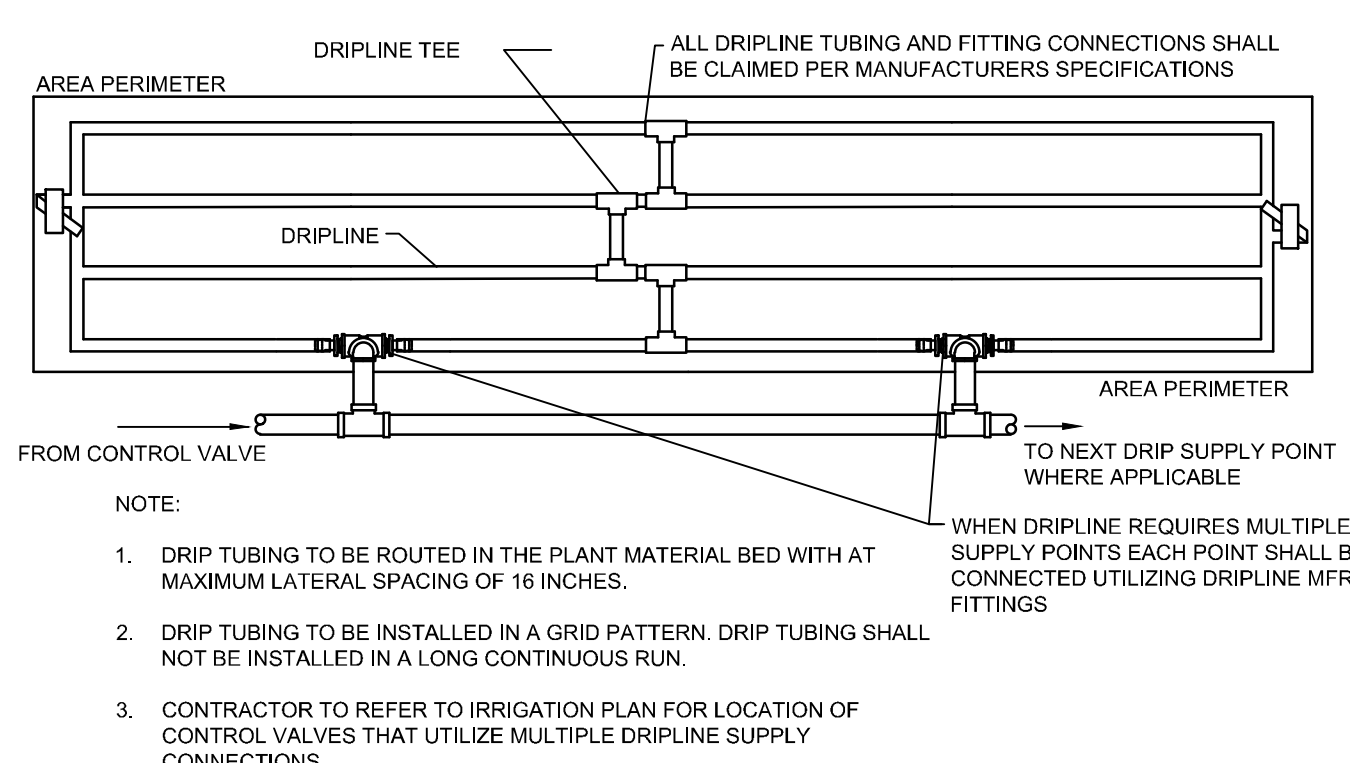
- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH LOCKING COVER
- 3 REMOTE CONTROL VALVE
- 4 30-INCH LINEAR LENGTH OF WIRE, COILED
- 5 WATERPROOF CONNECTION
- 6 ID TAG
- 7 PRESSURE REGULATING QUICK CHECK BASKET FILTER
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 PVC SCH 40 ELL
- 10 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 11 PVC SCH 40 TEE OR ELL
- 12 MAINLINE PIPE
- 13 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 14 PVC SCH 80 NIPPLE, CLOSE
- 15 PVC SCH 40 ELL
- 16 PVC SCH 40 TEE
- 17 LATERAL PIPE
- 18 PVC SCH 40 FEMALE ADAPTOR



1 DRIP ZONE VALVE KIT
IR-3 SECTION / PLAN NTS

2 AIR RELIEF VALVE IN DRIPLINE
IR-3 SECTION NTS

3 TYPICAL DRAIN VALVE
IR-3 SECTION NTS

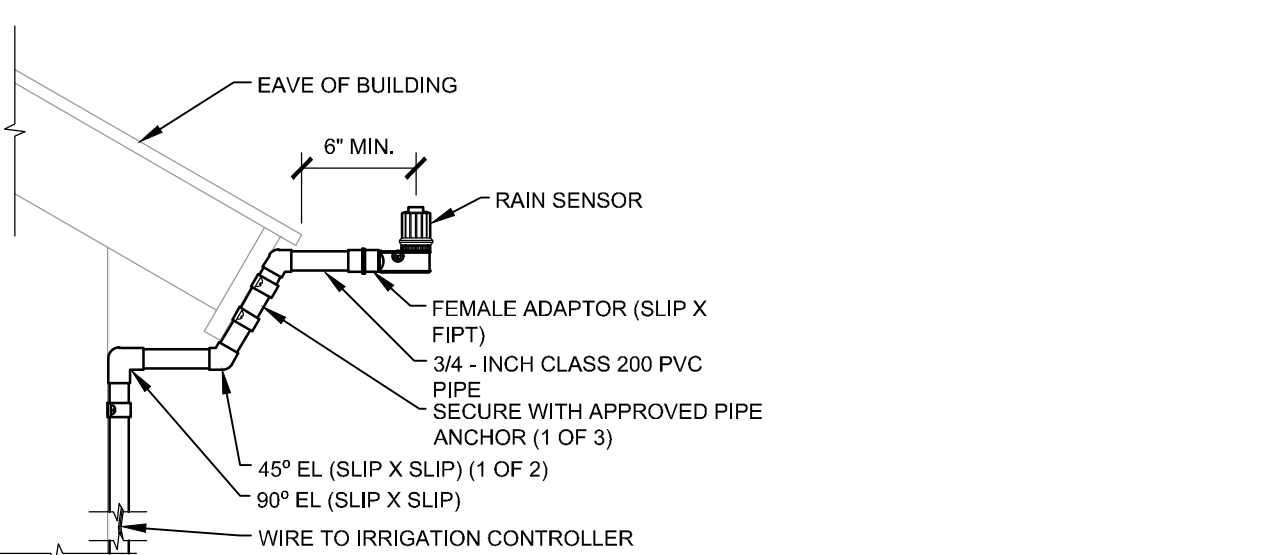
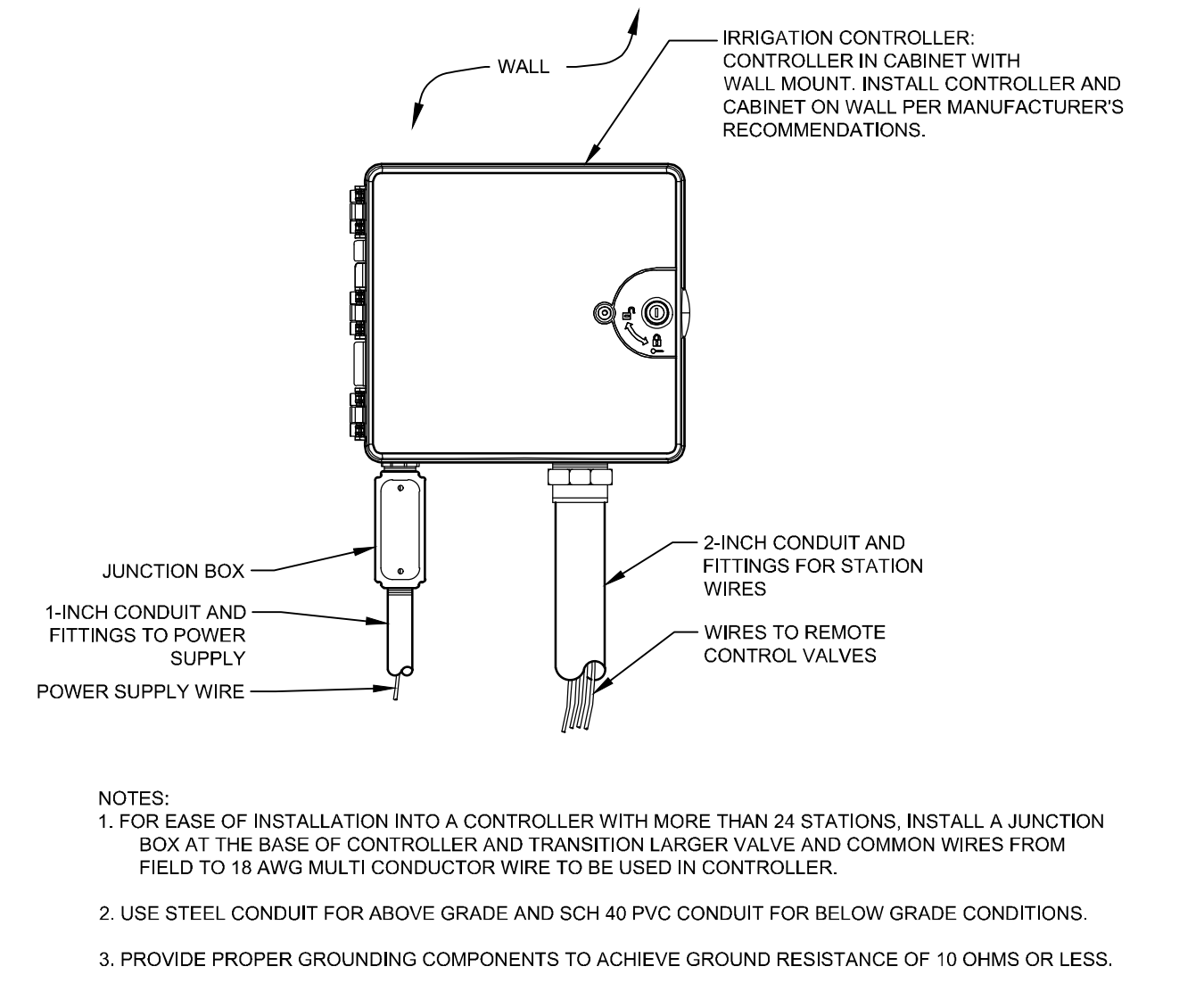


4 TYPICAL DRIPLINE
IR-3 PLAN NTS

5 TYPICAL CONTROL VALVE
IR-3 SECTION NTS

6 TYPICAL BUBBLER
IR-3 SECTION NTS

7 TYPICAL SPRAY / ROTAR HEAD
IR-3 SECTION NTS



8 IRRIGATION CONTROLLER - WALL MOUNT
IR-3 ELEVATION NTS

9 RAIN SENSOR - BUILDING MOUNT
IR-3 SECTION NTS

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