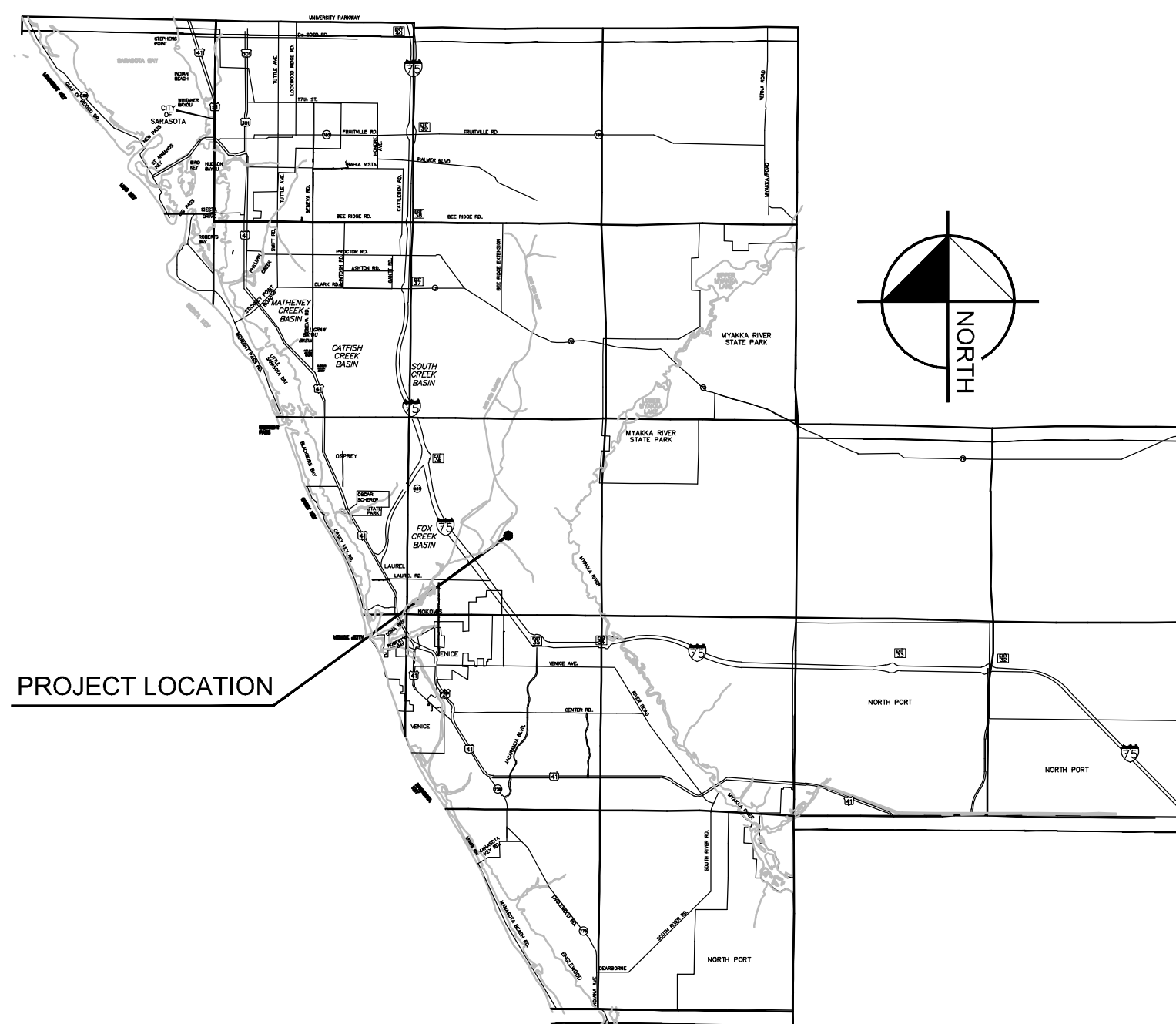


# SPECIAL EXCEPTION PLANS FOR NOKOMIS GROVES

SECTION 22, TOWNSHIP 38 S, RANGE 19 E  
NORTH VENICE, FLORIDA

APRIL 2022



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
A-1	COVER SHEET
A-3	AERIAL SITE PLAN
A-5	MASTER SITE PLAN INDEX
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A-8	SITE PLAN
A-9	SITE PLAN
A-10	SITE PLAN
L-0	OVERALL LANDSCAPE PLAN

## LAND USE DEVELOPMENT DATA

COMBINED PARCELS AREA: 60.44 ACRES  
 PRESENT ZONING: OPEN USE ESTATE (OUE-1)  
 ABUTTING ZONING: WEST: OUE-1 - OPEN USE ESTATE  
 EAST: PID - PLANNED INDUSTRIAL DEVELOPMENT  
 NORTH: OUE-1 - OPEN USE ESTATE  
 SOUTH: PUD - PLANNED UNIT DEVELOPMENT  
 PROJECT ADDRESS: 2100 KNIGHTS TRAIL ROAD  
 NOKOMIS, FL 34275  
 PID: 0366-00-3010, 0366-00-3011, 0366-00-3020  
 PROJECT AREA: 60.44 ACRES (PROJECT AREA) - 7.17 ACRES (FUTURE SELF STORAGE) = 53.27 ACRES

PROPOSED COMMERCIAL GENERAL (CG) ZONING:  
 PROPOSED NUMBER OF UNITS SHOWN: 630 MULTI-FAMILY RESIDENTIAL UNITS WITH A 17,680 SQ FT AMENITY CENTER BUILDING  
 PROPOSED COMMERCIAL AREA: 456,695 SQ FT AREA

OVERALL DENSITY: 630 UNITS / 53.27 AC. = 11.83 UNITS PER ACRE

LAND USE:	ACRES	PERCENTAGE
BUILDING (MULTI-FAMILY APARTMENTS + PARKING GARAGE + AMENITY CENTER)	7.22 ACRES	(13.55%)
ROADS, SIDEWALKS, PAVERS AND PARKING	12.07 ACRES	(22.66%)
FUTURE COMMERCIAL AREA	10.48 ACRES	(19.67%)
LAKES @ CONTROL WATER EL.	3.93 ACRES	(7.37%)
OTHER PERVIOUS AREA	19.57 ACRES	(36.73%)
<b>TOTAL AREA</b>	<b>53.27 ACRES</b>	<b>(100%)</b>

**PROPOSED BUILDING SETBACKS:** BUILDING SETBACK PER COMMERCIAL GENERAL (CG) ZONING: FRONT 20', SIDE AND REAR 15';  
 BUILDING SETBACK PER CG DISTRICT ZONING FOR MULTIPLE-FAMILY DWELLINGS: FRONT 20', SIDE AND REAR 15', WATERFRONT YARDS 20'

**RECLAIMED WATER:** PROVIDED BY CITY OF VENICE.

**WATER:** POTABLE WATER SUPPLY WILL BE FROM CITY OF VENICE UTILITIES, BUT WILL BE MASTER METERED.

**SEWER:** WASTEWATER SERVICES WILL BE PROVIDED BY CITY OF VENICE UTILITIES.

**GARBAGE:** GARBAGE PICKUP WILL BE PROVIDED BY CITY OF VENICE.

**ROADWAYS:** ACCESS TO THIS PROJECT IS PROVIDED FROM KNIGHTS TRAIL ROAD, GENE GREEN ROAD, AND EAST RUSTIC ROAD.

**PARKING LOT:** TO BE PRIVATELY MAINTAINED.

**LOADING ZONES REQUIRED:** 16

**LOADING ZONES PROVIDED (RESIDENTIAL):** 16

**FEMA DESIGNATION:**

NOTE: THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, FLORIDA, COMMUNITY NO. 12115C0244F AND COMMUNITY NO. 12115C0245F, DATED NOVEMBER 4, 2016, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FEMA DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

**ENVIRONMENTAL AND SURFACE WATER MANAGEMENT SYSTEM:**

DRAINAGE SYSTEM WILL BE PRIVATELY MAINTAINED.

**WELLS:** THERE IS ONE KNOWN EXISTING WELL WITHIN THE PROJECT BOUNDARY. SWFWMD WATER USE PERMIT NUMBER 8543.3.

**ADA:** ALL SIDEWALK STREET CROSSINGS AT CURBS, GUTTERS AND INTERSECTIONS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA ACCESSIBILITY CODE.

**UNIT SPLIT:**

1 BEDROOM UNITS	= 252
2 BEDROOM UNITS	= 336
3 BEDROOM UNITS	= 42
<b>TOTAL UNITS</b>	<b>= 630</b>

**REQUIRED PARKING CALCULATION:**

RESIDENTIAL USE: 2 SPACES PER UNIT; 630 UNITS \* 2 SPACES PER UNIT = 1,260 SPACES

**PARKING SPACES PROVIDED:**

(24) GARAGES = 293

**SURFACE PARKING** = 887

TOTAL SPACES PROVIDED = 1180 SPACES PROVIDED (28 ADA); PARKING RATIO = 1180 / 630 = 1.87

## UTILITY COMPANIES:

FPL 5657 NORTH McINTOSH ROAD SARASOTA, FLORIDA 34233	TECO GAS 8261 VICO COURT SARASOTA, FLORIDA 34240-7844	VENICE UTILITIES 401 W. VENICE AVE. VENICE, FL 34285 (941) 882-7297 CONTACT: PATIENCE ANATASIO
FRONTIER 1701 RINGLING BLVD. SARASOTA, FLORIDA 34236 941-906-6711	COMCAST CABLE 5205 FRUITVILLE ROAD SARASOTA, FLORIDA 34232	

DEVELOPER: COMMERCIAL STREET PARTNERS, LLC  
 64 COMMERCIAL ST  
 ROCHESTER, NY 14614  
 PH: (404) 400-1322

ARCHITECT: PASSERO ASSOCIATES  
 1824 STATESVILLE AVE, SUITE 103  
 BUILDING C, SUITE 250  
 CHARLOTTE, NC 28206  
 (980) 621-8366  
 CONTACT: JEREMY WHITE, AIA

ENGINEER:  
 KIMLEY HORN AND ASSOCIATES, INC.  
 1777 MAIN STREET, SUITE 200  
 SARASOTA, FL 34236  
 PH: (941) 379-7600  
 CONTACT: WILLIAM E. CONERLY, P.E.

LANDSCAPE ARCHITECT:  
 KIMLEY HORN AND ASSOCIATES, INC.  
 1777 MAIN STREET, SUITE 200  
 SARASOTA, FL 34236  
 PH: (941) 379-7600  
 CONTACT: EDWARD M. DEAN, PLA

SURVEYOR: BRITT SURVEYING, INC.  
 680 U.S. BYPASS N, UNIT 1  
 VENICE, FL 34285  
 PH: (941) 493-1396  
 CONTACT: RANDALL E. BRITT, P.L.S.

PREPARED BY  
**Kimley»Horn**

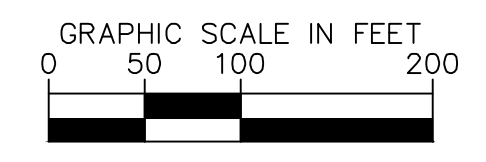
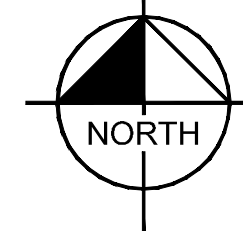
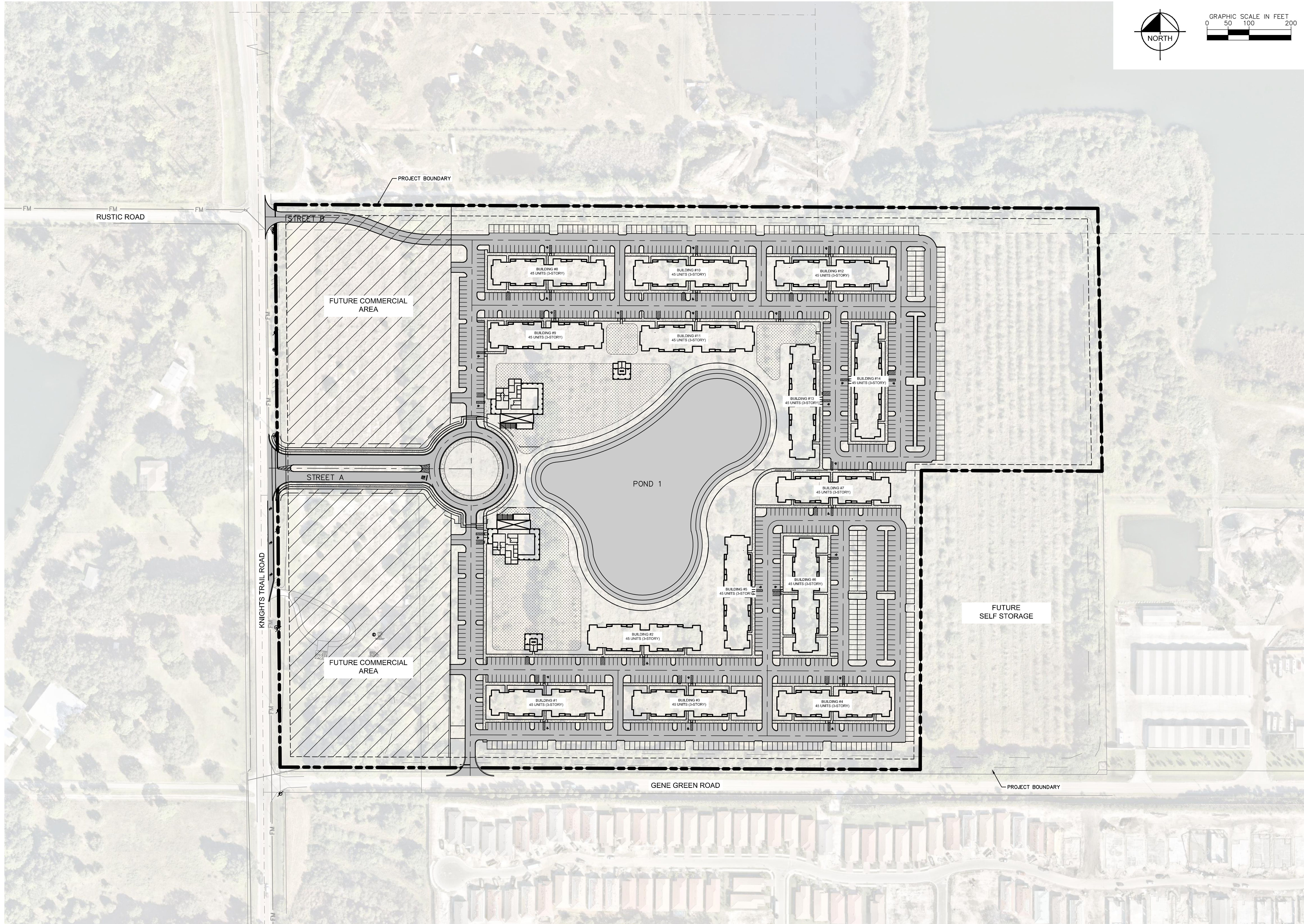
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 PHONE (941) 379-7600  
 WWW.KIMLEY-HORN.COM CA 000035106

I HEREBY CERTIFY THAT THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTIONS 335.075(1) AND (4), FLORIDA STATUTES.

ANDREW J. PLUTA, P.E.  
 FLA. P.E. LICENSE # 92225  
 CA. NO. 00035106

DATE:

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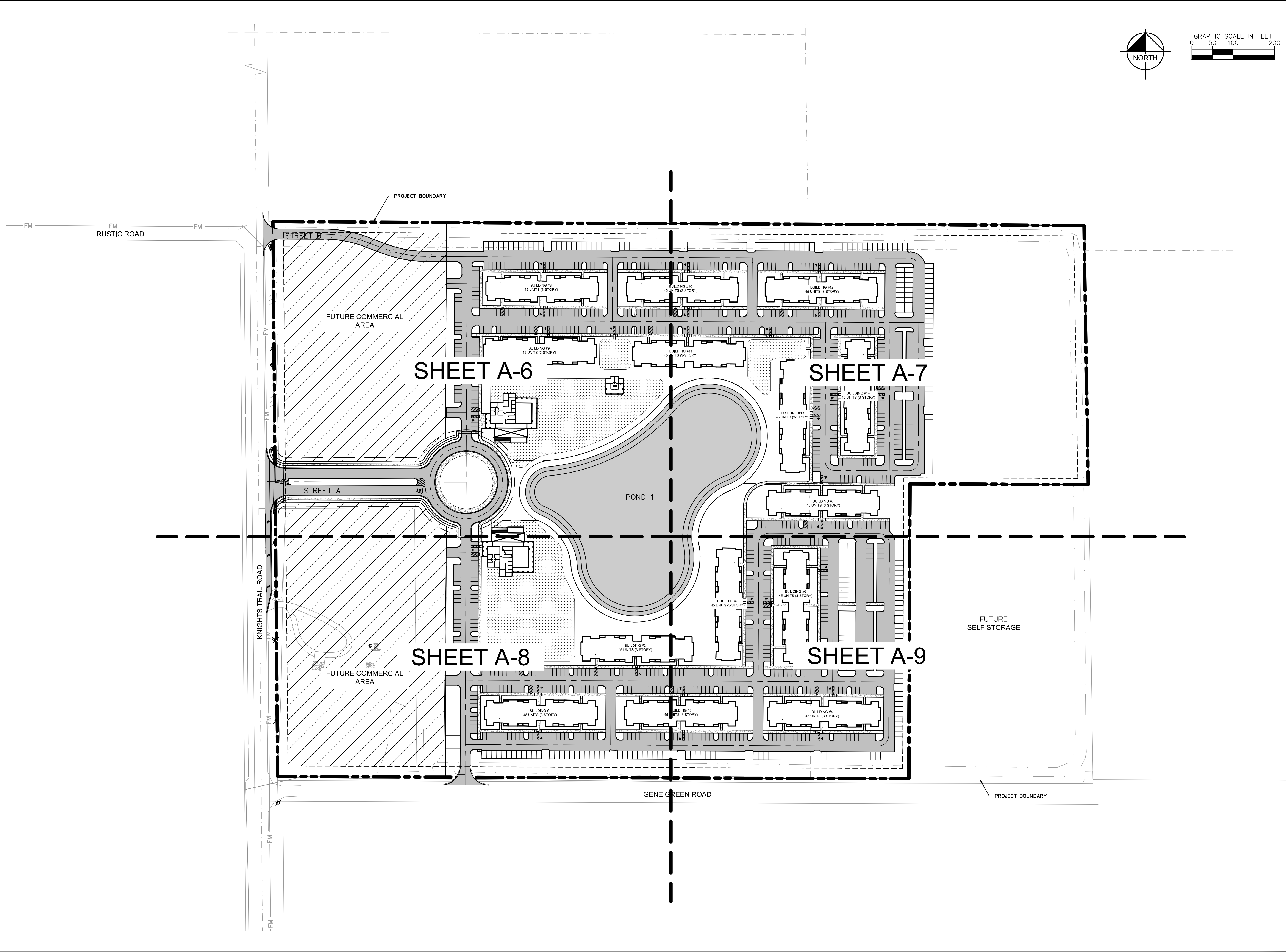
KHA PROJECT  
 248035001  
 DATE  
 JUNE 2022  
 SCALE AS SHOWN  
 DESIGNED BY  
 DRAWN BY  
 CHECKED BY

## AERIAL SITE PLAN

**NOKOMIS GROVES  
 MULTI-FAMILY PHASE I & II**  
 PREPARED FOR  
**COMMERCIAL STREET PARTNERS, LLC**  
 CITY OF VENICE, FLORIDA

SHEET NUMBER  
**A-3**

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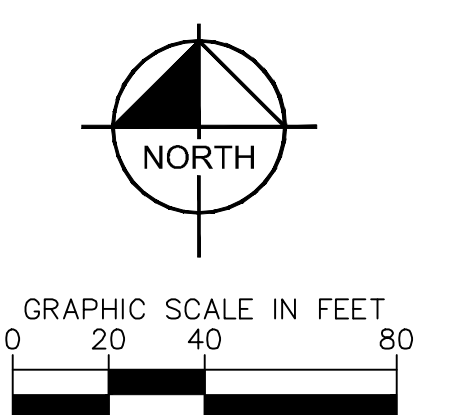
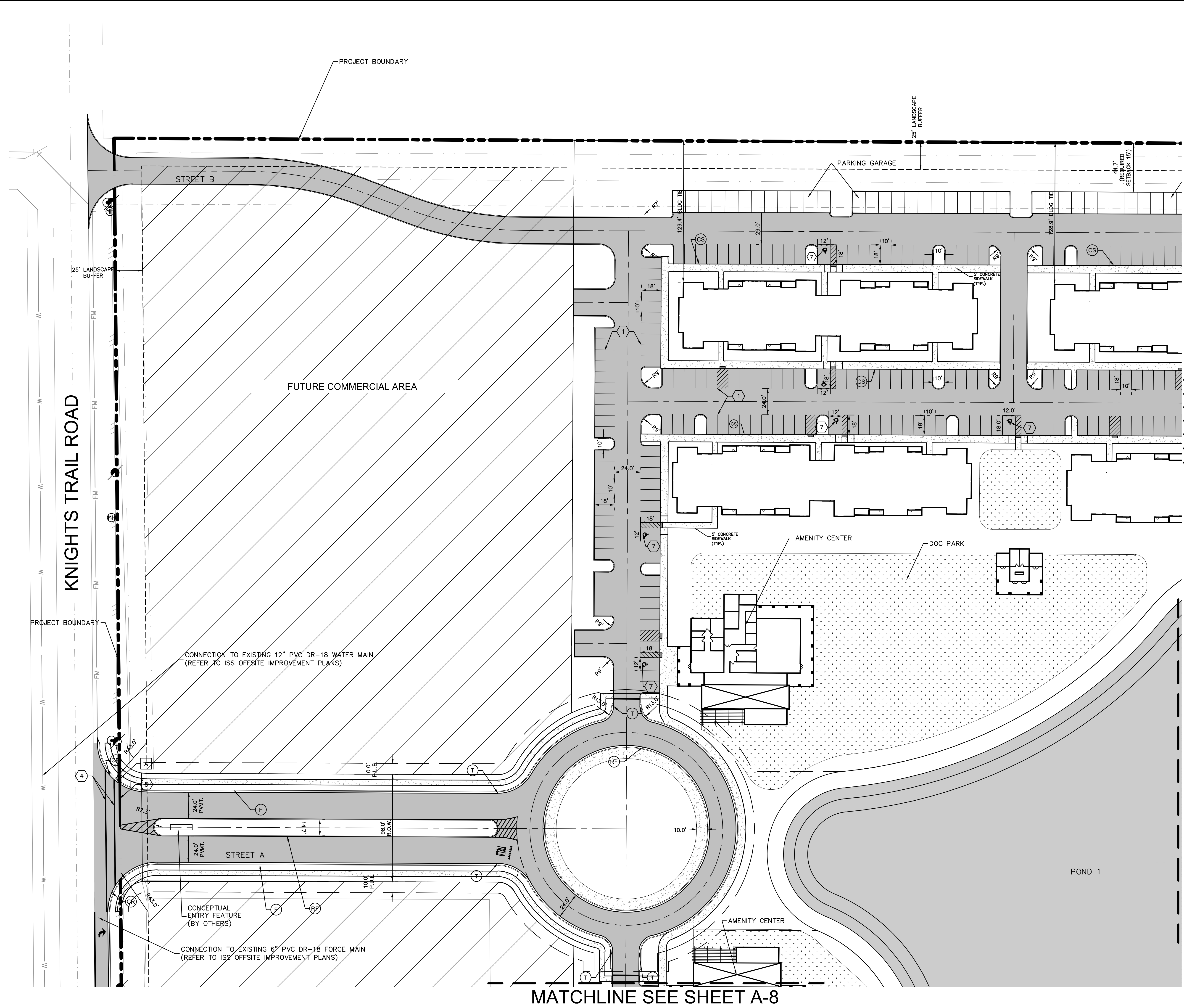
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 248035001  
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 CHECKED BY

**MASTER SITE PLAN**

**NOKOMIS GROVES  
 MULTI-FAMILY PHASE I & II**  
 PREPARED FOR  
**COMMERCIAL STREET PARTNERS, LLC**  
 CITY OF VENICE, FLORIDA

SHEET NUMBER  
**A-5**

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- LEGEND:**
- ⊖ TYPE "T" CURB
  - ⊖ REVOLVED TYPE "T" CURB (24")
  - ⊖ TYPE "D" CURB
  - ⊖ TYPE "M" CURB
  - ⊖ FLUSH CURB AND SIDEWALK
  - ⊖ CURB RAMP
  - ⊖ 5' TRANSITION BETWEEN TWO TYPES OF CURB
  - ⊖ PARKING COUNT
  - PROPOSED ASPHALT PAVEMENT (REFER TO PAVEMENT SECTION ON SHEET B-12)
  - WATER SURFACE
  - CONCRETE PAVEMENT

- SIGNAGE & PAVEMENT MARKING LEGEND**
- ① 4" WIDE SOLID WHITE STRIPE
  - ② 4" WIDE SOLID BLUE STRIPE
  - ③ 6" WIDE SOLID WHITE STRIPE (LANE LINE)
  - ④ 12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK)
  - ⑤ 24" WIDE SOLID WHITE LINE (STOP LINE)
  - ⑥ 18" WIDE SOLID YELLOW LINE (GORE)
  - ⑦ HANDICAP PARKING (SEE SHEET B-5 FOR DETAILS)
  - A \*STOP\* SIGN & POST (R1-1, W/R, 30"x30")
  - B 25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")
  - C PEDESTRIAN CROSSING SIGN AND POST (W11-2, B/Y, 30"x30")
  - D HANDICAP PARKING SIGN AND POST (R7-8)
  - E \*KEEP RIGHT\* (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)

- NOTES:**
1. ALL EDGE OF PAVEMENT RADII ARE 3', UNLESS OTHERWISE NOTED.
  2. ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAIL ENG-1 ON SHEET B-5.

MATCHLINE SEE SHEET A-7

MATCHLINE SEE SHEET A-8

NO.	REVISIONS	DATE	BY

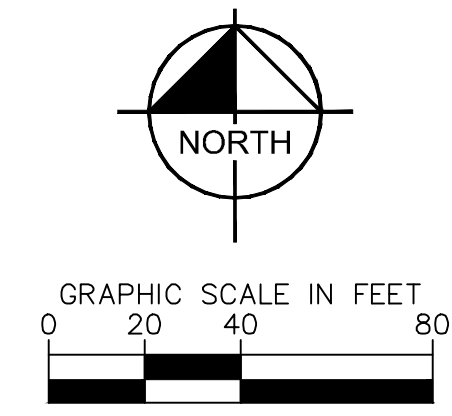
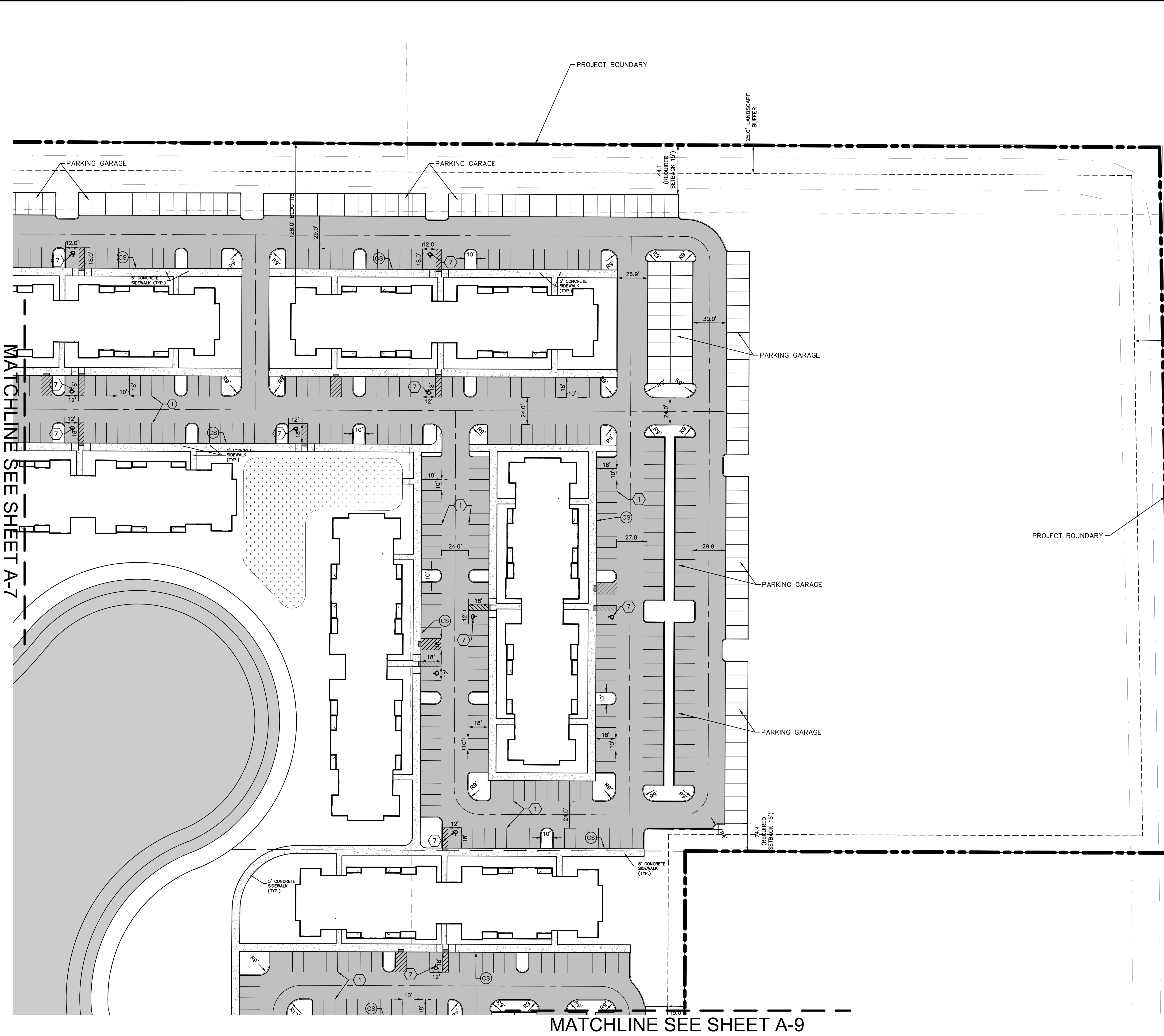
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 ANDREW J. PLUTA, P.E.  
 FLORIDA LICENSE NUMBER  
 92225  
 DATE: \_\_\_\_\_

KHA PROJECT  
 248035001  
 DATE  
 JUNE 2022  
 SCALE AS SHOWN  
 DESIGNED BY  
 DRAWN BY  
 CHECKED BY

**NOKOMIS GROVES  
 MULTI-FAMILY PHASE I & II**  
 PREPARED FOR  
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 CITY OF VENICE, FLORIDA  
 SHEET NUMBER  
**A-6**

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- LEGEND:**
- (C) TYPE "C" CURB
  - (R) REVOLVED TYPE "F" CURB (24")
  - (D) TYPE "D" CURB
  - (M) TYPE "M" CURB
  - (F) FLUSH CURB AND SIDEWALK
  - (CR) CURB RAMP
  - (T) 5' TRANSITION BETWEEN TWO TYPES OF CURB
  - (P) PARKING COUNT
  - (A) PROPOSED ASPHALT PAVEMENT (REFER TO PAVEMENT SECTION ON SHEET B-12)
  - (W) WATER SURFACE
  - (C) CONCRETE PAVEMENT

**SIGNAGE & PAVEMENT MARKING LEGEND**

- (1) 4" WIDE SOLID WHITE STRIPE
- (2) 4" WIDE SOLID BLUE STRIPE
- (3) 6" WIDE SOLID WHITE STRIPE (LANE LINE)
- (4) 12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK)
- (5) 24" WIDE SOLID WHITE LINE (STOP LINE)
- (6) 18" WIDE SOLID YELLOW LINE (GORE)
- (7) HANDICAP PARKING (SEE SHEET B-5 FOR DETAILS)
- (A) "STOP" SIGN & POST (R1-1, W/R, 30"x30")
- (B) 25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")
- (C) PEDESTRIAN CROSSING SIGN AND POST (W11-2, B/Y, 30"x30")
- (D) HANDICAP PARKING SIGN AND POST (R7-8)
- (E) "KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)

- NOTES:**
- ALL EDGE OF PAVEMENT RADII ARE 3', UNLESS OTHERWISE NOTED.
  - ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAIL ENG-1 ON SHEET B-5.

MATCHLINE SEE SHEET A-7

MATCHLINE SEE SHEET A-9

No.	REVISIONS	DATE	BY

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DATE JUNE 2022	FLORIDA LICENSE NUMBER 92225
SCALE AS SHOWN	DATE: _____
DESIGNED BY _____	CHECKED BY _____
DRAWN BY _____	

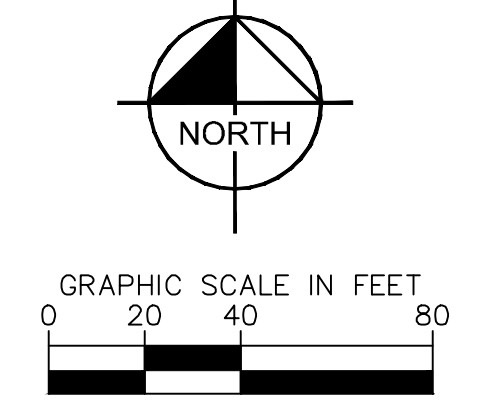
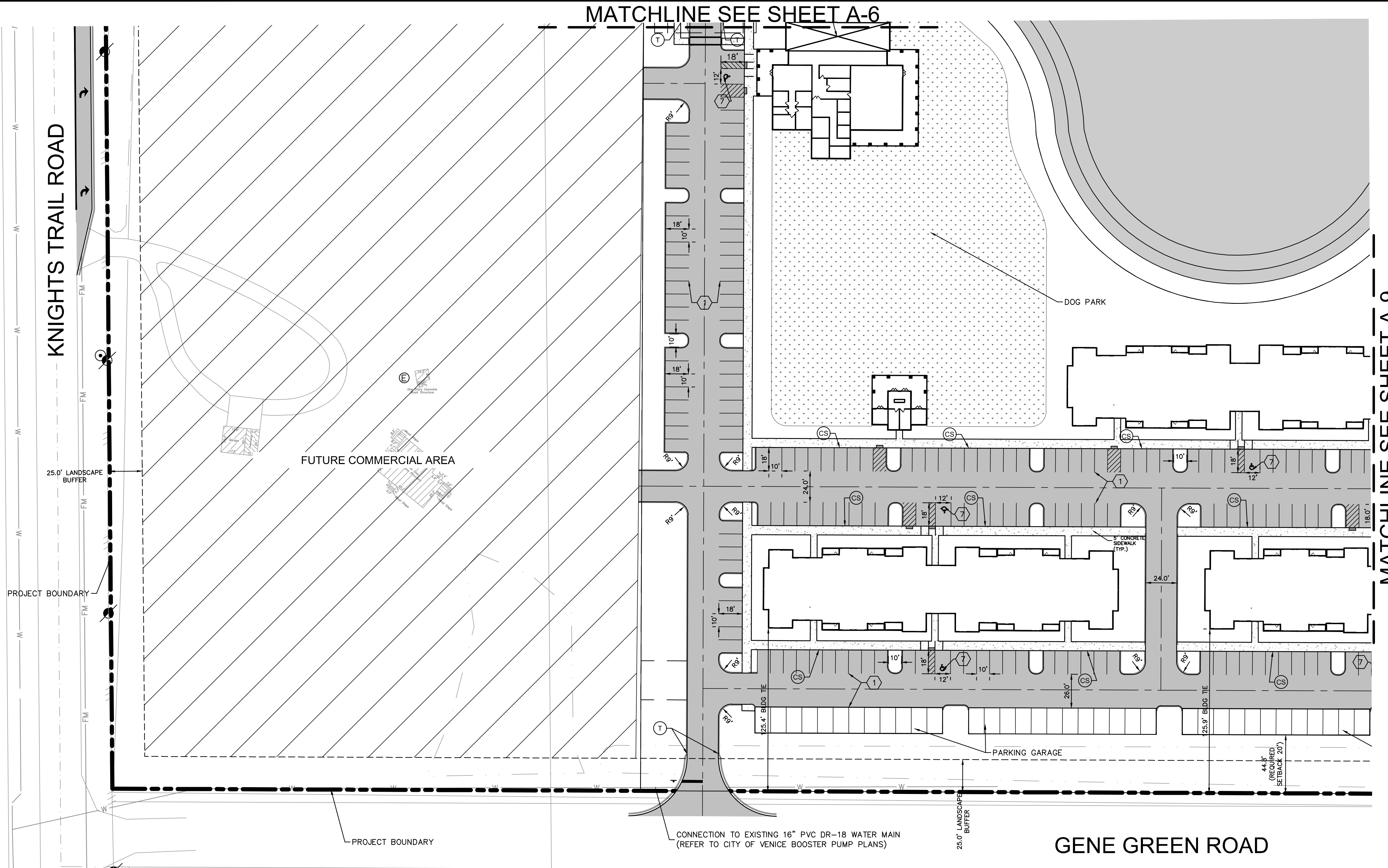
**SITE PLAN**

**NOKOMIS GROVES  
 MULTI-FAMILY PHASE I & II  
 PREPARED FOR  
 COMMERCIAL STREET PARTNERS, LLC**

CITY OF VENICE FLORIDA

SHEET NUMBER  
**A-7**

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**LEGEND:**

	TYPE "F" CURB
	REVOLVED TYPE "F" CURB (24")
	TYPE "D" CURB
	TYPE "M" CURB
	FLUSH CURB AND SIDEWALK
	CURB RAMP
	5' TRANSITION BETWEEN TWO TYPES OF CURB
	PARKING COUNT
	PROPOSED ASPHALT PAVEMENT (REFER TO PAVEMENT SECTION ON SHEET B-12)
	WATER SURFACE
	CONCRETE PAVEMENT

**SIGNAGE & PAVEMENT MARKING LEGEND**

	4' WIDE SOLID WHITE STRIPE
	4' WIDE SOLID BLUE STRIPE
	6' WIDE SOLID WHITE STRIPE (LANE LINE)
	12' WIDE SOLID WHITE LINE (STANDARD CROSSWALK)
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	HANDICAP PARKING (SEE SHEET B-5 FOR DETAILS)
	"STOP" SIGN & POST (R1-1, W/R, 30"x30")
	25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")
	PEDESTRIAN CROSSING SIGN AND POST (W11-2, B/Y, 30"x30")
	HANDICAP PARKING SIGN AND POST (R7-8)
	"KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)

**NOTES:**

- ALL EDGE OF PAVEMENT RADII ARE 3', UNLESS OTHERWISE NOTED.
- ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAIL ENG-1 ON SHEET B-5.

NO.	REVISIONS	DATE	BY

**Kimley >>> Horn**

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PHONE: 941-379-7600  
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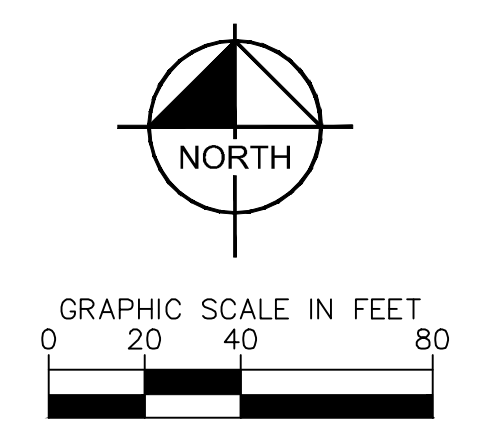
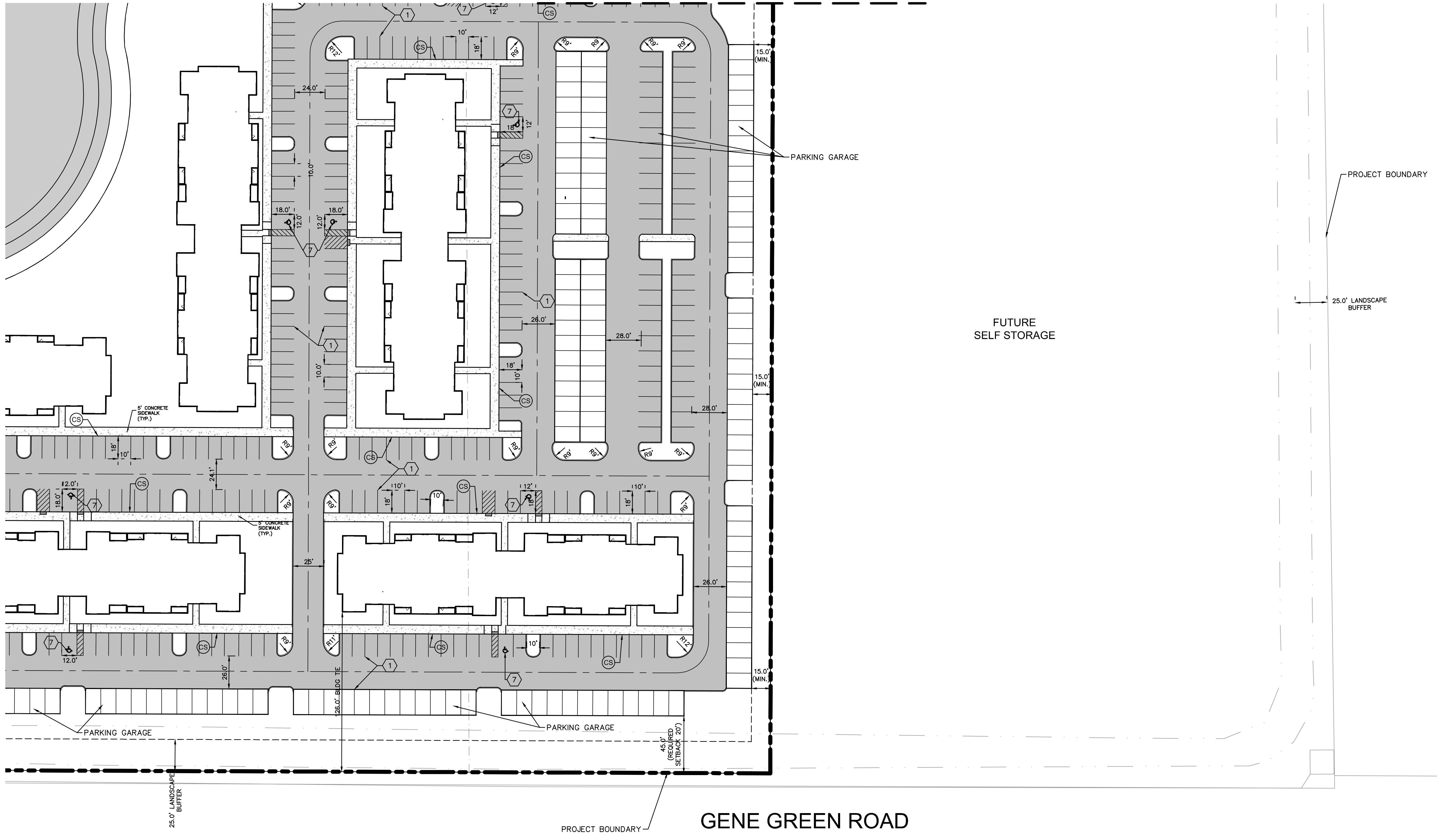
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LICENSED PROFESSIONAL	ANDREW J. PLUTA, P.E.
DATE	JUNE 2022
SCALE	AS SHOWN
DESIGNED BY	FLORIDA LICENSE NUMBER 92225
DRAWN BY	
CHECKED BY	
DATE:	

**SITE PLAN**

**NOKOMIS GROVES  
MULTI-FAMILY PHASE I & II  
PREPARED FOR  
COMMERCIAL STREET PARTNERS, LLC**

FLORIDA  
CITY OF VENICE

MATCHLINE SEE SHEET A-7



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KHA PROJECT  
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 DRAWN BY  
 CHECKED BY

**SITE PLAN**

NOKOMIS GROVES  
 MULTI-FAMILY PHASE I & II  
 PREPARED FOR  
 COMMERCIAL STREET PARTNERS, LLC  
 FLORIDA  
 CITY OF VENICE

SHEET NUMBER  
**A-9**

- LEGEND:**
- (F) TYPE "F" CURB
  - (RF) REVOLVED TYPE "F" CURB (24")
  - (D) TYPE "D" CURB
  - (M) TYPE "M" CURB
  - (CS) FLUSH CURB AND SIDEWALK
  - (CR) CURB RAMP
  - (T) 5' TRANSITION BETWEEN TWO TYPES OF CURB
  - (#) PARKING COUNT
  - PROPOSED ASPHALT PAVEMENT (REFER TO PAVEMENT SECTION ON SHEET B-12)
  - WATER SURFACE
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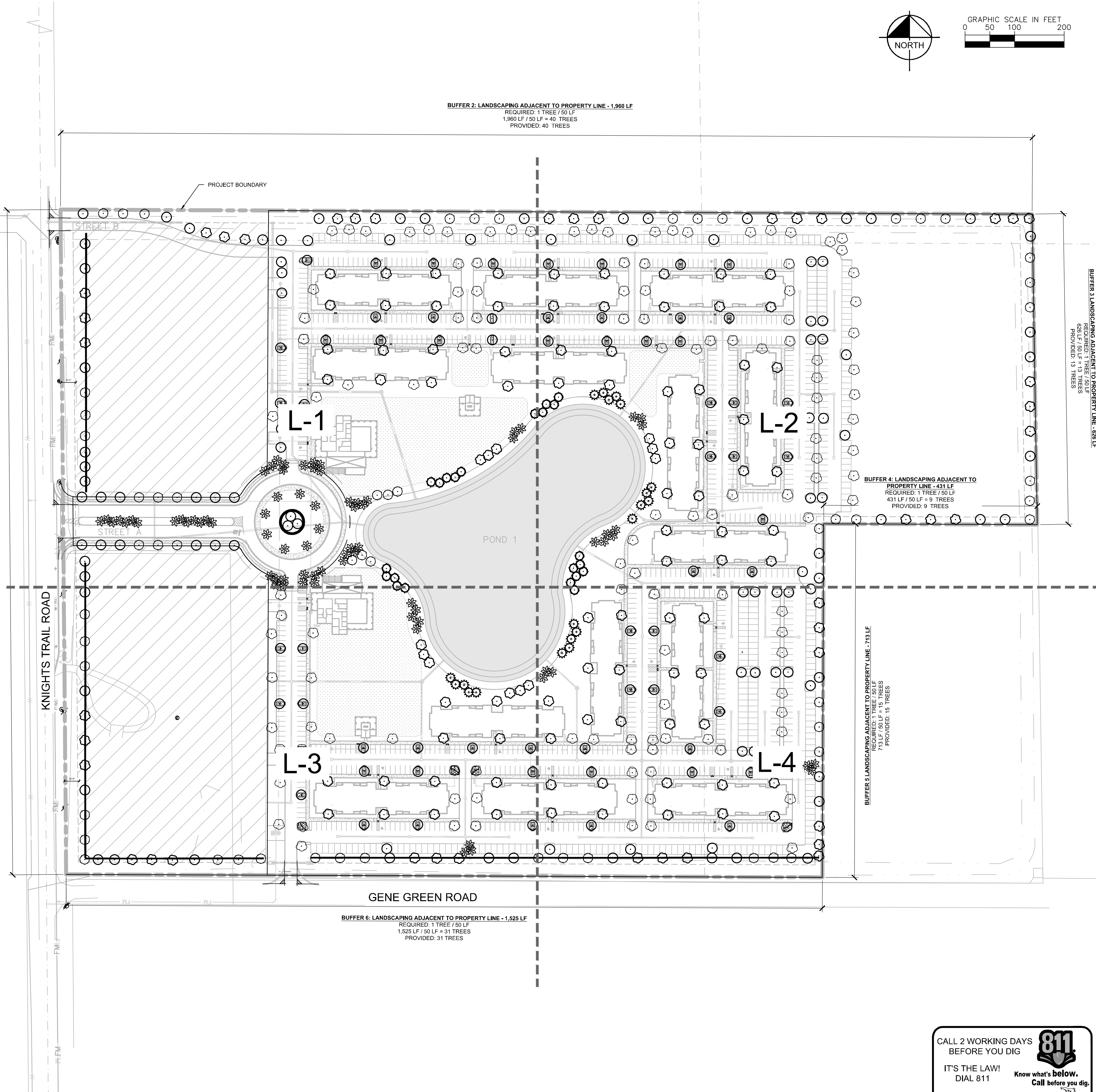
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Plotted By: Mawn, Erik Sheet: Sst-Kha\_Layout: L-0 June 08, 2022 04:11:13pm K:\SAR\_Civil\248035001-Nokomis Groves Final\CAD\PlanSheets\Special Exception Plans\L-0 OVERALL LANDSCAPE PLAN.dwg  
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LANDSCAPE CALCULATIONS PER CITY OF VENICE LAND DEVELOPMENT CODE		
	REQUIRED	PROVIDED
PLANT MATERIAL	TREES 3" CALIPER MIN., 10' HT MIN., 4' SPREAD MIN.  SHRUBS 2' HT MIN. SCREENING HEDGES SHALL BE SPACED NO MORE THAN 30" O.C.	REFER TO PLANT SCHEDULE, SHEET L-5
SEC. 86-431 LANDSCAPING ADJACENT TO PUBLIC R.O.W.	*SEE BUFFER CALLOUTS	*SEE BUFFER CALLOUTS
SEC. 86-436 INTERIOR LANDSCAPING	10 SF OF INTERIOR LANDSCAPING PER PARKING SPACE 786 PARKING SPACES X 10 SF = 7,860 SF LANDSCAPING  10 SF OF LANDSCAPED AREA FOR EACH 500 SF OF VUA (IN ADDITION TO PARKING SPACES) 474,319 SF OF VUA / 500 SF X 10 SF = 9,486 SF LANDSCAPING  1 TREE PER 100 SF OF REQUIRED VUA LANDSCAPED AREA 9,486 SF OF REQUIRED AREA / 100 SF = 94 TREES	9,072 SF SHRUB AND GROUND COVER OVER 10,682 SF VUA SOD AREA  94 VUA TREES
SEC. 86-438 TREE MITIGATION AND REPLACEMENT	40 TREE INCHES PER ACRE OF PROJECT AREA (EXCLUDING WETLAND AREAS)  PROJECT AREA: 53.3 ACRES X 40" / ACRE = 2,132 INCHES ± 0 INCHES (REMOVED 0" HERITAGE TREE) 2,132 TOTAL INCHES	534 - 4" CAL TREES = 2,136" 77 PALMS / 3 = 26 TREE CREDITS @ 2.5" CAL = 65"  560 TREES (2,201 INCHES)
SEC. 118.12 MASTER TREE SPECIES LIST	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")  NO MORE THAN 25% OF REQUIRED TREES SHALL BE PINE	100% LARGE/MEDIUM TREES  168 / 611 = 27% OAKS  77 PALMS / 3 = 26 TREE CREDITS @ 2.5" CAL = 65" / 2132" = 3% PALMS
SEC. 118-12		

- NOTES:**
- REFER TO SHEETS L-5 AND L-6 FOR PLANT SCHEDULE, LANDSCAPE SPECIFICATIONS AND 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.
  - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
  - ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
  - SOD ALL AREAS OF DISTURBANCE WITH BAHIA (PASPALUM NOTATUM), AND HAND WATER TURF THROUGH ESTABLISHMENT IN ACCORDANCE WITH LANDSCAPE SPECIFICATIONS.
  - PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE INSTALLED TO PROVIDE 100% UNIFORM COVERAGE FOR ALL CODE REQUIRED LANDSCAPE.

BUFFER 1: LANDSCAPING ADJACENT TO PROPERTY LINE - 1,281 LF  
 1,281 LF / 50 LF = 26 TREES  
 PROVIDED: 26 TREES



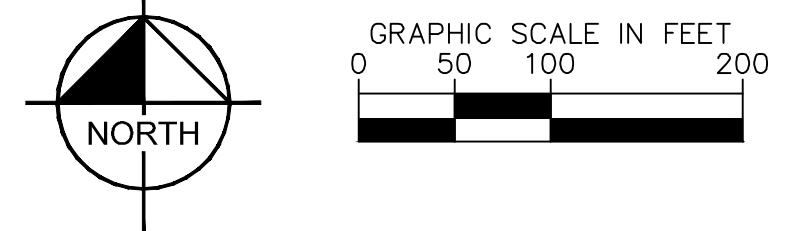
BUFFER 2: LANDSCAPING ADJACENT TO PROPERTY LINE - 1,960 LF  
 REQUIRED: 1 TREE / 50 LF  
 1,960 LF / 50 LF = 40 TREES  
 PROVIDED: 40 TREES

BUFFER 4: LANDSCAPING ADJACENT TO PROPERTY LINE - 431 LF  
 REQUIRED: 1 TREE / 50 LF  
 431 LF / 50 LF = 9 TREES  
 PROVIDED: 9 TREES

BUFFER 5: LANDSCAPING ADJACENT TO PROPERTY LINE - 713 LF  
 713 LF / 50 LF = 15 TREES  
 PROVIDED: 15 TREES

BUFFER 6: LANDSCAPING ADJACENT TO PROPERTY LINE - 1,525 LF  
 REQUIRED: 1 TREE / 50 LF  
 1,525 LF / 50 LF = 31 TREES  
 PROVIDED: 31 TREES

BUFFER 3: LANDSCAPING ADJACENT TO PROPERTY LINE - 628 LF  
 REQUIRED: 1 TREE / 50 LF  
 628 LF / 50 LF = 13 TREES  
 PROVIDED: 13 TREES



NO.	REVISIONS	DATE

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 PHONE: 941-379-7600  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

KHA PROJECT	248035001
DATE	APRIL 2022
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	EMD
DATE	6/8/2022

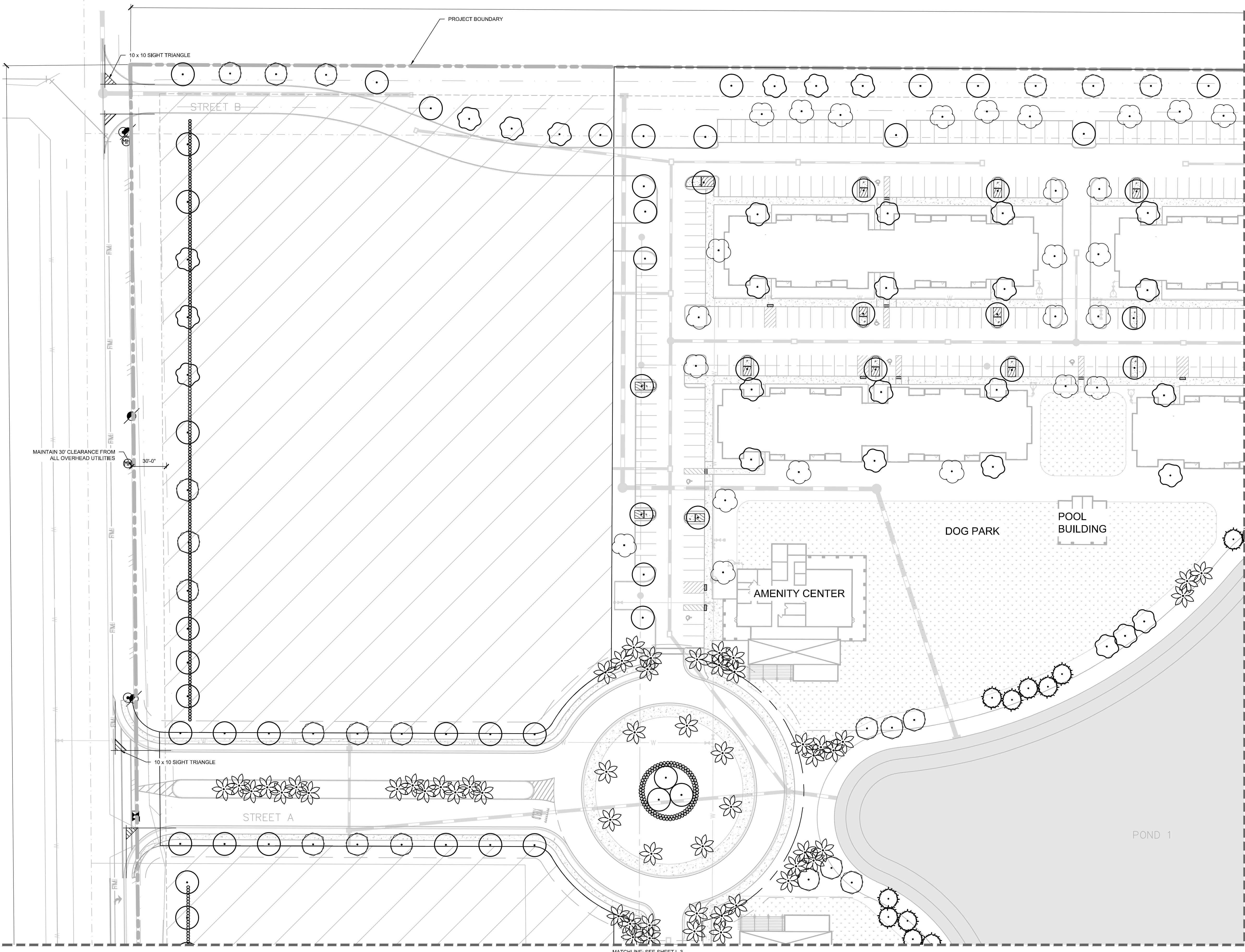
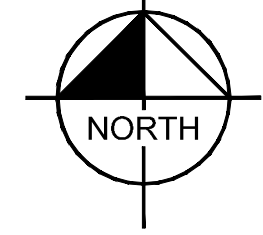
**OVERALL  
LANDSCAPE PLAN**

**NOKOMIS GROVES**  
 PREPARED FOR  
**COMMERCIAL STREET  
PARTNERS, LLC**  
 CITY OF VENICE, FLORIDA

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Plotted By: Mawn, Erik Sheet Set: kha\_Layout: L-1 June 08, 2022 04:11:18pm K:\SAR\_Civil\248035001-Nokomis Groves Preplot\CAD\PlanSheets\Special Exception Plans\L-0 OVERALL LANDSCAPE PLAN.dwg  
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**BUFFER 2: LANDSCAPING ADJACENT TO PROPERTY LINE - 1,960 LF**  
 REQUIRED: 1 TREE / 50 LF  
 1,960 LF / 50 LF = 40 TREES  
 PROVIDED: 40 TREES



**SYMBOL KEY**

TREES	COMMON NAME
	RED MAPLE
	SHADY LADY BLACK OLIVE
	SOUTHERN MAGNOLIA
	DENSA SLASH PINE
	SOUTHERN LIVE OAK
	CABBAGE PALMETTO
	BALD CYPRESS
SHRUBS	COMMON NAME
	RED TIP COCOPLUM
	SEA GRAPE
	FIREBUSH
	SWEET VIBURNUM
SHRUB AREAS	COMMON NAME
	GREEN ISLAND FIGUS
	BLUE PACIFIC SHORE JUNIPER
	IMPERIAL BLUE PLUMBAGO
	COONTIE

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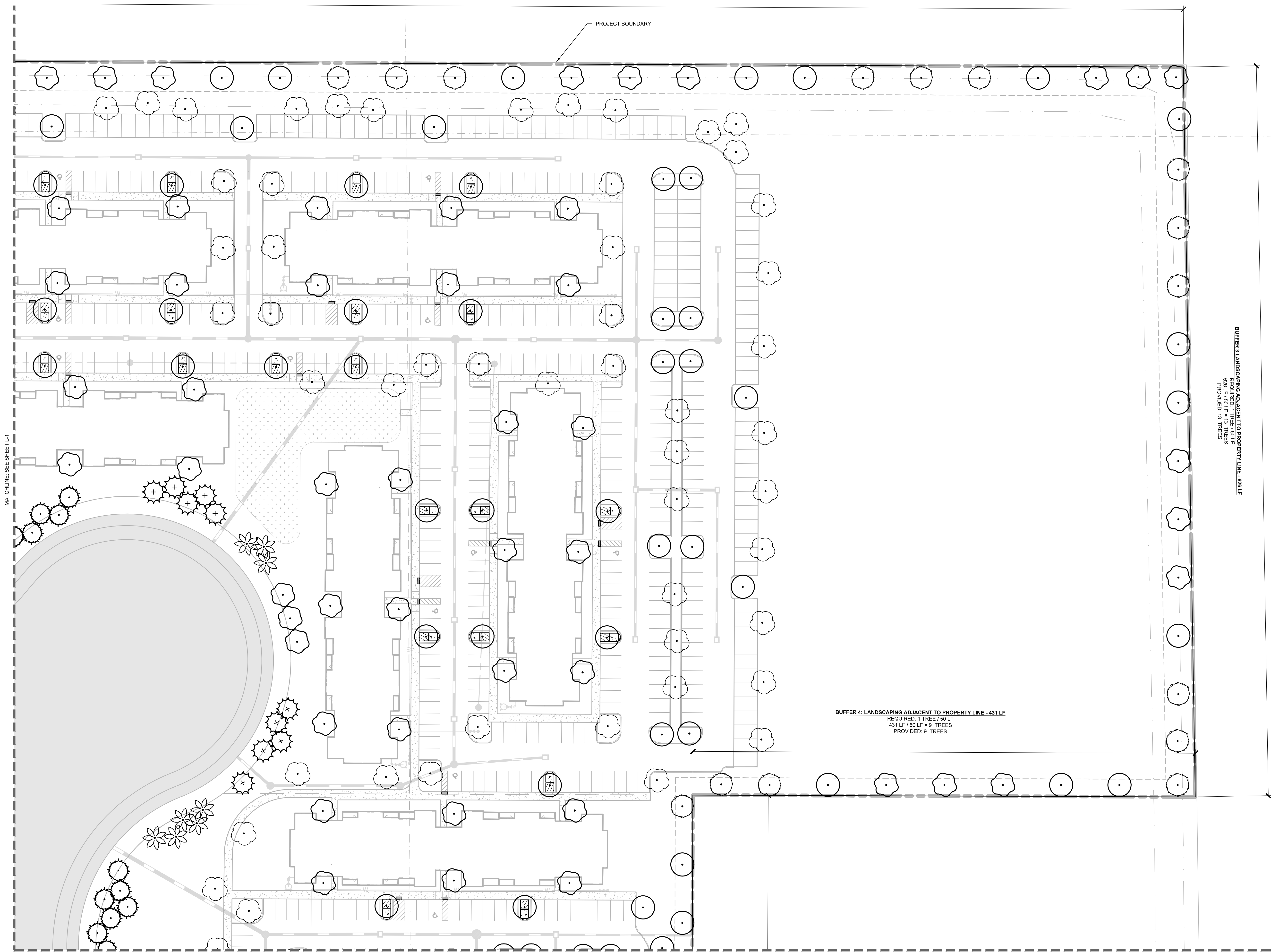
LICENSED PROFESSIONAL	EDWARD M DEAN
KHA PROJECT 248035001	DATE APRIL 2022
SCALE AS SHOWN	DESIGNED BY KHA
DRAWN BY KHA	CHECKED BY EMD
DATE: 6/8/2022	

**LANDSCAPE PLAN**

**NOKOMIS GROVES**  
 PREPARED FOR  
**COMMERCIAL STREET PARTNERS, LLC**  
 CITY OF VENICE, FLORIDA

SHEET NUMBER

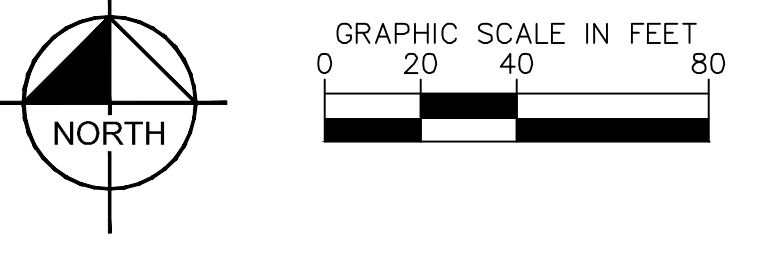
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**BUFFER 2: LANDSCAPING ADJACENT TO PROPERTY LINE - 1,960 LF**  
 REQUIRED: 1 TREE / 50 LF  
 1,960 LF / 50 LF = 40 TREES  
 PROVIDED: 40 TREES

**BUFFER 4: LANDSCAPING ADJACENT TO PROPERTY LINE - 431 LF**  
 REQUIRED: 1 TREE / 50 LF  
 431 LF / 50 LF = 9 TREES  
 PROVIDED: 9 TREES

**BUFFER 3: LANDSCAPING ADJACENT TO PROPERTY LINE - 626 LF**  
 REQUIRED: 1 TREE / 50 LF  
 626 LF / 50 LF = 13 TREES  
 PROVIDED: 13 TREES



**SYMBOL KEY**

TREES	COMMON NAME
	RED MAPLE
	SHADY LADY BLACK OLIVE
	SOUTHERN MAGNOLIA
	DENSA SLASH PINE
	SOUTHERN LIVE OAK
	CABBAGE PALMETTO
	BALD CYPRESS
	RED TIP COCOPLUM
	SEA GRAPE
	FIREBUSH
	SWEET VIBURNUM

SHRUBS	COMMON NAME
	GREEN ISLAND FIGUS
	BLUE PACIFIC SHORE JUNIPER
	IMPERIAL BLUE PLUMBAGO
	COONTIE

NO.	REVISIONS	DATE	BY

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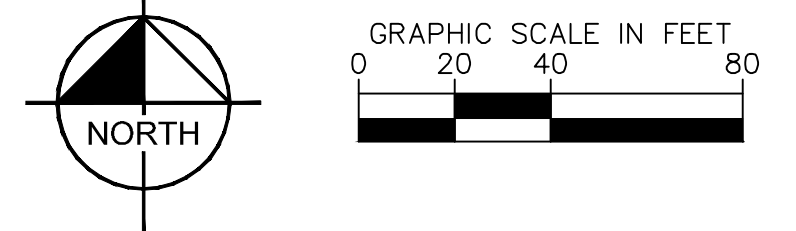
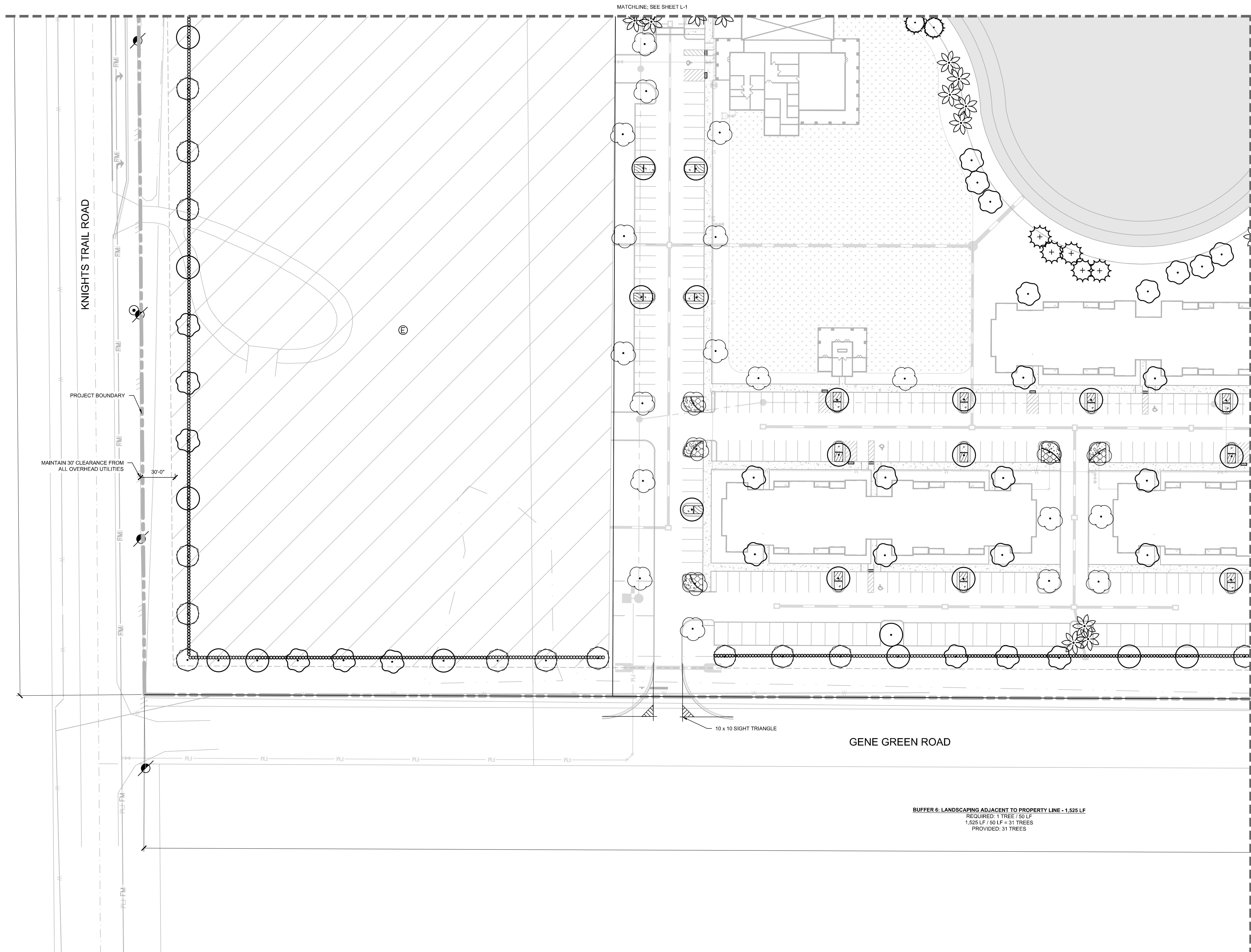
LICENSED PROFESSIONAL	EDWARD M DEAN
KHA PROJECT	248035001
DATE	APRIL 2022
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	EMD
DATE:	6/8/2022

**LANDSCAPE PLAN**

**NOKOMIS GROVES**  
 PREPARED FOR  
**COMMERCIAL STREET PARTNERS, LLC**  
 CITY OF VENICE, FLORIDA

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**SYMBOL KEY**

TREES	COMMON NAME
	RED MAPLE
	SHADY LADY BLACK OLIVE
	SOUTHERN MAGNOLIA
	DENSA SLASH PINE
	SOUTHERN LIVE OAK
	CABBAGE PALMETTO
	BALD CYPRESS
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	FIREBUSH
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SHRUB AREAS	COMMON NAME
	GREEN ISLAND FIGUS
	BLUE PACIFIC SHORE JUNIPER
	IMPERIAL BLUE PLUMBAGO
	COONTIE

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL	EDWARD M DEAN
KHA PROJECT	248035001
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DESIGNED BY	KHA
DRAWN BY	KHA
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DATE	6/8/2022

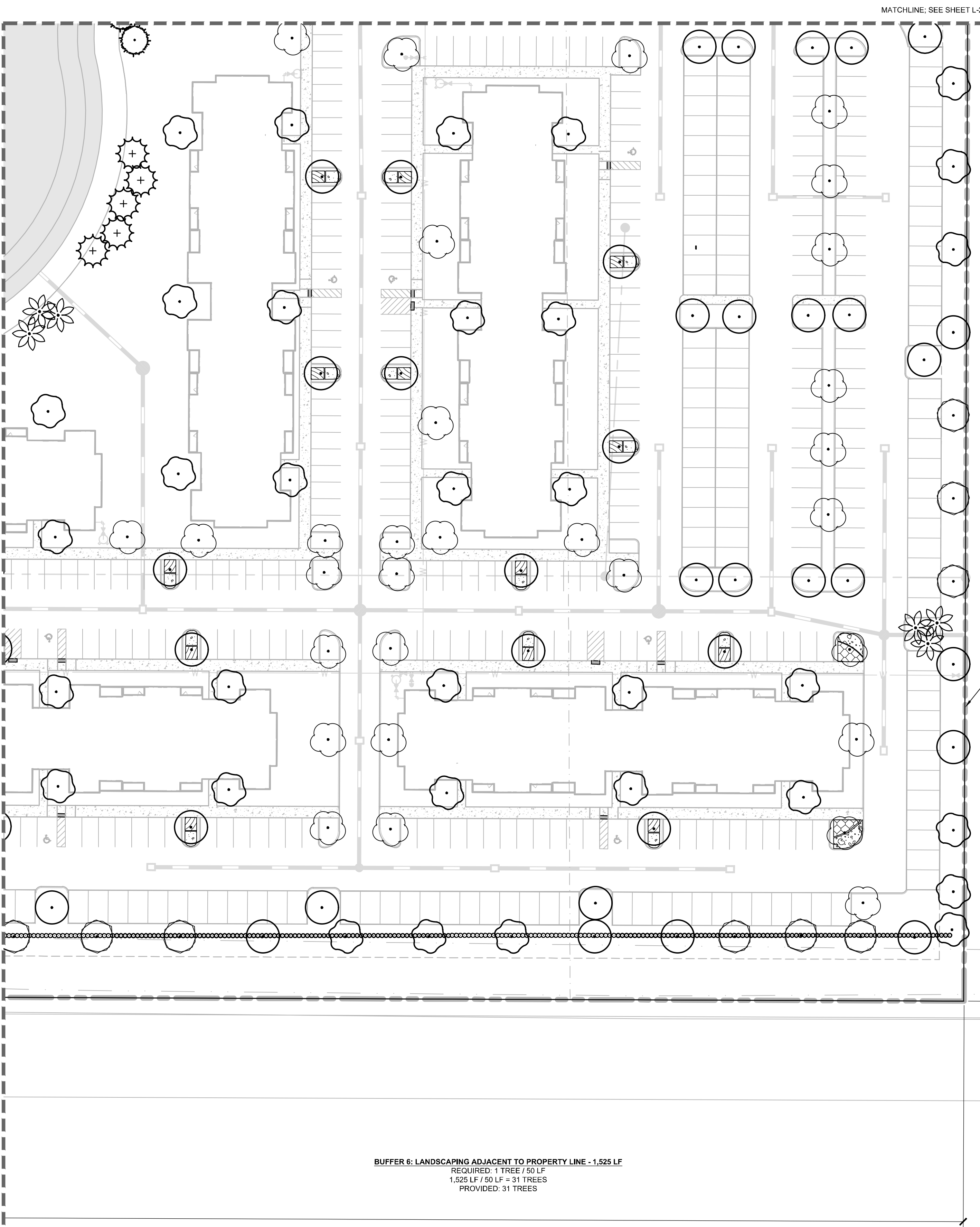
**LANDSCAPE PLAN**

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MATCHLINE - SEE SHEET L-3

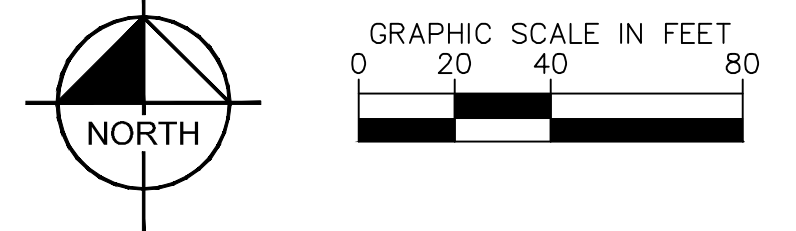


MATCHLINE, SEE SHEET L-2

**BUFFER 6: LANDSCAPING ADJACENT TO PROPERTY LINE - 1,525 LF**  
 REQUIRED: 1 TREE / 50 LF  
 1,525 LF / 50 LF = 31 TREES  
 PROVIDED: 31 TREES

**BUFFER 5: LANDSCAPING ADJACENT TO PROPERTY LINE - 713 LF**  
 REQUIRED: 1 TREE / 50 LF = 15 TREES  
 PROVIDED: 15 TREES

PROJECT BOUNDARY



**SYMBOL KEY**

TREES	COMMON NAME
	RED MAPLE
	SHADY LADY BLACK OLIVE
	SOUTHERN MAGNOLIA
	DENSA SLASH PINE
	SOUTHERN LIVE OAK
	CABBAGE PALMETTO
	BALD CYPRESS
SHRUBS	COMMON NAME
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LICENSED PROFESSIONAL	EDWARD M DEAN
KHA PROJECT	248035001
DATE	APRIL 2022
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	EMD
DATE:	6/8/2022

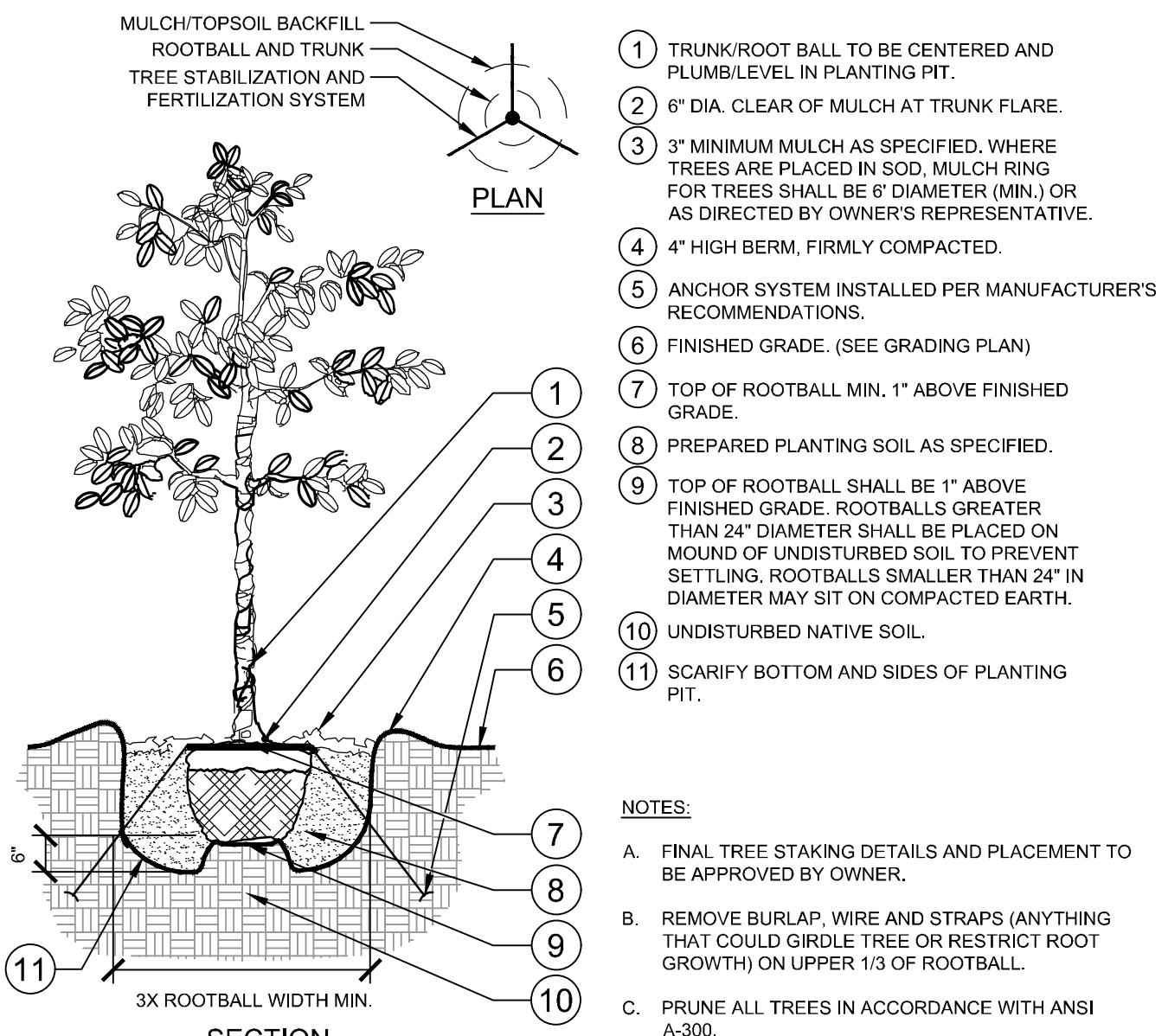
**LANDSCAPE PLAN**

**NOKOMIS GROVES**  
 PREPARED FOR  
**COMMERCIAL STREET PARTNERS, LLC**  
 CITY OF VENICE, FLORIDA

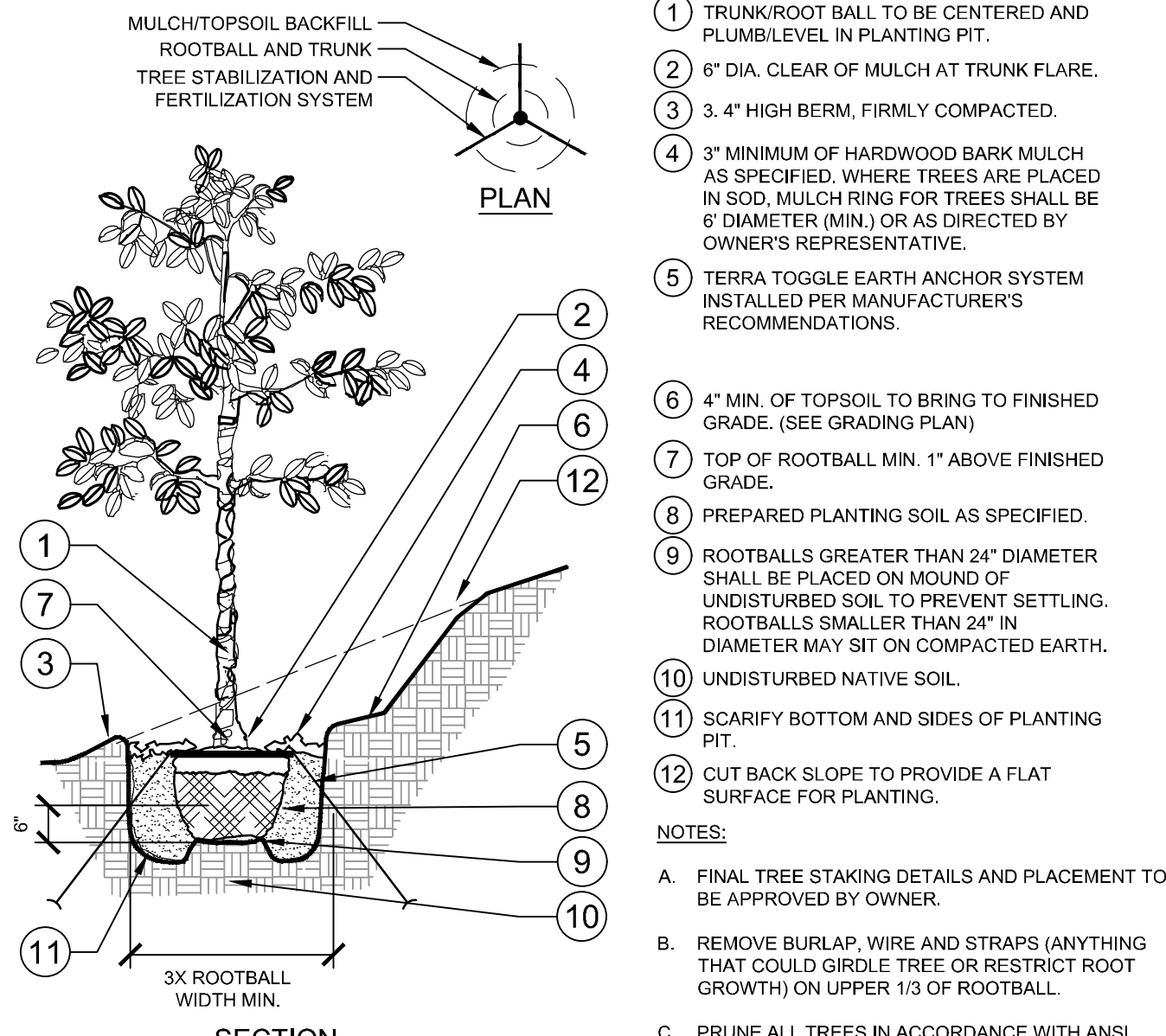
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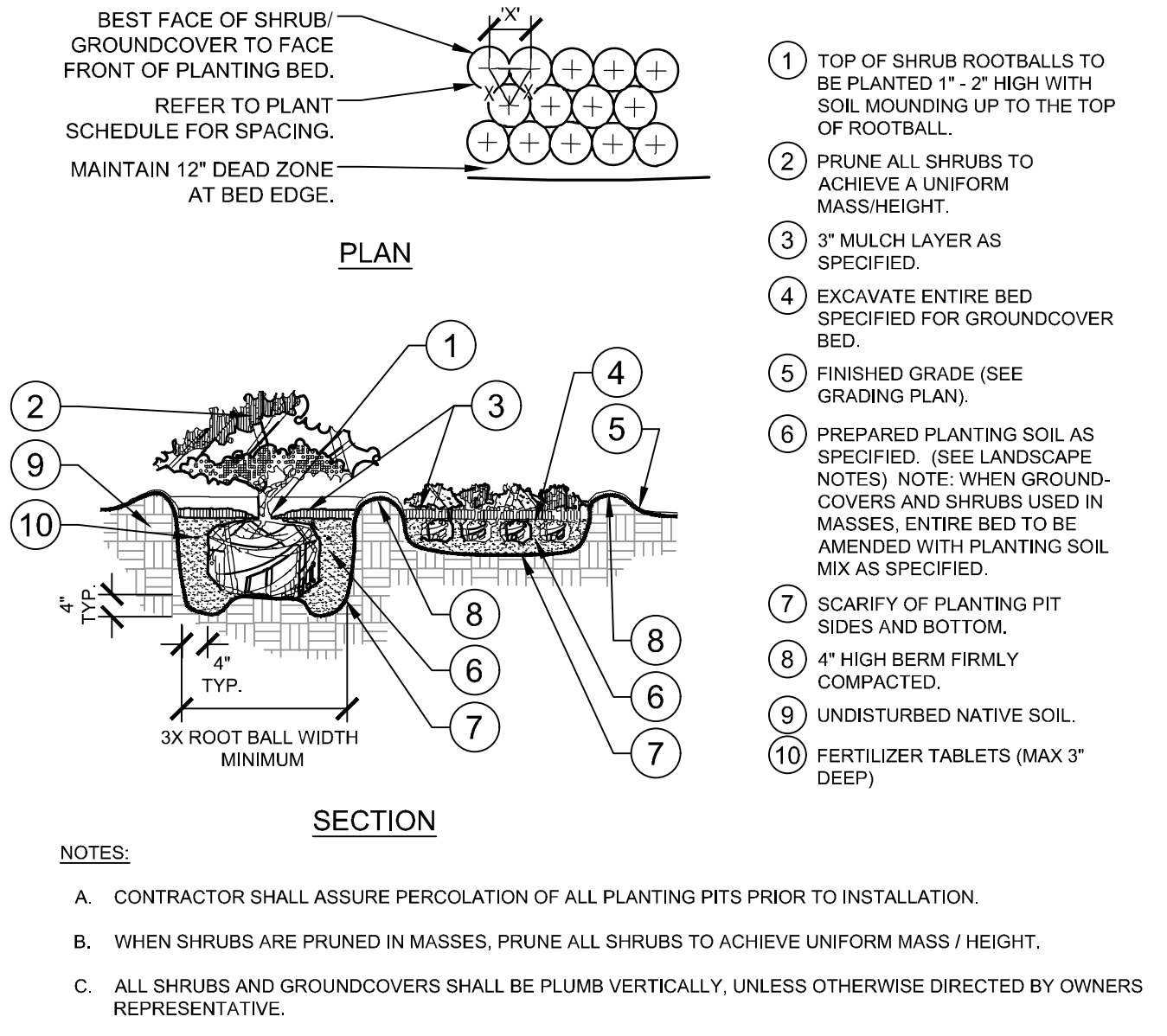
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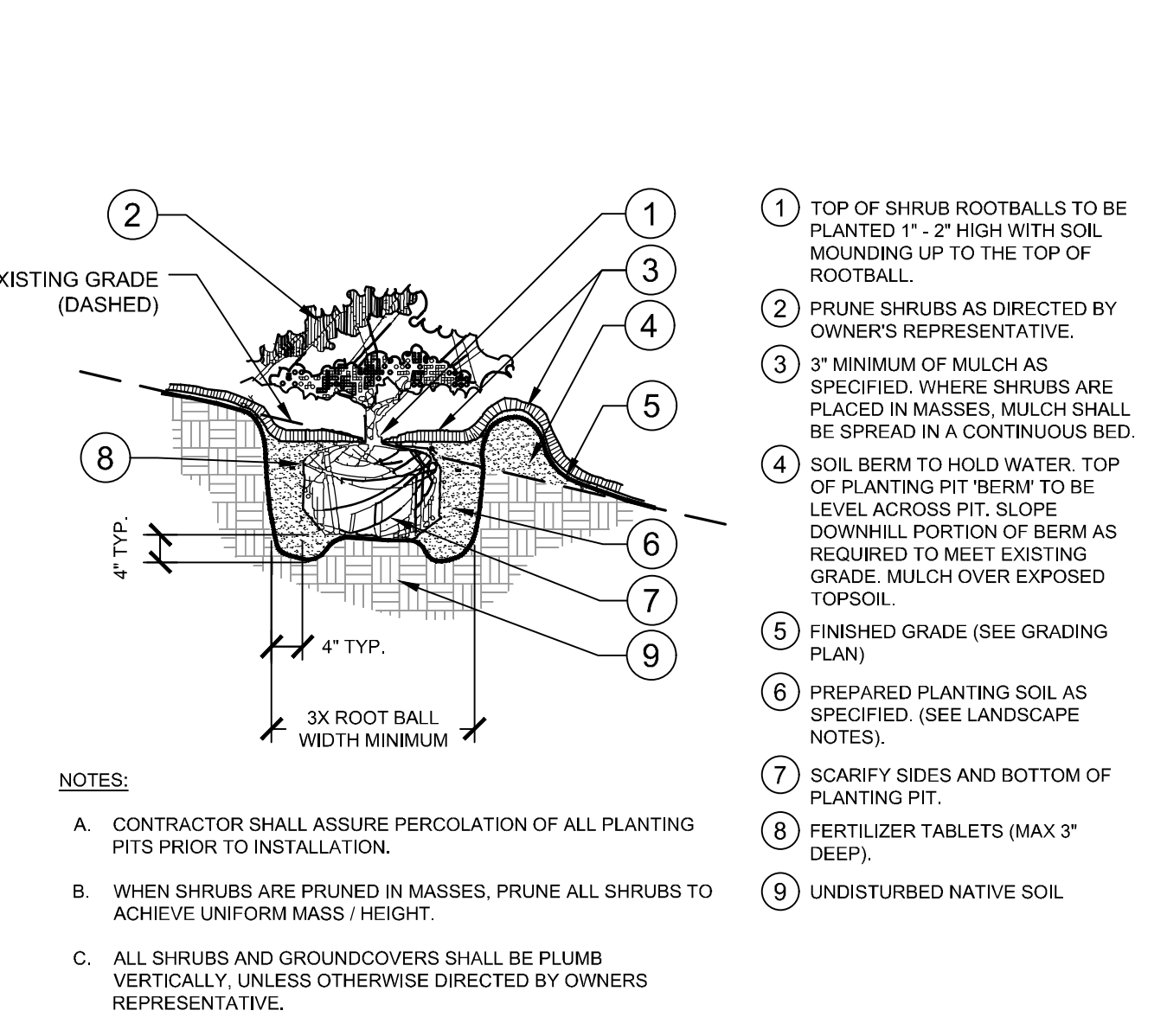
**1 TREE PLANTING**  
SECTION / PLAN  
148-035-001-02



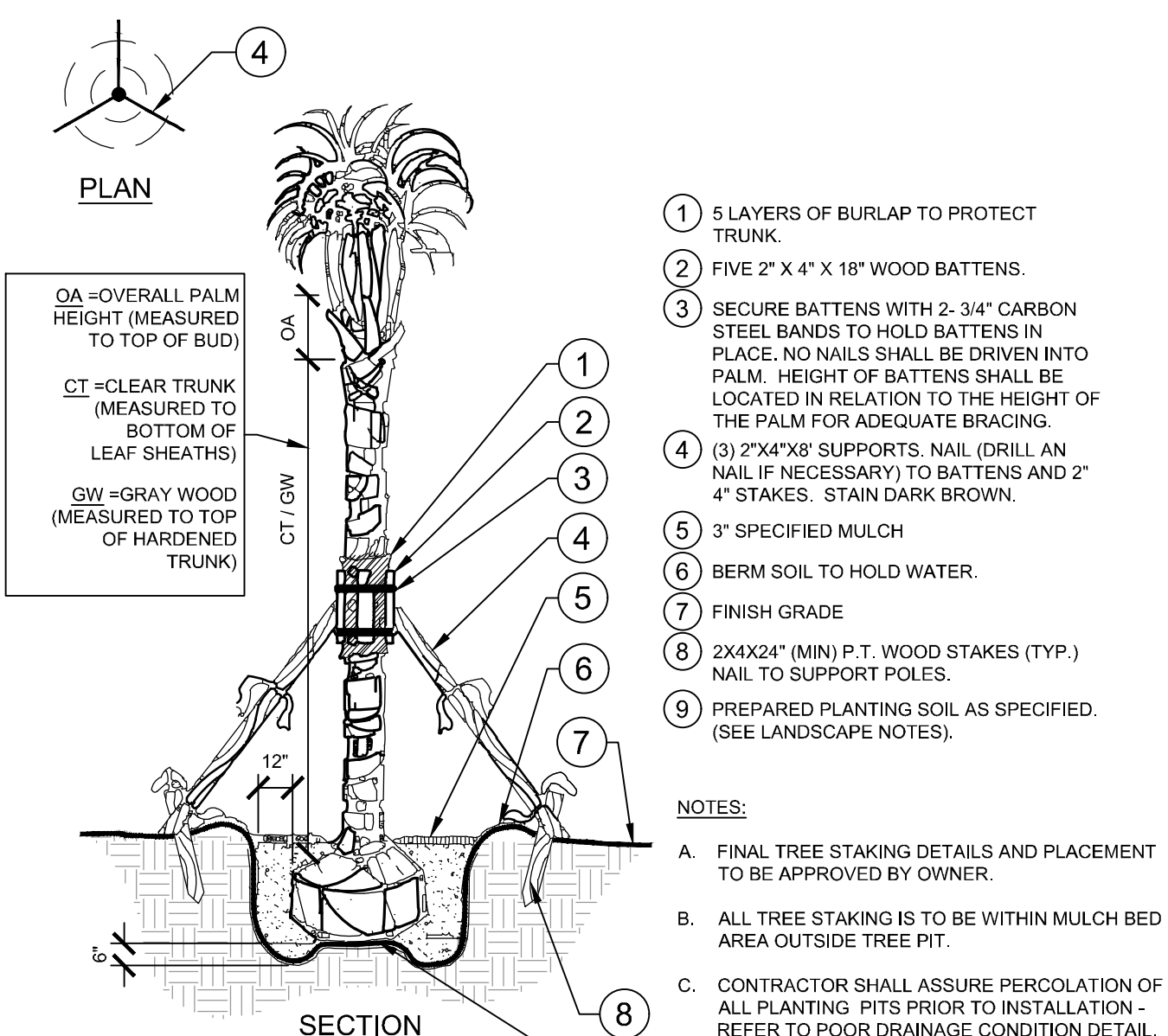
**2 TREE PLANTING ON A SLOPE**  
SECTION / PLAN  
148-035-001-03



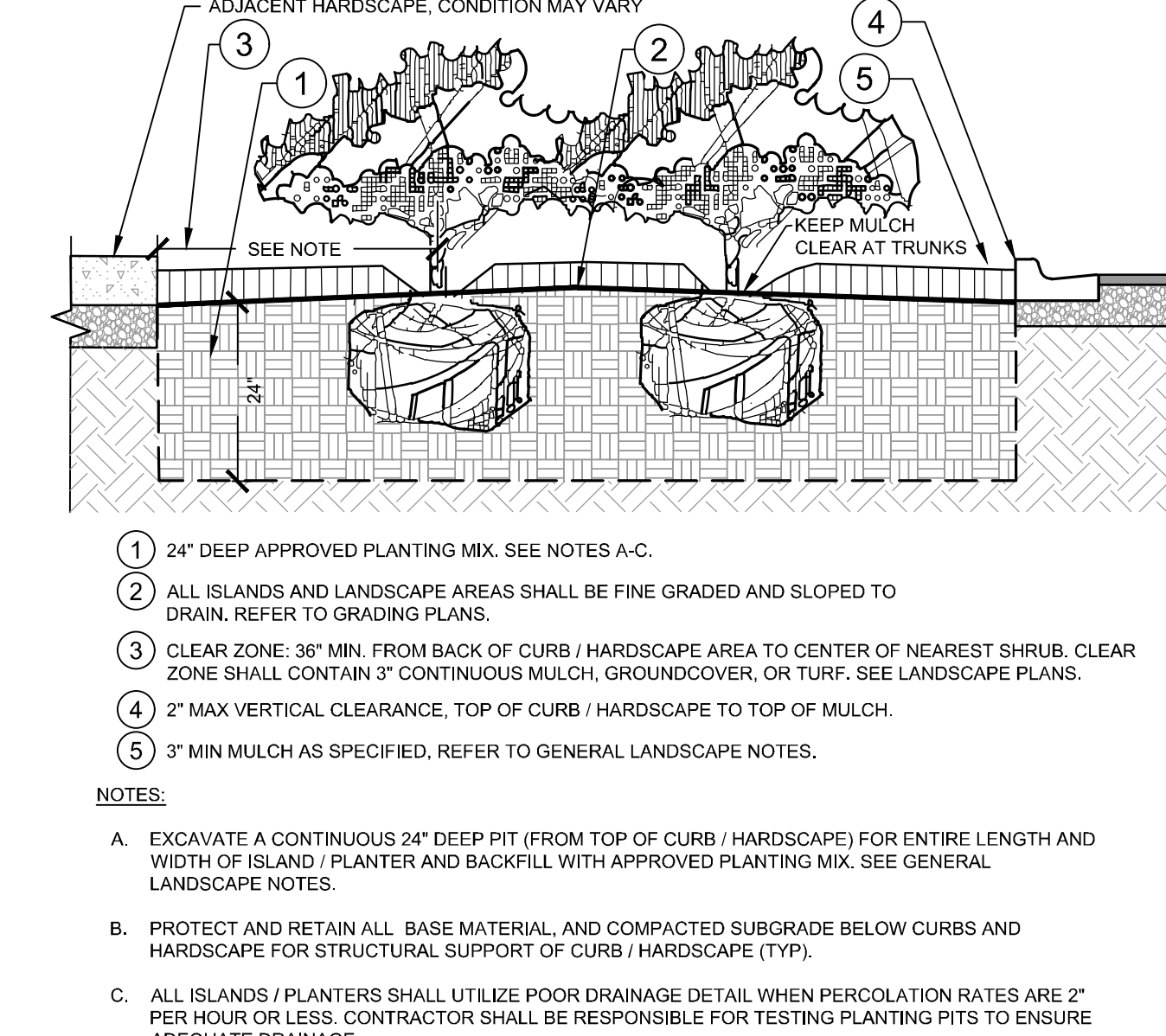
**3 SHRUB/GROUNDCOVER PLANTING**  
SECTION / PLAN  
148-035-001-04



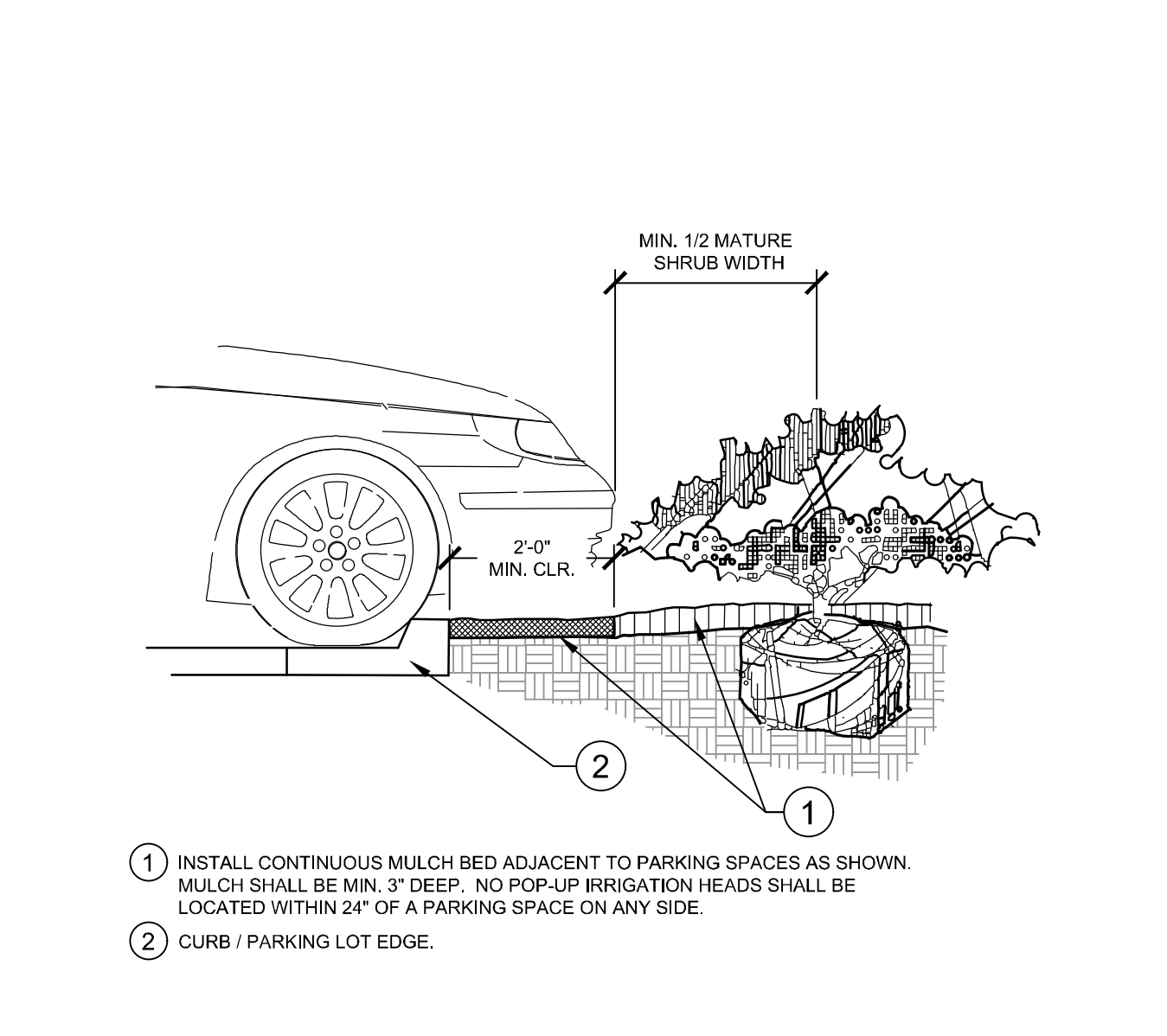
**4 SHRUB/GROUNDCOVER PLANTING ON A SLOPE**  
SECTION  
148-035-001-06



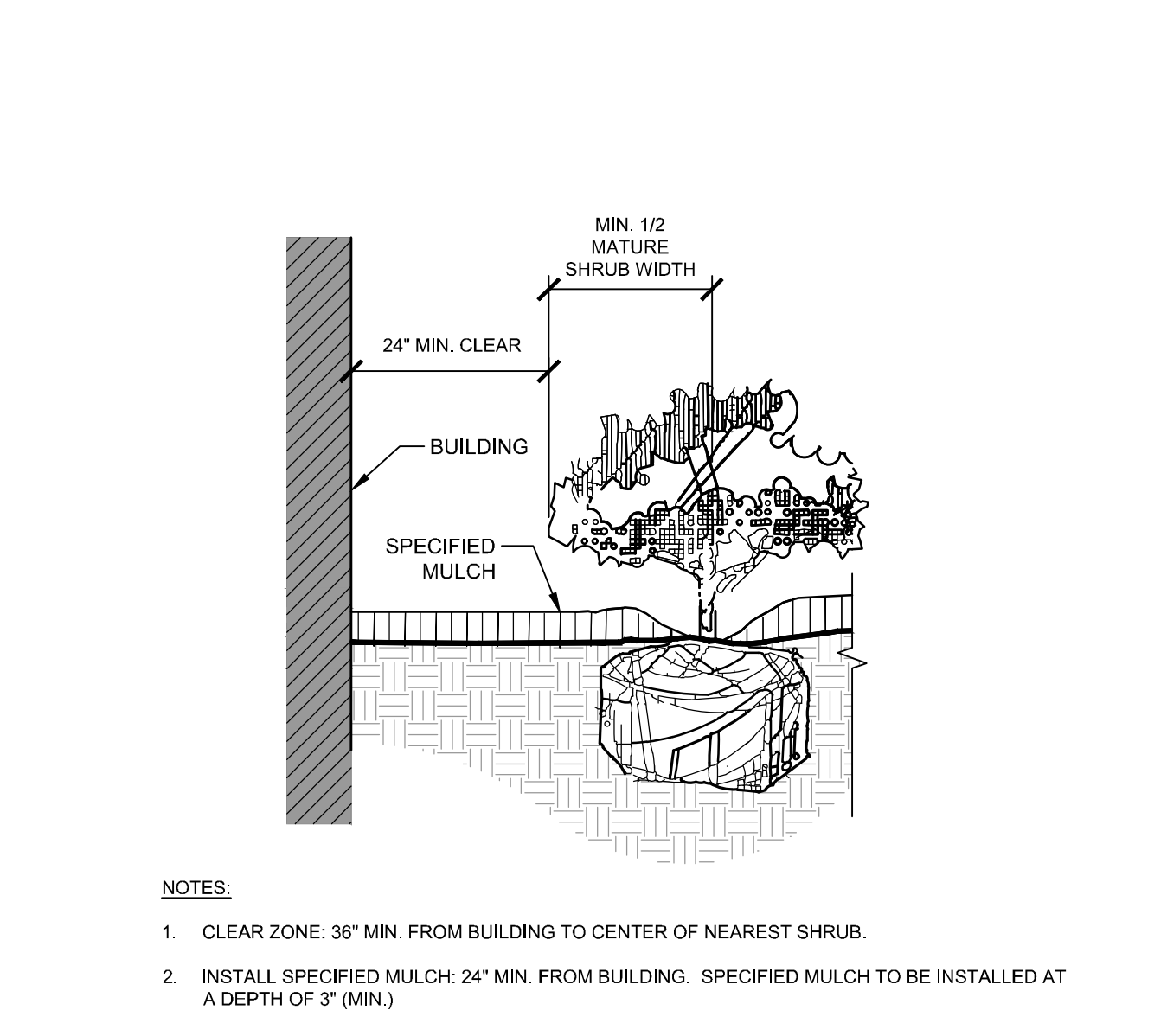
**5 PALM PLANTING**  
SECTION / PLAN  
148-035-001-12



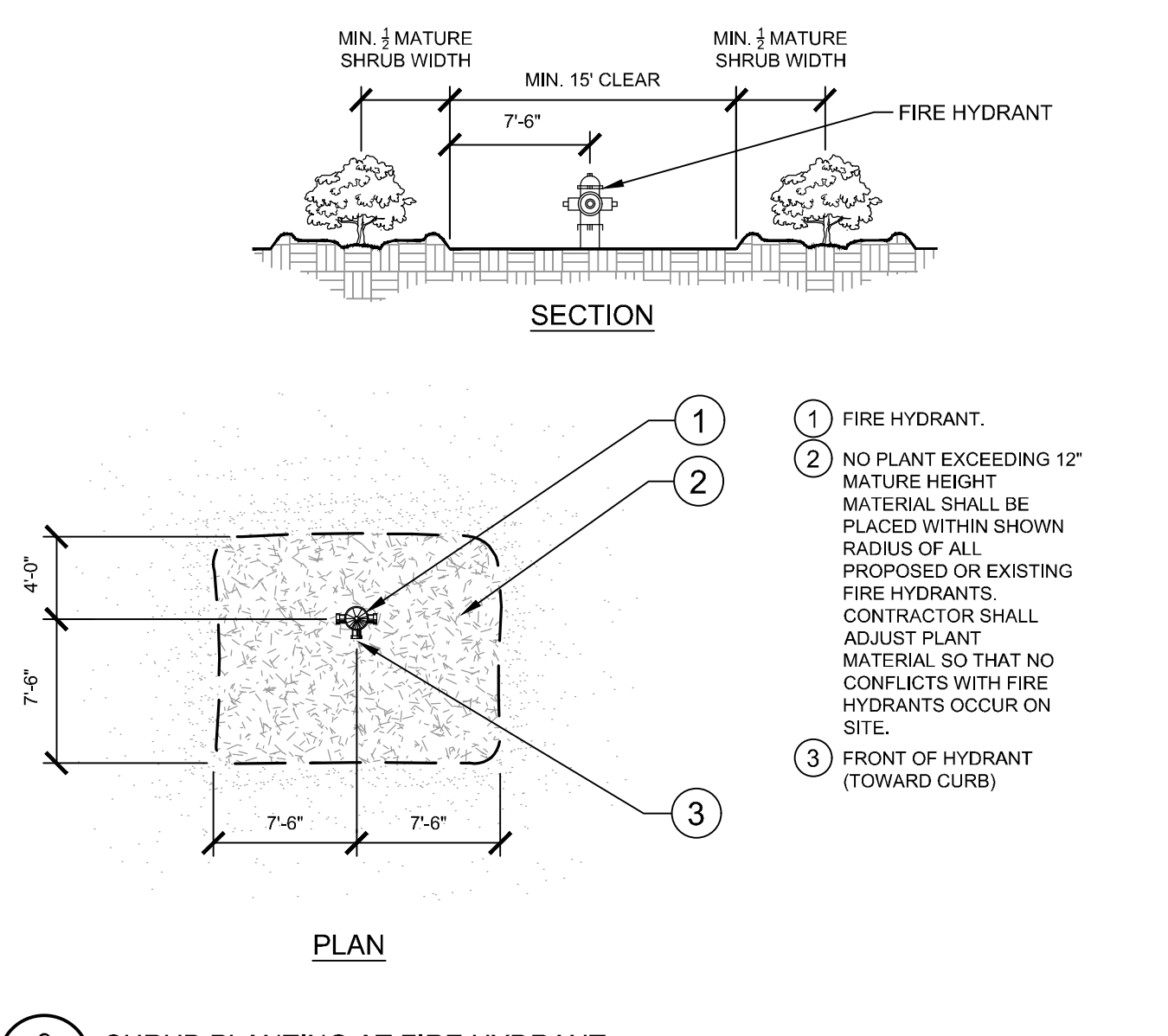
**6 PLANTED PARKING LOT ISLANDS/MEDIANS**  
SECTION  
148-035-001-05



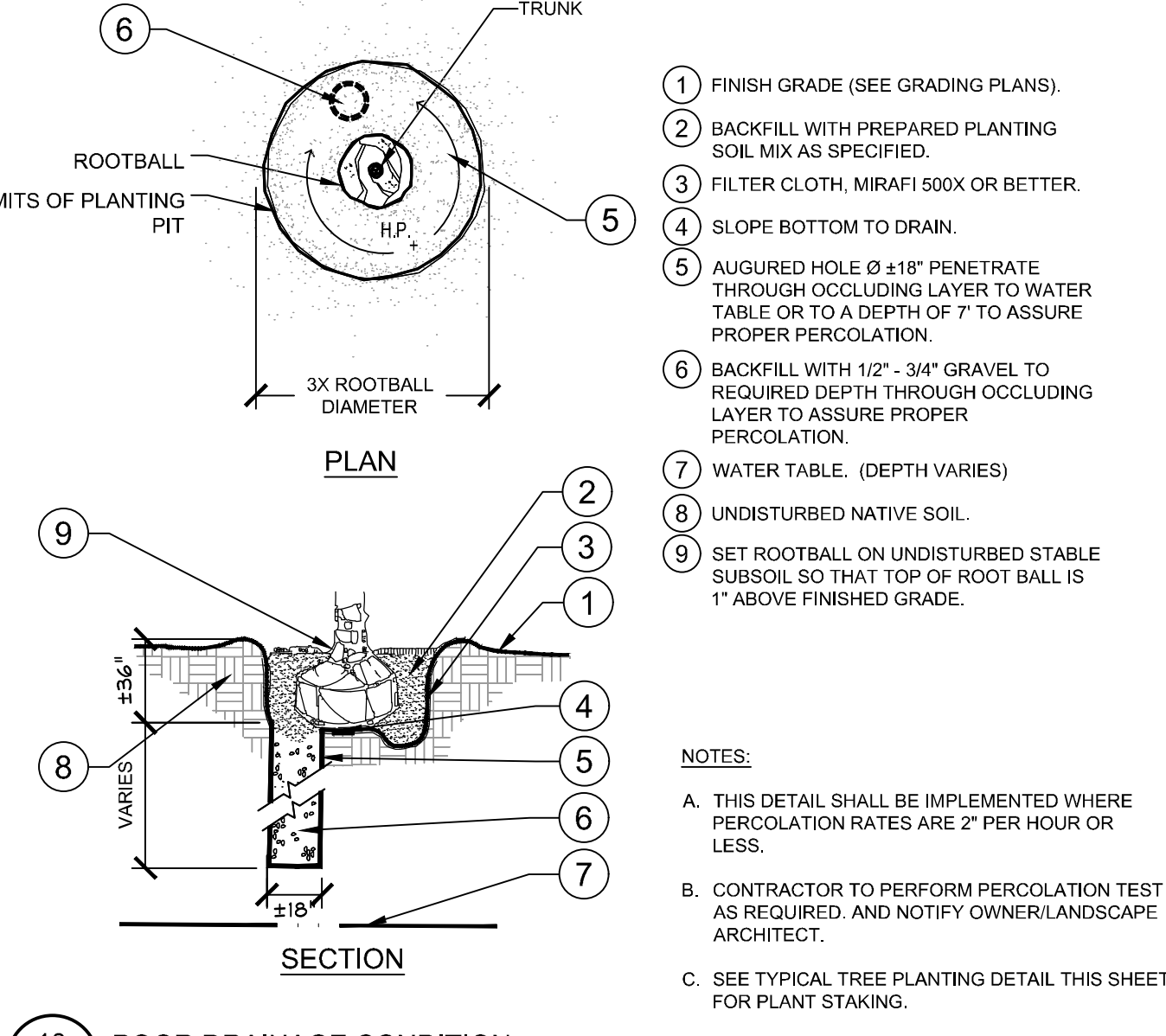
**7 PARKING SPACE/CURB PLANTING**  
SECTION  
148-035-001-08



**8 PLANTINGS ADJACENT TO BUILDINGS**  
SECTION  
148-035-001-07



**9 SHRUB PLANTING AT FIRE HYDRANT**  
SECTION / PLAN  
148-035-001-09



**10 POOR DRAINAGE CONDITION**  
SECTION / PLAN  
148-035-001-10

NO.	REVISIONS	DATE

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DESIGNED BY	KHA
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**LANDSCAPE DETAILS**

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