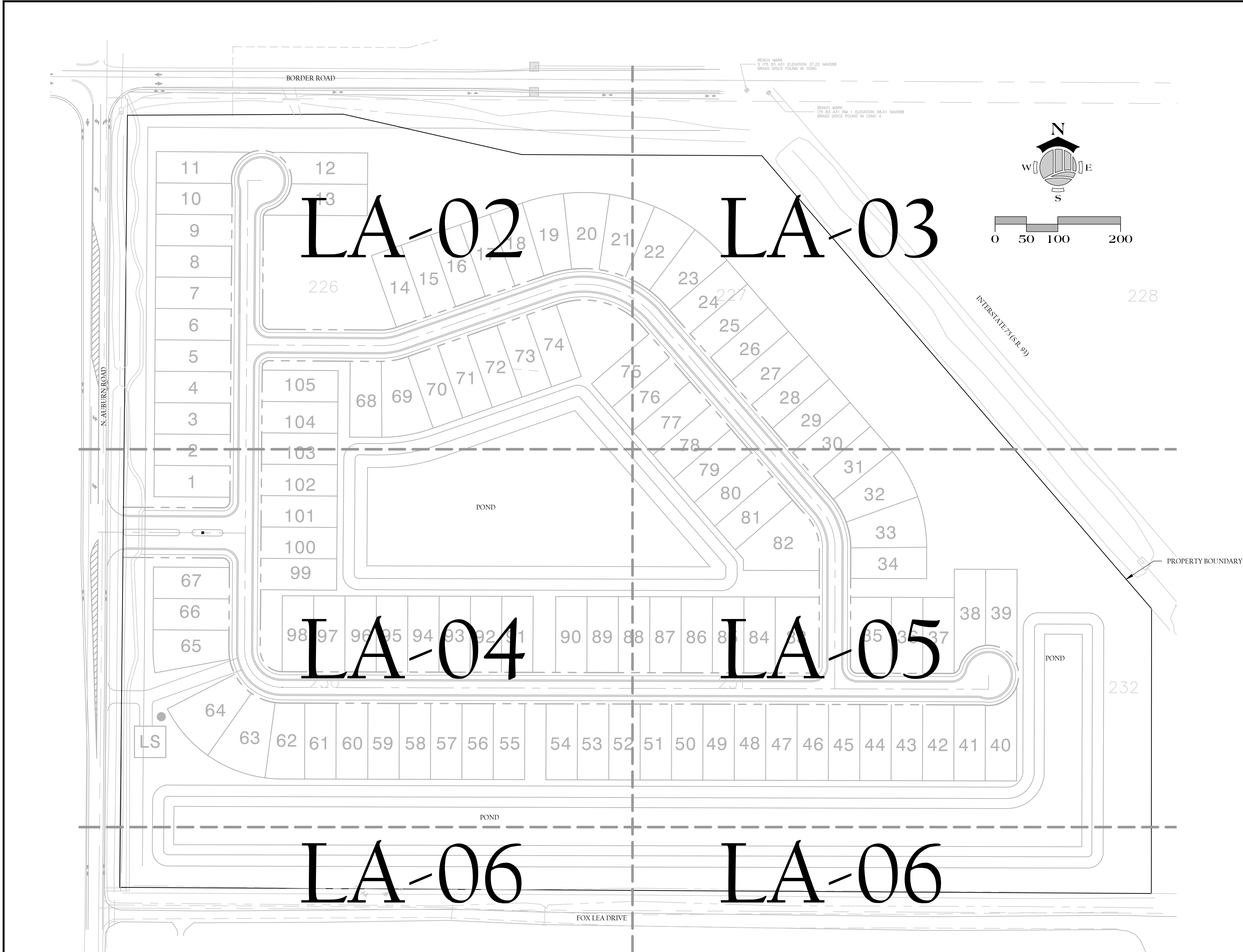


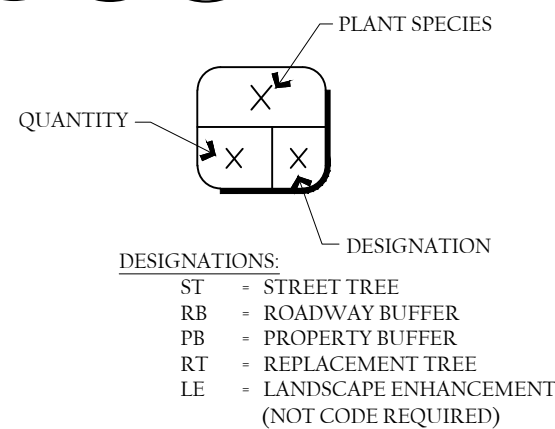


MASTER PLANT SCHEDULE

SYM	QTY	NATIVE	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
QV	60	Y	QUERCUS VIRGINIANA	CATHEDRAL LIVE OAK	14' HT, 4" SPR. 3" CAL
PP	69	Y	PINUS PALUSTRIS	LONG LEAF PINE	14' HT, 4" SPR. 3" CAL
SP	199	Y	SABAL PALMETTO	SABAL PALM	STG. HTS. 10', 14', 18' CT.
MG	135	Y	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	14' HT, 4" SPR. 3" CAL
VIB	351	N	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	MIN. 15 GAL., FULL
MYC	1289	Y	MYRICA CERIFERA	WAX MYRTLE	MIN. 15 GAL., FULL

NOTE:

- STREET TREES SHALL BE 1 PER 50 L.F. WITH ROOM FOR ADJUSTMENT FOR DRIVEWAY LOCATION AND SHALL MEET MINIMUM SPECIFIED FROM LAND DEVELOPMENT CODE.
- THERE IS ADEQUATE PLANTING AREA BETWEEN BACK OF CURB AND SIDEWALK FOR INSTALLATION OF THE STREET TREES. PROPOSED UTILITIES ARE NOT WITHIN THIS PLANTING AREA.
- IF TREES ADJACENT TO THE SOUTHERN PROPERTY BOUNDARY ARE REMOVED THEY SHALL BE REPLACED FOR A ONE TO ONE BASIS. (I.E. PINE FOR PINE, OAK FOR OAK) BRAZILIAN PEPPER OR OTHER EXOTIC WILL BE REPLACED WITH TREES OR SHRUBS WITH SIMILAR GROWTH HABIT. EXAMPLES INCLUDE WAX MYRTLE OR SIMPSON'S STOPPER IN PLACE OF BRAZILIAN PEPPER.



PLANT LABEL LEGEND

GENERAL IRRIGATION NOTES:

- ONE HUNDRED (100) PERCENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE REQUIRED. THIS SITE WILL UTILIZE WELL WATER.
- EXISTING PLANT COMMUNITIES AND ECOSYSTEMS MAINTAINED IN A NATURAL STATE DO NOT GENERALLY REQUIRE SUPPLEMENTAL IRRIGATION.
- RAIN OR MOISTURE SENSING SHUT-OFF DEVICES SHALL BE INSTALLED WITH ANY IRRIGATION SYSTEM. DRIP OR MICROJET IRRIGATION SHALL BE USED WHERE POSSIBLE. LOW TRAJECTORY SPRAY NOZZLES ARE ENCOURAGED.
- ALL IRRIGATION SYSTEMS SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE WATER NEEDS OF THE SYSTEM. STORMWATER REUSE, RECLAIMED WATER AND GREY WATER IRRIGATION SYSTEMS SHALL BE USED WHERE FEASIBLE. SHALLOW WELLS AND WET RETENTION/DETENTION PONDS SHALL ALSO BE USED AS AN ALTERNATIVE TO POTABLE WATER.
- AN IRRIGATION PLAN SHALL BE PROVIDED SHOWING THE LOCATION OF THE WATER SOURCE AND SIZE OF WELL (IF APPLICABLE), BACKFLOW PREVENTER (IF APPLICABLE), THE LOCATION OF IRRIGATION HEADS, DRIP LINES, WATER LINES OR OTHER ITEMS THAT WILL SHOW THAT ONE HUNDRED (100) PERCENT AUTOMATIC IRRIGATION IS SERVING ALL REQUIRED LANDSCAPE AREAS ON THE PLAN.
- THE LANDSCAPE PLANS SHALL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE # 2001-081.

TREE REMOVAL / REPLACEMENT

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

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

627 TREES PROVIDED (SHOWN ON PLANS)
236 EXISTING TREES PROVIDED*
= 863 TREES

- *EXISTING NATIVE TREES (IN HEALTHY CONDITION) WHICH REMAIN ON SITE, COUNT TOWARDS TOTAL NUMBER REQUIRED.
- * EXISTING TREE CALCULATION PROVIDED BY OTHERS.

PERIMETER ROADWAY BUFFERS

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

- DIMENSIONS: REQUIRED LANDSCAPE BUFFERS ARE DEPICTED ON THE FOLLOWING GRAPHICS ALONG PROPERTY PERIMETER BOUNDARIES AND BETWEEN DIFFERING LAND USES WITHIN THE MURPHY OAKS PUD. FOUR (4) TYPICAL BUFFER CROSS SECTIONS ARE ESTABLISHED TO MATCH THE BUFFER PLAN. THE FOLLOWING ESTABLISHES THE MINIMUM REQUIREMENTS FOR EACH OF THE FOUR (4) BUFFERS AND THE SINGLE-FAMILY LAND USE COMPATIBILITY AREA:
 - BORDER ROAD BUFFER: THE LANDSCAPED BUFFER AREA SHALL BE A MINIMUM OF FORTY-FIVE AND SEVEN TENTHS (45.7) FEET IN WIDTH MEASURED AT RIGHT ANGLES TO PROPERTY LINES AND SHALL BE ESTABLISHED ALONG THE ENTIRE LENGTH OF AND CONTIGUOUS TO THE DESIGNATED PROPERTY LINES AND INCLUDES A SIX-FOOT-HIGH (6') TAN PVC FENCE WITHIN THE FORTY-FIVE AND SEVEN TENTHS WIDE LANDSCAPED BUFFER AREA. THE 6' HIGH PVC FENCE EXTENDS JUST TO COVER THE SIDES OF THE LOTS DESIGNATED AS I1 AND I2 ON THE BINDING CONCEPT PLAN. THE REST OF THE BUFFER WILL BE LANDSCAPED PER THE LANDSCAPE PLANS PROVIDED AS PART OF THIS BINDING PLAN.
 - N. AUBURN ROAD BUFFER: THE LANDSCAPED BUFFER AREA SHALL BE A MINIMUM FIFTY (50) FEET IN WIDTH MEASURED AT RIGHT ANGLES TO PROPERTY LINES AND SHALL BE ESTABLISHED ALONG THE ENTIRE LENGTH OF AND CONTIGUOUS TO THE DESIGNATED PROPERTY LINES AND INCLUDES A SIX-FOOT-HIGH (6') BLACK PICKET FENCE W/ COLUMNS WITHIN THE FIFTY-FOOT-WIDE LANDSCAPED BUFFER AREA. THE 6' FENCE WILL BE BUFFERED FROM THE PUBLIC ROW BY A CONTINUOUS HEDGE TO BLOCK THE PUBLIC FROM THE FENCE. EXISTING VEGETATION WITHIN THIS BUFFER WILL BE KEPT AS MUCH AS POSSIBLE WITH EXOTICS BEING CLEANED OUT AND SUPPLEMENTED WITH PLANTINGS PER THE PROFFERED LANDSCAPE PLANS.
 - FOX LEA DRIVE BUFFER: THE LANDSCAPED BUFFER AREA SHALL BE A MINIMUM FORTY (40) FEET IN WIDTH MEASURED AT RIGHT ANGLES TO PROPERTY LINES AND SHALL BE ESTABLISHED ALONG THE ENTIRE LENGTH OF AND CONTIGUOUS TO THE DESIGNATED PROPERTY LINE AND FOX LEA DRIVE, AND INCLUDES A BERM, AN 8' CONCRETE WALL AND LANDSCAPING AS DEPICTED IN THE LANDSCAPE PLAN. WAX MYRTLES ALONG THE SOUTH PROPERTY LINE (ADJACENT TO FOX LEA) WILL BE REQUIRED TO GROW NATURALLY WITHOUT TRIMMING. EXISTING VEGETATION ADJACENT TO THIS BUFFER IN THE FOX LEA DRIVE RIGHT-OF-WAY WILL BE KEPT IN ITS CURRENT CONDITION TO THE EXTENT PRACTICAL. ANY EXISTING VEGETATION IN THE RIGHT-OF-WAY DAMAGED DURING CONSTRUCTION BY THE APPLICANT OR ITS CONTRACTORS WILL BE REPLACED AS FOLLOWS: IF THE DAMAGED VEGETATION IS A TREE SUBJECT TO SARASOTA COUNTY'S TREE ORDINANCE, IT WILL BE REPLACED BY THE REQUIRED MITIGATION IN THE SAME LOCATION OR ON THE BERM, AS REQUIRED BY SARASOTA COUNTY; IF THE DAMAGED VEGETATION IS NOT PROTECTED UNDER SARASOTA COUNTY'S TREE ORDINANCE, IT WILL BE REPLACED BEHIND ITS PREVIOUSLY LOCATION, ON THE BERM, CONSISTENT WITH THE TABLE SHOWN ON THE LANDSCAPE PLAN.
 - INTERSTATE 75 BUFFER: THE LANDSCAPED BUFFER AREA SHALL BE A MINIMUM ONE HUNDRED TWENTY AND NINE TENTHS (120.9) FEET IN WIDTH MEASURED AT RIGHT ANGLES TO PROPERTY LINES AND SHALL BE ESTABLISHED ALONG THE ENTIRE LENGTH OF AND CONTIGUOUS TO THE DESIGNATED PROPERTY LINES AND INCLUDES A SIX-FOOT-HIGH (6') CONCRETE WALL WITHIN THE LANDSCAPED BUFFER AREA. THE 6' WALL WILL BE BUFFERED FROM THE PUBLIC ROW BY A CONTINUOUS HEDGE TO BLOCK THE PUBLIC FROM THE WALL. ALSO, WITHIN THIS BUFFER WILL CONSIST OF A BERM TO FURTHER BLOCK THE RESIDENCE FROM I-75 AND LANDSCAPED PER THE PROFFERED LANDSCAPE PLANS.
- ALL BUFFER AREAS SHALL BE COVERED BY GRASS, VEGETATIVE GROUND COVERINGS, OR MULCH IN AREAS NOT UTILIZED FOR TREE AND SHRUB PLANTINGS. ALL BUFFER AREAS SHALL INCLUDE AT LEAST EIGHT (8) CANOPY TREES PER EACH ONE HUNDRED (100) LINEAR FEET OF BUFFER. TREES SHALL HAVE A TRUNK DIAMETER OF AT LEAST THREE INCHES (MEASURED AT SIX INCHES ABOVE THE GROUND) AND BE A MINIMUM OF 25-GALLON CONTAINER SIZE OR HAVE A MINIMUM TWO-FOOT ROOT BALL IF FIELD-GROWN. TREES SHALL BE FLORIDA #1 OR BETTER QUALITY AS PER GRADES AND STANDARDS FOR NURSERY PLANTS (FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES). ALL SHRUBS SHALL BE A MINIMUM OF 7-GALLON CONTAINER SIZE OR HAVE A MINIMUM HEIGHT OF 48 INCHES AT TIME OF INSTALLATION.
- PROPOSED DEVELOPMENT MAY UTILIZE EXISTING NON-INVASIVE VEGETATION TO COUNT TOWARD BUFFER YARD REQUIREMENTS.
- ADDITIONAL ENHANCED BUFFERING: AS SHOWN ON THE PROPOSED LANDSCAPE PLAN, THE FOLLOWING ADDITIONAL CRITERIA ARE ESTABLISHED:
 - ALONG THE BOUNDARY OF MURPHY OAKS AND N. AUBURN ROAD, THE PUBLIC SIDEWALK SHALL BE INCLUDED WITHIN THE FIFTY (50) FOOT-WIDE BUFFER AREA. THE SIDEWALK SHALL MEANDER TO AVOID EXISTING PRESERVED TREES WHEREVER POSSIBLE AND BE INCLUDED WITHIN A PUBLIC ACCESS EASEMENT. THE MAINTENANCE RESPONSIBILITY OF THE SIDEWALK WILL BE BY THE MURPHY OAKS HOA.

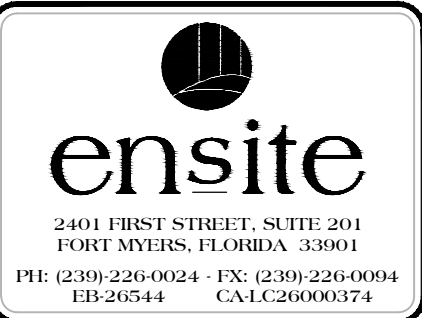
CITY OF VENICE LANDSCAPING NOTES:

NUISANCE TREES AND SHRUBS EXCLUDED:

HARMFUL NUISANCE TREES AND SHRUBS SHALL BE EXCLUDED FROM ANY LANDSCAPING PLAN AND SHALL BE REMOVED FROM THE PROPERTY. LIST INCLUDES: MELALEUCA QUINQUEFENRVA (PUNK TREE, CAJUPUT), SCHINUS MOLLE (BRAZILIAN PEPPER, FLORIDA HOLLY), CASUARINA SPECIES (AUSTRALIAN PINE), CUPANOPSIS ANACARDIODES (CARROTWOOD), SCAEVOLA TACADDDA AND SCAEVOLA SERICEA (BEACH NAPUKA) AND ANY ADDITIONAL SPECIES REFERENCED IN CHAPTER 58-57, RULES OF THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.

GENERAL INSTALLATION NOTES:

- INSTALLATION SHALL BE COMPLETE AT THE TIME OF FINAL INSPECTION, EXCEPT AS PROVIDED OTHERWISE.
- PROPERTY OWNER SHALL MAINTAIN LANDSCAPING AND SCREENING FOR THE LIFE OF THE PROJECT.
- REQUIRED PLANT MATERIALS WHICH ARE REMOVED OR DIE SHALL BE REPLACED WITHIN THIRTY (30) DAYS.
- UNDERSTORY GROWTH AND THE NATURAL FUNCTION OF THE AREA SHALL BE MAINTAINED.
- INSTALLATION SHALL BE IN A SOUND, PROFESSIONAL MANNER.
- REQUIRED LANDSCAPING SHALL BE MAINTAINED AND PRUNED IN A MANNER THAT PRESERVES THE NATURAL SHAPE AND GROWTH CHARACTERISTICS OF THE SPECIES. PRUNING THAT "HATRACKS" OR "LOLLIPOPS" CANOPY TREES IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE PLANNING DIRECTOR. WAX MYRTLES ALONG THE SOUTH PROPERTY LINE (ADJACENT TO FOX LEA) WILL BE REQUIRED TO GROW NATURALLY WITHOUT TRIMMING.
- TREE LOCATIONS MAY VARY BASED ON FIELD CONDITIONS.



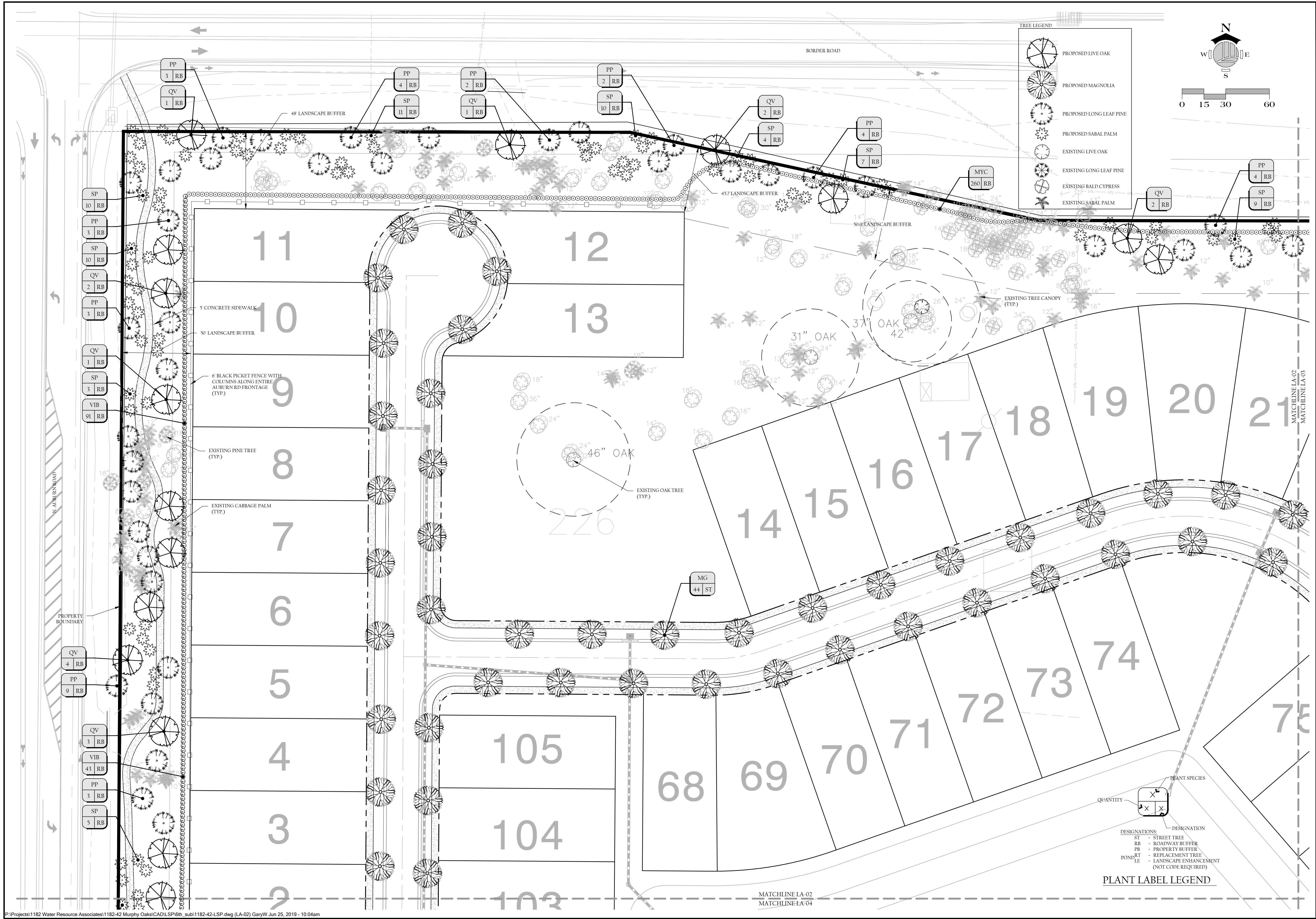
MURPHY OAKS
VENICE, FLORIDA

REVISIONS		DATE
NO.	DESCRIPTION	
R1	REVISED PER COMMENTS AND SITE PLAN CHANGES	5.15.18
R2	REVISED PER SITE PLAN CHANGES	7.2.18
R3	REVISED PER CITY COMMENTS	7.24.18
R4	REVISED PER CITY COMMENTS	8.1.18
R5	REVISED PER SITE PLAN CHANGES	4.18.19
R6	REVISED PER MEDIATION MEETING	5.22.19

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

LANDSCAPE
KEY MAP,
CALCULATIONS
& NOTES

LA-01



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2401 FIRST STREET, SITE 201
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131-20544 CALG-20000174



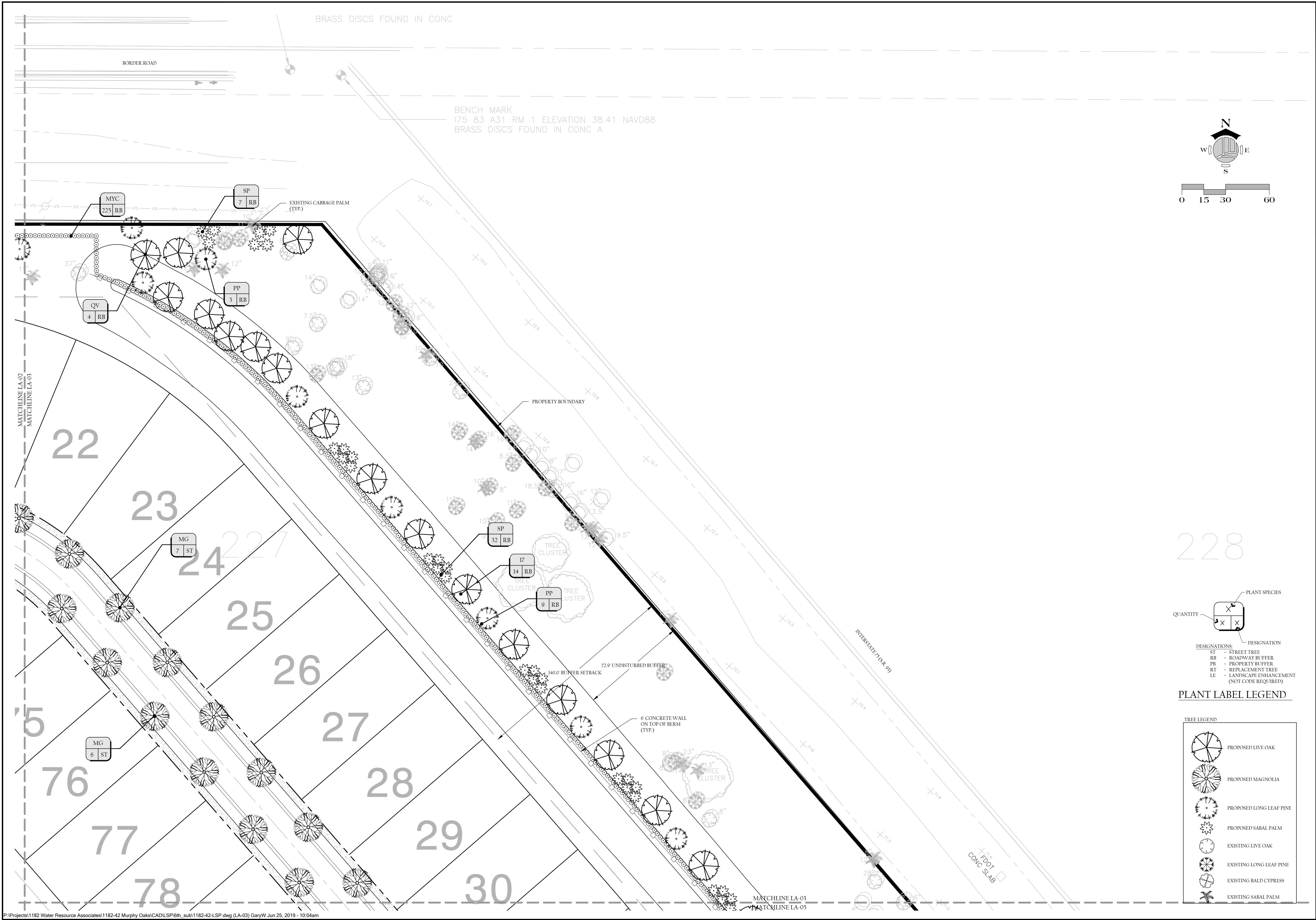
MURPHY OAKS,
VENICE, FLORIDA

REVISIONS	
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R3	7.24.18
R4	4.18.19
R5	6.20.19
R6	

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

LANDSCAPE
PLAN

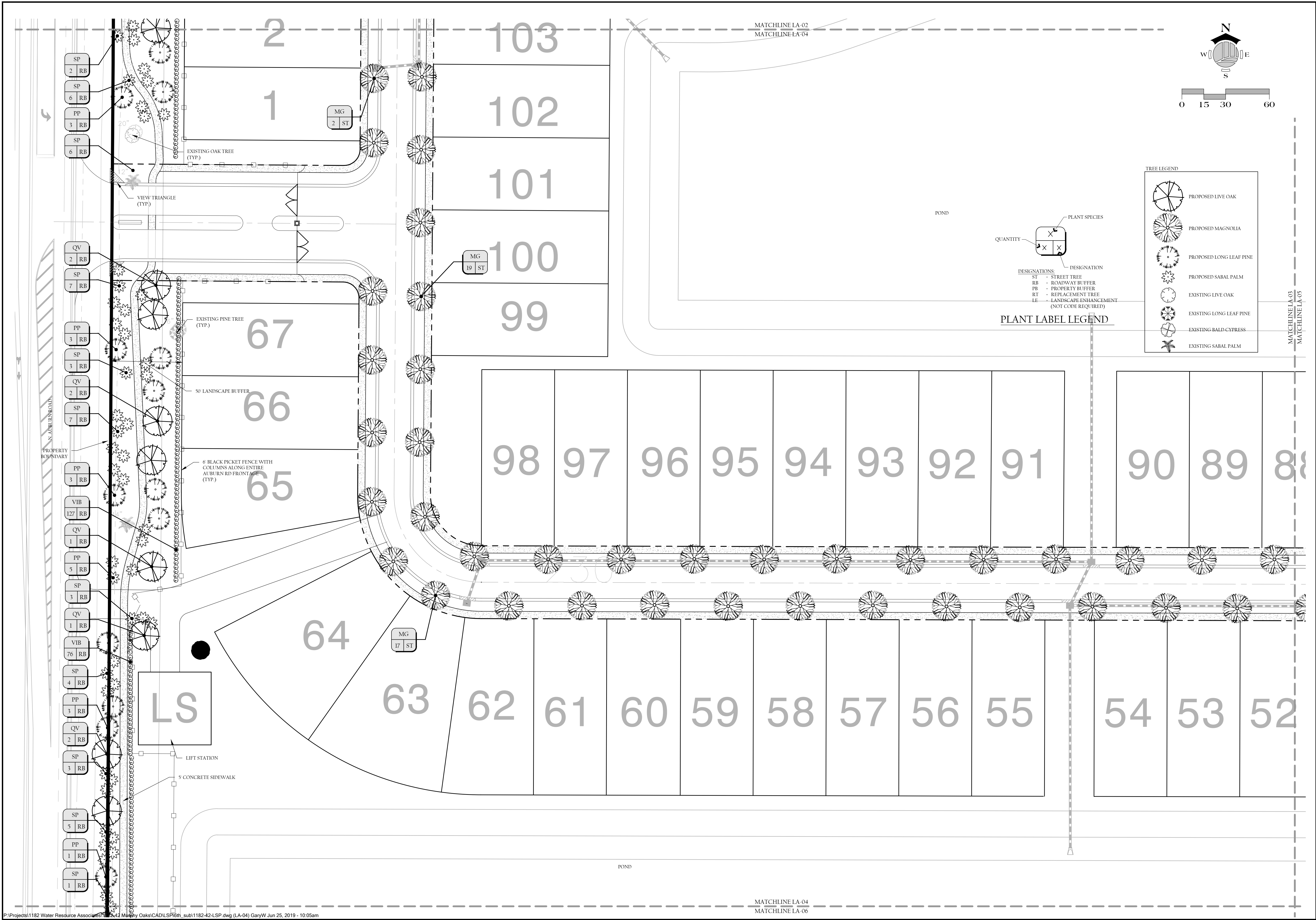
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R2	REVISED PER SITE PLAN CHANGES	7.2.18
R3	REVISED PER CITY COMMENTS	7.24.18
R4	REVISED PER SITE PLAN CHANGES	4.18.19
R5	REVISED PER MEDIATION MEETING 5.22.19	6.30.19
R6		

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R5	REVISED PER MEDIATION MEETING 5.22.19	6.20.19
R6		

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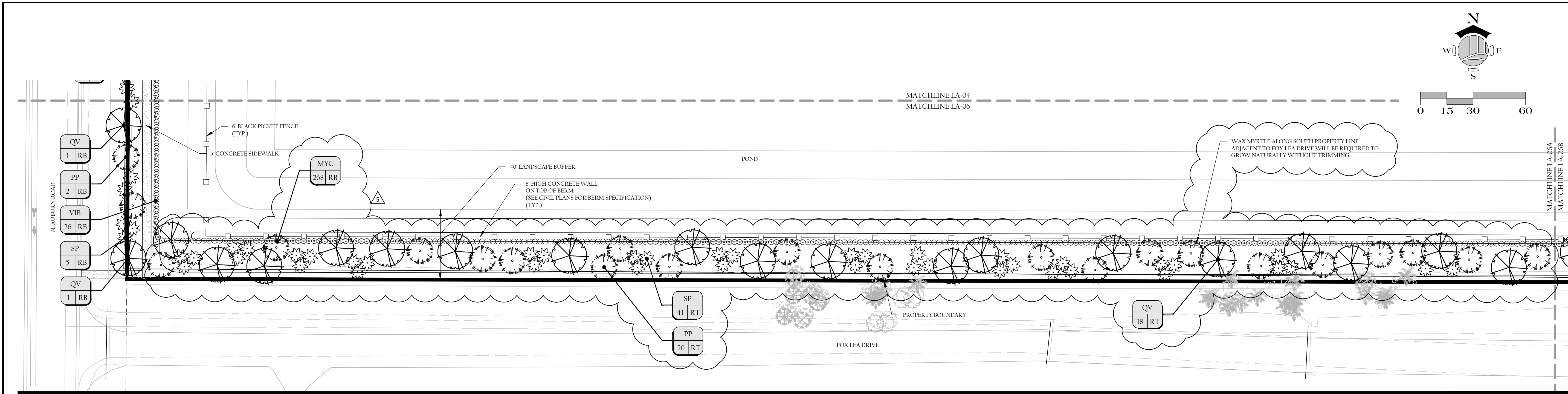
LANDSCAPE
PLAN

LA-04

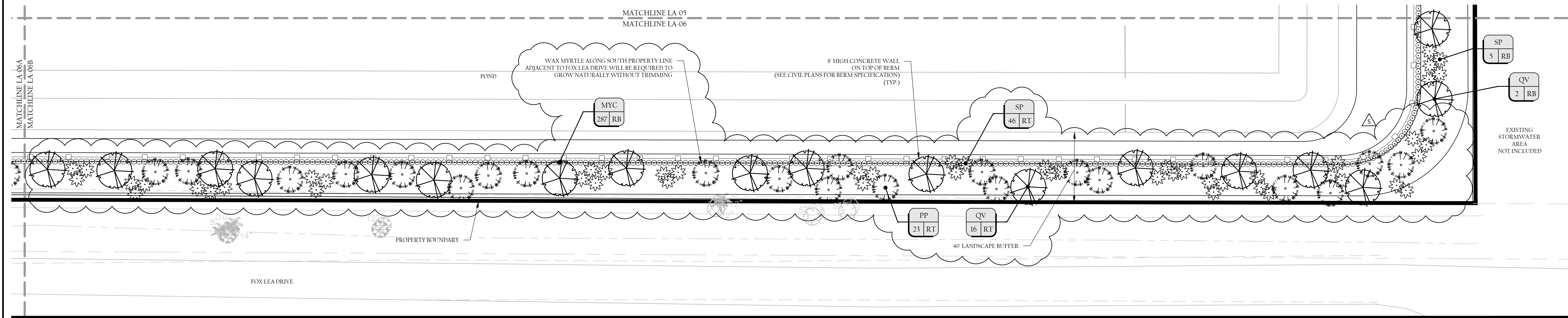


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R3	REVISED PER CITY COMMENTS	7.24.18
R4	REVISED PER SITE PLAN CHANGES	4.18.19
R5	REVISED PER MEDIATION MEETING 5.22.19	6.20.19
R6		

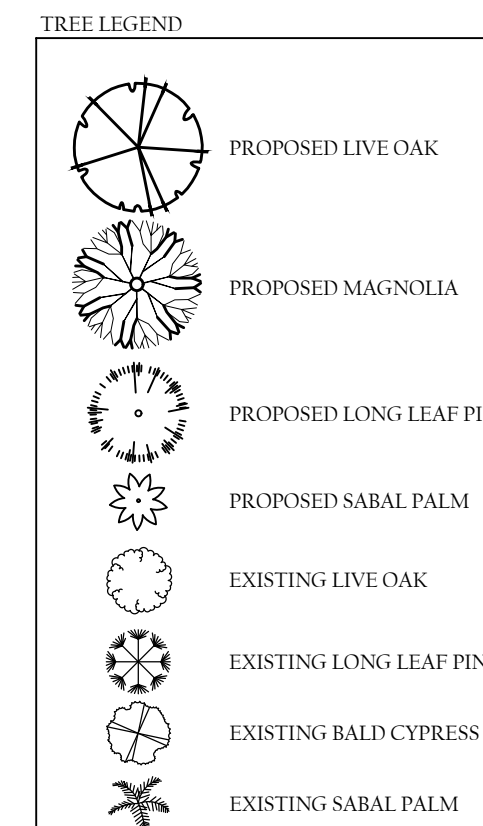
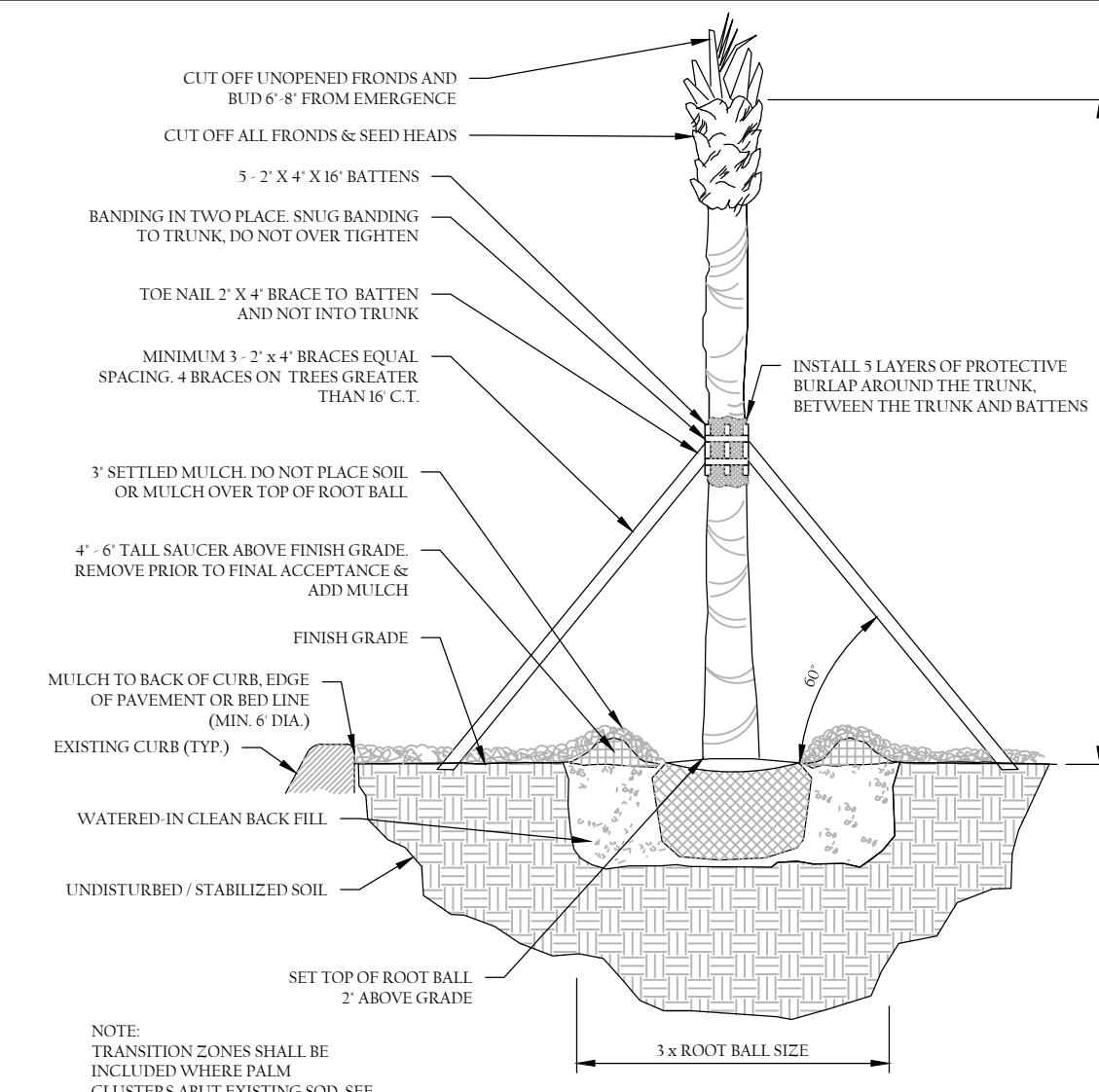
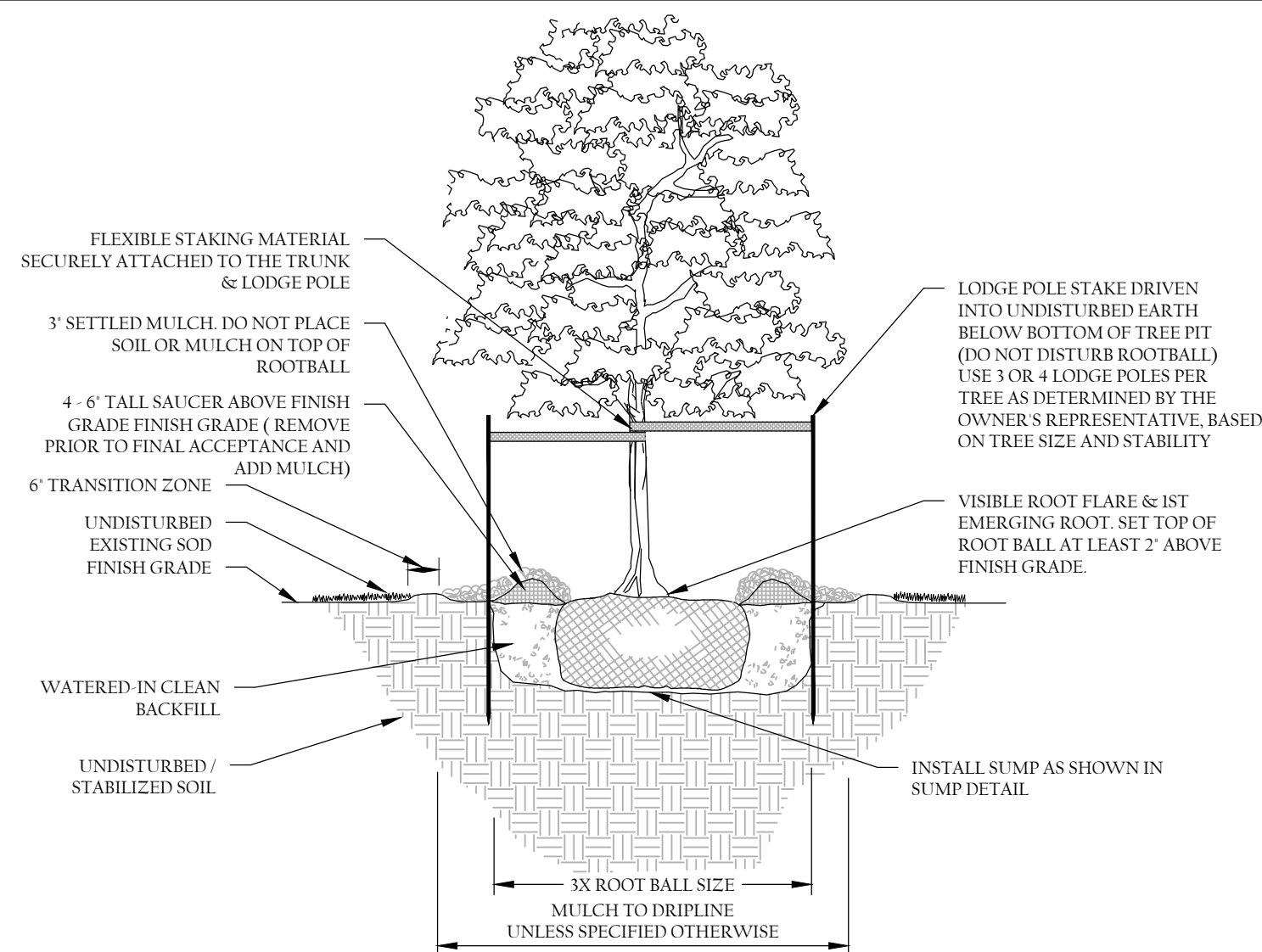
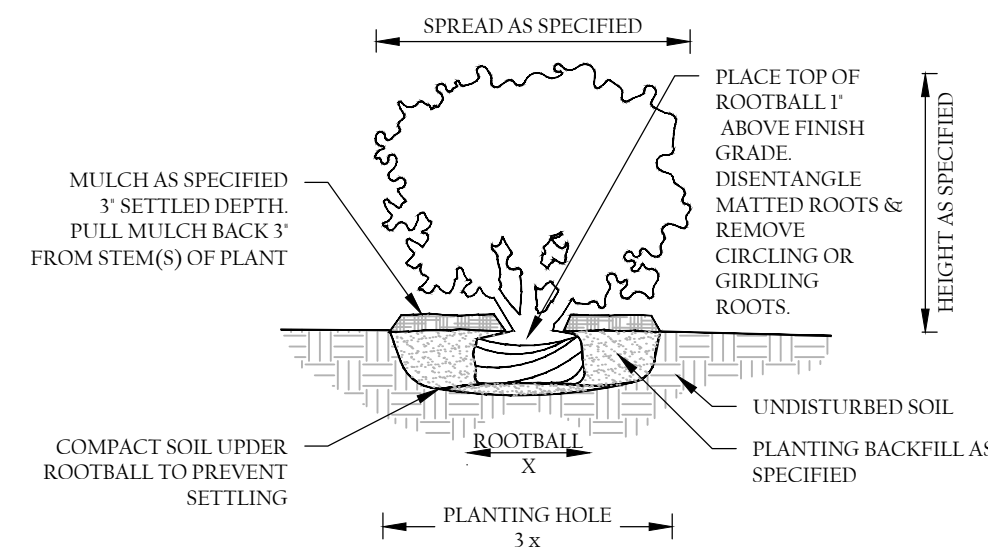
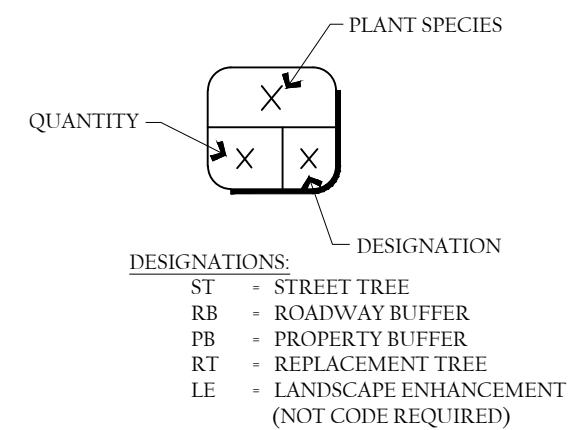
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PROJECT NO.	1182-42
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SHEET 6-A

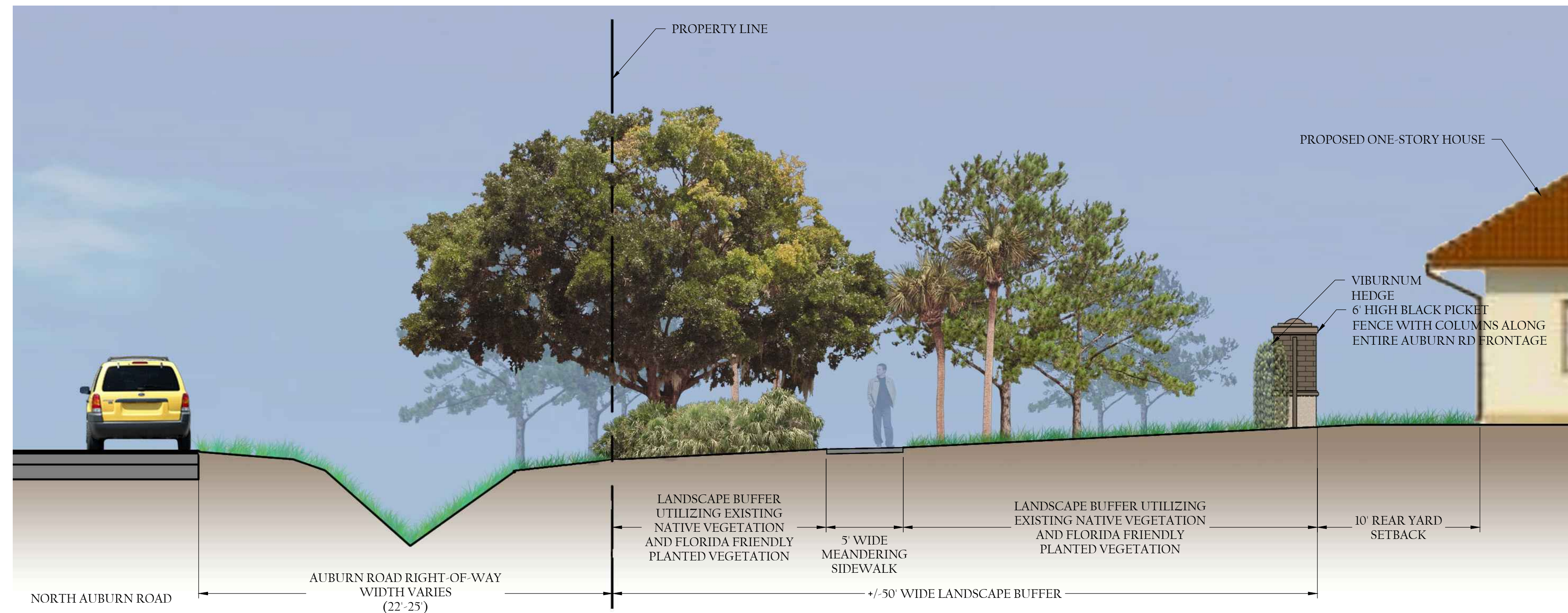


SHEET 6-B



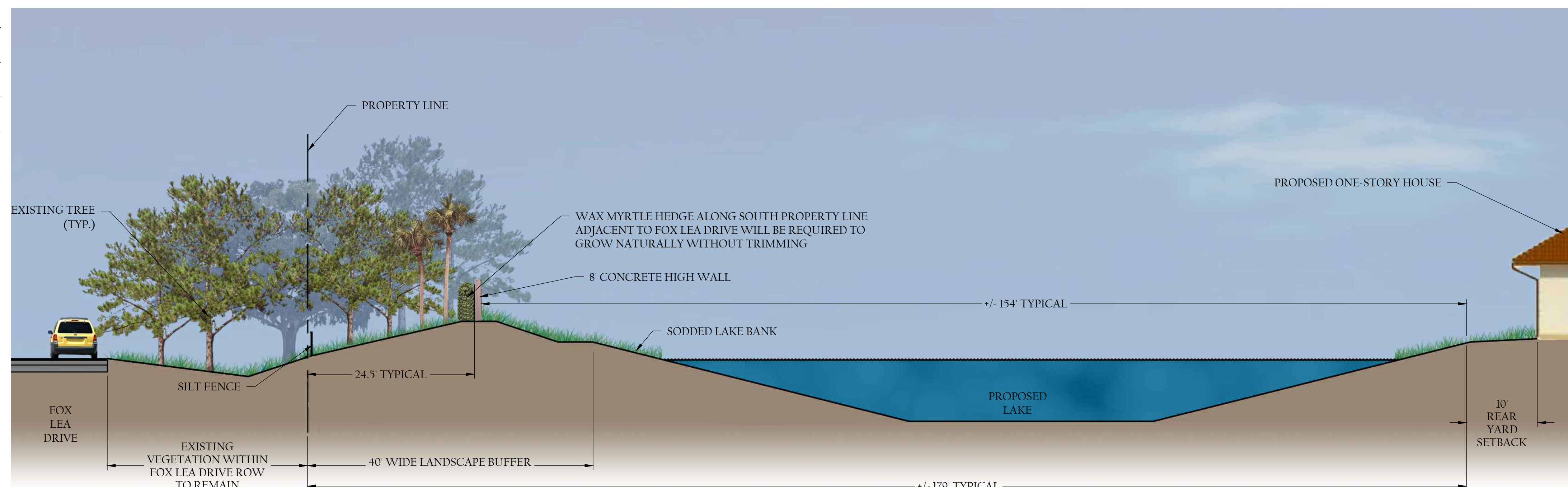
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R2	REVISED PER SITE PLAN CHANGES	7.2.18
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NORTH AUBURN ROAD TYPICAL LANDSCAPE BUFFER & SETBACKS SECTION

NTS



FOX LEA DRIVE TYPICAL LANDSCAPE BUFFER & SETBACKS SECTION

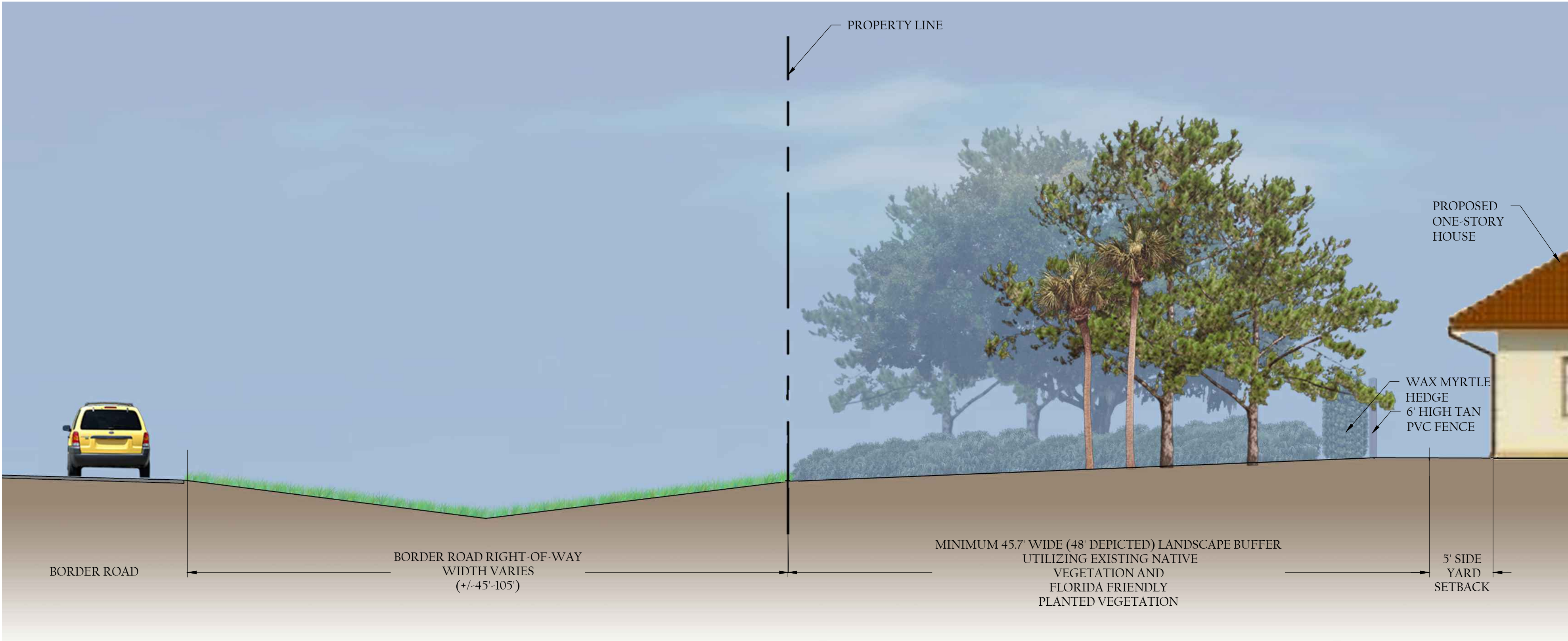
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R2	REVISED PER CITY COMMENTS	7-24-18
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R5		
R6		

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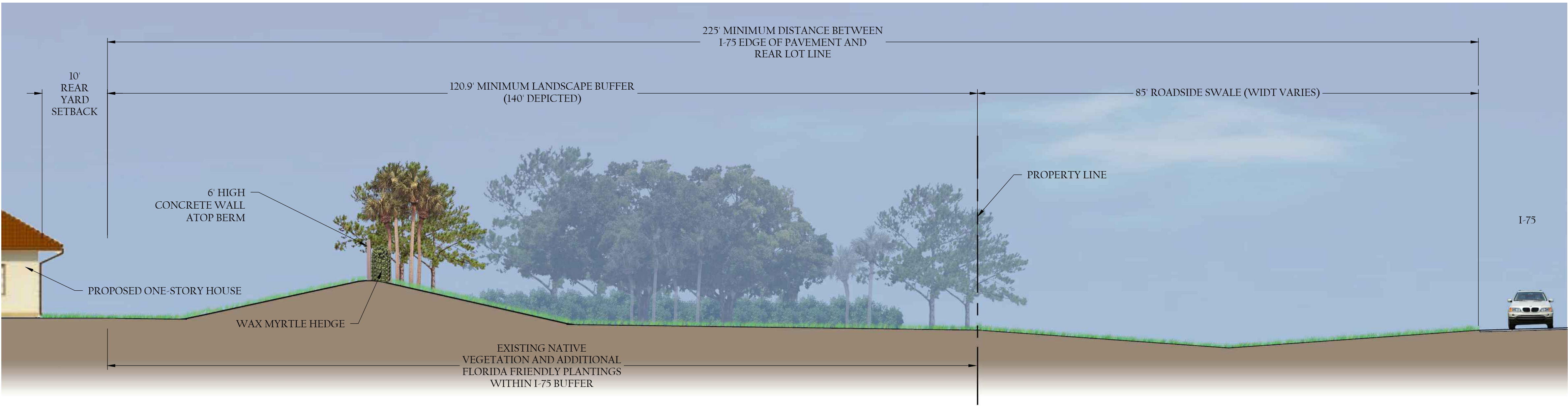
LANDSCAPE
BUFFER
EXHIBITS

LA-07



BORDER ROAD TYPICAL LANDSCAPE BUFFER & SETBACKS SECTION

NTS



INTERSTATE 75 TYPICAL LANDSCAPE BUFFER & SETBACKS SECTION

NTS

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