# Sheet Number Sheet Title 1 COVER SHEET 2 GENERAL NOTES 3 SITE PLAN 4 ENTRANCE DESIGN 5 SITE AND CHIPPER LOCATION WITH AERIAL 6 LANDSCAPE KEY MAP, CALCULATIONS & NOTES 7 LANDSCAPE PLAN 8 LANDSCAPE PLAN 9 LANDSCAPE PLAN 10 LANDSCAPE PLAN 11 LANDSCAPE PLAN

LANDSCAPE BUFFER EXHIBITS

## BINDING MASTER PLAN

## **FOR**

# MURPHY OAKS

PART OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST VENICE, SARASOTA COUNTY, FLORIDA

CIVIL: WRA ENGINEERING 4260 W LINEBAUGH AVENUE

TAMPA, FL. 33624 OFFICE 813-265-3130

**ENVIRONMENTAL:** 

E CO CONSULTANTS INC. (TODD HERSHFELD) 1523 8TH AVENUE WEST

SUITE B

12

PALMETTO, FLORIDA 34221

OFFICE 941-722-0901 CELL 941-518-5169

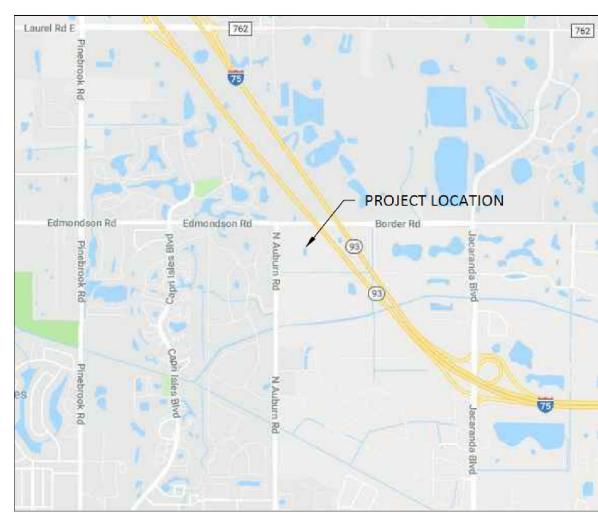
DEVELOPER:

WINDHAM DEVELOPMENT CORPORATION 36400 WOODWARD, SUITE 205

BLOOMFIELD HILLS, MI 48304 248-290-5300 248-290-5306 FAX PLANNER / LANDSCAPE ARCHITECT: WRA ENGINEERING 4260 W LINEBAUGH AVENUE TAMPA, FL 33624 OFFICE 813-265-3130

TRANSPORTATION:
TR TRANSPORTATION
CONSULTANTS, INC.
2726 OAK RIDGE CT. STE 503
FORT MYERS, FL 33901

SURVEY:
BRIGHAM/ALLEN LAND
SURVEYING
807 US HIGHWAY 41 BYPASS
SOUTH, SUITE E
VENICE, FL 34285



**LOCATION MAP** 

#### PROPERTY DESCRIPTION:

ALL THAT PART OF TRACTS 226, 227, 228, 230, 231 AND 232, NORTH VENICE FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 203, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING AND BEING IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PRACTICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 22 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 34 SECONDS EAST, A DISTANCE 33.00 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF NORTH AUBAN ROAD AND THE SOUTHERLY RIGHT OF WAY LINE OF BORDER ROAD, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF BORDER ROAD THE FOLLOWING THREE COURSES, SOUTH 89 DEGREES 53 MINUTES 34 SECONDS EAST, A DISTANCE OF 348.70 FEET; THENCE SOUTH 77 DEGREES 47 MINUTES 53 SECONDS EAST, A DISTANCE OF 286.36 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 34 SECONDS EAST, A DISTANCE OF 383.11 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 75, ALSO KNOWN AS STATE ROAD 93, AS NOW ESTABLISHED; THENCE SOUTH 40 DEGREES 53 MINUTES 29 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 952.06 FEET TO THE NORTHERLY CORNER OF OFFICIAL RECORDS INSTRUMENT NUMBER 2008036086, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 09 MINUTES 58 SECONDS EAST, ALONG THE WEST LINE OF SAID OFFICIAL RECORDS INSTRUMENT NUMBER 2008036086, A DISTANCE OF 453.46 FEET TO THE SOUTH LINE OF SAID TRACTS 230, 231 AND 232; THENCE NORTH 89 DEGREES 51 MINUTES 57 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1644.18 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 230; THENCE NORTH 00 DEGREES 22 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF TRACTS 230 AND 226, A DISTANCE OF 1231.24 FEET TO THE POINT OF BEGINNING. CONTAINING 39.63 ACRES, MORE OR LESS.

#### PERMITTED AND ACCESSORY DENSITIES AND LAND USES

MAXIMUM RESIDENTIAL DENSITY OF 85 DWELLING UNITS OR 2.15 UNITS PER ACRE SINGLE FAMILY DWELLINGS, ATTACHED / DETACHED

PARKS AND PLAYGROUNDS

ESSENTIAL SERVICES

COMMUNITY SPACES/AREAS

CLUBHOUSES

PERMITTED ACCESSORY USES AND STRUCTURES WHICH:

- 1) ARE CUSTOMARILY ACCESSORY AND CLEARLY INCIDENTAL AND SUBORDINATE TO PERMITTED OR PERMISSIBLE USES AND STRUCTURES
- 2) ARE LOCATED ON THE SAME LOT AS THE PERMITTED OR PERMISSIBLE USE OR STRUCTURE, OR ON A CONTIGUOUS LOT IN THE SAME OWNERSHIP.
- 3) DO NOT INVOLVE OPERATIONS OR STRUCTURES NOT IN KEEPING WITH THE CHARACTER OF THE DISTRICT.
- 4) DO NOT INVOLVE THE CONDUCT OF BUSINESS ON RESIDENTIAL PREMISES, PROVIDED THAT ACCESSORY HOME OCCUPATIONS SHALL BE ALLOWED AS ACCESSORY TO RESIDENTIAL USES.

#### SITE DATA SUMMARY

1. PROPERTY ADDRESS:

BORDER ROAD, VENICE, FL. 34292

- 2. TOTAL REZONE SITE AREA: 1,726,587 SF OR 39.63 ACRES
- 3. FUTURE LAND USE PLAN: LOW DENSITY RESIDENTIAL / AUBURN RD TO I-75 NEIGHBORHOOD (JP/ILSBA AREA NO. 2A)
- EXISTING ZONING: OUE (OPEN USE ESTATE, 1 UNIT PER 5 AC)
- PROPOSED REZONING: PUD
- EXISTING USE: VACANT, PASTURE
- 7. PROPOSED USE: 85 SINGLE FAMILY LOTS
- B. UTILITIES: WATER CITY OF VENICE

SEWER - CITY OF VENICE

ALL ROADWAYS AND STORM WATER MANAGEMENT SYSTEMS WILL BE PRIVATE.

SURROUNDING ZONING (SARASOTA COUNTY DESIGNATIONS):

NORTH: OUR (OPEN USE RURAL)

SOUTH: OUR (OPEN USE RURAL)

EAST: OUE (OPEN USE ESTATE), INTERSTATE

WEST: RSF-2/PUD

- 0. ROADWAYS: N. AUBURN RD, BORDER RD, FOX LEA DR, INTERSTATE
- 1. OPEN SPACE:

A: \*OPEN SPACE REQUIRED: 19.82 AC (50%)

B: \*OPEN SPACE PROVIDED: 23.56 AC

PERCENTAGES BELOW FROM TOTAL SITE AREA OF 39.63 AC

LOTS: 12.6 AC ( 31.8%)

STORM WATER MANAGEMENT FACILITIES: 8.70 AC (22.0%) - FUNCTIONAL RIGHT OF WAY AND LIFT STATION: 4.43 AC (11.2%)

OPEN SPACE LEFT NATURAL: 8.12 AC (20.5%) - CONSERVATION

- IMPERVIOUS SURFACES
- A. EXISTING IMPERVIOUS AREA = 0.57 AC
- B. EXISTING IMPERVIOUS TO BE REMOVED = 0.57 AC
- C. NEW IMPERVIOUS AREA = 11.75 AC
- D. TOTAL NET IMPERVOUS AREA = 12.32 AC
- \* TOTAL OPEN SPACE ALSO INCLUDES BUFFERS AND POND AREAS.

Engineering ~ E1

Water Resourc

4260 W. Linebaugh Ave. 75

Tampa, Florida 33624 Univ

www.wraengine

CA 00007652

Phone: 813.265.3130

COVER SHEET

PHY OAKS

MI ISSUED FOR

Datum: -

1 OF 13

# 1 PRELIMINARY AND FINAL PLAT CONDITIONS. THE PRELIMINARY AND FINAL PLATS SHALL REFLECT THE FOLLOWING STANDARDS AND CONDITIONS.

A) <u>CITY STANDARDS.</u> ALL IMPROVEMENTS WILL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

B) NO VEHICULAR AND PEDESTRIAN ACCESS TO FOX LEA DRIVE. THERE SHALL BE NO VEHICULAR OR PEDESTRIAN ACCESS CONNECTING THE SUBDIVISION TO FOX LEA DRIVE; HOWEVER, THIS WILL NOT APPLY TO A DRIVEWAY INTENDED ONLY TO PROVIDE CITY UTILITY ACCESS TO A WELL SITE ADJACENT TO FOX LEA DRIVE.

C) NO STORMWATER DISCHARGE TO FOX LEA DRIVE. STORM WATER OR OTHER DRAINAGE FROM THE DEVELOPED PORTION, NON-BUFFER AREAS, OF THE SUBDIVISION SITE SHALL BE NOT DISCHARGED INTO THE EXISTING DITCH THAT RUNS EAST-WEST WITHIN THE NORTHERN PORTION OF THE FOX LEA DRIVE RIGHT-OF-WAY.

D) <u>COMPLIANCE WITH CURRY CREEK BASIN PLAN.</u> THE MASTER SURFACE WATER MANAGEMENT PLAN SHALL BE CONSISTENT WITH THE CURRY CREEK BASIN MASTER PLANS.

E) POND DEPTH/CONFIGURATION. THE BOTTOM OF POND 1 (SOUTH POND) WILL BE NO DEEPER THAN +3' (8' DEEP), AND THE BOTTOM OF POND 2 (THE NORTH POND) WILL BE NO DEEPER THAN -6' (17' DEEP).

F) PRELIMINARY PLAT APPROVAL REQUIRED. CONSTRUCTION PLAN APPROVAL WILL NOT BE ISSUED UNTIL APPROVAL OF THE PRELIMINARY PLAT IS OBTAINED. CONSTRUCTION PLAN APPROVAL, COPIES OF ALL PERMITS ARE REQUIRED PRIOR TO INITIATING CONSTRUCTION ACTIVITIES.

G)SITE PREPARATION PERMIT. A SITE PREPARATION PERMIT WILL BE REQUIRED FOR THIS PROJECT, INCLUDING A CITY OF VENICE TREE PERMIT. AN APPROVED SITE PREPARATION PERMIT IS REQUIRED BEFORE ANY ACTIVITY, SUCH AS REMOVAL OF VEGETATION, SITE GRADING, DELIVERY OF FILL, OR GROUND BREAKING BEGINS.

H) <u>UTILITY PLAN</u>. UTILITY PLAN WILL BE DEVELOPED DURING PRELIMINARY PLAT/CONSTRUCTION PLAN DESIGN AND ALL REQUIRED SETBACKS FROM THE DRIPLINE OF THE TREES WILL BE ACCOMMODATED.

I) <u>TURNING TEMPLATES.</u> THE ENGINEER WILL SUBMIT TURNING TEMPLATES TO DEMONSTRATE THE CUL-DE-SACS WILL SUPPORT STANDARD CITY OF VENICE FIRE TRUCKS AND SOLID WASTE TRUCKS.

J) <u>STREET STANDARDS</u>. INTERNAL STREETS SHALL BE IDENTIFIED AS LOCAL STREETS < 25 MPH, WITH NO PARKING.

K) <u>ACCESS FOR EMERGENCY VEHICLES</u>. ALL GATES SHALL BE SIREN ACTIVATED USING YELP MODE AND SHALL DEFAULT TO THE OPEN POSITION IN CASE OF LOSS OF POWER. ALSO, ALL GATES SHALL HAVE A MINIMUM OF 20' CLEAR WIDTH WHEN IN OPEN CONDITION.

L) <u>SIDEWALK</u> <u>CROSSINGS</u>. SIDEWALK CROSSING AT PROJECT DRIVEWAY AND NORTH AUBURN ROAD SHALL MEET ADA STANDARDS (TRUNCATED DOMES OR OTHER MEANS OF COMPLIANCE).

M) <u>COUNTY ACCESS STANDARDS</u>. ACCESS TO AUBURN ROAD IS SUBJECT TO SARASOTA COUNTY'S ACCESS MANAGEMENT REQUIREMENTS.

COUNTY RIGHT-OF-WAY PERMITS. A SARASOTA COUNTY RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ANY WORK WITHIN THE SARASOTA COUNTY RIGHT-OF-WAY. THE APPLICATION AND PRELIMINARY PLAT SHALL BE SUBMITTED TO THE SARASOTA COUNTY LAND DEVELOPMENT SERVICES DEPARTMENT.

N) <u>WELL SITE.</u> AS PER PRE-ANNEXATION AGREEMENT ONE 25' X 25' POTABLE WATER WELL SITE SHALL BE SHOWN ON THE SITE PLAN FOR THE PROPERTY, AT AN APPROVED LOCATION, WITH APPROPRIATE EASEMENTS AND ACCESS. PRIOR TO APPROVAL OF PRELIMINARY PLAT.

O) <u>UTILITIES</u>. WATER MAIN ALONG AUBURN ROAD FROM SAWGRASS BLVD. TO EDMONSON ROAD WILL BE LOOPED.

# 2 LANDSCAPE BUFFERS. ALL LANDSCAPE BUFFERS SHALL COMPLY WITH THE FOLLOWING STANDARDS AND CONDITIONS.

#### A) BORDER ROAD BUFFER:

THE LANDSCAPED BUFFER AREA ALONG BORDER ROAD SHALL BE A MINIMUM OF FORTY FIVE POINT SEVEN (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') BLACK PICKET FENCE WITH COLUMNS WITHIN THE LANDSCAPED BUFFER AREA ON THE BINDING MASTER PLAN.

#### B) N. AUBURN ROAD BUFFER:

THE LANDSCAPED BUFFER AREA SHALL BE A MINIMUM OF 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 WITH COLUMNS, AS DEPICTED IN THE LANDSCAPE PLAN, WITHIN THE FIFTY-FOOT-WIDE LANDSCAPED BUFFER AREA. THE 6' BLACK PICKET FENCE WITH COLUMNS WILL BE BUFFERED FROM THE PUBLIC ROW BY A CONTINUOUS HEDGE TO BLOCK THE PUBLIC FROM THE FENCE. THE HEDGE WILL CONTINUE ALONG THE NORTH BOUNDARY OF THE PROPERTY AS DEPICTED ON THE LANDSCAPE PLAN. EXISTING VEGETATION WITHIN THIS BUFFER WILL BE MAINTAINED AS MUCH AS POSSIBLE WITH EXOTICS BEING REMOVED AND SUPPLEMENTED WITH PLANTINGS PER THE LANDSCAPE PLAN.

I) <u>SIDEWALK</u>. THE PUBLIC SIDEWALK DEPICTED IN THE BINDING MASTER PLAN AND LANDSCAPE PLAN 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 MURPHY OAKS HOA SHALL HAVE MAINTENANCE RESPONSIBILITY OF THE SIDEWALK.

II) <u>OPACITY.</u> THE PROJECT LANDSCAPING WILL ACHIEVE 90% OPACITY WHEN VIEWED FROM N. AUBURN ROAD TO A HEIGHT TO SHIELD THE VIEW UP TO THE SOFFIT LEVEL WITHIN THREE YEARS OF THE START OF CONSTRUCTION.

#### C) FOX LEA DRIVE BUFFER:

THE LANDSCAPED BUFFER AREA SHALL BE A MINIMUM OF ONE HUNDRED AND THIRTY FOUR (134) FEET IN WIDTH, AND SHALL INCLUDE A FIVE-FOOT (5') BERM, AN EIGHT-FOOT (8') CONCRETE WALL ON TOP OF THE FIVE-FOOT (5') BERM, A CONTINUOUS HEDGE COMPOSED OF WAX MYRTLES, WHICH WILL BE PERMITTED TO GROW NATURALLY WITHOUT TRIMMING, AND ADDITIONAL TREES AND LANDSCAPING (INCLUDING CANOPY TREES) AS DEPICTED ON THE LANDSCAPE PLAN. OTHER THAN CONSTRUCTION OF THE WALL AND BERM, NO OTHER DEVELOPMENT ACTIVITIES SHALL OCCUR IN THIS LANDSCAPED BUFFER AREA, BUT DEVELOPER ALSO SHALL REMOVE EXOTICS IF REQUIRED AND SHALL PLANT ANY ADDITIONAL TREES REQUIRED AS MITIGATION, AND NOT SHOWN ON THE LANDSCAPE PLAN, IN THIS AREA. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, SHALL MAINTAIN THE BERM, WALL AND LANDSCAPING PER THE DESCRIBED STANDARDS IN PERPETUITY.

#### D) INTERSTATE 75 BUFFER:

THE LANDSCAPED BUFFER AREA SHALL BE A MINIMUM OF SEVENTY EIGHT (78) 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 (6') CONCRETE WALL ON TOP OF A SEVEN-FOOT (7') BERM. THE SIX-FOOT (6') CONCRETE WALL WILL BE BUFFERED FROM THE PUBLIC ROW BY A CONTINUOUS HEDGE TO BLOCK THE PUBLIC FROM THE WALL. ALSO, THIS BUFFER WILL INCLUDE ADDITIONAL LANDSCAPING IN FRONT OF THE WALL AND ON TOP OF THE BERM TO FURTHER BLOCK THE RESIDENCE FROM I-75. AS DEPICTED ON THE LANDSCAPE PLANS.

3 CONSTRUCTION AND STAGING CONDITIONS. THE SITE PREPARATION PERMIT APPLICATION AND APPROVAL SHALL REQUIRE THE FOLLOWING CONDITIONS:

A) BERM AND WALL ON SOUTH PORTION OF SITE TO BE CONSTRUCTED FIRST. THE FIVE-FOOT (5') BERM WITHIN THE PROPERTY'S SOUTHERN BOUNDARY SHALL BE CONSTRUCTED IMMEDIATELY AFTER LAND CLEARING IS COMPLETE. ONCE THE FIVE-FOOT (5') BERM IS CONSTRUCTED AND STABILIZED, THE EIGHT-FOOT (8') WALL SHALL BE CONSTRUCTED. CONSTRUCTION OF THE BERM AND WALL, AS WELL AS THE INSTALLATION OF LANDSCAPING SOUTH OF THE WALL THAT REQUIRES THE USE OF HEAVY EQUIPMENT, SHALL NOT COMMENCE DURING THE FOX LEA FARM PEAK SEASON (JANUARY 1 TO APRIL 30).

B) NO OPEN BURNING; MANAGEMENT OF CHIPPING. THE DEVELOPER SHALL NOT UTILIZE OPEN BURNING OF LAND CLEARING MATERIAL AND DEBRIS DURING ALL LAND DEVELOPMENT AND/OR CONSTRUCTION ACTIVITIES. AS PART OF ITS LAND CLEARING PERMIT, THE DEVELOPER SHALL CREATE A TEMPORARY BERM IN THE NORTHEASTERN CORNER OF THE PROPERTY, THE GENERAL LOCATION OF WHICH IS DEPICTED ON SHEET 5, TO SHIELD THE OPERATION OF A WOOD CHIPPER. THE BERM SHALL BE AT LEAST TWELVE-FOOT (12') HIGH ON THE SOUTH SIDE OF WHERE THE CHIPPER IS LOCATED AND SHALL REMAIN WHILE THE CHIPPER IS IN OPERATION

C) CONSTRUCTION TRAFFIC. CONSTRUCTION ACCESS TO THE SITE SHALL BE FROM AUBURN ROAD, AND THERE SHALL BE NO CONSTRUCTION ENTRANCE OR CONSTRUCTION ACCESS TO THE PROPERTY FROM FOX LEA DRIVE.

#### 4 ENVIRONMENTAL DEVELOPMENT CONDITIONS.

A) LISTED SPECIES SURVEY. AN UPDATED LISTED SPECIES SURVEY MUST BE CONDUCTED PRIOR TO ANY CONSTRUCTION. THE APPLICANT MUST PROVIDE THE CITY WITH THE RESULTS OF THE UPDATED LISTED SPECIES SURVEY, AND ANY CORRESPONDENCE WITH THE UNITED STATES FISH AND WILDLIFE SERVICE (USFWS) OR THE FISH AND WILDLIFE CONSERVATION COMMISSION (FWC).

B) <u>COMPLIANCE WITH REGULATIONS.</u> THE APPLICANT MUST COMPLY WITH FWC REGULATIONS REGARDING THE SURVEY AND RELOCATION OF ANY GOPHER TORTOISES AND ASSOCIATED COMMENSAL SPECIES PRIOR TO CONSTRUCTION. SPECIFICALLY, A 100% GOPHER TORTOISE SURVEY IS REQUIRED ACCORDING TO FWC SURVEY PROTOCOLS AND THE GOPHER TORTOISE AND COMMENSALS MUST BE RELOCATED FROM ALL AREAS OF IMPACTS.

C) <u>INDIGO SNAKE PLAN.</u> THE APPLICANT IS REQUIRED TO DEVELOP AN EASTERN INDIGO SNAKE PROTECTION PLAN FOR UTILIZATION DURING CONSTRUCTION.

D) <u>STATE AND FEDERAL PERMITS.</u> THE APPLICANT MUST OBTAIN ALL APPLICABLE STATE AND FEDERAL ENVIRONMENTAL PERMITS PRIOR TO CONSTRUCTION.

E) NUISANCE VEGETATION TO BE REMOVED. IT IS REQUIRED THAT ANY NUISANCE SPECIES OBSERVED WITHIN PROJECT AREA WETLAND AND UPLANDS BE REMOVED AND REPLANTED WITH NATIVE FLORIDA SPECIES BEFORE OR DURING CONSTRUCTION.

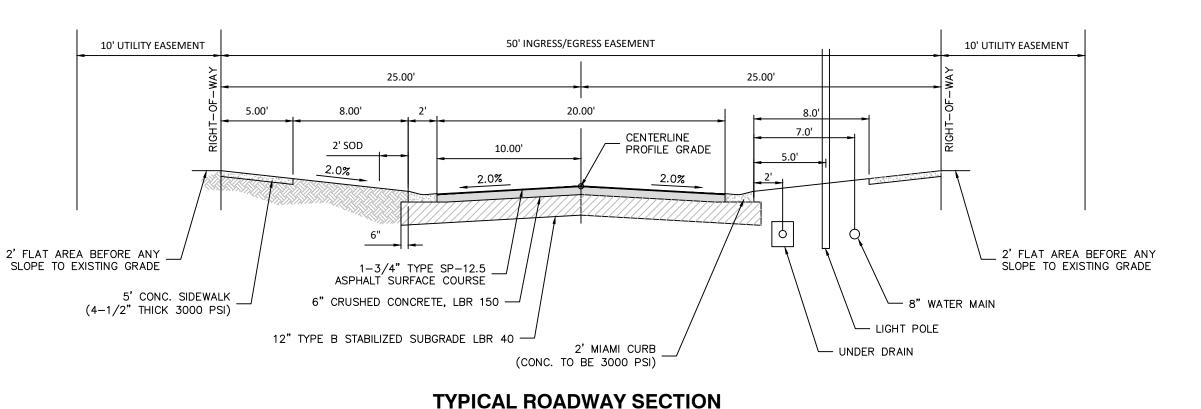
#### 5 CODE MODIFICATIONS. THE FOLLOWING CODE MODIFICATIONS ARE APPROVED FOR THE DEVELOMENT.

A) PER CODE SECTION 86-520(C), THE SIDEWALKS ALONG FOX LEA DRIVE AND BORDER ROAD ARE REMOVED FROM THE PROJECT REQUIREMENTS. IN LIEU OF SIDEWALK ON BORDER, DEVELOPER WILL INSTALL ON-ROAD BICYCLE LANE(S) ON THE EAST SIDE OF NORTH AUBURN ROAD FROM THE PROJECT'S SOUTH BOUNDARY TO BORDER ROAD.

B) PER CODE SECTION 86-423(B), DRIVEWAYS BE PERMITTED TO BE CONSTRUCTED NO CLOSER THAN 5' FROM THE EDGE OF PROPERTY LINE WITH THE CENTER OF THE DRIVEWAY LOCATED NO CLOSER THAN 13' FROM THE EDGE OF PROPERTY LINE. ON CORNER LOTS, THE DRIVEWAY SHALL BE LOCATED NO CLOSER THAN 35' FROM THE CLOSEST EDGE OF PAVEMENT AND STILL BE NO CLOSER THAN 5' FROM THE PROPERTY LINE.

C) PER CODE SECTION 86-493, THE 4:1 LIMIT ON SLOPE FOR BERMS AND OTHER GRADES IN RESIDENTIAL ZONING DISTRICTS SHALL BE MODIFIED TO PERMIT THE BERM SLOPES DEPICTED. BERM GRADING OF UP TO 3:1 IS APPROVED FOR THE BERM ALONG FOX LEA DRIVE. BERM GRADING OF UP TO 2.7:1 IS APPROVED FOR THE BERM ALONG I-75.

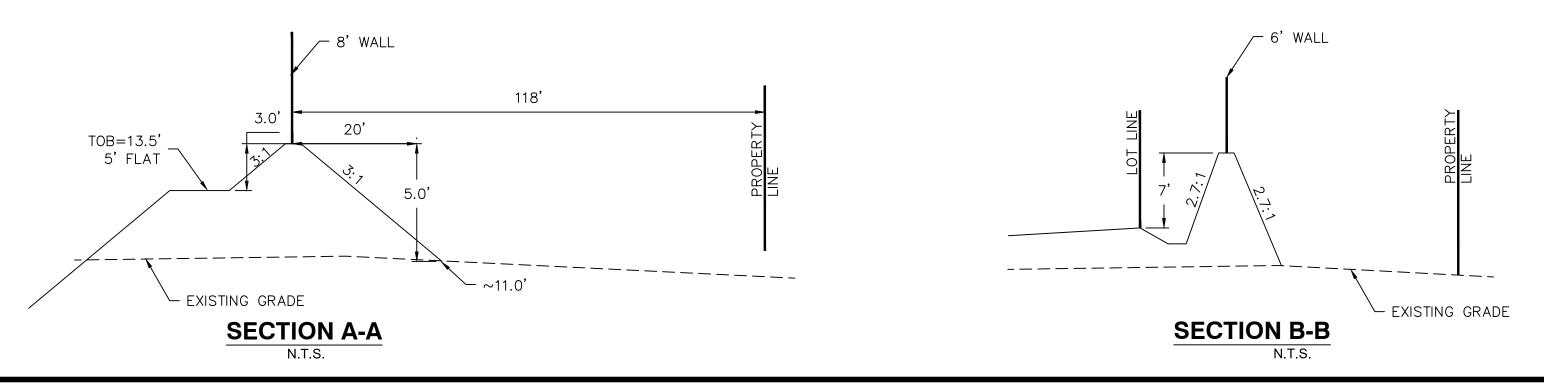
D) THE PRIVATE STREET RIGHT-OF-WAY MAY BE 50', AS DEPICTED.



N.T.S.

6 APPROVAL FOR GATED COMMUNITY. THE COMMUNITY SHALL BE GATED. THE ENTRANCE DESIGN IS PROVIDED ON SHEET 4.

#### 7 TYPICAL CROSS SECTION OF THE BERMS:



nvironmentalKie  $\sim$  SurveyV $C \sim$  SurveyV78 Cooper Creek Blvd.<br/>iersity Park, Florida 34201Vering.comVLB 8274<br/>941.275.9721VV<t

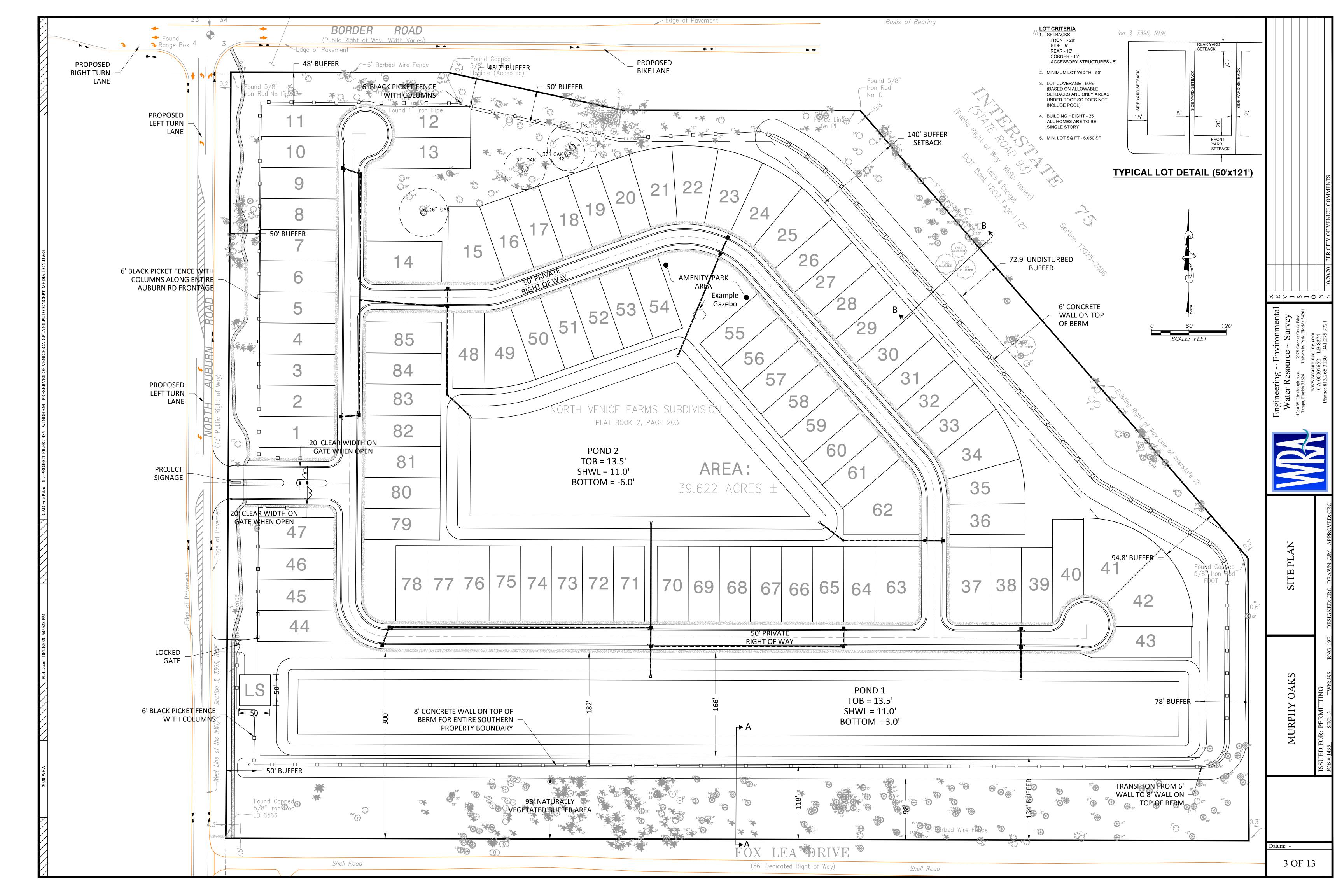
Eng W W Tamp

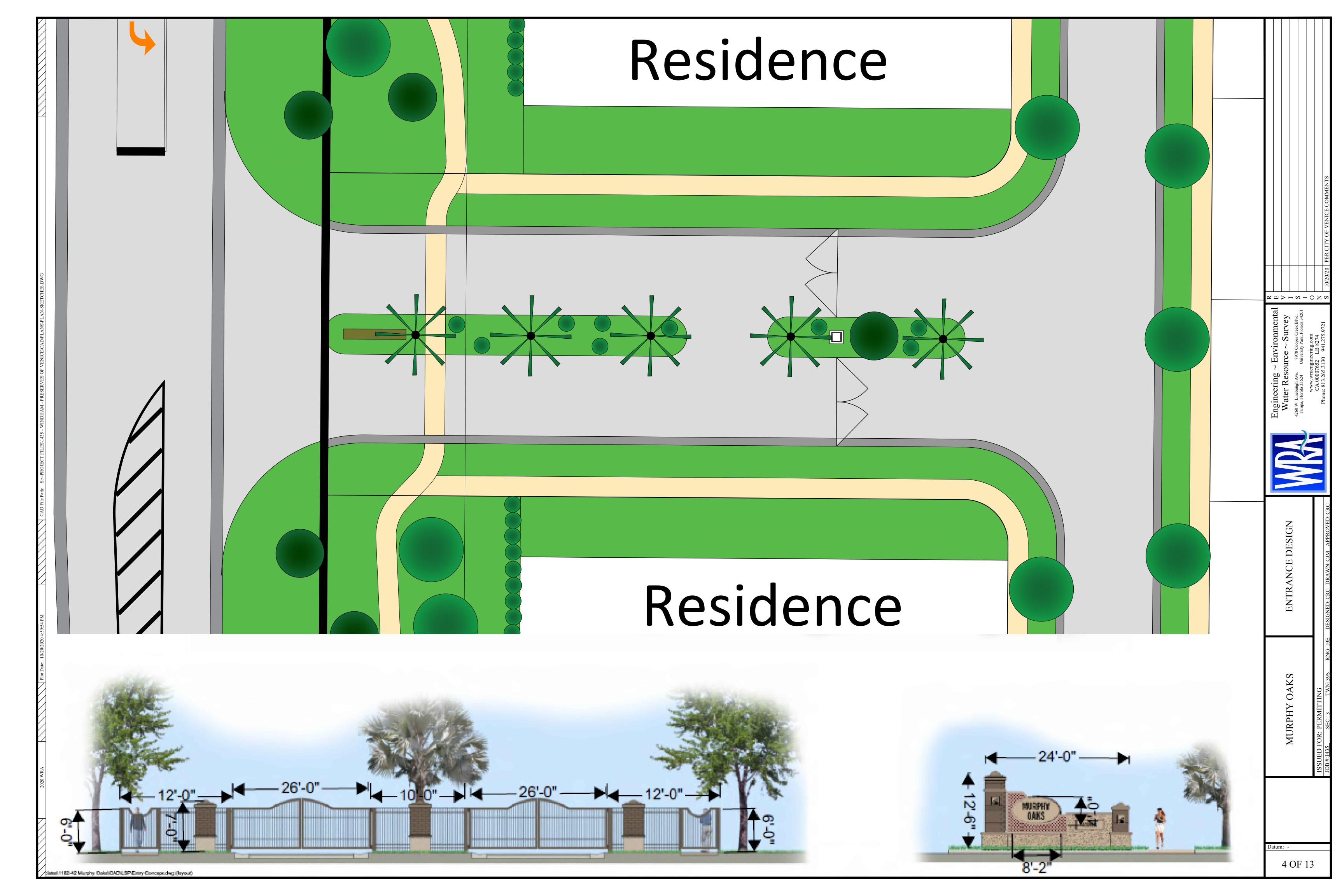
GENEKAL NOTES

NFH I OANS

MURPHY (
ISSUED FOR: PERMITT

2 OF13





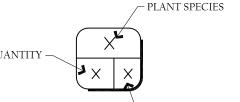


#### MASTER PLANT SCHEDULE

	WHOTEK I EARLI OCTILDOLL							
	SYM	QTY	NATIVE	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS		
S / SHRUBS	QV	120	Y	QUERCUS VIRGINIANA	CATHEDRAL LIVE OAK	14' HT, 4' SPR. 3" CAL.		
	PP	84	Y	PINUS PALUSTRIS	LONG LEAF PINE	14' HT, 4' SPR. 3" CAL.		
	SP	295	Y	SABAL PALMETTO	SABAL PALM	STG. HTS. 10', 14', 18' CT.		
ALMS	MG	135	Y	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	14' HT, 4' SPR. 3" CAL.		
S / P/	VIB	360	N	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	MIN. 15 GAL., FULL		
REE	MYC	1258	Y	MYRICA CERIFERA	WAX MYRTLE	MIN. 15 GAL., FULL		

#### NOTES

- 1. STREET TREES SHALL BE I PER 50 L.F. WITH ROOM FOR ADJUSTMENT FOR DRIVEWAY LOCATION AND SHALL MEET MINIMUM SPECIFIED FROM LAND DEVELOPMENT CODE.
- 2. THERE IS ADEQUATE PLANTING AREA BETWEEN BACK OF CURB AND SIDEWALK FOR INSTALLATION OF THE STREET TREES. PROPOSED UTILITIES ARE NOT WITHIN THIS PLANTING AREA.
- 3. IF TREES IDENTIFIED AS BEING PRESERVED ARE REMOVED ADJACENT TO THE SOUTHERN PROPERTY BOUNDARY ARE REMOVED THEY SHALL BE REPLACED FOR A ONE TO ONE BASIS. (I.E. PINE FOR PINE,
- 4. ALL BUFFER AREAS SHALL BE COVERED BY GRASS, VEGETATIVE GROUND COVERINGS, OR MULCH IN AREAS NOT UTILIZED FOR TREE AND SHRUB PLANTINGS AND INCLUDE AT LEAST (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 MINIMUM TWO-FOOT ROOT BALL IF FIELD GROWN. TREES SHALL BE FLORIDA \$\pm\$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.



DESIGNATIONS:
ST = STREET TREE

B = ROADWAY BUFFER
= PROPERTY BUFFER
= REPLACEMENT TREE
= LANDSCAPE ENHANCEMENT

(NOT CODE REQUIRED)

PLANT LABEL LEGEND

#### GENERAL IRRIGATION NOTES:

1. ONE HUNDRED (100) PERCENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE REQUIRED. THIS SITE WILL UTILIZE RECLAIMED WATER.

2. EXISTING PLANT COMMUNITIES AND ECOSYSTEMS MAINTAINED IN A NATURAL STATE DO NOT

GENERALLY REQUIRE SUPPLEMENTAL IRRIGATION.

3. 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.

4. 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.

5. 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

6. THE LANDSCAPE PLANS SHALL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE # 2001-081.

#### 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 QUINQUENERVIA (PUNK TREE, CAJEPUT), SCHINUS TEREBINTHEFOLIUS (BRAZILIAN PEPPER, FLORIDA HOLLY), CASUARINA SPECIES (AUSTRALIAN PINE), CUPANIOPSIS ANACARDIOIDES (CARROTWOOD), SCAEVOLA TACCADDA AND SCAEVOLA SERICEA (BEACH NAPUKA) AND ANY ADDITIONAL SPECIES REFERENCED IN CHAPTER 5B-57, RULES OF THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.

#### TREE REMOVAL / REPLACEMENT

THE PROVISIONS OF THE CITY TREE PROTECTION ORDINANCE (CHAPTER 118) REGARDING TREE PROTECTION DURING THE DEVELOPMENT OF LAND AND TREE RELOCATION OR REPLACEMENT DURING THE DEVELOPMENT OF LAND SHALL BE APPLICABLE WITHIN THE CITY.

40" OF TREES PER 1 ACRE OF SITE

SITE AREA: 1,726,587 S.F. = 39.64 ACRES 39.64 AC X 40" = 1,586" OF TREES REQURIED

9.04 AC X 40° = 1,586° OF TREES REQURIED

AT 3" CALIPER, 1,586" / 3" = 528 TREES AT 3" CALIPER REQUIRED

339 TREES PROPOSED AT 3" CALIPER (SHOWN ON PLANS) 537 EXISTING TREES PROPOSED TO BE PRESERVED

WITH THE PRESERVATION OF +537 TREES AND 339 TREES PROPOSED (NOT INCLUDING PALMS) THE SITE MEETS AND EXCEEDS THE CITY'S TREE PROTECTION ORDINANCE.

#### REQUIRED BEST MANAGEMENT PRACTICES

(A). THE FOLLOWING BEST MANAGEMENT PRACTICES SHALL BE APPLICABLE TO ALL TREE PERMITS, UNLESS SPECIFIED OTHERWISE HEREIN. THESE STANDARD BEST MANAGEMENT PRACTICES SHALL ALSO BE APPLICABLE TO ALL ACTIVITIES THAT AFFECT PROTECTED, HERITAGE, AND VENETIAN TREES, TREES LOCATED WITHIN A TPZ AND CRPZ, AND REGARDLESS OF WHETHER A TREE PERMIT IS REQUIRED FOR THE PROPOSED ACTIVITY.

(B)PRIOR TO COMMENCING WORK AND THROUGHOUT THE DURATION OF THE AUTHORIZED ACTIVITY, THE OWNER, DEVELOPER, CONTRACTOR OR AGENT SHALL CLEARLY MARK WITH RED FLAGGING ALL TREES PROPOSED TO BE REMOVED AND SHALL ERECT BARRICADES AROUND ALL TREES TO BE PROTECTED. THE BARRICADES MUST REMAIN IN PLACE AND BE IN GOOD CONDITION FOR THE DURATION OF THE AUTHORIZED ACTIVITY PROTECTIVE BARRICADES FOR PROTECTED TREES SHALL RE INSTALLED NO CLOSER THAN THE OUTER EDGE OF THE DESIGNATED TPZ OF THE TREE. BARRICADES SHALL BE PLACED NO CLOSER THAN THREE FEET FROM THE TRUNK OF PALMS. BARRICADES SHALL BE CONSTRUCTED IN A POST AND RAIL CONFIGURATION OR WITH ORANGE BARRIER FENCING AND BE NO LESS THAN FOUR FEET IN HEIGHT. THE UPRIGHT POSTS SHALL BE A MINIMUM OF A TWO BY TWO-INCH WOODEN STAKE. POSTS SHALL BE IMPLANTED DEEP ENOUGH INTO THE GROUND TO BE STABLE AND EXTEND A MINIMUM HEIGHT OF FOUR FEET ABOVE THE GROUND. A MINIMUM OF A ONE FOUR-INCH BY ONE INCH BY EIGHT FEET IN LENGTH WOODEN BOARD SHALL BE USED TO CONNECT THE UPRIGHT POSTS. THE MAXIMUM DISTANCE ALLOWED BETWEEN UPRIGHT POSTS IS EIGHT FEET. SILT BARRIERS, HAY OR STRAW BALES, OR SIMILARLY EFFECTIVE EROSION CONTROL BARRIERS MAY BE SUBSTITUTED AND REQUIRED IN ANY AREA WHERE EROSION OR SILTATION MAY CAUSE DAMAGE TO TPZ LIPON APPROVAL BY THE CITY ARBORIST, BARRICADES THAT RESULT IN GREATER PROTECTION MAY BE SUBSTITUTED. WITH THE APPROVAL OF THE CITY ARBORIST. IN ALL CASES, THE BARRIERS MUST REMAIN IN PLACE UNTIL THE FINAL FINISH GRADE IS ESTABLISHED AT THE END OF THE PROJECT OR PROJECT PHASE. DAMAGE TO PROTECTION BARRIERS AND ENCROACHMENTS INTO THE TPZ WILL BE SUBJECT TO SUBSECTION 118-5 (C), AND ARTICLE VII SIGNS, SHALL BE POSTED AT 50-FOOT INTERVALS FOR SINGLE TREES OR TREE CLUSTERS OF 20 TREES OR LESS AND 100-FOOT INTERVALS FOR AREAS OF MORE THAN 20 TREES THAT CLEARLY STATE POTENTIAL FINES AND "TREE PROTECTION AREA, KEEP OUT"

(C)THROUGHOUT THE DURATION OF THE AUTHORIZED ACTIVITY, THE OWNER, DEVELOPER, CONTRACTOR OR AGENT SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE OR DISPOSAL OF DEBRIS, FILL, WASTE MATERIALS SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL WITHIN ANY TPZ.

(D)NO DAMAGING ATTACHMENT ROPES OR WIRES (OTHER THAN SUPPORTIVE MEASURES FOR A TREE), SIGNS, POSTERS, HANDBILLS, TREE PERMITS OR OTHER OBJECTS MAY BE FASTENED TO ANY TREE EXCEPT PURSUANT TO AUTHORIZATION UNDER THE PROVISIONS OF THIS CHAPTER. NO GASEOUS, LIQUID, EQUIPMENT EXHAUST OR SOLID SUBSTANCE WHICH MAY BE HARMFUL TO TREES SHALL COME INTO CONTACT WITH ANY PORTION OF THE TREE.

(E)WHERE ELEVATION CHANGES ARE PROPOSED WITHIN THE TPZ, THE APPLICANT WILL BE REQUIRED TO JUSTIFY THE NEED FOR THE ELEVATION CHANGE AND INSTALL RETAINING WALLS AND/OR DRAIN TILES UNLESS THE APPLICANT DEMONSTRATES THAT SUCH PROTECTION WOULD BE IMPRACTICAL. WHERE ELEVATION CHANGES ARE PROPOSED WITHIN THE TPZ OF ANY VENETIAN OR HERITAGE TREE, THE APPLICANT WILL BE REQUIRED TO INSTALL RETAINING WALLS AND/OR DRAIN TILES UNLESS THE APPLICANT DEMONSTRATES SUCH PROTECTION WOULD BE IMPRACTICAL. THESE ROOT PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO THE DEPOSITION OF FILL, OR EXCAVATION OF SOIL WITHIN THE TPZ. TREE SPECIES' TOLERANCES FOR GRADE CHANGES, SIZE AND AGE WILL BE CONSIDERED WHEN LOCATING TREE WELLS AND RETAINING WALLS. TREE WELLS OR RETAINING WALLS WILL BE REQUIRED AS APPLICABLE WHEN GRADE CHANGES OF MORE THAN SIX INCHES ARE NEEDED WITHIN MORE THAN 20 PERCENT OF THE TPZ. TREE WELL AND RETAINING WALL DISTANCES FROM THE FACE OF THE TRUNK RANGE FROM 0.75 FEET FOR EACH ONE-INCH DBH FOR A CONSTRUCTION TOLERANT SPECIES TO 1½ FEET FOR EACH ONE-INCH DRH OF MATURE OR LESS TOLER ANT SPECIES. THE APPLICANT WILL BE REQUIRED TO PRESENT A REPORT REARING THE SIGNATURE OF A CERTIFIED ARBORIST OR PROFESSIONAL LANDSCAPE ARCHITECT WITH A STATEMENT OF MINIMAL IMPACT DESIGN. THE APPLICANT MAY ALSO REQUEST A PRE-APPLICATION MEETING WITH THE CITY ARBORIST BEFORE SUBMITTING A DESIGN. RETAINING WALLS SHALL BE BUILT WITH POSTS OR PILINGS, SHALLOW AND SMALL FOOTERS OR FOOTERS OF STONE OR SAND TO LESSEN THE IMPACT OF CUT OR COMPACTED ROOTS. IN CASES WHERE GRADE CHANGES CAN BE ACCOMPLISHED ITH LESS THAN 20 PERCENT OF THE CRZ BEING IMPACTED. THE CHANGE SHOULD BE AS GRADUAL AND AS FAR FROM THE TRUNK FACE AS POSSIBLE WITH NO MORE THAN SIX INCHES OF FILL OVER 20 PERCENT OF THE TPZ. UNDER NO CIRCUMSTANCES WILL FILL BE ALLOWED OVER THE ROOT PLATE.

(F)THE CITY ARBORIST MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARING AND CONSTRUCTION TO ENSURE COMPLIANCE WITH THIS CHAPTER.

(G)THE CITY ARBORIST MAY ALLOW CERTAIN ACTIVITIES TO BE CONDUCTED WITHIN THE BARRICADED TPZ, UPON A DETERMINATION THAT THE TREE WILL NOT BE ADVERSELY AFFECTED, SUCH AS DRIVEWAYS, SWIMMING POOL DECKS, AND PATIO PAVERS.

(H)IF TEMPORARY EQUIPMENT OR VEHICLE ACCESS INTO THE TPZ IS REQUIRED FOR CONSTRUCTION ACTIVITY, STEPS MUST BE TAKEN TO PROTECT THE TPZ FROM COMPACTION AND DAMAGE. FOR SHORT-TERM TEMPORARY ACCESS OF THREE WEEKS OR LESS, A SIX TO 12-INCH LAYER OF ORGANIC MULCH IN THE AREA OF ENCROACHMENT SHALL BE INSTALLED AND MAINTAINED. FOR LONGER PERIODS THE APPLICANT WILL BE REQUIRED TO INSTALL AND MAINTAIN A FOUR-INCH LAYER OF MULCH AND PLACE THREE-QUARTER-INCH PLYWOOD ON THE MULCH LAYER TO CREATE A PATH FOR EQUIPMENT OR VEHICLES. UNDER NO CIRCUMSTANCES SHOULD THESE ACCESS PATHS BE PLACED ON OR WHERE THEY MAY IMPACT THE ROOT PLATE. THE CITY ARBORIST SHALL BE INFORMED AND APPROVE OF ANY ALTERATIONS TO THE ORIGINAL APPROVED TREE PROTECTION PLAN. VIOLATIONS WILL BE SUBJECT TO FINES AND PENALTIES AS ESTABLISHED IN THE SCHEDULE OF FEES AND CHARGES PER SECTION 118-5.

(I)THE USE OF POSTS, PILINGS OR A SIMILAR SYSTEM SHALL BE USED AS THE CONSTRUCTION METHOD FOR STRUCTURES WITHIN THE TPZ. CONTINUOUS FOOTERS AND STEM WALLS SHALL NOT BE INSTALLED WITHIN THE TPZ UNLESS APPROVED BY THE DIRECTOR AND/OR DIRECTOR'S DESIGNEE. THESE POSTS OR PILINGS SHALL BE ENGINEERED ONLY AS LARGE AS NECESSARY TO SUPPORT THE PROPOSED STRUCTURE. ALL EFFORTS SHALL BE MADE TO REDUCE THE IMPACT TO LARGE ROOTS AND IN NO CIRCUMSTANCES SHOULD THE STRUCTURE ENCROACH ON THE ROOT PLATE OF A TREE.

(J)NO TRENCHES ARE PERMITTED WITHIN THE TPZ WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST. WITH APPROVAL OF THE CITY ARBORIST, HAND DUG TRENCHES MAY BE ALLOWED AND ROOTS PRUNED CLEANLY AS DIRECTED IN "ANSI A (300) PART 8, ROOT MANAGEMENT STANDARD." ALL EFFORTS SHOULD BE MADE TO BYPASS THE TPZ WITH UNDERGROUND UTILITIES AND IRRIGATION LINES UNLESS TUNNELING METHODS ARE USED A MINIMUM OF 36 INCHES BELOW THE EXISTING GRADE.

(K)SOIL VOLUMES—REQUIRED SOIL VOLUMES FOR TREES.

- (1)LARGE CANOPY TREES, TALLER THAN 45 FEET IN HEIGHT:

  A. MINIMUM OPEN SOIL SPACE 300 SQUARE FEET OR MINIMUM UNCOMPACTED SOIL VOLUME OF 900 CUBIC FEET
- TO A DEPTH NOT TO EXCEED 36 INCHES.

  B. NO CLOSER THAN FOUR FEET FROM ANY PAVEMENT OR CURBING.
- B. NO CLOSER THAN FOUR FEET FROM ANY PAVEMEN'C. MINIMUM PLANTING SPACE WIDTH IS EIGHT FEET.D. MINIMUM UNCOMPACTED SOIL DEPTH 36 INCHES.
- (2)MEDIUM CANOPY TREES, FROM 25 TO 45 FEET IN HEIGHT:

  A. MINIMUM OPEN SOIL SPACE 200 SQUARE FEET OR MINIMUM UNCOMPACTED SOIL VOLUME OF 500 CUBIC FEET
- TO A DEPTH NOT TO EXCEED 36 INCHES.

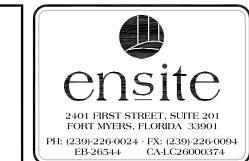
  B. NO CLOSER THAN 36 INCHES FROM ANY PAVEMENT OR CURBING.
- C. MINIMUM PLANTING SPACE WIDTH IS SIX FEET.
- D. MINIMUM UNCOMPACTED SOIL DEPTH 30 INCHES. (3)SMALL UNDERSTORY TREES, LESS THAN 25 FEET IN HEIGHT:
- A. MINIMUM OPEN SOIL SPACE 100 SQUARE FEET OR MINIMUM UNCOMPACTED SOIL VOLUME OF 200 CUBIC FEET
- TO A DEPTH NOT TO EXCEED 36 INCHES.

  B. NO CLOSER THAN 24 INCHES FROM ANY PAVEMENT OR CURBING.
- B. NO CLOSER THAN 24 INCHES FROM ANY PAVEMENT OF MINIMUM PLANTING SPACE WIDTH IS FOUR FEET.
- D. MINIMUM UNCOMPACTED SOIL DEPTH 24 INCHES.

  (4) EXCEPTIONS TO THE SPACE REQUIREMENTS FOR SOME INDIVIDUAL SPECIES MAY BE GRANTED BY THE CITY ARRORIST

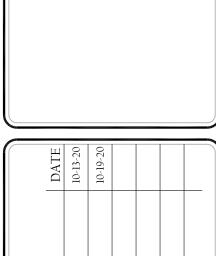
(L)THE FOLLOWING ARE METHODS TO ACHIEVE SOIL VOLUME REQUIREMENTS FOR STREET TREES IN OR NEAR SIDEWALKS, WITHIN PLAZAS AND PARKING LOTS:

- (1) STRUCTURAL SOIL UNDER PAVEMENT. CU STRUCTURAL SOIL™ IS AN AGGREGATE SOIL DEVELOPED AND PATENTED BY CORNELL UNIVERSITY. CONSISTING OF A COMBINATION OF STONE AND SOIL PLUS ADDITIVES. THIS PRODUCT OR AN APPROVED EQUIVALENT PROVIDES A HIGHLY COMPACTABLE MATERIAL THAT ALLOWS FOR ROOT GROWTH AND MAY BE USED UNDER PAVEMENT TO PROVIDE THE REQUIRED SOIL VOLUME FOR ROOT SPACE.
- (2) SUSPENDED PAVEMENT. MODULAR SOIL CELL SYSTEMS DESIGNED TO BE ASSEMBLED AND PLACED UNDER PAVEMENT MAY BE USED TO PROVIDE ROOT SPACE. THESE SYSTEMS ARE DESIGNED TO SUPPORT THE PAVEMENT WEIGHT WHILE PROVIDING UNCOMPACTED SOIL VOLUME FOR TREE ROOTS.
- (3) OTHER SOIL VOLUME SYSTEM DESIGNS MAY BE APPROVED BY THE DIRECTOR AND/OR DIRECTOR'S DESIGNEE





MURPHY OAKS VENICE, FLORIDA

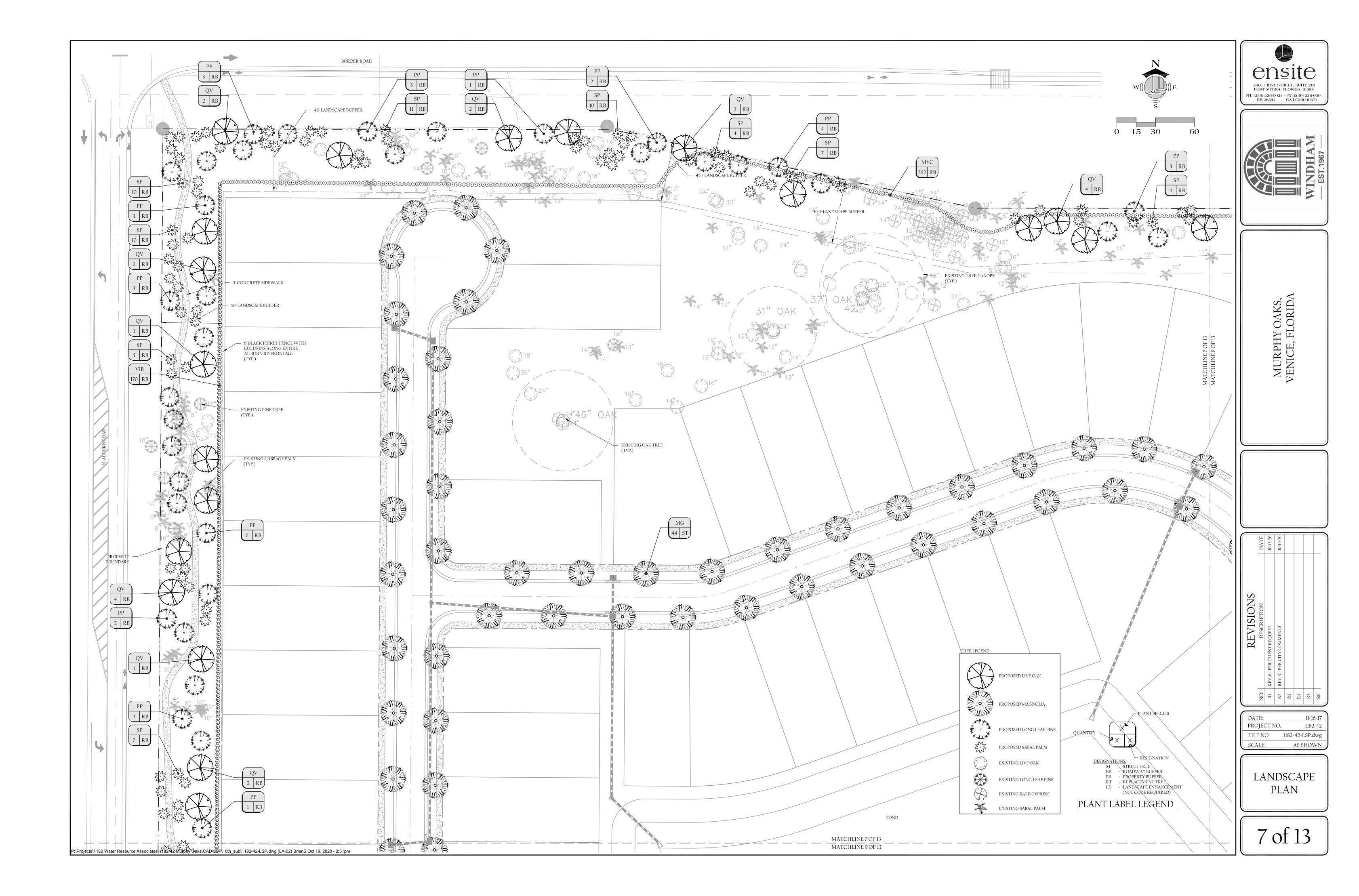


REV. 9 - PER CITY COMMENTS

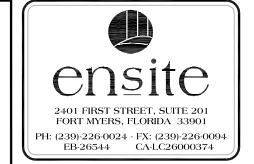
DATE: 11-16-17
PROJECT NO. 1182-42
FILE NO. 1182-42-LSP.dwg
SCALE: AS SHOWN

LANDSCAPE
KEY MAP,
CALCULATION
& NOTES

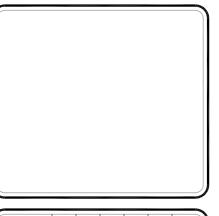
6 of 13

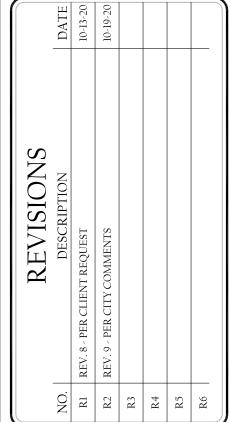




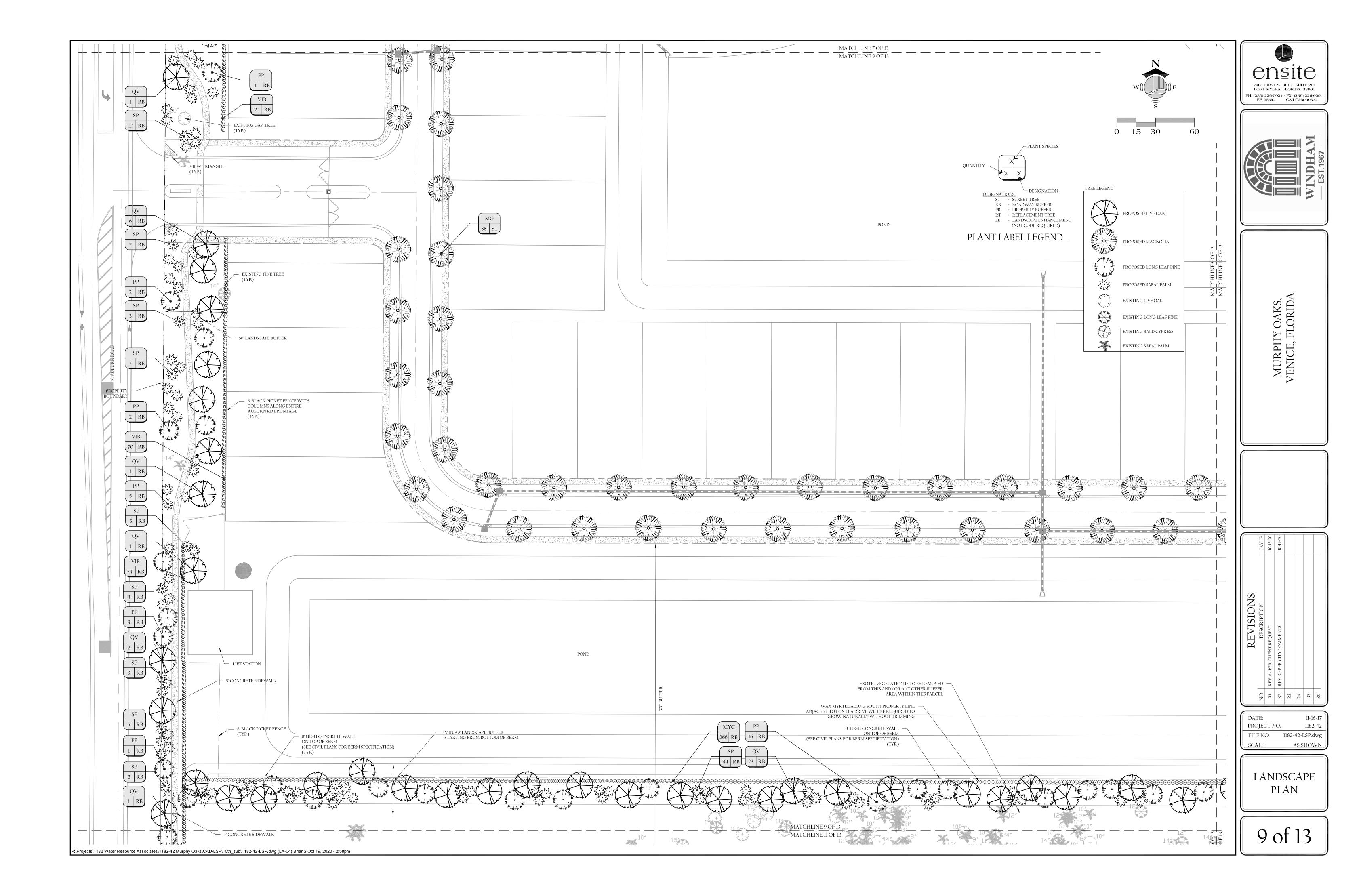


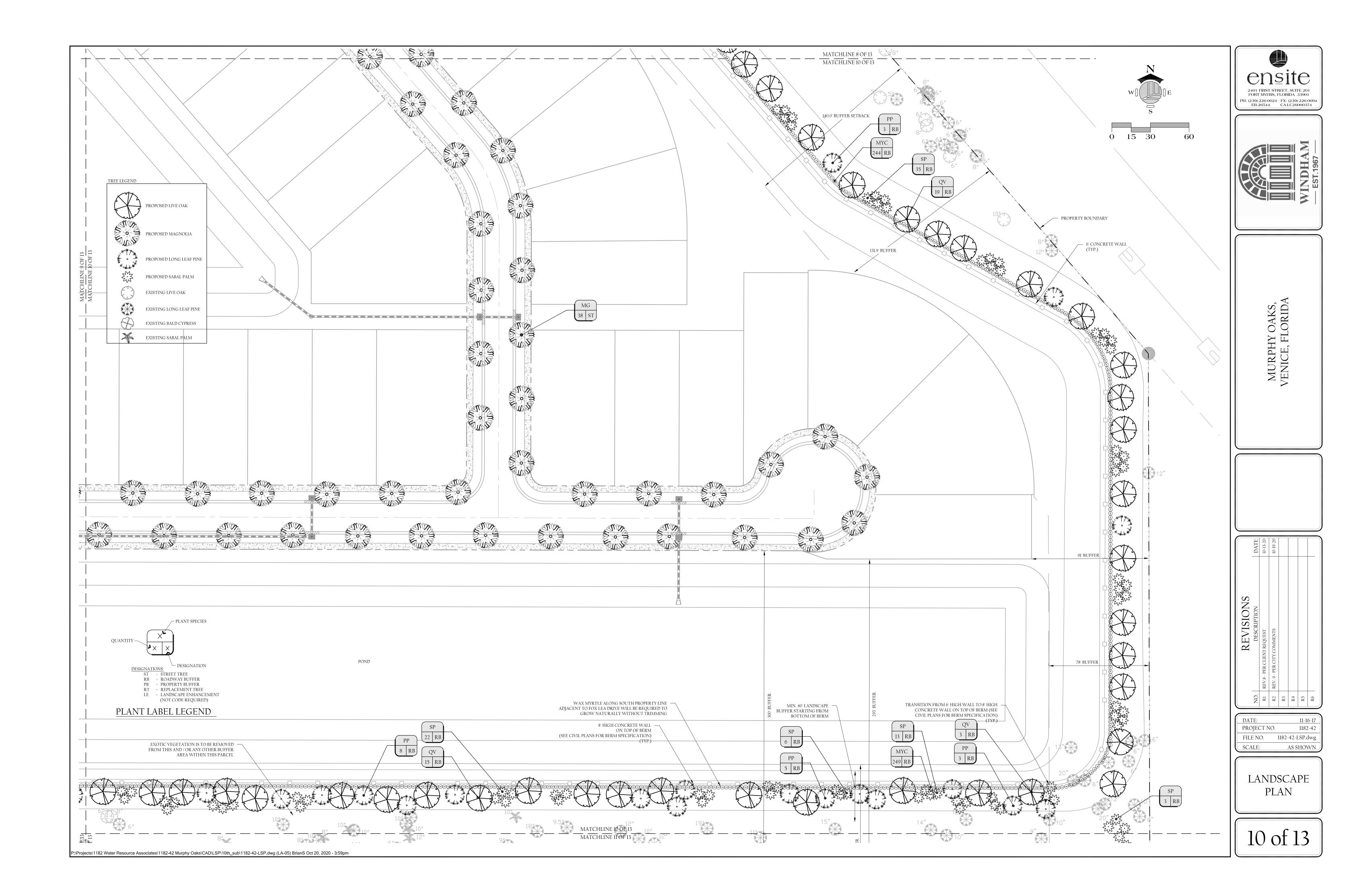


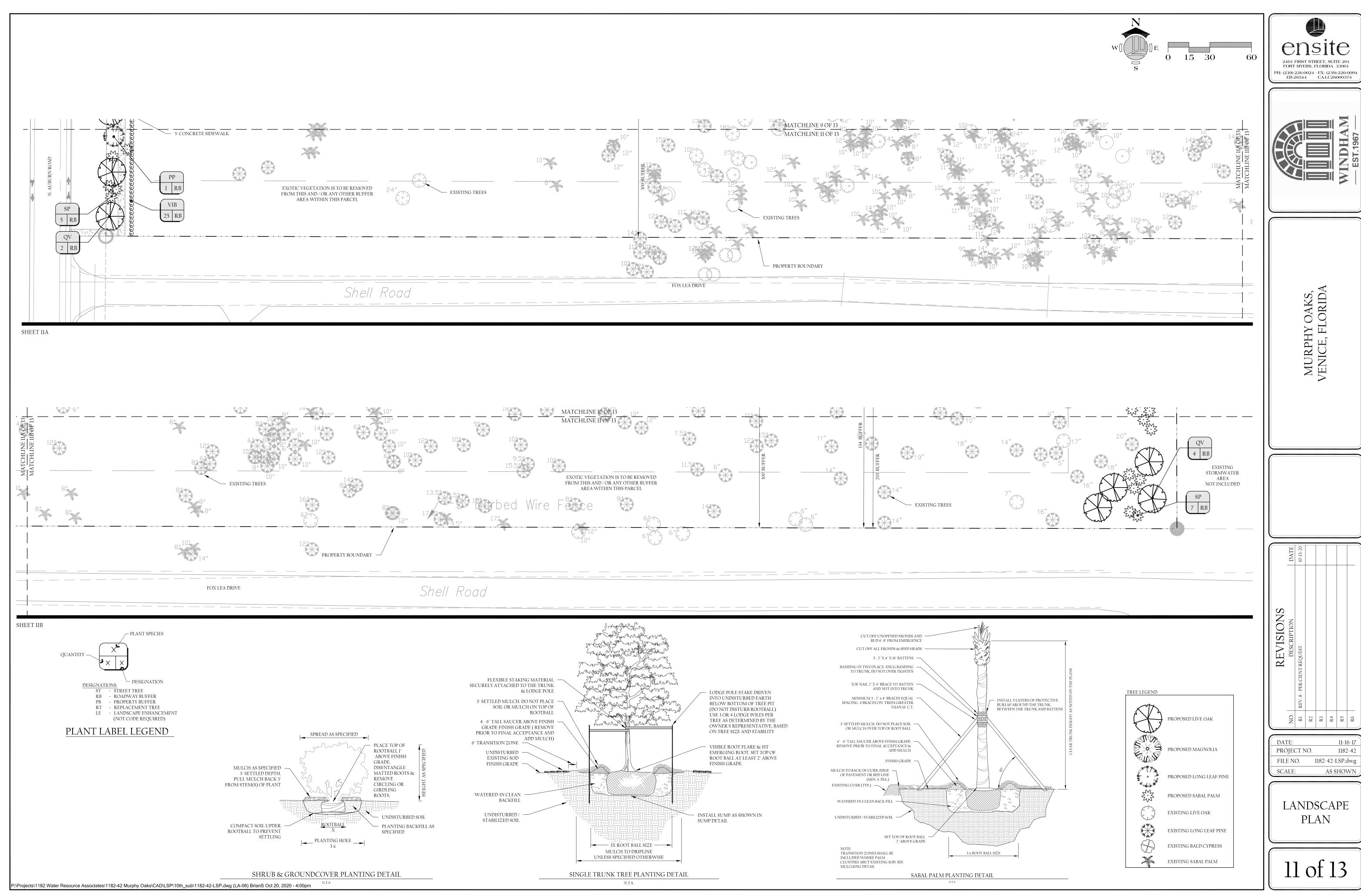


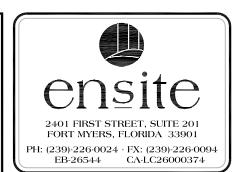


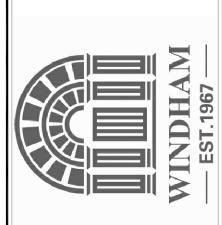
1182-42 1182-42-LSP.dwg AS SHOWN

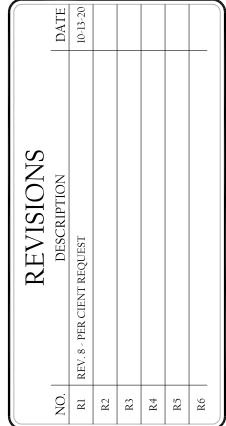






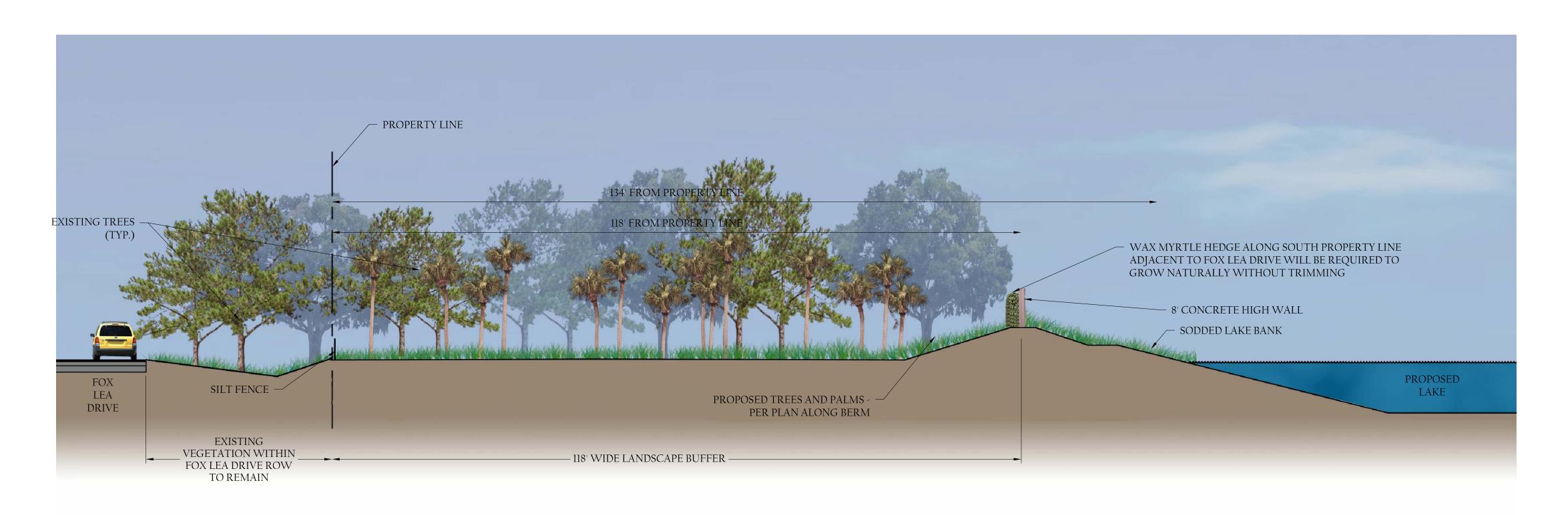






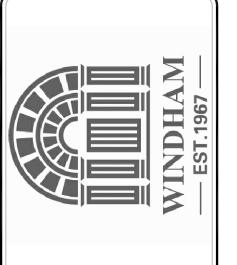
DATE:	11-16-17
PROJECT NO.	1182-42
FILE NO.	1182-42-LSP.dwg
SCALE:	AS SHOWN

#### NORTH AUBURN ROAD TYPICAL LANDSCAPE BUFFER & SETBACKS SECTION



FOX LEA DRIVE TYPICAL LANDSCAPE BUFFER SECTION





MURPHY OAKS, VENICE, FLORIDA

NO. DESCRIPTION

RI REV. 8 - PER CLIENT REQUEST

R2 REV. 9 - PER CITY COMMENTS

R3

R4

R5

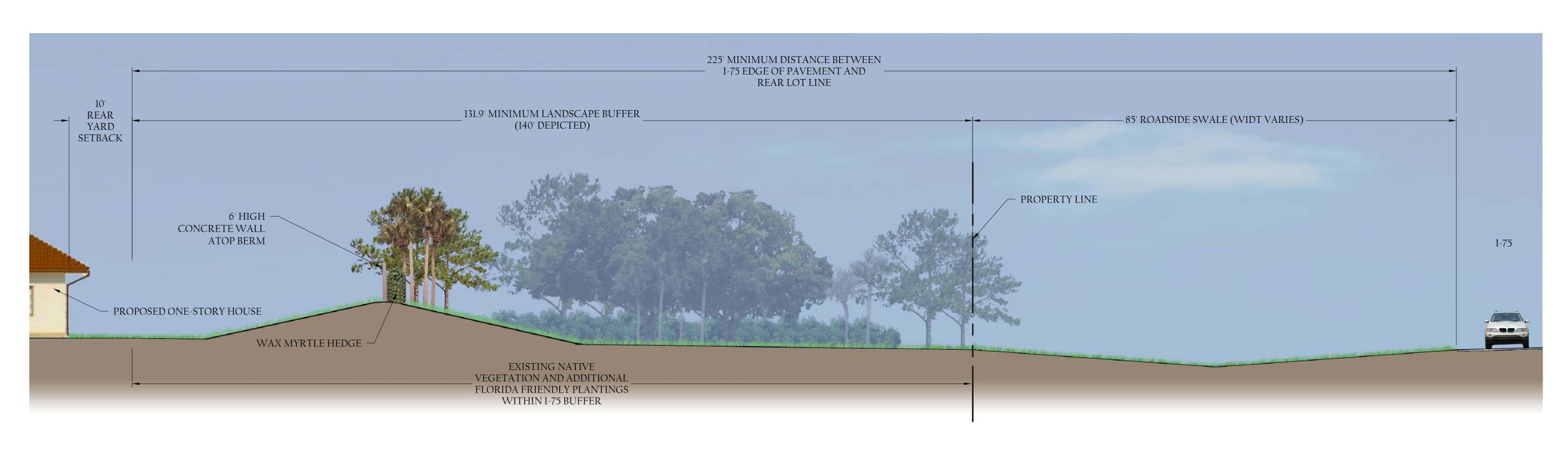
R6

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

LANDSCAPE BUFFER EXHIBITS

12 of 13



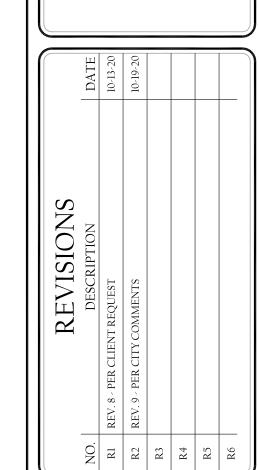


INTERSTATE 75 TYPICAL LANDSCAPE BUFFER & SETBACKS SECTION





MURPHY OAKS, VENICE, FLORIDA



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

LANDSCAPE BUFFER EXHIBITS

13 of 13