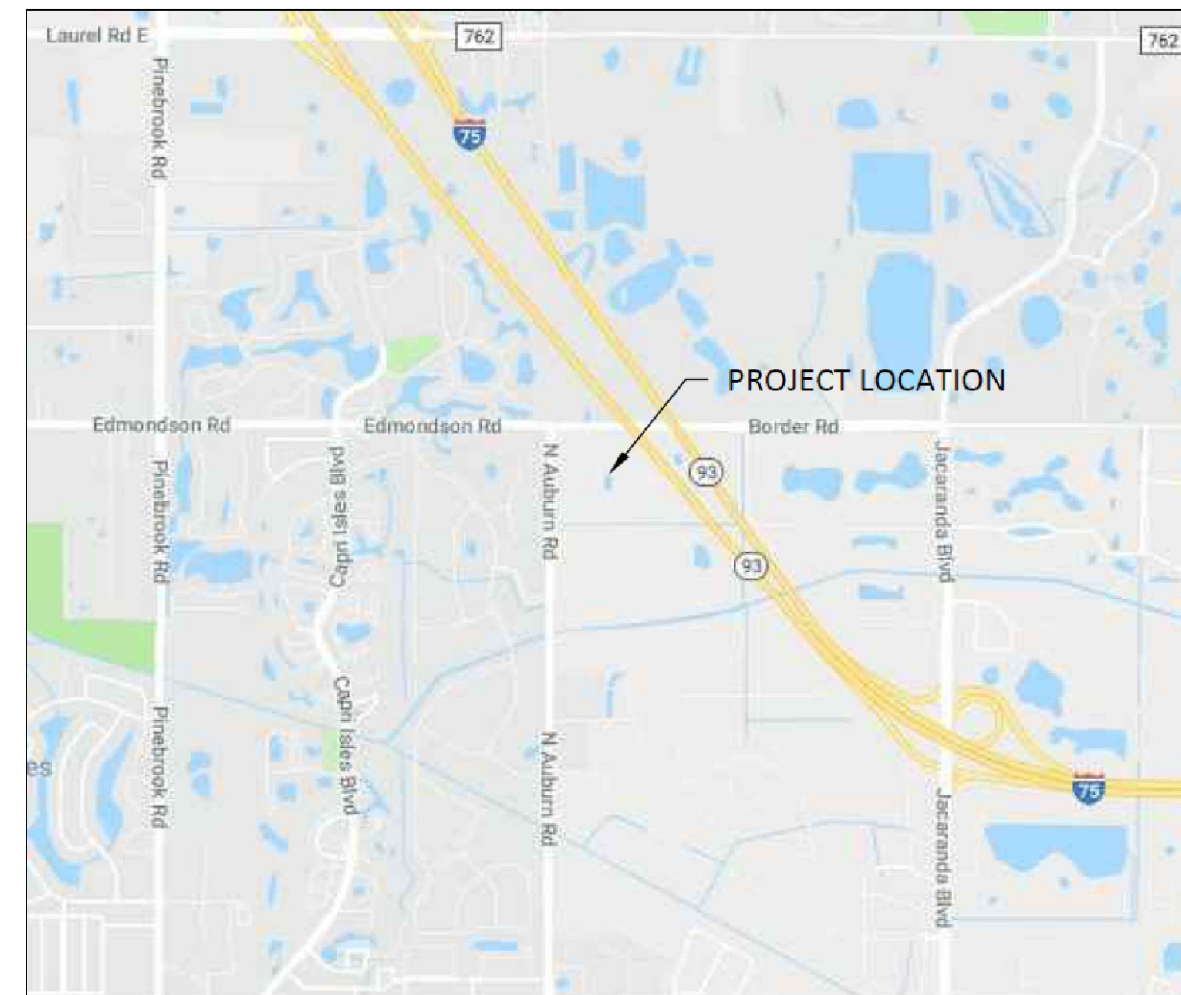


<b>Sheet Number</b>	<b>Sheet Title</b>
1	COVER SHEET
2	GENERAL NOTES
3	SITE PLAN
4	ENTRANCE DESIGN
5	SITE AND CHIPPER LOCATION WITH AERIAL
6	LANDSCAPE KEY MAP, CALCULATIONS & NOTES
7	LANDSCAPE PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	LANDSCAPE BUFFER EXHIBITS
13	LANDSCAPE BUFFER EXHIBITS

**BINDING MASTER PLAN  
FOR  
MURPHY OAKS  
PART OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST  
VENICE, SARASOTA COUNTY, FLORIDA**



## LOCATION MAP

## 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)
4. EXISTING ZONING: OUE (OPEN USE ESTATE, 1 UNIT PER 5 AC)
5. PROPOSED REZONING: PUD
6. EXISTING USE: VACANT, PASTURE
7. PROPOSED USE: 85 SINGLE FAMILY LOTS
8. UTILITIES: WATER – CITY OF VENICE  
SEWER – CITY OF VENICE  
ALL ROADWAYS AND STORM WATER MANAGEMENT SYSTEMS WILL BE  
PRIVATE.
9. 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
10. ROADWAYS: N. AUBURN RD, BORDER RD, FOX LEA DR, INTERSTATE
11. OPEN SPACE:  
A: \*OPEN SPACE REQUIRED: 19.82 AC (50%)  
B: \*OPEN SPACE PROVIDED: 23.56 AC
12. 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
13. 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 IMPERVIOUS AREA = 12.32 AC

CIVIL:  
WRA ENGINEERING  
4260 W LINEBAUGH AVENUE  
TAMPA, FL. 33624  
OFFICE 813-265-3130

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

ENVIRONMENTAL:  
E CO CONSULTANTS INC. (TODD HERSHFELD)  
1523 8TH AVENUE WEST  
SUITE B  
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

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.

**Engineering ~ Environmental  
Water Resource ~ Survey**  
4260 W. Linebaugh Ave. 7978 Cooper Creek Blvd.

Tampa, Florida 33624 University Park, Florida 34201  
www.wraengineering.com

COVER SHEET

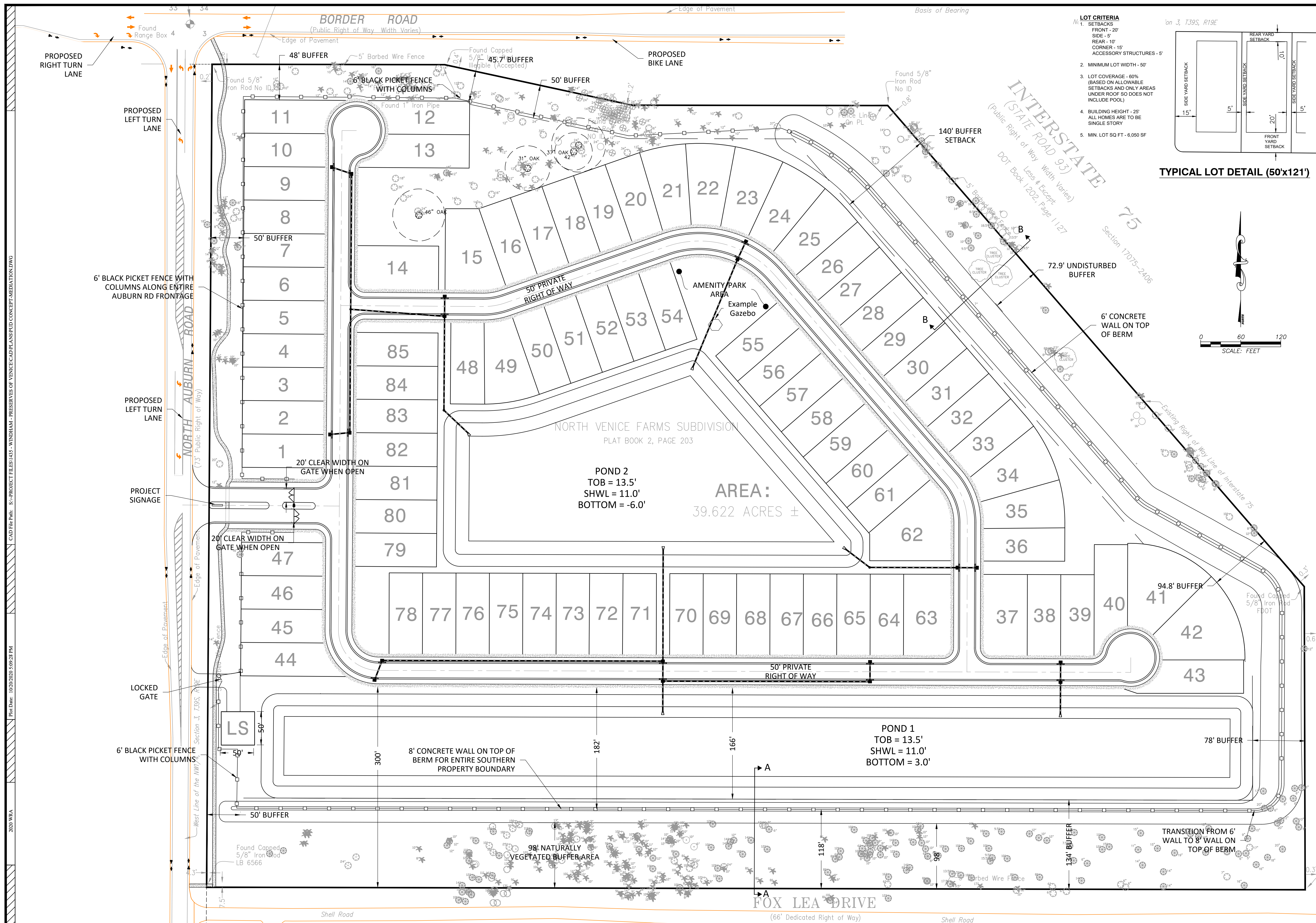
## MONTI OAKS

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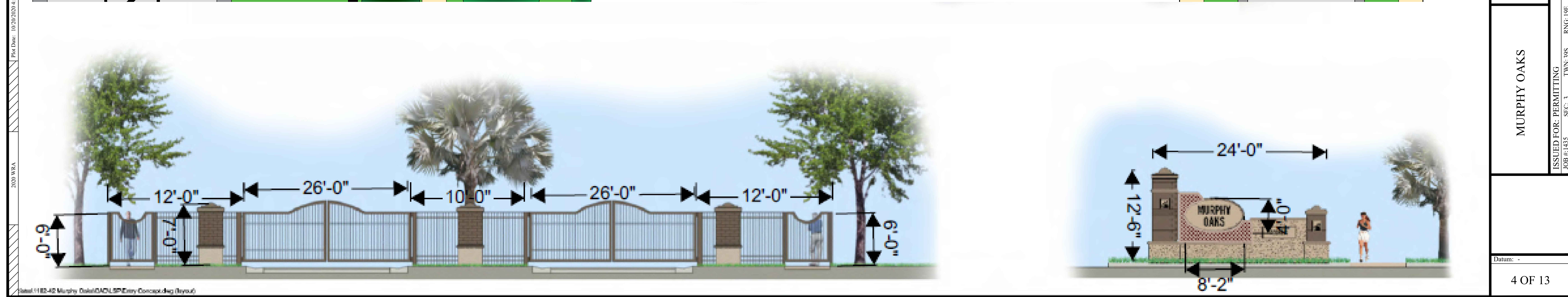






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S	10/20/20	PER CITY OF VENICE COMMENTS










2020 WRA  
JOB DATE: 10/20/2020 5:00:07 PM  
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ISSUED FOR: PERMITTING JOB #1435		MURPHY OAKS		SITE AND CHIPPER LOCATION WITH AERIAL		 Engineering ~ Environmental Water Resource ~ Survey 4200 W. Linderburg Ave. Tampa, Florida 33624 www.wraengineering.com CA 00007622 LB 8274 Phone: 813.263.3130 941.275.9721		R E V I S I O N S 10/20/20 PER CITY OF VENICE COMMENTS	
Datum: -		TWN: 39S		RNG: 19E		DESIGNED: CRC DRAWN: CIM		APPROVED: CRC	
5 OF 13									



NO.	DESCRIPTION	DATE	
		BY	TO
R1	REV. 8 - PER CLIENT REQUEST	10/1/20	
R2	REV. 9 - PER CITY COMMENTS	10/1/20	
R3			
R4			
R5			
R6			

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

LANDSCAPE  
KEY MAP,  
CALCULATIONS  
& NOTES

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 REQUIRED

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 BE 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 UPON 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 CONSTRUCTION TOLERANT SPECIES TO 14 FEET FOR EACH ONE-INCH DBH OF MATURE OR LESS TOLERANT SPECIES. THE APPLICANT WILL BE REQUIRED TO PRESENT A REPORT BEARING 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 WITH 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 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.

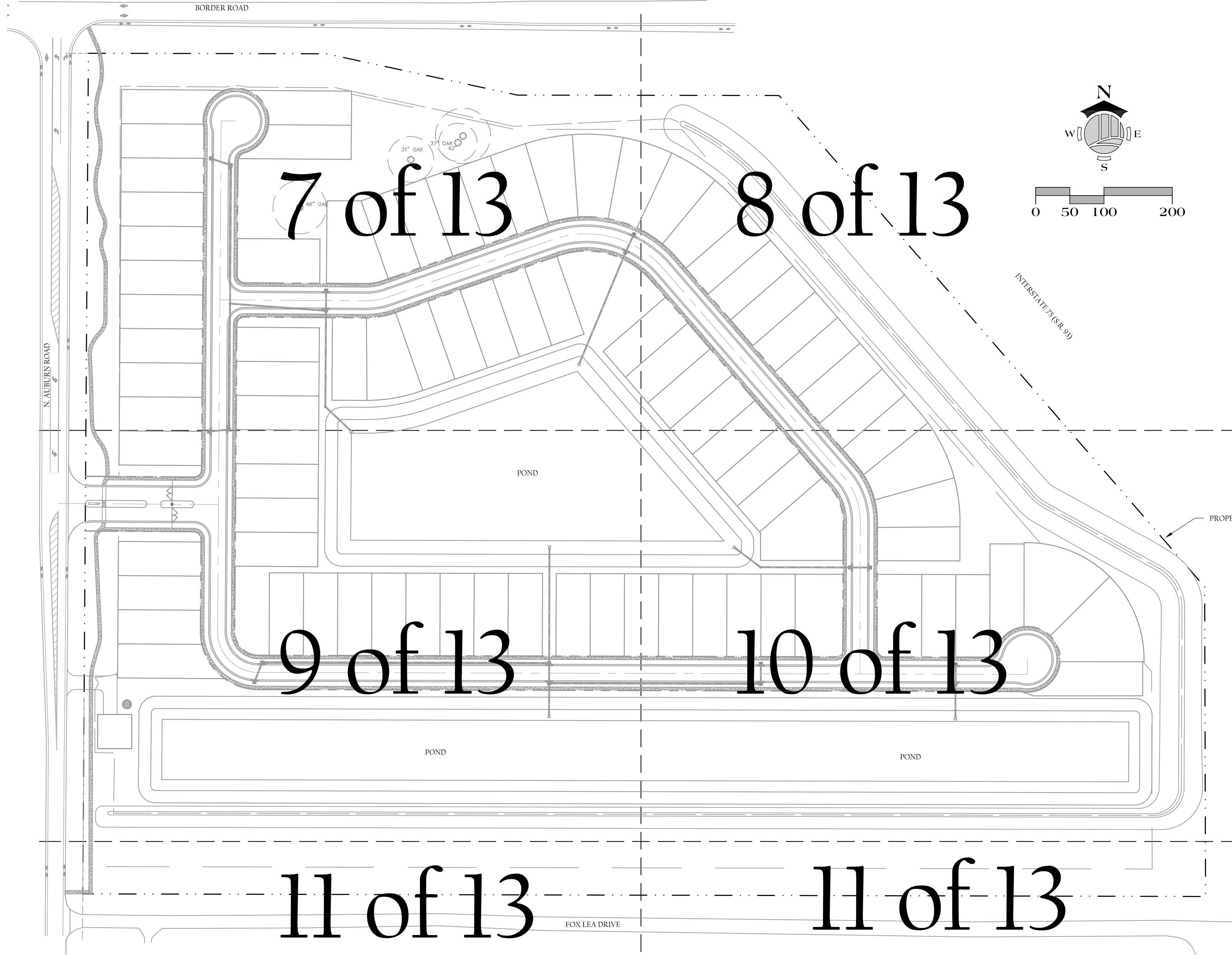
(I) THE USE OF POSTS, PILINGS OR A SIMILAR SYSTEM SHALL BE USED AS THE CONSTRUCTION METHOD FOR STRUCTURES WITHIN THE TPZ. CONTINUOUS FENCES AND STEM WALLS SHALL NOT BE INSTALLED WITHIN THE TPZ UNLESS APPROVED BY THE DIRECTOR AND/OR DIRECTOR'S DESIGNEE. THESE POSTS OR PILINGS SHALL BE ENGINEERED ONLY 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 ENCR OACH 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.  
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.  
C. 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 ARBORIST.

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

- STRUCTURAL SOIL UNDER PAVEMENT. CU STRUCTURAL SOIL<sup>SM</sup> 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.
- 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.
- OTHER SOIL VOLUME SYSTEM DESIGNS MAY BE APPROVED BY THE DIRECTOR AND/OR DIRECTOR'S DESIGNEE.

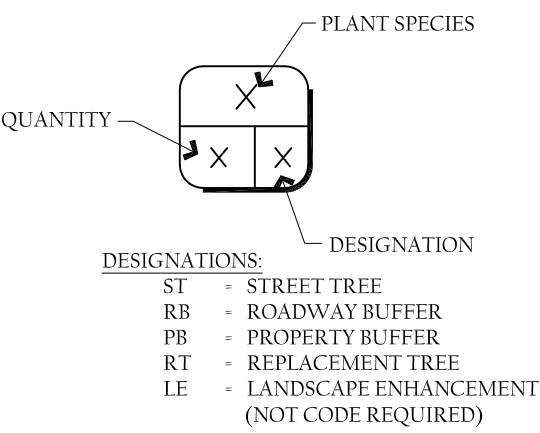


MASTER PLANT SCHEDULE

TREES, PALMS & SHRUBS	SYM	QTY	NATIVE	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	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.
	MG	135	Y	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	14' HT., 4" SPR., 3" CAL.
	VIB	360	N	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	MIN. 15 GAL., FULL
	MYC	1238	Y	MYRICA CERIFERA	WAX MYRTLE	MIN. 15 GAL., FULL

NOTES:

- 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 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, OAK FOR OAK).
- 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 #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.



PLANT LABEL LEGEND

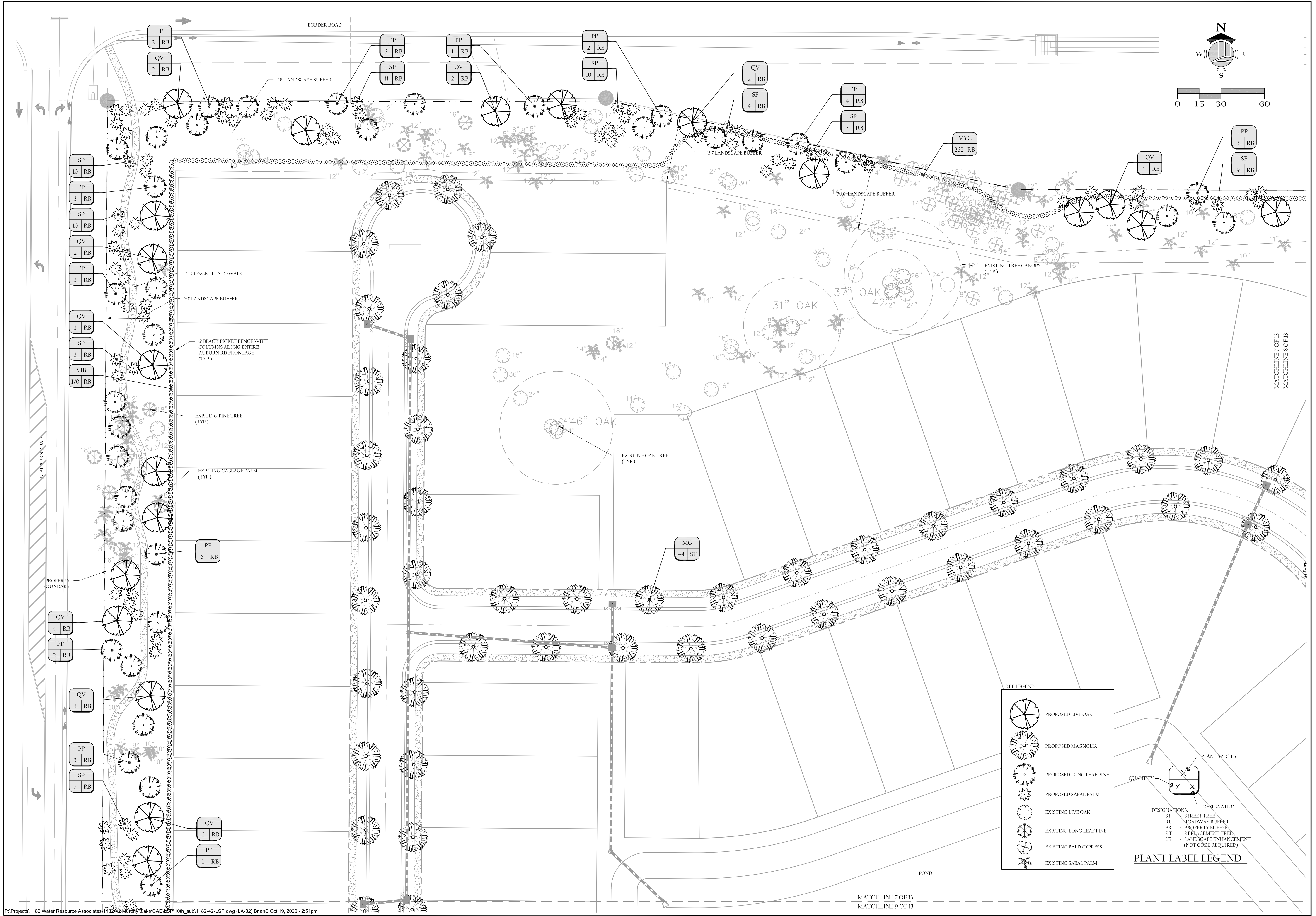
GENERAL IRRIGATION NOTES:

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

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, CAJUPUT), SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER, FLORIDA HOLLY), CASUARINA SPECIES (AUSTRALIAN PINE), CUPANIOPSIS ANACARDIOLIDES (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.



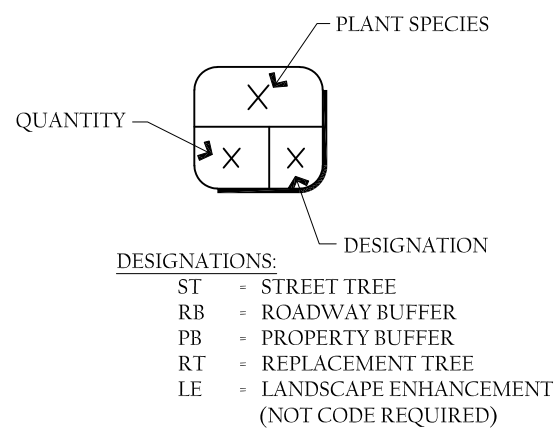
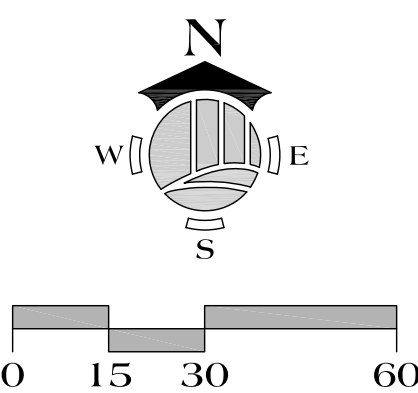
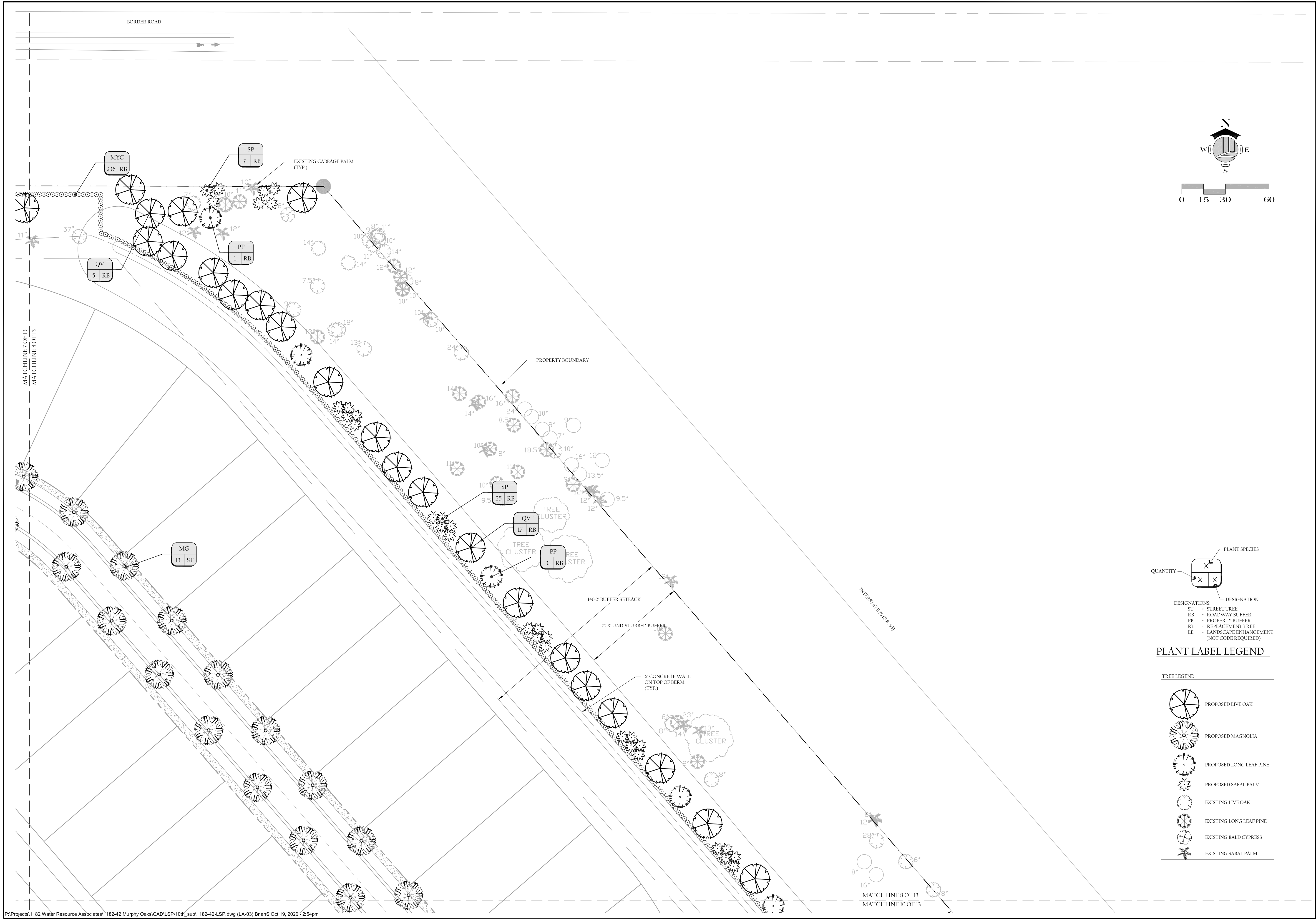


P:\Projects\1182 Water Resource Associates\1182-42 Murphy Oaks\CAD\10th\_sub\1182-42-LSP.dwg (LA-02) BrianS Oct 19, 2020 - 2:51pm

REVISIONS		DATE
DESCRIPTION		
NO.	DESCRIPTION	DATE
R1	REV 8 - PER CLIENT REQUEST	10/19/20
R2	REV 9 - PER CITY COMMENTS	10/19/20
R3		
R4		
R5		
R6		

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





PLANT LABEL LEGEND

TREE LEGEND	
	PROPOSED LIVE OAK
	PROPOSED MAGNOLIA
	PROPOSED LONG LEAF PINE
	PROPOSED SABAL PALM
	EXISTING LIVE OAK
	EXISTING LONG LEAF PINE
	EXISTING BALD CYPRESS
	EXISTING SABAL PALM

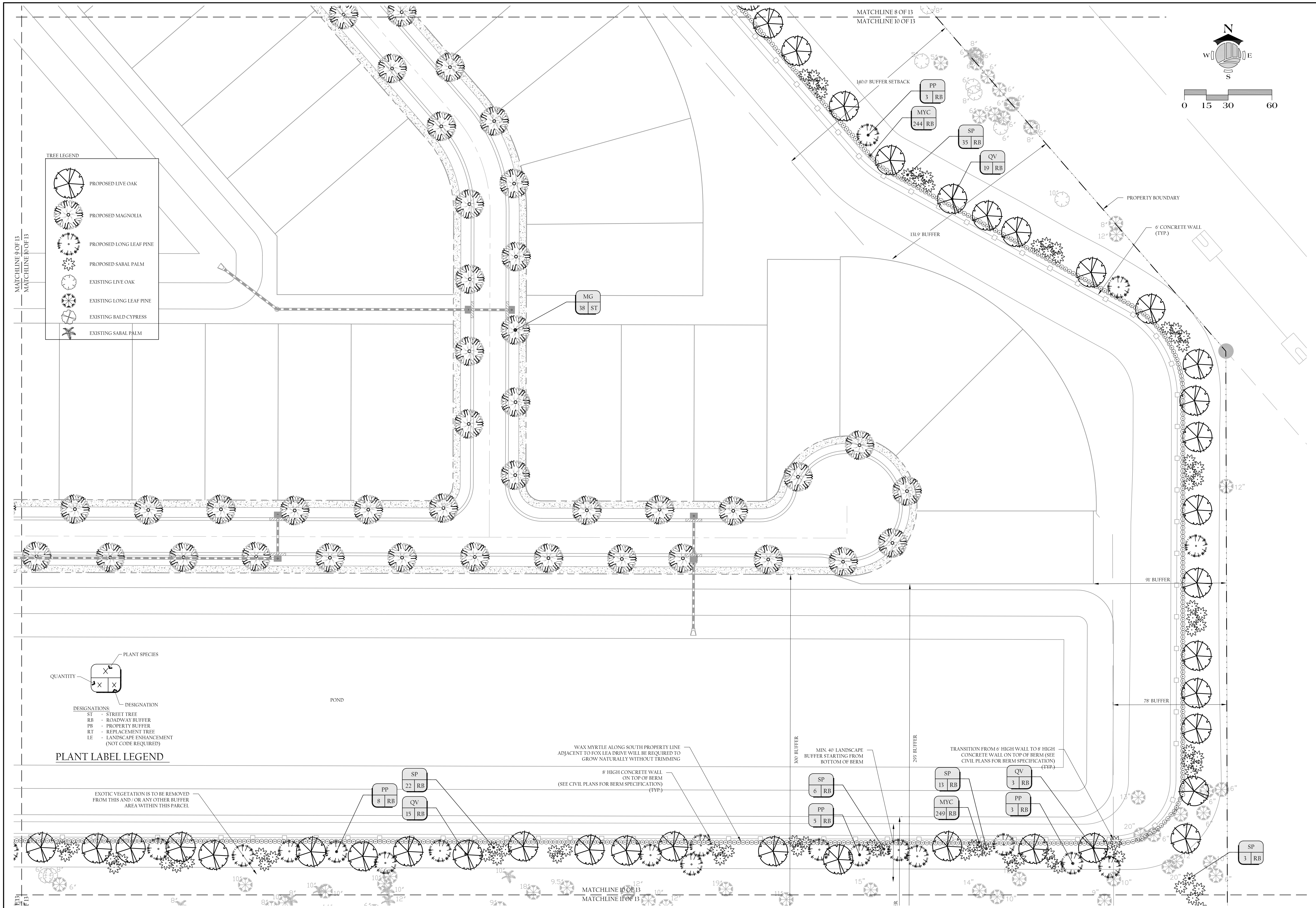
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NO.	DESCRIPTION
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2	REV. 9 - PER CITY COMMENTS
3	
4	
5	
6	


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












2401 FIRST STREET, SUITE 201  
FORT MYERS, FLORIDA 33901  
PH: (239) 226-0024 - FX: (239) 226-0094  
FB-20544 CALC-20000374



EST. 1967

MURPHY OAKS,  
VENICE, FLORIDA

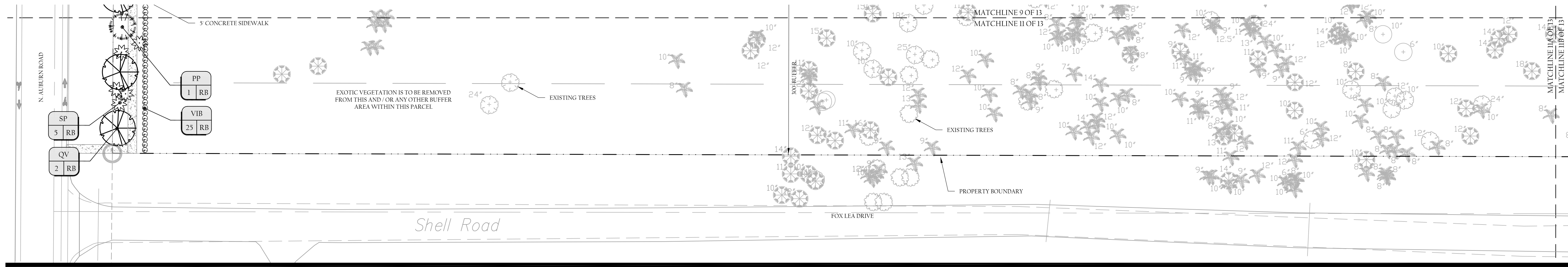
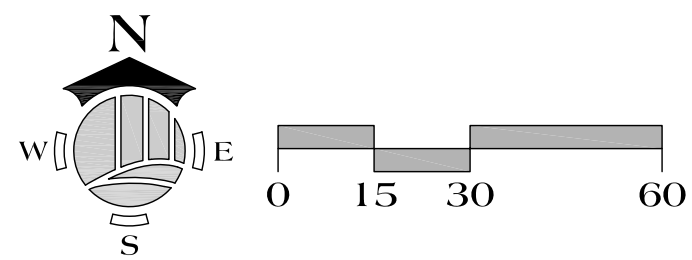
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DATE:	11-16-17
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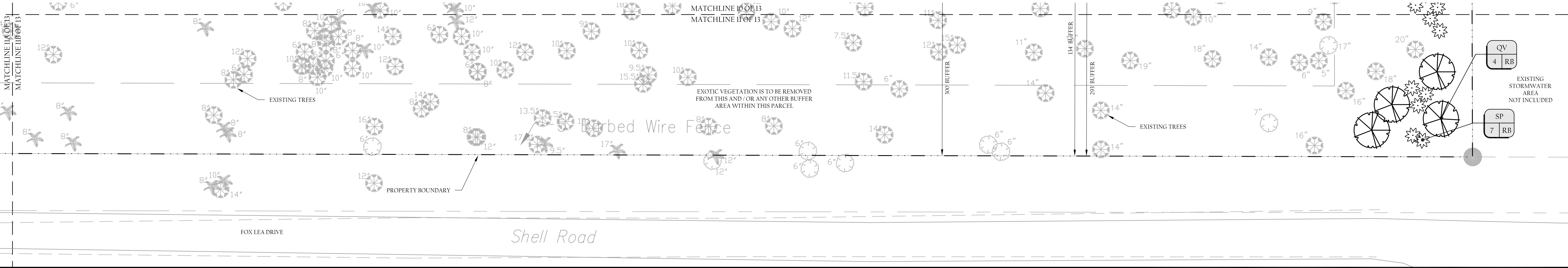
LANDSCAPE  
PLAN

10 of 13



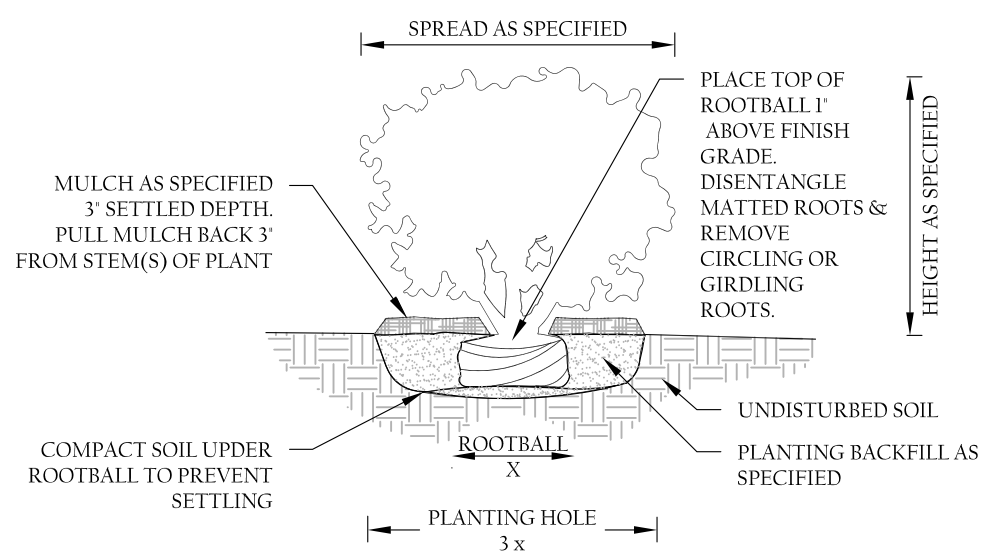


SHEET 11A

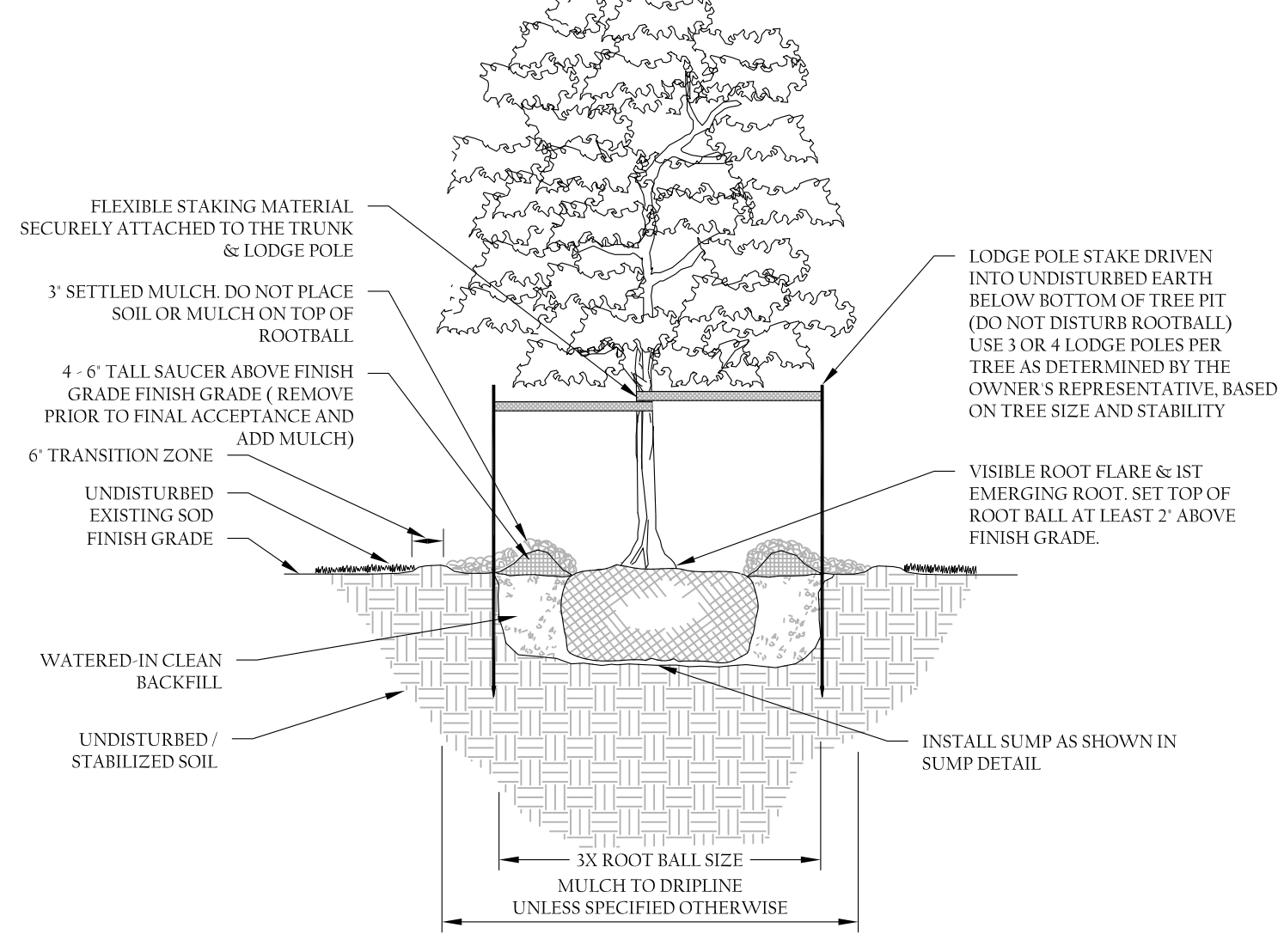


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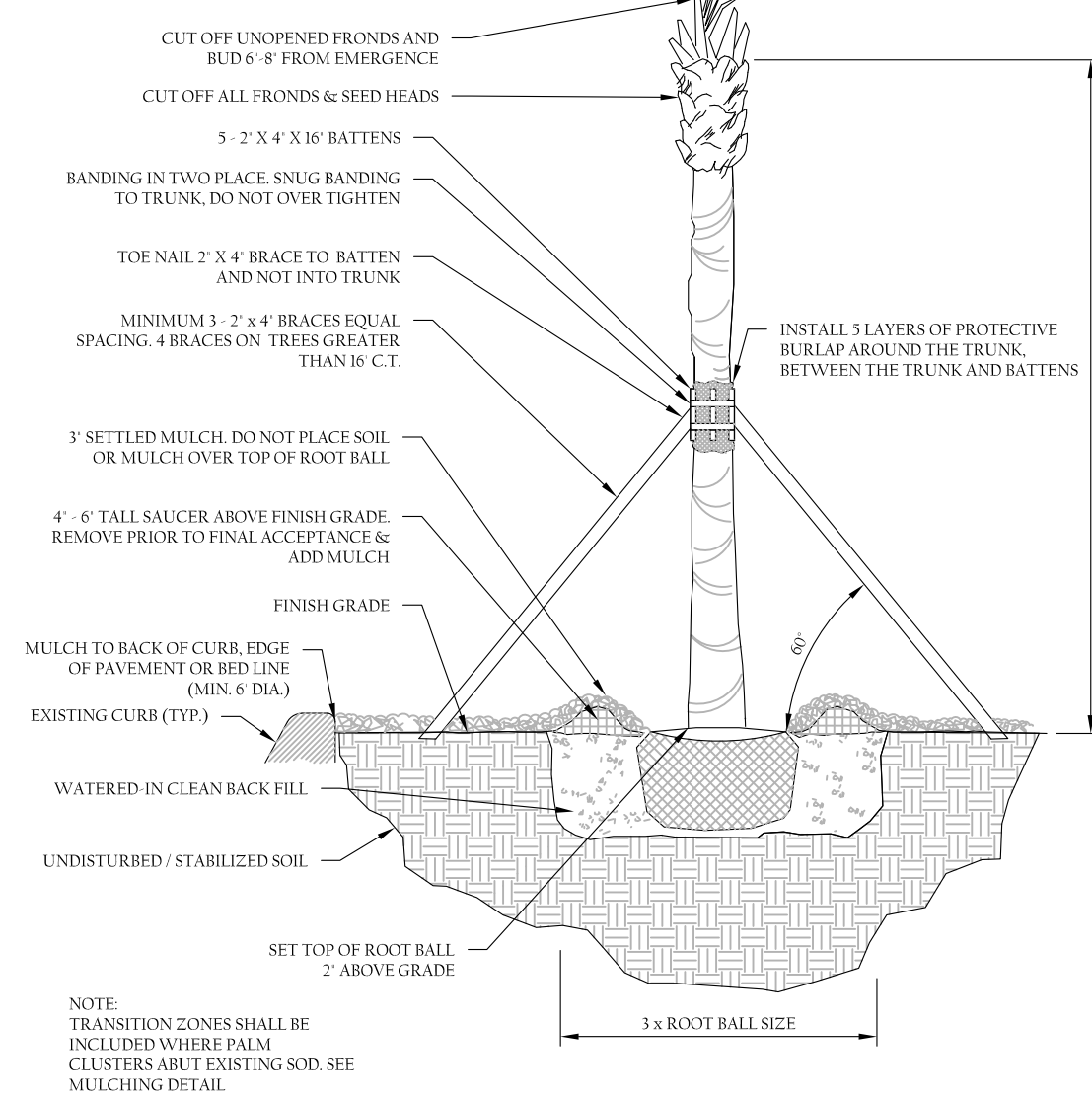
- PLANT LABEL LEGEND
- QUANTITY
- DESIGNATIONS:
- ST - STREET TREE
  - RB - ROADWAY BUFFER
  - PB - PROPERTY BUFFER
  - RT - REPLACEMENT TREE
  - LE - LANDSCAPE ENHANCEMENT (NOT CODE REQUIRED)
- DESIGNATION
- PLANT SPECIES



SHRUB & GROUNDCOVER PLANTING DETAIL



SINGLE TRUNK TREE PLANTING DETAIL



SABAL PALM PLANTING DETAIL

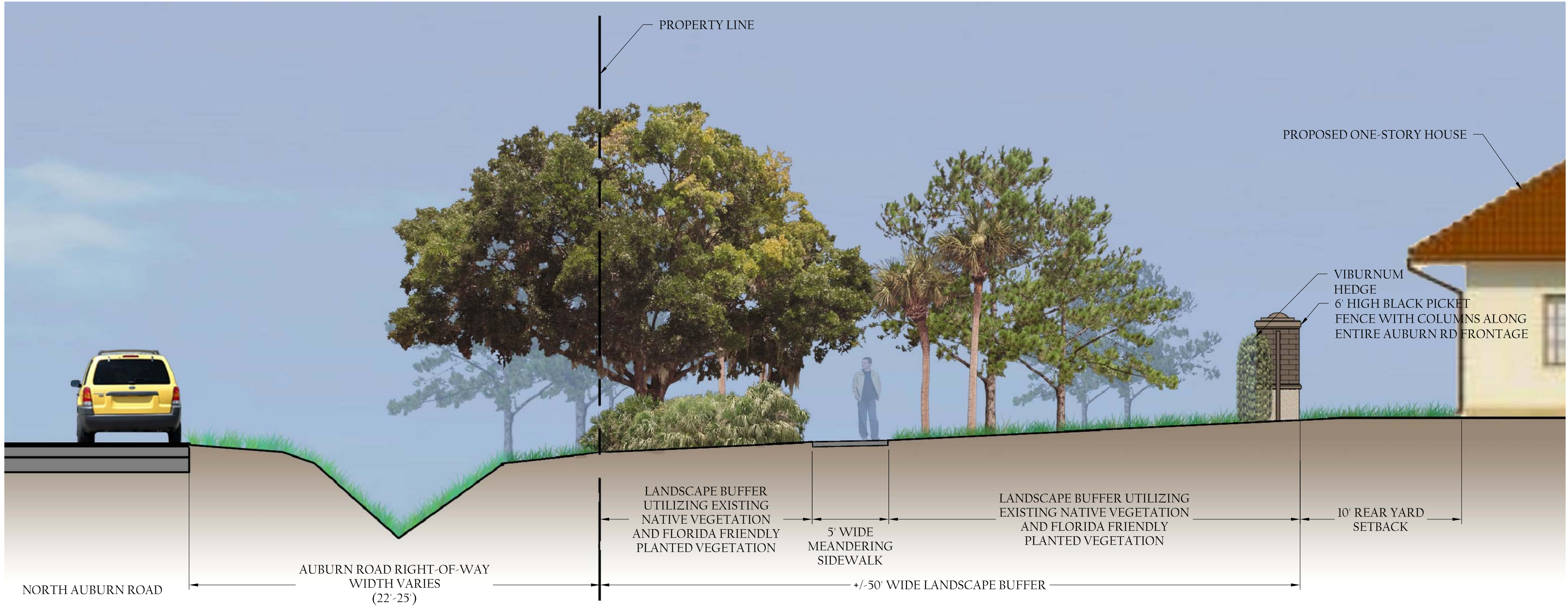
- TREE LEGEND
- PROPOSED LIVE OAK
  - PROPOSED MAGNOLIA
  - PROPOSED LONG LEAF PINE
  - PROPOSED SABAL PALM
  - EXISTING LIVE OAK
  - EXISTING LONG LEAF PINE
  - EXISTING BALD CYPRESS
  - EXISTING SABAL PALM

REVISIONS		DATE	DESCRIPTION
NO.	REV.	PERCENT REQUEST	
1			
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3			
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DATE:	11-16-17
PROJECT NO.:	1182-42
FILE NO.:	1182-42-LSP.dwg
SCALE:	AS SHOWN

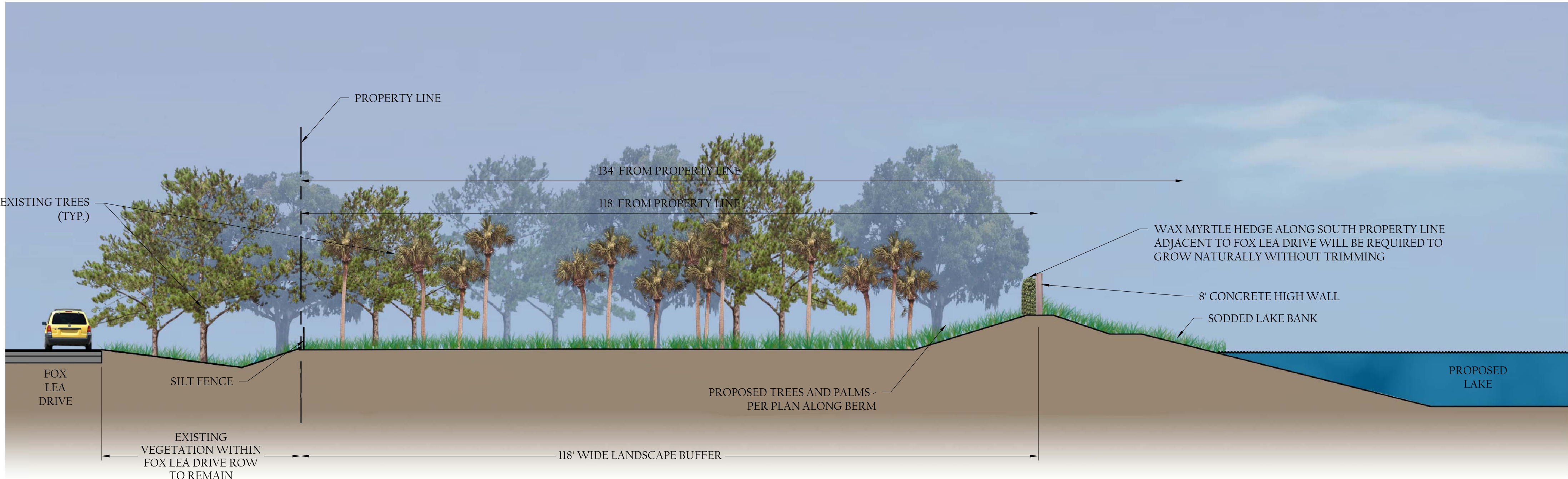
LANDSCAPE  
PLAN





NORTH AUBURN ROAD TYPICAL LANDSCAPE BUFFER & SETBACKS SECTION

NTS



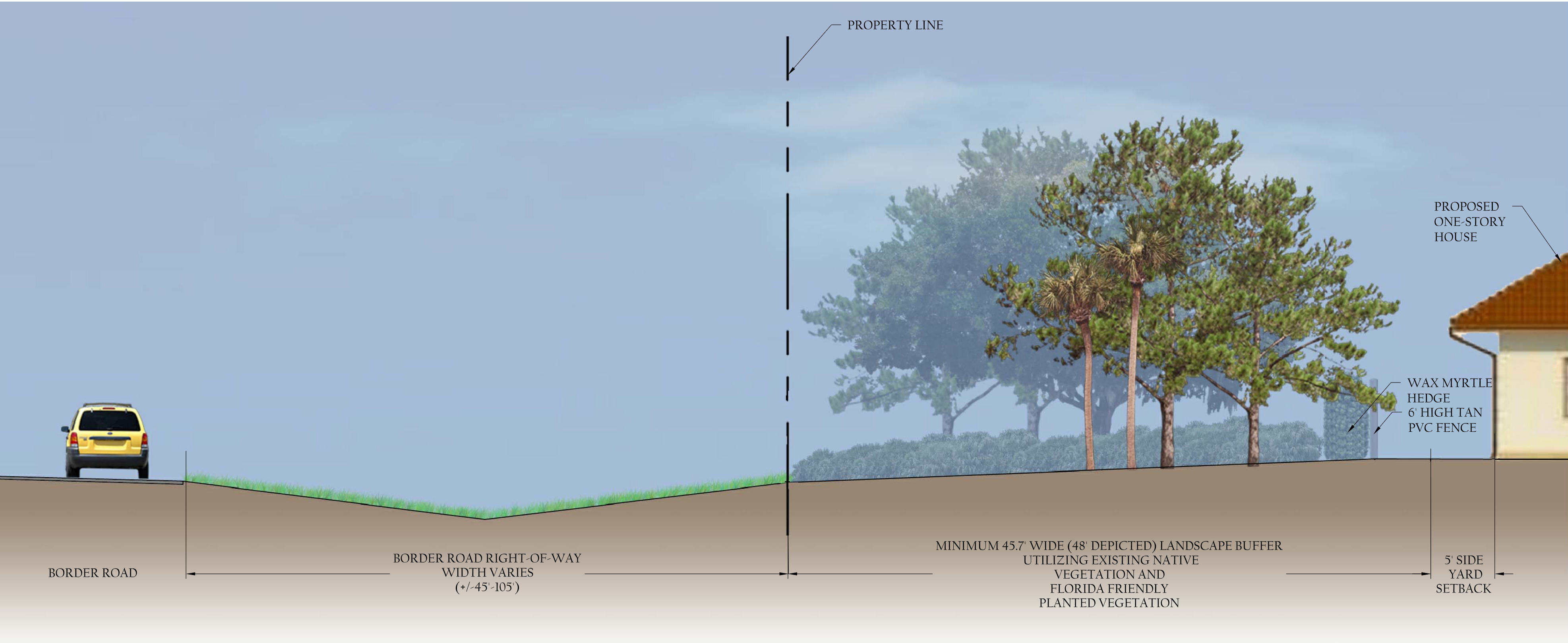
FOX LEA DRIVE TYPICAL LANDSCAPE BUFFER SECTION

NTS

REVISIONS		DATE
NO.	DESCRIPTION	
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R2	REV 9 - PER CITY COMMENTS	10/12/20
R3		
R4		
R5		
R6		

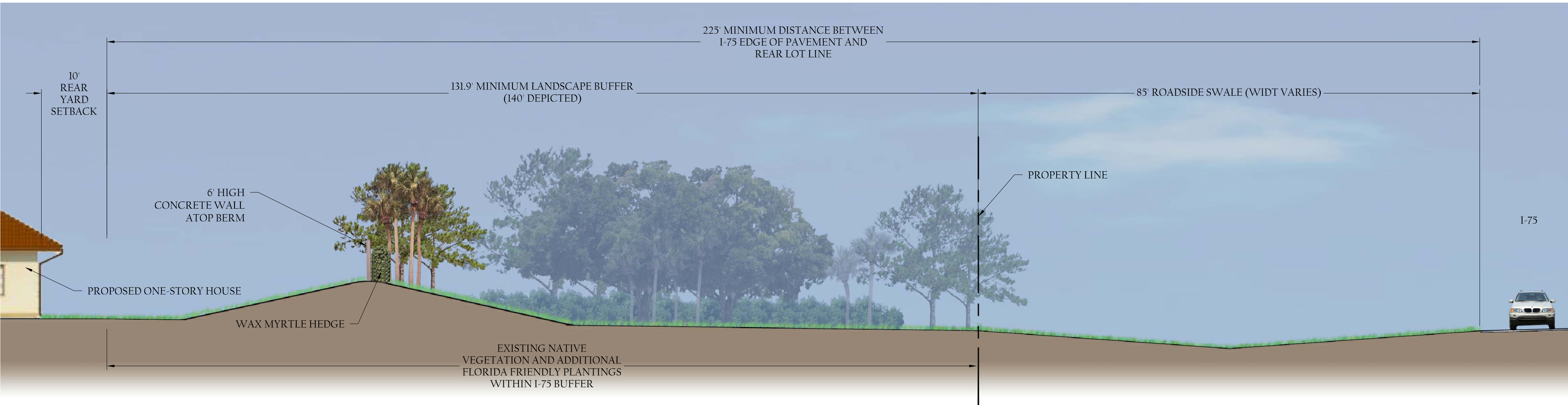
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PROJECT NO.	1182-42
FILE NO.	1182-42-LSP.dwg
SCALE:	AS SHOWN





BORDER ROAD TYPICAL LANDSCAPE BUFFER & SETBACKS SECTION

NTS



INTERSTATE 75 TYPICAL LANDSCAPE BUFFER & SETBACKS SECTION

NTS

REVISIONS		DATE
NO.	DESCRIPTION	
R1	REV 8 - PER CLIENT REQUEST	10/11/20
R2	REV 9 - PER CITY COMMENTS	10/12/20
R3		
R4		
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SCALE:	AS SHOWN