

Plotted By: Chapman, Abigail - Sheet: KHA - Layout: L-0 - August 31, 2022 - 11:21:40am - K:\s\248035001-nokomis\_groves\_prep\l0\landscapes\special\_exception\_plans\l0\_OVERALL\_LANDSCAPE\_PLAN.dwg  
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### LANDSCAPE CALCULATIONS

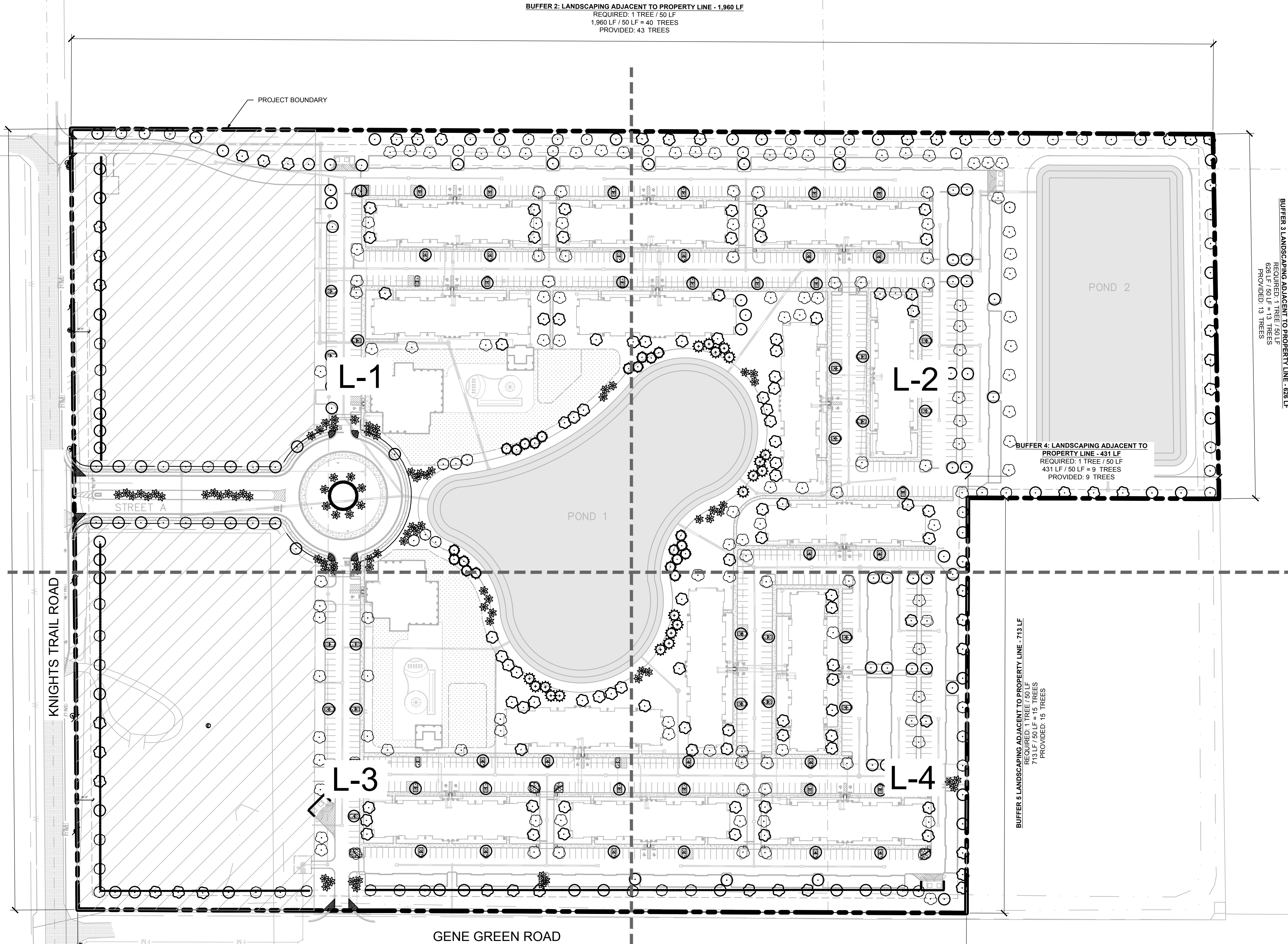
PER CITY OF VENICE LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
<b>PLANT MATERIAL</b>	<b>TREES</b> 3" CALIPER MIN., 10' HT MIN., 4' SPREAD MIN. <b>SHRUBS</b> 2' HT MIN. SCREENING HEDGES SHALL BE SPACED NO MORE THAN 30" O.C.	REFER TO PLANT SCHEDULE, SHEET L-5
SEC. 86-431 <b>LANDSCAPING ADJACENT TO PUBLIC R.O.W.</b>	*SEE BUFFER CALLOUTS	*SEE BUFFER CALLOUTS
SEC. 86-436		
<b>INTERIOR LANDSCAPING</b>	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	9,072 SF SHRUB AND GROUND COVER OVER 10,682 SF VUA SOD AREA  94 VUA TREES
SEC. 86-438		
<b>TREE MITIGATION AND REPLACEMENT</b>	40 TREE INCHES PER ACRE OF PROJECT AREA (EXCLUDING WETLAND AREAS)  PROJECT AREA: 53.3 ACRES X 40" / ACRE = 2,132 INCHES + 98 INCHES (REMOVED 98" HERITAGE TREE) 2,230 TOTAL INCHES	540 - 4" CAL TREES = 2,160" + 83 PALMS / 3 = 28 TREE CREDITS @ 2.5" CAL = 70" <b>= 623 TREES (2,230 INCHES)</b>
SEC. 118.12		
<b>MASTER TREE SPECIES LIST</b>	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 REQUIRED TREES SHALL BE PINE	540 / 623 = 87% LARGE/MEDIUM TREES  165 / 623 = 26% OAKS  83 PALMS / 3 = 28 TREE CREDITS @ 2.5" CAL = 70" / 2230" = 3% PALMS  20 PINE TREES
SEC. 118-13 (a)		

**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.
- REFER TO DEMOLITION PLANS FOR TREE REMOVAL. THE ABOVE LANDSCAPE CALCULATIONS REFLECT REMOVAL OF 98" HERITAGE TREES.

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

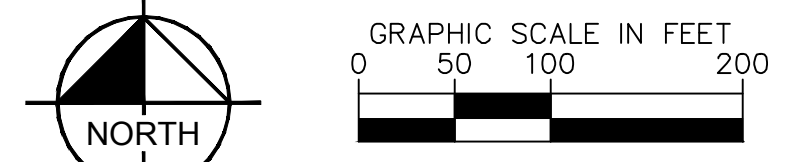


BUFFER 2: LANDSCAPING ADJACENT TO PROPERTY LINE - 1,960 LF  
 REQUIRED: 1 TREE / 50 LF  
 1,960 LF / 50 LF = 40 TREES  
 PROVIDED: 43 TREES

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

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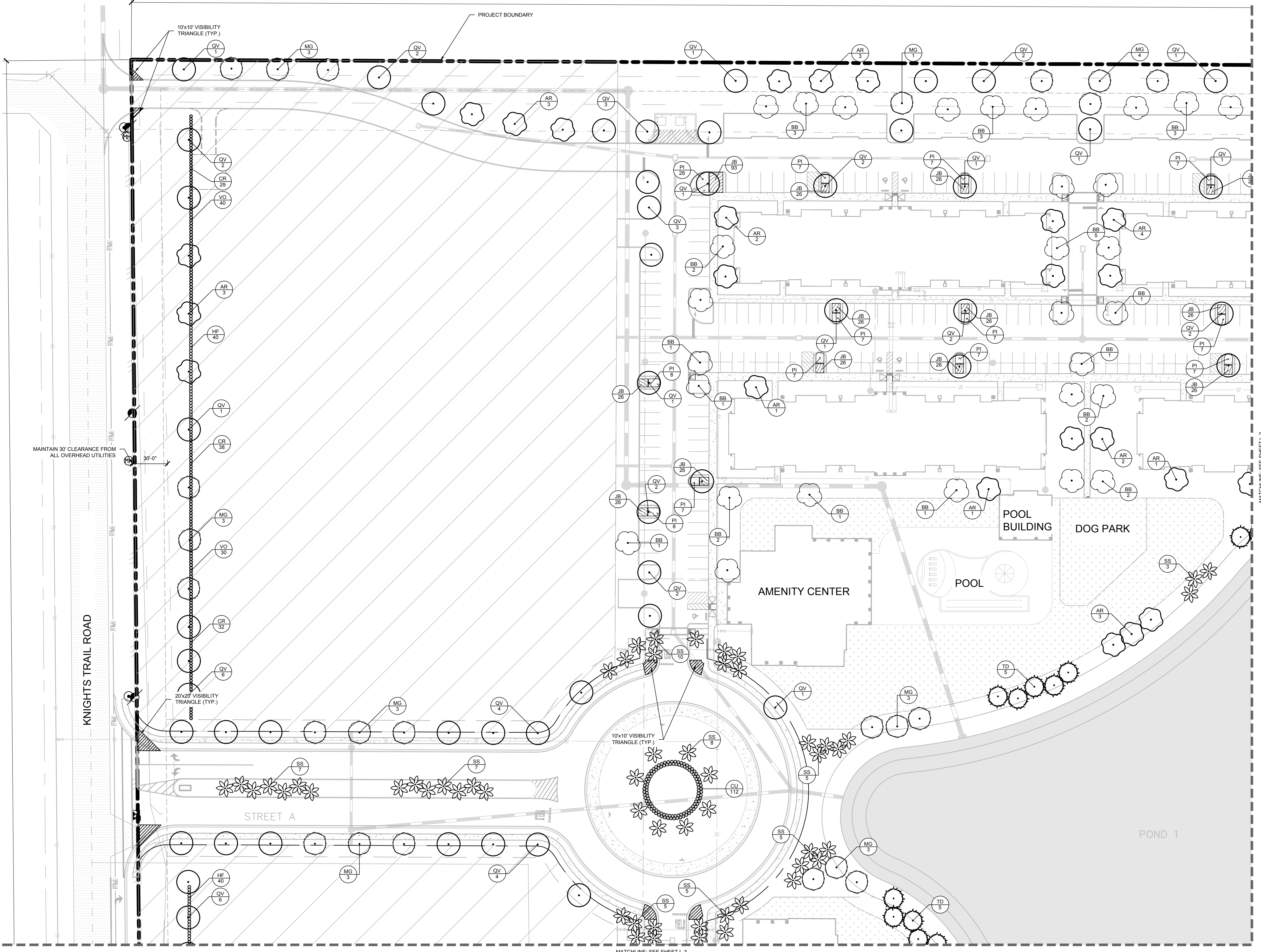
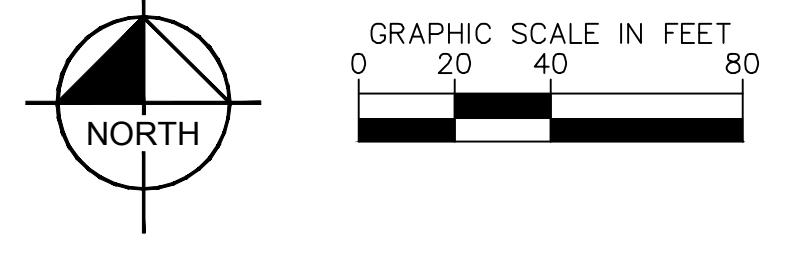
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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	<p>KHA PROJECT 248035001</p> <p>DATE AUGUST 2022</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY KHA</p> <p>DRAWN BY ACC</p> <p>CHECKED BY EMD</p>						
<p><b>OVERALL LANDSCAPE PLAN</b></p>							
<p><b>NOKOMIS GROVES MULTI-FAMILY PHASE I &amp; II</b></p> <p>PREPARED FOR COMMERCIAL STREET PARTNERS, LLC</p>	<p>FLORIDA</p>						
<p>CITY OF VENICE</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	REVISIONS	DATE			
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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: 43 TREES



**SYMBOL KEY**

TREES		
CODE	COMMON NAME	
AR	RED MAPLE	
BB	SHADY LADY BLACK OLIVE	
MG	SOUTHERN MAGNOLIA	
PE	DENSA SLASH PINE	
QV	SOUTHERN LIVE OAK	
SS	CABBAGE PALMETTO	
TD	BALD CYPRESS	
SHRUBS		
CODE	COMMON NAME	
CR	RED TIP COCOPLUM	
CU	SEA GRAPE	
HF	FIREBUSH	
VO	SWEET VIBURNUM	
SHRUB AREAS		
CODE	COMMON NAME	
FG	GREEN ISLAND FICUS	
JB	BLUE PACIFIC SHORE JUNIPER	
PI	IMPERIAL BLUE PLUMBAGO	
ZF	COONTIE	

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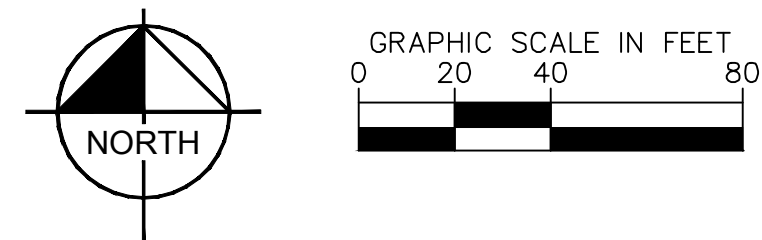
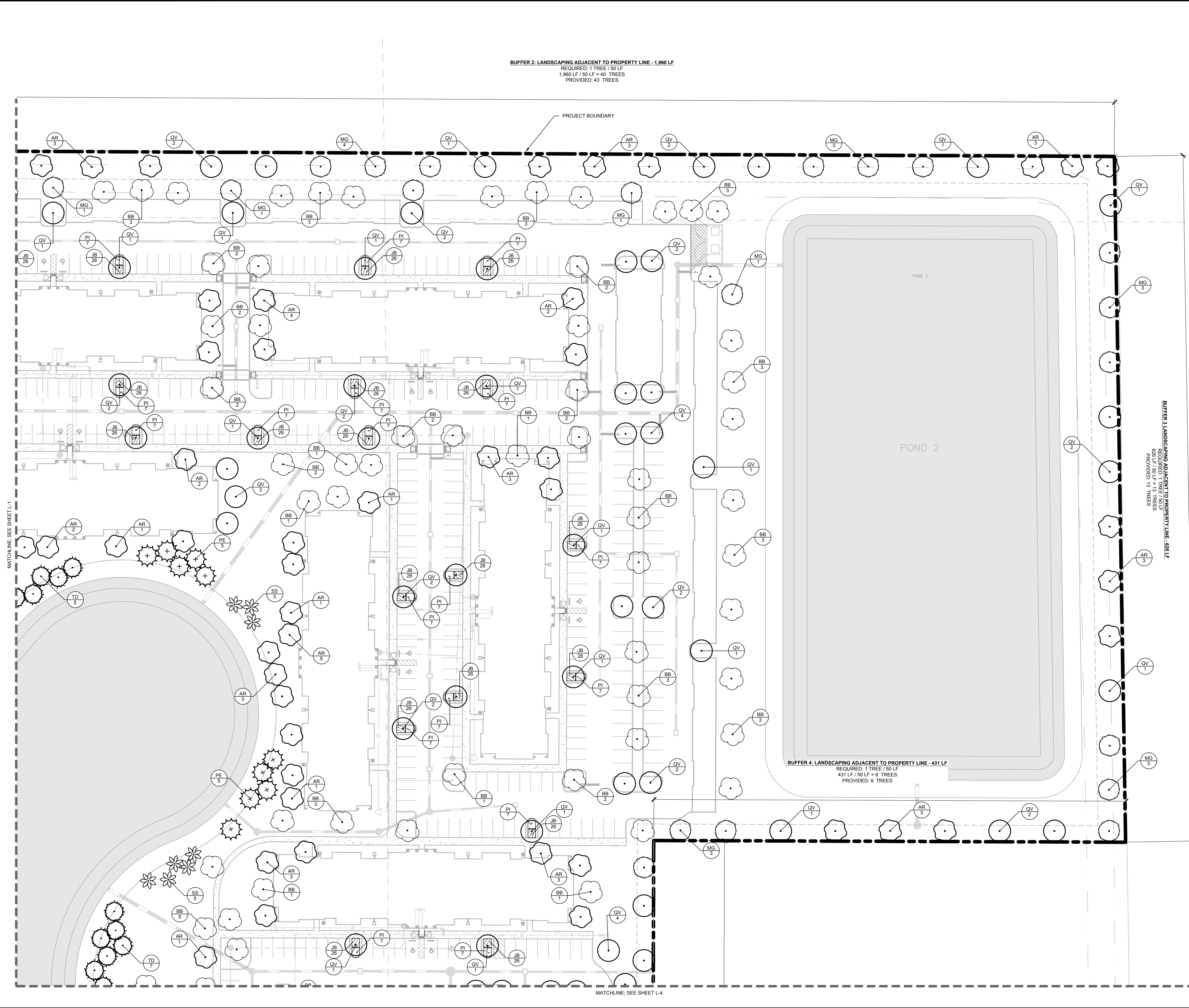
**LANDSCAPE PLAN**

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

SHEET NUMBER  
**L-1**

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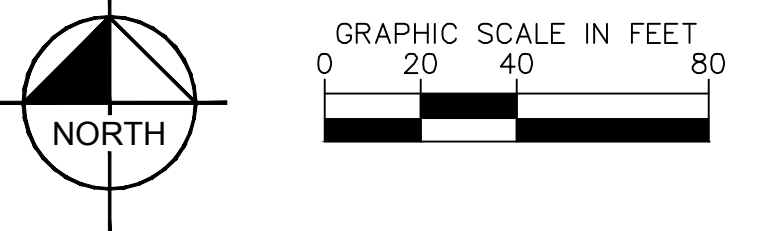
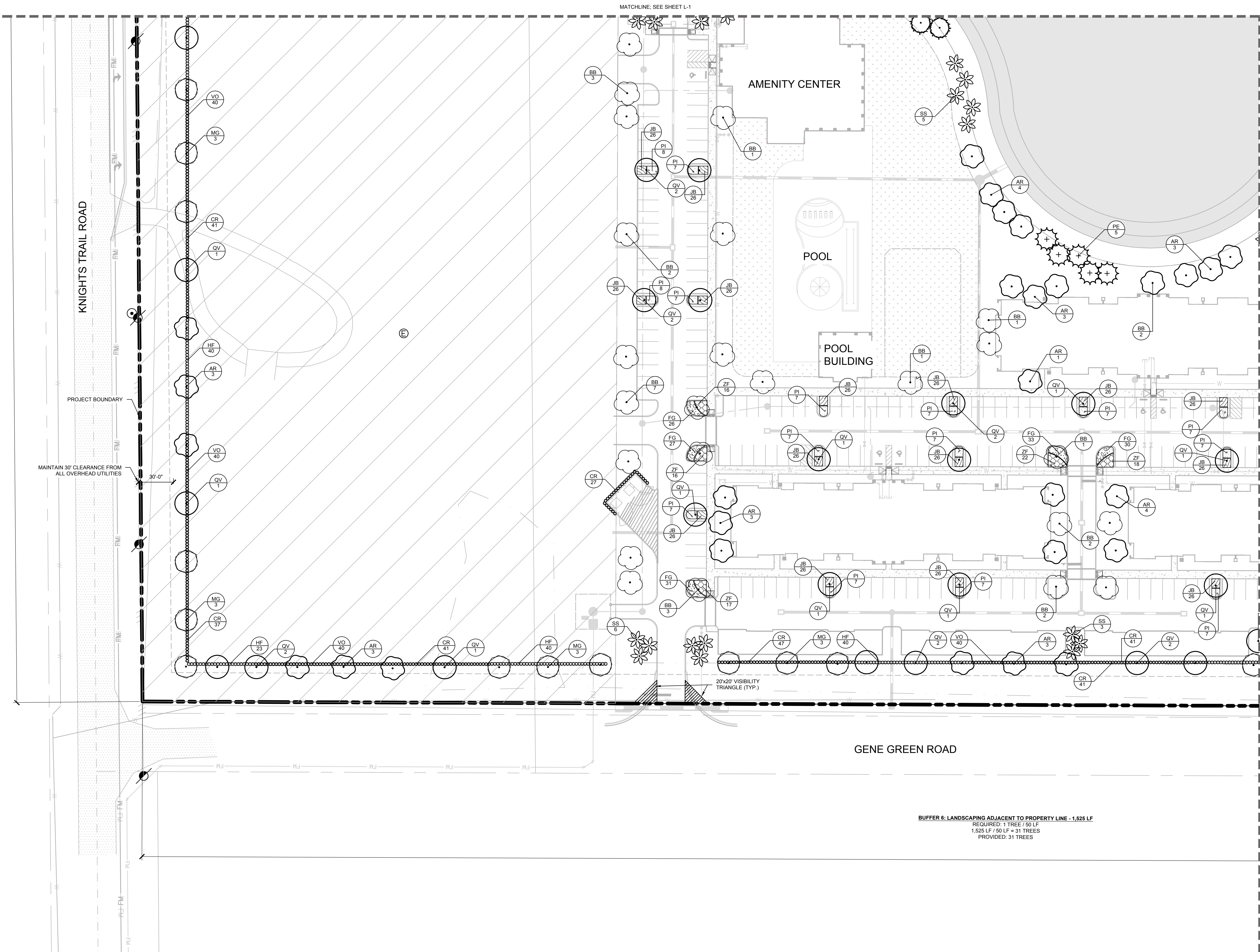
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# LANDSCAPE SPECIFICATIONS

## 1. SCOPE OF WORK

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

## 2. PROTECTION OF EXISTING AND PROPOSED SITE ELEMENTS

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

## 3. SUBMITTALS

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

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

## 4. PLANT MATERIALS

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

## 5. DIGGING AND HANDLING

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

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

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

## 7. WATER

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

## 8. FERTILIZER

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

## 9. MULCH

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

## 10. CONTAINER GROWN STOCK

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

REMOVED FROM THE CONTAINER.

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

## 11. MATERIALS LIST

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

## 12. FINE GRADING

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

## 13. PLANTING PROCEDURES

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

## 14. LAWN SODDING

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

## 15. CLEANUP

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

## 16. PLANT MATERIAL MAINTENANCE

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

## 17. FINAL INSPECTION AND ACCEPTANCE OF WORK

- 17.1. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE PER MANUFACTURER RECOMMENDATIONS. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

- 17.2. PROVIDE WATERING/IRRIGATION SCHEDULE FOR ALL PLANT MATERIAL TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

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

## 18. WARRANTY

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

## 19. ABBREVIATIONS

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

## PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	CONT	CAL	HEIGHT	SPRD
	AR	131	RED MAPLE	FG	4" CAL MIN	12' HT MIN	4" SPRD. MIN.
	BB	139	SHADY LADY BLACK OLIVE	FG	4" CAL MIN	12' HT MIN	4" SPRD. MIN.
	MG	64	SOUTHERN MAGNOLIA	FG	4" CAL MIN	12' HT MIN	4" SPRD. MIN.
	PE	20	DENSA SLASH PINE NATIVE	FG	4" CAL MIN	12' HT MIN	4" SPRD. MIN.
	OV	165	SOUTHERN LIVE OAK NATIVE	FG	4" CAL MIN	12' HT MIN	4" SPRD. MIN.
	SS	83	CABBAGE PALMETTO SLICK TRUNK	FG	H.O. FULLY REGEN.	10' CT MIN	
	TD	22	BALD CYPRESS FULL TO GROUND	FG	4" CAL MIN	12' HT MIN	4" SPRD. MIN.
SHRUBS	CODE	QTY	COMMON NAME	CONT	SIZE	SPACING	
	CR	414	RED TIP COCOPLUM	7 GAL	24" HT MIN	30" OC	
	CU	112	SEA GRAPE	3 GAL	14" FULL	30" OC	
	HF	303	FIREBUSH	7 GAL	24" HT MIN	30" OC	
	VO	310	SWEET VIBURNUM	7 GAL	24" HT MIN	30" OC	
SHRUB AREAS	CODE	QTY	COMMON NAME	CONT	SIZE		
	FG	220	GREEN ISLAND FICUS	3 GAL	12" FULL	24" o.c.	
	JB	1,627	BLUE PACIFIC SHORE JUNIPER	3 GAL	12" SPRD	18" o.c.	
	PI	445	IMPERIAL BLUE PLUMBAGO	3 GAL	18" FULL	36" o.c.	
	ZF	135	COONTIE	3 GAL	14" FULL	30" o.c.	

**Kimley»Horn**

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LICENSED PROFESSIONAL  
EDWARD M. DEAN  
FLORIDA LICENSE NUMBER  
6667269  
DATE: 8/31/2022

KHA PROJECT  
248035001  
DATE  
AUGUST 2022  
SCALE AS SHOWN  
DESIGNED BY KHA  
DRAWN BY ACC  
CHECKED BY EMD

# LANDSCAPE PLAN

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

CALL 2 WORKING DAYS BEFORE YOU DIG

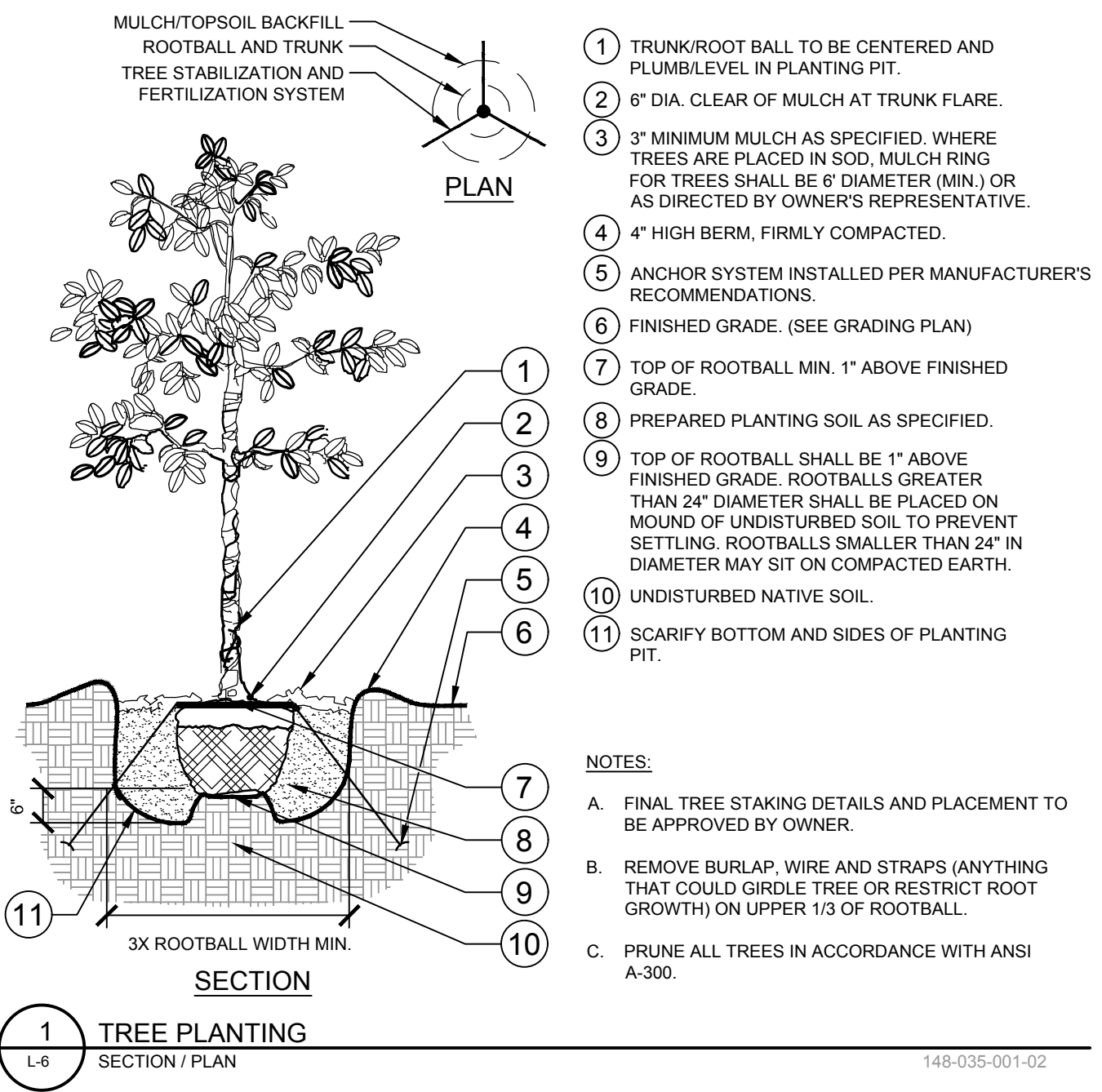
IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

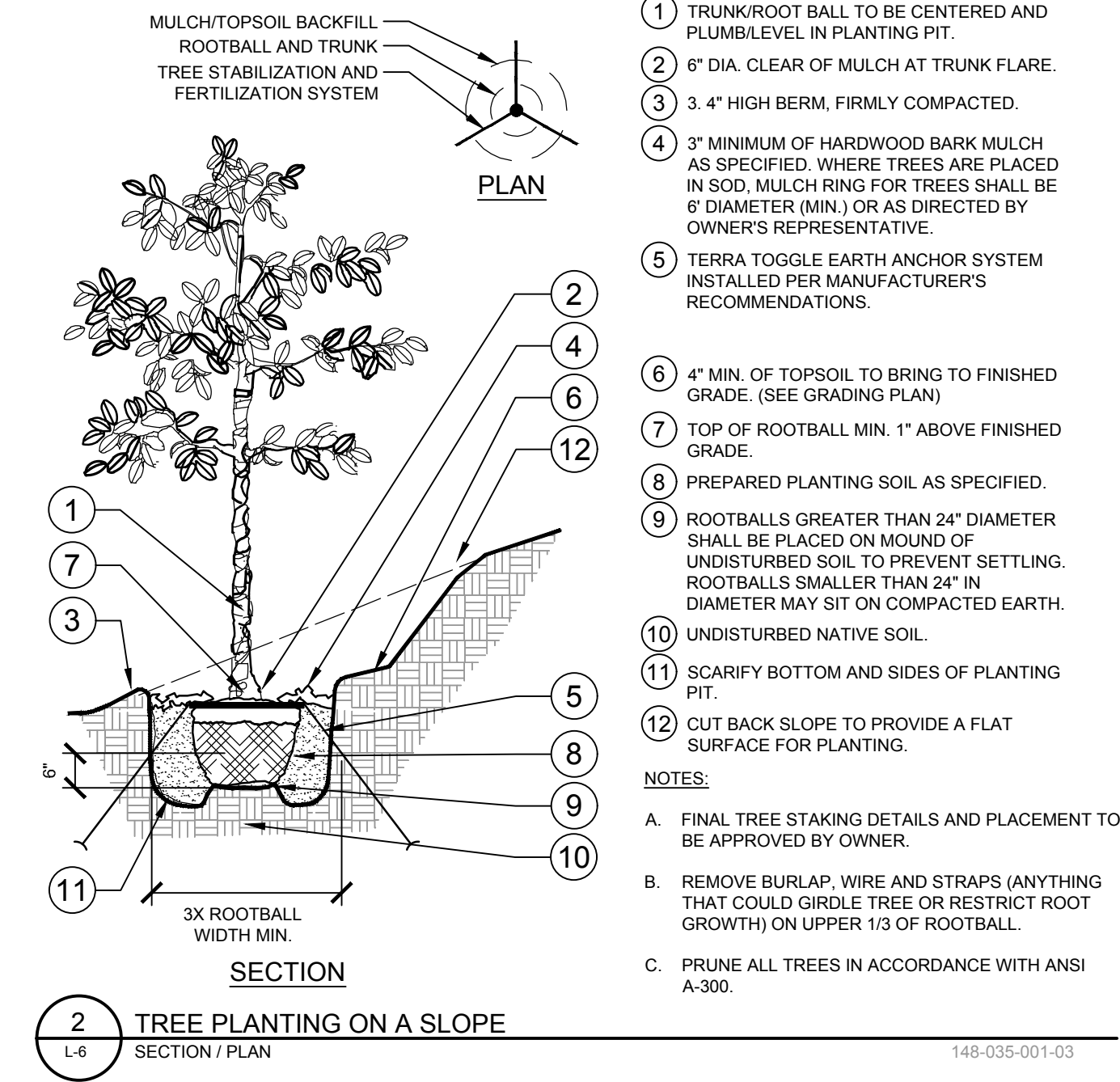
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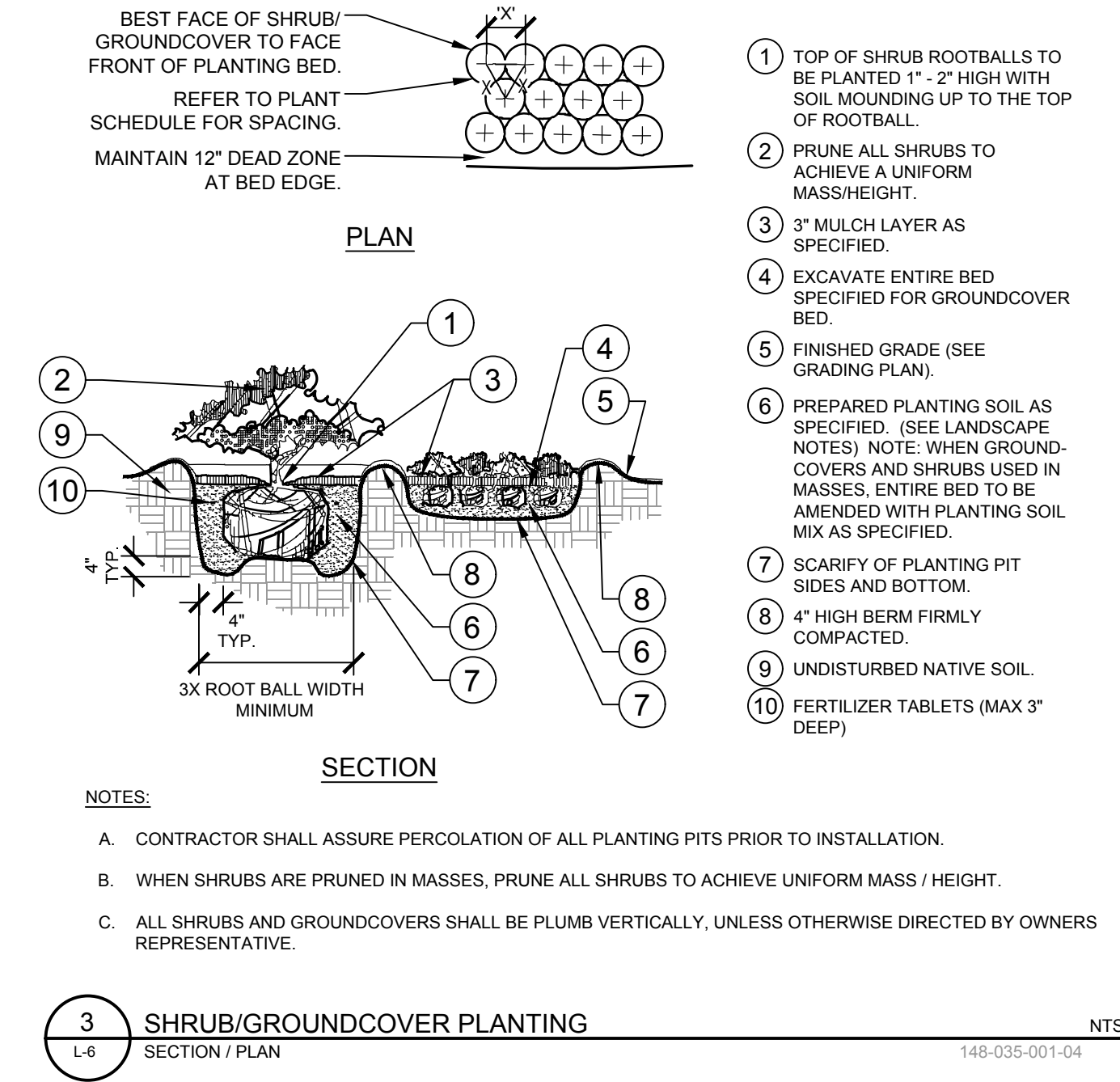
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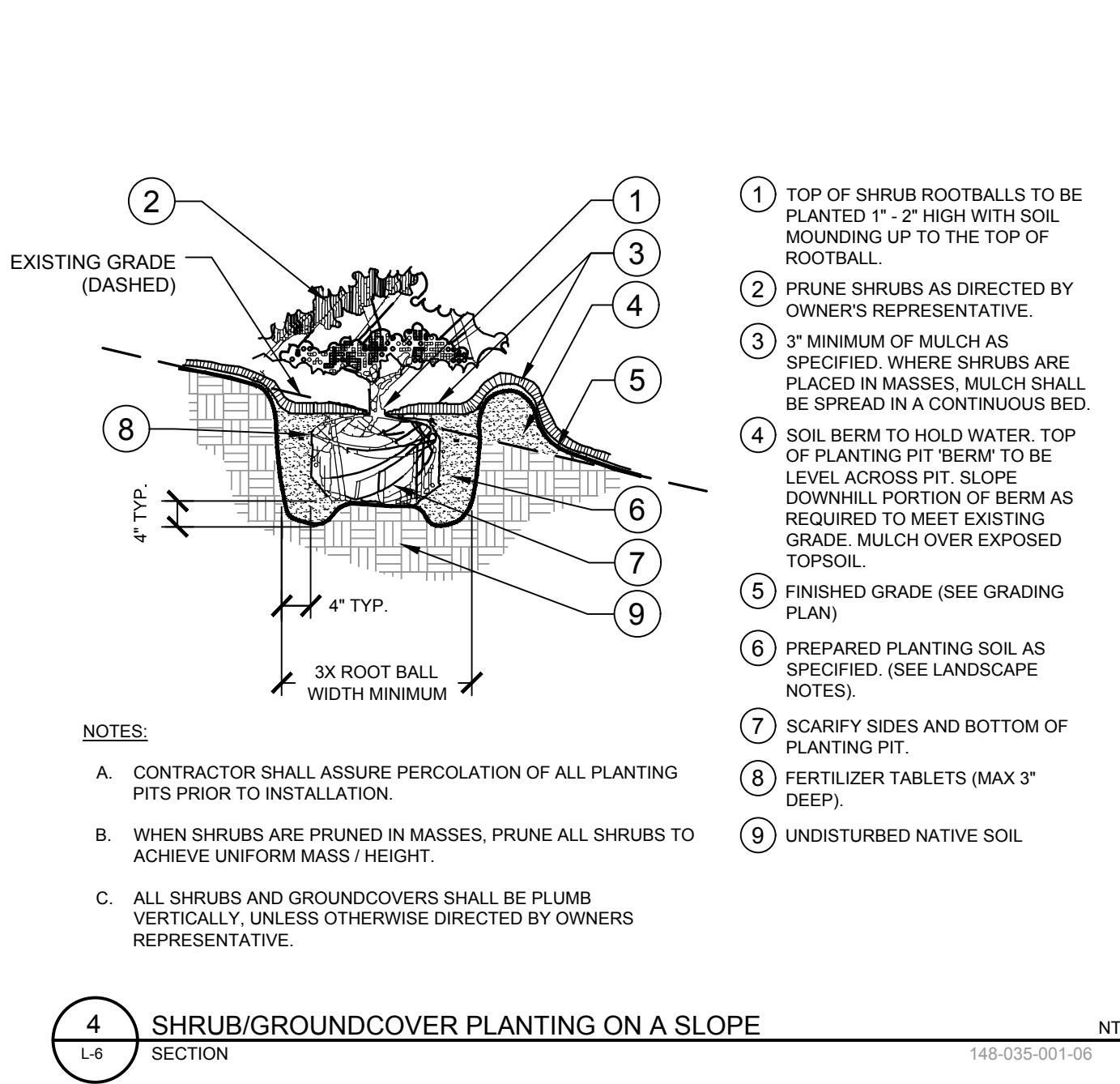
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SECTION / PLAN  
148-035-001-02



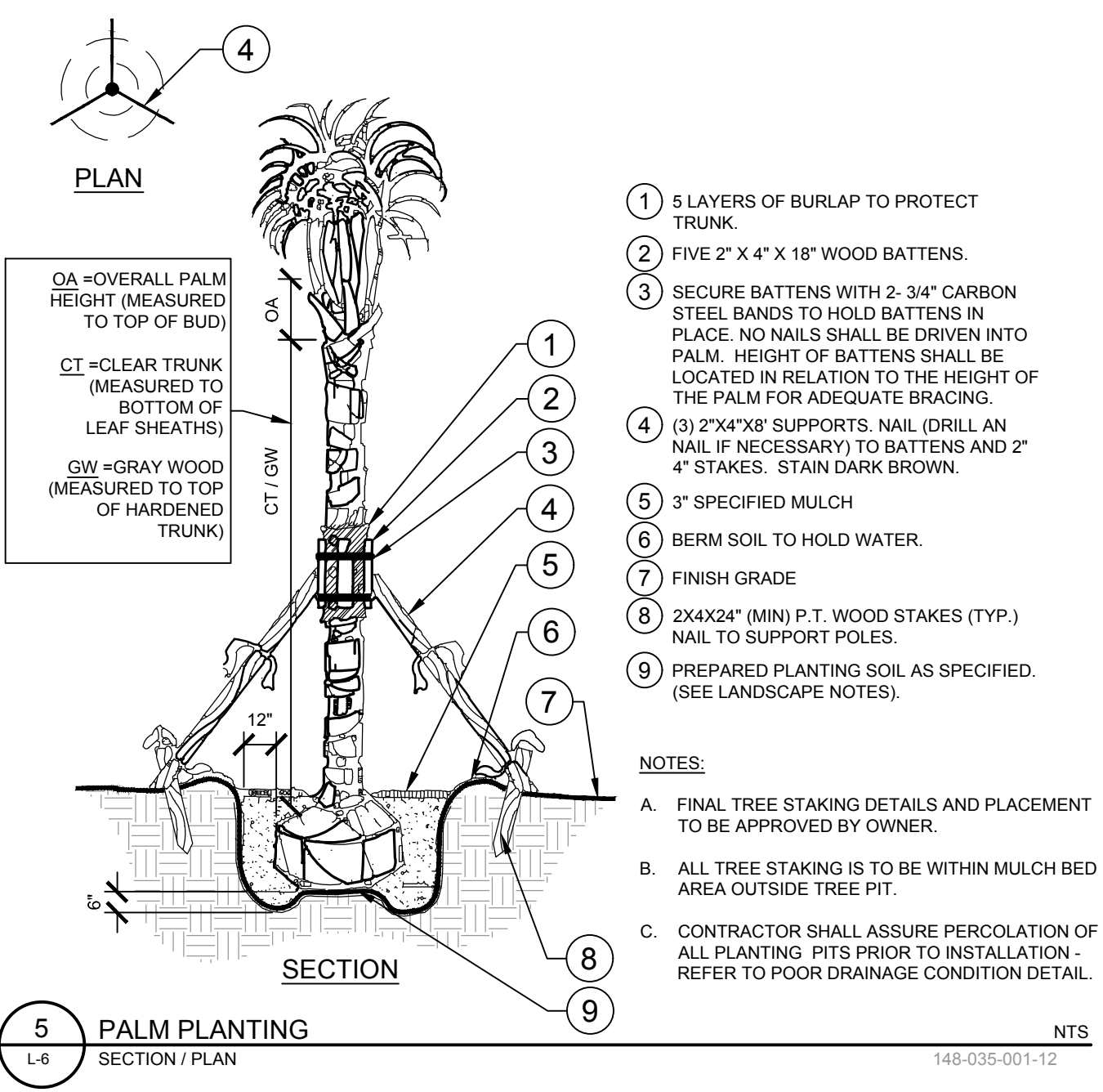
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SECTION / PLAN  
148-035-001-03



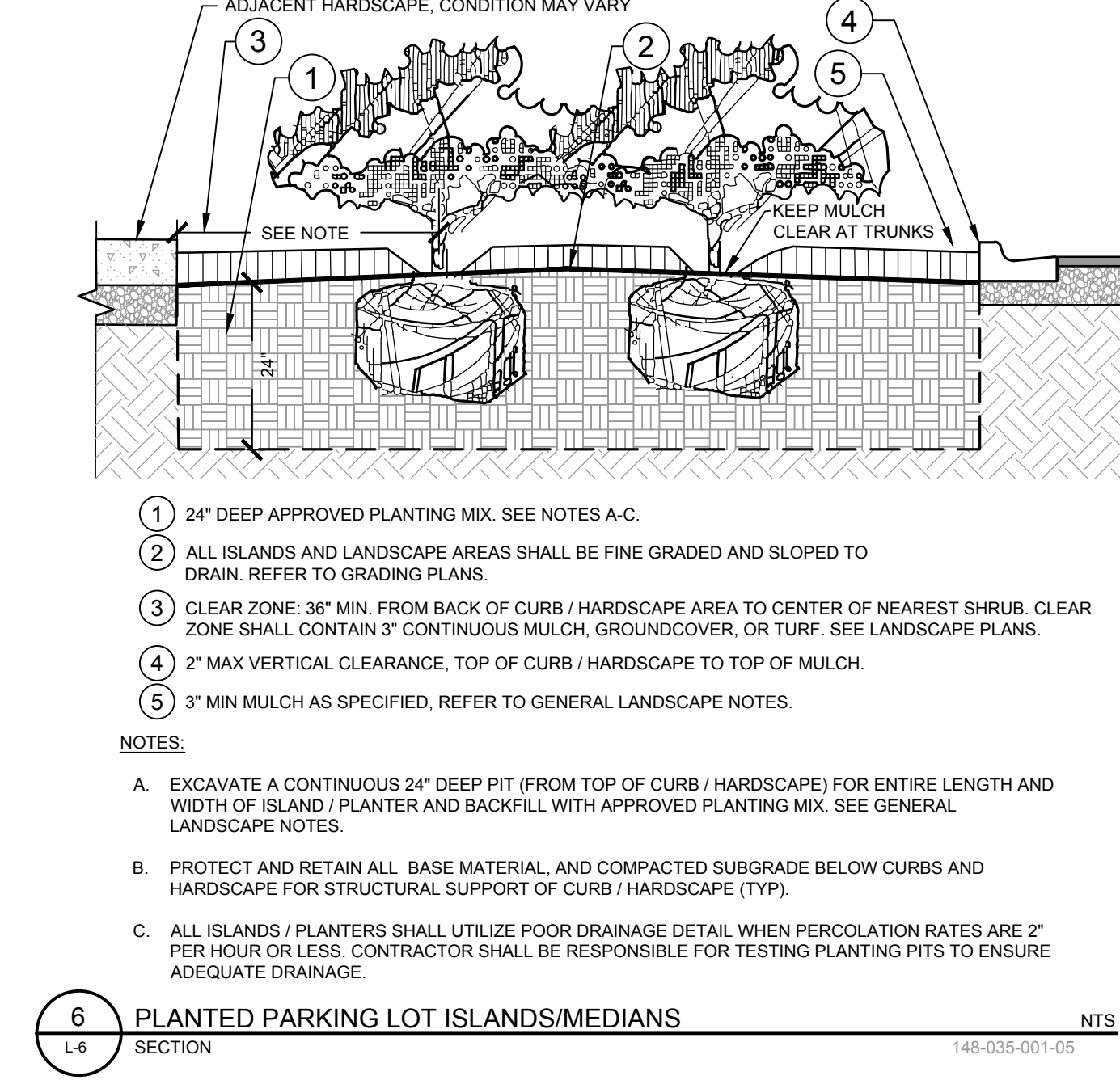
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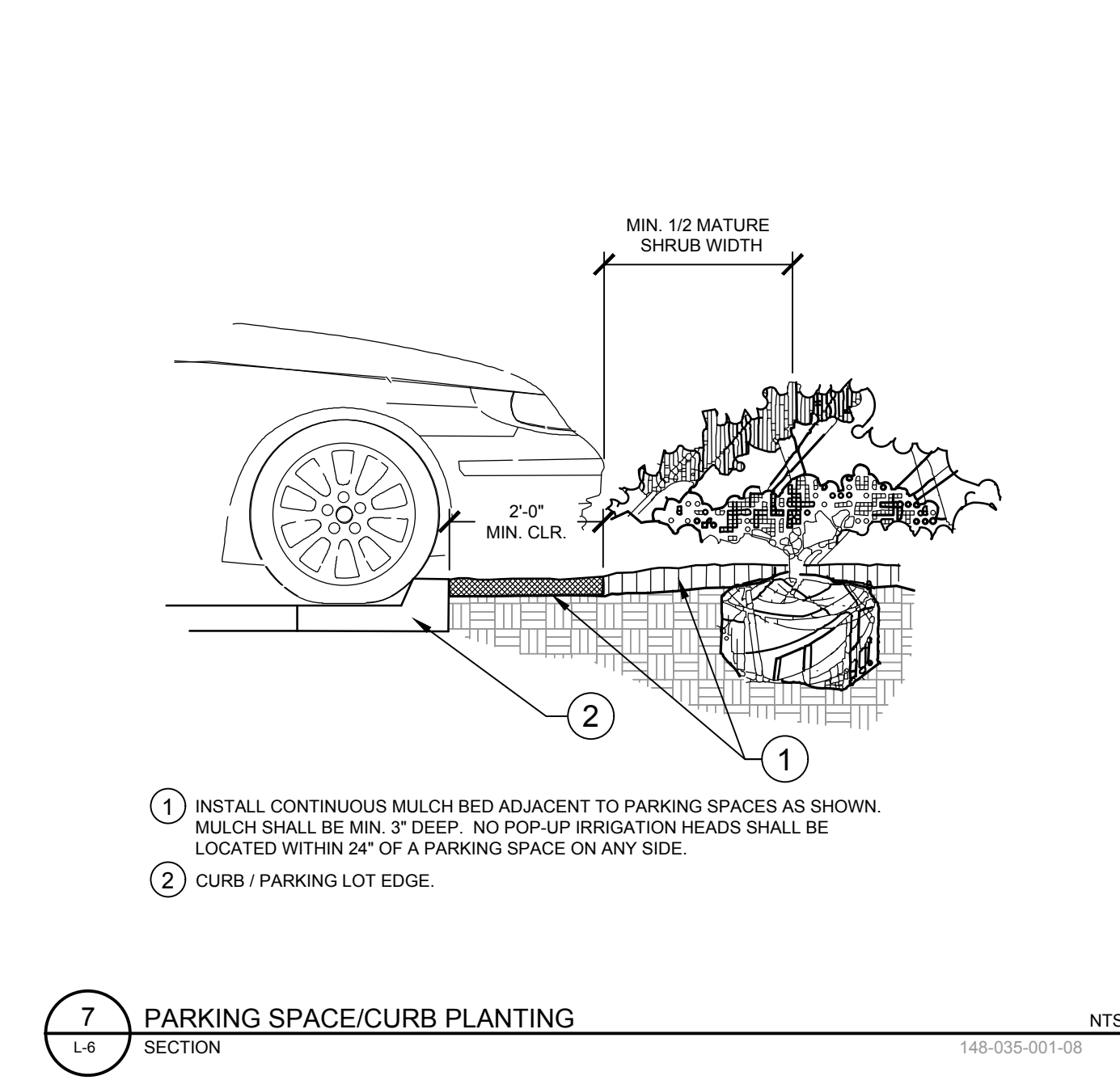
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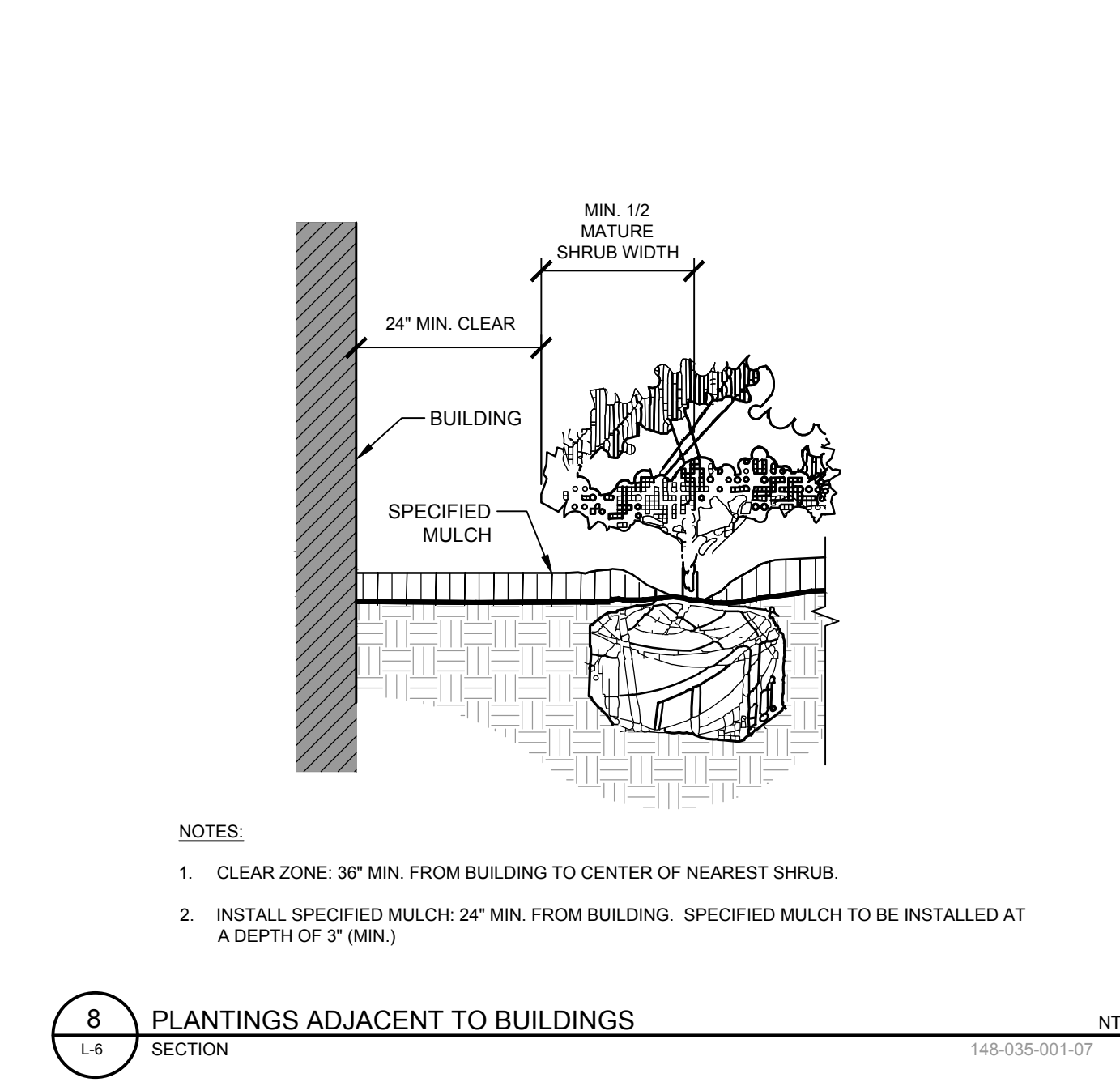
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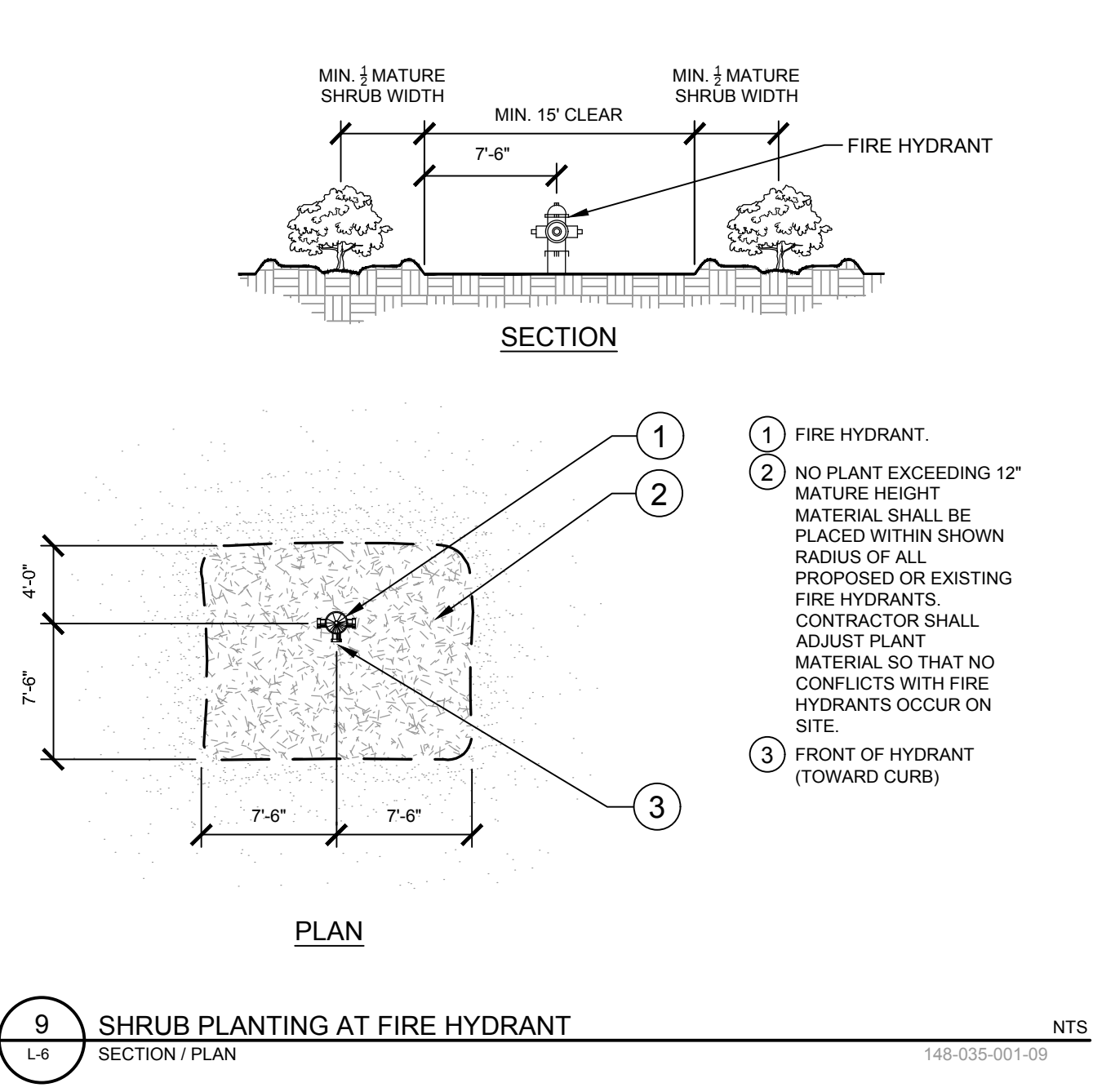
**6 PLANTED PARKING LOT ISLANDS/MEDIANS**  
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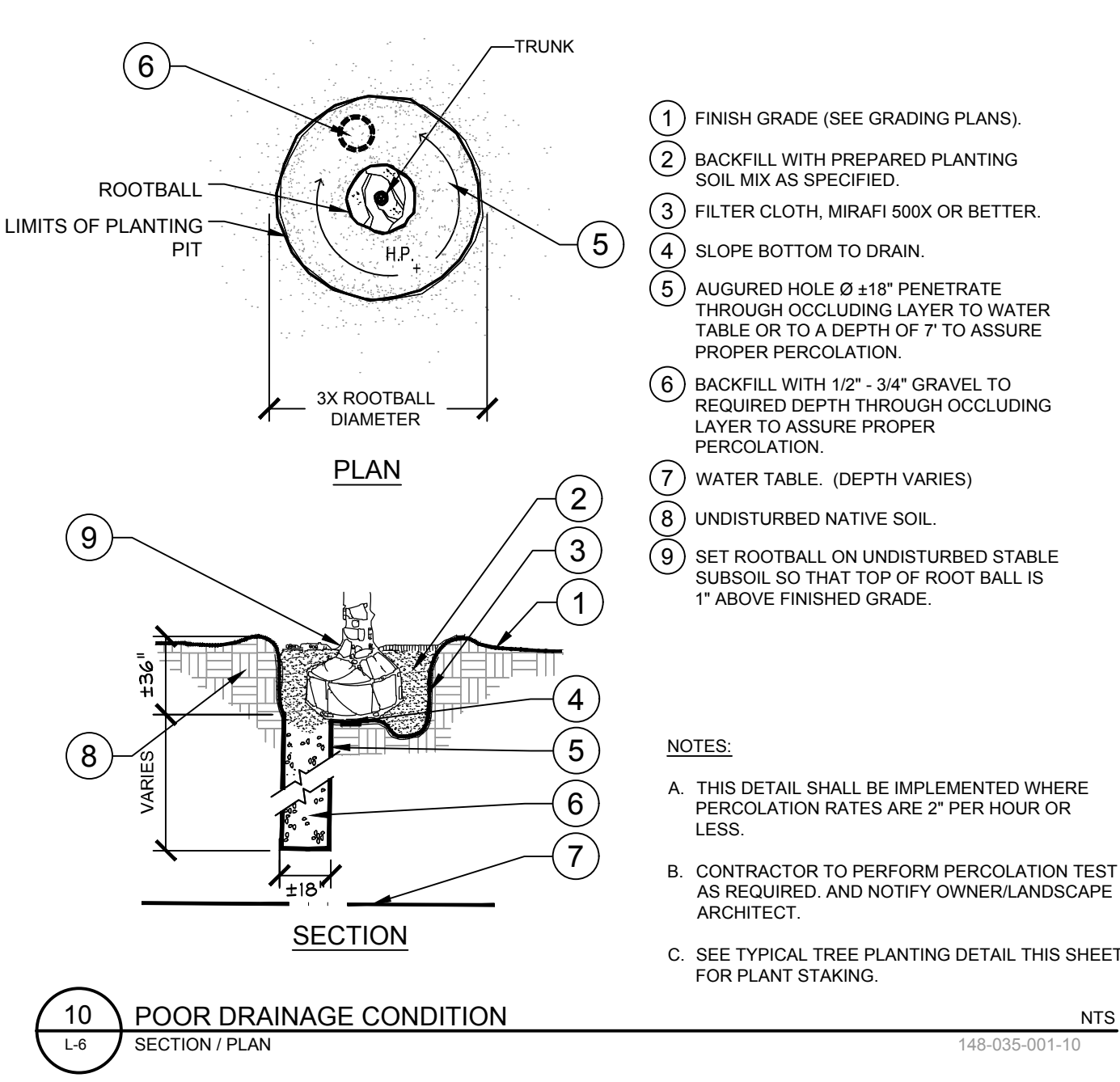
**7 PARKING SPACE/CURB PLANTING**  
SECTION  
148-035-001-08



**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

**Kimley-Horn**  
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