

SITE & DEVELOPMENT PLAN

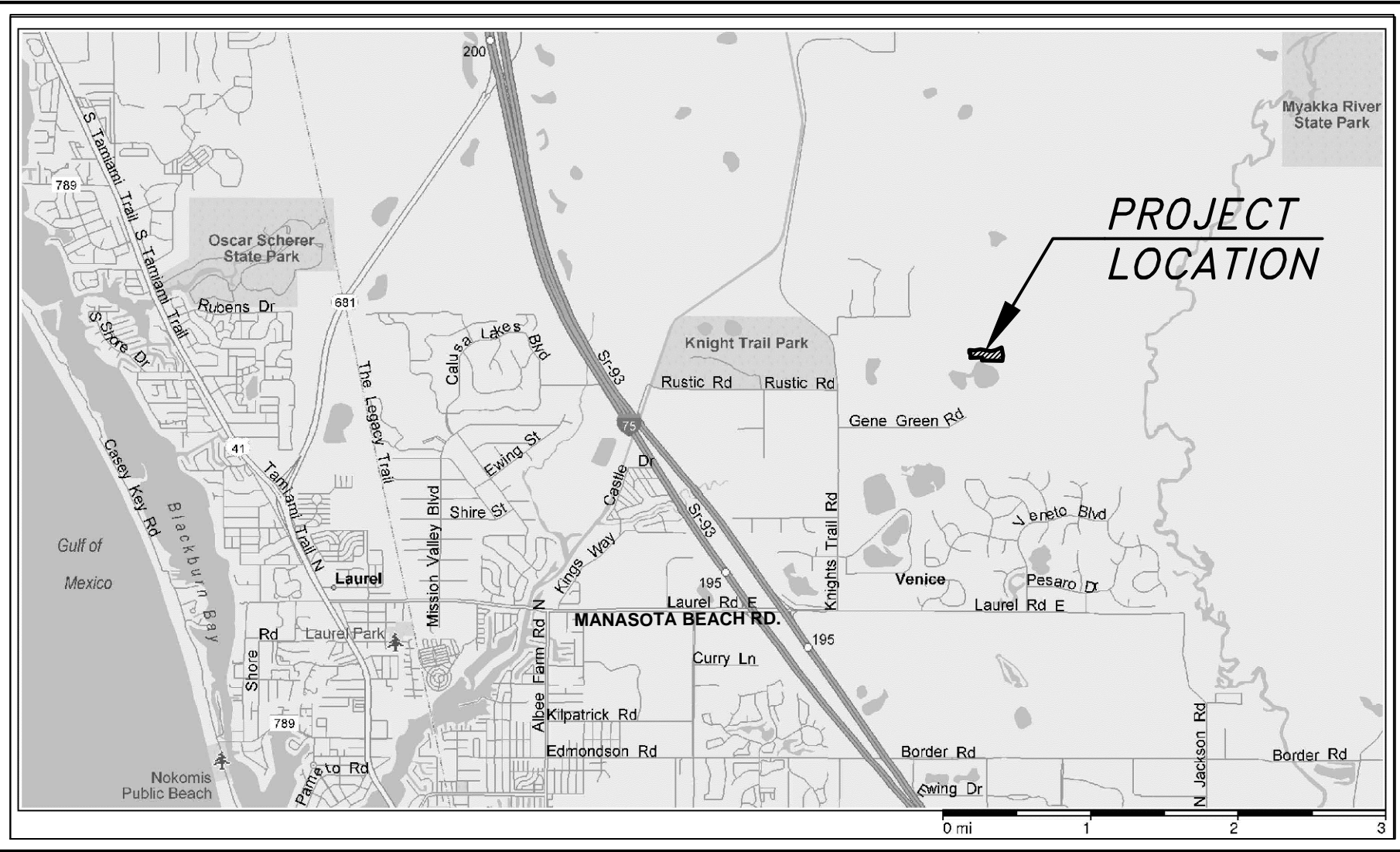
For

McLEOD RECYCLING YARD

700 GENE GREEN ROAD, NORTH VENICE, FL
CITY OF VENICE

GENERAL NOTES:

- THESE PLANS ARE BASED ON BOUNDARY & TOPOGRAPHIC SURVEYING BY POINT BREAK SURVEYING, INC. AND THE DONA BAY STORMWATER , BRITT SURVEYING AND THE DONA BAY SURFACE WATER STORAGE FACILITY PLANS DATED SEPTEMBER , 2016 AS PERMITTED BY THE S.W.F.W.M.D.
- EXISTING UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED BY THE ENGINEER. THE EXISTING UTILITIES ARE SHOWN TO APPROXIMATE LOCATIONS ONLY FROM AVAILABLE RECORD DRAWINGS PREPARED BY OTHERS.
- THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO MATERIAL PROCUREMENT OR STRUCTURE CONSTRUCTION
- THE CONTRACTOR IS RESPONSIBLE TO REPAIR IMMEDIATELY ANY BURIED TELEPHONE, CABLE T.V., GAS, ELECTRICAL POWER OR OTHER UNDERGROUND UTILITIES DISTURBED BY CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL AND SAFETY IN ACCORDANCE WITH THE M.U.T.C.D. AND F.D.O.T. STANDARD INDEX DRAWINGS, LATEST EDITIONS, DURING ALL CONSTRUCTION OPERATIONS. ANY LANE CLOSURES OR WORK IN THE ROAD RIGHT-OF-WAY SHALL BE COORDINATED DIRECTLY WITH THE RIGHT-OF-WAY OWNER.
- ALL PROPOSED UTILITIES AND STORMWATER FACILITIES SHOWN IN THESE PLANS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.



LOCATION MAP

Sect. 23 / T. 38S / R. 19E
City of Venice / Sarasota County

INDEX OF SHEETS:

- COVER SHEET / GENERAL NOTES
 - DRAINAGE MAP
 - EXISTING CONDITIONS / EROSION CONTROL PLAN
 - SITE PLAN
 - GRADING & DRAINAGE PLAN (EAST)
 - GRADING & DRAINAGE PLAN (WEST)
 - SECTIONS & DETAILS
 - UTILITIES & FIRE PROTECTION PLAN
- L-1 LANDSCAPE PLAN
L-2 LANDSCAPE DETAILS
IR-1 IRRIGATION PLAN
IR-2 IRRIGATION DETAILS

SITE DEVELOPMENT SUMMARY:

PARCEL I.D. NO.:	0365-00-1070
EXISTING ZONING:	P.I.D.
FUTURE LAND USE:	GENE GREEN SECTOR (PLANNING AREA L)
FLOOD ZONE:	ZONE X per MAP NO. 12115C0245F DATED 11-04-2016
PARCEL AREA:	15.21 Ac.
EXISTING IMPERVIOUS:	0.0 Ac.
PROP. IMPERVIOUS AREA:	0.05 Ac. (3,400 SF)
PROP. SEMI-PERVIOUS:	0.84 Ac.
PROP. DETENTION POND:	1.60 Ac.
PROP. OPEN/PERVIOUS:	12.72 Ac.
PROPOSED USE:	RECYCLING OF NON-METALLIC CONCRETE MATERIALS INCLUDING STOCKPILING OF RAW MATERIALS, PROCESSING CRUSHING, GRADING AND STOCKPILING OF FINISHED CONCRETE AGGREGATE.

	REQUIRED	PROPOSED
MINIMUM LAND AREA:	NOT APPLICABLE - PARCEL PREVIOUSLY ZONED TO PID.	
MINIMUM LOT WIDTH:	150'	300'
MINIMUM LOT DEPTH:	100'	1,470'
MINIMUM OPEN SPACE:	20%	20% (x 15.21 Ac. = 3.04 Ac.)
PID. BOUNDARY SETBACK:	25'	32'

PARKING CALCULATIONS:	
REQUIRED:	= 1 SPACE/ 1,000 sf BUILDING (INDUSTRIAL USE) = 3,400 SF / 1000 = 3 SPACES
PROVIDED	= 4 SPACES (INCL. (1) ACCESSIBLE SPACE)
(NOTE NO VEHICLES ARE PROPOSED TO OPERATE FROM THE PREMISES)	

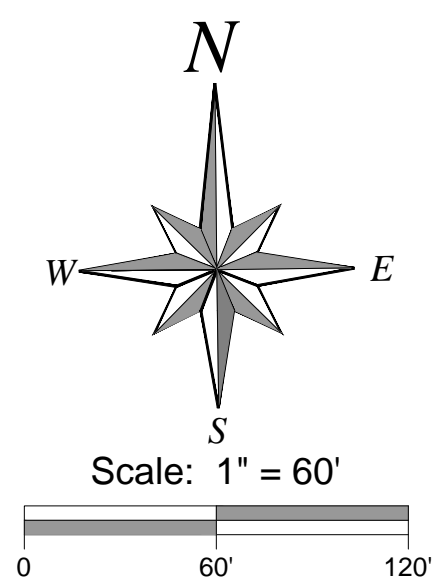
DRAWING LEGEND:	
	EXISTING GROUND ELEVATION
	PROPOSED FINISHED ELEVATION
	EXISTING GROUND ELEVATION CONTOUR LINE
	PROPOSED FINISHED GRADE CONTOUR LINE
	PROPOSED DRAINAGE SWALE
	PROPOSED CRUSHED CONCRETE/GRADED AGGREGATE DRIVE
	PROPOSED ASPHALT DRIVE



AERIAL VICINITY MAP
(1"=600')

VERTICAL DATUM: NAVD 88
+ 1.106' CONVERSION TO NGVD 29

R E V I S I O N S		PREPARED FOR: 700 GENE GREEN LLC 7405 28TH STREET COURT EAST SARASOTA, FL 34243 (941) 922-1861	PREPARED BY: CREST ENGINEERING <i>of Sarasota, LLC</i> 3402 Magic Oak Lane, Sarasota, Florida 34232 Ph: (941) 377-8811 Fx: (941) 378-8811 Email: mshannon@crestll.com <i>Florida Certificate of Authorization No. 28100</i>	Date	1-30-2017	SITE CONSTRUCTION PLANS McLEOD RECYCLING YARD 700 GENE GREEN ROAD, NORTH VENICE, FLORIDA 34275	Sheet 1 of 8
DATE	DESCRIPTION			Project No.	S0430		
5-17-2017	RE-NAME PLAN SET; ADD NOTE 6; ADD SETBACK & PARKING STANDARDS						
7-27-2017	PLAN SET REVISED PER CITY REVIEW OF 7-7-2017, PARKING CALCULATIONS THIS SHEET.						
8-15-2017	REVISE SHEETS 2, 4, 5, 7, 8 AND L-1 FOR NEW 24' WIDE ASPHALT DRIVE						
				<hr/> <i>Michael L. Shannon, P.E.</i> <i>License No. 67896</i>			



FUTURE READY MIX SITE:

PROPERTY BOUNDARY: 5.24 Ac.
PROPOSED IMPERVIOUS: 1.0 Ac.
PROPOSED SEMI PERVIOUS: 2.0 Ac.
PROPOSED DRY PRE-TREATMENT: 0.22 Ac.
PROP. OPEN/GRASS: 2.02 Ac.

RECYCLING YARD:

PROPERTY BOUNDARY: 15.21 Ac.
PROPOSED CRUSHED CONC.: 0.64 Ac.
PROP. IMPERVIOUS: 0.25 Ac.
PROP. WET DETENTION: 1.60 Ac.
PROP. OPEN/PERVIOUS: 12.72 Ac.

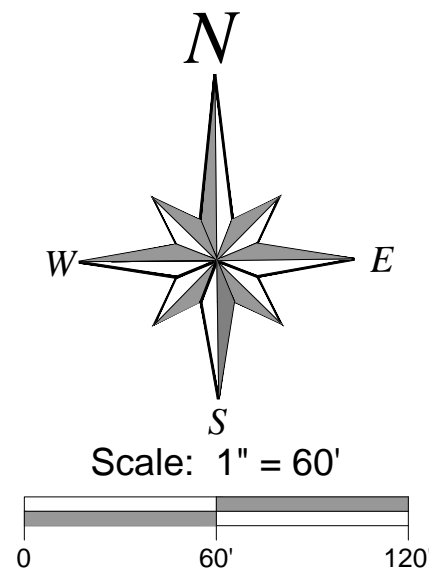


VERTICAL DATUM: NAVD 88
+ 1.106' CONVERSION TO NGVD 29

REVISIONS		PREPARED FOR:	PREPARED BY:	Date		DRAINAGE MAP	Sheet
DATE	DESCRIPTION			1-30-2017	S0430		
05-17-2017	NOTE FUTURE CONCRETE PLAN BY SEPARATE PERMIT	700 GENE GREEN LLC 7405 28TH STREET COURT EAST SARASOTA, FL 34243 (941) 922-1861	CREST ENGINEERING of Sarasota, LLC 3402 Magic Oak Lane, Sarasota, Florida 34232 Ph: (941) 377-8811 Fx: (941) 378-8811 Email: mshannon@crestll.com Florida Certificate of Authorization No. 28100	Michael L. Shannon, P.E. License No. 67896		McLEOD RECYCLING YARD 700 GENE GREEN ROAD, NORTH VENICE, FLORIDA 34275	2
8-15-2017	ADD 24' ASPHALT DRIVE; REVISE LAND COVERAGES.						of 8

STORMWATER POLLUTION PREVENTION PLAN:

1. CONTRACTOR SHALL APPLY FOR THE N.P.D.E.S. NOTICE OF INTENT AS SITE "OPERATOR" PRIOR TO CONSTRUCT AND MAINTAIN INSPECTION RECORDS AS REQUIRED BY THE N.P.D.E.S. GENERAL PERMIT.
2. THE CONTRACTOR SHALL MAINTAIN STAKED SILT FENCING AND AS SHOWN FOR THE DURATION OF CONSTRUCTION UNTIL FINAL SOD & LANDSCAPING IS ESTABLISHED.
3. NO SURFACE WATER SHALL LEAVE THE CONSTRUCTION SITE OTHER THAN THROUGH THE PROJECT CONTROL STRUCTURE OR AFTER APPROPRIATE TREATMENT OTHERWISE AUTHORIZED BY N.P.D.E.S. PERMITTING.
4. ALL GRASSING BY EITHER SEED OR SOD SHALL BE INSTALLED AS SOON AS PRACTICAL UPON THE COMPLETION OF FINAL GRADING OPERATIONS. THE CONTRACTOR SHALL MAINTAIN ALL GRASSING IN A HEALTHY GROWING ENVIRONMENT UNTIL FINAL ACCEPTANCE AND CERTIFICATION.
5. THE CONTRACTOR SHALL SAFELY STORE EQUIPMENT, FUEL, OIL AND OTHER HAZARDOUS SUBSTANCES IN ORDER TO PREVENT ANY LEAKAGE OR CONTAMINATION ONTO THE SITE. ANY LEAKAGE SHALL BE IMMEDIATELY CLEANED AND LEGALLY DISPOSED OF OFF-SITE.
6. CONTRACTOR SHALL INSTALL A GRAVEL CONSTRUCTION ENTRANCE AT ALL LOCATIONS USED TO ACCESS THE SITE BY CONSTRUCTION TRAFFIC AND AS APPROVED BY LOCAL PUBLIC WORKS DEPARTMENT.
7. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED FREE OF ACCUMULATED SILT, DIRT AND MUD IN ORDER TO PREVENT TRACKING OF SEDIMENT ONTO ANY ADJACENT PAVED SURFACES OR ROAD RIGHTS-OF-WAY.
8. WHEN NECESSARY VEHICLE WHEELS SHALL BE CLEANED PRIOR TO LEAVING THE CONSTRUCTION SITE. ADJACENT PAVEMENT AND ROADS SHALL BE BROOMED/CLEANED AND KEPT FREE OF ANY TRACKED SILT, DIRT OR MUD.



VERTICAL DATUM: NAVD 88
+ 1.106' CONVERSION TO NGVD 29

REVISIONS	
DATE	DESCRIPTION

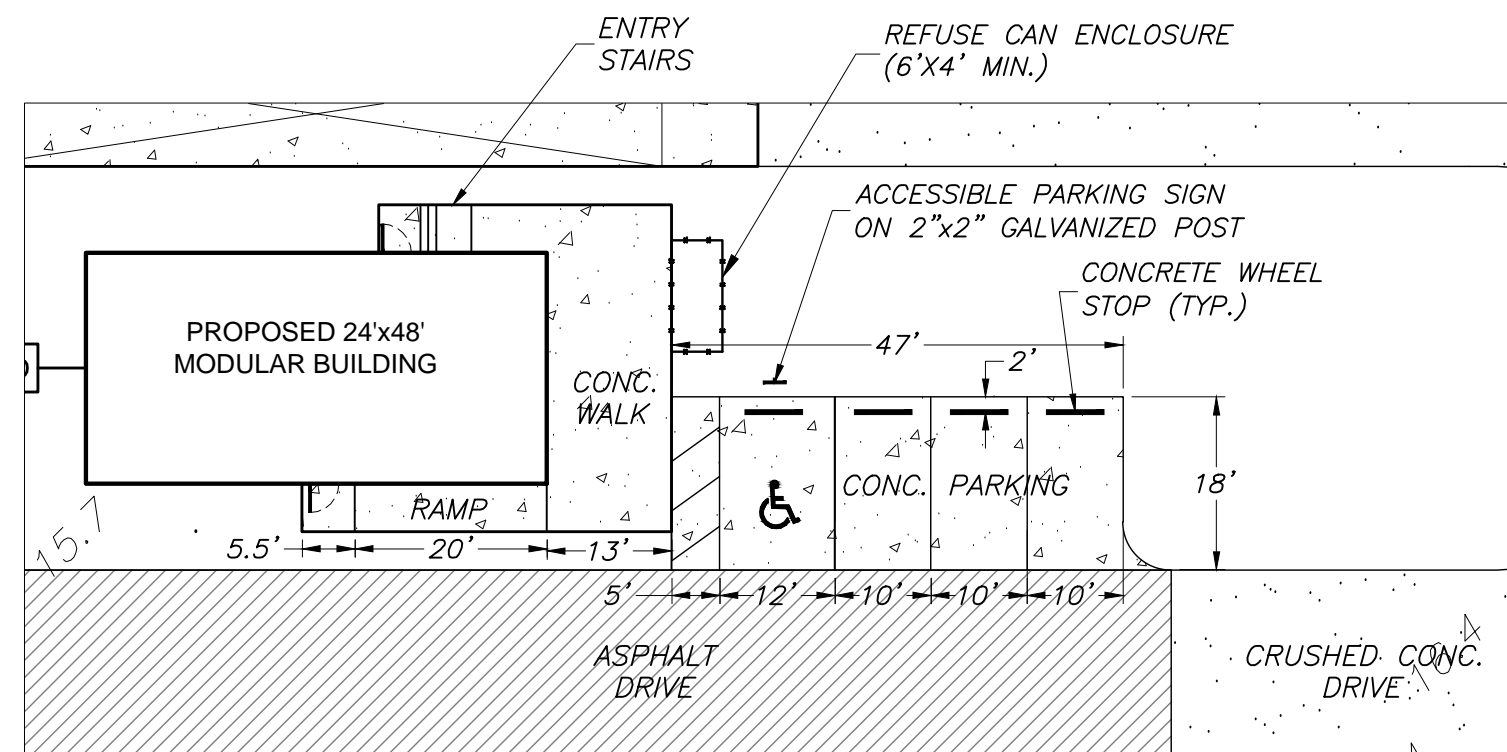
PREPARED FOR:
700 GENE GREEN LLC 7405 28TH STREET COURT EAST SARASOTA, FL 34243 (941) 922-1861

PREPARED BY:
CREST ENGINEERING of Sarasota, LLC 3402 Magic Oak Lane, Sarasota, Florida 34232 Ph: (941) 377-8811 Fx: (941) 378-8811 Email: mshannon@crestllc.com <small>Florida Certificate of Authorization No. 28100</small>

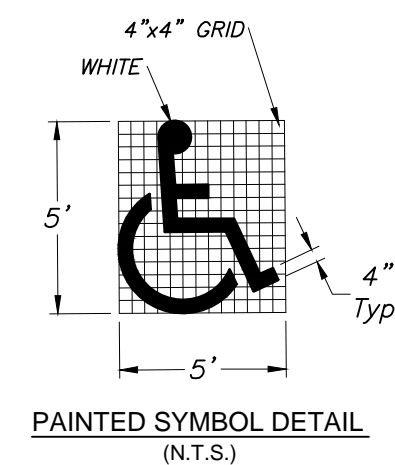
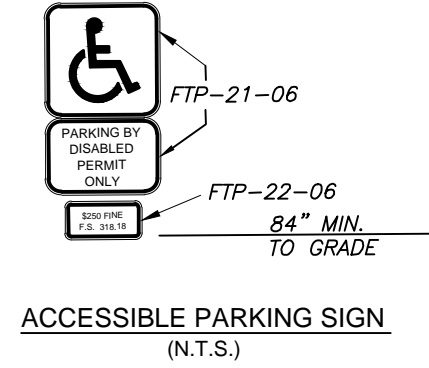
Date	1-30-2017
Project No.	S0430
<hr/> Michael L. Shannon, P.E. License No. 67896	

EXISTING CONDITIONS / EROSION CONTROL PLAN
McLEOD RECYCLING YARD
700 GENE GREEN ROAD, NORTH VENICE, FLORIDA 34275

Sheet
3
of 8



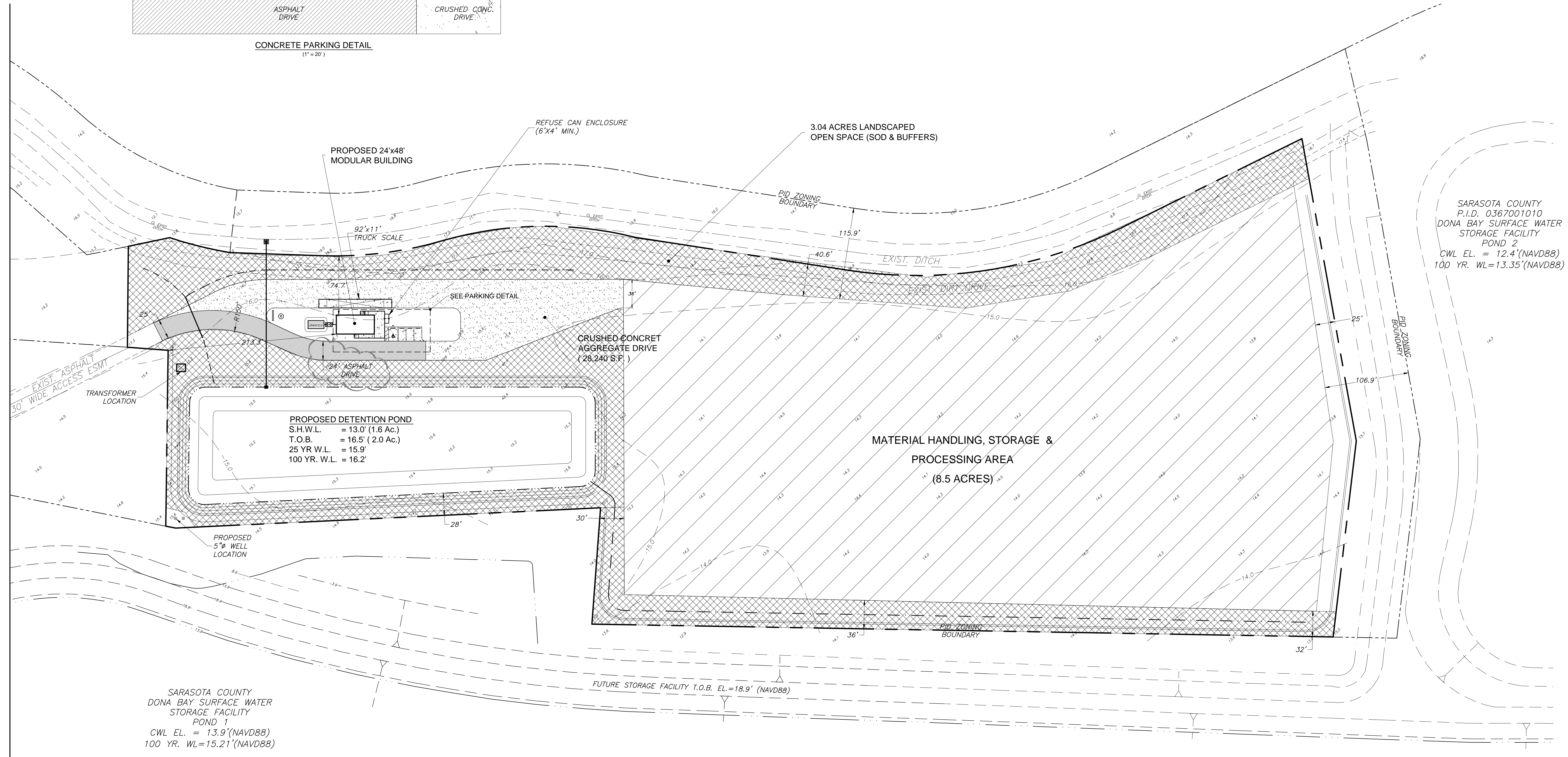
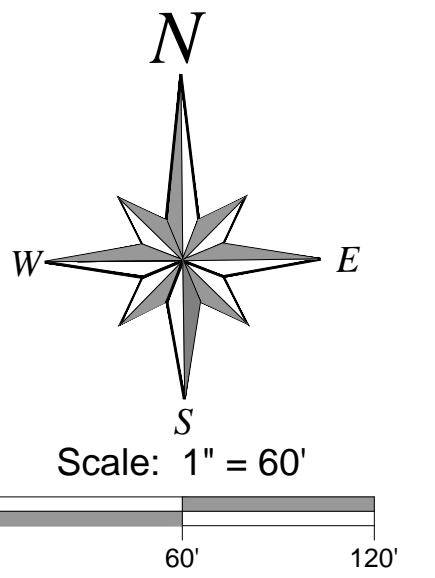
CONCRETE PARKING DETAIL
(1" = 20')



SITE RESTORATION PLAN:

IF SITE AND DEVELOPMENT PLAN APPROVAL ALONG WITH ALL ASSOCIATED PERMITS IS NOT OBTAINED THE PROJECT SITE SHALL BE RESTORED AS FOLLOWS:

1. ALL CRUSHING EQUIPMENT AND TEMPORARY STOCKPILES SHALL BE REMOVED FROM THE PROPERTY.
2. SITE SHALL BE RE-GRADED TO PRE-EXISTING CONDITIONS.
3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED.
4. ALL EROSION CONTROL DEVICES SHALL BE REMOVED UPON STABILIZATION OF THE SITE.



SARASOTA COUNTY
DONA BAY SURFACE WATER
STORAGE FACILITY
POND 1
CWL EL. = 13.9'(NAVD88)
100 YR. WL=15.21'(NAVD88)

SARASOTA COUNTY
P.I.D. 0367001010
DONA BAY SURFACE WATER
STORAGE FACILITY
POND 2
CWL EL. = 12.4'(NAVD88)
100 YR. WL=13.35'(NAVD88)

VERTICAL DATUM: NAVD 88
+ 1.106' CONVERSION TO NGVD 29

REVISIONS	
DATE	DESCRIPTION
5-17-2017	ADD SITE RESTORATION PLAN; OPEN SPACE
7-27-2017	ADD PARKING DETAIL, BUILDING RAMP & STAIR LOCATIONS, REVISE SITE RESTORATION PLAN
8-15-2017	ADD 24' WIDE ASPHALT DRIVE

PREPARED FOR:

700 GENE GREEN LLC
7405 28TH STREET COURT EAST
SARASOTA, FL 34243
(941) 922-1861

PREPARED BY:

CREST ENGINEERING
of Sarasota, LLC
3402 Magic Oak Lane, Sarasota, Florida 34232
Ph: (941) 377-8811 Fx: (941) 378-8811
Email: mshannon@crestllc.com
Florida Certificate of Authorization No. 28100

Date: 1-30-2017
Project No.: S0430

Michael L. Shannon, P.E.
License No. 67896

SITE PLAN

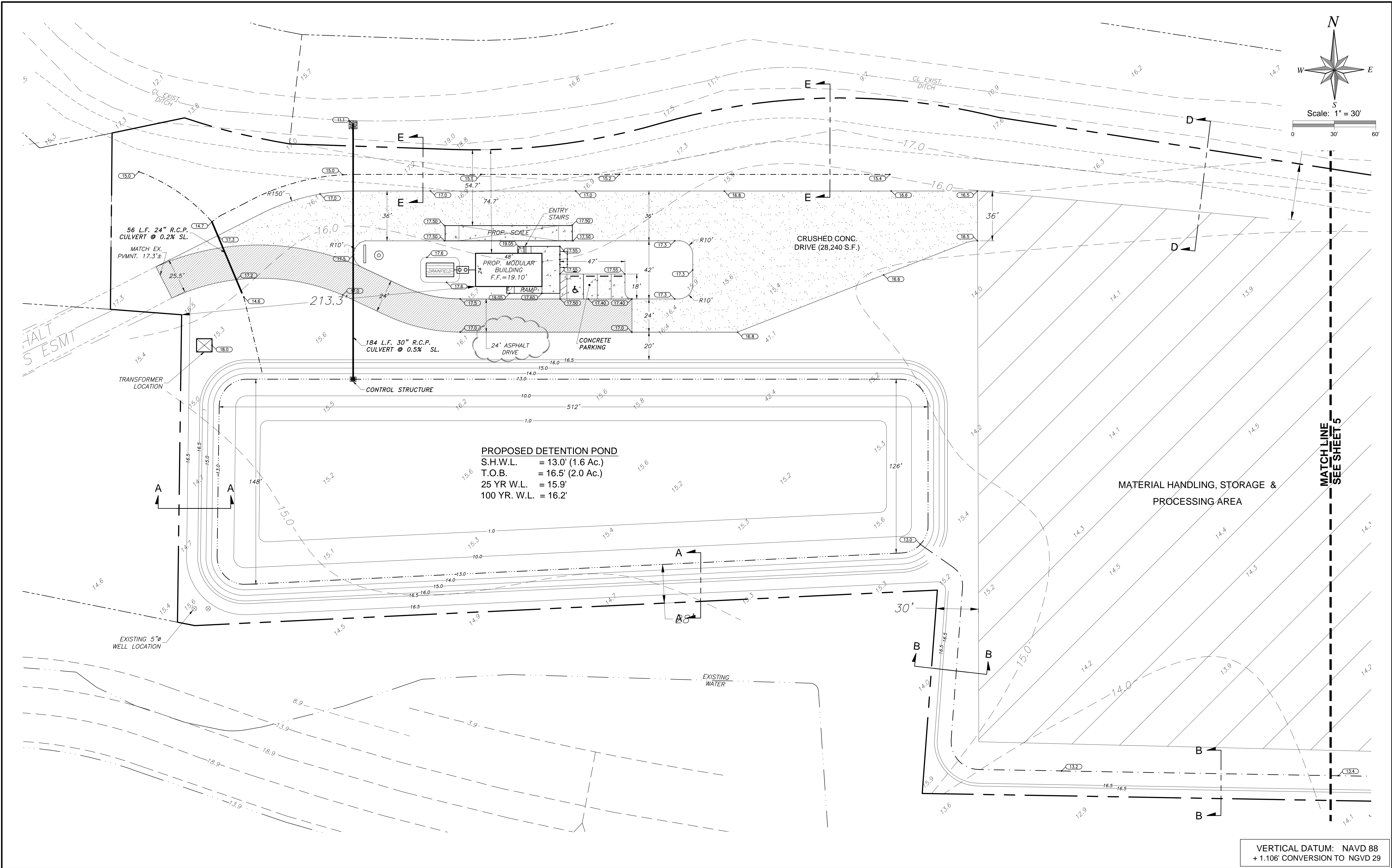
McLEOD RECYCLING YARD

700 GENE GREEN ROAD, NORTH VENICE, FLORIDA 34275

Sheet

4

of 8



VERTICAL DATUM: NAVD 88
+ 1.106' CONVERSION TO NGVD 29

REVISIONS	
DATE	DESCRIPTION
5-17-2017	ADD PARKING SPACES
7-27-2017	ADD ACCESSIBLE PARKING
8-15-2017	ADD 24' WIDE ASPHALT DRIVE

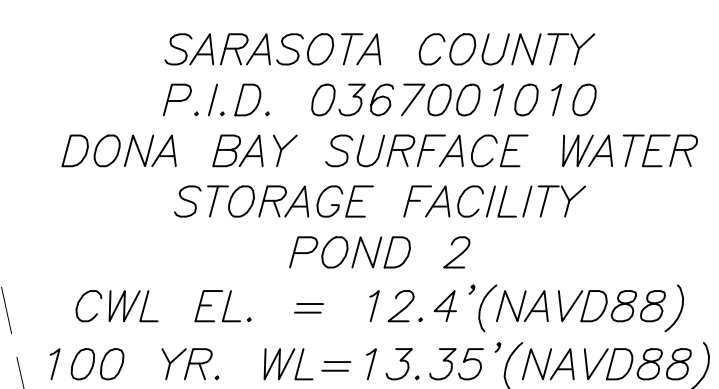
PREPARED FOR:
700 GENE GREEN LLC
7405 28TH STREET COURT EAST
SARASOTA, FL 34243
(941) 922-1861

PREPARED BY:
CREST ENGINEERING
of Sarasota, LLC
3402 Magic Oak Lane, Sarasota, Florida 34232
Ph: (941) 377-8811 Fx: (941) 378-8811
Email: mshannon@crestllc.com
Florida Certificate of Authorization No. 28100

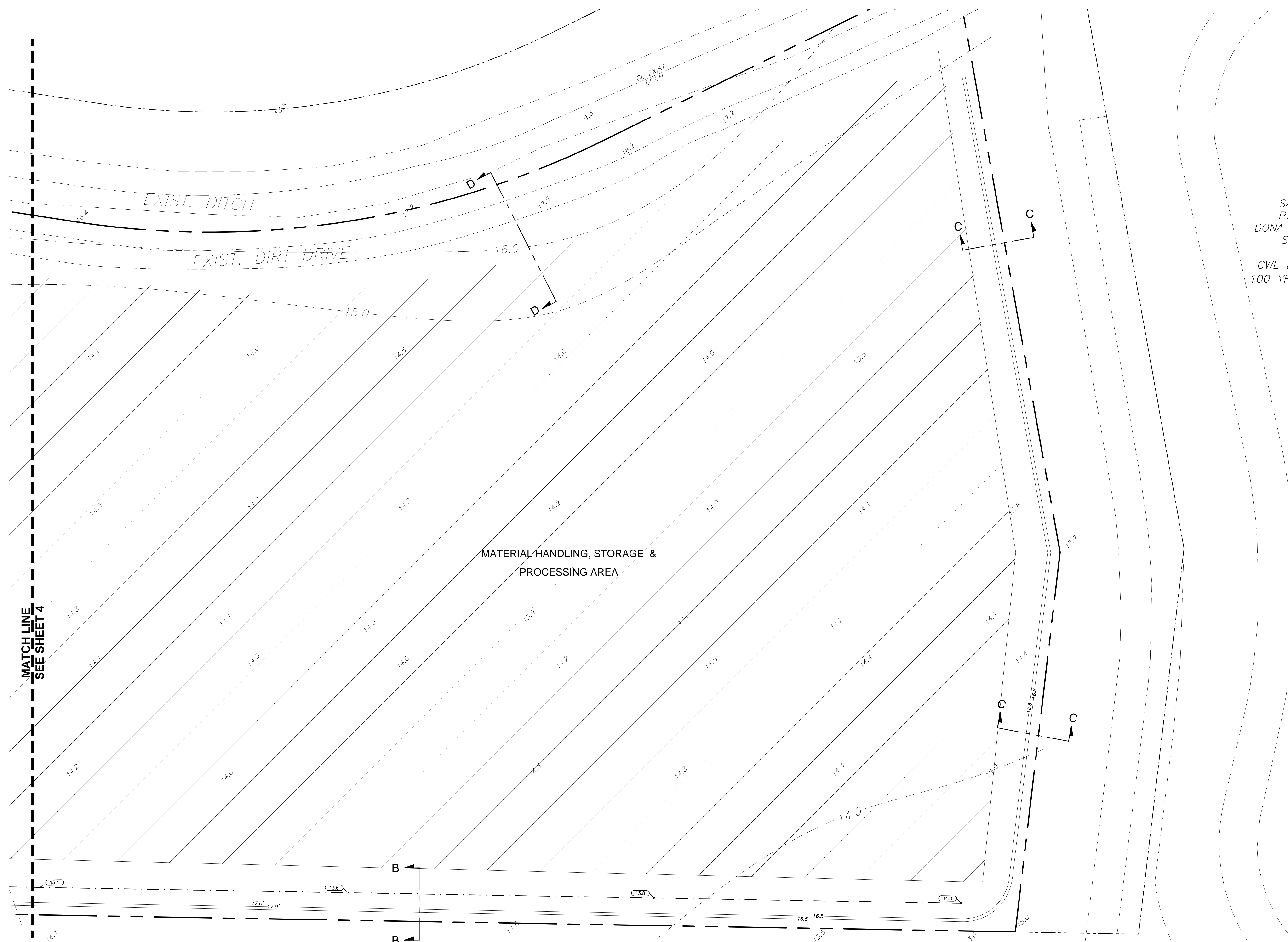
Date: 1-30-2017
Project No.: S0430
Michael L. Shannon, P.E.
License No. 67896

GRADING & DRAINAGE PLAN (WEST)
McLEOD RECYCLING YARD
700 GENE GREEN ROAD, NORTH VENICE, FLORIDA 34275

Sheet
5
of 8



of 8



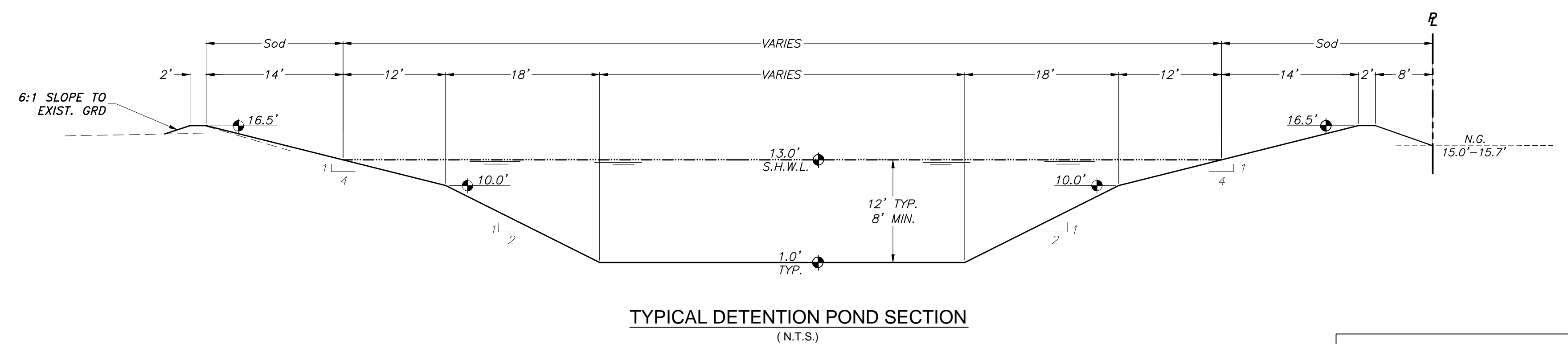
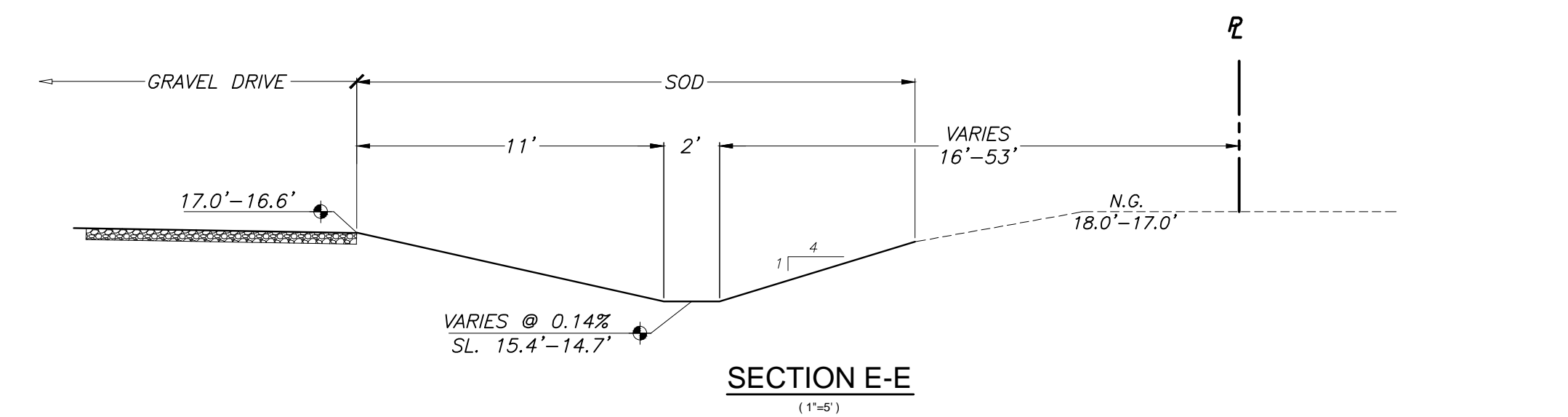
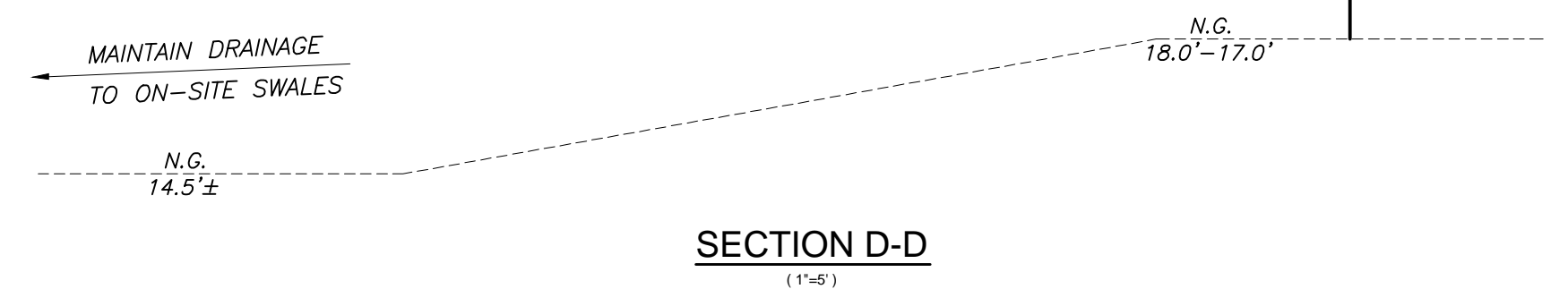
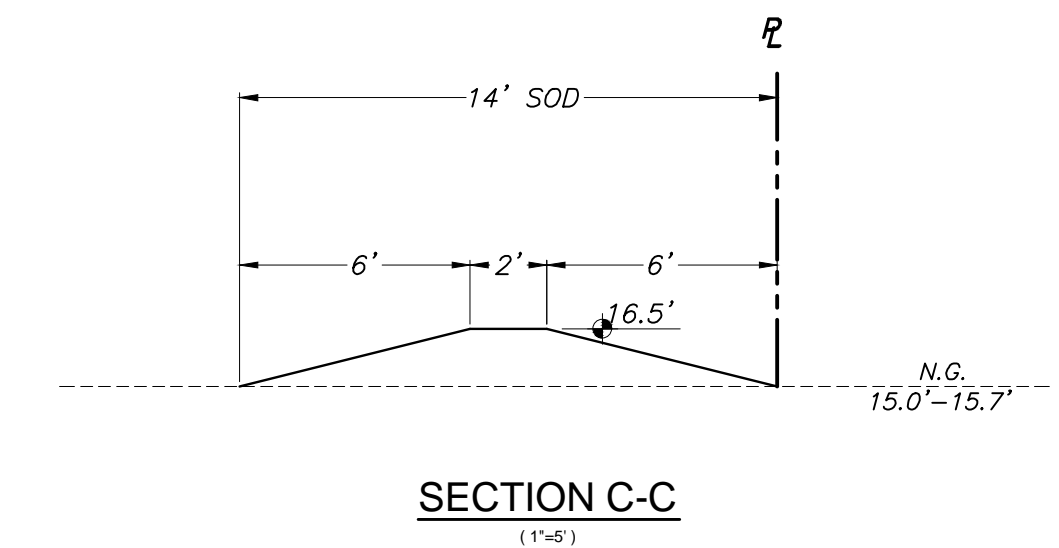
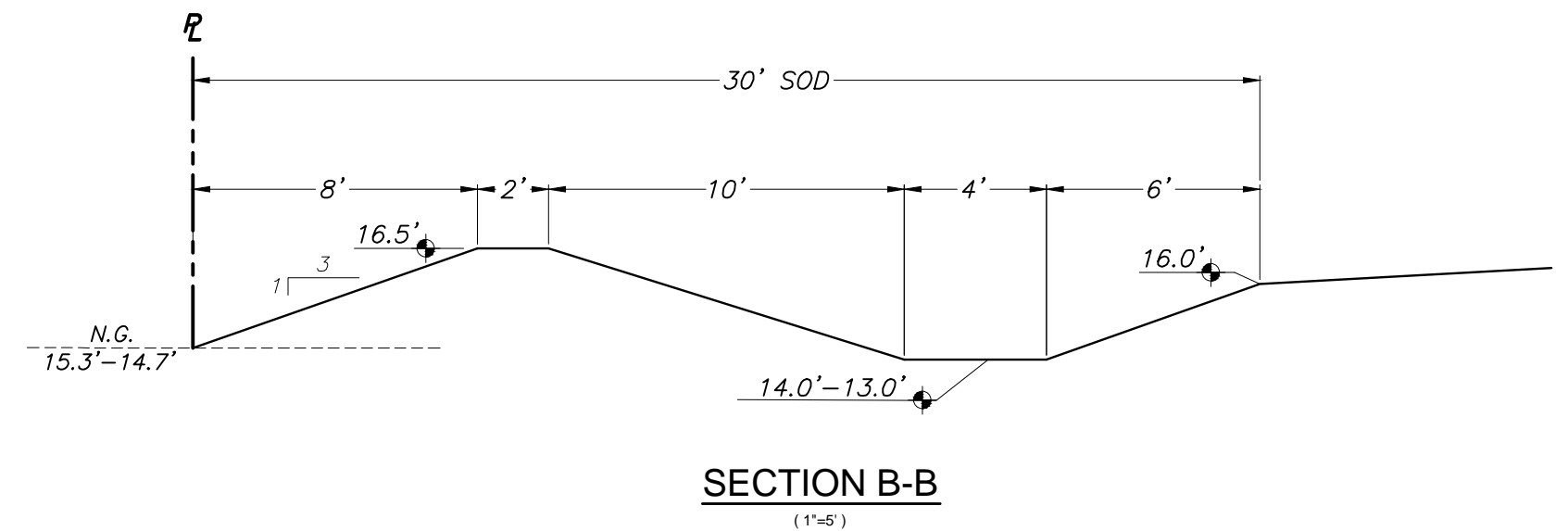
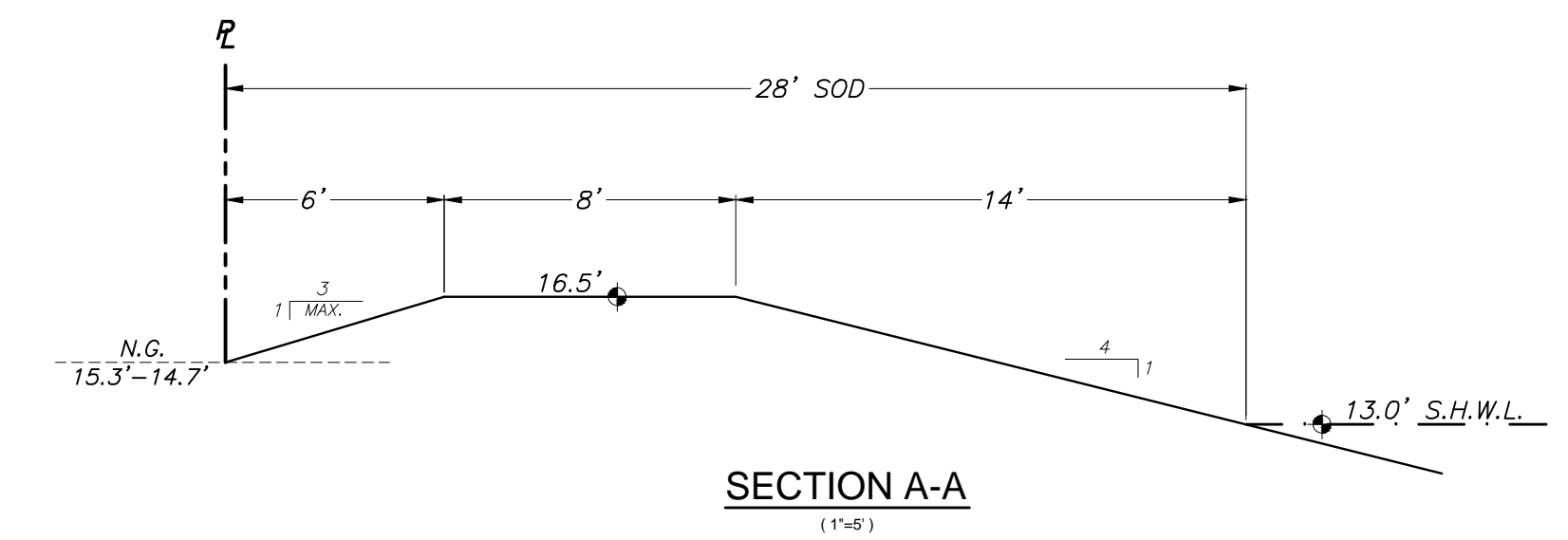
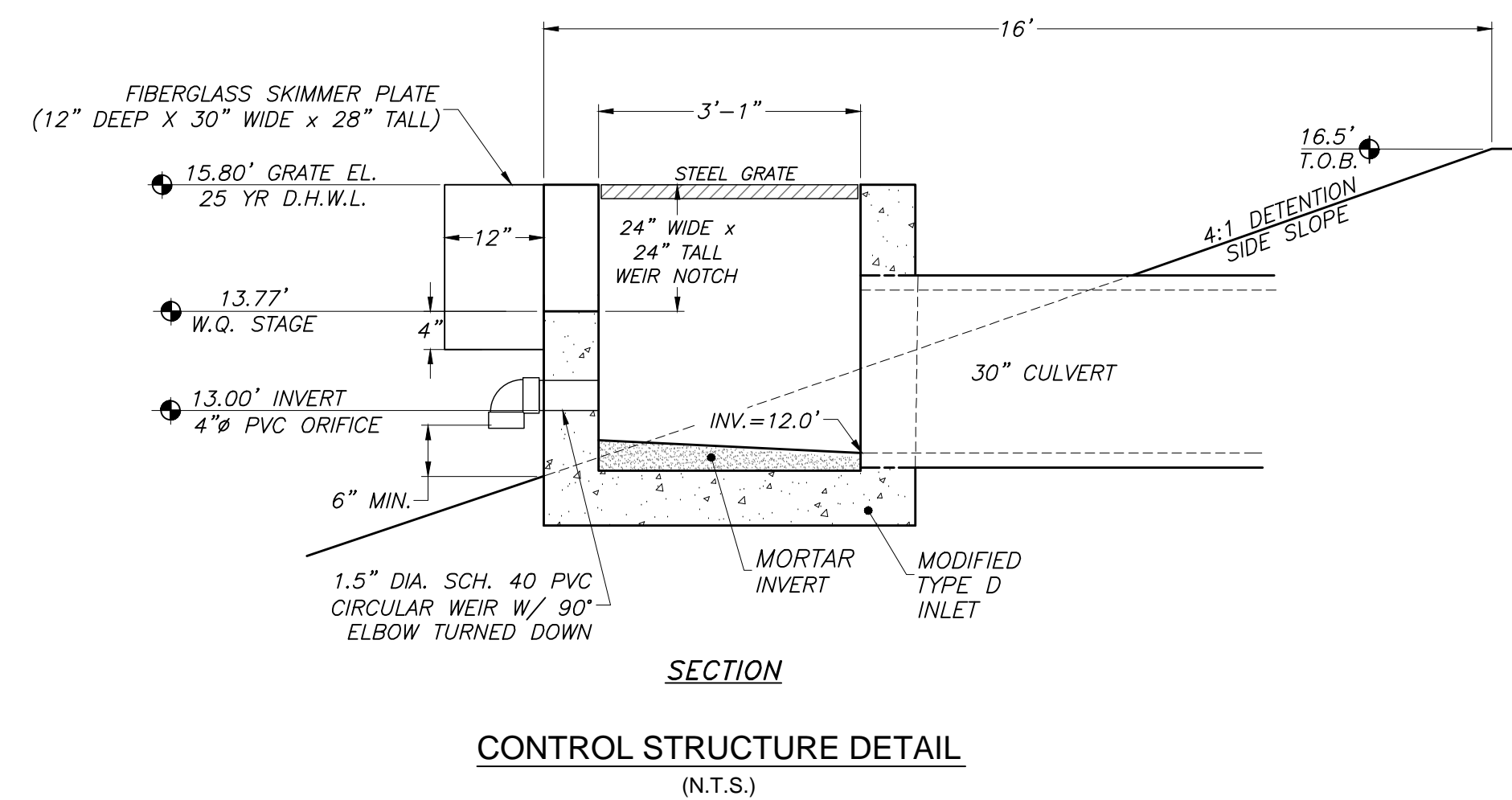
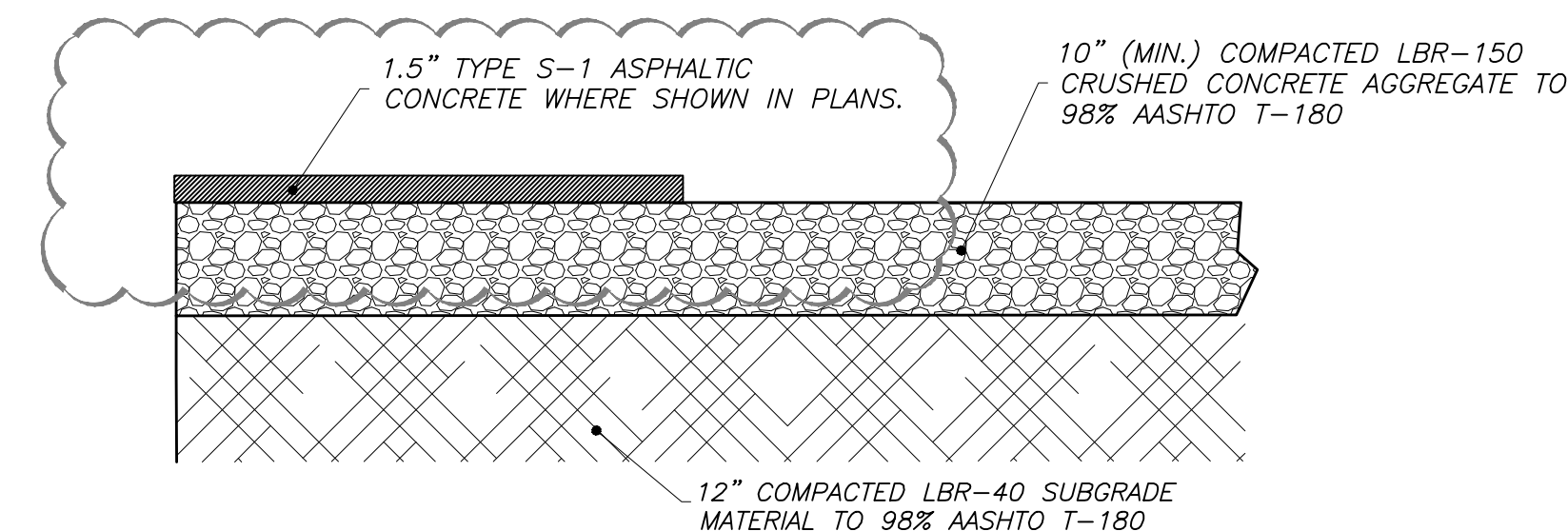
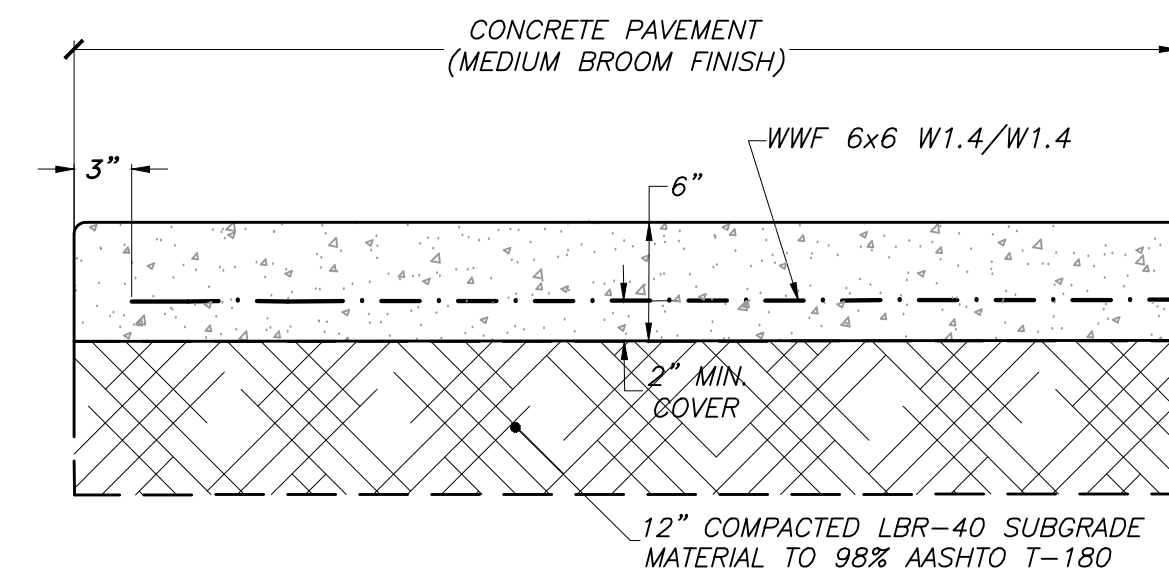
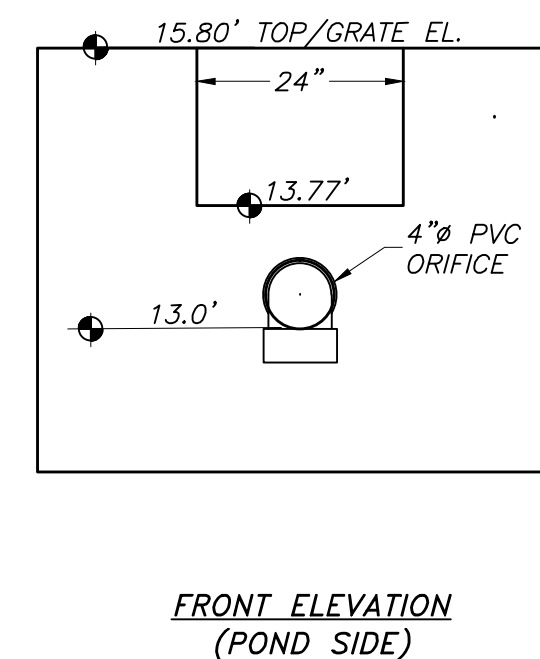
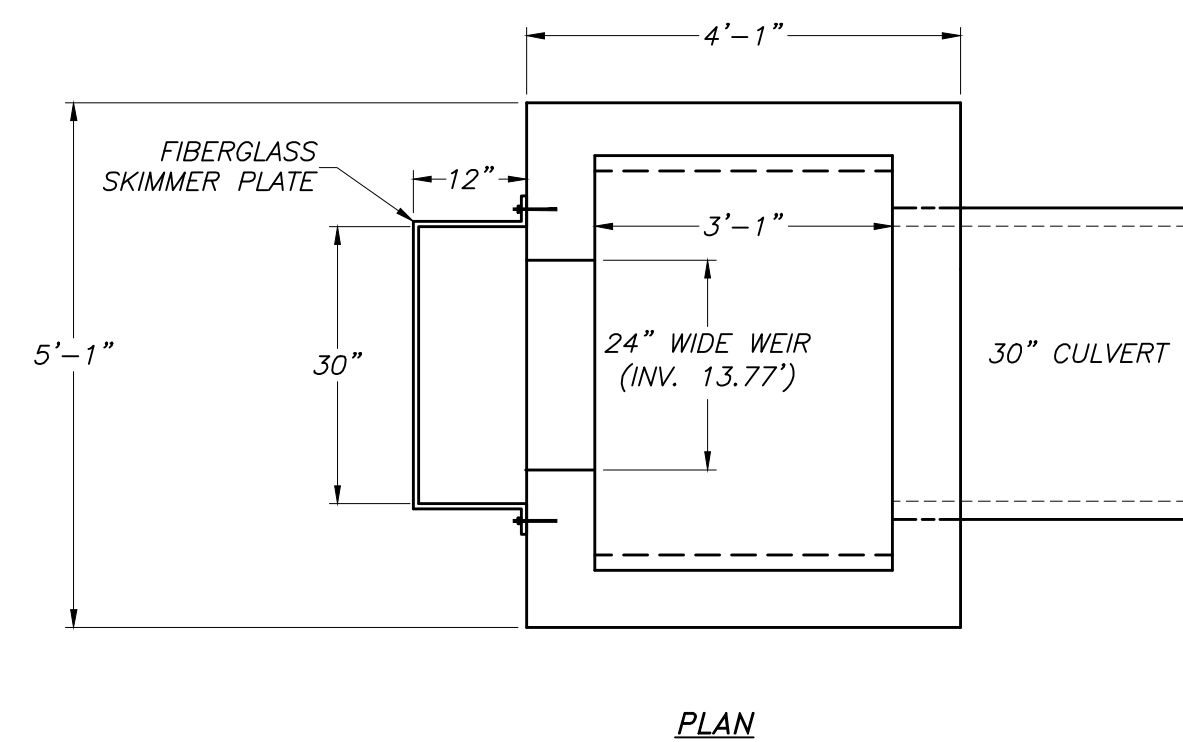
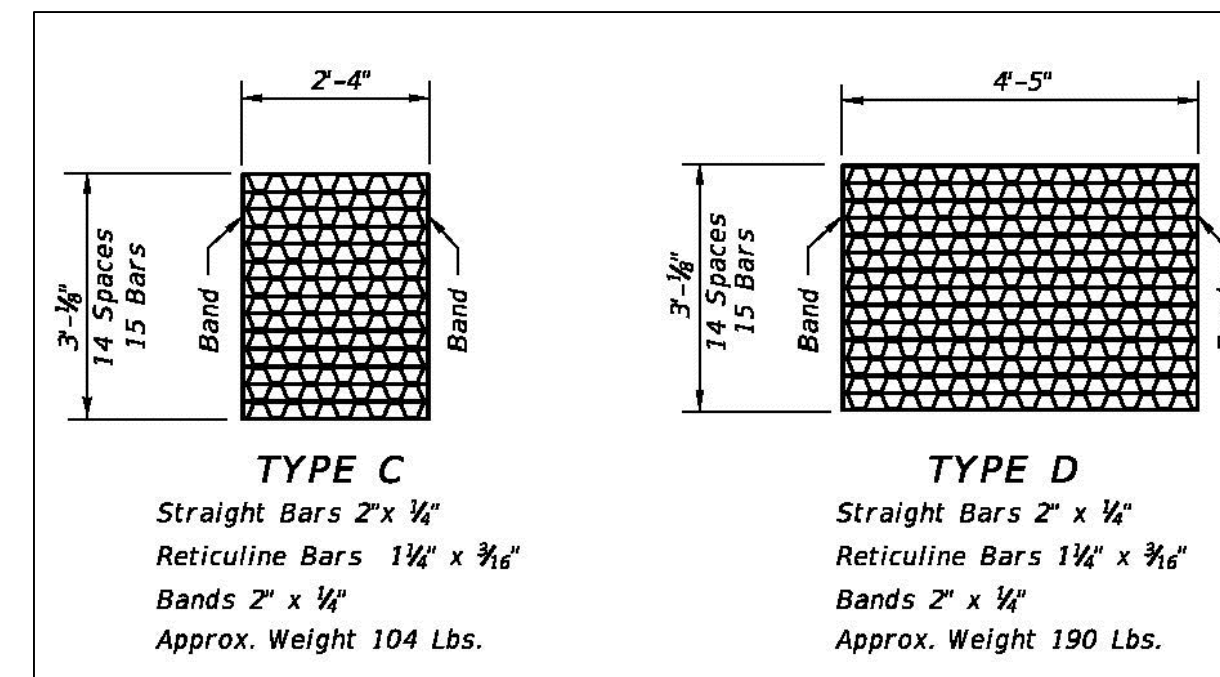
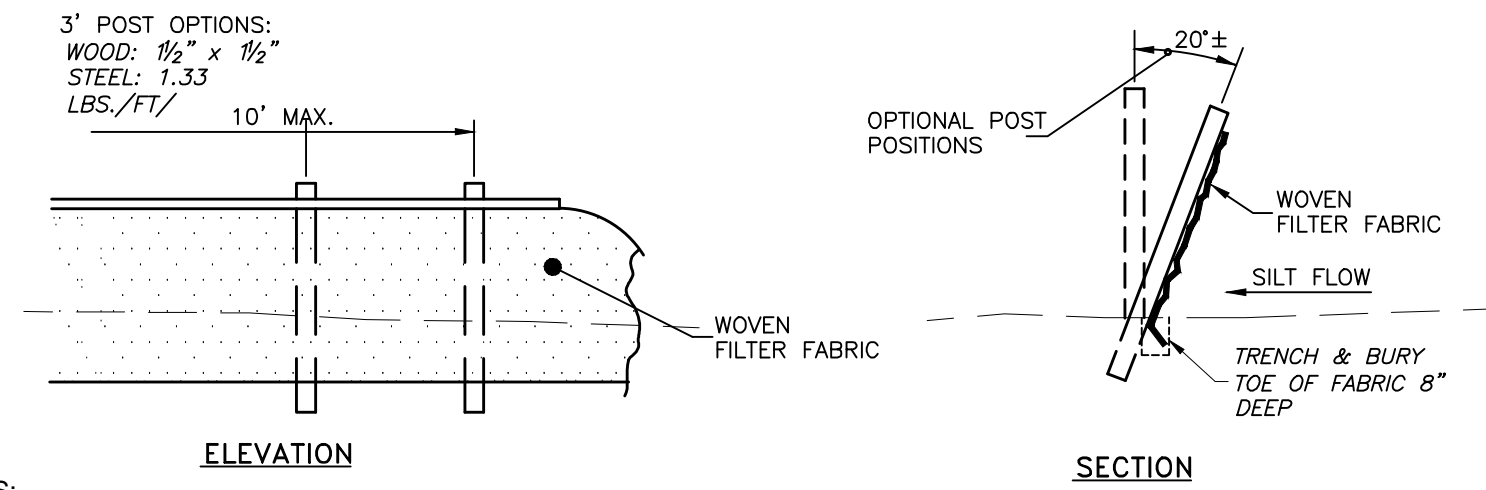
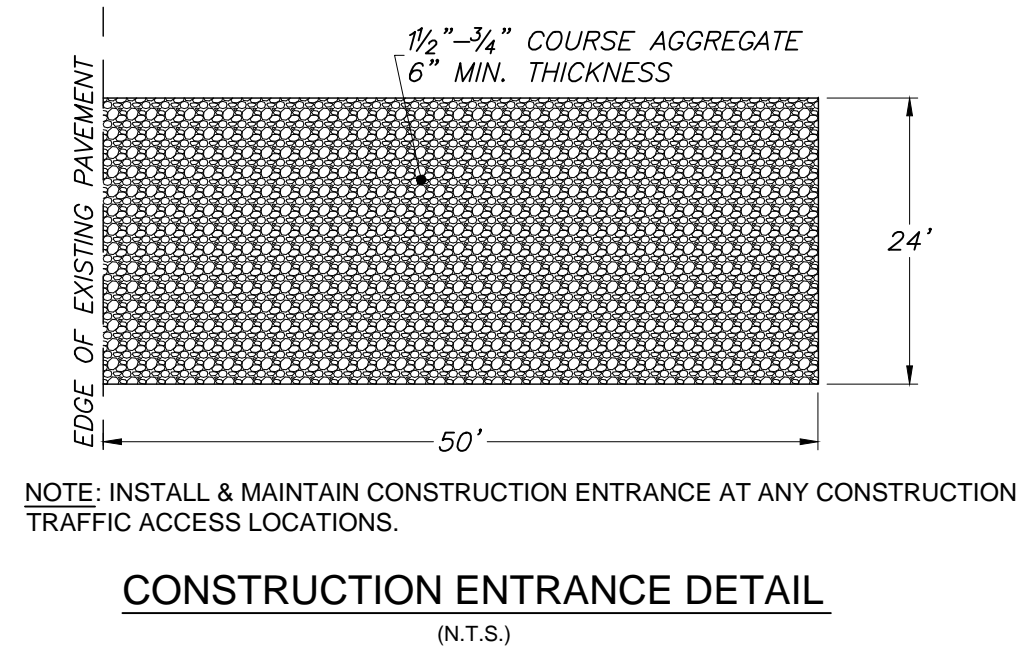
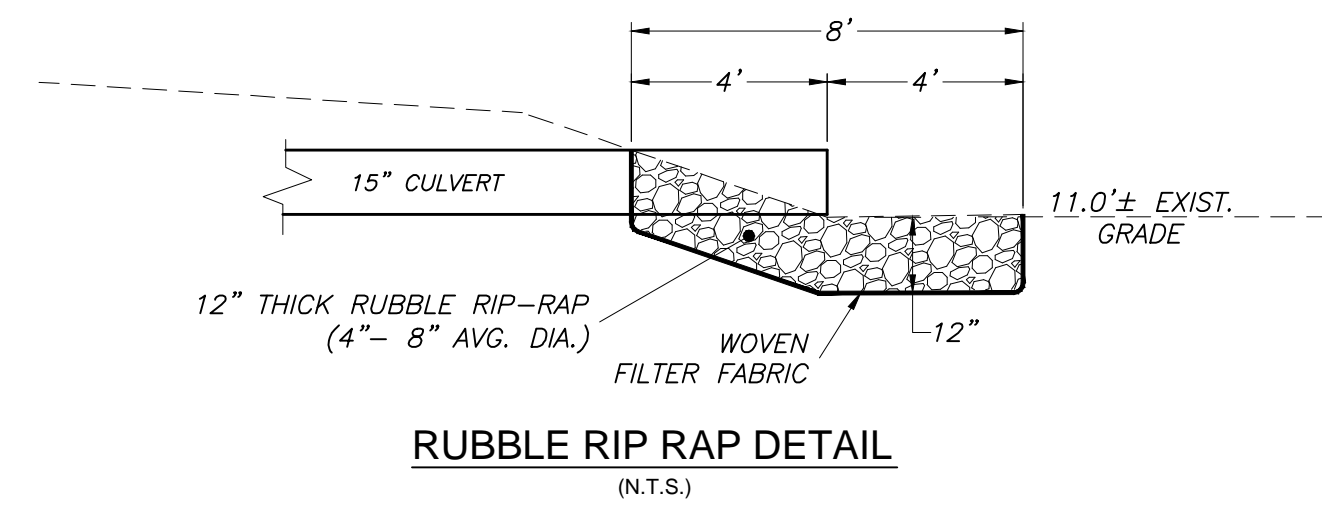
R E V I S I O N S	
DATE	DESCRIPTION

700 GENE GREEN LLC
7405 28TH STREET COURT EAST
SARASOTA, FL 34243
(941) 922-1861

3402 Magic Oak Lane, Sarasota, Florida 34232
Ph: (941) 377-8811 Fx: (941) 378-8811
Email: mshannon@crestfl.com

Florida Certificate of Authorization No. 28100

Date	1-30-2017
Project No.	S0430
<hr/> <i>Michael L. Shannon, P.E.</i> <i>License No. 67896</i>	



R E V I S I O N S	
D A T E	D E S C R I P T I O N
5-17-2017	ADD SECTION E-E; ASPHALT PAVEMENT SECTION
7-27-2017	ADD CRUSHED CONCRETE DRIVE/EMERGENCY VEHICLE ACCESS SECTION
8-15-2017	REVISE DRIVE/EMERGENCY ACCESS SECTION TO INCLUDE ASPHALT SURFACE.

PREPARED FOR:

700 GENE GREEN LLC
7405 28TH STREET COURT EAST
SARASOTA, FL 34243
(941) 922-1861

PREPARED BY:

CREST ENGINEERING
of Sarasota, LLC

3402 Magic Oak Lane, Sarasota, Florida 34232
Ph: (941) 377-8811 Fx: (941) 378-8811
Email: mshannon@crestfl.com

Florida Certificate of Authorization No. 28100

[illegible]

Date	12-22-2016
Project No.	S0430
<hr/> <i>Michael L. Shannon, P.E.</i> <i>License No. 67896</i>	

SECTIONS & DETAILS

McLEOD RECYCLING YARD

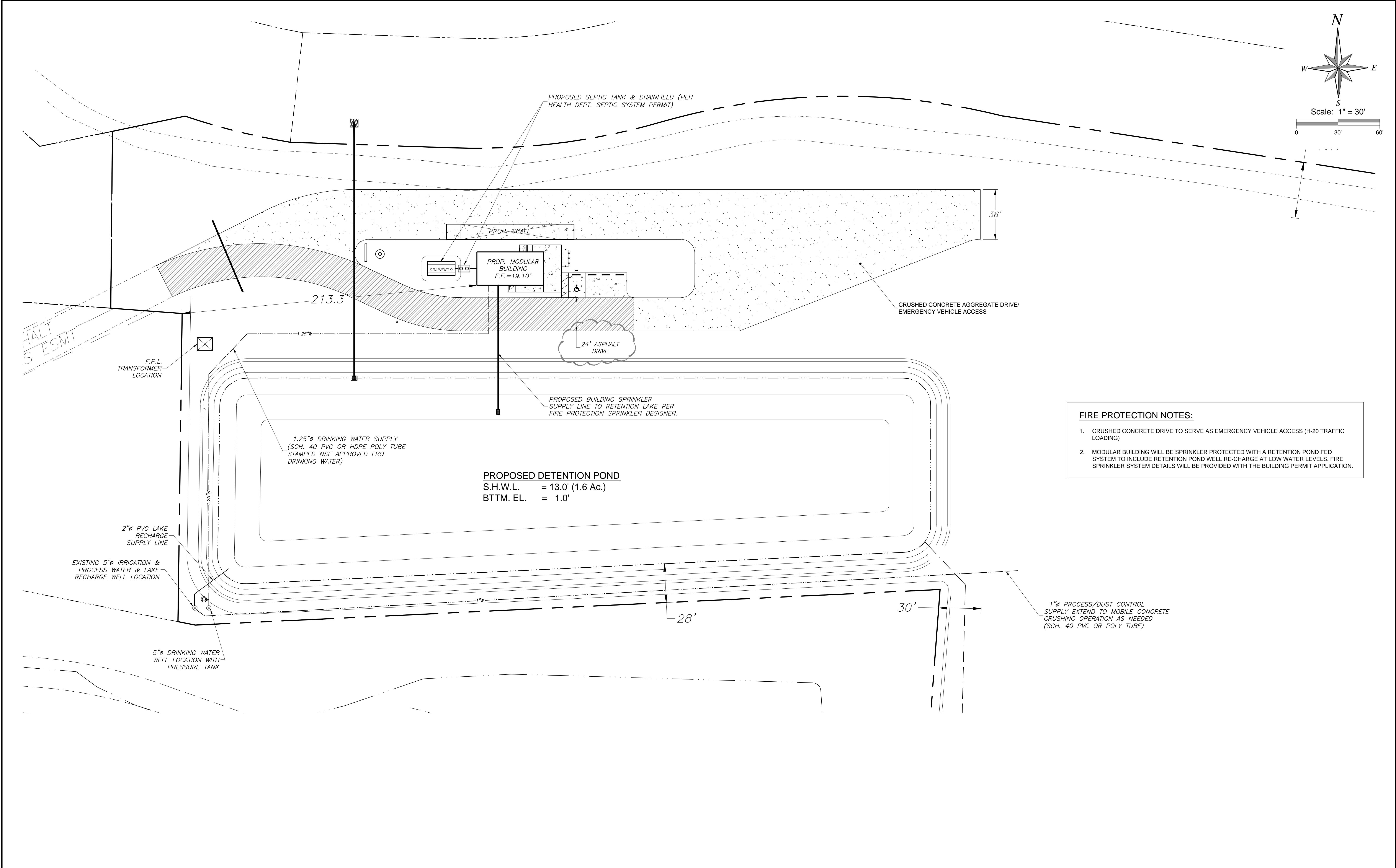
700 GENE GREEN ROAD, NORTH VENICE, FLORIDA 34275

Sheet

7

8

VERTICAL DATUM: NAVD 88
+ 1.106' CONVERSION TO NGVD 29



R E V I S I O N S		PREPARED FOR: 700 GENE GREEN LLC 7405 28TH STREET COURT EAST SARASOTA, FL 34243 (941) 922-1861	PREPARED BY: CREST ENGINEERING of Sarasota, LLC 3402 Magic Oak Lane, Sarasota, Florida 34232 Ph: (941) 377-8811 Fx: (941) 378-8811 Email: mshannon@crestll.com Florida Certificate of Authorization No. 28100	Date 12-22-2016		UTILITIES & FIRE PROTECTION PLAN McLEOD RECYCLING YARD 700 GENE GREEN ROAD, NORTH VENICE, FLORIDA 34275	Sheet 8 of 8
DATE	DESCRIPTION			Project No. S0430			
7-27-2017	CRUSHED CONCRETE DRIVE, LAKE RECHARGE & FIRE PROTECTION NOTES.			<div>Michael L. Shannon, P.E. License No. 67896</div>			
8-15-2017	ADD 24' WIDE ASPHALT DRIVE						

PROPOSED PLANTING LIST				
KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	QTY.
CANOPY TREES				
PE	PINUS ELLIOTTII	SLASH PINE	3" CAL., 10' HT., x 4-5' SPR.	11
IC	ILEX CASSINE	DAHOON HOLLY	3" CAL., 10' HT., x 4-5' SPR.	11
QV	QUERCUS VIRGINIANA	LIVE OAK	3" CAL., 10' HT., x 4-5' SPR.	11

PROPOSED OPEN SPACE



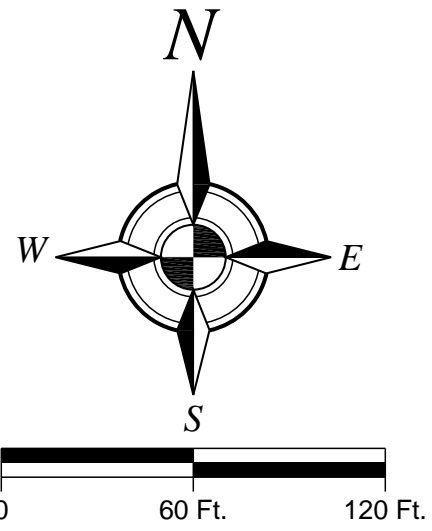
- 3.04% OPEN SPACE (20% OF PARCEL) TO INCLUDE LANDSCAPE BUFFER AS SHOWN. ALL OPEN AREAS TO BE SODDED WITH BAHIA 'ARGENTINE'.

PROPOSED TREE REMOVAL

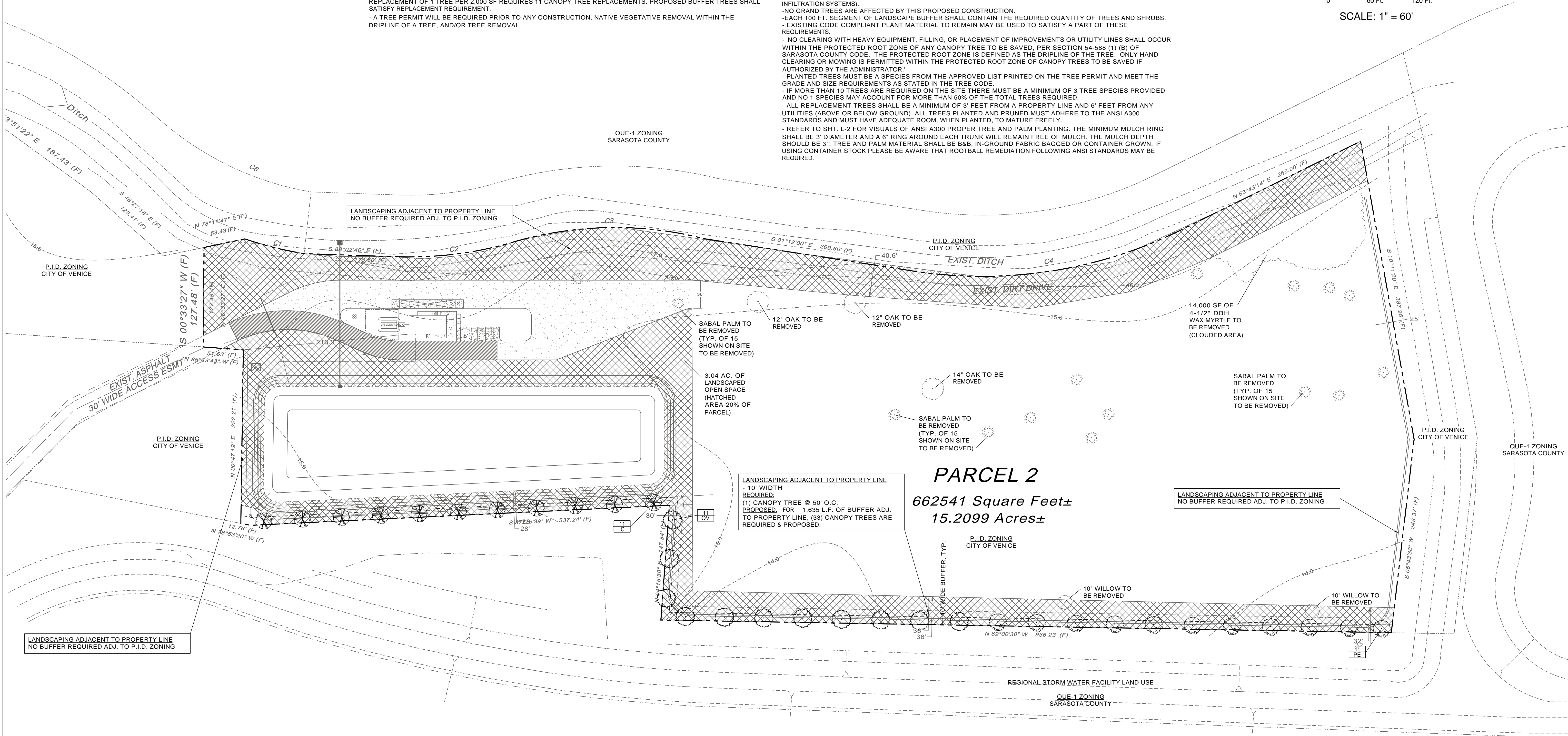
- (15) SABAL PALMS, (2) 10" WILLOWS, (3) 12-14" OAKS, AND 14,000 S.F. OF 4-1/2" AVG. WAX MYRTLE SHOWN ARE PROPOSED TO BE REMOVED FOR A TOTAL OF 21,000 S.F. OF CLEARED TREE PERMIT AREA, REQUIRED REPLACEMENT OF 1 TREE PER 2,000 SF REQUIRES 11 CANOPY TREE REPLACEMENTS. PROPOSED BUFFER TREES SHALL SATISFY REPLACEMENT REQUIREMENT.
- A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATIVE REMOVAL WITHIN THE DRIPLINE OF A TREE, AND/OR TREE REMOVAL.

LANDSCAPE NOTES:

- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND PART II, LATEST EDITION, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR EQUAL THERETO AS APPROVED BY THE ZONING ADMINISTRATOR OR HIS DESIGNEE. PLANT MATERIALS SHALL BE INDIGENOUS TO THE CITY AREA OR OF A HARDY SPECIES ADAPTED TO THE CLIMATE AND SOILS OF THE AREA.
- ALL PLANT BEDS SHALL BE MULCHED WITH 3" DEPTH OF 'FLORIMULCH' OR APPROVED EQUAL.
- TOP 12" OF SOIL WITHIN PLANT BEDS SHALL BE 'FIRST CUT' AND BE SUITABLE FOR PROPOSED PLANT MATERIAL WITH REGARDS TO pH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE.
- ALL DELETERIOUS MATERIALS SHALL BE REMOVED FROM LANDSCAPE AREAS AND THEN BACKFILLED WITH SUITABLE SOILS.
- ALL OPEN DISTURBED LANDSCAPE AREAS SHALL BE SODDED WITH BAHIA PASPALUM 'ARGENTINE'.
- BAHIA SOD AREAS ARE NOT REQUIRED TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM.
- MAINTAIN REQUIRED CLEARANCES AT ALL REQUIRED VISIBILITY TRIANGLES, HYDRANTS, UTILITIES, TRANSFORMERS, ETC..
- NO TREES OR HEDGES SHALL BE PLANTED IN DRAINAGE SWALES OR IN THE FILTRATION AREAS OF ATTENUATION BASINS THAT MAY CREATE A NEGATIVE EFFECT ON THE ATTENUATION FACILITY, (I.E., BLOCKING FLOW OR CLOGGING INFILTRATION SYSTEMS).
- NO GRAND TREES ARE AFFECTED BY THIS PROPOSED CONSTRUCTION.
- EACH 100 FT. SEGMENT OF LANDSCAPE BUFFER SHALL CONTAIN THE REQUIRED QUANTITY OF TREES AND SHRUBS.
- EXISTING CODE COMPLIANT PLANT MATERIAL TO REMAIN MAY BE USED TO SATISFY A PART OF THESE REQUIREMENTS.
- NO CLEARING WITH HEAVY EQUIPMENT, FILLING, OR PLACEMENT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED, PER SECTION 54-588 (1) (B) OF SARASOTA COUNTY CODE. THE PROTECTED ROOT ZONE IS DEFINED AS THE DRIPLINE OF THE TREE. ONLY HAND CLEARING OR MOWING IS PERMITTED WITHIN THE PROTECTED ROOT ZONE OF CANOPY TREES TO BE SAVED IF AUTHORIZED BY THE ADMINISTRATOR.
- PLANTED TREES MUST BE A SPECIES FROM THE APPROVED LIST PRINTED ON THE TREE PERMIT AND MEET THE GRADE AND SIZE REQUIREMENTS AS STATED IN THE TREE CODE.
- IF MORE THAN 10 TREES ARE REQUIRED ON THE SITE THERE MUST BE A MINIMUM OF 3 TREE SPECIES PROVIDED AND NO 1 SPECIES MAY ACCOUNT FOR MORE THAN 50% OF THE TOTAL TREES REQUIRED.
- ALL REPLACEMENT TREES SHALL BE A MINIMUM OF 3' FEET FROM A PROPERTY LINE AND 6' FEET FROM ANY UTILITIES (ABOVE OR BELOW GROUND). ALL TREES PLANTED AND PRUNED MUST ADHERE TO THE ANSI A300 STANDARDS AND MUST HAVE ADEQUATE ROOM, WHEN PLANTED, TO MATURE FREELY.
- REFER TO SHT. L-2 FOR VISUALS OF ANSI A300 PROPER TREE AND PALM PLANTING. THE MINIMUM MULCH RING SHALL BE 3' DIAMETER AND A 6" RING AROUND EACH TRUNK WILL REMAIN FREE OF MULCH. THE MULCH DEPTH SHOULD BE 3". TREE AND PALM MATERIAL SHALL BE B&B, IN-GROUND FABRIC BAGGED OR CONTAINER GROWN. IF USING CONTAINER STOCK PLEASE BE AWARE THAT ROOTBALL REMEDIATION FOLLOWING ANSI STANDARDS MAY BE REQUIRED.



SCALE: 1" = 60'



LANDSCAPE PLAN

McLeod Recycling Yard

700 Gene Green Road, Nokomis, FL City of Venice

3	Driveway Revision	8.16.17	PFK	
2	Add Open Space	6.07.17	PFK	
1	Rev. for City Review Comments	5.25.17	PFK	
No.	Revisions	Date	By	

700 GENE GREEN, LLC
7405 28TH ST. CT. EAST
SARASOTA, FL 34243
(941) 922-1861

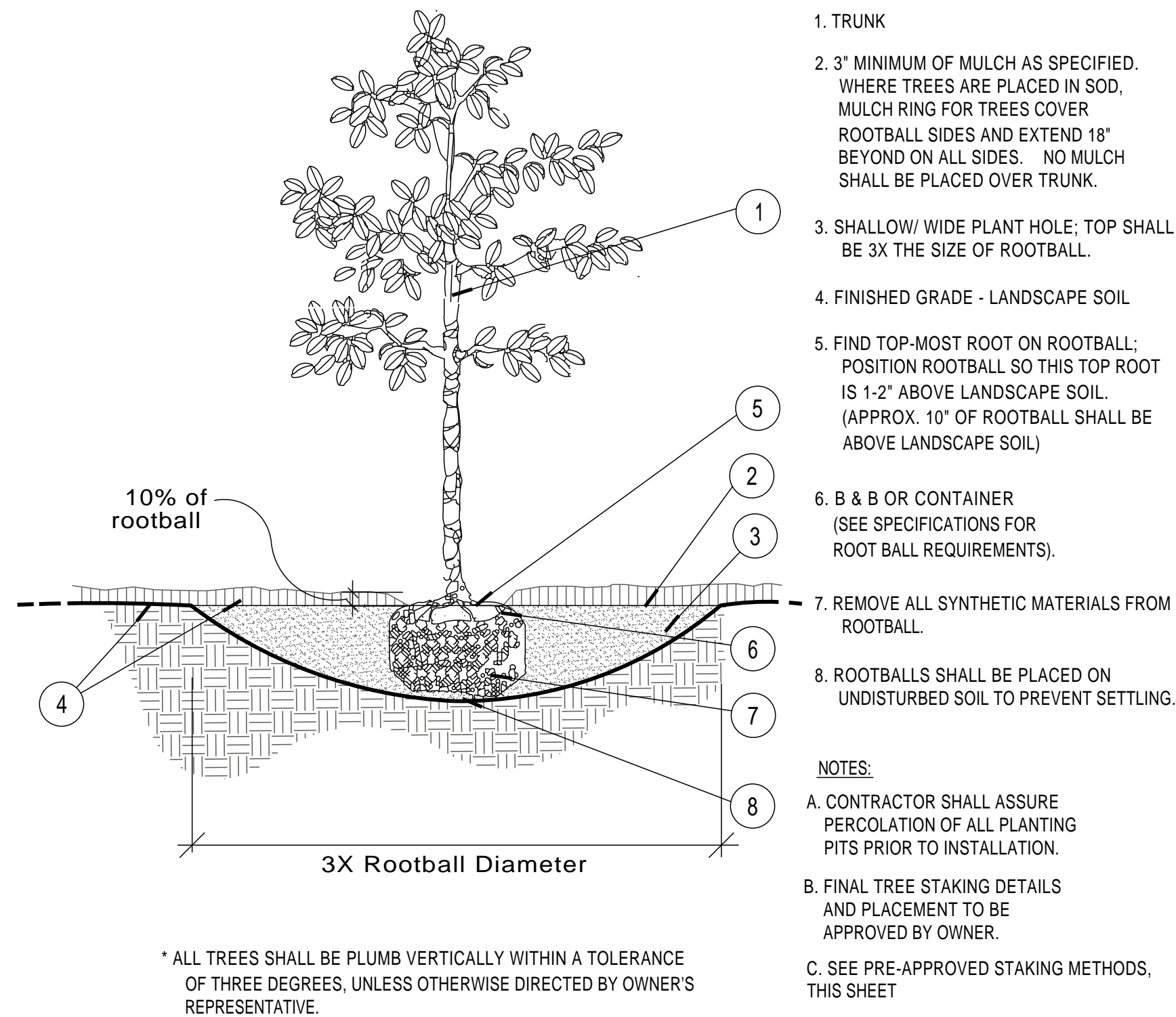
Peter F. Keenan, R.L.A.
Landscape Architect Certified Arborist LEED AP
12260 Longview Lake Circle, Bradenton, Florida 34211
Ph: (941) 356-2746 Email: keenanp33@yahoo.com

Date 2-17-17

PETER F KEENAN
Registration # LA0001755

Date:

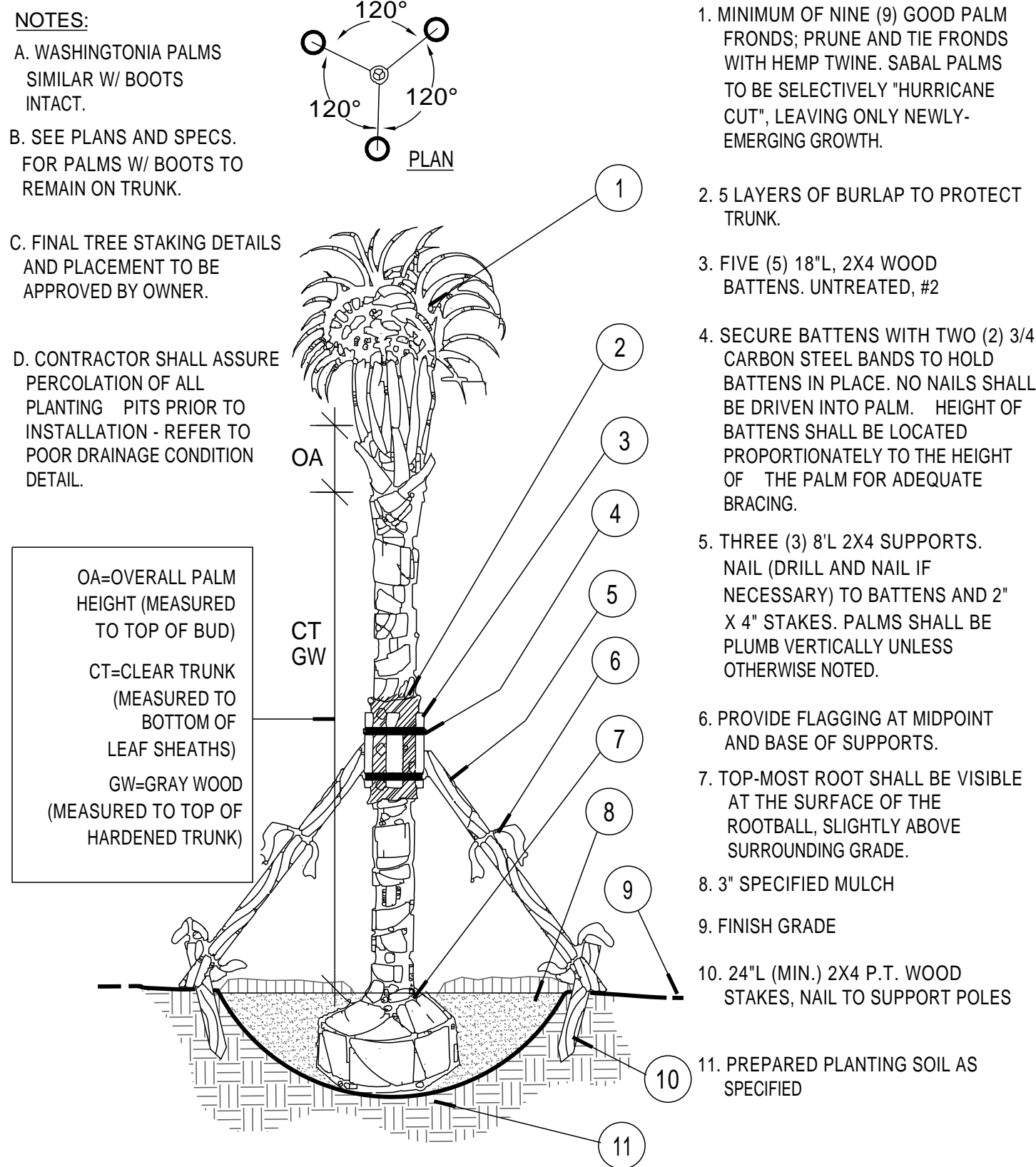
Sheet L-1



Tree Planting

SECTION

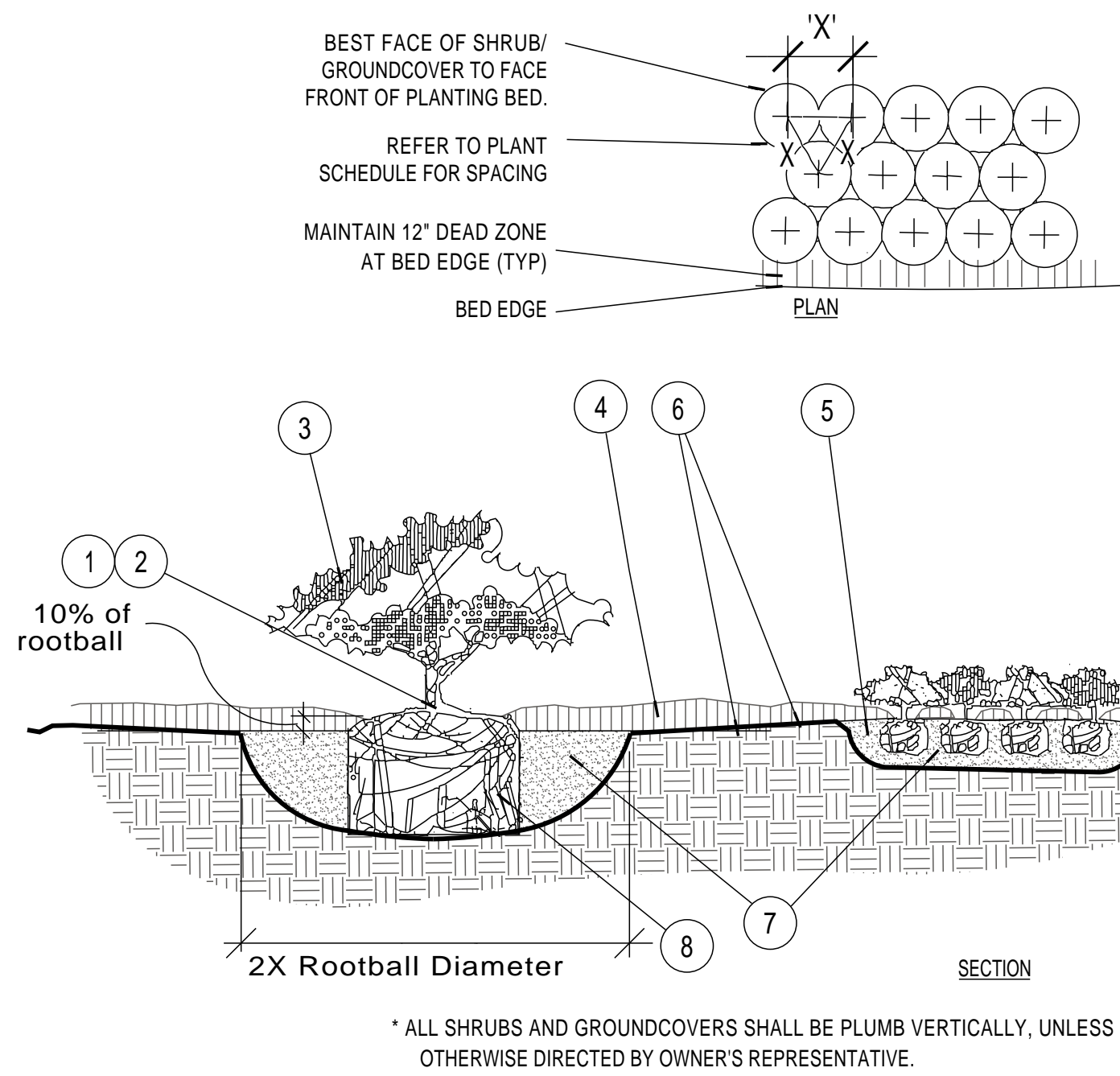
NTS



Palm Planting and Staking

SECTION

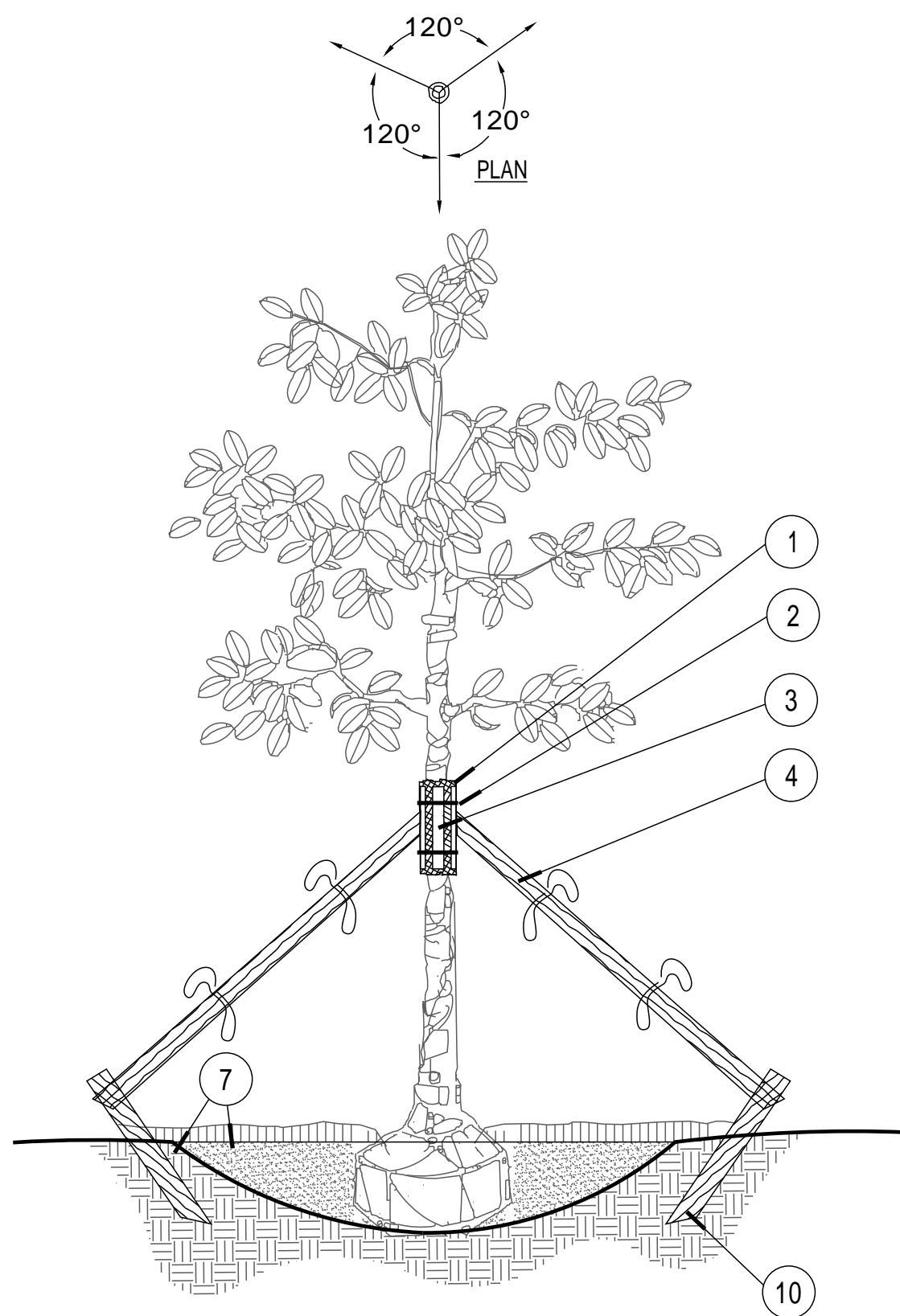
NTS



Shrub / Groundcover Planting

PLAN/SECTION

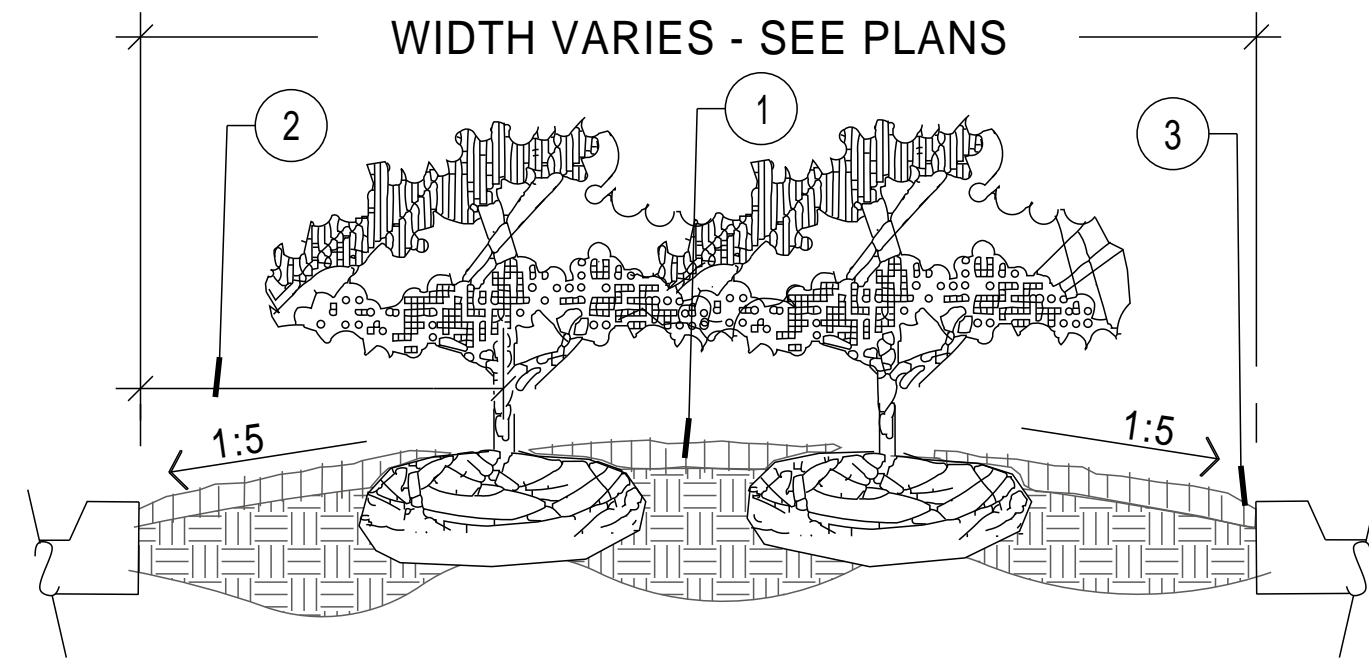
NTS



Tree Staking

SECTION

NTS



PLANTER ISLAND NOTES

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
 2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
 3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.
- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
 - PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
 - ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

Planted Parking Lot Islands / Medians

SECTION

NTS

No.	Revisions	Date	By

LANDSCAPE DETAILS

McLeod Recycling Yard

700 Gene Green Road, Nokomis, FL City of Venice

700 GENE GREEN, LLC
7405 28TH ST. CT. EAST
SARASOTA, FL 34243
(941) 922-1861

Peter F. Keenan, R.L.A.
Landscape Architect Certified Arborist LEED AP
12260 Longview Lake Circle, Bradenton, Florida 34211
Ph: (941) 356-2746 Email: keenanp33@yahoo.com

Date 2-17-17

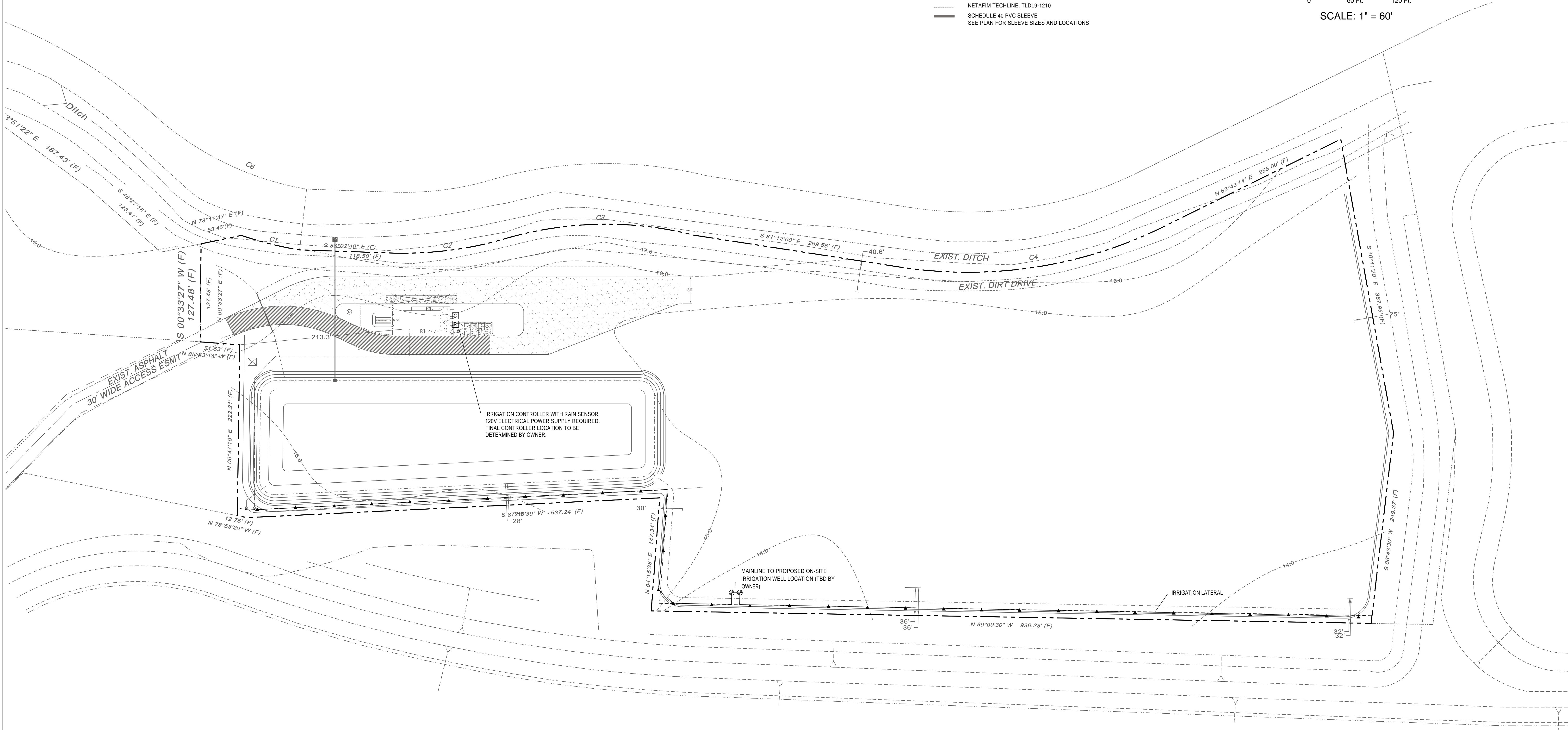
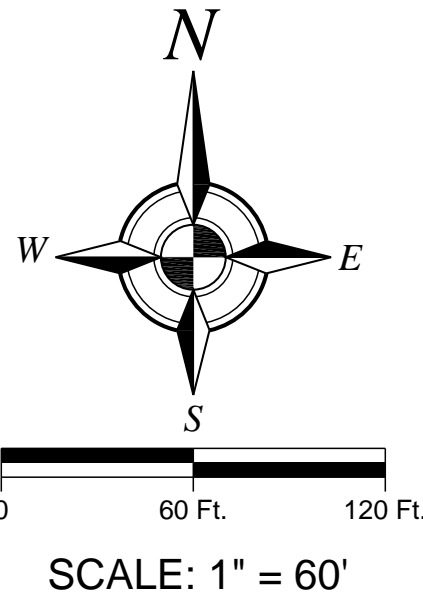
PETER F KEENAN
Registration # LA0001755

Date:

Sheet L-2

IRRIGATION LEGEND

- RAIN BIRD 1402 PC BUBBLER
- RAIN BIRD PESB-R SERIES ELECTRIC CONTROL VALVE
- HUNTER PRO-C SERIES CONTROLLER, MODEL PC-1500
- HUNTER MINI-CLIK RAIN SENSOR
- CL 200 PVC MAINLINE, SOLVENT WELD
- CL 200 PVC LATERAL LINE, SOLVENT WELD
- NETAFIM TECHLINE, TLDL9-1210
- SCHEDULE 40 PVC SLEEVE
- SEE PLAN FOR SLEEVE SIZES AND LOCATIONS



1	Driveway Revision	8.16.17	PFK	
No.	Revisions	Date	By	

IRRIGATION PLAN
McLeod Recycling Yard

700 Gene Green Road, Nokomis, FL City of Venice

700 GENE GREEN, LLC
7405 28TH ST. CT. EAST
SARASOTA, FL 34243
(941) 922-1861

Peter F. Keenan, R.L.A.
Landscape Architect Certified Arborist LEED AP
12260 Longview Lake Circle, Bradenton, Florida 34211
Ph: (941) 356-2746 Email: keenanp33@yahoo.com

Date	5.25.17
PETER F KEENAN	
Registration # LA0001755	
Date:	
Sheet	IR-1

IRRIGATION NOTES

VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE PROJECT MANAGER AND THE LANDSCAPE ARCHITECT. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL VERIFY.

ALL PRESSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED.

LATERAL LINES SHALL BE CONTAINED WITHIN THEIR OWN SLEEVE WHERE SHOWN ON THE PLAN.

ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR, WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF EACH SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN PIPE IT CARRIES.

MAINLINE AND VALVES ARE SHOWN IN SCHEMATIC FORM. LOCATE AS NOTED ON PLANS.

LOCATE ALL VALVES A MINIMUM OF 24" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.

ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED.

ALL VALVES SHALL BE INSTALLED IN AN AMETEK PLASTIC VALVE BOX WITH LOCKING LID.

IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE HIGHWAY JURISDICTION.

VERIFY PROPOSED IRRIGATION CONTROLLER LOCATION AT PROJECT SITE WITH OWNER.

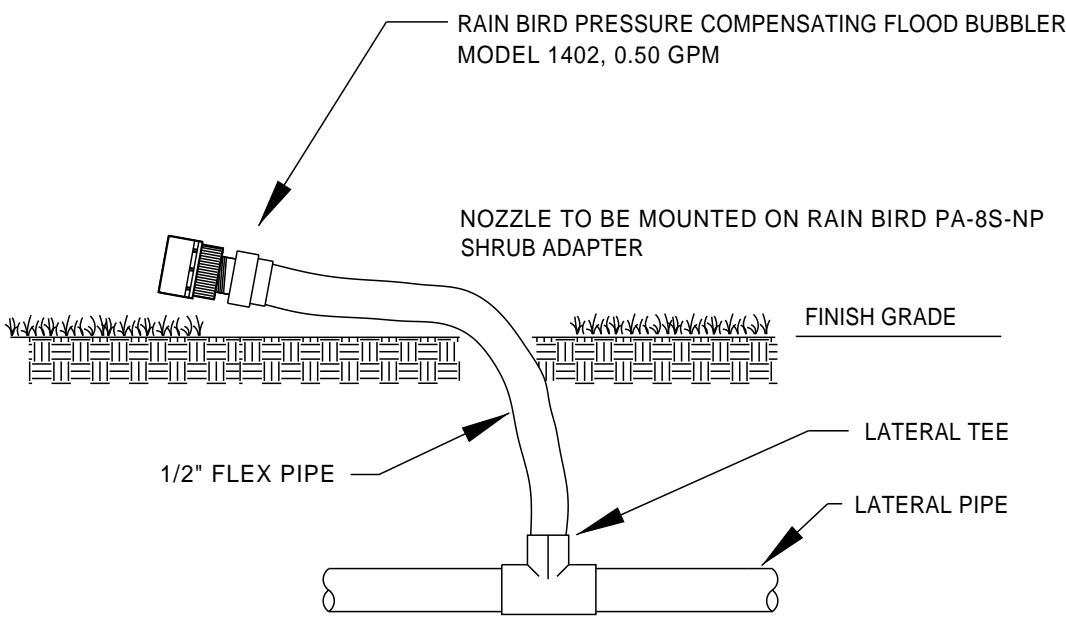
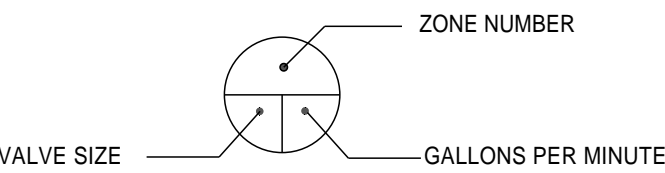
DURING INSTALLATION AND UPON COMPLETION OF THE IRRIGATION SYSTEM, VALVES SHALL BE WIRED TO THE CONTROLLER STATION AS PER THE IRRIGATION ZONE NUMBERS.

INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.

PRODUCTS SHALL BE AS SPECIFIED.

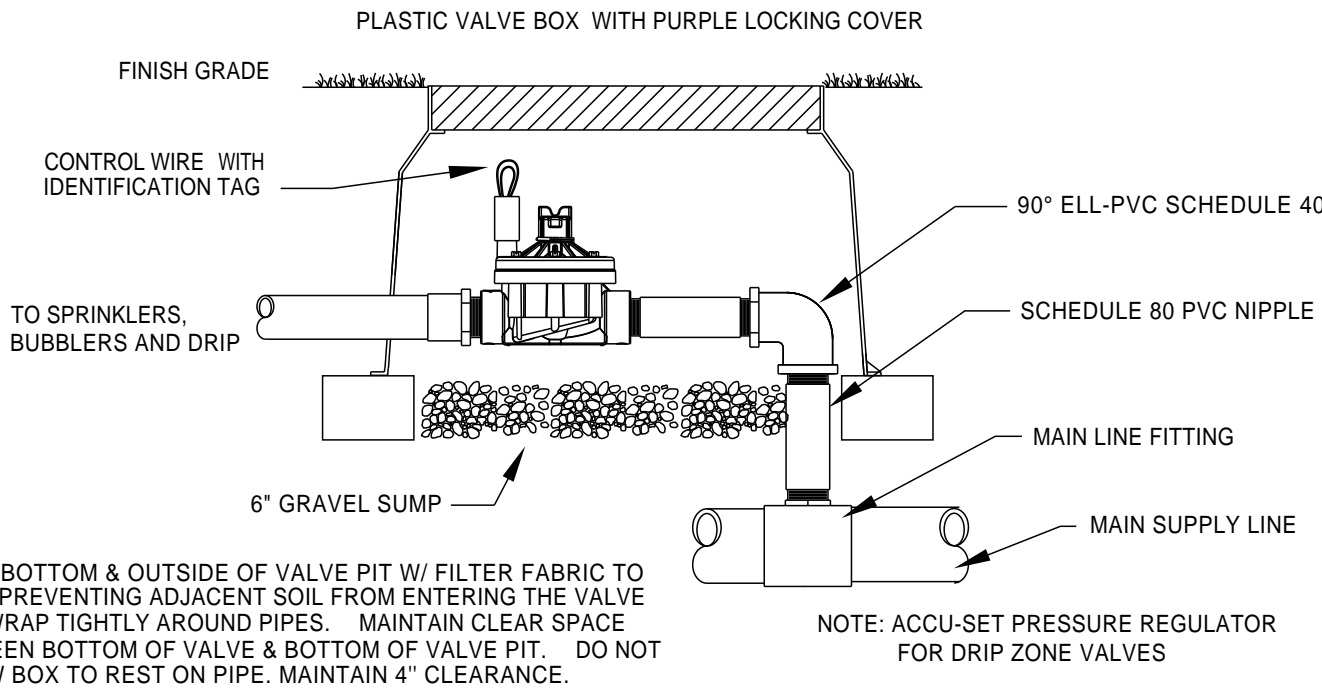
IRRIGATION LEGEND

- RAIN BIRD 1402 PC BUBBLER
- RAIN BIRD PESB-R SERIES ELECTRIC CONTROL VALVE
- HUNTER PRO-C SERIES CONTROLLER, MODEL PC-1500
- HUNTER MINI-CLIK RAIN SENSOR
- CL 200 PVC MAINLINE, SOLVENT WELD
- CL 200 PVC LATERAL LINE, SOLVENT WELD
- NETAFIM TECHLINE, TLDL9-1210
- SCHEDULE 40 PVC SLEEVE
- SEE PLAN FOR SLEEVE SIZES AND LOCATIONS



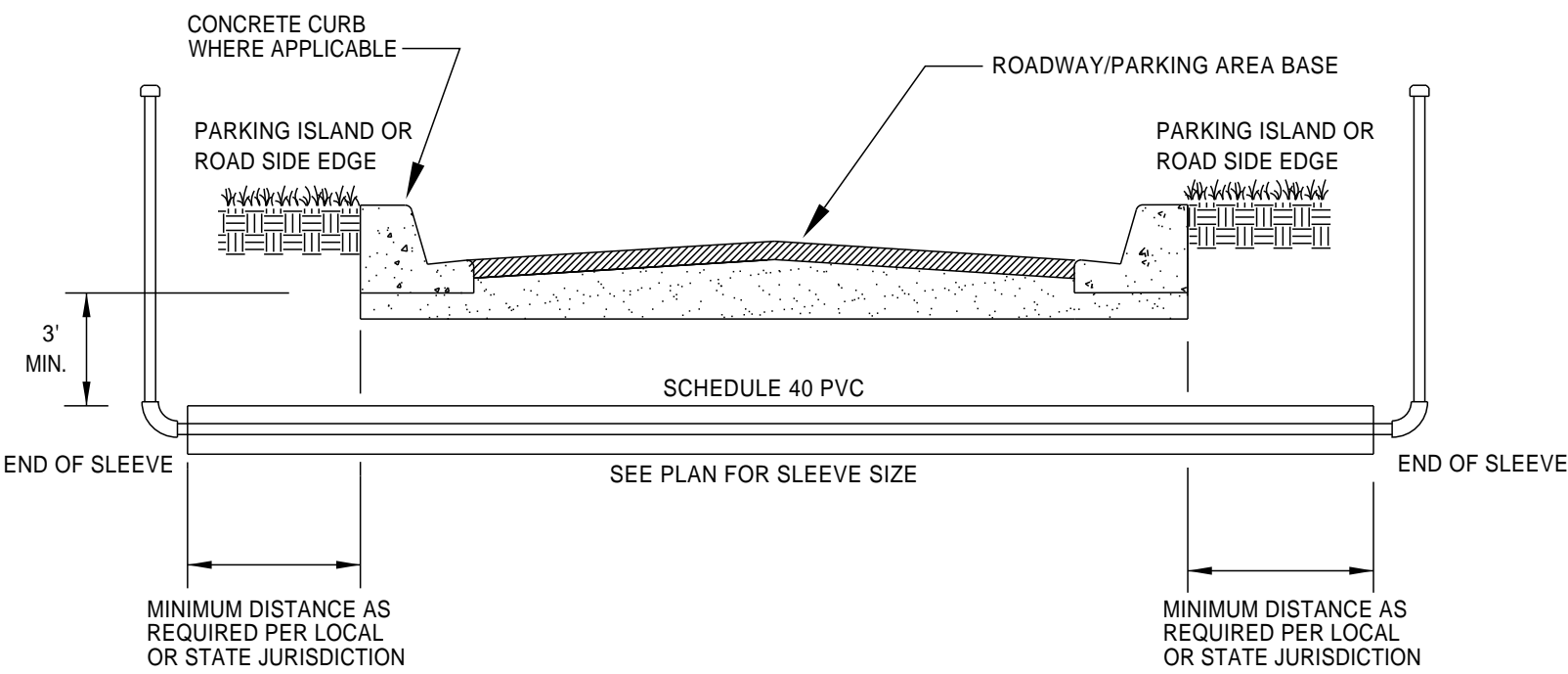
RAIN BIRD 1400 SERIES BUBBLER

NTS



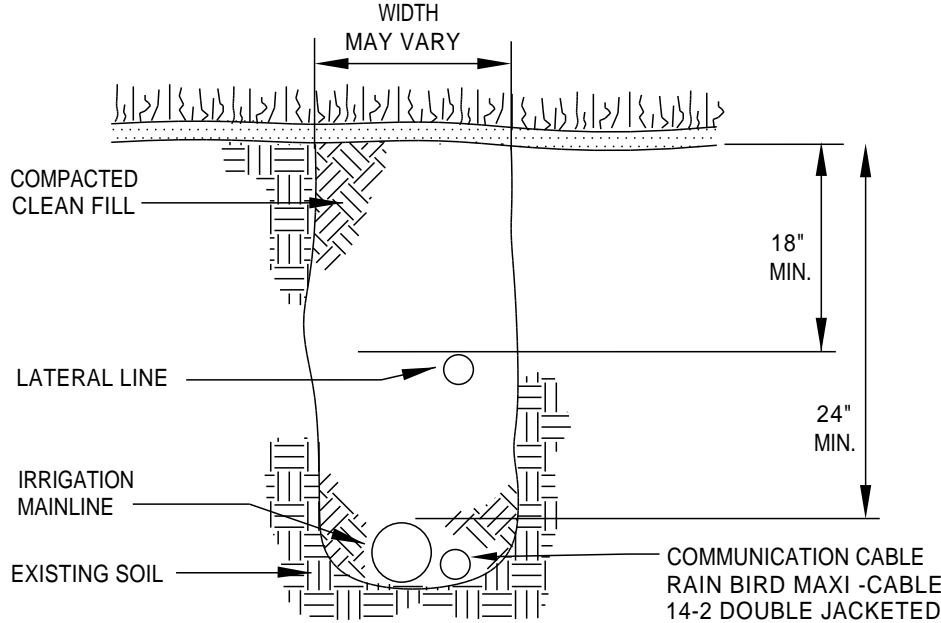
RAIN BIRD PESB-R SERIES CONTROL VALVE

NTS



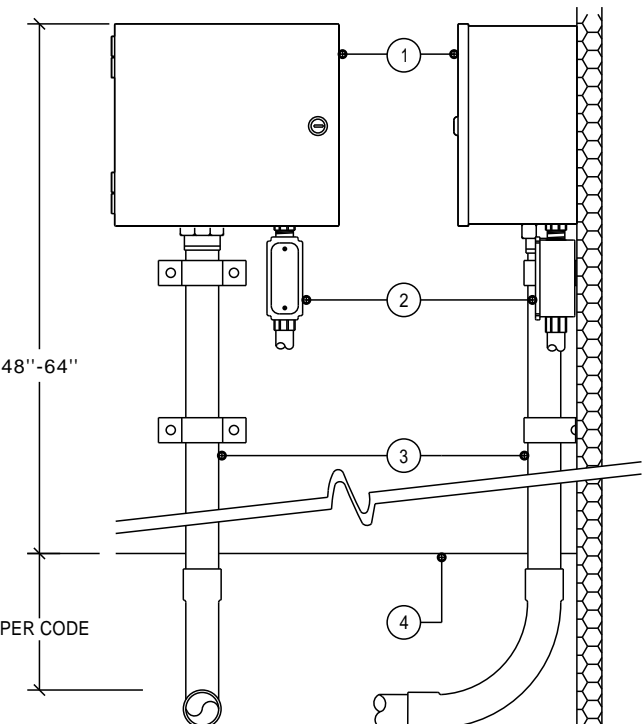
SLEEVE DETAIL

NTS



TRENCHING DETAIL

NTS

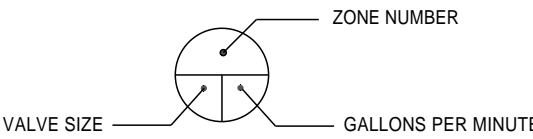


HUNTER XC HYBRID CONTROLLER

NTS

CONTROLLER SCHEDULE

ZONE NO.	GPM	VALVE SIZE	TYPE
1	-	1"	BUBBLER
2	-	1"	BUBBLER
3	SPARE		
4	SPARE		



No.	Revisions	Date	By

IRRIGATION DETAILS

McLeod Recycling Yard

700 Gene Green Road, Nokomis, FL City of Venice

700 GENE GREEN, LLC
7405 28TH ST. CT. EAST
SARASOTA, FL 34243
(941) 922-1861

Peter F. Keenan, R.L.A.
Landscape Architect Certified Arborist LEED AP
12260 Longview Lake Circle, Bradenton, Florida 34211
Ph: (941) 356-2746 Email: keenanp33@yahoo.com

Date 5.25.17

PETER F KEENAN
Registration # LA0001755

Date:

Sheet IR-2