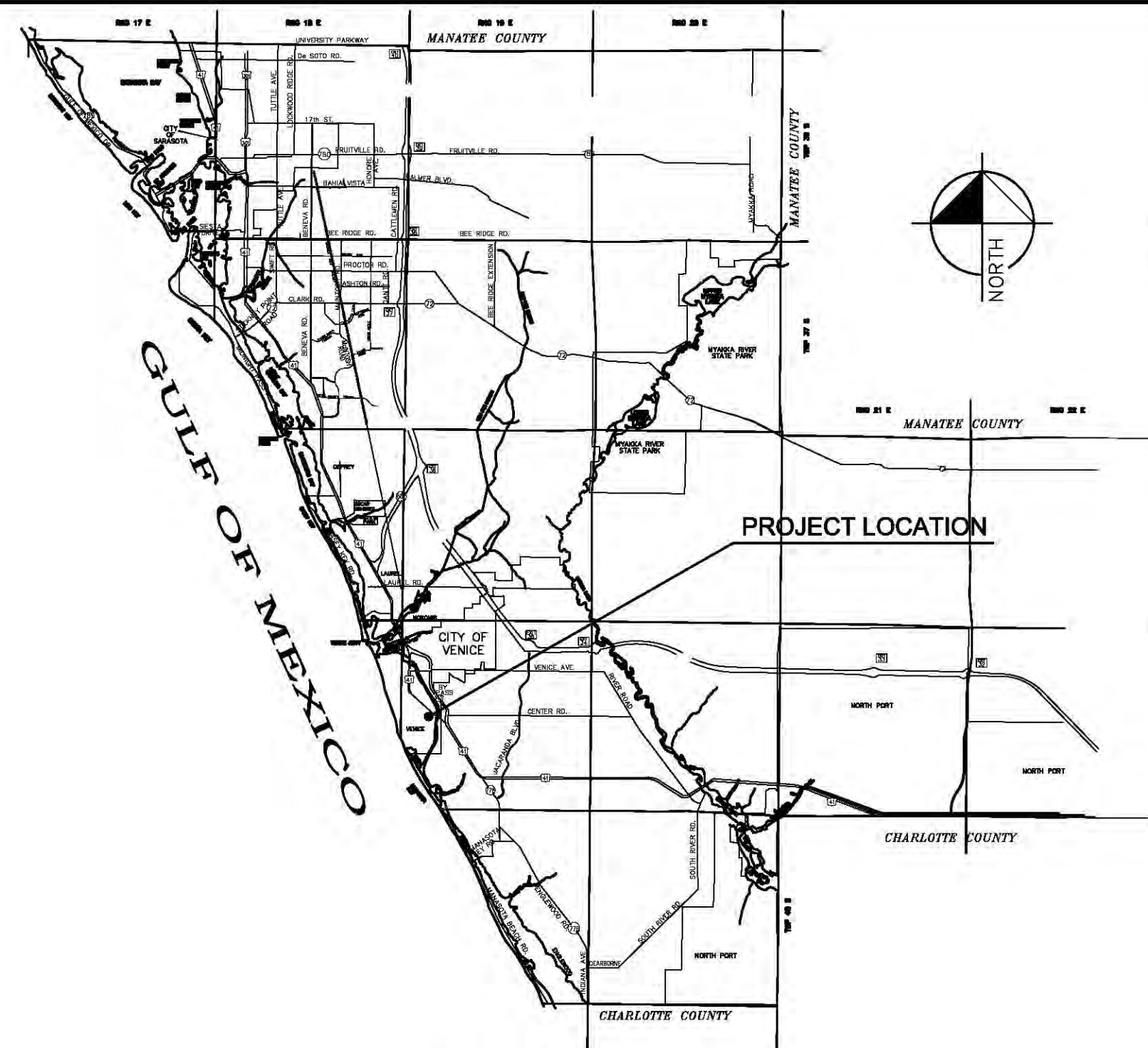


VENETIAN URBAN DESIGN DISTRICT WAIVER FOR VILLAGE ON THE ISLE (PHASE 1A)

OCTOBER 2017

LOCATED IN SECTION 18 TOWNSHIP 39 S, RANGE 19 E
CITY OF VENICE
SARASOTA COUNTY, FLORIDA



LOCATION MAP
(SARASOTA COUNTY)

APPLICANT : VILLAGE ON THE ISLE
920 TAMiami TRAIL S.
VENICE, FLORIDA 34285
PH: 941-275-6705

OWNER : SW FLORIDA RETIREMENT CENTER INC.
900 TAMiami TRAIL S.
VENICE, FLORIDA 34285
PH: 941-275-6705

ENGINEER : KIMLEY-HORN & ASSOCIATES INC.
1777 MAIN STREET, SUITE 200
SARASOTA, FLORIDA 34236
PH : 941-379-7600

SURVEYOR : BRITT SURVEYING, INC.
606 CYPRESS AVE.
VENICE, FLORIDA 34285
PH: 941-493-1396

ARCHITECT : RLPS ARCHITECTS
250 VALLEYBROOK DR.
LANCASTER, PA 17601
PH: 717-560-9501

LANDSCAPE ARCHITECT :
BRAD SMITH ASSOCIATES, INC.
PO BOX 120938
WEST MELBOURNE, FL 32912
PH: 321-724-1036

LIST OF CONTACTS:

TELEPHONE:
FRONTIER
1701 RINGLING BLVD.
SARASOTA, FL 34236
(941) 952-5624

CATV:
COMCAST CABLE
5205 FRUITVILLE ROAD
SARASOTA, FL 34232
PHIL BELANGER
(941) 342-3577

GAS:
TECO PEOPLES GAS
8261 VICO CT
FERREL GAS
SARASOTA, FL 34240
(941) 342-4020

ELECTRIC:
FLORIDA POWER & LIGHT
420 ALBYE FARM
VENICE, FL 34285
PAM DURHAM
(941) 483-2013

WATER
CITY OF VENICE UTILITIES DEPT.
401 WEST VENICE AVE.
VENICE, FL 34285
(941) 480-3333

SEWER
CITY OF VENICE UTILITIES DEPT.
401 WEST VENICE AVE.
VENICE, FL 34285
(941) 480-3333

GENERAL CONSTRUCTION NOTES:

1. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS PRIOR APPROVAL BY THE ENGINEER.
2. ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
3. IT IS THE INTENT OF THE OWNER THAT CERTAIN TREES BE DESIGNATED TO BE SAVED AND PROTECTED BY THE CONTRACTOR. IT IS ASSUMED THESE TREES ARE HEALTHY AND ARE EXPECTED TO BE PART OF THE LANDSCAPE DEVELOPMENT. THEREFORE, IF ANY TREE(S) DAMAGED BY CONSTRUCTION OPERATION OR BY OTHER MEANS (EXCLUDING LIGHTNING, WINDSTORM AND OTHER ACTS OF GOD) PERISH WITHIN THE CONSTRUCTION PERIOD, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THEM AS PART HIS CONTRACT. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL OR MACHINERY REQUIRED TO REMOVE SAID TREE(S).
4. WHERE EXCAVATIONS ARE IN CLOSE PROXIMITY OF TREES, THE CONTRACTOR SHALL USE EXTREME CARE TO NOT DAMAGE THE ROOT SYSTEMS. NO EQUIPMENT, SUPPLIES OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRIP LINE OF THE TREES TO REMAIN AND BE PRESERVED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
5. LAY SOD AROUND ALL INLETS, MITERED END WALLS, HEADWALLS, SWALES, LAKE SLOPES, AND 2' WIDE STRIP ADJACENT TO ALL CURBING, AND AS DIRECTED BY THE ENGINEER. ALL PROPOSED GROUND ELEVATIONS ARE FINISHED SOD ELEVATIONS. FINISHED EARTHWORK GRADING WILL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR SOD THICKNESS. SODDING INCLUDES MAINTAINING SLOPES AND SOD UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST. ALL EROSION SITUATION AND MAINTAINING GRADES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL PROJECT IS COMPLETE AND EXCEPTED BY OWNER.

6. "CALL SUNSHINE STATE ONE-CALL OF FLORIDA" (811), COMCAST CABLE, F&M, CITY OF VENICE UTILITIES DEPARTMENT, AND GENERAL TELEPHONE COMPANY PRIOR TO EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
7. ALL UTILITY LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO: MANHOLES, CLEANOUTS, SEWER AND WATER SERVICES, VALVES, FIRE HYDRANTS AND INLETS WILL BE CONSTRUCTED TO ALIGNMENT AND LOCATIONS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
8. CLEARING, GRUBBING, STRIPPING, AND COMPACTION WILL BE REVIEWED BY THE ENGINEER PRIOR TO FILLING.
9. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, PRESERVE AREAS WITHIN AND ADJOINING THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRICADES AND/OR SILT BARRIERS. TREE PROTECTION BARRICADES SHALL MEET THE STANDARDS OF SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT. SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "BEST MANAGEMENT PRACTICE GUIDELINES" AND THE BMP DETAILS SHOWN ON THESE PLANS. THE ENGINEER WILL DETERMINE AND APPROVE THE EXTENT AND TYPE OF PROTECTIVE MEASURES TO BE CONSTRUCTED FOR PROTECTION OF PRESERVE AREAS. THE ENGINEER SHALL BE NOTIFIED WHEN PRESERVE AREA BARRICADES AND BARRIERS ARE IN PLACE.
10. ALL IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE DETAILS.

PREPARED BY
Kimley»Horn

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

CALL 2 WORKING DAYS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811



Sheet List Table

Sheet Number	Sheet Title
C-1	TITLE SHEET
C-11	SITE PLAN (INDEPENDENT LIVING)
C-12	SITE PLAN (HEALTH CENTER)
L-1	PLANTING PLAN (HEALTH CENTER)

AGENCY APPROVALS

Engineering _____ Date _____
Utilities _____ Date _____
Public Works _____ Date _____
Growth Management _____ Date _____
Police _____ Date _____
Fire _____ Date _____

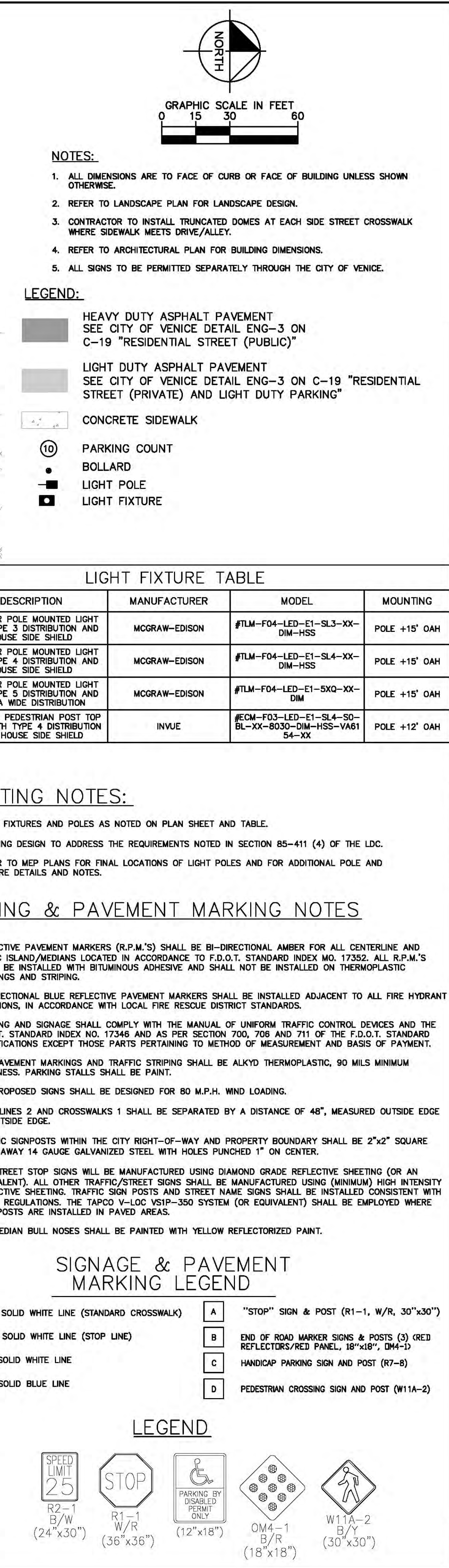
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS.

DEAN L. PAQUET, P.E.
FLA. P.E. LICENSE # 59916
CA. NO. 00000696

DATE: _____



				
R2-1 B/W (24"x30")	R1-1 W/R (36"x36")	(12"x18")	OM4-1 B/R (18"x18")	W11A-2 B/Y (30"x30")



LIGHTING NOTES:

1. LIGHT FIXTURES AND POLES AS NOTED ON PLAN SHEET AND TABLE.
2. LIGHTING DESIGN TO ADDRESS THE REQUIREMENTS NOTED IN SECTION 85-411 (4) OF THE LDC.
3. REFER TO MEP PLANS FOR FINAL LOCATIONS OF LIGHT POLES AND FOR ADDITIONAL POLE AND FIXTURE DETAILS AND NOTES.

SIGNAGE & PAVEMENT MARKING LEGEND

LINE (STANDARD CROSSWALK)	A	"STOP" SIGN & POST (R1-1, W/R, 30"x30")
LINE (STOP LINE)	B	END OF ROAD MARKER SIGNS & POSTS (3) (RED REFLECTORS/RED PANEL, 18"x18", DM4-1)
LINE	C	HANDICAP PARKING SIGN AND POST (R7-B)
LINE	D	PEDESTRIAN CROSSING SIGN AND POST (W11A-2)

LEGEND



R2-1
B/W
(24"x30")



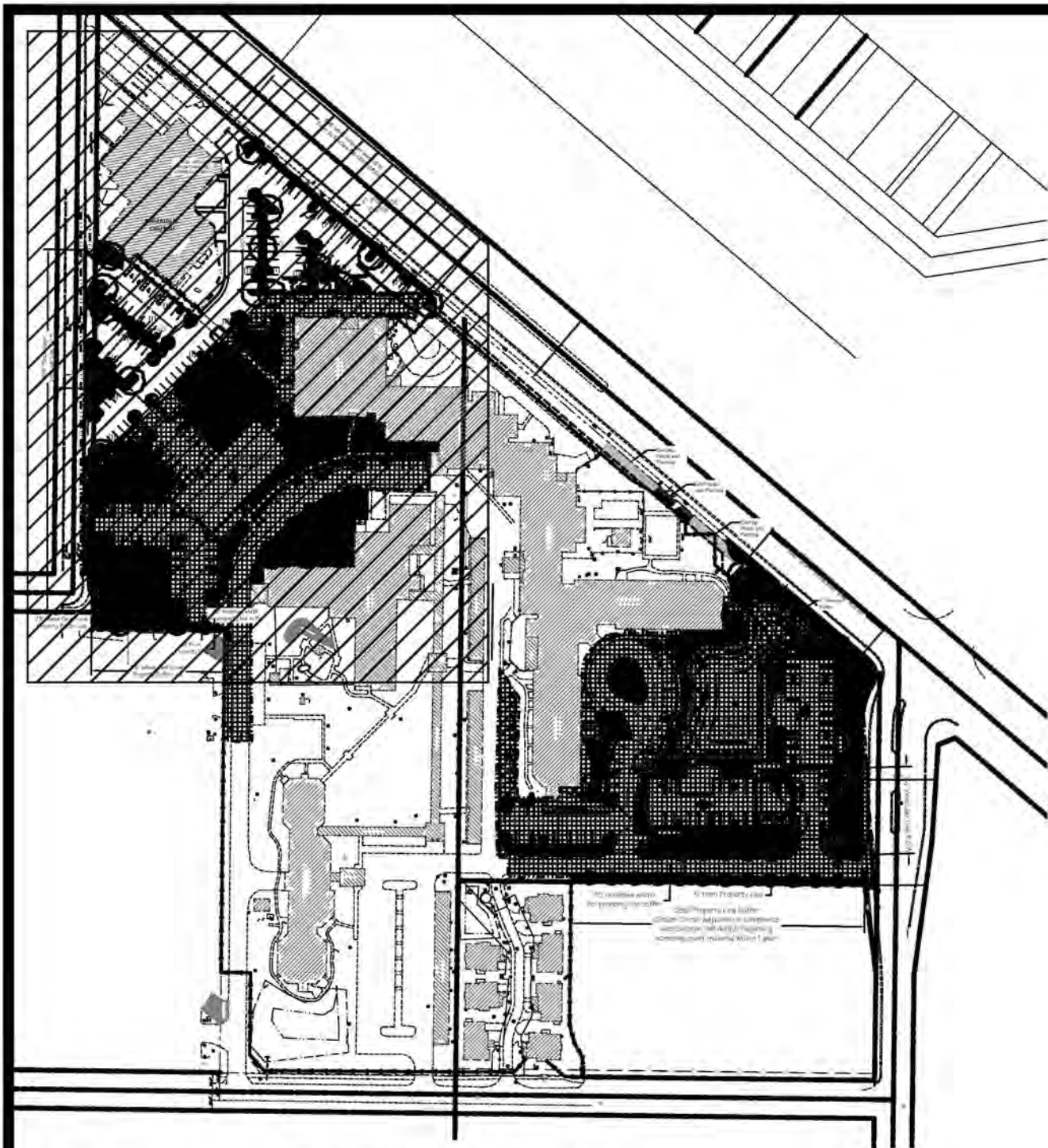
R1-1
W/R
(36"x36")



OM4-1
B/R
(18"x18")



W11A-2
B/Y
(30" x 30")

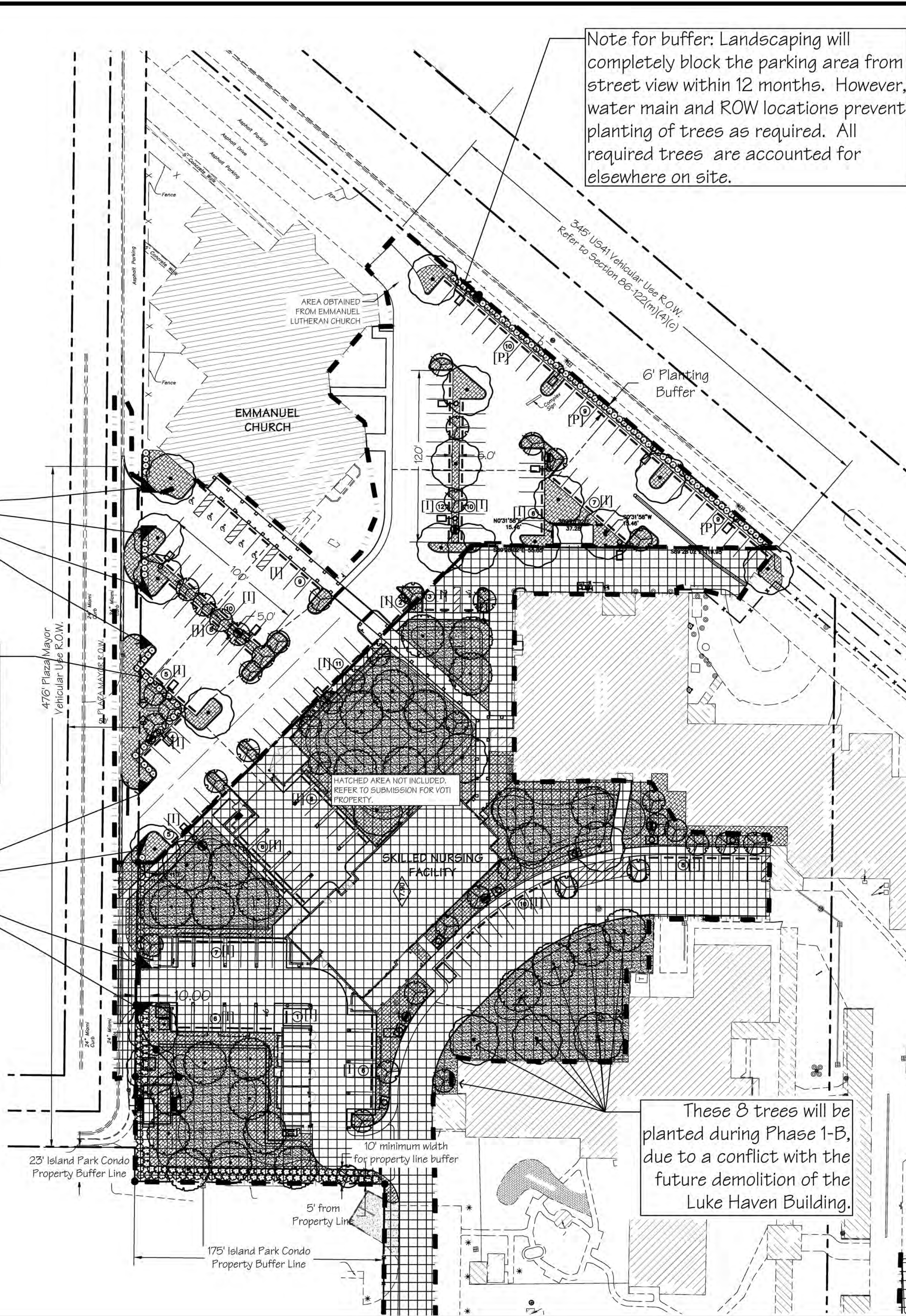


AREA OVERVIEW OF SITE
NOT TO SCALE

Visibility Triangles

Landscaping adjacent to public rights-of-way in compliance with (Sec. 86-436) following line of parking spaces for screening and view of ground sign from roadway. All code required trees are set back 10' from water main line, or else located within the parking area.

Visibility Triangles



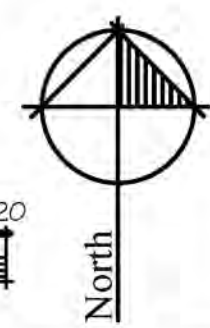
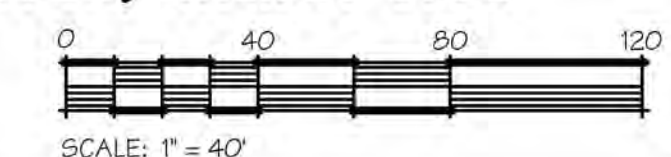
CONCEPT PLANT SCHEDULE EMMANUEL LUTHERAN CHURCH

	CANOPY TREE 10' x 4'; 3" cal. (minimum) Bucida buceras 'Shady Lady' / Shady Lady Black Olive Magnolia grandiflora / Southern Magnolia Magnolia grandiflora 'Mig Tig' / Mig Tig Magnolia Ulmus parvifolia 'Allee' / Allee Lacebark Elm	13
	ACCENT TREE 10' x 4'; 3" cal. (minimum) *Non-native trees well-suited for USDA hardiness zone 10-A Cassia fistula* / Golden Shower Cassia surattensis* / Cassia Lagerstroemia indica x faurei 'Natchez' / Natchez Crape Myrtle Tabebuia impetiginosa* / Pink Trumpet Tree Tibouchina granulosa* / Purple Glory Tree	20
	HEDGE - 5' VUD PARKING AND EQUIPMENT SCREENING 5' ht.; 4.5' o.c.; 15 gallon; 80% Opaque between 2-6' in height within 12 months of planting Viburnum odoratissimum / Sweet Viburnum	109
	PLANT BEDS (SPECIES TO BE DETERMINED) 3 gal. @ 3' o.c.; 1 gal. @ 2' o.c.; mulched	9,317 sf

CONCEPT PLANT SCHEDULE SNF BUILDING

	CANOPY TREE 10' x 4'; 3" cal. (minimum) Bucida buceras 'Shady Lady' / Shady Lady Black Olive Magnolia grandiflora / Southern Magnolia Magnolia grandiflora 'Mig Tig' / Mig Tig Magnolia Ulmus parvifolia 'Allee' / Allee Lacebark Elm	10
	ACCENT TREE 10' x 4'; 3" cal. (minimum) *Non-native trees well-suited for USDA hardiness zone 10-A Cassia fistula* / Golden Shower Cassia surattensis* / Cassia Lagerstroemia indica x faurei 'Natchez' / Natchez Crape Myrtle Tabebuia impetiginosa* / Pink Trumpet Tree Tibouchina granulosa* / Purple Glory Tree	24
	WEILAND TREE 10' x 4'; 3" cal. (minimum) Taxodium distichum 'Autumn Gold' / Autumn Gold Bald Cypress	28
	HEDGE - 5' VUD PARKING AND EQUIPMENT SCREENING 5' ht.; 4.5' o.c.; 15 gallon; 80% Opaque between 2-6' in height within 12 months of planting Viburnum odoratissimum / Sweet Viburnum	11
	TROPICAL BACKGROUND SHRUB 24' ht.; 5' o.c. (double row) 7 gal. *Where needed for screening requirements of Section 86-461(2) plants will meet all code requirements for opacity and height.	104
	PLANT BEDS (SPECIES TO BE DETERMINED) 3 gal. @ 3' o.c.; 1 gal. @ 2' o.c.; mulched	19,723 sf

A Tree Permit will be required prior to any construction, native vegetation removal within the drip line of a tree, and/or tree removal.



Scale: NOTED
Date: 10/31/2017
Date Plotted: 11/8/17

Drawing History
PK&Z Comment Response
PK&Z Comment Revision 1
Emmanuel Survey Added
9/21/2017
10/31/2017
11-8-17



**Brad Smith
Associates, Inc.**

LANDSCAPE ARCHITECTURE
P.O. Box 830250, Ocala, FL 34483-0250
(321) 724-1036
www.bsaplanning-design.com

PLANNING

Em. Church & SNF Planting Plan

VOTI Phase 1-A

920 S. Tamiami Trail, Venice FL

"Enhancing Community through PLACE CREATION™"

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Registration:
Bradley A. Smith
L.A.#764

