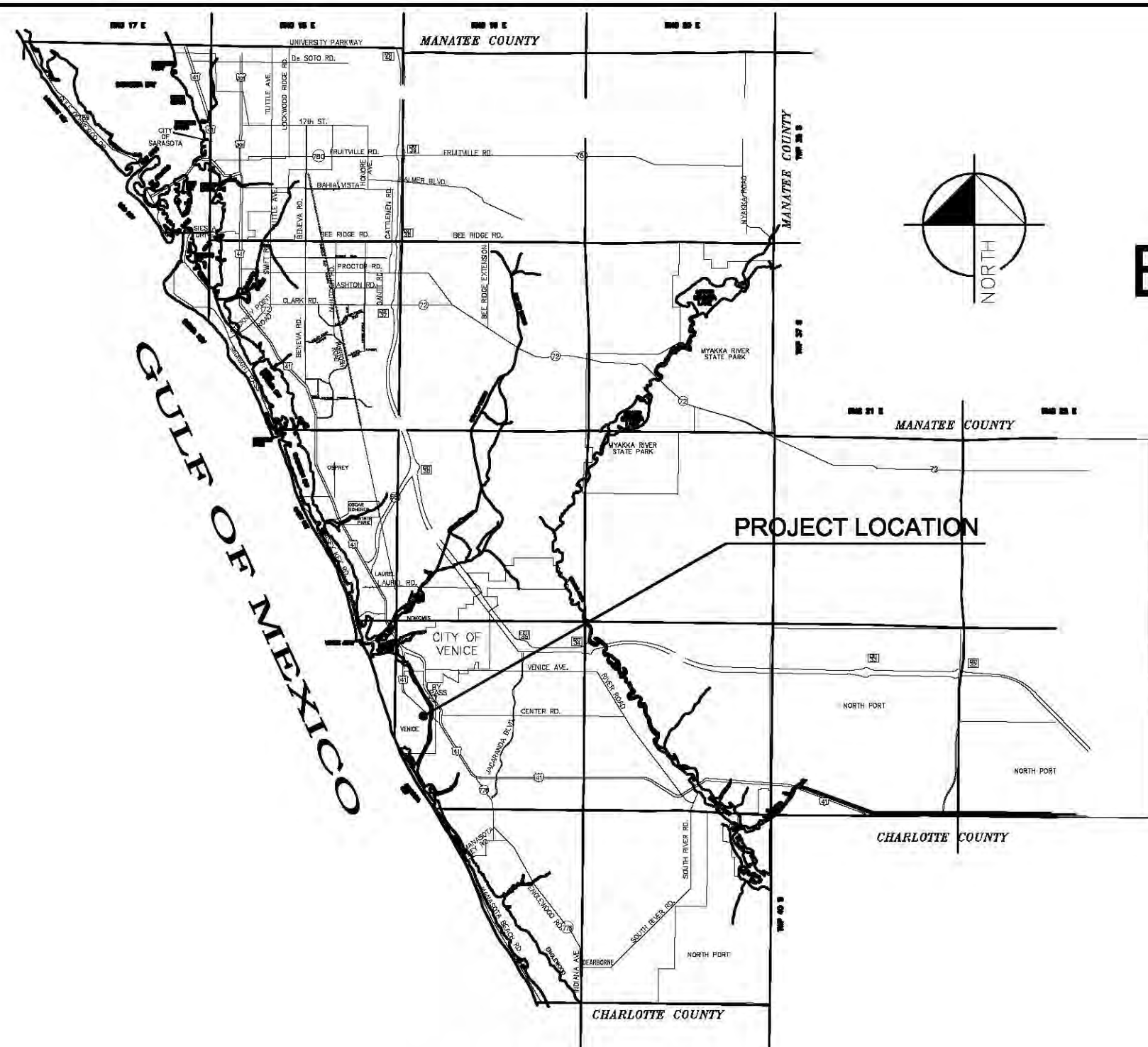


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LOCATION MAP
(SARASOTA COUNTY)

SPECIAL EXCEPTION FOR EMMANUEL LUTHERAN CHURCH INC., PARKING LOT REVISIONS

OCTOBER 2017

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

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

OWNER : EMMANUEL LUTHERAN CHURCH OF VENICE
800 TAMiami TRAIL S.
VENICE, FLORIDA 34285

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

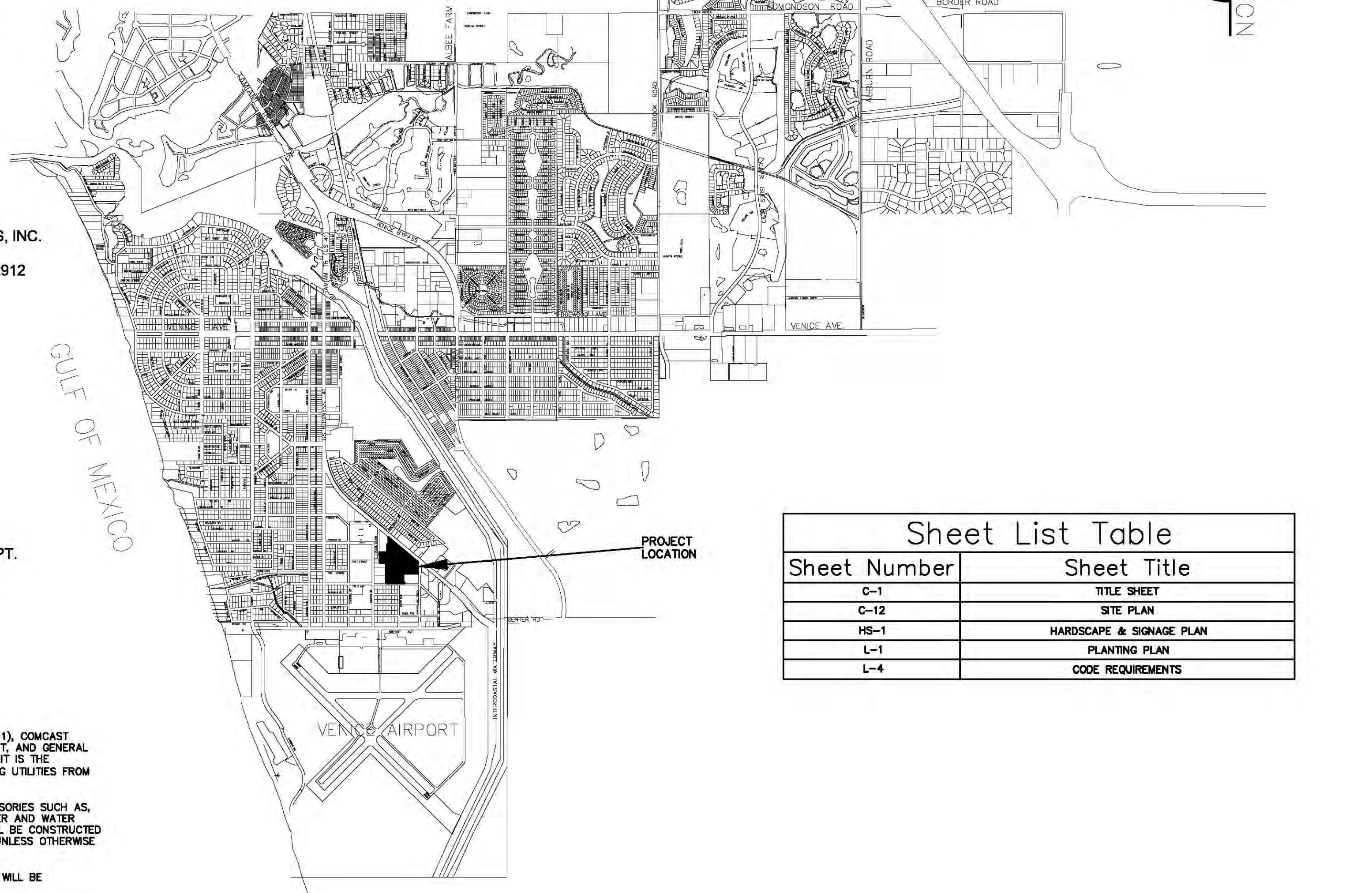
WATER
CITY OF VENICE UTILITIES DEPT.
401 WEST VENICE AVE.
VENICE, FL 34285
(941) 480-3333

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 SILTATION 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.

CITY OF VENICE FLORIDA



Sheet List Table

Sheet Number	Sheet Title
C-1	TITLE SHEET
C-12	SITE PLAN
HS-1	HARDSCAPE & SIGNAGE PLAN
L-1	PLANTING PLAN
L-4	CODE REQUIREMENTS

PREPARED BY
Kimley»Horn

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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



SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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: _____

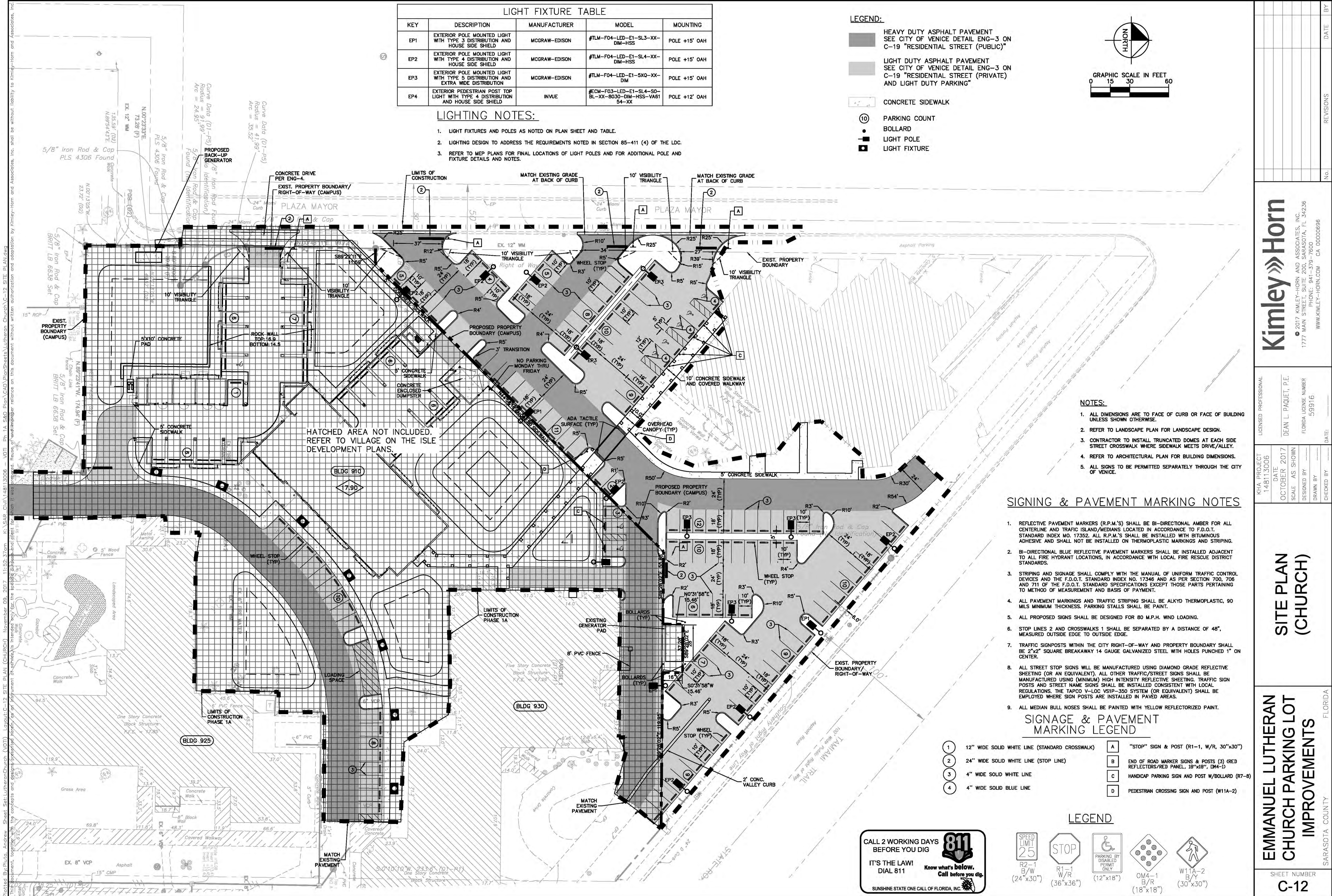
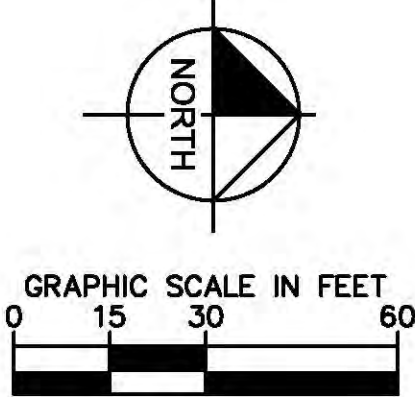
LIGHT FIXTURE TABLE				
KEY	DESCRIPTION	MANUFACTURER	MODEL	MOUNTING
EP1	EXTERIOR POLE MOUNTED LIGHT WITH TYPE 3 DISTRIBUTION AND HOUSE SIDE SHIELD	MCGRAW-EDISON	#TLM-F04-LED-E1-SL3-XX-DIM-HSS	POLE +15' OAH
EP2	EXTERIOR POLE MOUNTED LIGHT WITH TYPE 4 DISTRIBUTION AND HOUSE SIDE SHIELD	MCGRAW-EDISON	#TLM-F04-LED-E1-SL4-XX-DIM-HSS	POLE +15' OAH
EP3	EXTERIOR POLE MOUNTED LIGHT WITH TYPE 5 DISTRIBUTION AND EXTRA WIDE DISTRIBUTION	MCGRAW-EDISON	#TLM-F04-LED-E1-5XQ-XX-DIM	POLE +15' OAH
EP4	EXTERIOR PEDESTRIAN POST TOP LIGHT WITH TYPE 4 DISTRIBUTION AND HOUSE SIDE SHIELD	INVUE	#ECM-F03-LED-E1-SL4-SD-BL-XX-8030-DIM-HSS-VA6154-XX	POLE +12' OAH

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.

LEGEND:

- HEAVY DUTY ASPHALT PAVEMENT
SEE CITY OF VENICE DETAIL ENG-3 ON C-19 "RESIDENTIAL STREET (PUBLIC)"
- LIGHT DUTY ASPHALT PAVEMENT
SEE CITY OF VENICE DETAIL ENG-3 ON C-19 "RESIDENTIAL STREET (PRIVATE) AND LIGHT DUTY PARKING"
- CONCRETE SIDEWALK
- PARKING COUNT
- BOLLARD
- LIGHT POLE
- LIGHT FIXTURE



NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS SHOWN OTHERWISE.
2. REFER TO LANDSCAPE PLAN FOR LANDSCAPE DESIGN.
3. CONTRACTOR TO INSTALL TRUNCATED DOMES AT EACH SIDE STREET CROSSWALK WHERE SIDEWALK MEETS DRIVE/ALLEY.
4. REFER TO ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS.
5. ALL SIGNS TO BE PERMITTED SEPARATELY THROUGH THE CITY OF VENICE.

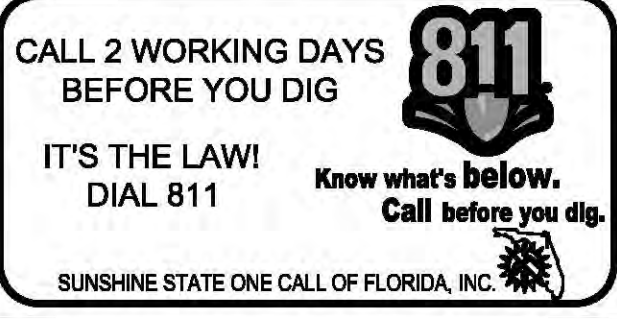
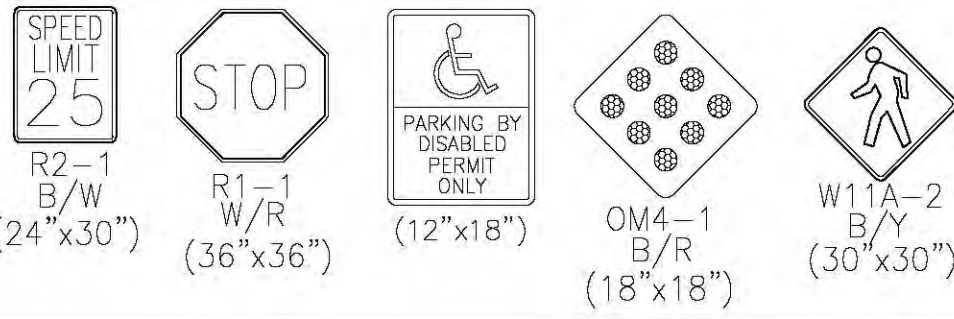
SIGNING & PAVEMENT MARKING NOTES

1. REFLECTIVE PAVEMENT MARKERS (R.P.M.'S) SHALL BE BI-DIRECTIONAL AMBER FOR ALL CENTERLINE AND TRAFFIC ISLAND/MEDIANS LOCATED IN ACCORDANCE TO F.D.O.T. STANDARD INDEX NO. 17352. ALL R.P.M.'S SHALL BE INSTALLED WITH BITUMINOUS ADHESIVE AND SHALL NOT BE INSTALLED ON THERMOPLASTIC MARKINGS AND STRIPING.
2. BI-DIRECTIONAL BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANT LOCATIONS, IN ACCORDANCE WITH LOCAL FIRE RESCUE DISTRICT STANDARDS.
3. STRIPING AND SIGNAGE SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE F.D.O.T. STANDARD INDEX NO. 17348 AND AS PER SECTION 700, 708 AND 711 OF THE F.D.O.T. STANDARD SPECIFICATIONS EXCEPT THOSE PARTS PERTAINING TO METHOD OF MEASUREMENT AND BASIS OF PAYMENT.
4. ALL PAVEMENT MARKINGS AND TRAFFIC STRIPING SHALL BE ALKYD THERMOPLASTIC, 90 MILS MINIMUM THICKNESS. PARKING STALLS SHALL BE PAINT.
5. ALL PROPOSED SIGNS SHALL BE DESIGNED FOR 80 M.P.H. WIND LOADING.
6. STOP LINES 2 AND CROSSWALKS 1 SHALL BE SEPARATED BY A DISTANCE OF 48", MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
7. TRAFFIC SIGNPOSTS WITHIN THE CITY RIGHT-OF-WAY AND PROPERTY BOUNDARY SHALL BE 2"x2" SQUARE BREAKAWAY 14 GAUGE GALVANIZED STEEL WITH HOLES PUNCHED 1" ON CENTER.
8. ALL STREET STOP SIGNS WILL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR AN EQUIVALENT). ALL OTHER TRAFFIC/STREET SIGNS SHALL BE MANUFACTURED USING (MINIMUM) HIGH INTENSITY REFLECTIVE SHEETING. TRAFFIC SIGN POSTS AND STREET NAME SIGNS SHALL BE INSTALLED CONSISTENT WITH LOCAL REGULATIONS. THE TAPCO V-LOC VSP-350 SYSTEM (OR EQUIVALENT) SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.
9. ALL MEDIAN BULL NOSES SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT.

SIGNAGE & PAVEMENT MARKING LEGEND

- | | | | |
|---|--|---|---|
| 1 | 12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK) | A | "STOP" SIGN & POST (R1-1, W/R, 30"x30") |
| 2 | 24" WIDE SOLID WHITE LINE (STOP LINE) | B | END OF ROAD MARKER SIGNS & POSTS (3) (RED REFLECTORS/RED PANEL, 18"x18", OM4-1) |
| 3 | 4" WIDE SOLID WHITE LINE | C | HANDICAP PARKING SIGN AND POST W/BOLLARD (R7-8) |
| 4 | 4" WIDE SOLID BLUE LINE | D | PEDESTRIAN CROSSING SIGN AND POST (W11A-2) |

LEGEND



EMMANUEL LUTHERAN CHURCH PARKING LOT IMPROVEMENTS

SARASOTA COUNTY FLORIDA

SITE PLAN (CHURCH)

DATE: OCTOBER 2017

SCALE: AS SHOWN

DESIGNED BY: DEAN L. PAQUET, P.E.

DRAWN BY: FLORIDA LICENSE NUMBER 59916

CHECKED BY: DATE: _____

Kimley»Horn

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

PROJECT NO. 148113006

DATE: OCTOBER 2017

SCALE: AS SHOWN

DESIGNED BY: DEAN L. PAQUET, P.E.

DRAWN BY: FLORIDA LICENSE NUMBER 59916

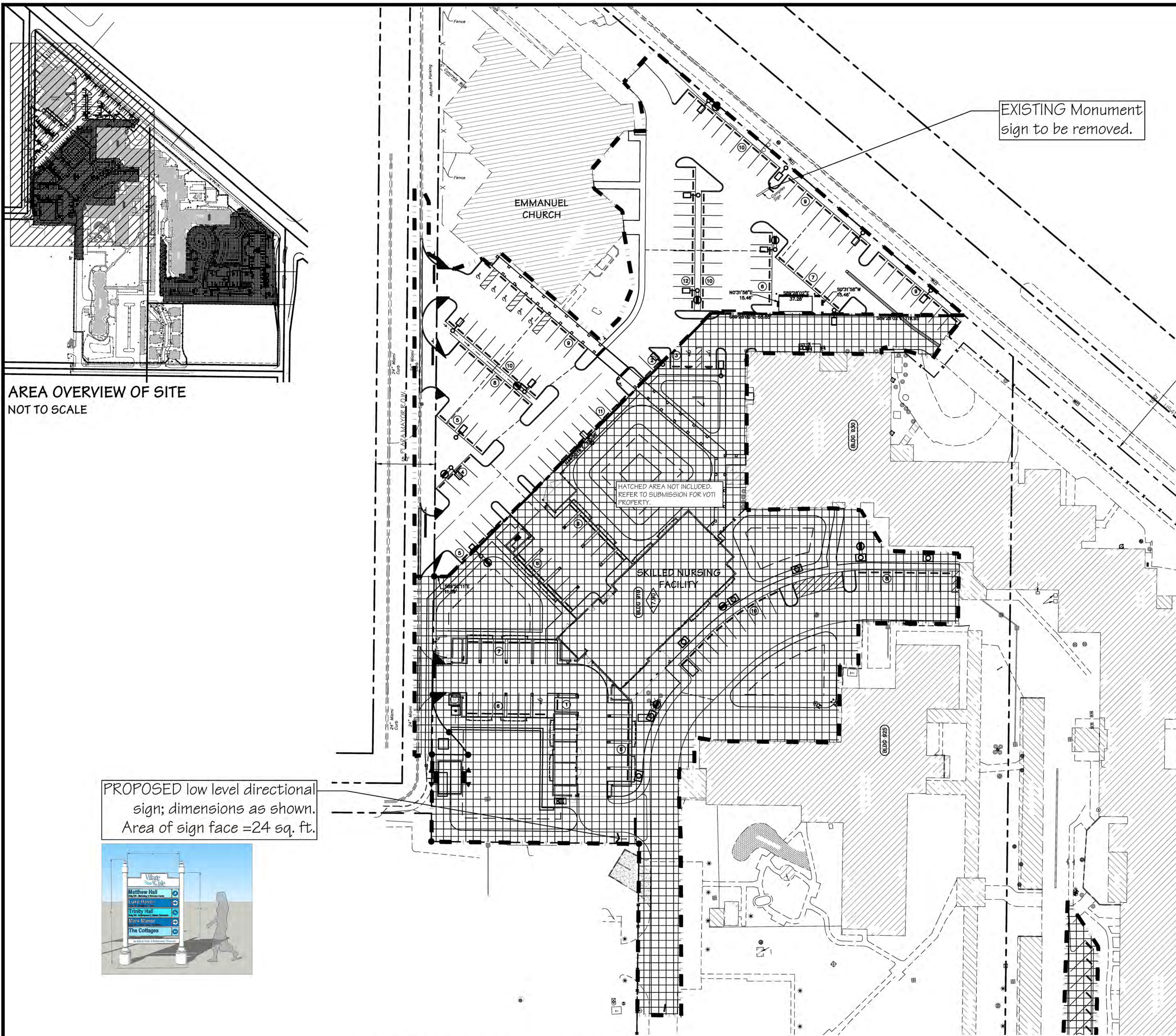
CHECKED BY: DATE: _____

EMMANUEL LUTHERAN CHURCH PARKING LOT IMPROVEMENTS

SARASOTA COUNTY FLORIDA

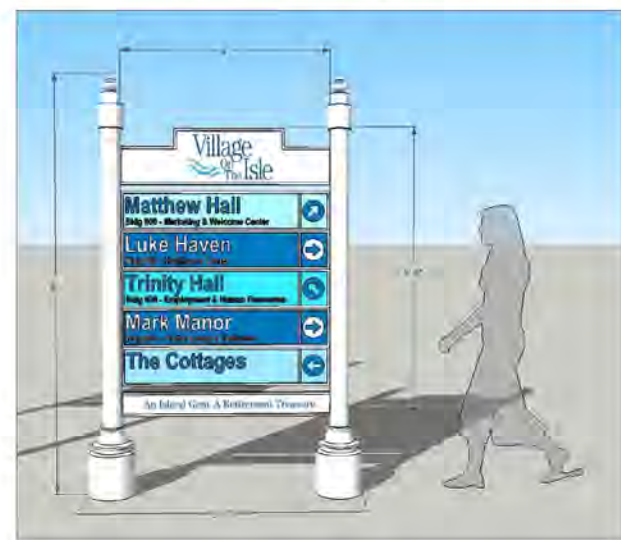
SHEET NUMBER

C-12



AREA OVERVIEW OF SITE
NOT TO SCALE

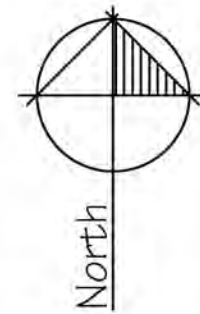
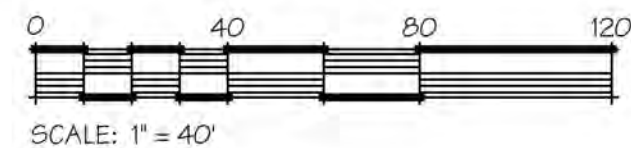
PROPOSED low level directional
sign; dimensions as shown.
Area of sign face =24 sq. ft.



1
HS-1

SIGNAGE PLAN - North Site

SCALE: 1"=40'



Wide format printing on 3 mil PVC
composite sign board 4x8' or cut to fit
existing sign; attached to either 4x4
white PVC posts/caps/frame or to an
existing monument ground sign.

2
HS-1

Temporary Signage Examples

SCALE: Not to Scale

Signage Design Intent:

The proposed signage plan for Village on the Isle conveys a unified and cohesive signage update for the site. Of immediate importance is the safety needs of traffic during project construction, followed by replacement of existing signage with updated corporate logos and graphics.

Existing monument signs will be either relocated as indicated or remain in place and be used as temporary construction signage until replaced upon construction completion.

Two additional sign types are presented for directional signage on site during construction, one tall and one short. These signs will help visitors and residents navigate shifting construction phases with ease during times of varying road traffic patterns. Directional arrows and building names will be changeable on these signs to adapt and direct traffic to the safest route as the needs arise.

Overall the proposed site signage plan strives to create a safe, cohesive, and unified method of orienting traffic and signage during a time of constant change.

NOTE: All ground signs are shown, and will be constructed, in compliance with all minimum setback requirements for ground signs contained in the sign code.

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

NOTE: Although utilities on this plan are current as of 23Sep2017, refer to civil plans for final configuration and layout of utilities.

Scale: NOTED
Date: 11/13/2017
Date Plotted: 5/11/17

Drawing History	9/21/2017	10/31/2017	11-8-17	11-10-17	11-12-17
P&Z Comment Response					
P&Z Comment Revision 1					
Emmanuel Survey Added					
Pl. Mayor & Temp Sign Rev.					
Signage Clarifications					



Brad Smith Associates, Inc.
PLANNING ■ LANDSCAPE ARCHITECTURE
P.O. Box 830250, Ocala, FL 34483-0250
(321) 724-1036 www.bscplanning-design.com

Hardscape & Signage- North Site

VOTI Phase 1-A
920 S. Tamiami Trail, Venice FL
"Enhancing Community through PLACE CREATION™"

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Registration:
Fl. Reg. L.A. Corp. #00000305
Bradley A. Smith
L.A.#704



Sheet Number
HS-1
1 of 6
Project #: 208-719-01



Visibility Triangles

Landscaping adjacent to public rights-of-way in compliance with (Sec. 86-436 and 86-12 (m)(5)) following line of parking spaces for maximum screening while allowing open space for possible future signage. All code required trees are set back 10' from water main line, or otherwise located within the parking area.

Visibility Triangles

Note for buffer: Landscaping will completely block the parking area from street view within 12 months. However, water main and ROW locations prevent planting of trees as required. All required trees are accounted for elsewhere on site.

EMMANUEL
CHURCH

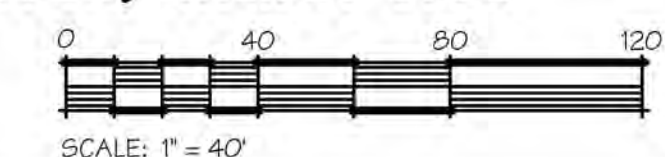
SKILLED NURSING
FACILITY

These 8 trees will be planted during Phase 1-B, due to a conflict with the future demolition of the Luke Haven Building.

	<u>CANOPY TREE</u> 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
	<u>ACCENT TREE</u> 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
	<u>HEDGE - 5' VUD PARKING AND EQUIPMENT SCREENING</u> 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
	<u>PLANT BEDS (SPECIES TO BE DETERMINED)</u> 3 gal. @ 3' o.c.; 1 gal. @ 2' o.c.; mulched	9,206 sf

	<u>CANOPY TREE</u> 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 Ilmus parvifolia "Allee" / Allee Lacebark Elm	10
	<u>ACCENT TREE</u> 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 Grape Myrtle Lobelia impatiens* / Pink Trumpet Tree Fibouchnia granulosa* / Purple Glory Tree	24
	<u>WETLAND TREE</u> 10' x 4'; 3" cal. (minimum) Taxodium distichum "Autumn Gold" / Autumn Gold Bald Cypress	28
	<u>HEDGE - 5' YUP PARKING AND EQUIPMENT SCREENING</u> 5' ht.; 4.5" o.c.; 15 gallon; 30% Opaque between 2-6' in height within 12 months of planting Viburnum odoratissimum / Sweet Viburnum	11
	<u>TROPICAL BACKGROUND SHRUB</u> 24" ht.; 5" o.c. (double row) 7 gal. *Where needed for screening requirements of Section 36-46(2) plants will meet all code requirements for opacity and height.	104
	<u>PLANT BEDS (SPECIES TO BE DETERMINED)</u> 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: 11/13/2017
Date Plotted: 11/13/17

P&Z Comment Response	9/21/2017	
P&Z Comment Revision 1	10/31/2017	
Emmanuel Survey Added	11-8-17	
Pl. Mayor & Temp Sign Rev.	11-10-17	
Signage Clarifications	11-12-17	
	11-12-17	
	11-12-17	



**Brad Smith
Associates, Inc.** ■
LANDSCAPE ARCHITECTURE
P.O. Box 830250, Ocala, FL 33441
(321) 724-1036 www.bsplanning.com

Em. Church & SNF Planting Plan

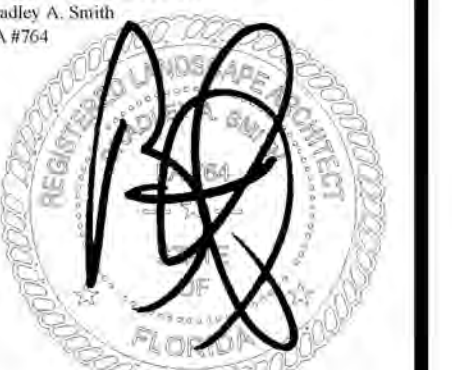
VOTI Phase 1-A
920 S. Tamiami Trail, Venice FL

'Enhancing Community through PLACE CREATION'

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Registration:
 Reg. LA Corp. #0000305
 Stanley A. Smith
 A #764



Sheet Number
L-1
3 of 6
Project #: 208-719-01

(per the Venice, FL Code of Ordinances, Subpart B, Chapter 86, Article VI, Divisions 5 & 6)

Shrubs: minimum of two feet in height when measured immediately after planting.

Ground covers: shall be planted in such a manner as to present a finished appearance and reasonably complete coverage and shall be used with a decorative mulch such as pine or cypress bark or other material of a similar nature.

(1) Trees. A strip of land at least five feet in depth located between the abutting right-of-way and the off-street parking area or other vehicular use area which is exposed to an abutting right-of-way shall be landscaped to include an average of one tree for each 50 linear feet or fraction thereof. Such trees shall be located between the abutting right-of-way and off-street parking area or other vehicular use area.

Sec. 86-437. - Landscaping adjacent to property lines. On any parcel providing an off-street parking area or other vehicular use area there shall be provided landscaping between such area and the property line as follows:

(2) In addition, an average of one tree shall be provided for each 50 linear feet of such interior property line or fractional part thereof. Such trees shall be located between the common lot line and the off-street parking area or other vehicular use area. Each such tree shall be planted in at least 25 square feet of planting area with a minimum dimension of at least five feet. Each such planting shall be landscaped with grass, ground cover or other landscape material, excluding paving, in addition to the required tree.

(3) Where such area abuts a dedicated alley or property zoned and, in fact, used for commercial or industrial purposes and exceeds 1,500 square feet or five off-street parking spaces, only the tree provision with its planting area as prescribed in subsection (2) of this section shall be required.

Sec. 86-438. - Interior landscaping. The following vehicular use area interior landscaping requirements apply for all off-street facilities other than multilevel parking structures:

(1) Off-street parking areas in excess of 1,500 square feet or five off-street parking spaces shall have at least ten square feet of interior landscaping for each parking space, excluding those spaces abutting a perimeter for which landscaping is required by other provisions of this division. Other vehicular use areas in excess of 1,500 square feet shall have ten square feet of landscaped area for each 500 square feet or fraction thereof of vehicular use area.

(2) Each separate landscaped area shall contain a minimum of 100 square feet, with a minimum dimension of at least five feet, and shall include at least one tree, with the remaining area adequately landscaped with shrubs, ground cover or other landscaping material. ~~The total number of trees shall not be less than one for each 100 square feet or fraction thereof of required interior landscaping area.~~ Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction. Where a landscaped area between abutting tiers of parking is provided, one tree shall be provided for each 50 linear feet of such landscaped area.

Sec. 86-439. - Visibility at intersections and points of access.

(a) Where an accessway intersects a public right-of-way, all landscaping shall provide unobstructed cross-visibility at a level between 2.5 feet and ten feet within the areas of property on both sides of an accessway formed by the intersection of each side of the accessway and public right-of-way lines, with two sides of each triangle being ten feet in length from the point of intersection and the third side being a line connecting the ends of the two other sides; provided that trees having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the cross-visibility area shall be allowed, provided they are located so as not to create a traffic hazard. No buffer, structure or landscaping, except required grass or ground cover, shall not be located closer than three feet to the edge of any accessway pavement.

Sec. 86-461. - Design standards; submission of plans.

Where this chapter requires a landscaped buffer area, the following requirements shall be met: cb3 (1) cb3
Dimensions. The landscaped buffer area shall not be less than ten 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.

(2) Screening; plant material. The area shall be so designed, planted and maintained as to be 80 percent or more opaque between two and six feet above average ground level when viewed horizontally. Plantings shall be of a size and type which will ensure the meeting of the 80 percent opacity requirement within no longer than 12 months of the date of first planting. Where questions may arise as to the suitability of proposed plant materials to meet this requirement, final determination of suitability shall be made by the director of public works.

INDSCAPE CALCULATIONS: Village On The Isle: Phase I-A				
PROPERTY LINE BUFFERS: From 88-4871 (2nd-4th-6th) 1st-6th Streets: 30' (see 88-4871) or more up to 100' (see 88-4871) 7th-10th Streets: 30' (see 88-4871) or more up to 100' (see 88-4871) 11th-14th Streets: 30' (see 88-4871) or more up to 100' (see 88-4871)				
	Length of Buffers (feet) (as indicated on Plan)	No. of Trees REQUIRED (1 Tree per 50 linear ft. or fraction thereof)	No. of Trees PROVIDED	
1. Emmanuel Lutheran Church [Special Exception Portion]	Special exception portion	Special exception portion	Special exception portion:	
2. Island Park Condo	198	4	4	
3. Grace United Methodist Church	206	8	12	
Vehicular Use ROW Buffers From 88-4871 (2nd-4th-6th-8th-10th-12th-14th) 1st-6th Streets: 30' (see 88-4871) or more up to 100' (see 88-4871)	Length of Buffers (feet) (as indicated on Plan)	1 Tree per 25 linear ft. (as indicated on Plan)	No. of Trees PROVIDED	
US41 (North) * Special Exception	345	14	8	
US41 (South) * 1 Tree per 25 ft. (100') plus 5' high hedge	196	8	The landscaped water feature area is not subject to tree planting. The trees can then be placed in the buffer and in the parking space accordingly.	
Vehicular Use ROW Buffers From 88-4871 (2nd-4th-6th-8th-10th-12th-14th) 1st-6th Streets: 30' (see 88-4871) or more up to 100' (see 88-4871)	Length of Buffers (feet) (as indicated on Plan)	1 Tree per 50 linear ft. (as indicated on Plan)	No. of Trees PROVIDED	
Plaza Mayor	476	10	11	
Avenida del Ciro	114	2	2	
Project Areas	Area (sq. ft.) (as indicated on plan)	1 Tree per 2,000 sq. ft. REQUIRED (or fraction thereof)	No. of Trees PROVIDED (left planted and based on site plan)	
Emmanuel Lutheran Church Addition	70,204	35	35	
Stilled Nursing Facility (BNF)	122,000	61	71	
Independent Living (Emerald Terrace)	145,300	73	64	
TOTAL:	337,504	169	170	
Interior Landscaping Areas	Number of Planting Spaces (per approved Master site plan or other approved plan)	Vehicular Use Area (sq. ft.)	LANDSCAPE AREA (1 sq. ft. per 10 sq. ft. of Vehicular Use Area or other approved plan) (or 1 sq. ft. per 10 sq. ft. of other approved plan)	Trees REQUIRED (1 Tree per 50 sq. ft. of landscape area)
Emmanuel Lutheran Church Addition	90	26,422	1,420	15
Stilled Nursing Facility (BNF) (52 on structure parking spaces not included in total)	15	21,762	615	7
Independent Living (Emerald Terrace) (30 on structure parking spaces not included in total)	57	20,280	976	10
TOTAL:	165	68,464	3,019	32*

* Rounding up for street landscaping and area already accounted for with 165 plant area, calculated based on 1 Tree per 2,000 sq. ft.

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[Sec. 86-122(m)]

Overall design of the Village on the Isle site represents an effort to create a memorable, safe, and peaceful assisted living community contributing to the overall aesthetic, environmental, and social needs of the community of Venice. By combining respect for the environment with the needs of residents and visitors, the design addresses code requirements and brings unique character to the project.

Landscaping of the site, both interior and along the perimeter, encourages walkability and connectivity between on site and off site elements. Screening of the site from the street creates a more secluded feeling within the site, but connections to existing sidewalk paths and occasional views into the site integrate the visual connection with the surrounding community. Elements of Village on the Isle were designed to flow together and curve around, or integrate with, site structures; while also meeting the utilitarian needs of a specific clientele.

Trees were placed to enhance site cooling and minimize solar gain and to focus visitor and resident views towards central features of each area. A mixture of both native and tropical vegetation, all proven hardy and resilient in the local area, was selected to create a vibrant, energy-efficient, and lower maintenance landscape to unify the site. A total of 170 trees were provided in the proposed landscape plans; 169 were required. Eight of the trees adjacent will be planted at a future date due to upcoming demolition of the Luke Haven building (as noted on sheet L-1).

Natural drainage containment areas were included throughout the site as an asset to enhance aesthetics and also manage storm water runoff. Materials such as natural stone, formed stucco, and other materials that integrate with new buildings and the overall site plan create a unified feel for the site and a strong sense of place for the development.

Parking areas within the site include trees and planting to break up larger expanses of parking rows, mitigate solar gain from paving in the lots, and create visual interest between buildings of differing uses. Operational equipment on site is screened by hedging and shrubbery to provide a beautiful backdrop for residents and visitors alike.

No clearing with heavy equipment, felling, 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. Where unauthorized removal of native vegetation within the protected root zone occurs the Administrator may require the replanting of understory vegetation. Full dripline protection is required, however the Administrator may allow certain activities to be conducted within the barricaded dripline of a tree, so long as the County determines that the tree will not be adversely affected.

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

9/21/2017
10/31/2017
11-8-17

Drawing His	P&Z Comment Response
	P&Z Comment Revision 1
	Emmanuel Survey Added

**Brad Smith
Associates, Inc.**

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Code Requirements

VOTI Phase 1-A
920 S. Tamiami Trail, Venice FL

*Polysiloxane, Composites, Resin, and Plastics, CREATION™

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Registration:
FL Reg. LA Corp. #0000305
Bradley A. Smith
LA #764



Sheet Number

L-4

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Project #: 208-719-01

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