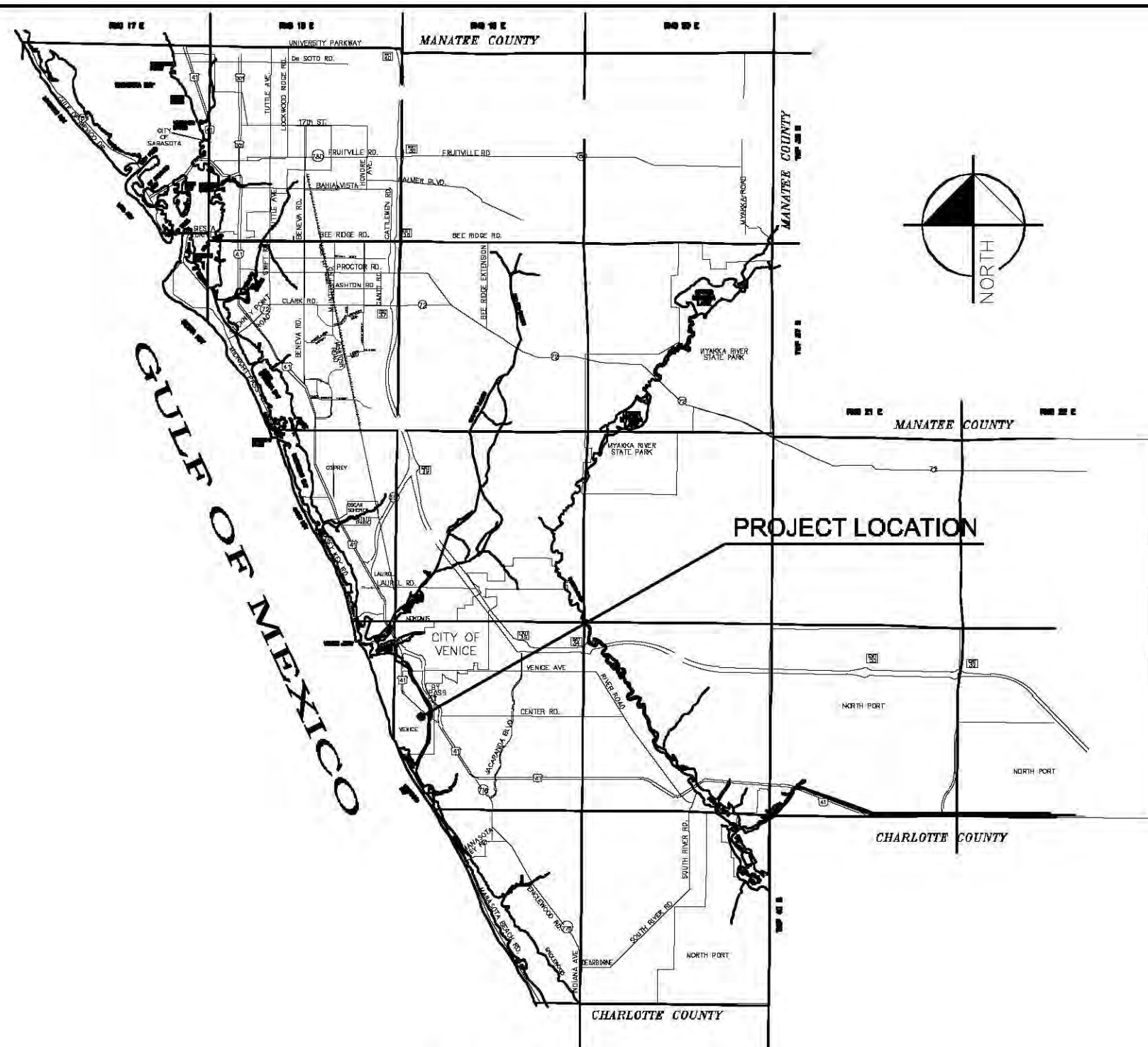


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LOCATION MAP
(SARASOTA COUNTY)

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

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

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

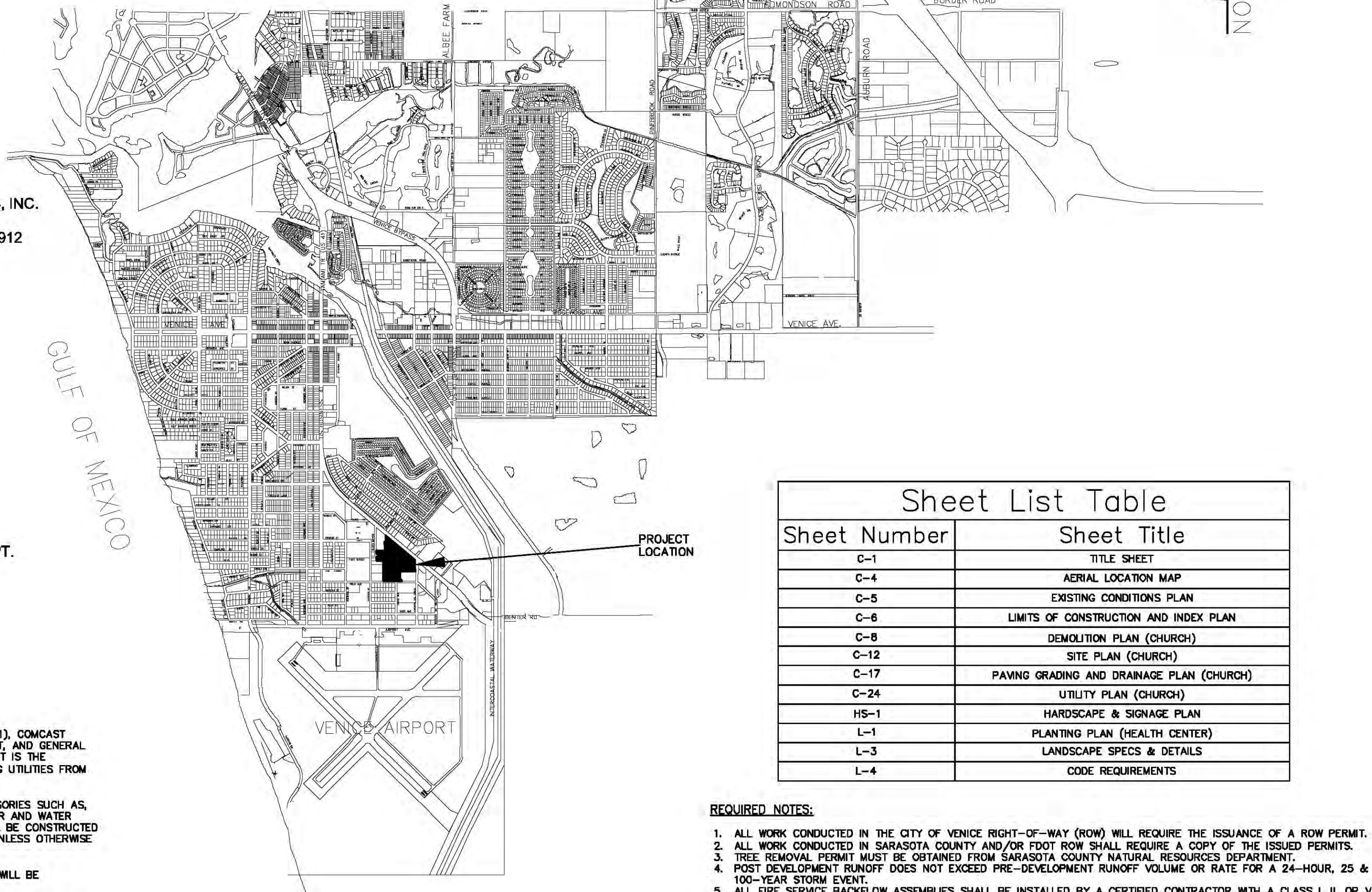
GAS:
TECO PEOPLES GAS
8261 VICO CT
FERRER GAS
SARASOTA, FL 34240
(941) 342-4020

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 EXCEPT BY OWNER.
6. "CALL SUNSHINE STATE ONE-CALL OF FLORIDA" (811), COMCAST CABLE, FTAL, 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.
11. A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION. NATIVE VEGETATIVE REMOVAL WITHIN THE DRIPLINE OF A TREE, AND OR TREE REMOVAL.

CITY OF VENICE
FLORIDA



Sheet List Table	
Sheet Number	Sheet Title
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C-4	AERIAL LOCATION MAP
C-5	EXISTING CONDITIONS PLAN
C-6	LIMITS OF CONSTRUCTION AND INDEX PLAN
C-8	DEMOLITION PLAN (CHURCH)
C-12	SITE PLAN (CHURCH)
C-17	PAVING GRADING AND DRAINAGE PLAN (CHURCH)
C-24	UTILITY PLAN (CHURCH)
HS-1	HARDSCAPE & SIGNAGE PLAN
L-1	PLANTING PLAN (HEALTH CENTER)
L-3	LANDSCAPE SPECS & DETAILS
L-4	CODE REQUIREMENTS

REQUIRED NOTES:

1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW PERMIT.
2. ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FOOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM SARASOTA COUNTY NATURAL RESOURCES DEPARTMENT.
4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25 & 100-YEAR STORM EVENT.
5. ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS I, II, OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521.
6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
7. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
8. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

PREPARED BY
Kimley»Horn

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34238
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

CALL 2 WORKING DAYS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811



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: _____

LAND USE DEVELOPMENT DATA:

PRESENT ZONING OPI/VUD
ABUTTING ZONING N - CG/VUD, OPI/VUD, CI/VUD
S - RSF-3, OPI
E - OPI/VUD
W - RMF-3/VUD, RMH/VUD

LAND USE:

TOTAL PROPERTY AREA: VILLAGE ON THE ISLE: 15.50± AC.
EMMANUEL LUTHERAN CHURCH 2.5± AC.

LAND USE CALCS:

TOTAL PROPERTY AREA:

EXISTING EMMANUEL LUTHERAN CHURCH = 2.5± AC.
PROPOSED LOT SPLIT FROM CHURCH TO VOTI = 0.50± AC.
PROPOSED LOT SPLIT FROM VOTI TO CHURCH = 0.41± AC.
EMMANUEL LUTHERAN CHURCH (AFTER LAND SWAP) = 2.41± AC.
PARKING REVISIONS PROJECT AREA:

CHURCH PARKING LOT IMPROVEMENTS = 1.48± AC.

PARKING REVISIONS TOTAL AREA: =1.48± AC.

LAND USE DEVELOPMENT DATA:

NEW PAVEMENT / CONCRETE / WALKWAYS =1.25± AC. 84.5%
PERVIOUS AREAS =0.23± AC. 15.5%
TOTAL =1.48± AC. 100%

LOT COVERAGE BY BUILDINGS:

EXISTING PROPERTY: BUILDINGS: 18,737 SF
PROPOSED PROPERTY: BUILDINGS: 18,737 SF = 0.43 AC.

TOTAL PROPERTY: 2.41 AC.
TOTAL COVERAGE: 0.43/2.41 = 17.8%

ALLOWABLE LOT COVERAGE BY CODE: 30%

FLOOR AREA RATIO (FAR):

EXISTING EMMANUEL LUTHERAN CHURCH AREA = 2.5 AC.
PROPOSED AREA (AFTER LAND SWAP) = 2.41 AC. (104,979 SF)

EXISTING PROPERTY

GROSS FLOOR AREA = 18,737 SF

PROPOSED PROPERTY

GROSS FLOOR AREA = 18,737 SF
FAR = 18,737 / 104,979 = 0.18

WATER AND SEWER:

WATER:
POTABLE WATER SUPPLY SHALL BE PROVIDED BY THE CITY OF VENICE. FIRE HYDRANT LOCATIONS ARE SHOWN ON UTILITY PLANS. ALL UTILITY LINES WILL BE PROVIDED WITH AN EASEMENT FOR THE UTILITY DEPARTMENT.

SEWER:
WASTEWATER COLLECTION AND TREATMENT SHALL BE PROVIDED BY THE CITY OF VENICE. ALL UTILITY LINES WILL BE PROVIDED WITH AN EASEMENT FOR THE UTILITY DEPARTMENT.

IRRIGATION:
IRRIGATION WILL BE PROVIDED VIA EXISTING IRRIGATION SYSTEM.

REFUSE COLLECTION:

RESIDENTIAL:
SOLID WASTE / RECYCLING PICKUP WILL BE PROVIDED BY CITY OF VENICE.

PARKING LOT:

PARKING LOT TO BE PRIVATELY MAINTAINED.

REQUIRED PARKING (PER LDC) FOR PHASE 1A:

CHURCH: 1 SPACE FOR EVERY 3 SEATS
330 SEATS = 110 SPACES REQUIRED

PROVIDED PARKING (PHASE 1A):

EXISTING PARKING: PROPOSED PARKING:
CHURCH: 140 SPACES CHURCH: 137 SPACES

BUILDING SETBACKS:

BASED OPI/VUD ON ZONING
20' FRONT; 10' SIDE; 15' REAR

BUILDING DEFINITION:

EXISTING CHURCH BUILDING. NO MODIFICATIONS TO THE EXISTING CHURCH ARE PROPOSED.

EASEMENTS:

EXISTING & PROPOSED EASEMENTS SHOWN ON PLANS.

TREE LOCATION:

TREE REMOVAL AND PROTECTION PERMITS SHALL BE OBTAINED FOR ALL DEVELOPMENT AREAS PRIOR TO ANY CONSTRUCTION OR TREE REMOVAL, IN ACCORDANCE WITH SARASOTA COUNTY CODE, SECTION 54-584 (a).

FEMA DESIGNATION:

THE SITE IS LOCATED WITHIN ZONE X PER FEMA MAP NO. 12115C0329F. ALL HABITABLE FINISHED FLOOR ELEVATIONS SHALL BE CONSTRUCTED ABOVE THE 100 YEAR FLOOD LEVEL.

STATEMENT OF OWNERSHIP AND UNIFIED CONTROL:

CURRENT OWNER: EMMANUEL LUTHERAN CHURCH OF VENICE

STATEMENT OF STORMWATER CONCURRENCY:

POST-DEVELOPMENT RUNOFF FOR THE 25 & 100 YEAR RETURN FREQUENCY 24 HOUR DURATION STORM EVENT DOES NOT EXCEED THE PRE-DEVELOPMENT RUNOFF FROM A 25 OR 100 YEAR RETURN FREQUENCY 24 HOUR DURATION STORM EVENT.

"COMMON AREAS" INCLUDING, BUT NOT LIMITED TO, PRIVATE RECREATION AREAS, OPEN SPACE AND LANDSCAPED AREAS, DRAINAGE AREAS, LAKES, ROADWAYS, SANCTUARIES, AND ENTRANCEWAYS SHALL REMAIN UNDER THE UNIFIED OWNERSHIP AND CONTROL OF THE FUTURE HOMEOWNER'S ASSOCIATION.

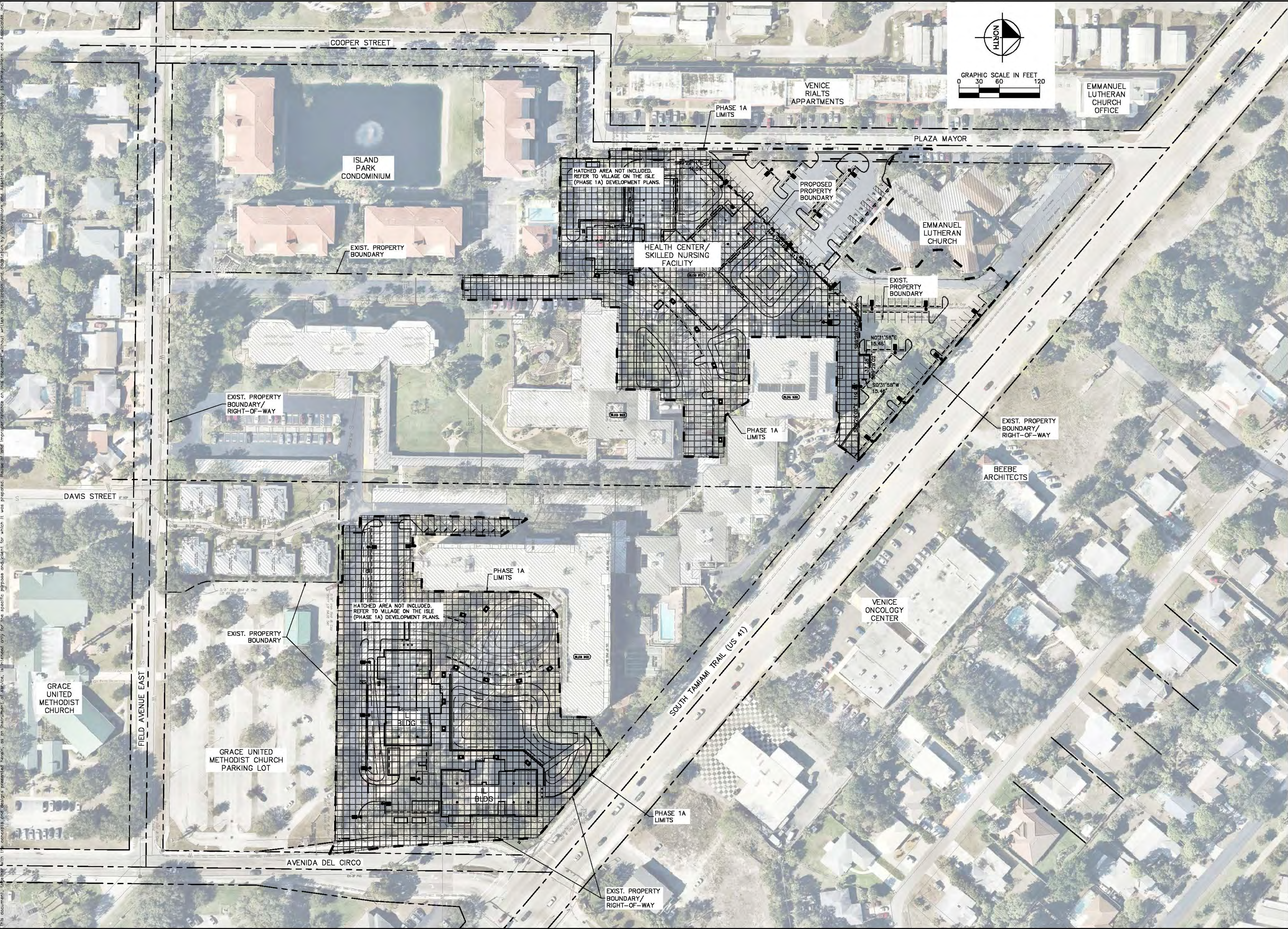
ADA:

ALL SIDEWALK STREET CROSSINGS AT CURBS, CUTTERS AND INTERSECTIONS SHALL COMPLY WITH BOTH THE FLORIDA ACCESSIBILITY CODE, CHAPTER 11 OF THE FLORIDA BUILDING CODE AND THE CITY OF VENICE STANDARD DETAIL REQUIREMENTS.

ENVIRONMENTAL AND SURFACE WATER MANAGEMENT SYSTEM:

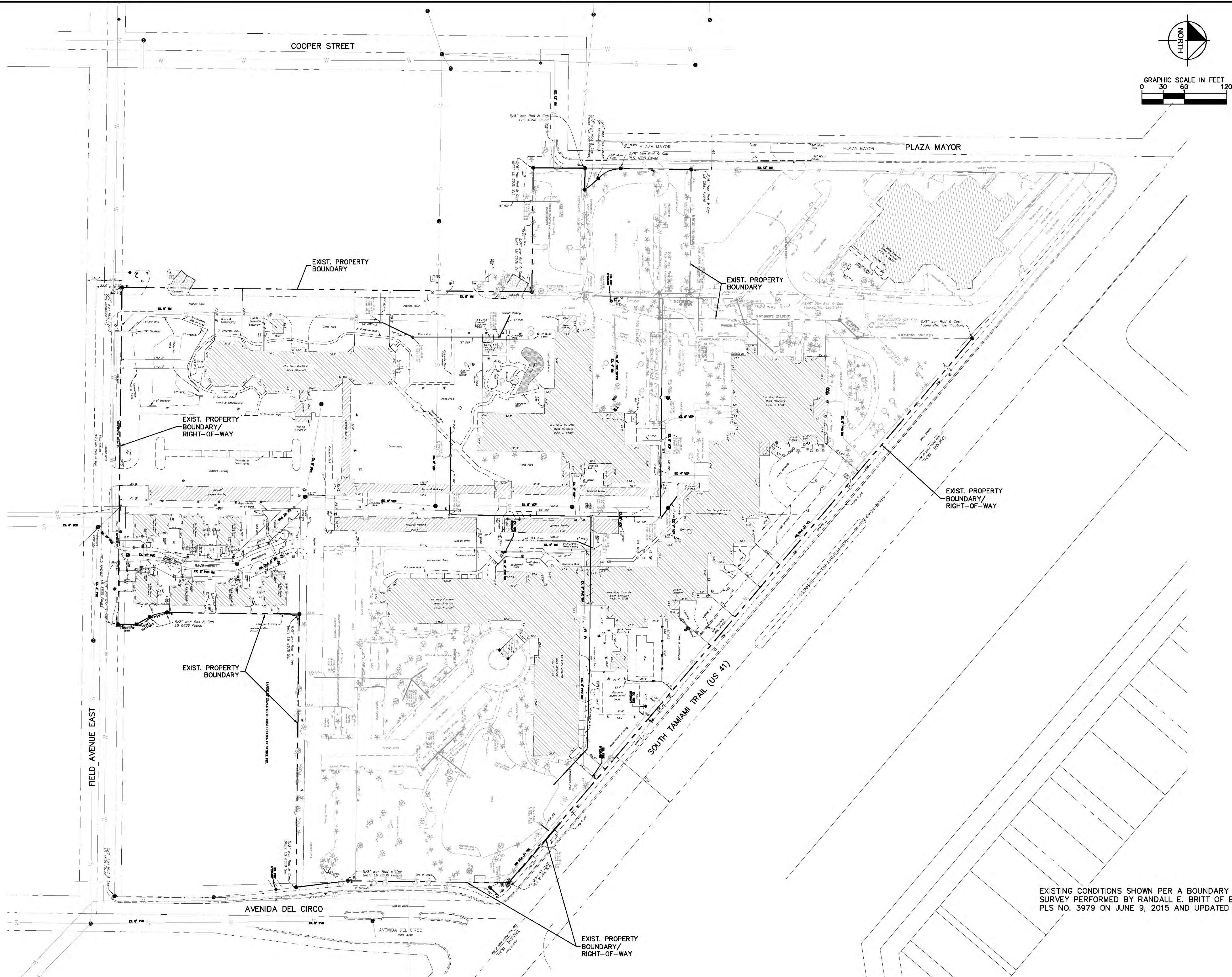
THE ENVIRONMENTAL AND SURFACE WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED PRIVATELY. THE SYSTEM SHALL BE PERMITTED THROUGH THE SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT PURSUANT TO THE CITY OF VENICE LAND DEVELOPMENT CODE.

Plotted By: Paquet, Dean Street St. Lutheran Church (VOI) Layout C-4 AERIAL LOCATION MAP November 29, 2017 10:56:12 AM K:\SAR-014\148113006 - VOI Ph 1A S&D Plan\CAD\PlanSheets\Lutheran Church C-4 AERIAL LOCATION MAP.dwg
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EMMANUEL LUTHERAN CHURCH PARKING LOT IMPROVEMENTS		SARASOTA COUNTY		FLORIDA	
SHEET NUMBER		C-4			
KHA PROJECT 148113006		DATE OCTOBER 2017		SCALE AS SHOWN	
DESIGNED BY		CHECKED BY		DRAWN BY	
KIMLEY-HORN AND ASSOCIATES, INC.		DEAN L. PAQUET, P.E.		FLORIDA LICENSE NUMBER 59316	
1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236		PHONE: 941-379-7600		WWW.KIMLEY-HORN.COM CA 00000896	
LISCENSED PROFESSIONAL		DATE		REVISIONS	
				No.	
				DATE	
				BY	

Kimley»Horn



EXISTING CONDITIONS SHOWN PER A BOUNDARY AND TOPOGRAPHIC
SURVEY PERFORMED BY RANDALL E. BRITT OF BRITT SURVEYING, INC.,
PLS NO. 3979 ON JUNE 9, 2015 AND UPDATED ON MARCH 14, 2017.

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EMMANUEL LUTHERAN CHURCH PARKING LOT IMPROVEMENTS

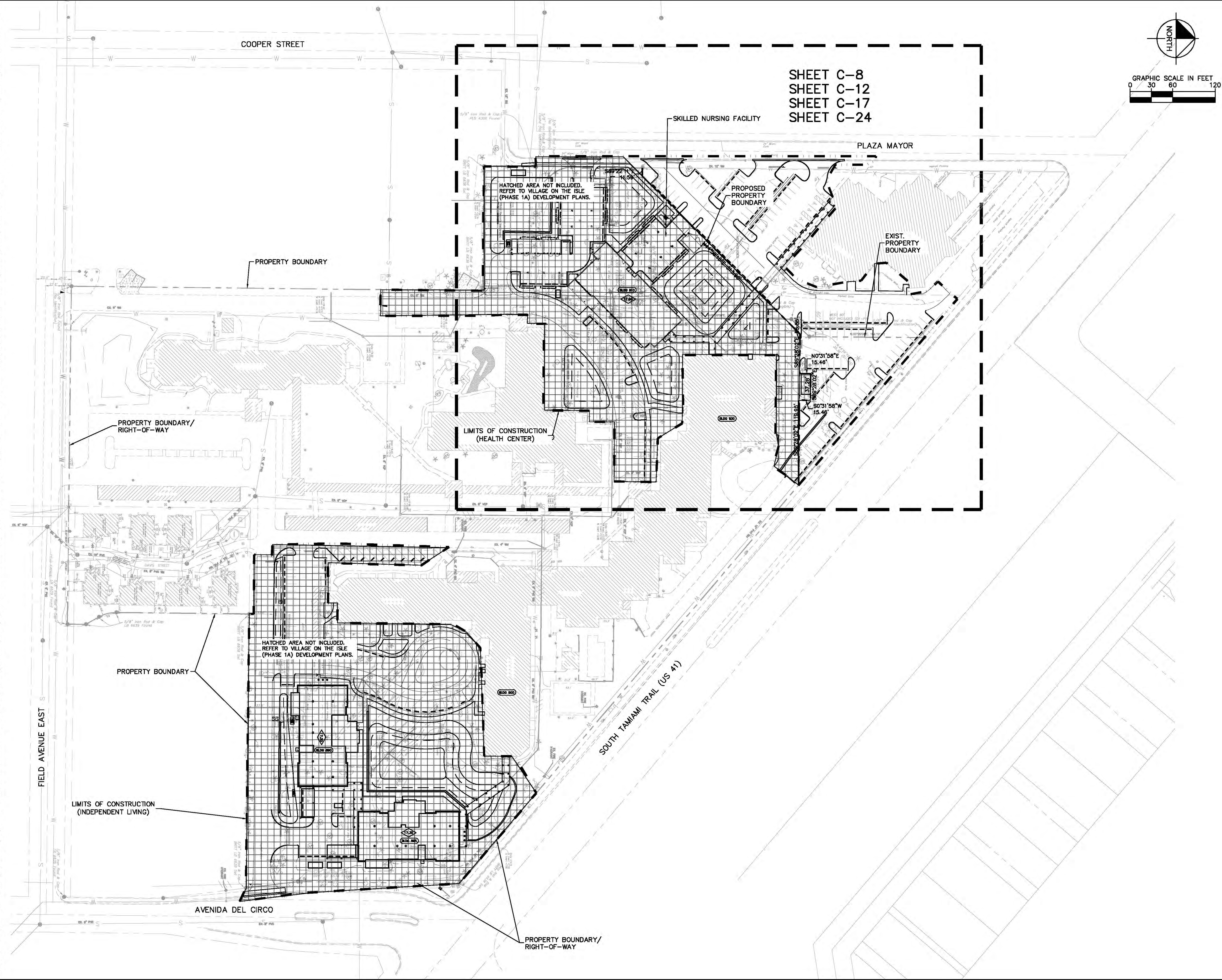
EXISTING CONDITIONS PLAN

KHA PROJECT 148113006	LICENSED PROFESSIONAL
DATE OCTOBER 2017	DEAN L. PAQUET, P.E.
SCALE AS SHOWN	FLORIDA LICENSE NUMBER 59916
DESIGNED BY	DATE:
DRAWN BY	
CHECKED BY	

Kimley»»Horn
 2017 KIMLEY-HORN AND ASSOCIATES, INC.
 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34235
 PHONE: 941-379-7600
 SARASOTA@KIMLEY-HORN.COM 04-0000000000

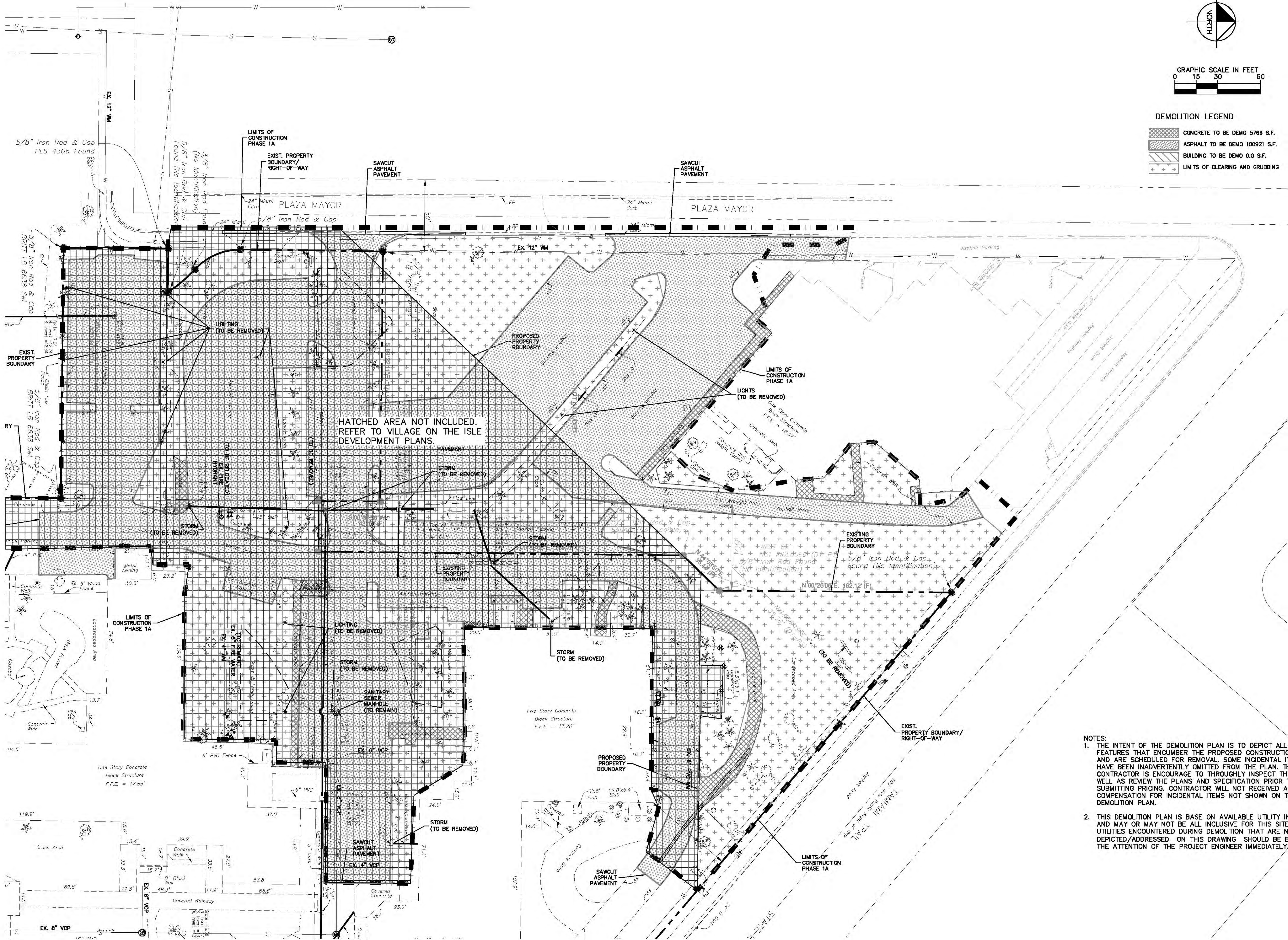
No.	REVISIONS	DATE	BY
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Plotted By: Paquet, Dean Sheet Set: LutheranChurch (VOT) Layout: C-6 LIMITS OF CONSTRUCTION AND INDEX PLAN November 28, 2017 11:02:15am K:\SAR_Civil\48113006 - VOT Ph 1A 534D Plan\CAD\PlanSheets\Lutheran Church\C-6 LIMITS OF CONSTRUCTION AND INDEX PLAN.dwg
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SHEET NUMBER			EMMANUEL LUTHERAN CHURCH PARKING LOT IMPROVEMENTS			LIMITS OF CONSTRUCTION AND INDEX PLAN			KHA PROJECT 148113006			LICENSED PROFESSIONAL			Kimley»»Horn																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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Plotted By: Paquet, Dean Sheet Set: LutheranChurch (VOT) Layout: C-B DEMOLITION PLAN (CHURCH) November 29, 2017 11:03:50am K:\SAR-Civil\148113006 - VOT Ph 1A S&B Plan\CAD\PlanSheets\Lutheran Church C-B DEMOLITION PLAN.dwg
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LISCENSED PROFESSIONAL DEAN L. PAQUET, P.E. FLORIDA LICENSE NUMBER 59916	
KHA PROJECT 148113006 DATE OCTOBER 2017 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	DATE: _____ BY: _____
EMMANUEL LUTHERAN CHURCH PARKING LOT IMPROVEMENTS	
SARASOTA COUNTY FLORIDA	
SHEET NUMBER 8	

LIGHT FIXTURE TABLE				
KEY	DESCRIPTION	MANUFACTURER	MODEL	MOUNTING
EP1	EXTERIOR POLE MOUNTED LIGHT WITH TYPE 3 DISTRIBUTION AND HOUSE SIDE SHIELD	MCGRW-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	MCGRW-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	MCGRW-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-S0-BL-XX-8030-DIM-HSS-VA6154-XX	POLE +12' OAH

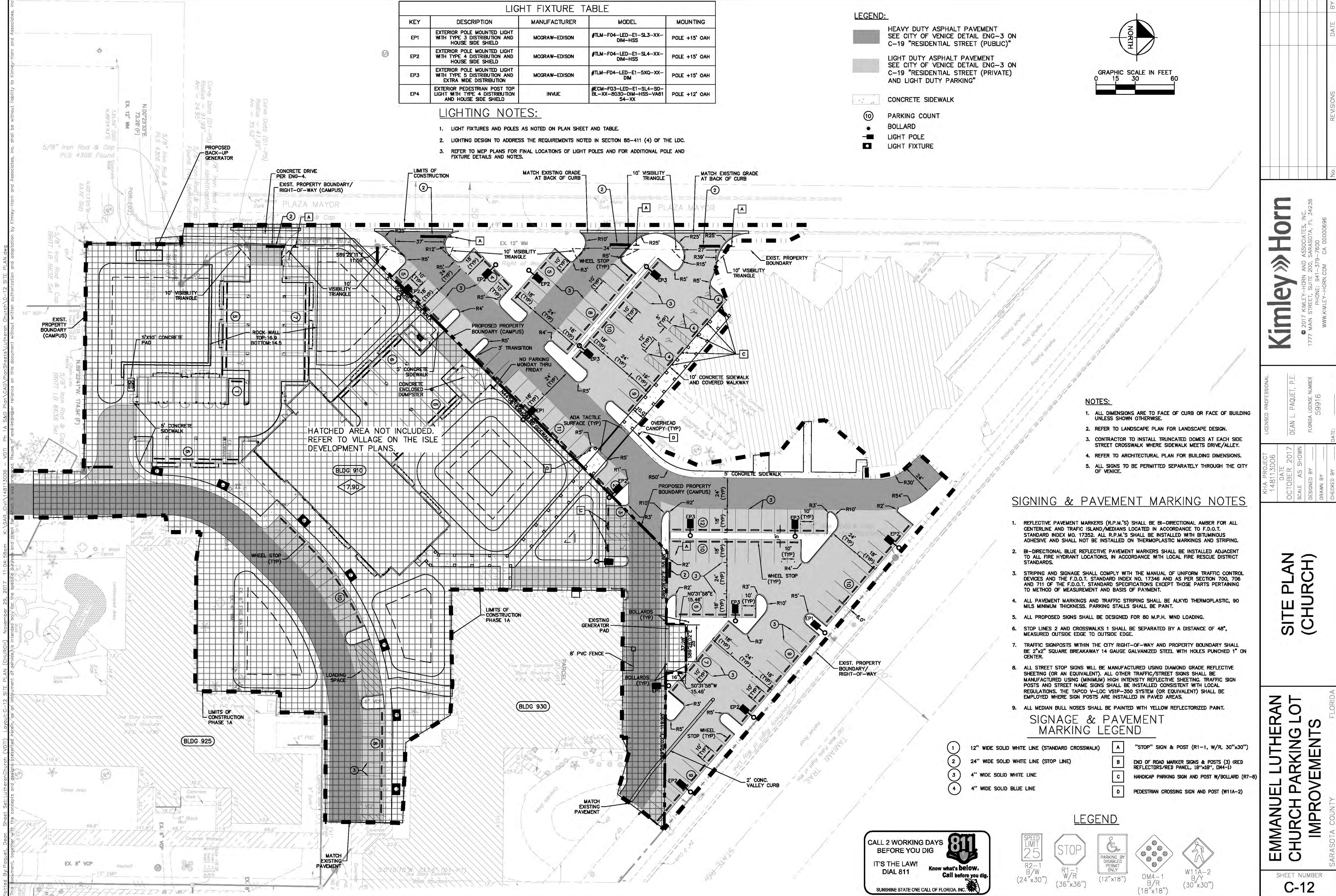
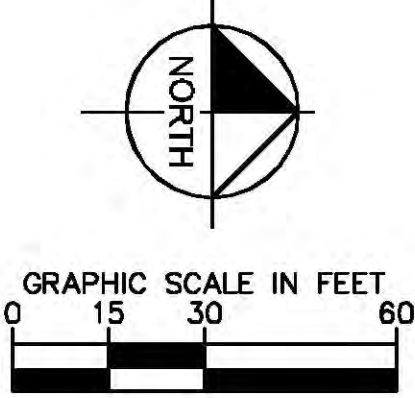
LIGHTING NOTES:

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
- 10

PARKING COUNT
- BOLLARD
- LIGHT POLE
- LIGHT FIXTURE

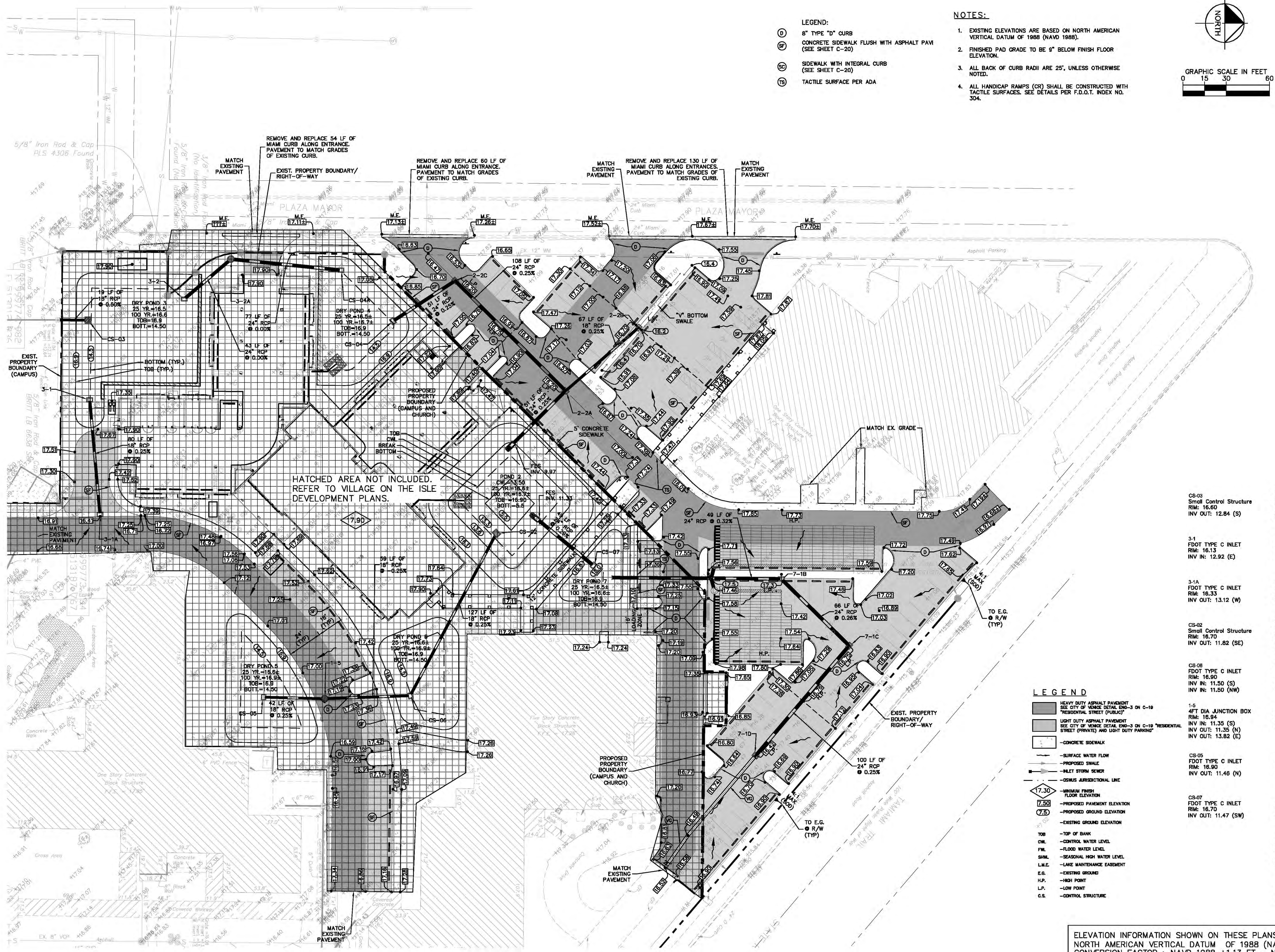


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PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

KHA PROJECT 148113006	LICENSED PROFESSIONAL	DEAN L. PAQUET, P.E.
	DATE	OCTOBER 2017
	SCALE	AS SHOWN
	DESIGNED BY	FLORIDA LICENSE NUMBER 59916
CHECKED BY	DRAWN BY	
	DATE	

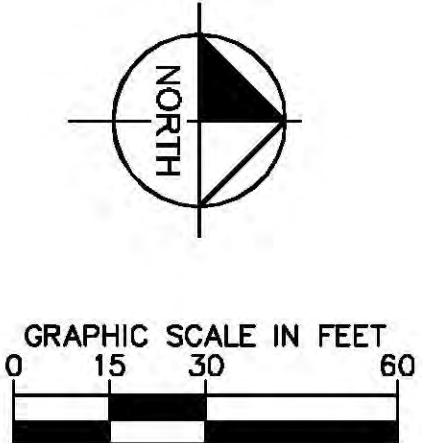
EMMANUEL LUTHERAN CHURCH PARKING LOT IMPROVEMENTS
SARASOTA COUNTY FLORIDA
SHEET NUMBER C-12

Plotted By: Paquet, Dean Sheet Set: LutheranChurch (VOT) Layout: C-17 PAVING GRADING AND DRAINAGE PLAN (CHURCH) November 29, 2017 11:05:20am K:\SAR_Civil\148113006 - VOT Ph 1A S&D Plan\OAD\PlanSheets\Lutheran Church C-17 PAVING GRADING AND DRAINAGE PLAN.dwg
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- LEGEND:
- 8" TYPE "D" CURB
 - CONCRETE SIDEWALK FLUSH WITH ASPHALT PAVI (SEE SHEET C-20)
 - SIDEWALK WITH INTEGRAL CURB (SEE SHEET C-20)
 - TACTILE SURFACE PER ADA

- NOTES:
- EXISTING ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
 - FINISHED PAD GRADE TO BE 9" BELOW FINISH FLOOR ELEVATION.
 - ALL BACK OF CURB RADII ARE 25', UNLESS OTHERWISE NOTED.
 - ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAILS PER F.O.D.T. INDEX NO. 304.



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
 - SURFACE WATER FLOW
 - PROPOSED SWALE
 - INLET STORM SEWER
 - ODSMUS JURISDICTIONAL LINE
 - MINIMUM FINISH FLOOR ELEVATION
 - PROPOSED PAVEMENT ELEVATION
 - PROPOSED GROUND ELEVATION
 - EXISTING GROUND ELEVATION
 - TOP OF BANK
 - CONTROL WATER LEVEL
 - FLOOD WATER LEVEL
 - SEASONAL HIGH WATER LEVEL
 - LAKE MAINTENANCE EASEMENT
 - EXISTING GROUND
 - HIGH POINT
 - LOW POINT
 - CONTROL STRUCTURE
- CS-03 Small Control Structure
RIM: 16.60
INV OUT: 12.84 (S)
- 3-1 FDOT TYPE C INLET
RIM: 16.13
INV IN: 12.92 (E)
- 3-1A FDOT TYPE C INLET
RIM: 16.33
INV OUT: 13.12 (W)
- CS-02 Small Control Structure
RIM: 16.70
INV OUT: 11.82 (SE)
- CS-06 FDOT TYPE C INLET
RIM: 16.90
INV IN: 11.50 (S)
INV IN: 11.50 (NW)
- 1-5 4FT DIA JUNCTION BOX
RIM: 16.94
INV IN: 11.35 (S)
INV OUT: 11.35 (N)
INV OUT: 13.82 (E)
- CS-05 FDOT TYPE C INLET
RIM: 16.90
INV OUT: 11.46 (N)
- CS-07 FDOT TYPE C INLET
RIM: 16.70
INV OUT: 11.47 (SW)
- 7-1B FDOT TYPE C INLET
RIM: 17.27
INV IN: 11.78 (NE)
INV OUT: 11.78 (S)
- 7-1C FDOT TYPE C INLET
RIM: 16.75
INV IN: 11.95 (SE)
INV OUT: 11.95 (SW)
- 7-1D FDOT TYPE C INLET
RIM: 16.42
INV OUT: 12.20 (NW)
- 2-2A FDOT TYPE C INLET
RIM: 16.20
INV IN: 10.10 (NW)
INV IN: 10.10 (SW)
INV OUT: 10.10 (SE)
- 2-2C FDOT TYPE C INLET
RIM: 16.20
INV IN: 10.37 (SE)
INV OUT: 10.37 (NE)
- CS-04 FDOT TYPE C INLET
RIM: 16.70
INV OUT: 10.50 (NW)
- 2-2B FDOT TYPE C INLET
RIM: 16.70
INV OUT: 10.27 (SE)
- 3-2A 4FT DIA JUNCTION BOX
RIM: 17.38
INV IN: 10.70 (SE)
INV OUT: 10.70 (N)
- CS-04A FDOT TYPE C INLET
RIM: 16.70
INV IN: 10.70 (S)

ELEVATION INFORMATION SHOWN ON THESE PLANS IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
CONVERSION FACTOR : NAVD 1988 +1.13 FT = NGVD 1929

EMMANUEL LUTHERAN
CHURCH PARKING LOT
IMPROVEMENTS

FLORIDA
SARASOTA COUNTY

SHEET NUMBER
C-17

PAVING GRADING
AND DRAINAGE
PLAN (CHURCH)

DATE
OCTOBER 2017

SCALE
AS SHOWN

DESIGNED BY
DEAN L. PAQUET, P.E.

DRAWN BY
59916

CHECKED BY

LICENSED PROFESSIONAL
148113006

DESIGNED BY
DEAN L. PAQUET, P.E.

DRAWN BY
59916

CHECKED BY

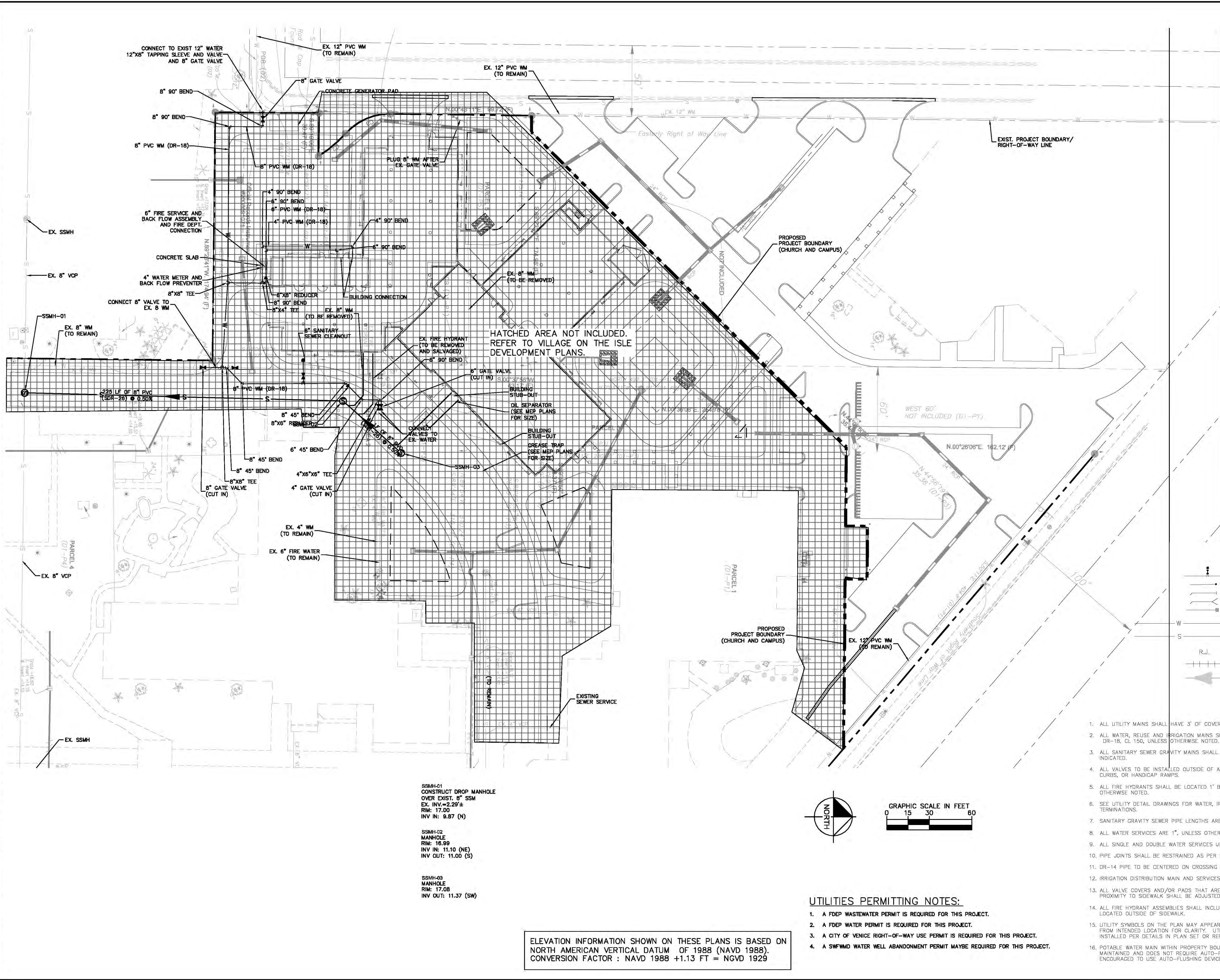
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PHONE: 941-379-7600
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REVISIONS

DATE

BY



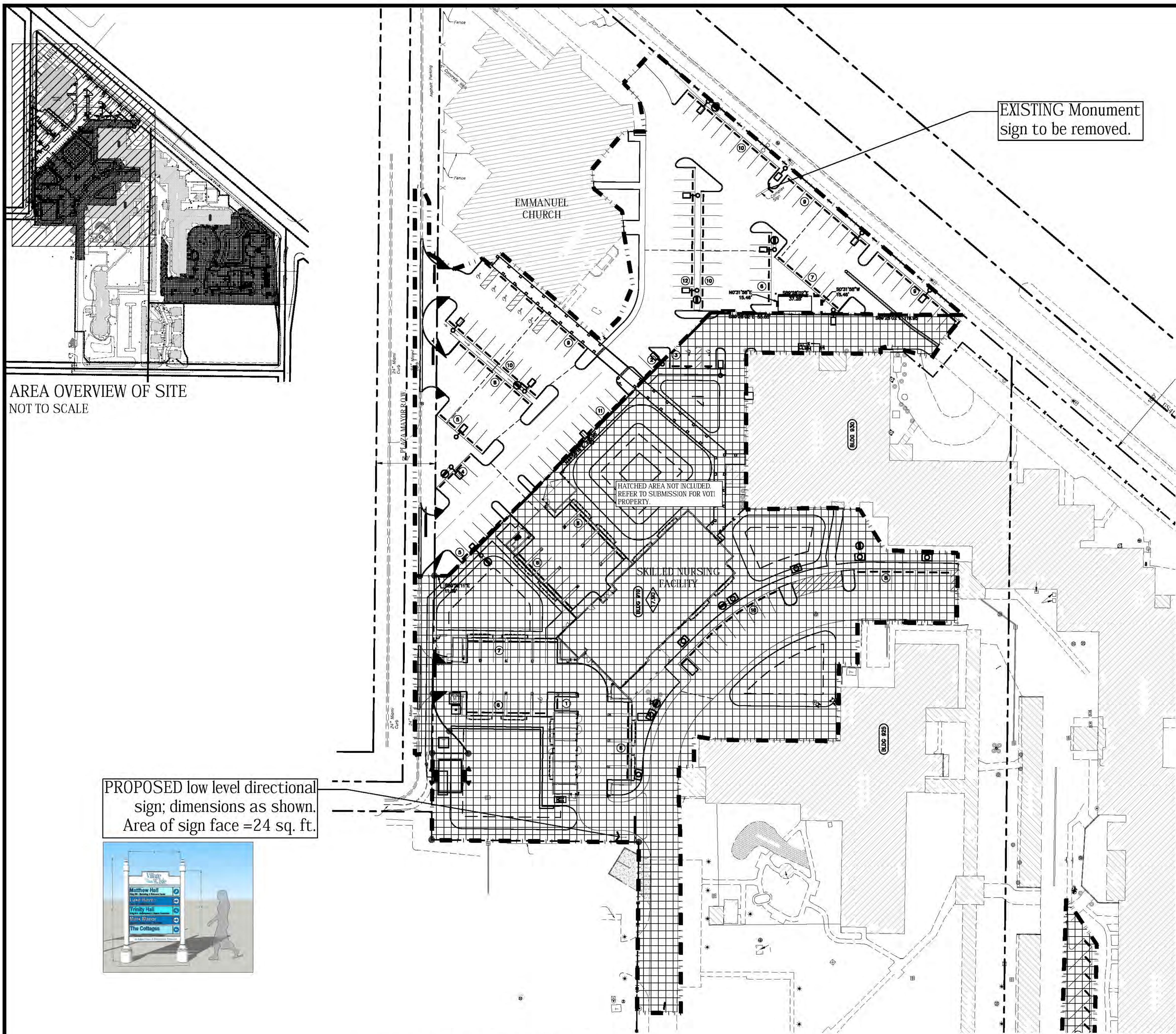
1. ALL UTILITY MAINS SHALL HAVE 3' OF COVER UNLESS OTHERWISE NOTED.
2. ALL WATER, REUSE AND IRRIGATION MAINS SHALL BE PVC, C-900, DR-18, CL 150, UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER GRAVITY MAINS SHALL BE PVC, SDR-26, UNLESS OTHERWISE INDICATED.
4. ALL VALVES TO BE INSTALLED OUTSIDE OF ALL PAVEMENT, CURBED AREAS, SIDEWALKS, CURBS, OR HANDICAP RAMPS.
5. ALL FIRE HYDRANTS SHALL BE LOCATED 1' BACK OF R/W TYPICALLY, UNLESS OTHERWISE NOTED.
6. SEE UTILITY DETAIL DRAWINGS FOR WATER, IRRIGATION, REUSE AND SEWER SERVICE TERMINATIONS.
7. SANITARY GRAVITY SEWER PIPE LENGTHS ARE FROM CENTER TO CENTER OF MANHOLES.
8. ALL WATER SERVICES ARE 1", UNLESS OTHERWISE NOTED.
9. ALL SINGLE AND DOUBLE WATER SERVICES UNDER ROADWAYS ARE TO BE SLEEVED.
10. PIPE JOINTS SHALL BE RESTRAINED AS PER DETAILS AND NOTES ON DRAWING D-1.
11. DR-14 PIPE TO BE CENTERED ON CROSSING PIPE.
12. IRRIGATION DISTRIBUTION MAIN AND SERVICES DESIGNED BY OTHERS.
13. ALL VALVE COVERS AND/OR PADS THAT ARE WITHIN, ADJACENT TO OR IN CLOSE PROXIMITY TO SIDEWALK SHALL BE ADJUSTED TO MATCH SIDEWALK GRADES.
14. ALL FIRE HYDRANT ASSEMBLIES SHALL INCLUDE A 6" GATE VALVE WHICH SHALL BE LOCATED OUTSIDE OF SIDEWALK.
15. UTILITY SYMBOLS ON THE PLAN MAY APPEAR LARGER THAN ACTUAL SIZE OR MOVED FROM INTENDED LOCATION FOR CLARITY. UTILITY APPURTENANCES ARE TO BE INSTALLED PER DETAILS IN PLAN SET OR REFERENCED STANDARD DETAILS.
16. POTABLE WATER MAIN WITHIN PROPERTY BOUNDARY IS PRIVATELY OWNED AND MAINTAINED AND DOES NOT REQUIRE AUTO-FLUSHING DEVICES. HOWEVER, THE OWNER IS ENCOURAGED TO USE AUTO-FLUSHING DEVICES TO PROVIDE WATER QUALITY AS NEEDED.

UTILITIES PERMITTING NOTES:

1. A FDEP WASTEWATER PERMIT IS REQUIRED FOR THIS PROJECT.
2. A FDEP WATER PERMIT IS REQUIRED FOR THIS PROJECT.
3. A CITY OF VENICE RIGHT-OF-WAY USE PERMIT IS REQUIRED FOR THIS PROJECT.
4. A SWFWMD WATER WELL ABANDONMENT PERMIT MAYBE REQUIRED FOR THIS PROJECT.

ELEVATION INFORMATION SHOWN ON THESE PLANS IS BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
CONVERSION FACTOR : NAVD 1988 +1.13 FT = NGVD 1929

SHEET NUMBER C-24		EMMANUEL LUTHERAN CHURCH PARKING LOT IMPROVEMENTS SARASOTA COUNTY FLORIDA		UTILITY PLAN (CHURCH)		KHA PROJECT 148113006 DATE OCTOBER 2017 SCALE AS SHOWN DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____		LICENSED PROFESSIONAL <u>DEAN L. PAQUET, P.E.</u> FLORIDA LICENSE NUMBER 59916 DATE: _____		Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34235 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM CA 00000696		No. _____ Revisions _____ DATE _____ BY _____	
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AREA OVERVIEW OF SITE
NOT TO SCALE

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



EXISTING Monument
sign to be removed.



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 Temporary Signage Examples
HS-1 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.

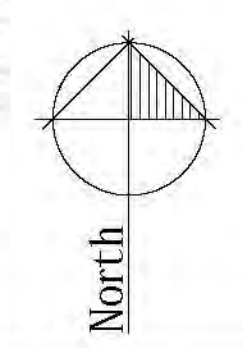
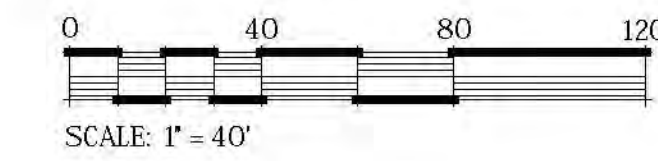
Overall the proposed site signage plan strives to create a safe, cohesive, and unified method of orienting traffic and signage during a time of constant change.

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.

1 SIGNAGE PLAN - North Site
HS-1 SCALE: 1"=40'



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

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



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Hardscape & Signage- North Site

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

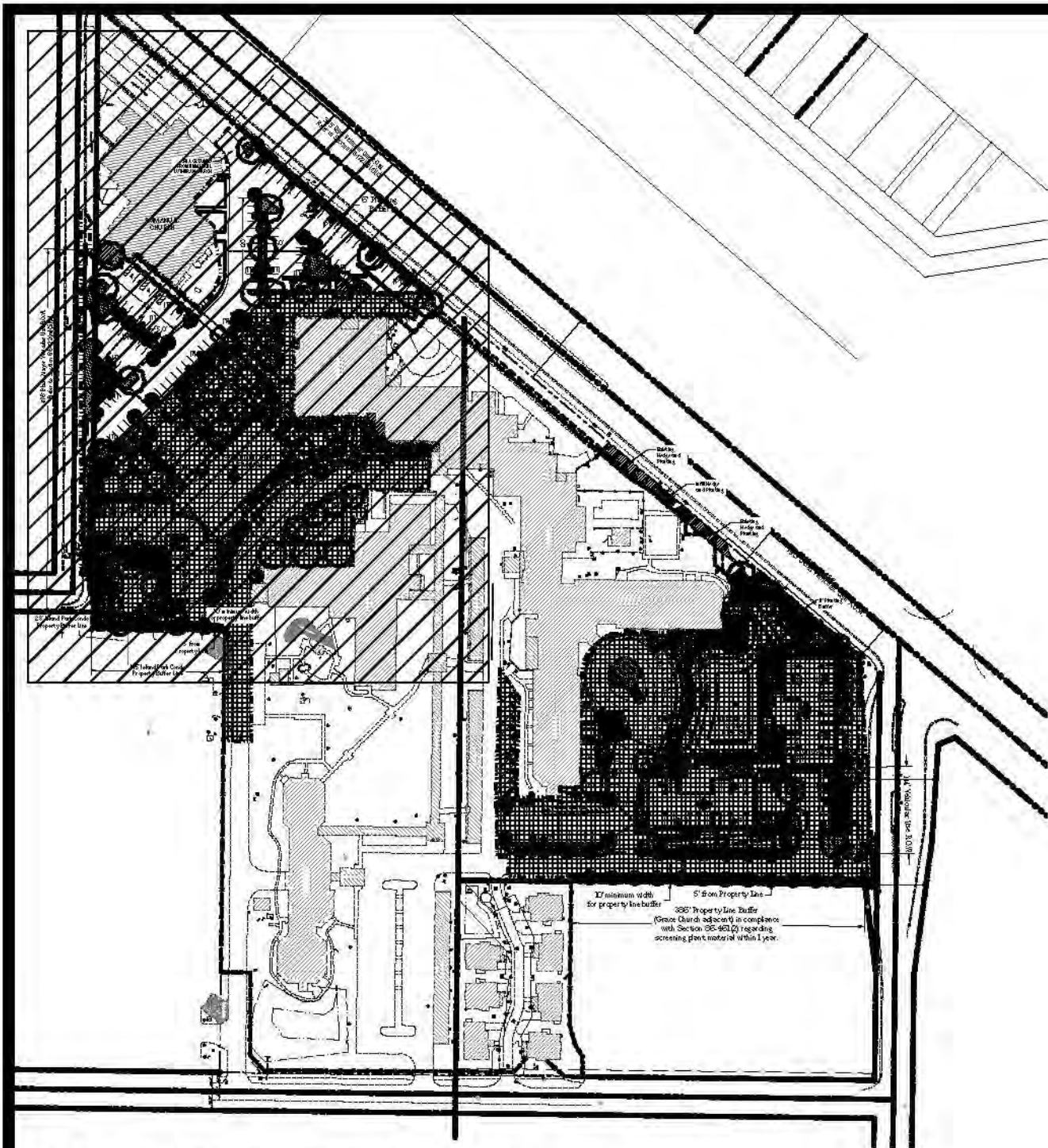
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Registration:
FL Reg. L.A. Corp. #0000205
Bradley A. Smith
L.A.#761



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

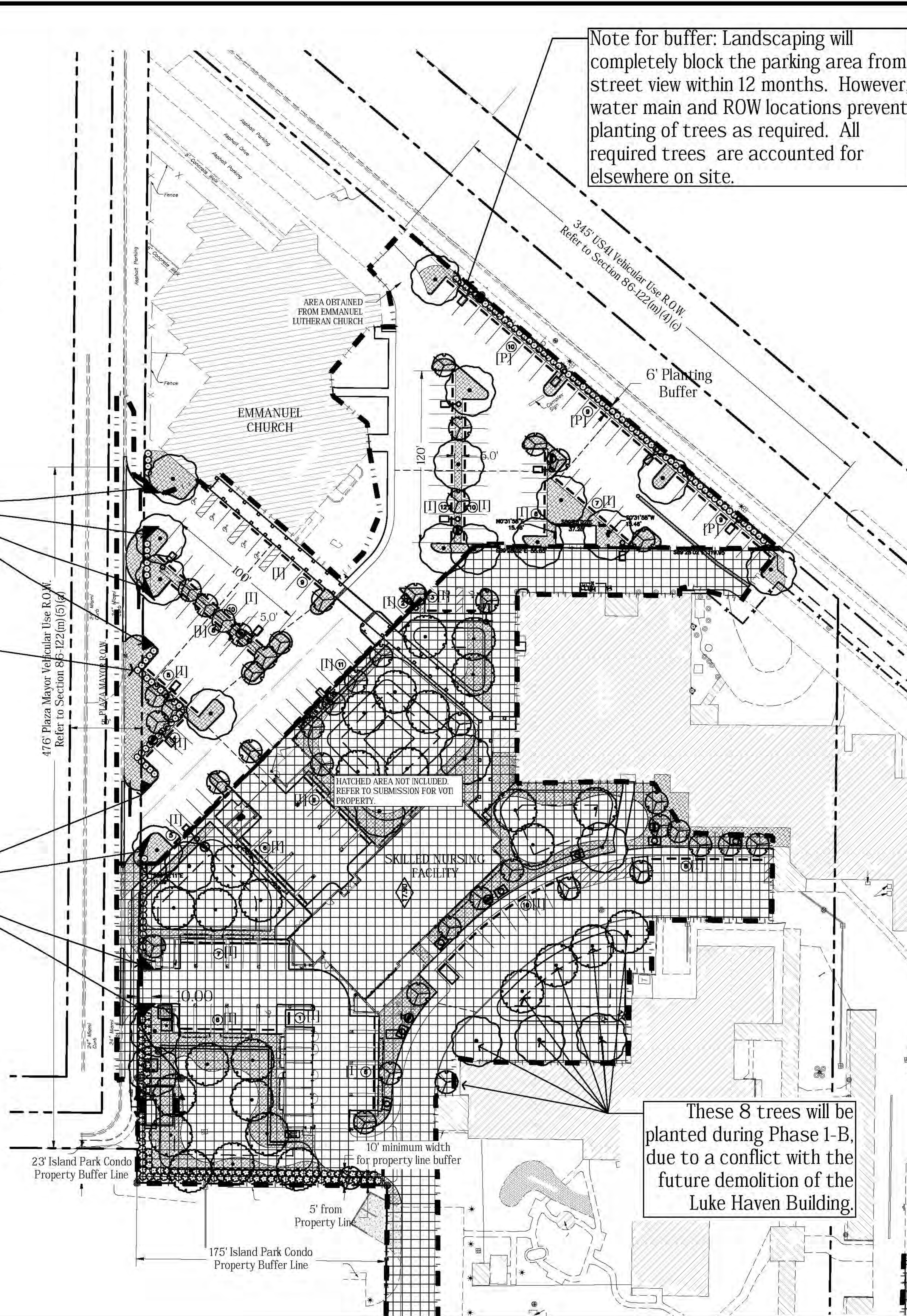


AREA OVERVIEW OF SITE
NOT TO SCALE

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.

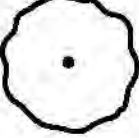


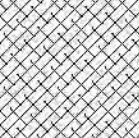
Visibility Triangles

Visibility Triangles

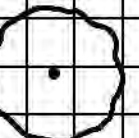

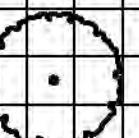
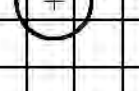




Note for buffer: Landscaping will completely block the parking area from street view within 12 months. However, water main and ROW locations prevent planting of trees as required. All required trees are accounted for elsewhere on site.

CONCEPT PLANT SCHEDULE EMMANUEL LUTHERAN CHURCH

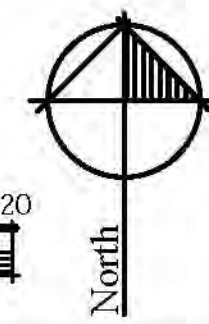
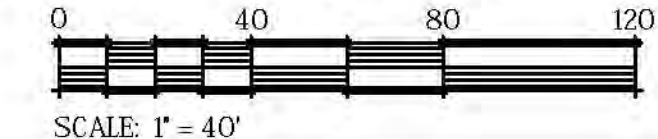
	CANOPY TREE 10' x 4'; 3" cal. (minimum) Bucida buceras 'Shady Lady' / Shady Lady Black Olive Magnolia grandiflora / Southern Magnolia Magnolia grandiflora 'Mig Tig' / Mig Tig Magnolia Ulmus parvifolia 'Allee' / Allee Lacebark Elm	13
	ACCENT TREE 10' x 4'; 3" cal. (minimum) *Non-native trees well-suited 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	9,206 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
	WETLAND 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


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

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

Drawing History	9/21/2017	PKZ Comment Response
	10/31/2017	PKZ Comment Revision 1
	11-8-17	Emmanuel Survey Added
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Em. Church & SNF Planting Plan

VOTI Phase 1-A
920 S. Tamiami Trail, Venice FL
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Bradley A. Smith
LA #794



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

LANDSCAPING SPECIFICATIONS
PART 1 - GENERAL

1. DESCRIPTION OF WORK

- A. Work included: This section is part of the entire set of contract documents and shall be coordinated with the applicable provisions of the other parts.
- B. The extent of the landscape development work is shown on the drawings and in schedules. Completion of the work shall mean full and exact compliance and conformity with the provisions expressed or implied in the drawings and specifications.
- C. The work under this section includes supplying and planting of trees, shrubs and ground covers in accordance with sound nursery practice and maintaining and watering them until final completion and acceptance, but not less than 30 days from installation, and any other work as called for on the plans and in these specifications.

2. RELATED WORK

- A. Site work (rough grading).
- B. Irrigation (see irrigation specifications).

3. QUALITY ASSURANCE

- A. QUALIFICATIONS OF INSTALLERS: The Contractor shall have his labor crews controlled and directed by a landscape foreman well versed in plant materials, planting, reading blueprints and coordination between job and nursery, in order to execute installation rapidly and correctly.
- B. TREES AND SHRUBS: Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. (The only exception shall be native plant material collected from field locations.) Provide healthy vigorous stock grown under climatic conditions similar to conditions in the locality of the project and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurements. All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Plants 2nd ed., February 1998, State Plant Board of Florida.

4. PRODUCT HANDLING

- A. DELIVERY AND STORAGE: The balls of B & B plants which cannot be planted immediately on delivery shall be covered with moist soil or mulch or other protection from drying wind and sun. All plants shall be watered as necessary until planted.
- B. PROTECTION
1. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling, or other bark slippage by means of burlap, wood battens or other approved method.

2. Container grown plants shall be carefully removed from the container so as not to disturb the root system. Spade shall not be used to cut containers.

5. JOB CONDITIONS

A. EXISTING CONDITIONS

1. The contractor shall verify all site conditions prior to construction.
2. The Contractor shall exercise care in digging and other work so as not to damage existing work including underground pipes and cables, and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered while planning the location of plants shall be adjusted to clear such obstruction.
3. Should any objectionable materials such as old concrete, bricks, or other debris be encountered during planting operations, they shall be removed from the site by the Contractor.

B. SCHEDULING

1. In general the work shall proceed as rapidly as the site becomes available.
2. Landscape installation shall not begin until an adequate source of water is available on site.
3. The Contractor shall be responsible for coordinating his work with all other parties involved with the job in order the eliminate unnecessary complication during the installation of his work.

4. Upon substantial completion of work, the Contractor shall request a walk-through by the Landscape Architect to formulate a "punch list". Contractor shall complete "punch list" items as quickly as possible, and request another walk-through to verify completion. Upon successful completion of the "punch list" items, the work will be accepted by the Owner.

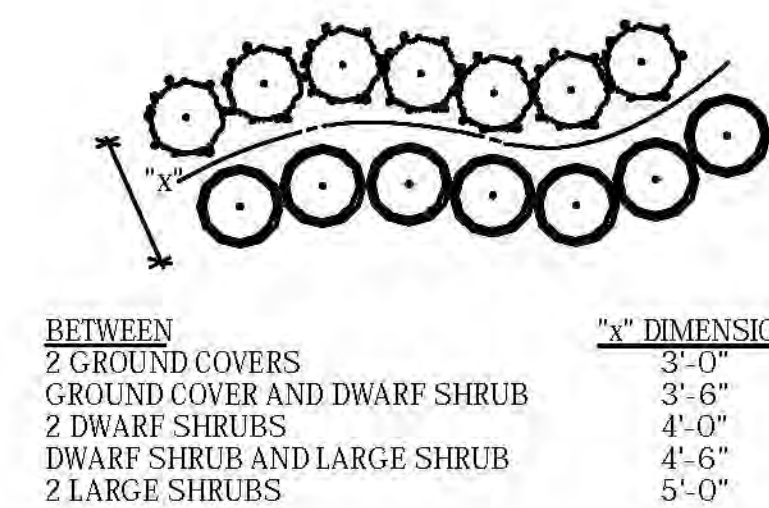
- C. The contractor is responsible for his own bathroom and drinking facilities.

6. GUARANTEE

- A. Considering that the Owner will be responsible for maintaining all materials after acceptance, the Contractor shall guarantee to replace all plant materials for a period of time after final acceptance as follows:
1. Trees (except Palms) - 180 days.
2. Palms - 1 year.
3. Shrubs and Ground Cover - 60 days.
4. Sod - 30 days.
- B. Should any of the plant materials show 40% or more defoliation during the guarantee period due to the Contractor's use of improper materials or workmanship the Contractor, upon written notice, shall replace same within 15 days, without additional cost to the Owner.
- C. Specifically excluded from the guarantee are damages resulting from natural causes such as floods, lightning strikes, freezing or winds over 60 mph., damages from acts of negligence on the part of the Owner or others occupying the site, fires, vandalism and herbivorous animals.
- D. This guarantee shall be in effect only if proper maintenance is performed by the Owner, after final acceptance of the Contractor's work. Without such maintenance, this guarantee shall become null and void. Proper maintenance shall be considered as performing the procedures described generally in Section 3.03 A MAINTENANCE (Items 2 & 3).

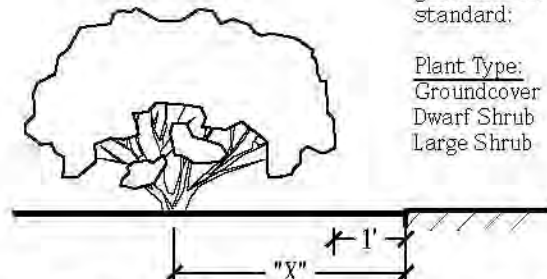
7. SUBMITTALS

- A. Physical samples of prepared planting soil and mulch.
- B. Labels from starter fertilizer, and seed.
- C. Submit recommendations for controller time setting for each irrigation zone valve to the Owner prior to completion of work.



PLANT SPECIES SEPARATION DETAIL

Not to Scale



SEPARATION OF PLANTS AND SIDEWALKS

Not to Scale

- D. Submit recommended plant care and maintenance procedures to Owner prior to completion of work.
- E. The Owner reserves the right to withhold 10% of the contract amount until the submittals are received.

PART 2 - PRODUCTS

1. MATERIALS

- A. NOMENCLATURE: Conform to the names given in Standardized Plant Names, 1942 Edition, prepared by the American Joint Committee on Horticultural Nomenclature. Names of varieties not included therein, conform generally with names accepted in the nursery trade.

- B. MEASUREMENTS: Plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to main body of plant and not extreme branch tip to tip. The measurements specified are the minimum size acceptable and are the measurements after pruning, where pruning is required.

- C. B & B PLANTS: No plant shall be accepted when the ball of earth surrounding its roots has been cracked or broken. The diameter of the ball must be sufficient to encompass the woody and non-woody roots necessary for the maximum development of the plant. Plants shall be "hardened off" at the nursery prior to installation. Non-woody roots shall be visible on 40% of the rootball growing through the burlap. Anti-transpirant spray shall be applied immediately following installation.

- D. MATERIALS: Pot bound plant materials will be unacceptable.

- E. SOD: The sod shall be of firm, tough texture having a compact growth of grass with good root development. It shall contain no weeds, or any other objectionable vegetation. The soil embedded in the sod shall be good clean earth, free from stones and debris. The sod shall be free from fungus, vermin and other diseases.

2. MIXES

- A. Fertilizer shall conform with ANSI A-300 part 2 fertilization standard. Fertilizers for trees and shrubs shall have a ratio of 3:1:1 or 3:1:2. Fertilizers for palms shall have a ratio of 3:1:3. A minimum of 50% of the total nitrogen shall be water-insoluble. Fertilizers shall have a salt index of less than 50. Fertilizers shall be applied at a rate of 2-4 lbs. of nitrogen per 1,000 square feet per application, not to exceed 6 lbs. of nitrogen per 1,000 square feet annually.

- B. Lawn areas shall be treated with a 6-0-6 fertilizer, 100% organic, with minor elements, applied at a rate of one (1) pounds nitrogen per 1,000 square feet. A minimum of 50% of the total nitrogen shall be water-insoluble.

PART 3 - EXECUTION

1. PREPARATION

- A. HERBICIDE: After rough grade has been established, and prior to installation of any plant material or turf, apply a non-selective herbicide to all areas to receive new planting or turf. Do not use in any areas of existing vegetation to remain. Follow manufacturer's label specifications for application and time required prior to installation of new plantings. For further information, consult the latest "Weed Control Guide", published by IFAS (Institute of Food and Agricultural Sciences), available by writing to IFAS, Attn: Weed Control Guide, Building 664, University of Florida, Gainesville, FL 32611.

- B. PLANT PITS: Circular pits with vertical sides shall be excavated for all plants. Diameter of pits for trees, shrubs, and ground cover shall be at least two times greater than the diameter of the ball.

2. INSTALLATION/APPLICATION/PERFORMANCE

- A. All plants except as otherwise specified, shall be centered in pits and set on compacted top soil to such a depth that the finished grade level at the plant after settlement will be the same as that at which the plant was grown. No burlap shall be pulled off of the bottom or sides of rootballs. Remove burlap from top of root ball only. Container grown plants shall not be excessively root bound. All broken or frayed roots shall be cut off cleanly. Soil shall be backfilled, tamped lightly, and shall be settled by watering. No filling will be permitted on top of rootballs.

- B. New planting shall be so set that the final level of ground around the plants shall conform to surrounding grades, or as otherwise specified.

- C. Moistened prepared surface immediately prior to laying sod. Solid sod shall be laid immediately upon delivery to site with closely abutting joints, with a tamped or rolled even surface. Stagger end joints minimum of 12 inches. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. After the sod is laid, a top dressing of clean sand shall be evenly applied over the entire surface and thoroughly washed in, (if determined by the Landscape Architect). Note: Sand will not be required over properly laid sod.

- D. All plant beds, unless otherwise noted, shall be top-dressed with 3" shredded recycled hardwood mulch, Grade "B" or better.

- E. The amount of pruning on new plant material shall be limited to the minimum necessary to remove dead or injured branches. Pruning shall be in accordance with ANSI A300 Part 1: Tree, Shrub, and Other Woody Plant Maintenance and shall be done in such a manner as not to change the natural habitat or shape of a plant.

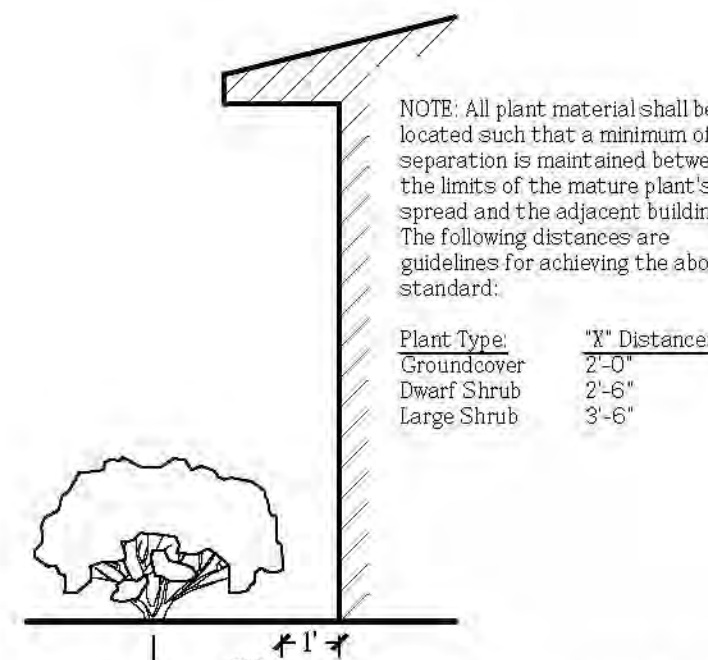
3. INSTRUCTIONS

A. MAINTENANCE

1. The Contractor shall maintain all plant materials as Florida number 1, or as otherwise specified, from the beginning of landscape construction until the landscape work is accepted by the Owner, including proper watering.
2. Maintenance shall include, but not be limited to watering of turf and planting beds, mowing, cultivation, weeding, pruning, disease and pest control, replacement of dead or unacceptable materials, straightening turf or planter settlement areas, guy wire repair and tightening, washouts, and any other procedure consistent with good horticultural practice necessary to insure normal, vigorous and healthy growth of all work under this contract.
3. Mowing, if necessary prior to final acceptance, shall occur at regular intervals at a mowing height of 3 inches when the grass reaches a height of four and one-half (4 1/2) inches with a standard rotary mower. At no time shall more than 1/3 of the leaf surface be removed.
4. It will be the Owner's responsibility to continue maintaining the landscape, following guidelines above, after final acceptance.

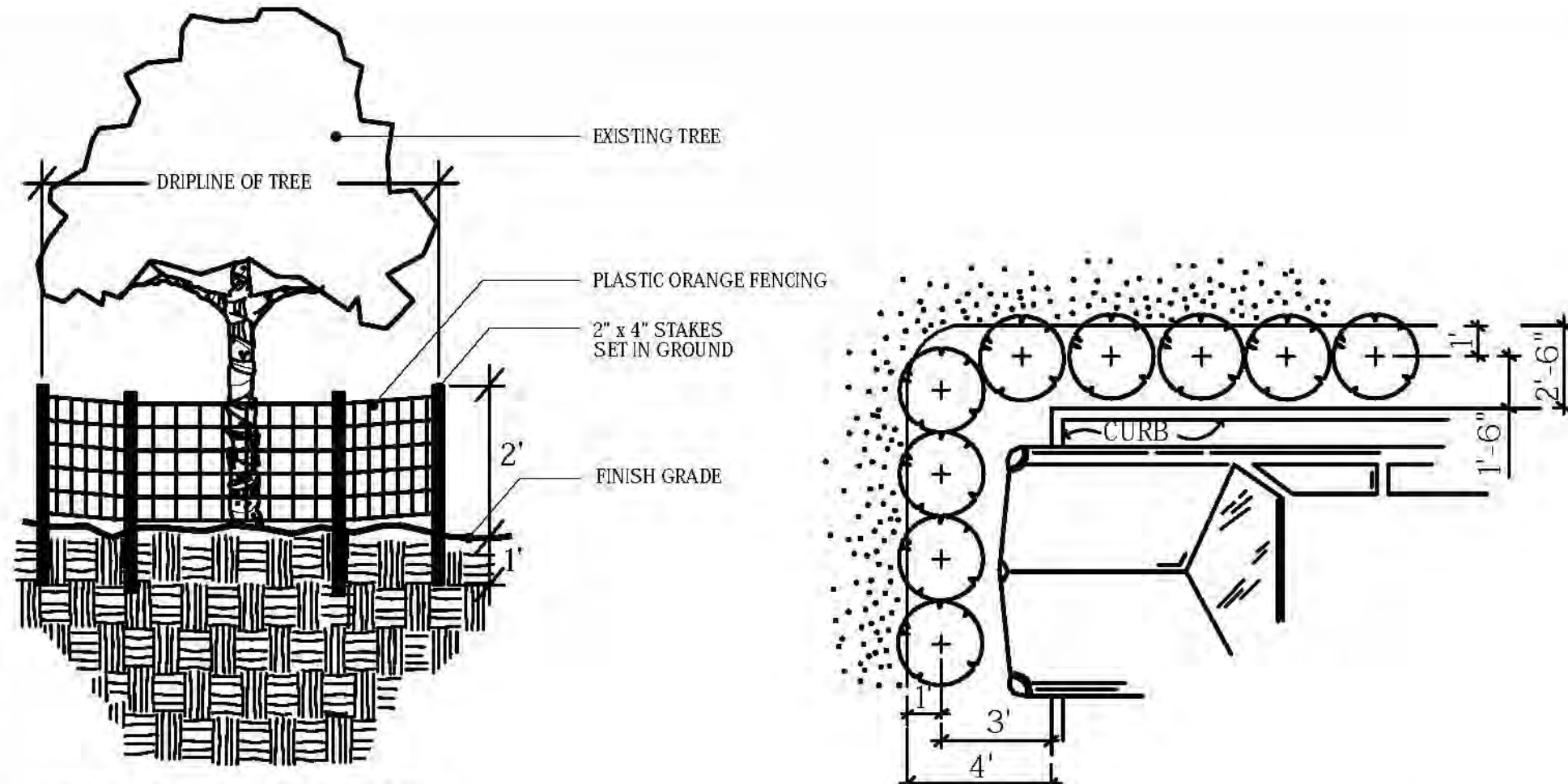
- B. GRADES: It shall be the responsibility of the Contractor to finish (fine) grade all landscape areas, eliminating all surface irregularities, depressions, sticks, stones, and other debris, and remove them from the site. Rough grade shall be considered as site work (rather than landscaping) and shall be established

4. CLEANING: The Contractor shall at all times keep the premises (grounds and pavements) free from accumulations of waste material or rubbish caused by his employees or work.



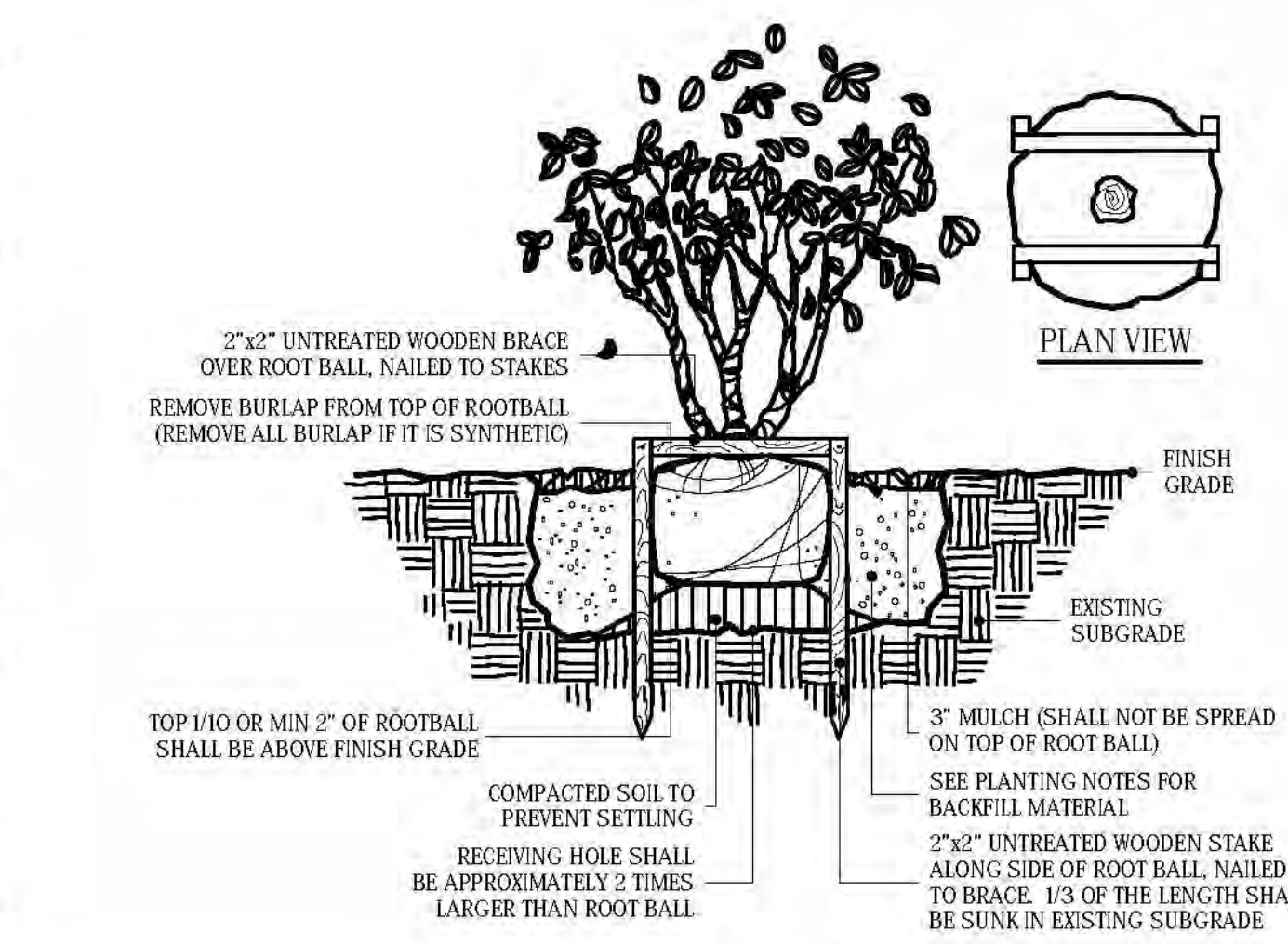
SEPARATION OF PLANTS AND BUILDINGS

Not to Scale



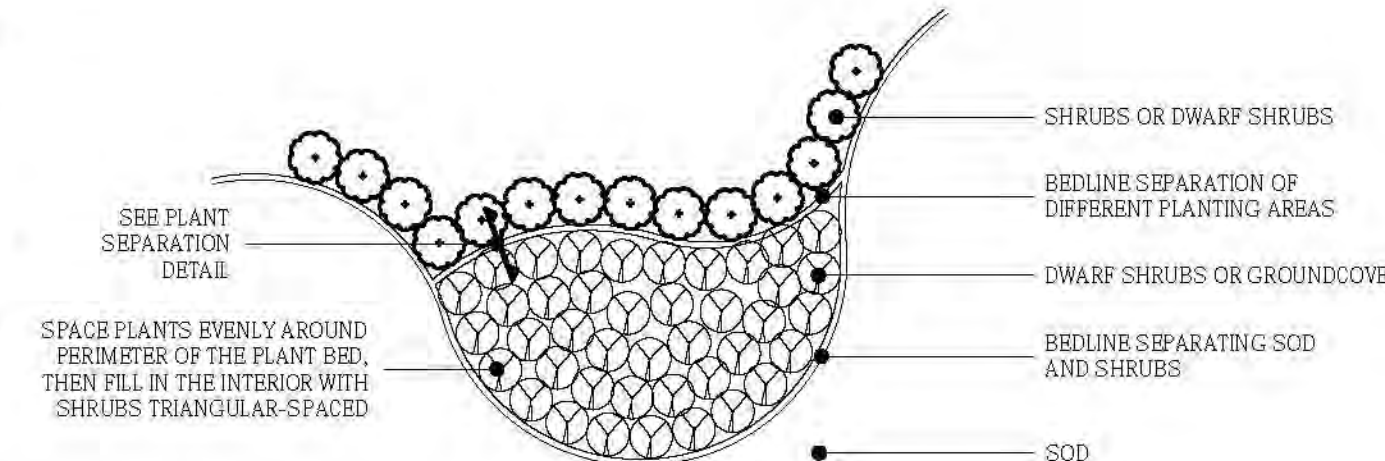
TREE PROTECTION DETAIL

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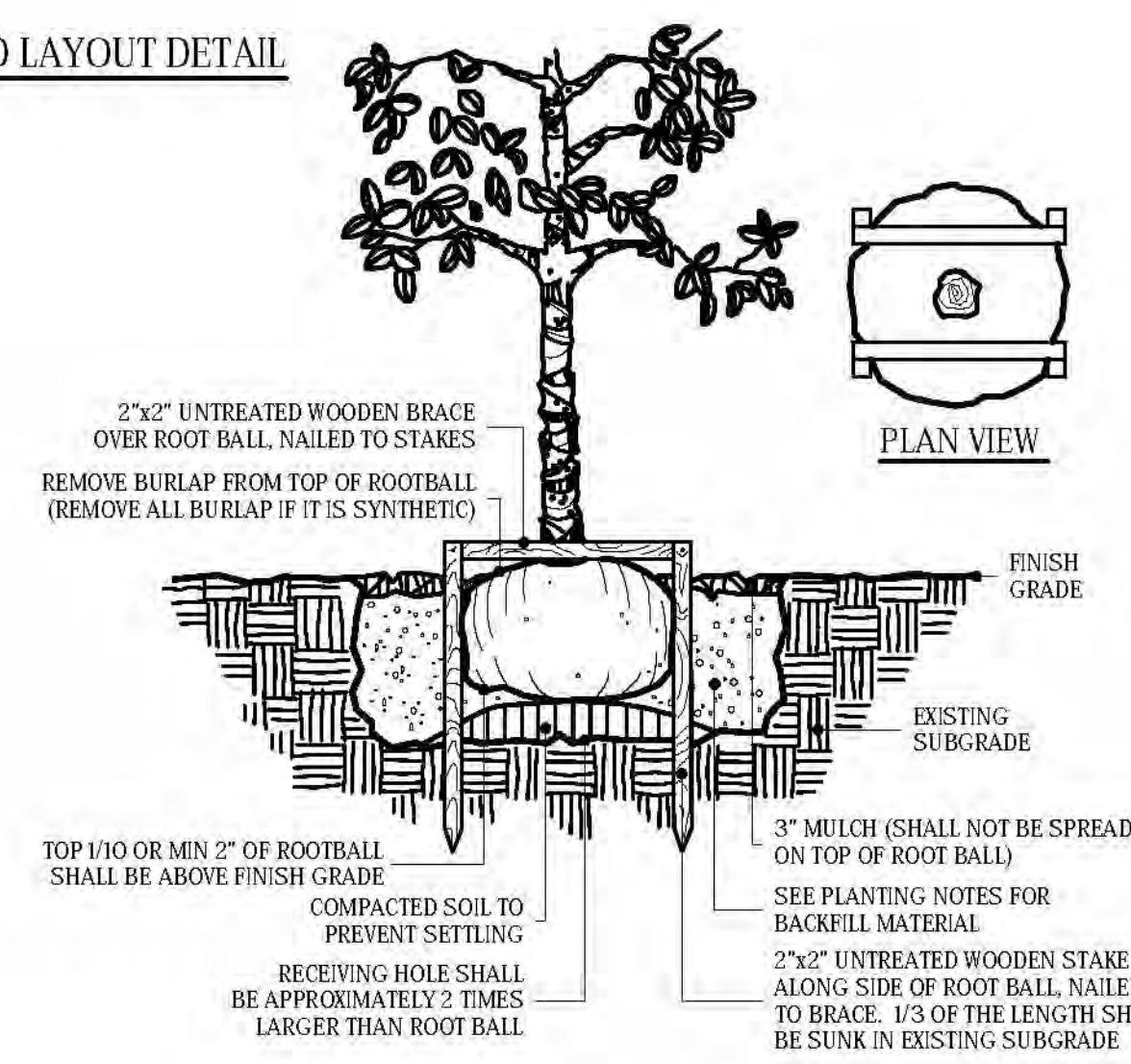
MULTI-TRUNK TREE PLANTING/STAKING DETAIL

Not to Scale



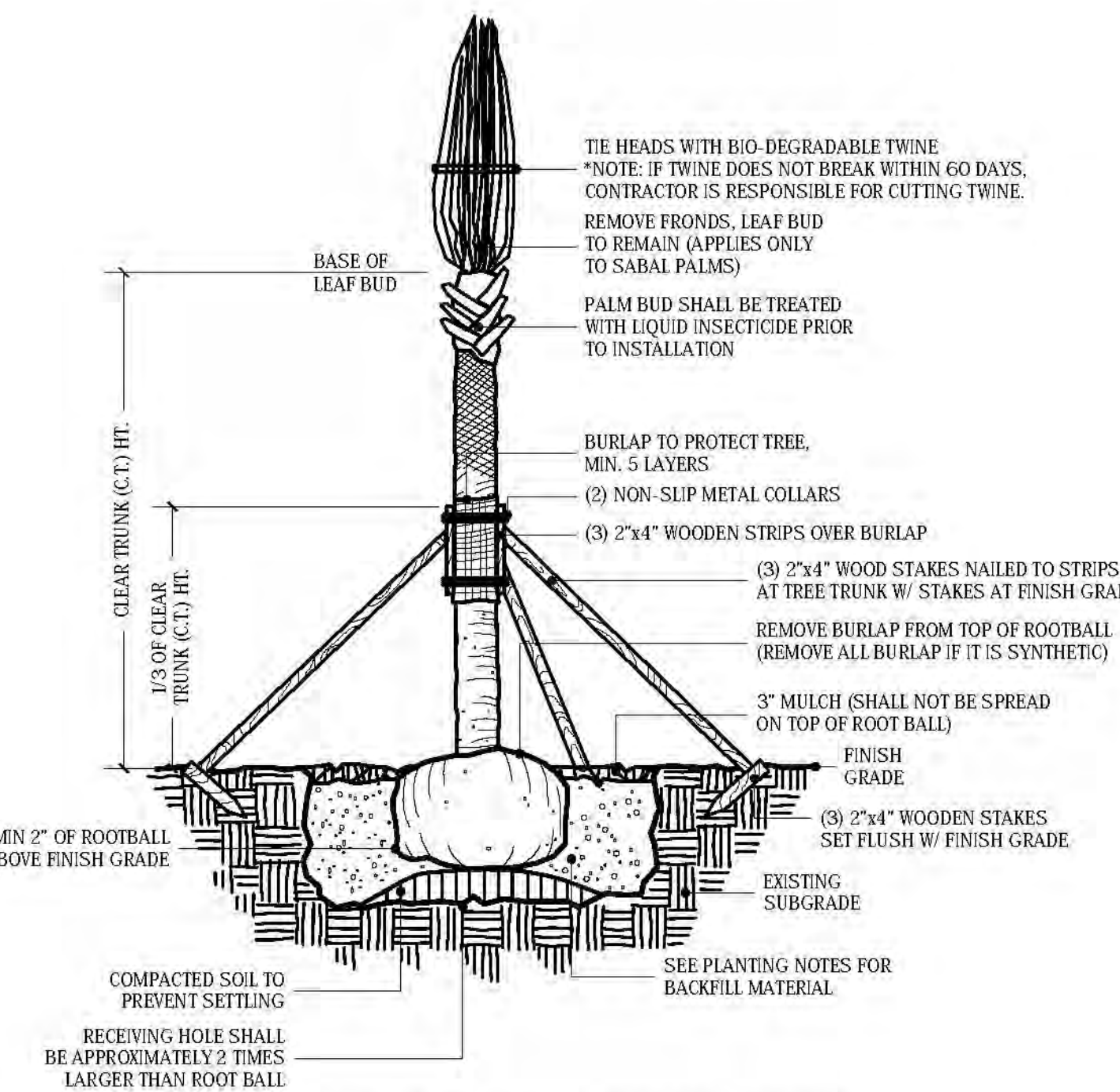
PLANT BED LAYOUT DETAIL

Not to Scale



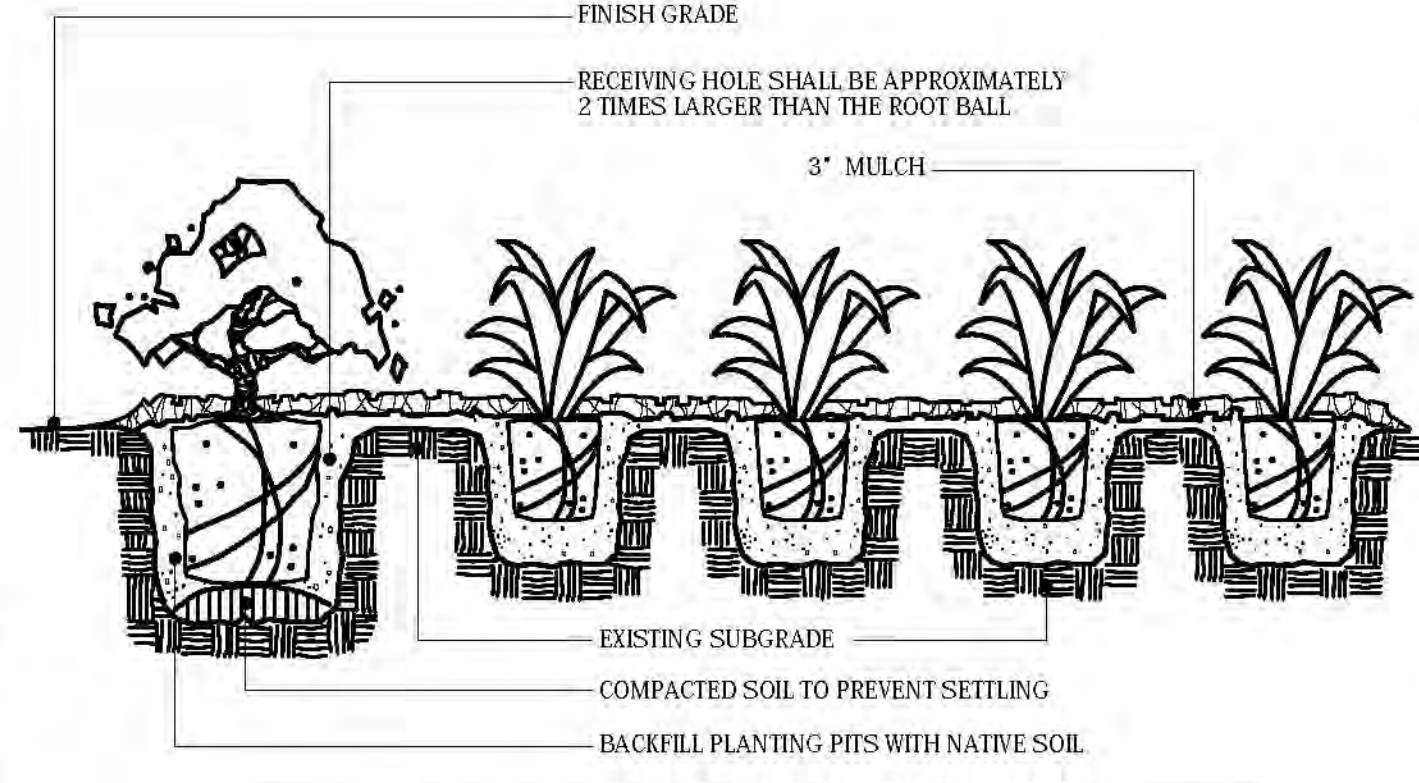
TREE PLANTING/STAKING DETAIL

Not to Scale



PALM TREE PLANTING/STAKING DETAIL

Not to Scale



NOTE: SHRUBS SHALL BE PLANTED A MINIMUM OF 1" & NO MORE THAN 2" ABOVE FINISH GRADE, DEPENDING UPON SITE CONDITIONS.

SHRUB/GROUND COVER PLANTING DETAIL

Not to Scale

PLANTING NOTES

1. All plant materials shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Plants 2nd ed. State Plant Board of Florida unless otherwise noted.
2. All plant beds shall be top dressed with 3" Grade "B" or better shredded recycled hardwood mulch.
3. Fertilizer shall conform with ANSI A-300 part 2 fertilization standard. Fertilizers for trees and shrubs shall have a ratio of 3:1:1 or 3:1:2. Fertilizers for palms shall have a ratio of 3:1:3. A minimum of 50% of the total nitrogen shall be water-insoluble. Fertilizers shall have a salt index of less than 50. Fertilizers shall be applied at a rate of 2-4 lbs. of nitrogen per 1,000 square feet per application, not to exceed 6 lbs. of nitrogen per 1,000 square feet annually.
4. Starter fertilizer shall be 6-0-6, 100% organic, with minor elements. This fertilizer shall have 40-50% of its total nitrogen in a water-insoluble form.
5. Lawn areas shall be treated with starter fertilizer applied at a rate of one (1) pound per 1,000 square feet.
6. Methods of tree planting and staking indicated on the drawings shall be followed. The Landscape Contractor shall be held liable for any damages caused to trees by improper staking methods, (or absence of staking) and is responsible for uprighting and replanting trees which are blown over.
7. Apply pre-emergent granular or spray application to all plant beds and turf areas after completion of landscape installation (after installation of mulch). Use product labeled for landscape application. (Follow manufacturer's recommended rates of application).
8. In the event of a discrepancy between drawings and the plant schedule, the drawings shall prevail.
9. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of work. The contractor is responsible for repairing all damage to utilities.

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

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



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Landscape Specs & Details

VOTI Phase 1-A

920 S. Tamiami Trail, Venice FL

"Enhancing Community through PLACE CREATION"

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Bradley A. Smith
LA #764



Sheet Number

L-3

5 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:

(l) 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 landscape 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 (l) • 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.

LANDSCAPE CALCULATIONS: Village On The Lake, Phase I-A

PROPERTY LINE BUFFERS:

(See 06-00272 (See 06-045))
(This table shows 50' wide, 50% or more parking spaces between building and first adjacent property line/adjacent side of lot or street.)

Length of Buffers (Feet) <small>(per individual lot or Parcel)</small>	No. of Trees REQUIRED <small>(1 Tree per 50' linear ft. of Property Line)</small>	No. of Trees PROVIDED
1. Emmanuel Lutheran Church "Special Exception" Parcel	Special exception parcel	Special exception parcel
2. Indiana Park Condo	189	4
3. Grace United Methodist Church	586	12

Vehicular Use ROW Buffers

(See 06-00272 and Vehicle Use Overlay District Area 06-122 (06-045))

Length of Buffers (Feet) <small>(per individual lot or Parcel)</small>	1 Tree per 20' Linear Ft. <small>(per individual lot or Parcel)</small>	No. of Trees PROVIDED
US41 (North) - "Special Exception"	345	18
US41 (South) - "1 Tree per 20' ft. (100') plus 3' high ridge"	196	10

Vehicular Use ROW Buffers

(See 06-00272 and Vehicle Use Overlay District Area 06-122 (06-045))

Length of Buffers (Feet) <small>(per individual lot or Parcel)</small>	1 Tree per 50' Linear Ft. <small>(per individual lot or Parcel)</small>	No. of Trees PROVIDED
Plaza Mayor	476	10
Avenida del Ciro	114	2

Project Areas

Area (sq. ft.) <small>(See 06-0450)</small>	1 Tree per 2,000 sq. ft. REQUIRED <small>(1 Tree per 2,000 sq. ft. of Project Area)</small>	No. of Trees PROVIDED <small>(Total provided, not exceed trees req'd)</small>
Emmanuel Lutheran Church Add-on	70,224	35
Skilled Nursing Facility (SNF)	122,000	61
Independent Living (Emmanuel Terrace)	145,200	74
TOTAL:	337,504	169

Interior Landscaping Areas

(See 06-0450). All interior parking spaces, interior courts and covered area building. (Vehicular areas under parking structures are not included in landscaping calculations.)

Area (sq. ft.) <small>(See 06-0450)</small>	Number of Parking Spaces <small>(per individual lot or Parcel)</small>	Vehicular Use Area (sq. ft.)	LANDSCAPE AREA <small>(1 Tree per 2,000 sq. ft. of Project Area)</small>	Trees REQUIRED <small>(1 Tree per 1,000 sq. ft. of landscape area)</small>
Emmanuel Lutheran Church Add-on	90	26,422	1,423	15
Skilled Nursing Facility (SNF) (32' under structure parking spaces not included in total)	15	21,762	615	7
Independent Living (Emmanuel Terrace) (32' under structure parking spaces not included in total)	57	20,280	975	10
TOTAL:	162	68,464	3,013	32

(Trees required for Interior Landscaping Areas = 32 ft.)

1

[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 screening 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 54-558 (l) (b) of Sarasota County Code. The protected root zone of a tree 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.

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



Code Requirements

VOTI Phase 1-A

220 S Tamiami Trail Venice FL

Enhancing Community through PLACE CREATION®

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