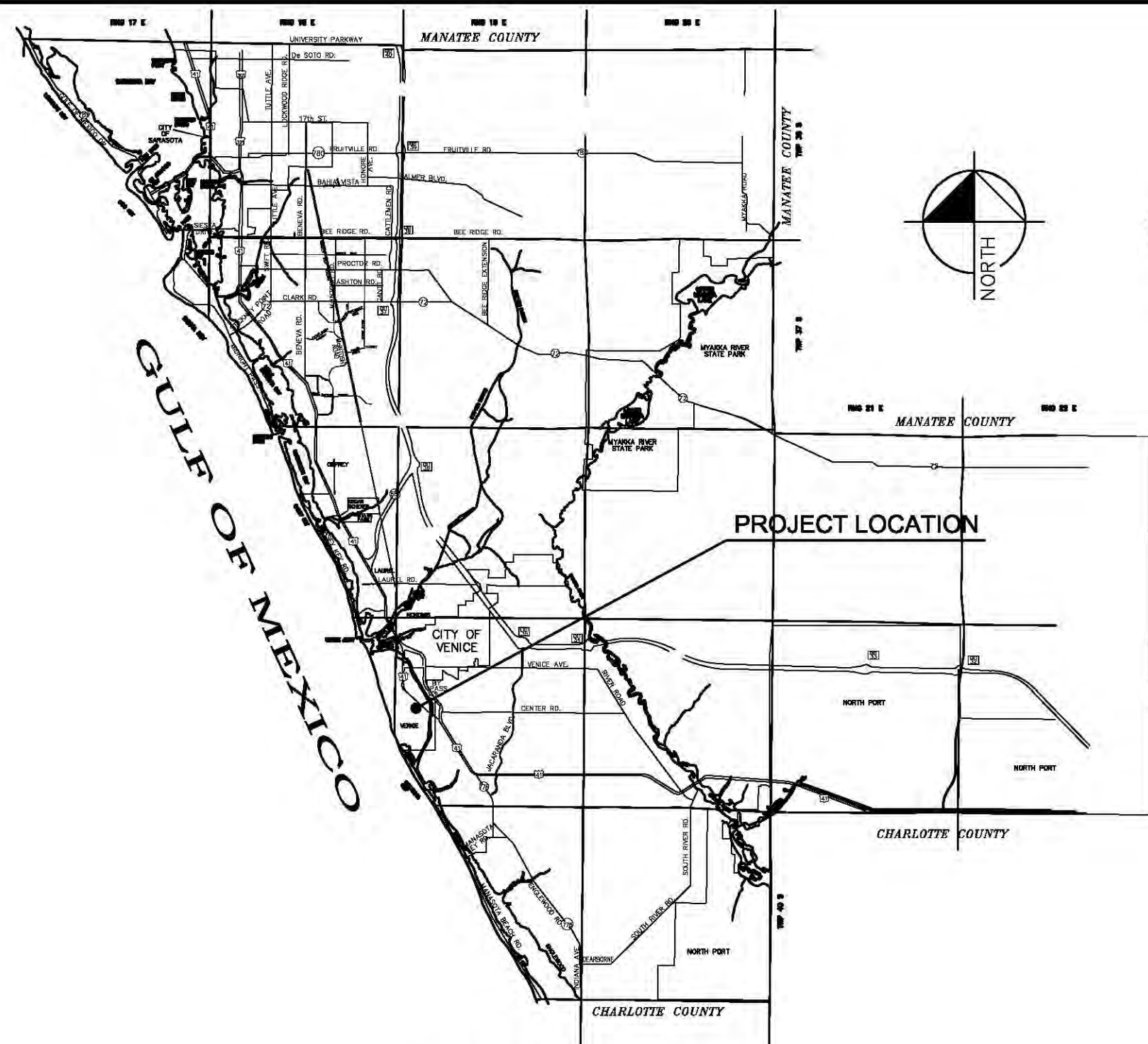


SITE AND DEVELOPMENT PLANS FOR VILLAGE ON THE ISLE (PHASE 1A)

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 TAMAMI TRAIL S.
VENICE, FLORIDA 34285
PH: 941-275-6705

OWNER : SW FLORIDA RETIREMENT CENTER INC.
900 TAMAMI 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

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

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

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

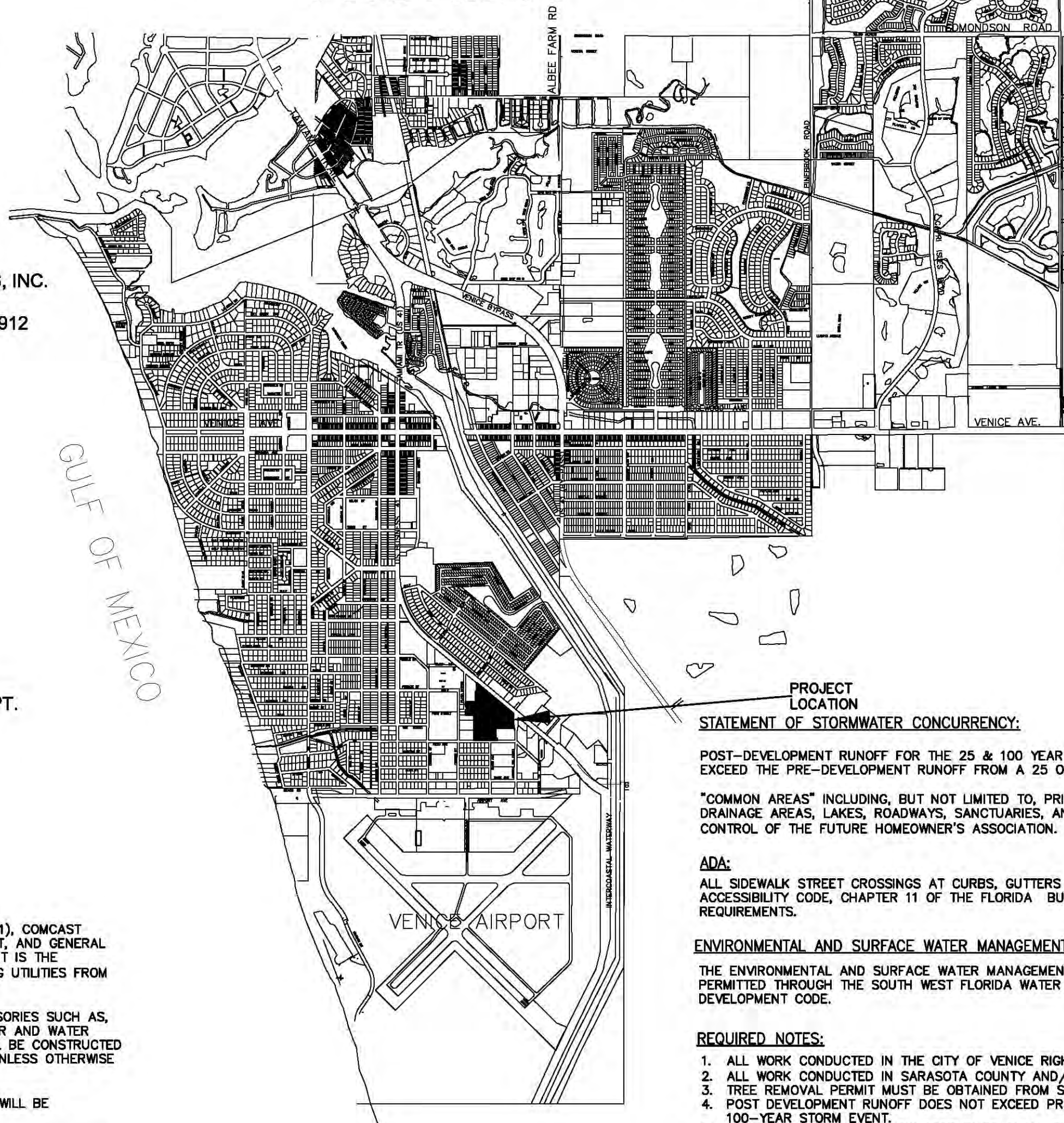
GAS:
TECO PEOPLES GAS
8261 VICO CT
FERRER GAS
SARASOTA, FL 34240
(941) 342-4020

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

GENERAL CONSTRUCTION NOTES:

- THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS PRIOR APPROVAL BY THE ENGINEER.
- ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
- 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).
- 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.
- 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.
- "CALL SUNSHINE STATE ONE-CALL OF FLORIDA" (811), COMCAST CABLE, F&L, CITY OF VENICE UTILITIES DEPARTMENT, AND GENERAL TELEPHONE COMPANY PRIOR TO EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
- 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.
- CLEARING, GRUBBING, STRIPPING, AND COMPACTION WILL BE REVIEWED BY THE ENGINEER PRIOR TO FILLING.
- 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.
- ALL IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE DETAILS.
- 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



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, GUTTERS 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.

REQUIRED NOTES:

- ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW PERMIT.
- ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
- TREE REMOVAL PERMIT MUST BE OBTAINED FROM SARASOTA COUNTY NATURAL RESOURCES DEPARTMENT.
- POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25 & 100-YEAR STORM EVENT.
- 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.
- CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
- ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
- 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 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.

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.

LAND USE CALCS:

PROP. AL UNITS (W/KITCHENETTES): 70 UNITS
PROP. SNF UNITS (W/OUT KITCHENS): 64 UNITS
PROPOSED AREA: 15.59± AC.
PROPOSED DENSITY (70/15.59): 4.49 UNITS/AC.
ALLOWABLE DENSITY: 30 UNITS/AC.

PROPOSED IL UNITS: 256 UNITS
PROPOSED AREA: 15.59± AC.
DENSITY: 16.42 UNITS/AC.
ALLOWABLE: 18 UNITS/AC.

DENSITY CALCS:
EX. AL UNITS (W/KITCHENETTES): 70 UNITS
EX. SNF UNITS (W/OUT KITCHENS): 60 UNITS
EXISTING AREA: 15.5± AC.
EXISTING DENSITY (70/15.5): 4.51 UNITS/AC.
ALLOWABLE DENSITY: 30 UNITS/AC.

EX. IL UNITS: 210 UNITS
PROPOSED AREA: 15.5± AC.
DENSITY: 13.55 UNITS/AC.
ALLOWABLE: 18 UNITS/AC.

MAXIMUM LOT COVERAGE BY BUILDINGS:

EXISTING CAMPUS: BUILDINGS: 124,966 SF
COVERED PARKING: 22,872 SF
PROPOSED BUILDINGS (INCREASE OF): 49,573 SF
PROPOSED COVERED PARKING (DECREASE OF): 10,072 SF

TOTAL CAMPUS (INCLUDING PHASE 1A): BUILDINGS: 174,559 SF
COVERED PARKING: 12,800 SF
COVERED PARKING (50%): 6,400 SF

TOTAL BUILDING COVERAGE (174,559+6400) = 180,959 SF = 4.15 AC.

TOTAL PROPERTY: 15.59 AC.
TOTAL COVERAGE: 4.15/15.59 = 26.6%
MAX. ALLOWABLE: 30%

TOTAL PROPERTY AREA:

VILLAGE ON THE ISLE = 15.59± AC.
(INCLUDING LAND SWAP)

PROPOSED LOT SPLIT FROM CHURCH TO VOTI = 0.50± AC.
PROPOSED LOT SPLIT FROM VOTI TO CHURCH = 0.41± AC.

PHASE 1A PROJECT AREA:

HEALTH CENTER (SNF) BUILDING AND VOTI PARKING IMPROVEMENTS = 2.69± AC.
INDEPENDENT LIVING BUILDING AND PARKING IMPROVEMENTS = 3.26± AC.
PHASE 1A TOTAL = 5.95± AC.

LAND USE DEVELOPMENT DATA:

HEALTH CENTER (SNF) AND INDEPENDENT LIVING BUILDINGS = 1.15± AC. 19.3%
NEW PAVEMENT / CONCRETE / WALKWAYS = 2.11± AC. 35.5%
PERVIOUS AREAS = 2.69± AC. 45.2%

TOTAL = 5.95± AC. 100%

FLOOR AREA RATIO (FAR):

TOTAL VOTI CAMPUS AREA = 15.59 AC. ±
= 679,100 SF

EXISTING CAMPUS

GROSS FLOOR AREA = 415,609 SF

PROPOSED PHASE 1A

GROSS FLOOR AREA = 189,334 SF

TOTAL (INCLUDING PHASE 1A)

GROSS FLOOR AREA = 604,943 SF

FAR = 604,943 SF / 679,100 SF = 0.89

ALLOWABLE FAR = 4.0 (PER COMPREHENSIVE PLAN POLICY 19.2.B)

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:

VOTI: INDEPENDENT LIVING UNITS (HOUSING FOR THE AGED - 1 SPACE PER DWELLING UNIT)
256 UNITS = 256 SPACES

ASSISTED LIVING UNITS (1 SPACE FOR EACH DWELLING UNIT W/KITCHENS)
70 UNITS = 70 SPACES

SKILLED NURSING FACILITY UNITS (1 SPACE FOR EVERY 4 BEDS)
64 UNITS = 64 BEDS = 16 SPACES

TOTAL VOTI REQUIRED = 342 SPACES (PER LDC)

PROVIDED PARKING (PHASE 1A):

EXISTING PARKING: VOTI: 338 SPACES
PROPOSED PARKING: VOTI: 270 SPACES

BUILDING ZONING HEIGHT:

EXISTING MATTHEW HALL
ZONING H = TOP ELEV. ○ PARAPET - (18" + AVG. CROWN OF ADJACENT ROAD)
= 80.63' - 17.58'(1) = 63.05'
PROPOSED HEALTH CENTER/SNF
ZONING H = PEAK ELEV. - (18" + AVG. CROWN OF ADJACENT ROAD)
= 74.02' - 18.90'(2) = 55.12' < 63.05'
PROPOSED IL BLDG.
ZONING H = PEAK ELEV. - (18" + AVG. CROWN OF ADJACENT ROAD)
= 80.63' - 17.71'(3) = 62.92' < 63.05'

(1) AVERAGE ADJACENT CENTERLINE GRADES: (15.71' + 16.13' + 16.41' + 16.07')/4 = 16.08' + 1.5' = 17.58'
(2) AVERAGE ADJACENT CENTERLINE GRADES: (17.63' + 17.46' + 17.40' + 17.35' + 17.31' + 17.23')/6 = 17.40' + 1.5' = 18.90'
(3) AVERAGE ADJACENT CENTERLINE GRADES: (16.41' + 16.07' + 16.38' + 16.01')/4 = 16.21' + 1.5' = 17.71'

BUILDING SETBACKS:

FRONT (ALONG US-41) 15.0' MAX. (5)
FRONT (ALONG AVENIDA DEL CIRCO) 31.5' (1)
FRONT (ALONG PLAZA MAYOR) 30.0' (2)

SIDE (FOR HEALTH CENTER BLDG.) 15.0' (3)
SIDE (FOR IL BLDGS.) 17.0' (4)

FOR BLDGS. ABOVE 35'

(1) THE GREATER OF 1/4 OR 30': 1/4 = 1/4(62.9') = 31.5' > 30'
(2) THE GREATER OF 1/4 OR 30': 1/4 = 1/4(55.1') = 27.6' < 30'
(3) 10' + (H' - 35')/4: 10' + (55.1' - 35')/4 = 15'
(4) 10' + (H' - 35')/4: 10' + (62.9' - 35')/4 = 17'
(5) AS REQUIRED BY VENETIAN URBAN DESIGN DISTRICT

BUILDING DEFINITION:

ARCHITECTURAL FLOOR PLANS AND DEFINITIONS ARE PROVIDED BY ARCHITECT UNDER SEPARATE COVER.

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 (o).

FEMA DESIGNATION:

THE PROJECT AREA IS LOCATED WITHIN ZONES X AND AE(EL. 15.9 NAVD88) PER FEMA MAP NO. 12115C0333F AND 12115C0329F. ALL HABITABLE FINISHED FLOOR ELEVATIONS SHALL BE CONSTRUCTED ABOVE THE 100 YEAR FLOOD LEVEL.

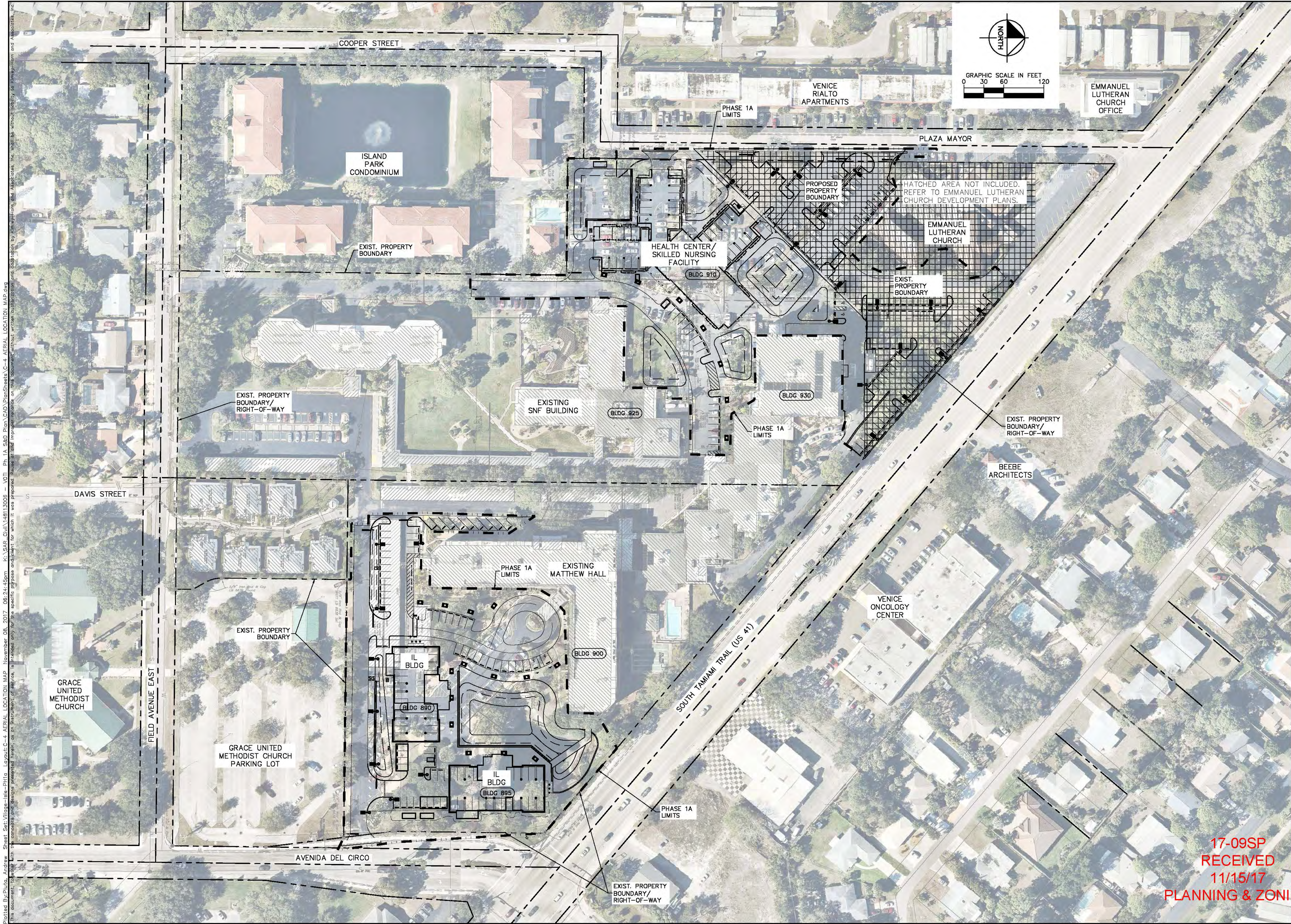
STATEMENT OF OWNERSHIP AND UNIFIED CONTROL:

CURRENT OWNER: SW FLORIDA RETIREMENT CENTER, INC.

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:



VILLAGE ON THE ISLE
(PHASE 1A)

FLORIDA

SARASOTA COUNTY

AERIAL LOCATION
MAP

DATE
OCTOBER 2017

SCALE
AS SHOWN

DESIGNED BY
KHA

DRAWN BY
KHA

CHECKED BY
KHA

LICENSED PROFESSIONAL
DEN L. PAQUET, P.E.

FLORIDA LICENSE NUMBER
59916

DATE
10/15/17

Kimley»Horn

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000698

REVISIONS

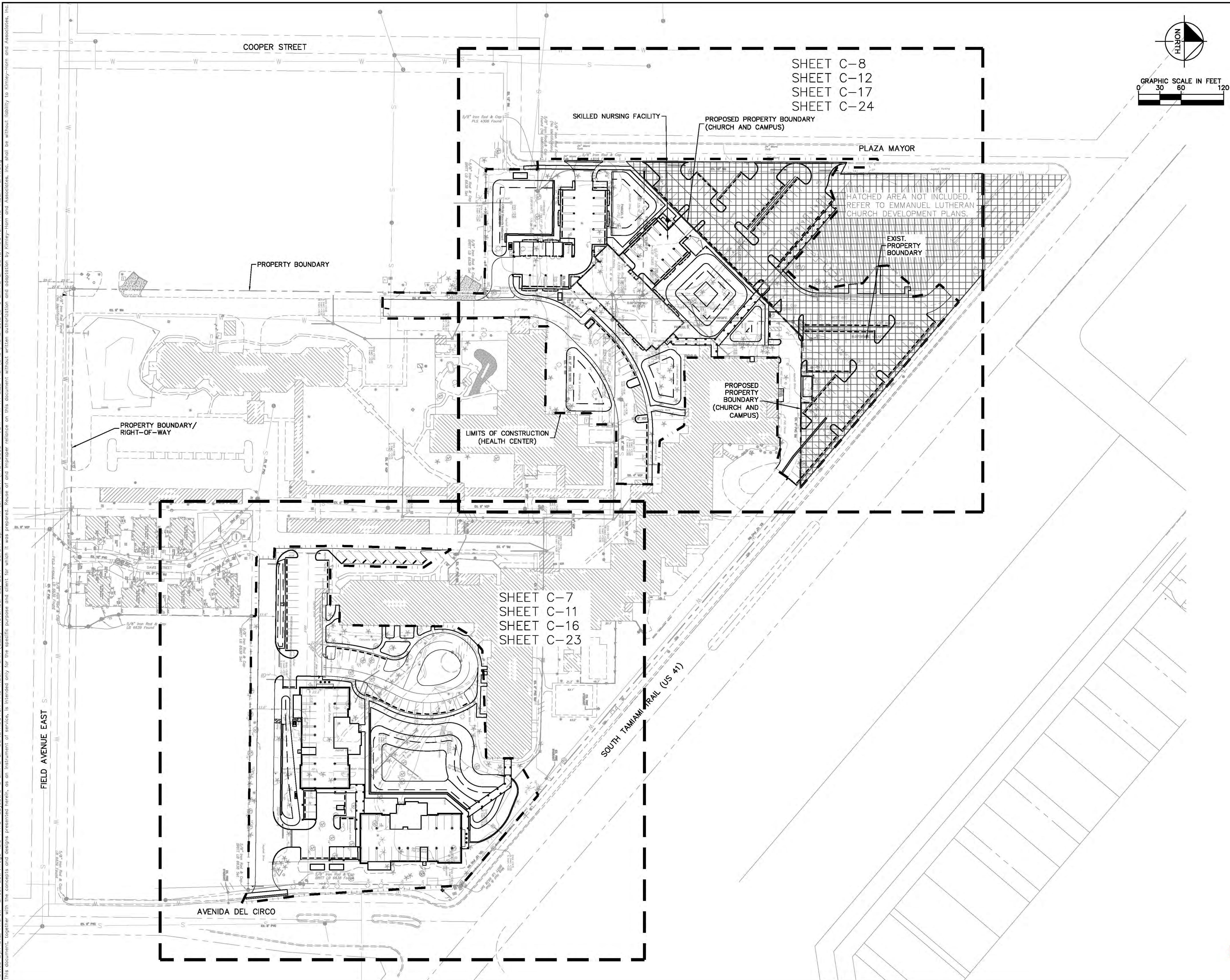
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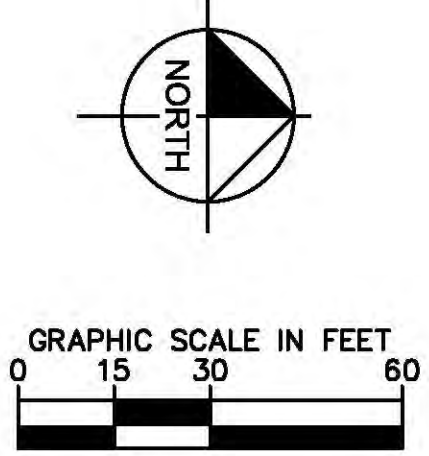
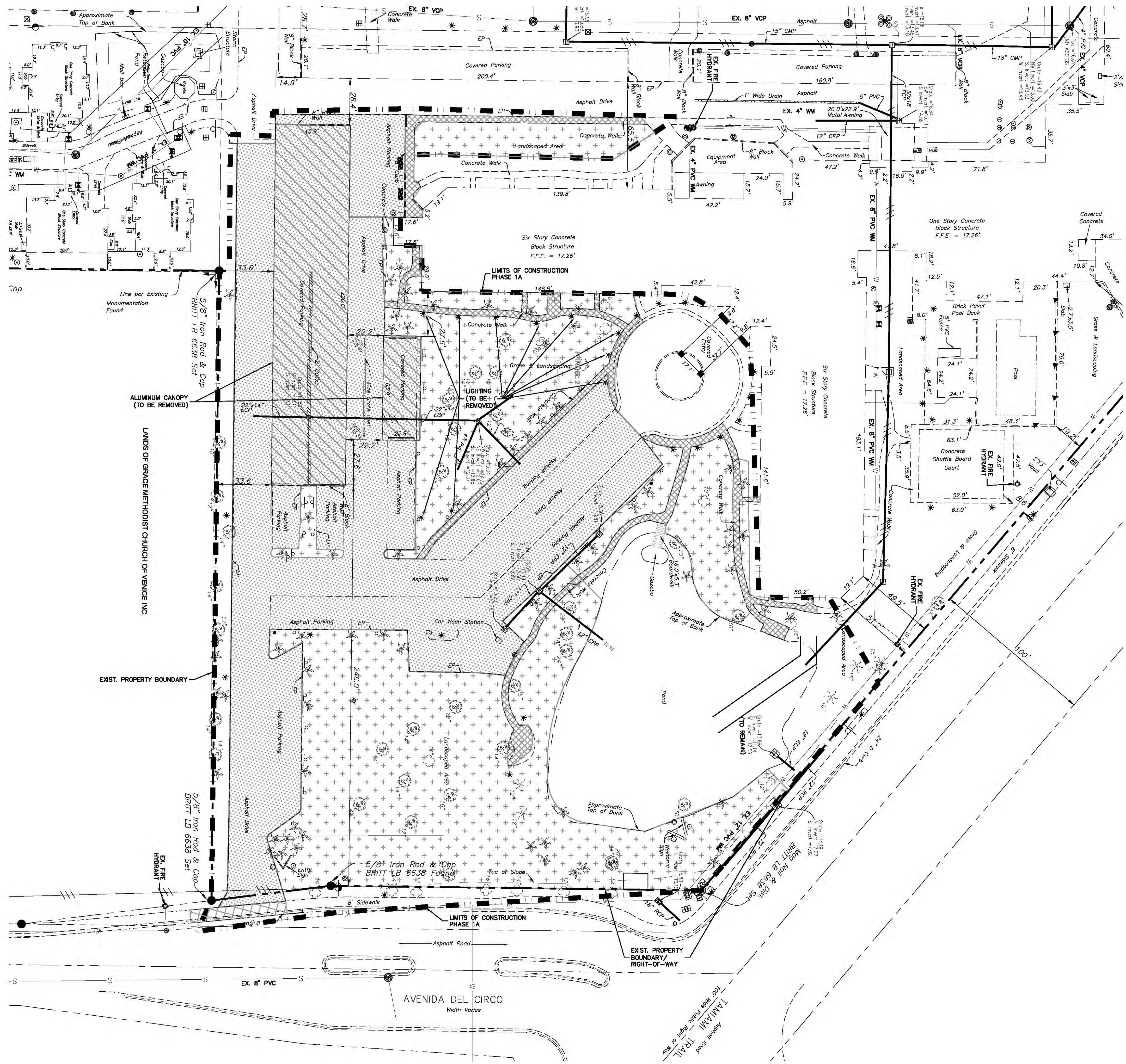
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SHEET NUMBER
C4



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11/15/17
PLANNING & ZONING

Plotted By: Streishner, Josh Sheet Set: Village-Isle-BH10 Layout: C-7 DEMOLITION PLAN (INDEPENDENT LIVING) November 02, 2017 11:38:12am K:\sdr-sdr\148113006 - wsl.ph To add plan/CAD plansheets C-7 DEMOLITION PLAN (INDEPENDENT LIVING).dwg
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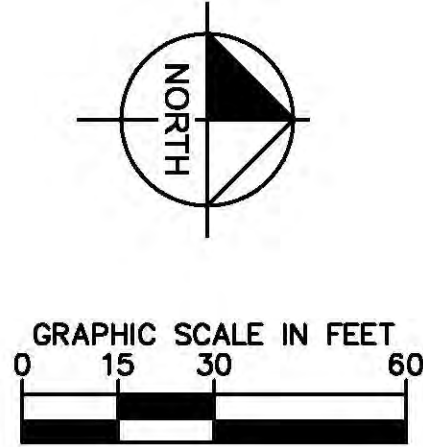
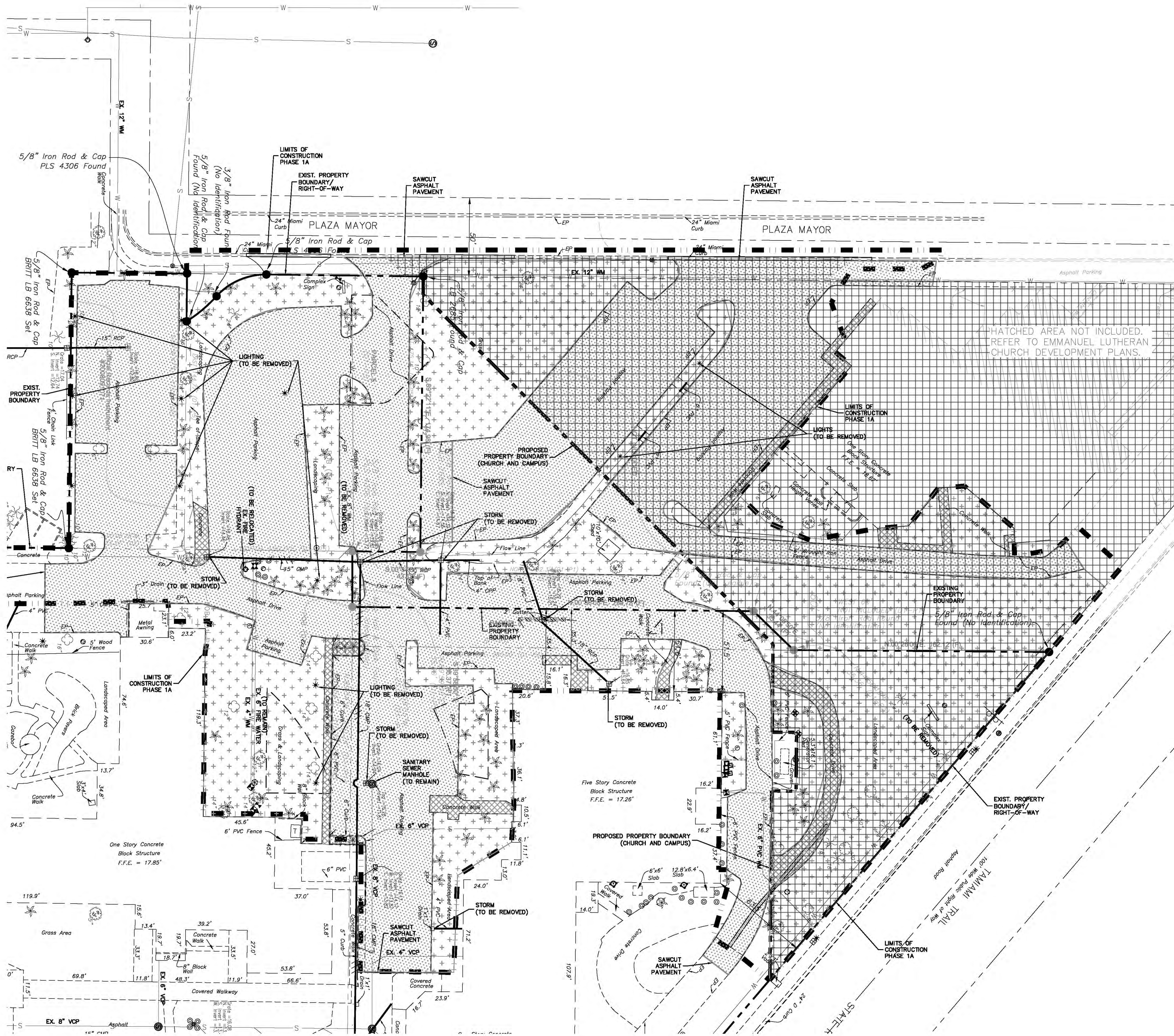
DEMOLITION LEGEND	
	CONCRETE TO BE DEMO 5,607 S.F.
	ASPHALT TO BE DEMO 51,062 S.F.
	BUILDING TO BE DEMO 11,529 S.F.
	LIMITS OF CLEARING AND GRUBBING

- NOTES:
1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATION PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
 2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.

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VILLAGE ON THE ISLE (PHASE 1A)		SARASOTA COUNTY		FLORIDA
DEMOLITION PLAN (INDEPENDENT LIVING)		KHA PROJECT 148113006		LICENSED PROFESSIONAL
		DATE OCTOBER 2017		DEAN L. PAQUET, P.E.
		SCALE AS SHOWN		FLORIDA LICENSE NUMBER 59916
		DESIGNED BY KHA		WWW.KIMLEY-HORN.COM CA 00000696
		DRAWN BY KHA		PHONE: 941-379-7600
		CHECKED BY KHA		1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
				REVISIONS
				DATE
				BY

Plotted By: Plus, Andrew Sheet Set: Village-Isle-Ph1a Layout: C-B DEMOLITION PLAN (HEALTH CENTER/PHASE 1A) November 08, 2017 08:35:45pm K:\SAR CIVIL\148113006 - VOTI Ph 1A S&B Plan CAD\PlanSheets\C-B DEMOLITION PLAN (HEALTH CENTER).dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



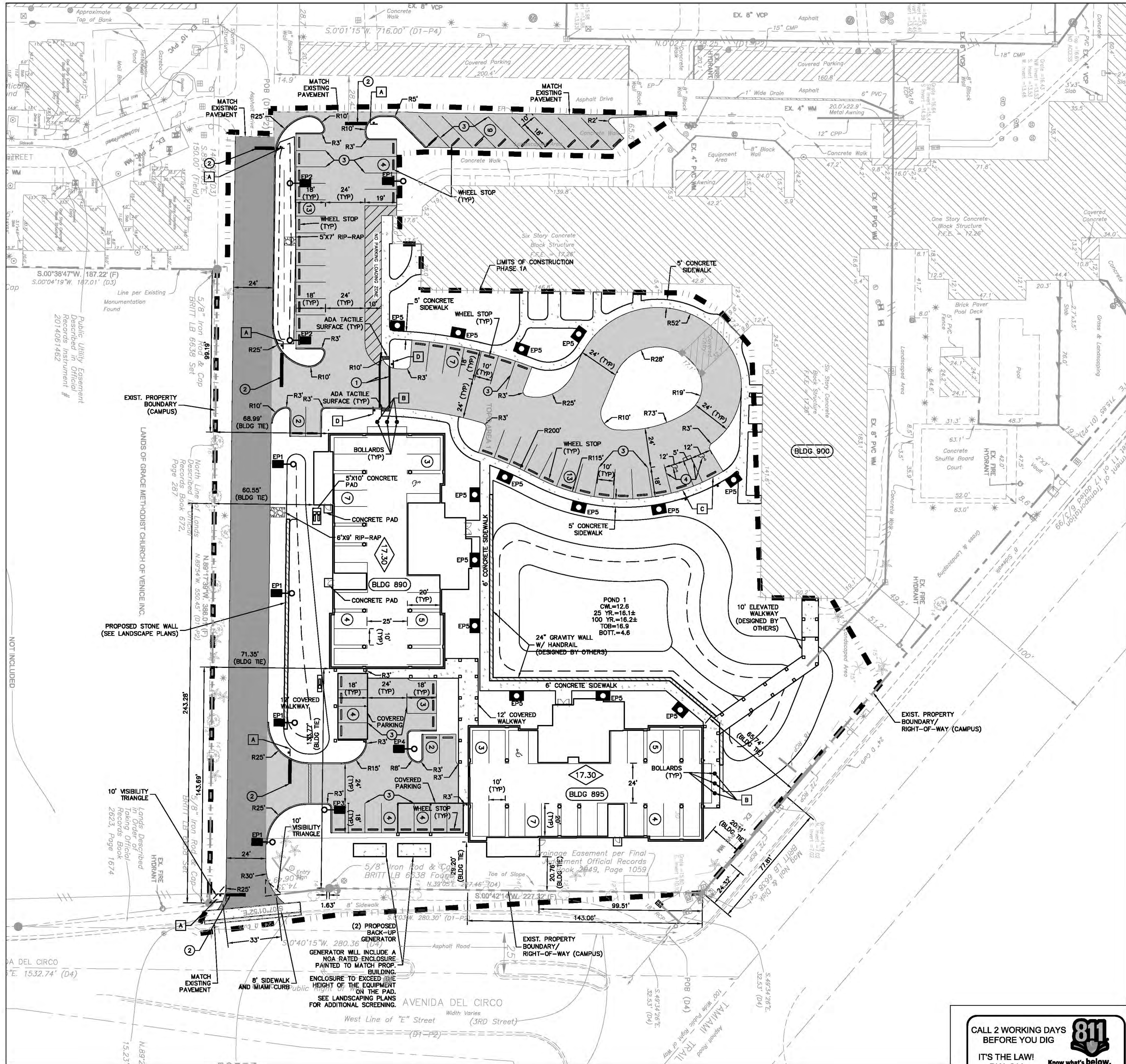
DEMOLITION LEGEND

	CONCRETE TO BE DEMO 5766 S.F.
	ASPHALT TO BE DEMO 100921 S.F.
	BUILDING TO BE DEMO 0.0 S.F.
	LIMITS OF CLEARING AND GRUBBING

- NOTES:
1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATION PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
 2. THIS DEMOLITION PLAN IS BASE ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.

17-09SP
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PLANNING & ZONING

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KHA PROJECT 148113006 DATE OCTOBER 2017 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA		LICENSED PROFESSIONAL DEAN L. PAQUET, P.E. FLORIDA LICENSE NUMBER 59916 DATE: _____	
VILLAGE ON THE ISLE (PHASE 1A)		DEMOLITION PLAN (HEALTH CENTER)	
SARASOTA COUNTY FLORIDA		SHEET NUMBER C-8	



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.

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

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.

LIGHT FIXTURE TABLE

KEY	DESCRIPTION	MANUFACTURER	MODEL	MOUNTING
EP1	SINGLE-HEAD POLE MOUNTED LUMINAIRE WITH TYPE 3 DISTRIBUTION AND HOSE SIDE SHIELD	MCGRAW-EDISON	#TLM-F04-LED-E1-SL3-XX-DIM-HSS	POLE +15' OAH
EP2	SINGLE-HEAD POLE MOUNTED LUMINAIRE WITH TYPE 5 EXTRA WIDE DISTRIBUTION	MCGRAW-EDISON	#TLM-F04-LED-E1-SXQ-XX-DIM	POLE +15' OAH
EP3	SINGLE-HEAD POLE MOUNTED LUMINAIRE WITH TYPE 4 DISTRIBUTION AND INTERNAL BATTERY PACK	MCGRAW-EDISON	#TLM-F04-LED-E1-SL4-XX-DIM-ICP	POLE +15' OAH
EP4	SINGLE-HEAD POLE MOUNTED LUMINAIRE WITH TYPE 5 DISTRIBUTION	MCGRAW-EDISON	#TLM-F04-LED-E1-SMQ-XX-DIM	POLE +15' OAH
EP5	EXTERIOR PEDESTAL POST TOP LIGHT WITH TYPE 4 DISTRIBUTION AND HOSE SIDE SHIELD	INVUE	#ECM-F03-LED-E1-SL4-SO-BL-XX-8030-DIM-HSS-VA G154-XX	POLE +12' OAH

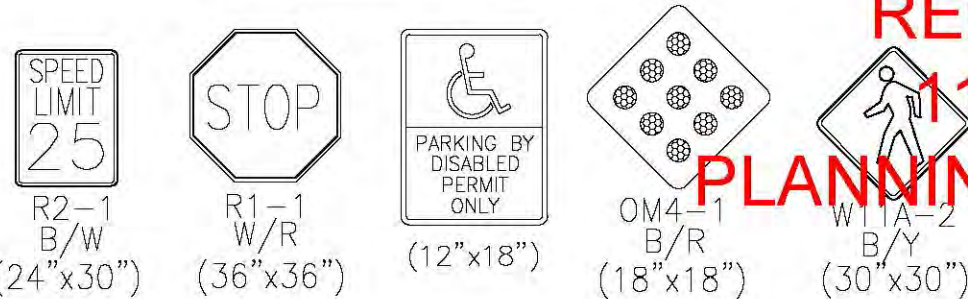
SIGNING & PAVEMENT MARKING NOTES

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. 17346 AND AS PER SECTION 706 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", DM-1) |
| 3 | 4" WIDE SOLID WHITE LINE | C | HANDICAP PARKING SIGN AND POST (R7-8) |
| 4 | 4" WIDE SOLID BLUE LINE | D | PEDESTRIAN CROSSING SIGN AND POST (W11A-2) |

LEGEND



CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Know what's below. Call before you dig.

Kimley»Horn

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 0000696

LICENSED PROFESSIONAL

DEAN L. PAQUET, P.E.
FLORIDA LICENSE NUMBER
59916

KHA PROJECT
148113006

DATE
OCTOBER 2017

SCALE
AS SHOWN

DESIGNED BY
KHA

DRAWN BY
KHA

CHECKED BY
KHA

DATE

**SITE PLAN
(INDEPENDENT LIVING)**

**VILLAGE ON THE ISLE
(PHASE 1A)**

SHEET NUMBER
C-11

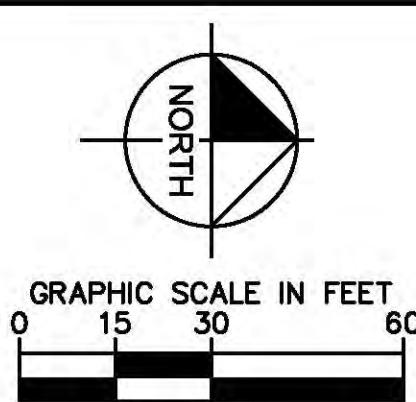
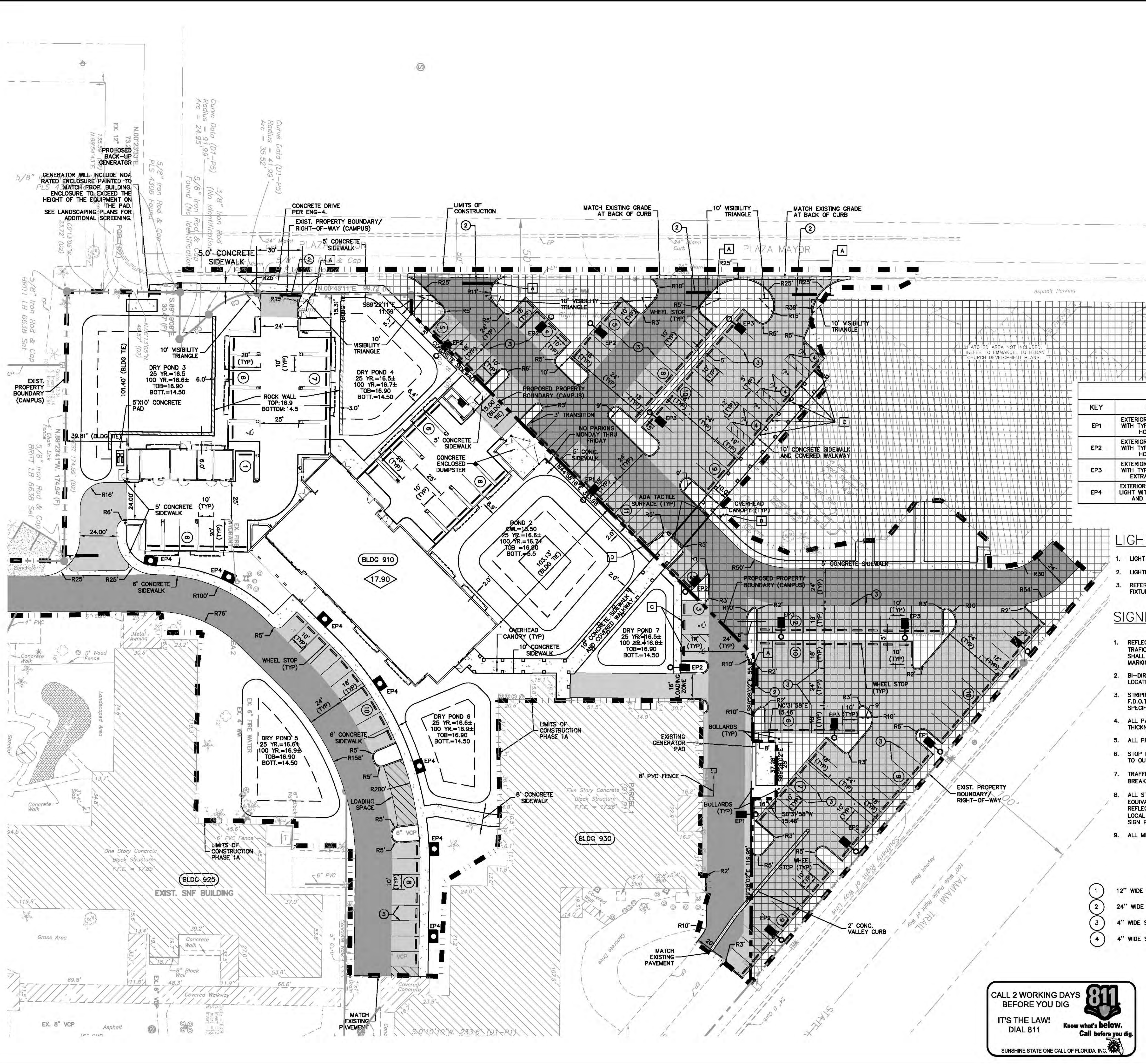
FLORIDA

SARASOTA COUNTY

REVISIONS

DATE

BY



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

- 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

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-S0-BL-XX-8030-DIM-HSS-VA6154-XX	POLE +12' OAH

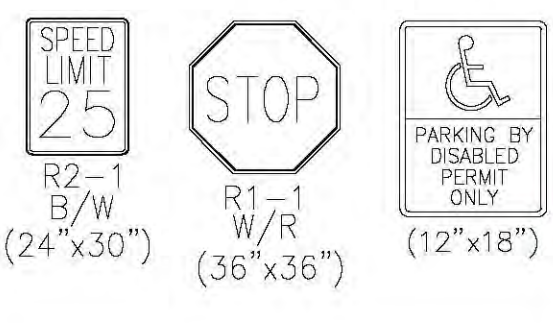
- LIGHTING NOTES:**
- LIGHT FIXTURES AND POLES AS NOTED ON PLAN SHEET AND TABLE.
 - LIGHTING DESIGN TO ADDRESS THE REQUIREMENTS NOTED IN SECTION 85-411 (4) OF THE LDC.
 - REFER TO MEP PLANS FOR FINAL LOCATIONS OF LIGHT POLES AND FOR ADDITIONAL POLE AND FIXTURE DETAILS AND NOTES.

- SIGNING & PAVEMENT MARKING NOTES**
- 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 MO. 17352. ALL R.P.M.'S SHALL BE INSTALLED WITH BITUMINOUS ADHESIVE AND SHALL NOT BE INSTALLED ON THERMOPLASTIC MARKINGS AND STRIPING.
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 - STRIPING AND SIGNAGE SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE F.D.O.T. STANDARD INDEX NO. 17346 AND AS PER SECTION 700, 706 AND 711 OF THE F.D.O.T. STANDARD SPECIFICATIONS EXCEPT THOSE PARTS PERTAINING TO METHOD OF MEASUREMENT AND BASIS OF PAYMENT.
 - ALL PAVEMENT MARKINGS AND TRAFFIC STRIPING SHALL BE ALKYL THERMOPLASTIC, 90 MILS MINIMUM THICKNESS. PARKING STALLS SHALL BE PAINT.
 - ALL PROPOSED SIGNS SHALL BE DESIGNED FOR 80 M.P.H. WIND LOADING.
 - STOP LINES 2 AND CROSSWALKS 1 SHALL BE SEPARATED BY A DISTANCE OF 48", MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
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 - ALL MEDIAN BULL NOSES SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT.

SIGNAGE & PAVEMENT MARKING LEGEND

- | | | | |
|---|--|---|--|
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| 3 | 4" WIDE SOLID WHITE LINE | C | HANDICAP PARKING SIGN AND POST (R7-B) |
| 4 | 4" WIDE SOLID BLUE LINE | D | PEDESTRIAN CROSSING SIGN AND POST (W11A-2) |

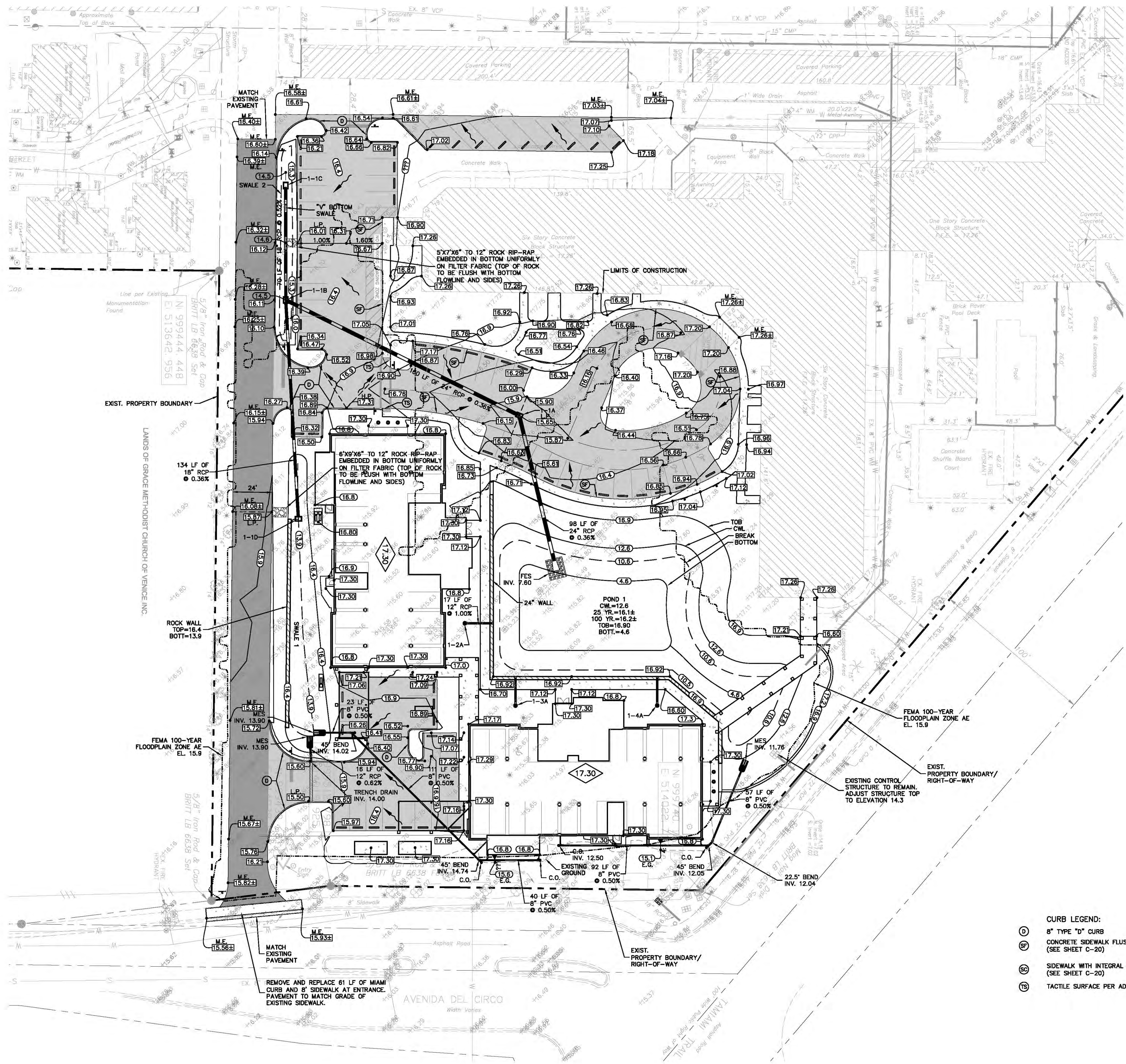
LEGEND

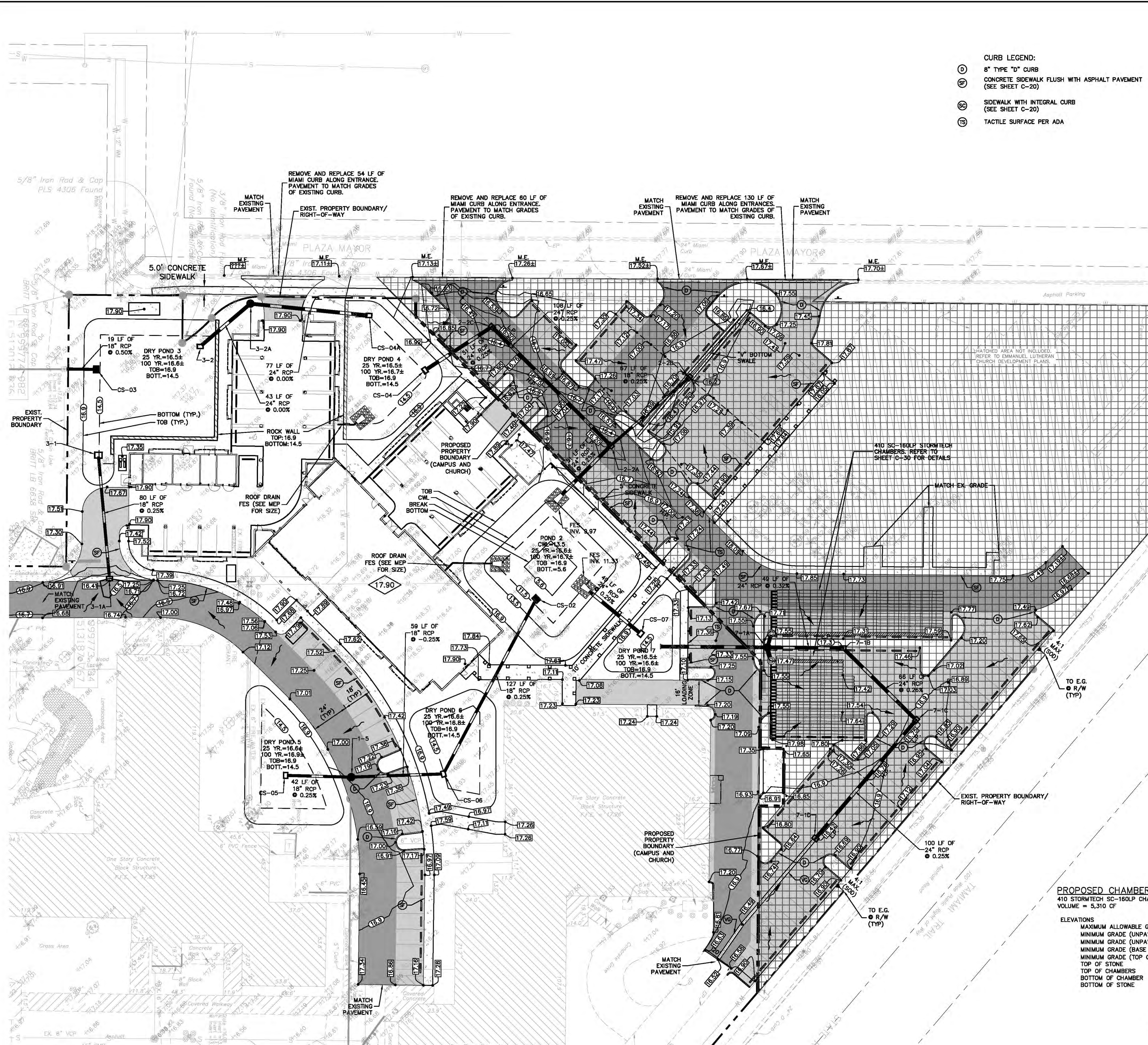


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Know what's below. Call before you dig.
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17-09SP
RECEIVED
11/15/17
PLANNING & ZONING
C-12

Plotted By: PUG, Andrew Sheet Set: Village-Isle-PH1a Layout: C-16 PAVING GRADING AND DRAINAGE PLAN (INDEPENDENT LIVING) November 09, 2017 01:47:16pm K:\SAR-Civil\148113006 - VOI - PH 1A S&D Plan\CAD\PlanSheets\C-16 PAVING GRADING AND DRAINAGE PLAN (INDEPENDENT LIVING).dwg
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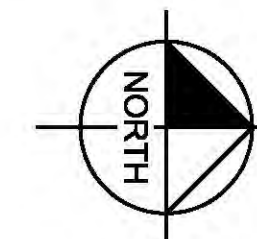




PROPOSED CHAMBER SYSTEMS
410 STORMTECH SC-160LP CHAMBERS
VOLUME = 5,310 CF

ELEVATIONS	
MAXIMUM ALLOWABLE GRADE	= 26.10
MINIMUM GRADE (UNPAVED W/ TRAFFIC)	= 17.77
MINIMUM GRADE (UNPAVED W/ NO TRAFFIC)	= 17.27
MINIMUM GRADE (BASE OF FLEXIBLE PAVEMENT)	= 17.27
MINIMUM GRADE (TOP OF CONCRETE PAVEMENT)	= 17.27
TOP OF STONE	= 16.60
TOP OF CHAMBERS	= 16.10
BOTTOM OF CHAMBER	= 15.10
BOTTOM OF STONE	= 14.75

ELEVATION INFORMATION SHOWN ON THESE PLANS IS BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
CONVERSION FACTOR : NAVD 88 +1.13 FT = NGVD 1929



GRAPHIC SCALE IN FEET

A horizontal scale bar with four segments. The first segment (0 to 15 feet) is white. The second segment (15 to 30 feet) is black. The third segment (30 to 45 feet) is white. The fourth segment (45 to 60 feet) is black. The segments are labeled 0, 15, 30, and 60 at their respective positions.

NOTES:

1. EXISTING ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
2. FINISHED PAD GRADE TO BE 9" BELOW FINISH FLOOR ELEVATION.
3. ALL BACK OF CURB RADII ARE 25', UNLESS OTHERWISE NOTED.
4. ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAILS PER F.D.O.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


-OSMW JURISDICTIONAL LINE


**-MINIMUM FINISH
FLOOR ELEVATION**


-PROPOSED PAVEMENT ELEVATION


-PROPOSED GROUND ELEVATION

-EXISTING GROUND ELEVATION

TOB
-TOP OF BANK

CWL
-CONTROL WATER LEVEL

FWL
-FLOOD WATER LEVEL

SHWL
-SEASONAL HIGH WATER LEVEL

L.M.E.
-LAKE MAINTENANCE EASEMENT

E.O.
-EXISTING GROUND

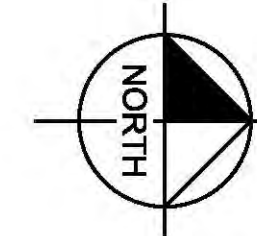
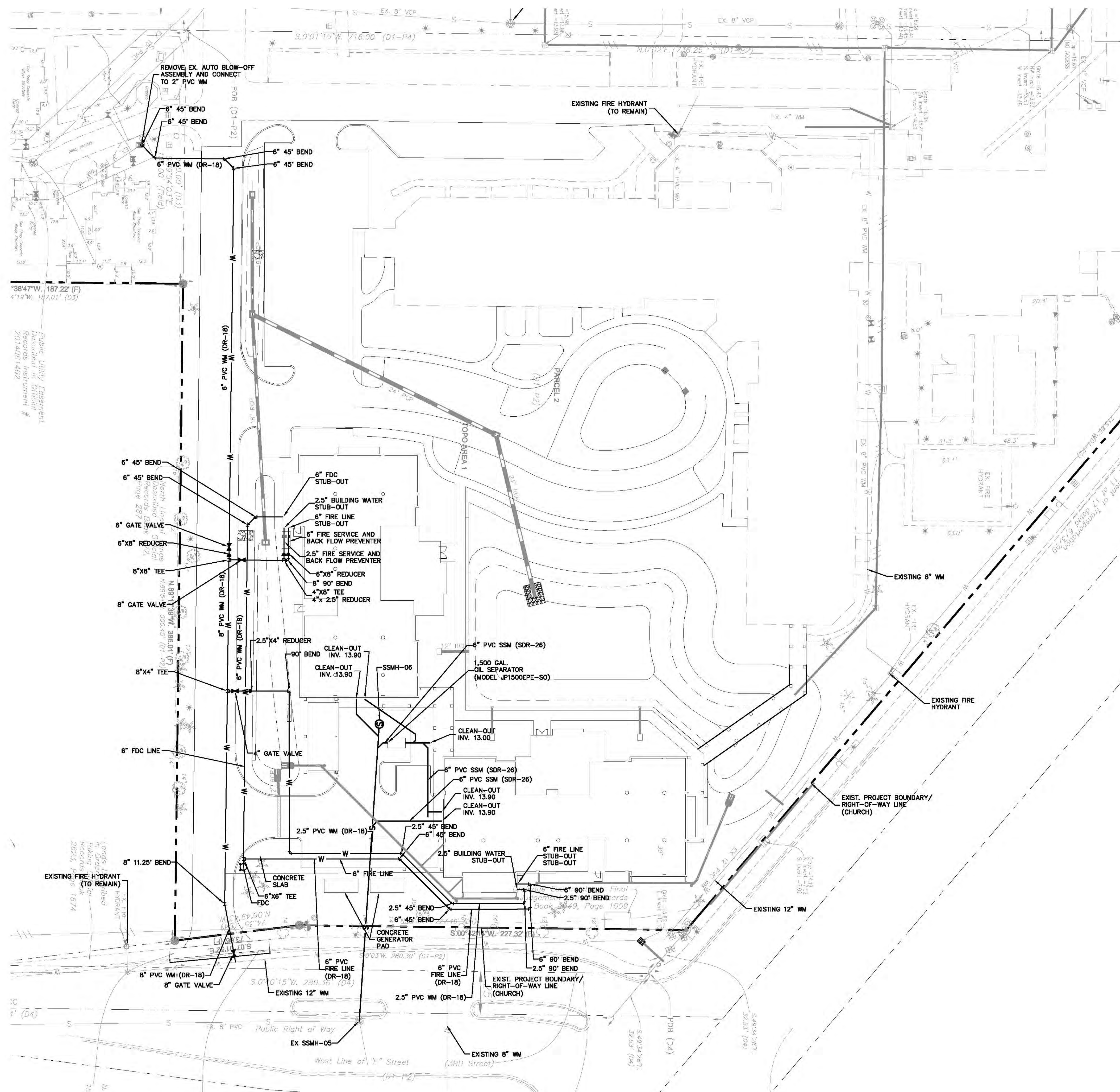
H.P.
-HIGH POINT

L.P.
-LOW POINT

C.S.
-CONTROL STRUCTURE

1-5 4FT DIA JUNCTION BOX RIM: 16.94 INV IN: 11.35 (S) INV OUT: 11.35 (N) INV OUT: 13.82 (E)	7-1A 4FT DIA JUNCTION BOX RIM: 17.46 INV IN: 11.62 (E) INV IN: 11.62 (W) INV IN: 11.62 (N) INV OUT: 11.62 (S)
2-2A FDOT TYPE C INLET RIM: 16.20 INV IN: 10.10 (NW) INV IN: 10.10 (SW) INV OUT: 10.10 (SE)	7-1B FDOT TYPE C INLET RIM: 17.27 INV IN: 11.78 (NE) INV OUT: 11.78 (S)
2-2B FDOT TYPE C INLET RIM: 16.20 INV OUT: 10.27 (SE)	7-1C FDOT TYPE C INLET RIM: 16.75 INV IN: 11.95 (SE) INV OUT: 11.95 (SW)
2-2C FDOT TYPE C INLET RIM: 16.20 INV IN: 10.37 (SE) INV OUT: 10.37 (NE)	7-1D FDOT TYPE C INLET RIM: 16.42 INV OUT: 12.20 (NW)
3-1 FDOT TYPE C INLET RIM: 16.13 INV IN: 12.92 (E)	CS-02 Small Control Structure RIM: 16.70 INV OUT: 11.82 (SE)
3-1A FDOT TYPE C INLET RIM: 16.33 INV OUT: 13.12 (W)	CS-03 Small Control Structure RIM: 16.90 INV OUT: 12.84 (S)
3-2 FDOT TYPE C INLET RIM: 16.60 INV OUT: 10.70 (NW)	CS-04 FDOT TYPE C INLET RIM: 16.70 INV OUT: 10.50 (NW)
3-2A 4FT DIA JUNCTION BOX RIM: 17.38 INV IN: 10.70 (S) INV OUT: 10.70 (N)	CS-04A FDOT TYPE C INLET RIM: 16.70 INV IN: 10.70 (S)

17-09SP
TYPE C INLET
16.70
UT 11.47 (SW)
RECEIVED
11/15/17



GRAPHIC SCALE IN FEET

A horizontal scale bar with four segments. The first segment (0 to 15 feet) is white. The second segment (15 to 30 feet) is black. The third segment (30 to 45 feet) is white. The fourth segment (45 to 60 feet) is black. The segments are labeled 0, 15, 30, and 60 at the top.

LEGEND

- | | |
|---|--------------------------------|
|  | PROPOSED FIRE HYDRANT ASSEMBLY |
|  | PROPOSED WATER SERVICE |
|  | PROPOSED SINGLE SEWER SERVICE |
|  | PROPOSED DOUBLE SEWER SERVICE |
|  | PROPOSED IRRIGATION SERVICE |
|  | WATER MAIN (W.M.) |
|  | SANITARY SEWER MAIN (S.S.M.) |
|  | RESTRAINED JOINT PIPE |
|  | 45° VERTICAL BENDS (PLAN) |
|  | DIRECTION OF FLOW |

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.

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 INSTALL AUTO-FLUSHING DEVICES TO PROVIDE WATER QUALITY AS NEEDED.

EX SSMH-05
Null Structure
RIM: 10.73
INV IN: 10.00 (W)

SSMH-06
MANHOLE
RIM: 14.41
INV OUT: 10.89 (E)

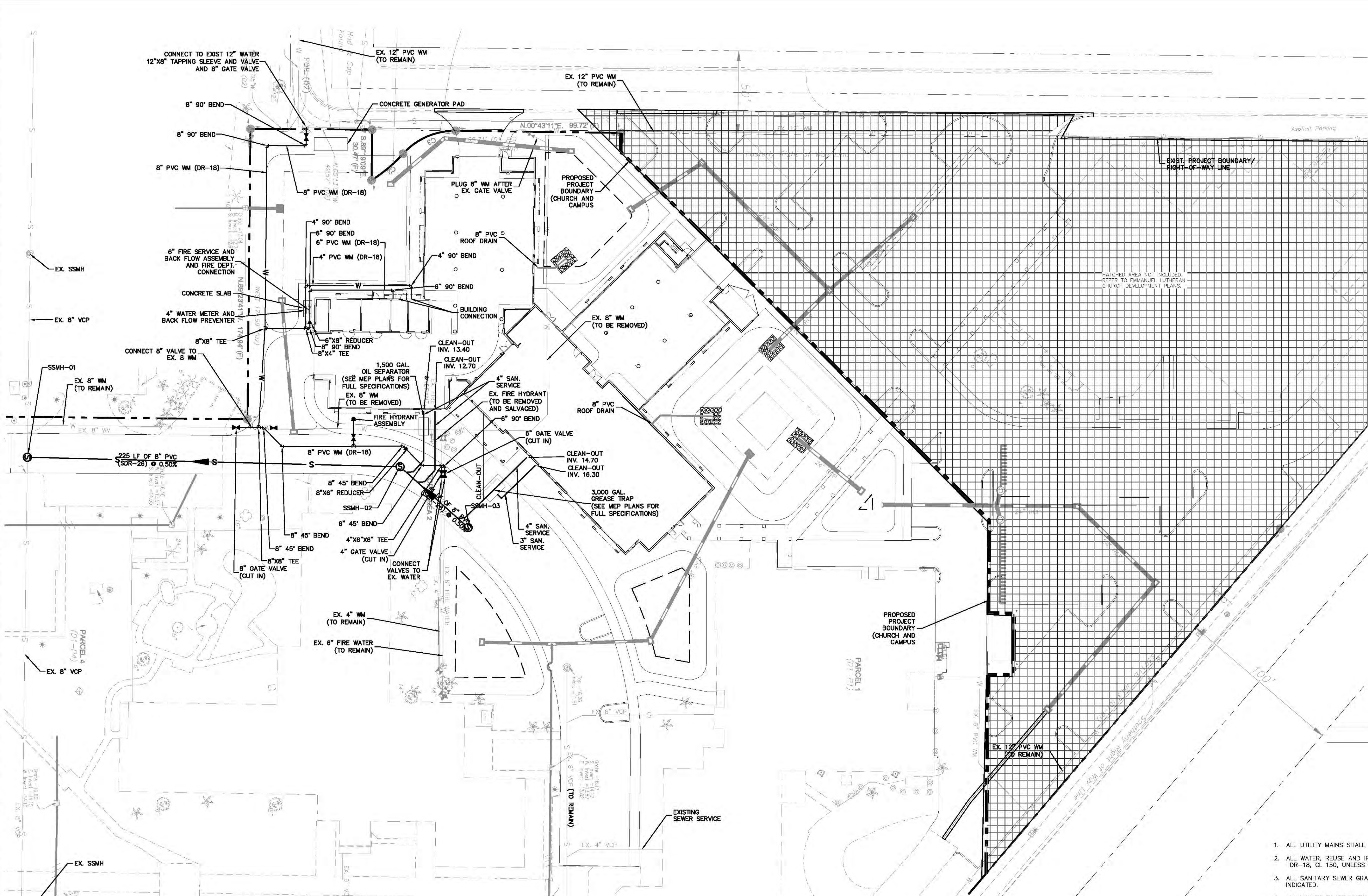
CO-19
CLEAN-OUT
RIM: 11.49
INV OUT: 13.90 (E)

CO-21
CLEAN-OUT
RIM: 11.43
INV OUT: 13.90 (S)

17-09SP
RECEIVED
11/15/17

ELEVATION INFORMATION SHOWN ON THESE PLANS IS BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD 85) (NAVD 1988)
CONVERSION FACTOR : NAVD 88 +1.13 FT = NGVD 1929

Plotted By: Plus, Andrew Sheet Set: Village-Isle-Ph1a Layout: C-24 UTILITY PLAN (HEALTH CENTER) (S&D) November 08, 2017 06:48:29pm K:\SAR_Civil\148113006 - VOIT Ph 1A S&D Plot\CAD\PlanSheets\C-24 UTILITY PLAN (HEALTH CENTER).dwg
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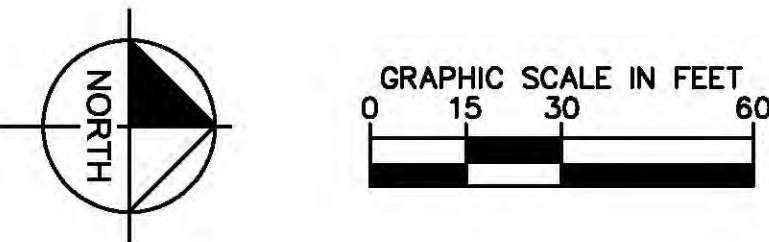


- SSMH-01
CONSTRUCT DROP MANHOLE
OVER EXIST. 8" SSM
EX. INV.=2.29'±
RM: 17.00
INV IN: 9.87 (N)
- SSMH-02
MANHOLE
RM: 16.99
INV IN: 11.10 (NE)
INV OUT: 11.00 (S)
- SSMH-03
MANHOLE
RM: 17.08
INV OUT: 11.37 (SW)

LEGEND

- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICE
- PROPOSED SINGLE SEWER SERVICE
- PROPOSED DOUBLE SEWER SERVICE
- PROPOSED IRRIGATION SERVICE
- WATER MAIN (W.M.)
- SANITARY SEWER MAIN (S.S.M.)
- R.J. RESTRAINED JOINT PIPE
- 45° VERTICAL BENDS (PLAN)
- DIRECTION OF FLOW

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- ALL WATER, REUSE AND IRRIGATION MAINS SHALL BE PVC, C-900, DR-18, CL 150, UNLESS OTHERWISE NOTED.
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- ALL VALVES TO BE INSTALLED OUTSIDE OF ALL PAVEMENT, CURBED AREAS, SIDEWALKS, CURBS, OR HANDICAP RAMPS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 1' BACK OF R/W TYPICALLY, UNLESS OTHERWISE NOTED.
- SEE UTILITY DETAIL DRAWINGS FOR WATER, IRRIGATION, REUSE AND SEWER SERVICE TERMINATIONS.
- SANITARY GRAVITY SEWER PIPE LENGTHS ARE FROM CENTER TO CENTER OF MANHOLES.
- ALL WATER SERVICES ARE 1", UNLESS OTHERWISE NOTED.
- ALL SINGLE AND DOUBLE WATER SERVICES UNDER ROADWAYS ARE TO BE SLEEVED.
- PIPE JOINTS SHALL BE RESTRAINED AS PER DETAILS AND NOTES ON DRAWING D-1.
- DR-14 PIPE TO BE CENTERED ON CROSSING PIPE.
- IRRIGATION DISTRIBUTION MAIN AND SERVICES DESIGNED BY OTHERS.
- ALL VALVE COVERS AND/OR PADS THAT ARE WITHIN, ADJACENT, OR CLOSE PROXIMITY TO SIDEWALK SHALL BE ADJUSTED TO MATCH SIDEWALK SURFACE AND BE LOCATED OUTSIDE OF SIDEWALK.
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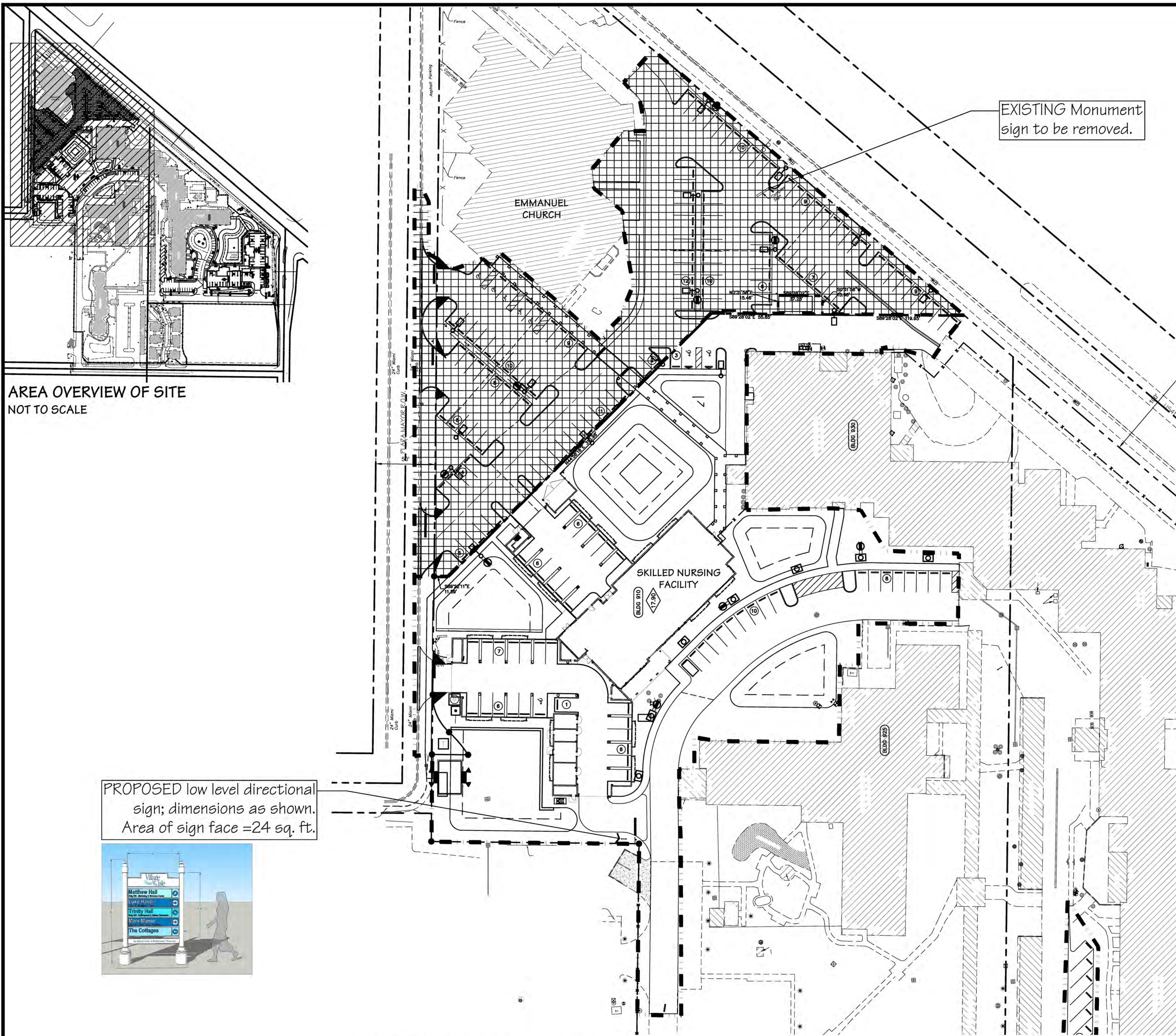


UTILITIES PERMITTING NOTES:

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- A FDPD WATER PERMIT IS REQUIRED FOR THIS PROJECT.
- A CITY OF VENICE RIGHT-OF-WAY USE PERMIT IS REQUIRED FOR THIS PROJECT.
- A SWFWMD WATER WELL ABANDONMENT PERMIT MAYBE REQUIRED FOR THIS PROJECT.

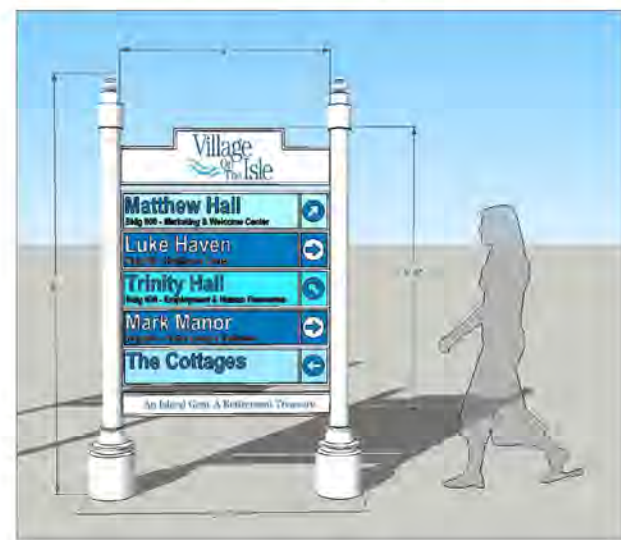
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CONVERSION FACTOR : NAVD 1988 +1.13 FT = NGVD 1929

KHA PROJECT 148113006		DATE OCTOBER 2017		SCALE AS SHOWN		DESIGNED BY KHA		DRAWN BY KHA		CHECKED BY KHA		DATE		BY	
LICENSED PROFESSIONAL		DEAN L. PAQUET, P.E.		FLORIDA LICENSE NUMBER 59916		WWW.KIMLEY-HORN.COM		CA 0000696		REVISIONS		No.		No.	
VILLAGE ON THE ISLE (PHASE 1A)															
UTILITY PLAN (HEALTH CENTER)															
FLORIDA															
SARASOTA COUNTY															
SHEET NUMBER C-24															



AREA OVERVIEW OF SITE
NOT TO SCALE

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



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

EXISTING Monument
sign to be removed.



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					

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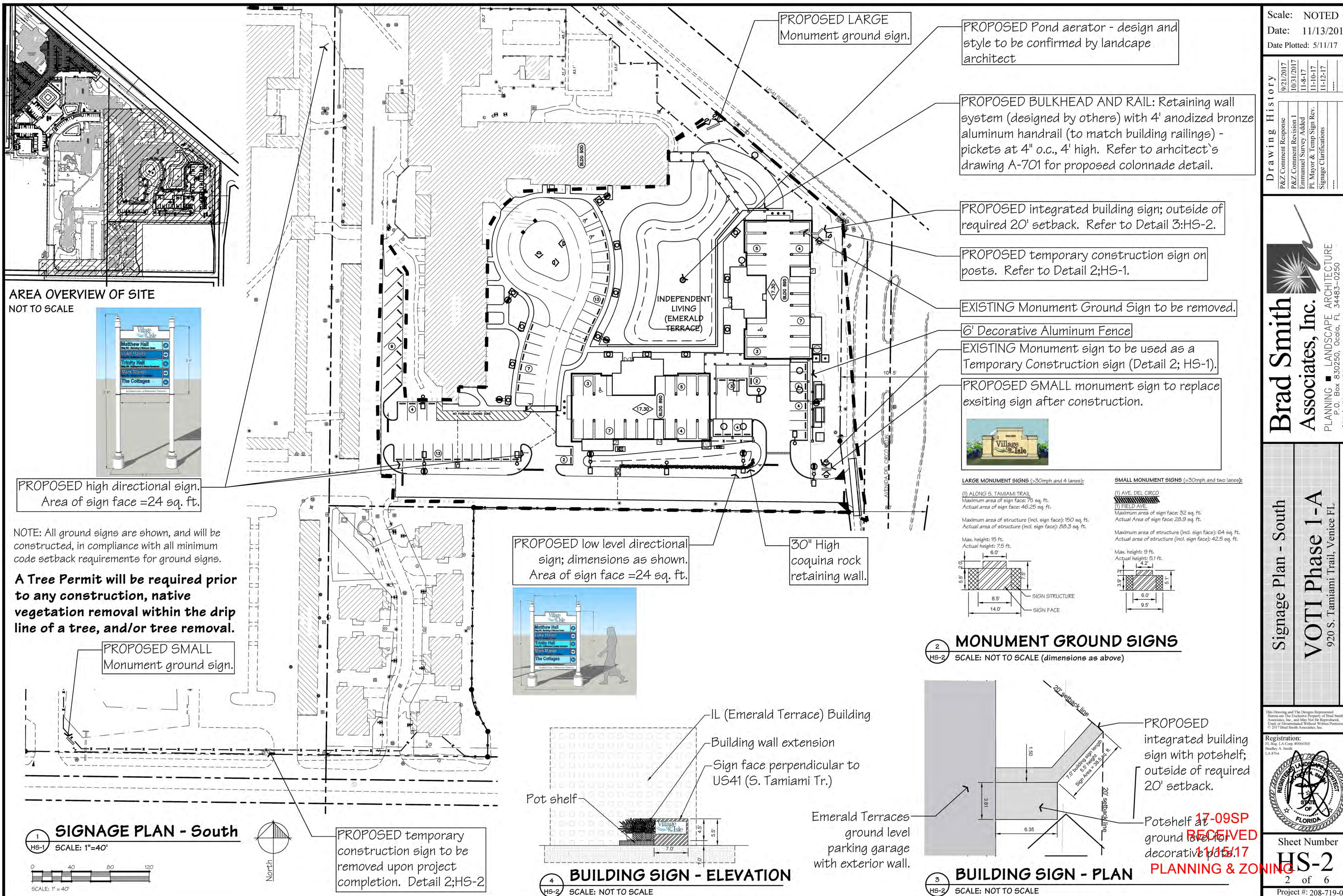
Hardscape & Signage- North Site

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

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Bradley A. Smith
L.A.#784

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



AREA OVERVIEW OF SITE
NOT TO SCALE

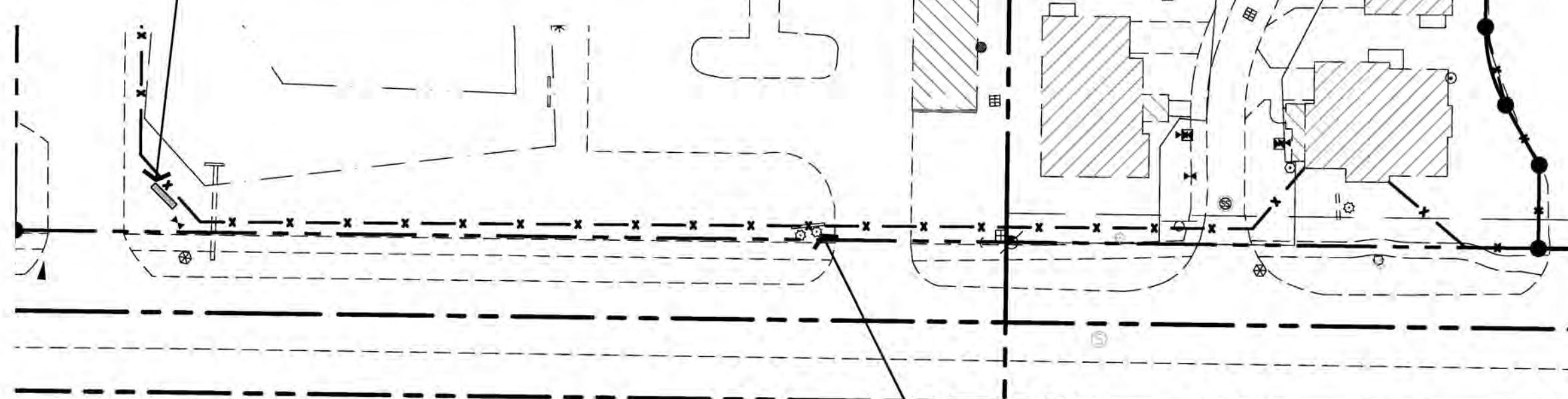


PROPOSED high directional sign.
Area of sign face = 24 sq. ft.

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

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

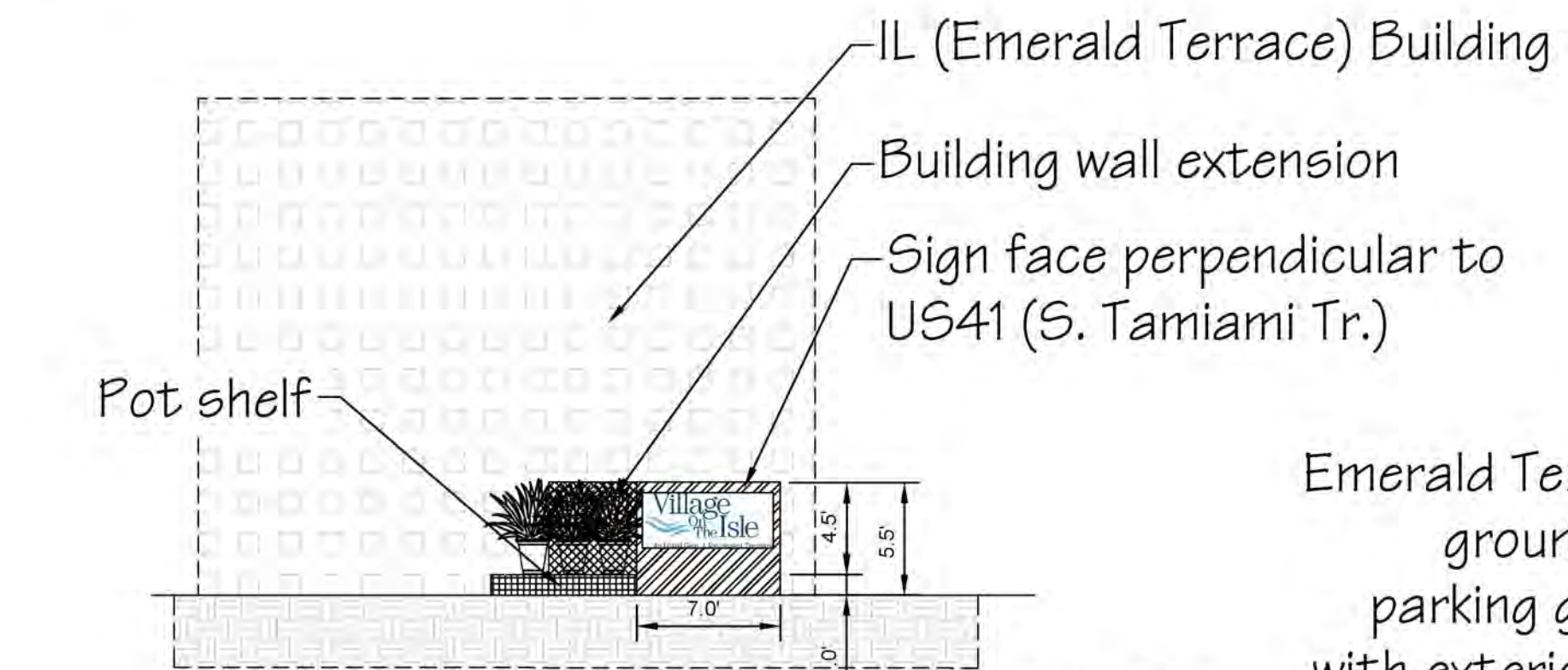
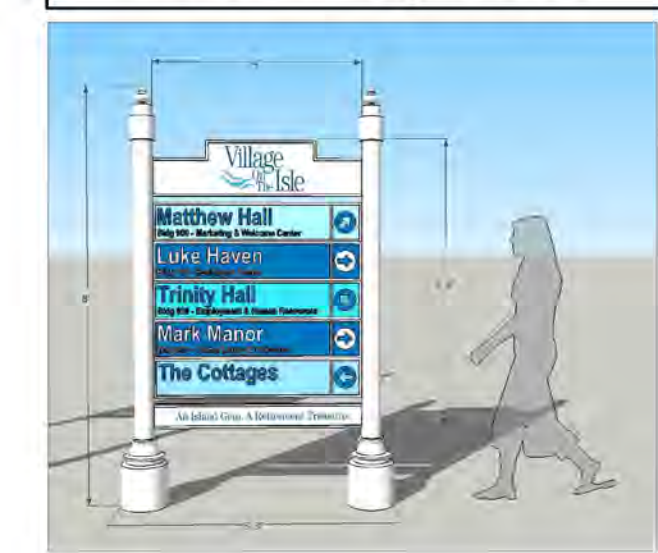
PROPOSED SMALL Monument ground sign.



1
HS-1
SIGNAGE PLAN - South
SCALE: 1"=40'

PROPOSED temporary construction sign to be removed upon project completion. Detail 2; HS-2

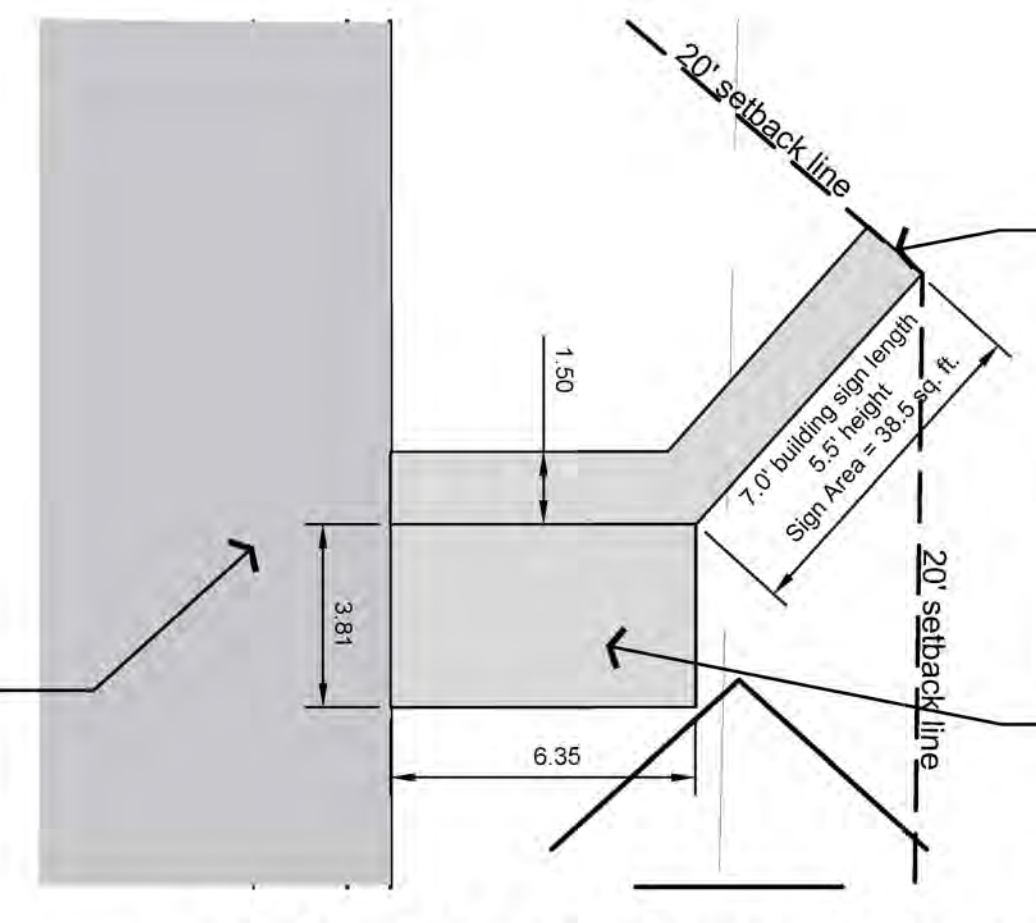
PROPOSED low level directional sign; dimensions as shown.
Area of sign face = 24 sq. ft.



4
HS-2
BUILDING SIGN - ELEVATION
SCALE: NOT TO SCALE

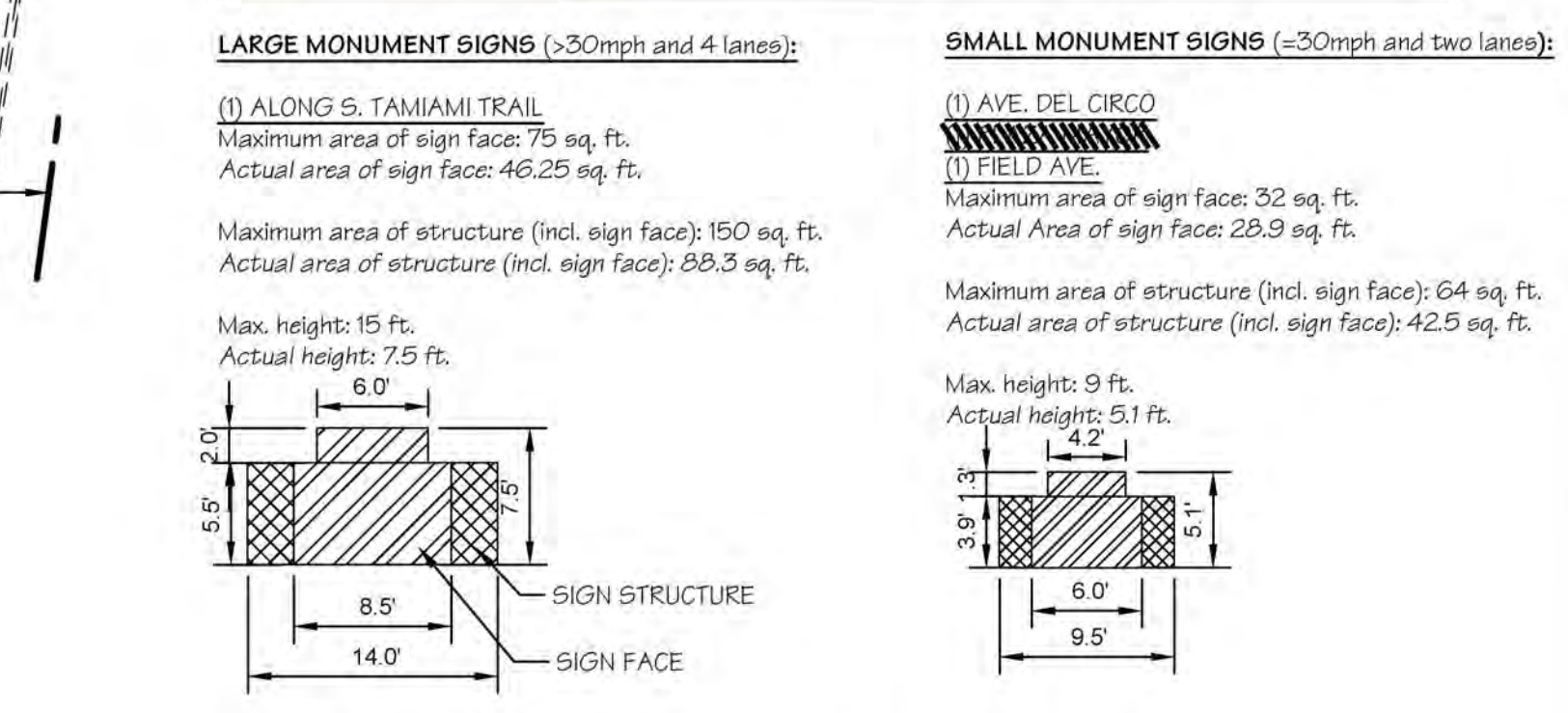
30" High coquina rock retaining wall.

Emerald Terraces ground level parking garage with exterior wall.



3
HS-2
BUILDING SIGN - PLAN
SCALE: NOT TO SCALE

2
HS-2
MONUMENT GROUND SIGNS
SCALE: NOT TO SCALE (dimensions as above)



PROPOSED integrated building sign with potshelf; outside of required 20' setback.

Potshelf at ground level for decorative pots.

17-09SP
RECEIVED
11/15/17
PLANNING & ZONING

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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Signage Plan - South

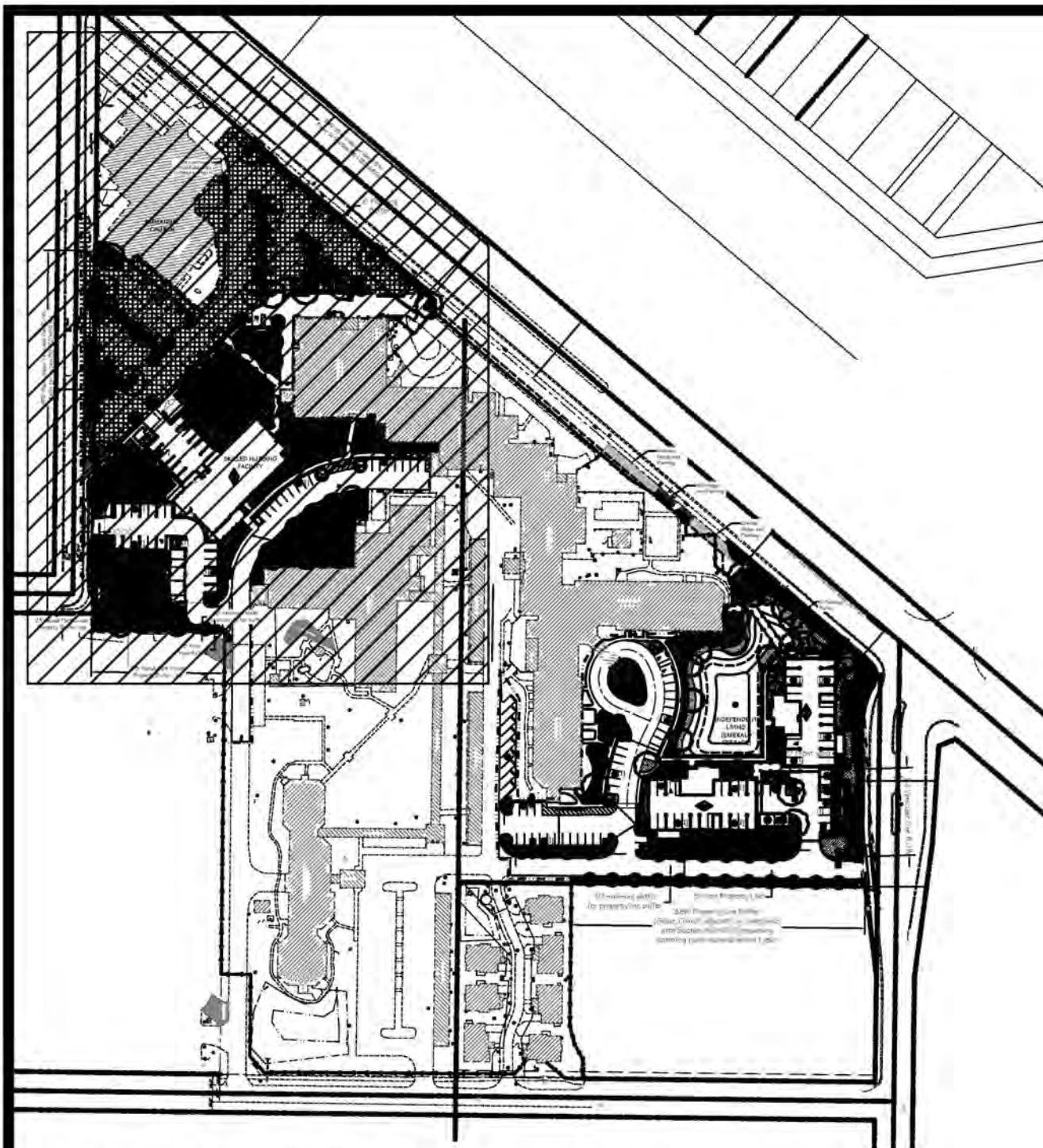
VOTI Phase 1-A
920 S. Tamiami Trail, Venice FL

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Bradley A. Smith
L.A. #764

Sheet Number
HS-2
2 of 6
Project #: 208-719-01

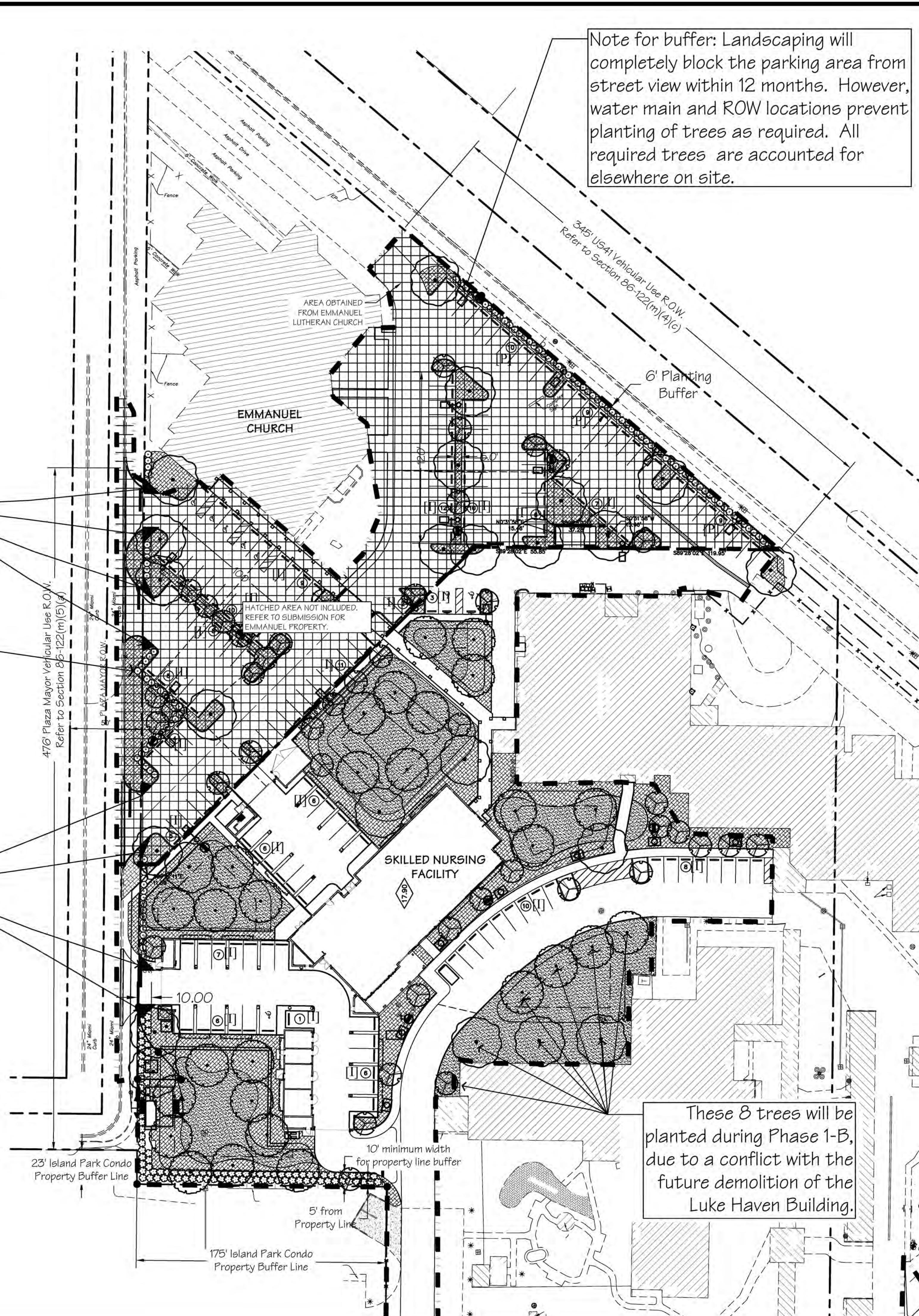


AREA OVERVIEW OF SITE
NOT TO SCALE

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



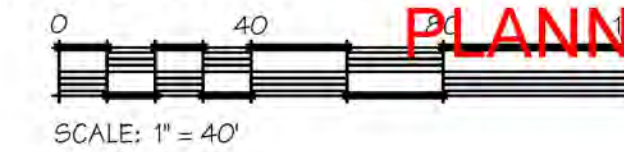
Note for buffer: Landscaping will completely block the parking area from street view within 12 months. However, water main and ROW locations prevent planting of trees as required. All required trees are accounted for elsewhere on site.

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

CONCEPT PLANT SCHEDULE EMMANUEL LUTHERAN CHURCH	
	CANOPY TREE 10' x 4'; 2" 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
	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
	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
	PLANT BEDS (SPECIES TO BE DETERMINED) 3 gal. @ 3' o.c.; 1 gal. @ 2' o.c.; mulched

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
	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
	WETLAND TREE 10' x 4'; 3" cal. (minimum) Taxodium distichum 'Autumn Gold' / Autumn Gold Bald Cypress
	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
	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.
	PLANT BEDS (SPECIES TO BE DETERMINED) 3 gal. @ 3' o.c.; 1 gal. @ 2' o.c.; mulched

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

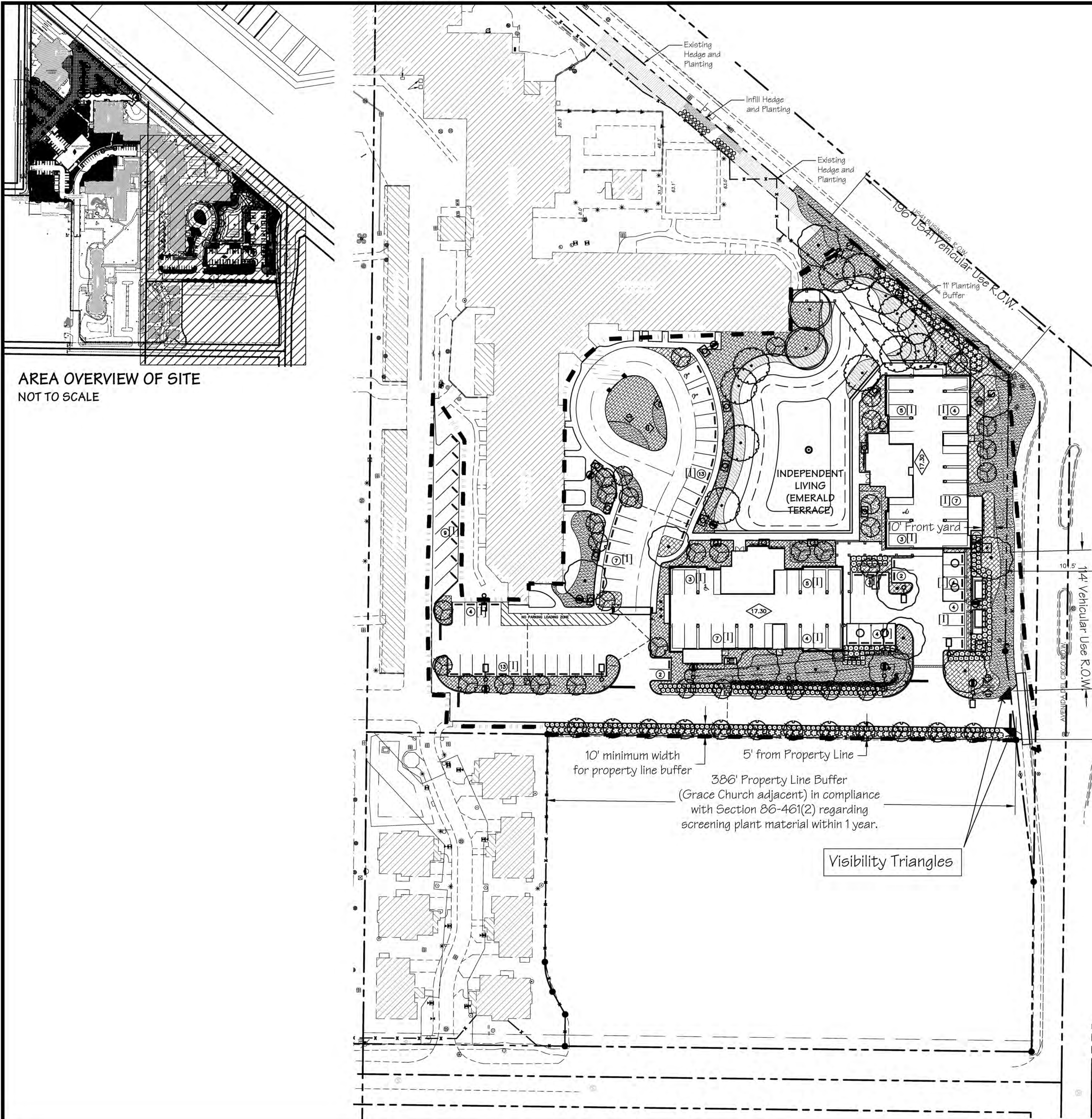
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Em. Church & SNF Planting Plan
VOTI Phase 1-A
920 S. Tamiami Trail, Venice FL
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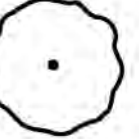
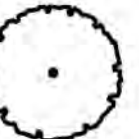
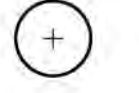
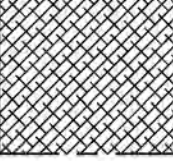
Registration:
FL Reg. LA Corp. #0000005
Bradley A. Smith
LA #764

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

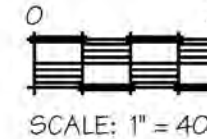


AREA OVERVIEW OF SITE
NOT TO SCALE

CONCEPT PLANT SCHEDULE IL BUILDINGS

	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	12
	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	47
	WETLAND TREE 10' x 4'; 3" cal. (minimum) Taxodium distichum 'Autumn Gold' / Autumn Gold Bald Cypress	13
	EXISTING TREE TO REMAIN	2
	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	95
	ESPALIERED VINE 30 gal.	26
	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.	125
	FLOWERING SHRUB 24" ht.; 4' o.c. 3 gal.	204
	PLANT BEDS (SPECIES TO BE DETERMINED) 3 gal. @ 3' o.c.; 1 gal. @ 2' o.c.; mulched	21,153 sf
	LITTORAL ZONE PLANTING 1 gal.; 2' o.c.	3,769 sf
	LAWN AREA	15,656 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	9/21/2017	10/31/2017	11-8-17						
P&Z Comment Response									
P&Z Comment Revision 1									
Emmanuel Survey Added									



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Emerald Terrace(IL) Planting Plan

VOTI Phase 1-A
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Bradley A. Smith
LA #764



Sheet Number
I-2
4 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 which interfere with planting the location of plants shall be adjusted to clear such obstruction.

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).

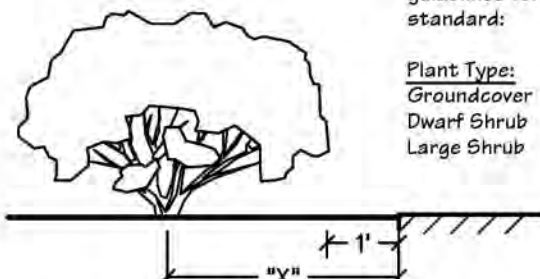
7. SUBMITTALS

- 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.

	"X" DIMENSION
BETWEEN	
2 GROUND COVERS	3'-0"
GROUND COVER AND DWARF SHRUB	3'-6"
2 DWARF SHRUBS	3'-0"
DWARF SHRUB AND LARGE SHRUB	4'-0"
2 LARGE SHRUBS	5'-0"

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.

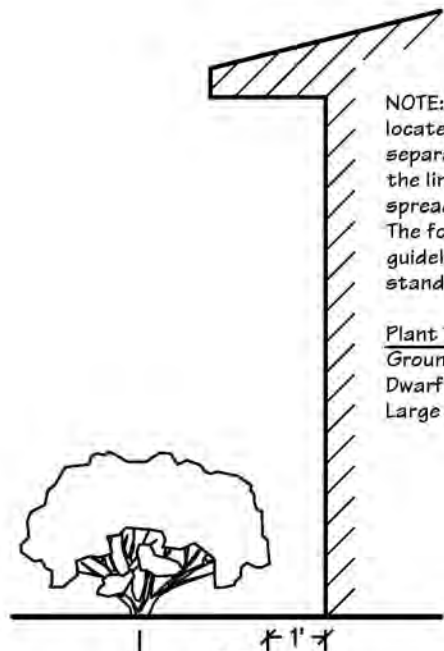
3. INSTRUCTIONS

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.

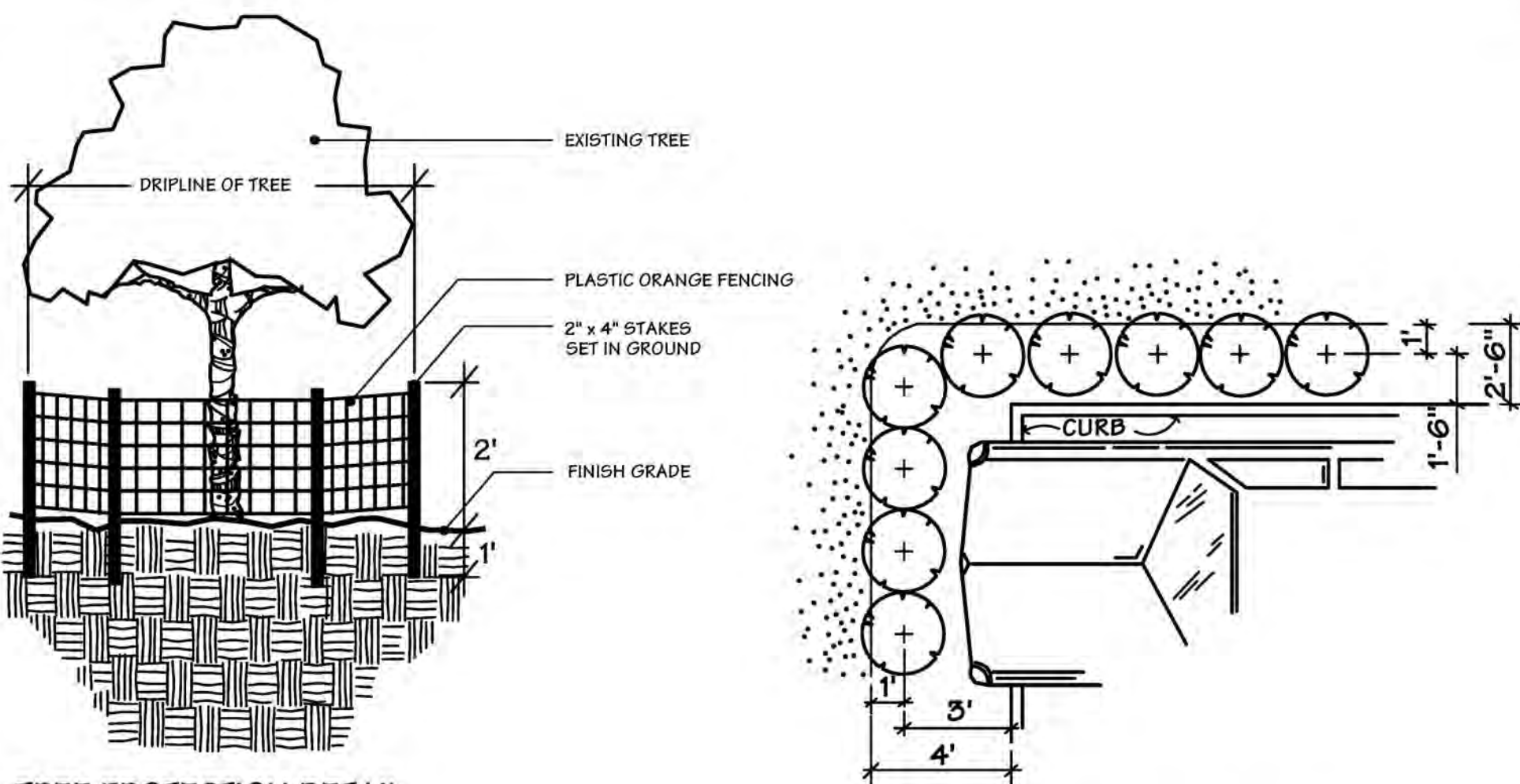
- B. **GRADES:** It shall be the responsibility of the Contractor to finish (fine) grade all landscape areas, eliminating all surface irregularities, depressions, sticks, stones, and other debris, and remove them from the site. Rough grade shall be considered as site work (rather than landscaping) and shall be established to within $\pm 0.1'$ of design grade.

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

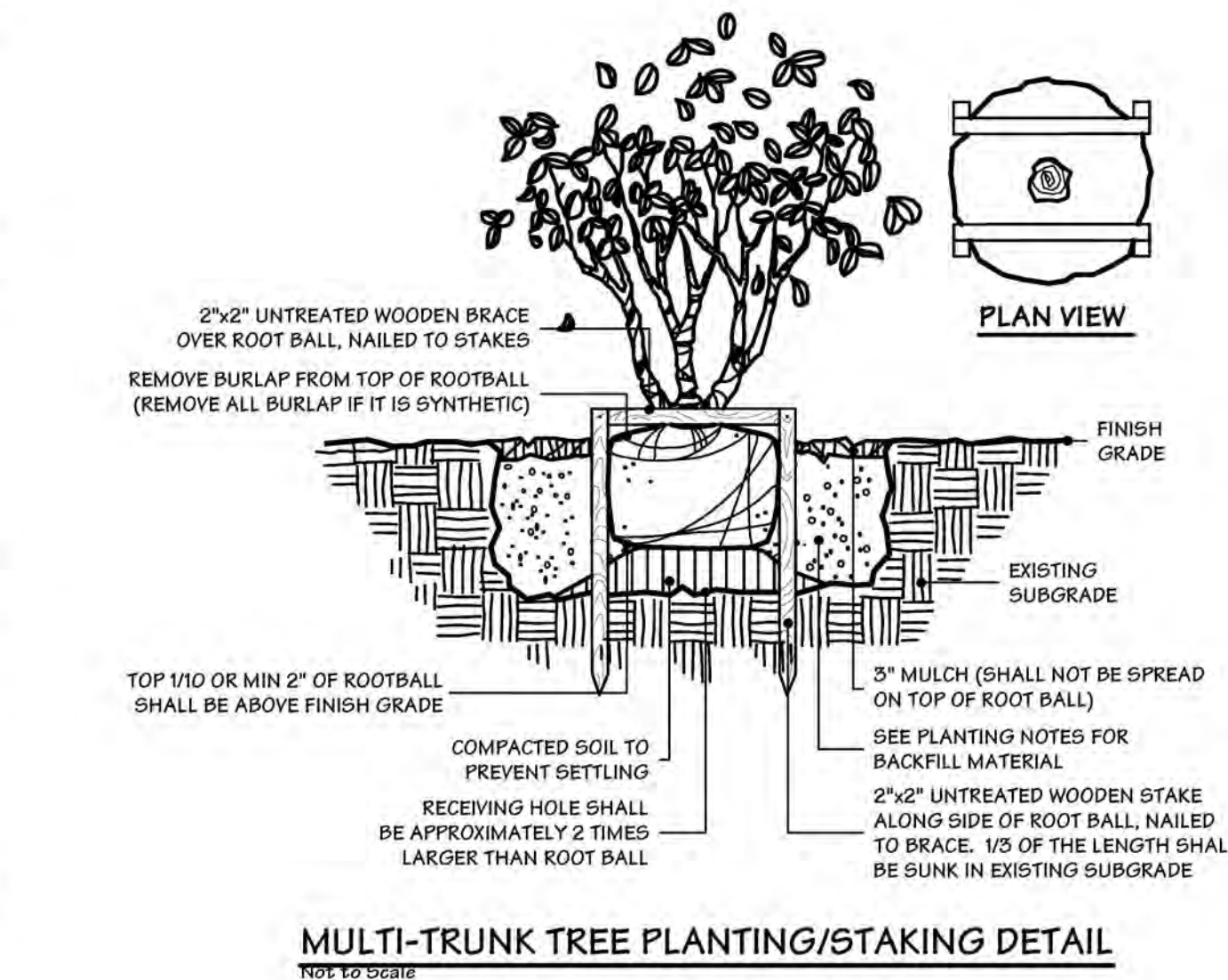


TREE PROTECTION DETAIL

Not to Scale

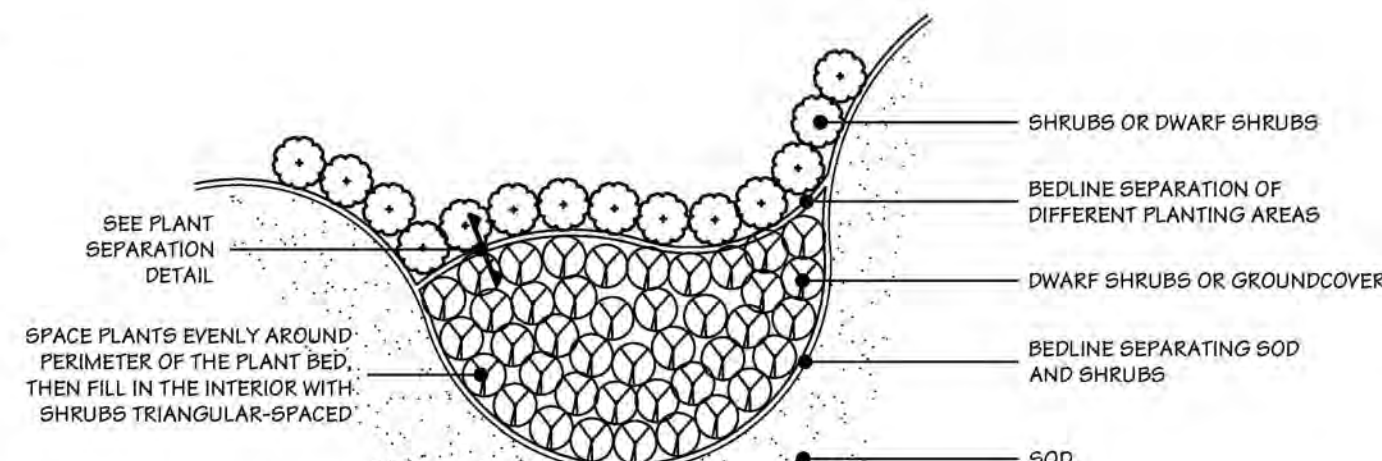
PARKING LOT HEDGE DETAIL

Not to Scale



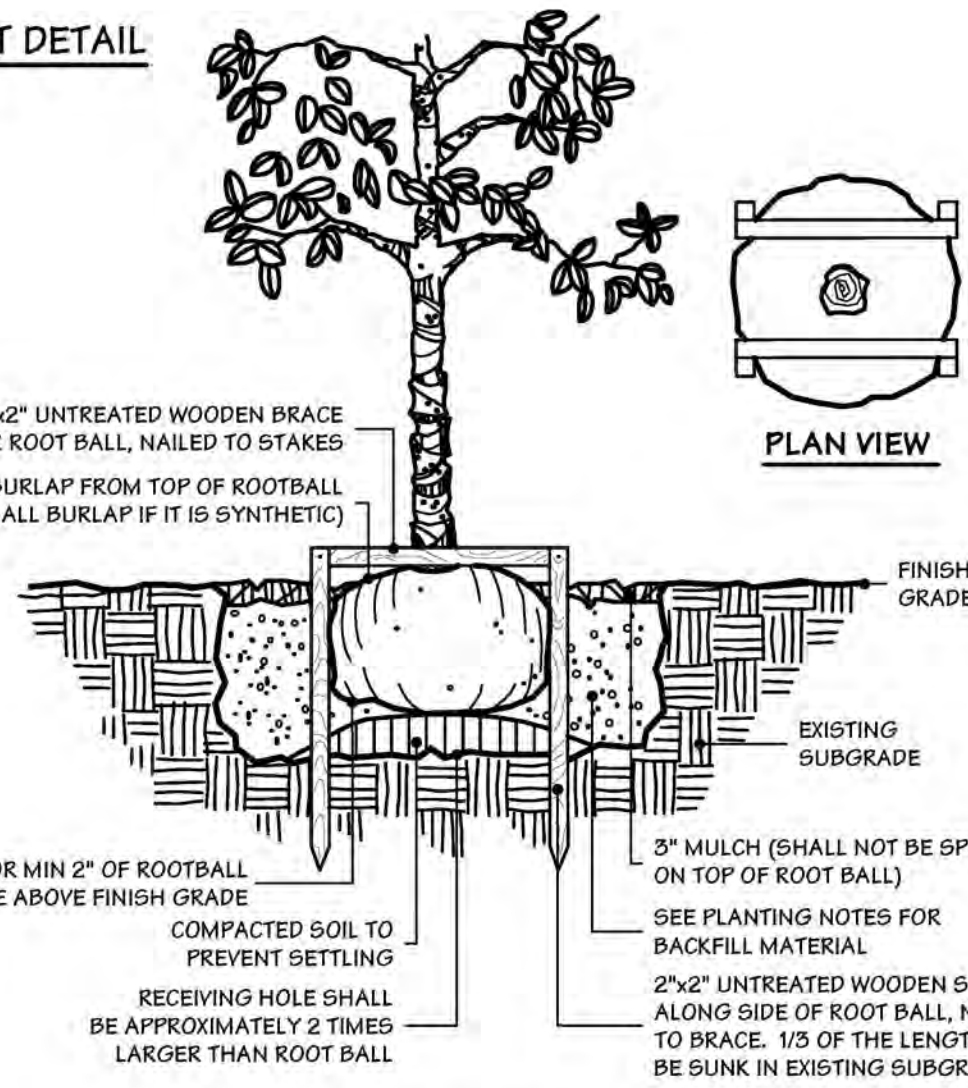
MULTI-TRUNK TREE PLANTING/STAKING DETAIL

Not to Scale



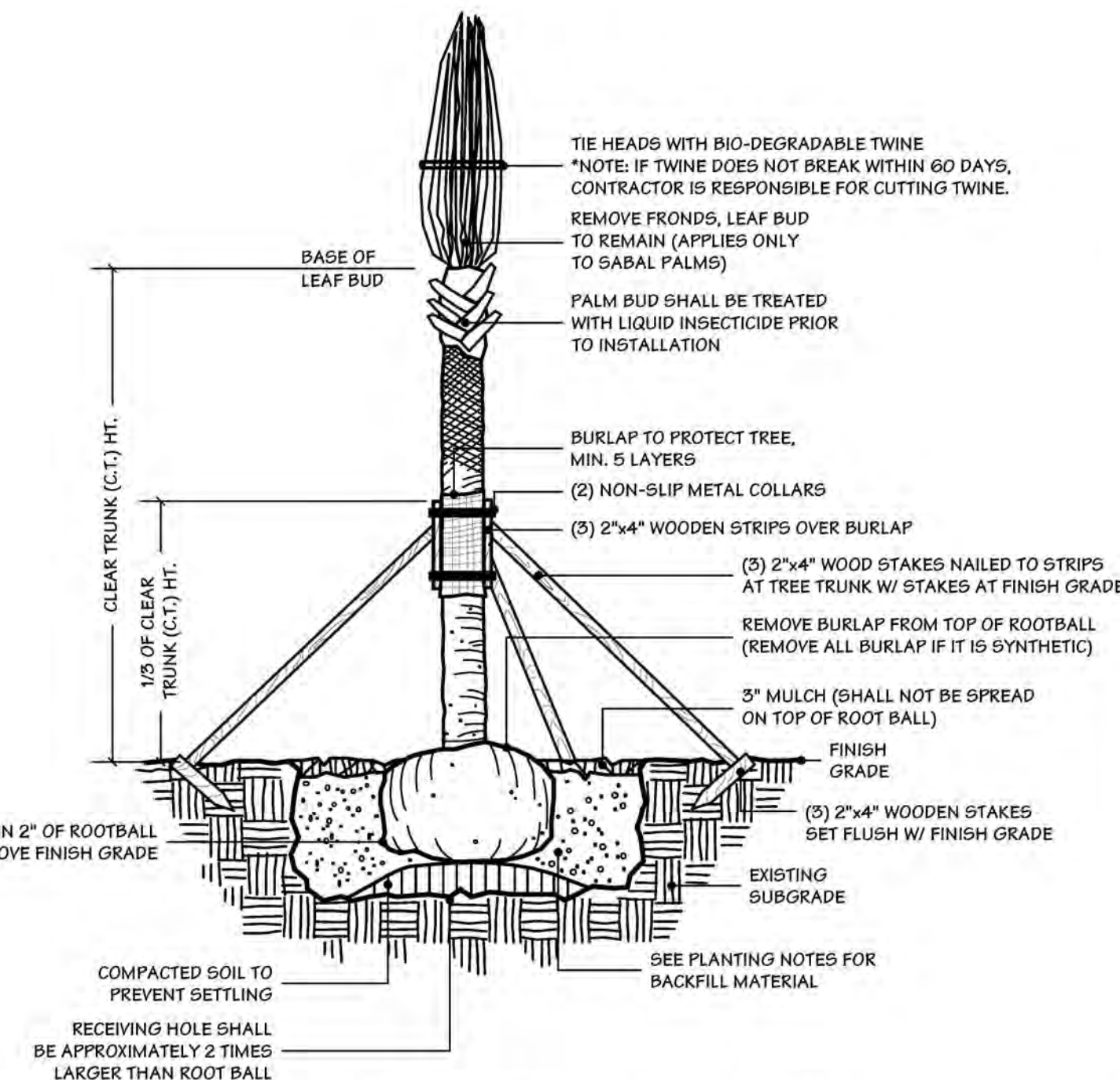
PLANT BED LAYOUT DETAIL

Not to Scale



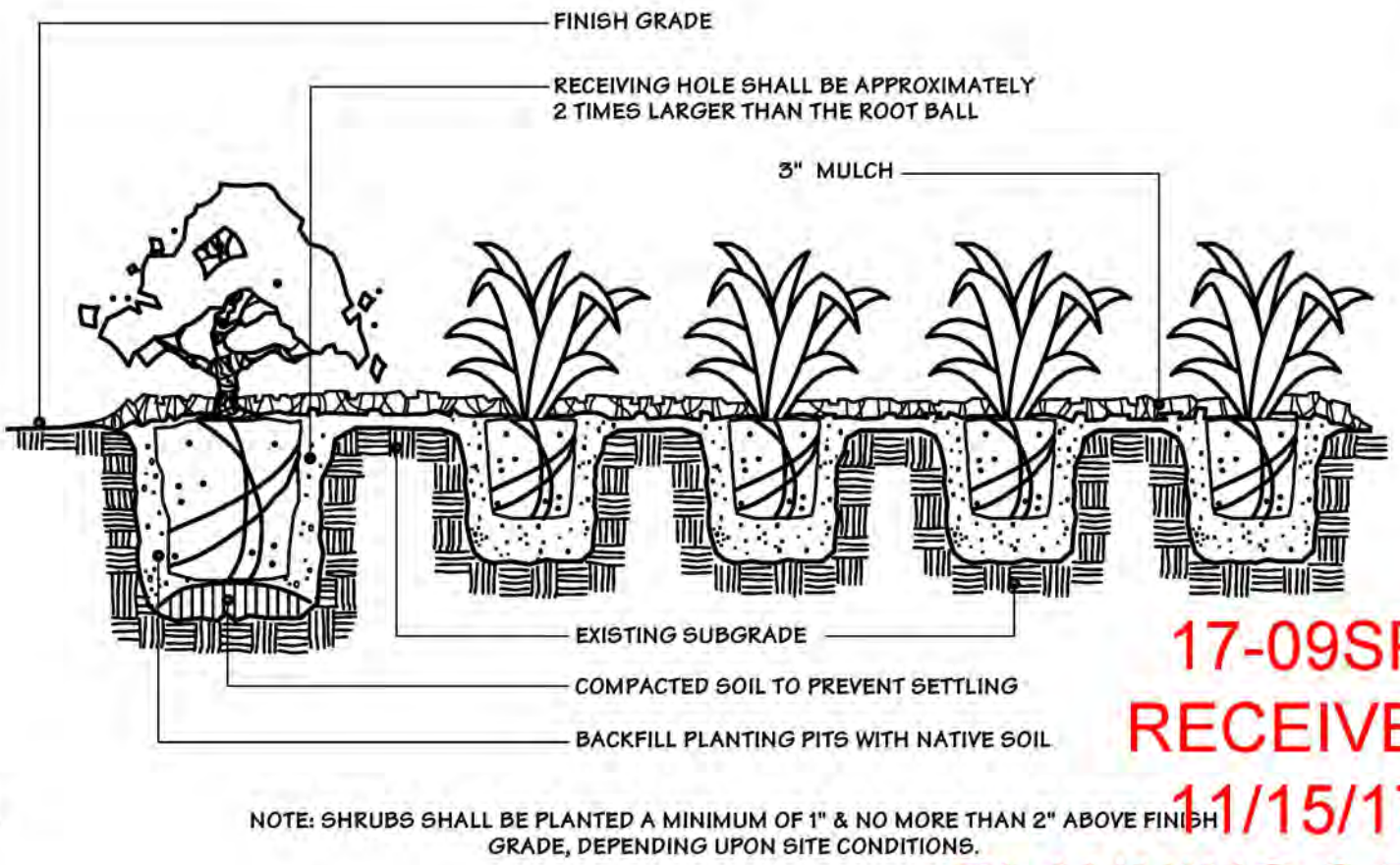
TREE PLANTING/STAKING DETAIL

Not to Scale



PALM TREE PLANTING/STAKING DETAIL

Not to Scale



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: 10/31/2017

Date Plotted: 11/8/17

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



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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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Registration:
FL Reg. LA Cap. #000085
Bradley A. Smith
LA #764



Sheet Number

L-3

5 of 6

Project #: 208-719-01

GENERAL LANDSCAPE REQUIREMENTS

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

Trees: minimum of ten feet in overall height and four feet in spread and a minimum of three inches in diameter: measured six inches above the ground immediately after planting.

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

Hedges: planted not more than three feet on center, and maintained so as to form a continuous, unbroken, solid visual screen within a maximum of one year after time of 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.

Landscaping adjacent to public rights-of-way.

(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.

(2) Hedge or wall. In addition, a hedge, wall or other opaque durable landscape barrier of at least two feet in height shall be placed along the entire length of such landscaped area. If such opaque durable barrier is of nonliving material, for each ten feet thereof, an average of one shrub or vine shall be planted abutting such barrier, but these need not be spaced ten feet apart. Such shrubs or vines shall be planted along the street side of such barrier unless they are of sufficient height at the time of planting to be readily visible over the top of such barrier. The remainder of the required landscaped areas shall be landscaped with grass, ground cover or other landscape treatment.

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:

(1) Where such area abuts property zoned or, in fact, used primarily for residential or institutional purposes, for that portion of such area not entirely screened visually by an intervening structure or existing conforming buffer from an abutting property, a landscaped buffer shall be provided in accordance with this division. Such landscaped buffer shall be located between the common lot line and the off-street parking area or other vehicular use area exposed to the abutting property so that the purpose of screening the off-street parking area or other vehicular use area is accomplished. The vertical requirement for such landscape buffer area may be reduced to not less than three feet by the administrative official where the only vehicular use area to be screened is a driveway not exceeding ten feet in width.

(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.

DIVISION 6. - BUFFERING REQUIREMENTS

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.

LANDSCAPE CALCULATIONS: Village On The Isle: Phase 1-A			
PROPERTY LINE BUFFERS: (Sec. 86-437) (Sec. 86-440) The area from 10' to 100' from any property line shall be landscaped with trees and shrubs. Trees shall be planted at a minimum of 10' on center and shall be maintained at a minimum of 10' in height.	Length of Buffers (feet) (as indicated on Plans)	No. of Trees REQUIRED (1 Tree per 50 linear ft. or fraction thereof)	No. of Trees PROVIDED
1. Emmanuel Lutheran Church (Special Exception Petition)	Special exception petition	Special exception petition	Special exception petition
2. Island Park Condo	198	4	4
3. Grace United Methodist Church	386	8	12
Vehicular Use ROW Buffers (Sec. 86-437) (Sec. 86-440) (Sec. 86-441) (Sec. 86-442) (Sec. 86-443) (Sec. 86-444) (Sec. 86-445) (Sec. 86-446) (Sec. 86-447) (Sec. 86-448) (Sec. 86-449) (Sec. 86-450) (Sec. 86-451) (Sec. 86-452) (Sec. 86-453) (Sec. 86-454) (Sec. 86-455) (Sec. 86-456) (Sec. 86-457) (Sec. 86-458) (Sec. 86-459) (Sec. 86-460) (Sec. 86-461) (Sec. 86-462) (Sec. 86-463) (Sec. 86-464) (Sec. 86-465) (Sec. 86-466) (Sec. 86-467) (Sec. 86-468) (Sec. 86-469) (Sec. 86-470) (Sec. 86-471) (Sec. 86-472) (Sec. 86-473) (Sec. 86-474) (Sec. 86-475) (Sec. 86-476) (Sec. 86-477) (Sec. 86-478) (Sec. 86-479) (Sec. 86-480) (Sec. 86-481) (Sec. 86-482) (Sec. 86-483) (Sec. 86-484) (Sec. 86-485) (Sec. 86-486) (Sec. 86-487) (Sec. 86-488) (Sec. 86-489) (Sec. 86-490) (Sec. 86-491) (Sec. 86-492) (Sec. 86-493) (Sec. 86-494) (Sec. 86-495) (Sec. 86-496) (Sec. 86-497) (Sec. 86-498) (Sec. 86-499) (Sec. 86-500) (Sec. 86-501) (Sec. 86-502) (Sec. 86-503) (Sec. 86-504) (Sec. 86-505) (Sec. 86-506) (Sec. 86-507) (Sec. 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