SARASOTA MEMORIAL HOSPITAL PLANNED COMMERCIAL DEVELOPMENT (PCD)

BINDING MASTER PLAN

PETITION NO. 18-09RZ

1. ARCHITECTURAL CONTROL NARRATIVE
2. SITE LIGHTING NARRATIVE
3. SIGN NARRATIVE
4. CIVIL AND LANDSCAPE DESIGN NARRATIVE
5. PLAN MAPS
   a. PARKING SECTIONS
   b. SECTIONS
   c. CONCEPTUAL SITE PLAN
   d. PARKING SECTIONS WITH AUTO TURN
   e. PRELIMINARY SIGN LOCATING

Architectural Control

General principals and intent

These Architectural Standards serve to establish a cohesive character that is reflective of a healthcare setting and encourage a high caliber, lasting quality of the campus.

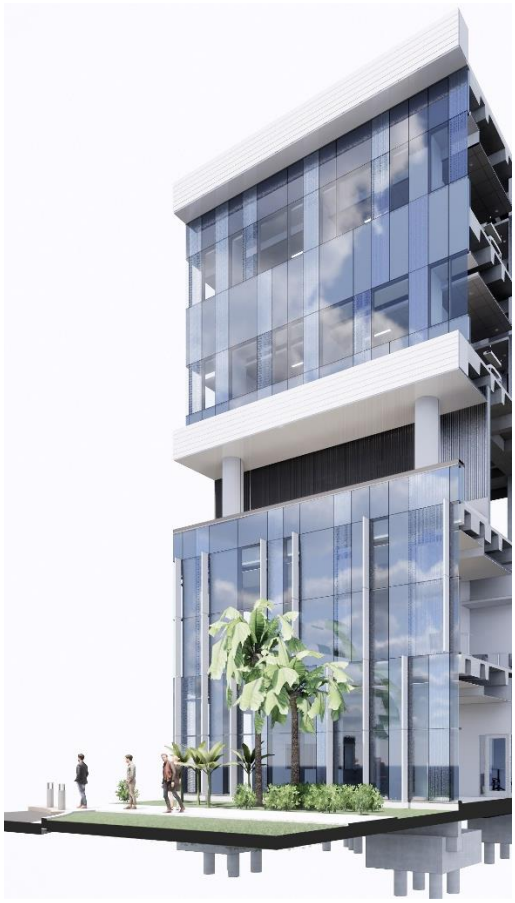
The standards that follow define more specific requirements for compliance. They are intended to provide some flexibility, providing that the project meets the general intent.

Building height

The height of the building will not exceed 85 feet to the top of structure, further defined as the elevation of the primary roof deck above the highest occupied floor level. At any sloped roofs, the highest point of the slope will be used. Other non-occupied spaces such as building penthouses, which may include, but are not limited to elevator overruns, parapets, stair access, Utility and mechanical equipment/systems, screening, aircraft warning devices, antennas and other elements shall not be included in the calculation of the building height.

Building articulation - INTENT

The building exterior shall be reflective and complement a healthcare environment. The exterior expression should be a direct reflection of the patient care function within the interior environment. Patient care is further assisted using daylighting and by providing views of the surrounding natural elements. An expression such as the following character images:



Building articulation – SPECIFICS

The façade shall be comprised of colors that reflect simplicity and a consistency amongst the difference buildings and be primarily of white. Variations of white shall be allowed to accommodate for various building materials. Up to 35% accent colors shall be allowed to accommodate for specialty materials. Exclusions from this requirement include as previously defined, facades adjacent to spaces requiring screening for Utility and mechanical equipment, including louvers.

The building shall have not less than 30% fenestration on the façade. The fenestration is defined as the window assembly including the mullions, glass and other elements as part of the window assembly system. Other non-occupied buildings such as lift stations, parking garages, Central Energy Plants, Utility and mechanical equipment screenings and other elements shall not be included in the fenestration requirement.

Building material

Exterior materials shall be of high quality and shall meet the latest standards and requirements for hurricane durability. Buildings within the campus shall use materials that are compatible with, or similar to, nearby buildings on the campus. Materials such as precast, metal panel, terracotta, stucco, brick, stone, CMU block are examples of high-quality materials, but not limited to these.

Allowances for variances through the approval process

The architectural control shall allow for flexibility within the Site and Development approval process, should the project be issued construction permits prior to the completion of plan review and approval. This is to allow for the development and evolution of the building components still in development. Minimal changes of the building massing will be allowed.

The Zoning Administrator has the ability to consider and approve any variations to the exterior architectural features of the building. The Zoning Administrator may refer proposed changes to the Planning Commission if it is deemed necessary.

Sarasota Memorial Hospital - Venice Site Lighting Narrative

The Sarasota Memorial Hospital Laurel Road facility will utilize a family of lighting elements to illuminate typical areas as they occur around the site. These typical areas include the parking lots, the main entry drive, entry canopies, building perimeter, and select specialty landscape areas where applicable. All lighting will be selected and designed to minimize light trespass beyond the property line.

The parking lot and perimeter drive areas that comprise most of the site will be illuminated by pole mount luminaires with direct, full cut-off illumination. Luminaires will be mounted on maximum 25' high poles. The LED arrays in these luminaires will have a color temperature of 3500-4000K. At the parking garage, LED luminaires will be located within structural bays to provide uniform illumination, using low brightness luminaires. At the top deck of the parking garage, lighting poles will match those at the surface parking areas. All parking garage lighting will respond to ambient daylight to reduce energy as appropriate. After hours, the output of parking lot pole mount lighting will be reduced to 50% output. Upon sensing motion, motion sensors located at each pole will bring lights to full.

Post top luminaires with luminous elements, located along the main entry drive will provide a visual element to delineate the drive as it leads to the main entry of the hospital. Additional luminaires of this design/family will be located along the sidewalks that access the hospital from the parking areas located around the perimeter of the building.

Where egress illumination is required around the building perimeter, a combination of wall mount luminaires and/or bollards will be used. Wall mount luminaires will be kept to a minimum and bollards or landscape lighting will be used wherever possible to provide the illumination levels required.

Although varying in size, the entry canopies for the main hospital entry and discharge, MOB, and Emergency Department entries will be designed to create a warm inviting destination. Uplight located within the canopy structure will illuminate the underside of the canopy and provide architectural accent on these surfaces that can be seen from a distance to aid in wayfinding. Downlight will be used to accent architectural features and provide the illumination levels required for active pedestrian traffic areas.

Sign Narrative

The Sarasota Memorial Hospital wayfinding and signage program will be designed to provide patients and visitors with the information they need to reach their destination. Exterior signage on a hospital campus is necessary to help patients and visitors navigate the site safely, make decisions at intersections, identify the buildings, locate their entrance or drop-off point, access parking, and depart. Due to the patient and visitor's potentially agitated state of mind, situational urgency, and complexity of the surroundings, hospital sites tend to require a higher number of sign locations and larger sign area than a standard retail or commercial site. Building and ground mounted signs will be placed at sites which reflect the most desirable location for the effectiveness of the overall wayfinding package. Actual sign placement may shift slightly, if necessary, to account for underground encumbrances or other line-of-site obstructions, so long as the alteration does not decrease the effectiveness of the wayfinding program.

The intent of the exterior signage design is to complement the building's design and architectural details. Finishes used on the signage may be the same as the architectural materials, or be faux finishes to mimic or balance the architectural materials. Construction will follow industry standards for architectural signage. Primary construction material will be aluminum that is painted and finished. Other materials may include, but are not limited to: structural steel, acrylic, vinyl, LED lighting, concrete, limestone, terracotta, and precast.

Sign types used on this site may include the following:

Primary Monument Signs

Two primary monument signs may be placed along the frontage of the property, at site access points or boundary points.

1. Each primary monument sign will be single-sided or double-sided with a maximum Sign Face Area of 180 sq. ft. as calculated using Section 86-402.h Calculation of sign dimensions.
2. Maximum sign height will be 20 feet tall from grade, not including curb height.
   Each primary monument sign may include changeable copy signs covering up to 50% of the maximum Sign Face Area. Changeable copy signs will follow Section 86-402.e subsections 3-10. Changeable copy sign standards will include the following:
   a. Timing of message change: messaging shall be static text characters or static graphic images, displayed for at least one minute without a change of message. Change from one message to the next will happen within a one-to-two second interval.
   b. Size of text: text on static graphic images or messaging will not be any smaller than three inches in letter height.
   c. Use of graphics and/or video: no video, animated, scrolling or otherwise moving changeable message will be used. Static graphics are allowed.
   d. Illumination: changeable copy displays are to include an automatic dimmer control mechanism to account for varying natural light conditions.

3. Primary monument signs will be internally illuminated such that the logo will glow at night, identification of Emergency, if included, will glow red with white copy, and destination names, arrows and symbols are cut-out/push through copy that glows at night.
4. Signage will most likely relate to the architectural themes of the building and its materials. As such, primary monument signs may or may not include a base, cap and columns.
5. See plan for conceptual placements, understanding that the location and quantity may change.

Secondary Monument Signs

Secondary monument signs may be placed at site access points along primary frontage roads.

1. Each secondary monument sign will be single-sided or double-sided with a maximum Sign Face Area of 120 sq. ft. as calculated using Section 86-402.h Calculation of sign dimensions.
2. Maximum sign height will be 15 feet tall from grade, not including curb height.
3. Secondary monument signs will be internally illuminated such that the logo will glow at night, identification of Emergency, if included, will glow red with white copy, and destination names, arrows and symbols are cut-out/push through copy that glows at night.
4. See plan for conceptual placements, understanding that the location and quantity may change.

Building Identification Logo

Building identification logo(s) may be placed on the primary facades of the building to provide optimal visibility and line of site from the site access points.

1. Primary facades are those elevations of the building that have visibility along main roads/thoroughfares or from primary vehicular access points.
2. Each building identification logo will be a maximum sign area of 300 sq. ft. as calculated using Section 86-402.h Calculation of sign dimensions.
3. Logos will be installed on the building facade with or without a backer panel.
4. Logos will be internally illuminated.

Building Identification Logo facing I-75 Frontage

A building identification logo may be placed on the building facade along the I-75 corridor or ramp.

1. Building identification logo facing I-75 frontage will be a maximum sign area of 500 sq. ft. as calculated using Section 86-402.h Calculation of sign dimensions.
2. Logo will be installed on the building facade with or without a backer panel.
3. Logo will be internally illuminated.

Ground Vehicular Guide and Parking Identification Signs

Additional directional/guide and parking identification signs are to be placed as needed within the site boundaries. These signs are used to provide directions to visitors entering, navigating, and leaving the site and to identify parking opportunities.

1. Guide and parking signs will be located at decision points or parking entrance locations, and sized according to the space available.
2. Each guide and parking sign will be single-sided or double-sided with a maximum Sign Face Area of 24 sq. ft. as calculated using Section 86-402.h Calculation of sign dimensions.
3. Maximum sign height will be 9 feet tall from grade, not including curb height.
4. Guide and parking signs may be internally illuminated such that identification of Emergency, if included, will glow red with white copy, and destination names, arrows and symbols are cut-out/push through copy that glows at night.
5. Non-illuminated signs may use reflective vinyl with or without an external light source.
6. Signs may include the site logo.
7. Design of guide and parking signs will be more simplistic than monument signs, including a base, but not necessarily side column or cap details.

Above-grade Entrance and Parking Identification Signs

Identification signs for building entrances and parking garages are intended to provide visibility from a distance and help distinguish entrances clearly, so patients and visitors are able to use the correct entrance and clearly identify the parking structure from a distance.

1. Entrance identification signs will be located on the canopy of the drop-off point, near the physical entrance, or within line-of-site from the main vehicular drives and parking.
2. Public entrances may have two identification signs to provide visibility from parking and visibility from the drop-off lane.
3. Emergency may have three identification signs to provide visibility from parking, from the inner circulation loop, and from the drop-off lane.
4. Each entrance identification sign will have a maximum Sign Face Area of 40 sq. ft. as calculated using Section 86-402.h Calculation of sign dimensions.
5. Entrance and parking identification signs may be internally illuminated, externally illuminated or non-illuminated.
6. Non-illuminated signs may use reflective vinyl with or without an external light source.
7. Emergency signs will have individual letters that glow red at night, or a cabinet that glows red with white copy at night.

Regulatory Signs

General information such as no smoking or patient drop-off zones can be shared through the use of smaller regulatory signs or through vinyl applications on glass.

1. Regulatory signs will be placed as needed throughout the site.

2. Each regulatory sign will be single-sided or double-sided with a maximum Sign Face Area of 10 sq. ft. as calculated using Section 86-402.h Calculation of sign dimensions.
3. Regulatory signs may be reflective or non-reflective with no external illumination.
4. Regulatory signs will be directly mounted to wall surfaces or to simple painted posts.

Civil and Landscape Design Zoning Control Narrative

General principals and intent

These Standards serve to establish a cohesive character that is reflective of a healthcare setting and encourage a high caliber, lasting quality of the campus.

The standards that follow define more specific requirements for compliance. They are intended to provide some flexibility, providing that the project meets the general intent.

The Binding Master plan, coupled with the Zoning Control Narratives for Architectural Design, Signage, Lighting, Landscape and Civil Design are intended to establish the zoning requirements for the PCD for SMH-Venice.

The Tree list has been updated to reflect the trees in three tree types, Palm, Canopy and Understory/Accent. The intent of this added clarity is to provide for the ability to interchange like trees for like trees if the need were to arise. An example of this would be the following: The S&D plan reflects a "Bucida Buceras", but due to lack of availability of the tree, or the desire to accommodate a different type of canopy tree, the final plan or Certification of Occupancy cold accept the swap out of another Canopy Tree, such as the "Bursera Simaruba".

Excerpt from the Tree List:

Bucida buceras	Black Olive Tree	Canopy
Bucida buceras `Shady Lady`	Shady Lady Black Olive	Canopy
Bursera simaruba	Gumbo Limbo	Canopy

In furtherance of the interpretation authority granted by the City of Venice Comprehensive Plan and Land Development code, the Zoning Administrator shall have the authority to administratively approve minor modifications to the standards contained with the SMH – Venice PCD, excluding standards related to Density, Building Height, Property Line Buffer Widths, and the addition of permitting uses. Reasonable mitigation measures may be imposed by the Zoning Administrator to limit impacts from the requested adjustment of the standards. Where the PCD master plan identifies areas for hospital/medical uses the developer shall have the option to convert such hospital/medical uses areas to open space uses.

Examples of minor modifications:

a) **Adjust location of ADA ramps to meet sign, lighting, engineering or landscape design needs**
b) **Parking stall/tiers circulation and layout of the parking field location in relation to the building would not change, but the circulation and layout of the parking lot could be revised as a minor modification as long as it met the binding master plan landscape and parking details**
c) **Adjustments of sidewalks to accommodate above ground features, such as but not limited to, backflow preventers, FPL transformer pads, landscape, lighting, engineering and signage design**

The above are listed as examples to qualify the intent of a minor modification.

BINDING MASTER PLAN

SARASOTA MEMORIAL HOSPITAL - VENICE

PART OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

A DEVELOPMENT BY

SARASOTA COUNTY PUBLIC HOSPITAL BOARD

1700 SOUTH TAMIAMI TRAIL
SARASOTA, FLORIDA, 34239
(941) 917-2048

NOTES

DEVELOPMENT DATA:

1 TOTAL PROJECT AREA: 65.44± AC.

2 THE SITE IS IN THE MUC FLUC MAX. POTENTIAL F.A.R. IS 1.0 (2,850,566.4 SQ. FT.)

F.A.R.							
	NUMBER OF ACRES	AREA WIDE FAR	MIN. DEV. %	MAX DEV. %	MIN. SQFT	MAX SQFT	EXISTING AS OF 1/1/17
MUC	299 *	0.5 *	75% *	90% *	4,884,165 *	5,860,998 *	132,251

* PER LU - LR 1.1.1-MIXED USE CORRIDOR (MUC)

	F.A.R.			
	PHASE 1a	PHASE 1b	PHASE 2	TOTAL
HOSPITAL	363,741 SF (90 BEDS)		2,286,825 SF (BEDS TBD)	2,850,566 SF
MOB	60,000 SF	140,000 SF		
TOTAL	423,741 SF	140,000 SF	2,286,825 SF	

3 EXISTING & PROPOSED ZONING IS PCD.

4 MAXIMUM STRUCTURAL HEIGHT OF HOSPITAL/MEDICAL OFFICE STRUCTURES SHALL NOT EXCEED 85' * (SEE DESIGN STANDARDS CONTAINED IN THE REZONE APPLICATION REPORT.)

5 OPEN SPACE:
MINIMUM OF 20% LANDSCAPED OPEN SPACE SHALL BE REQUIRED FOR THE ENTIRE PROJECT. LANDSCAPED OPEN SPACE MAY INCLUDE BUT SHALL NOT BE LIMITED TO LAKES, WETLANDS, WETLAND BUFFERS, LANDSCAPE BUFFERS, PARKING LOT LANDSCAPING, FOUNDATION LANDSCAPING. (20% OPEN SPACE IS PROVIDED AND SHOWN WITHIN PHASE 1 - (FPL EASEMENT,LANDSCAPE BUFFER,FOUNDATION LANDSCAPE AND PARKING LANDSCAPE))

6 SETBACKS: PERIMETER SETBACKS

FRONT	15
REAR	N/A
SIDE	15

7 SIGNAGE:
*NOTE: ALL SIGNS SHALL COMPLY WITH THE DESIGN STANDARDS CONTAINED IN THE REZONE APPLICATION REPORT.

8 PROPOSED LAND USE(S):

PHASE 1

- HOSPITAL (90 ACUTE CARE BEDS)
- *60,000 GSF MEDICAL OFFICE BUILDING
  (200,000 GSF PER TRAFFIC STUDY)

FUTURE POTENTIAL PHASES

- HOSPITAL
- HEALTHCARE RELATED FACILITY
- MEDICAL OFFICE
- HURRICANE SHELTER
- MEDICAL, DENTAL AND VETERINARY OFFICE OR CLINIC

9 PROHIBITED USES:

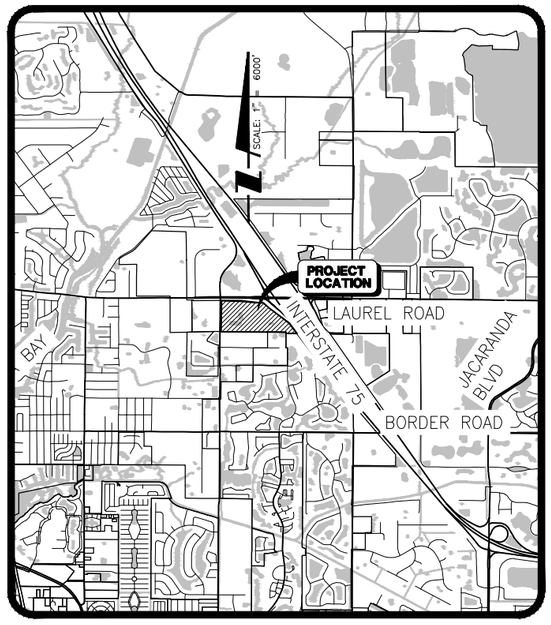
- RESIDENTIAL SINGLE FAMILY AND MULTIFAMILY DWELLINGS
- OFF-SITE SIGNS
- ADULT ENTERTAINMENT ESTABLISHMENTS
- RV, AUTOMOBILE OR TRUCK SALES (NEW AND/OR USED)

10 PARKING:

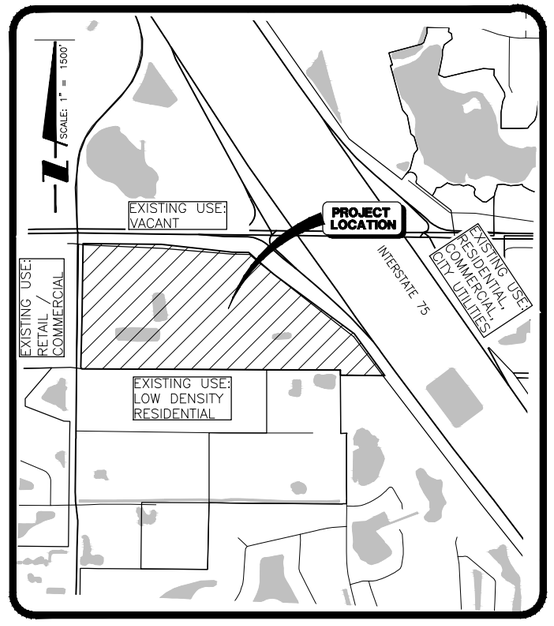
HOSPITAL : 1.5 SPACES PER BED (1.5 x 90) = 135 SPACES
MEDICAL OFFICE : 1 SPACE PER 150 SQFT OF NON STORAGE FLOOR AREA (60,000 / 150) = 400 SPACES
TOTAL REQUIRED PHASE 1a PARKING = 535 SPACES

11 STANDARDS:

IF A STANDARD IS NOT SHOWN OR INCLUDED IN THE PCD, STANDARDS OF THE CITY'S LAND DEVELOPMENT CODE WILL APPLY.



LOCATION MAP



SITE MAP

LAND USE		AREA AS SHOWN (AC) (SHEET #2)	% AS SHOWN (SHEET #2)	REQUIRED AREA (MIN/MAX)	REQUIRED % (MIN/MAX)
HOSPITAL/MOB/PARKING				52.36	80%
	PHASE 1 **	48.34	74%		
	PHASE 2	17.10	26%		
PHASE 1 OPEN SPACE TOTAL				13.08	20%
	WETLANDS/FPL EASEMENT	11.83	18%		
	LAKES	4.50	7%		
	DRY DETENTION	2.15	3%		
	OTHER OPEN SPACE ***	9.69	15%		
TOTAL PCD		65.44	100%	65.44	100%

** PHASE 1 DEVELOPABLE AREA IS GREATER THAN PHASE 1 AREA IN THIS TABLE
*** SEE NOTE #5

INDEX TO SHEETS

NO.	DATE	DESCRIPTION	BY
8	03/07/19	REVISED PER CITY COMMENTS	RTD/89450
7	02/05/19	REVISED PER CITY COMMENTS	RTD/89450

STATUS : REVISIONS

PROJECT SURVEYOR	PROJECT PLANNER	PROJECT MANAGER
Robert R. Cunningham P.S.M. No.3924	KATIE LABARR, AICP	MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447

DATE _____ CHECKED BY _____

RESERVED FOR STATUS AND DATE STAMPS

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • *Fax* 941-907-6910
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PROJECT NUMBER 215614375

DATE 11/2018

INDEX NUMBER D-215614375-002-RZ02CV

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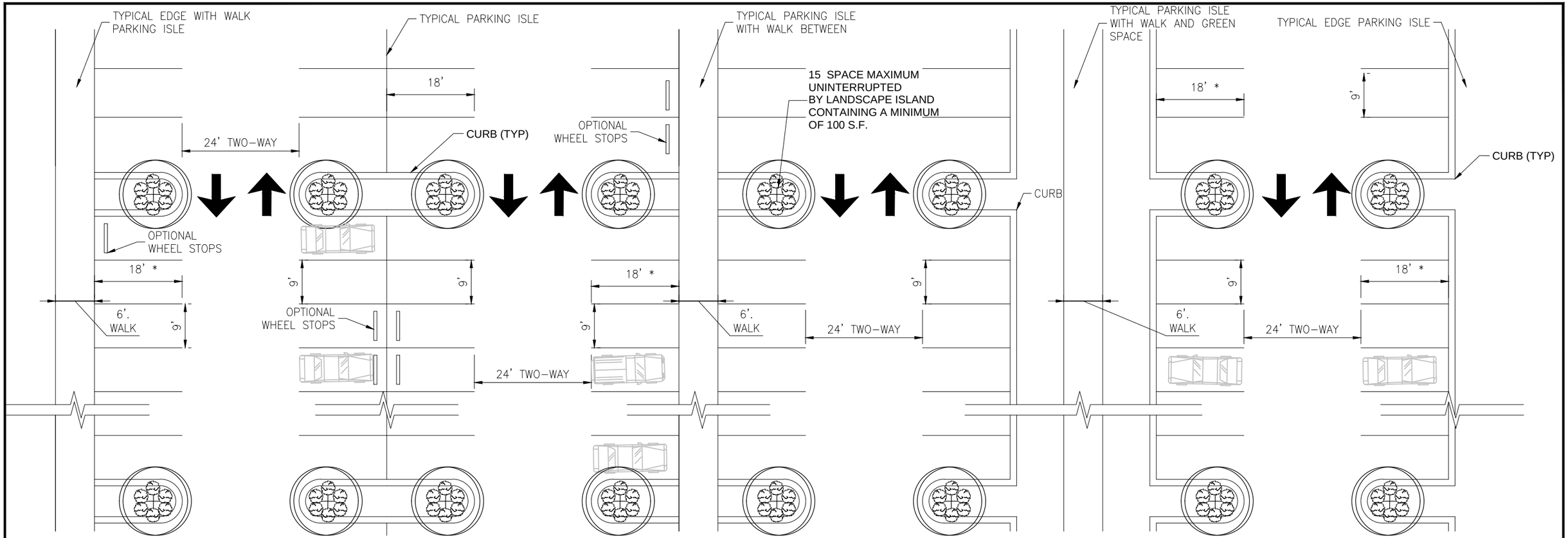
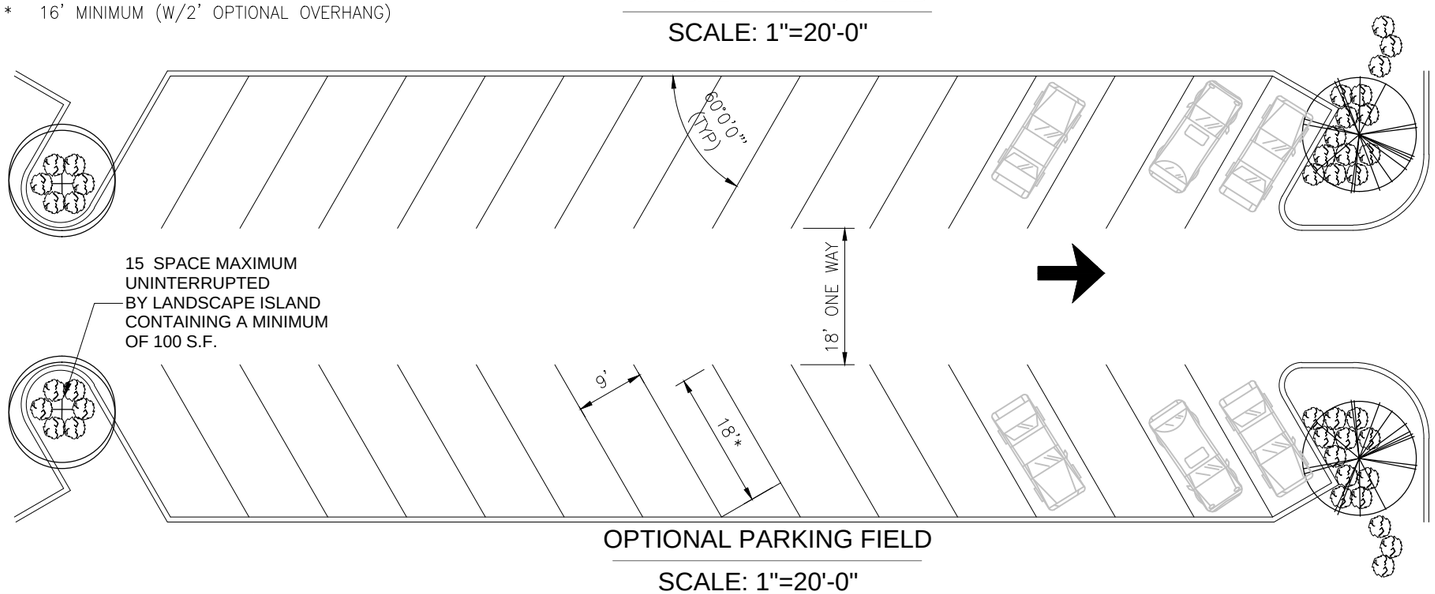


TYPICAL PARKING FIELD

SCALE: 1"=20'-0"

* 16' MINIMUM (W/2' OPTIONAL OVERHANG)



OPTIONAL PARKING FIELD

SCALE: 1"=20'-0"

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
A	REVISED PER CITY COMMENTS	02/06/19	RTD/89450	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		11/18
DRAWN BY:	RTD/89450	11/18
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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6900 Professional Parkway East, Sarasota, FL 34240-8414
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CLIENT: SARASOTA COUNTY PUBLIC HOSPITAL BOARD

PROJECT: SARASOTA MEMORIAL HOSPITAL – VENICE

DATE: 11/2018
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: –
SEC: 35 TWP: 38 RGE: 19

TITLE: PARKING SECTIONS

CROSS REFERENCE FILE NO.:

PROJECT NUMBER:

INDEX NUMBER:

SHEET NUMBER: 4 OF 4

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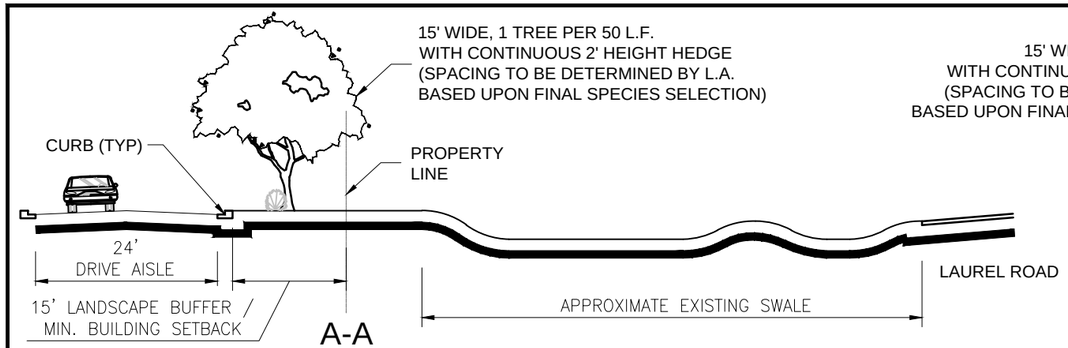
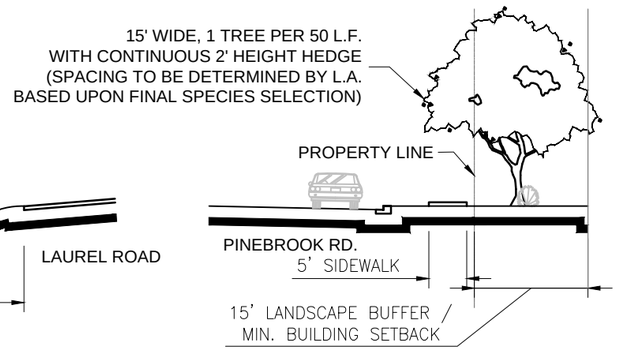


A-A
LAUREL ROAD BUFFER

SCALE: 1"=20'-0"



E-E
PINEBROOK ROAD BUFFER

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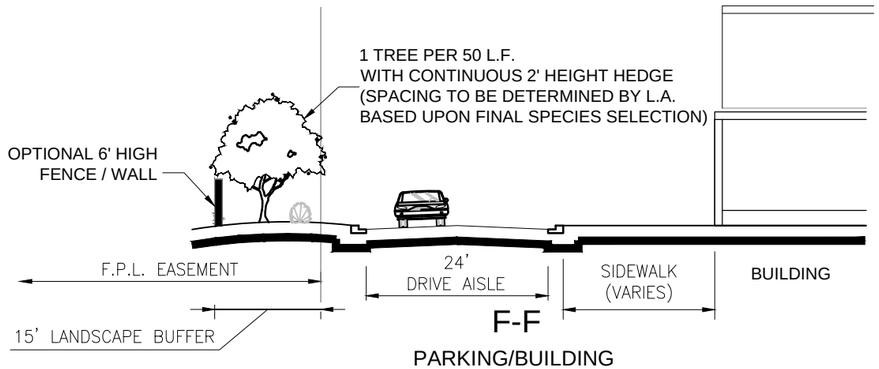
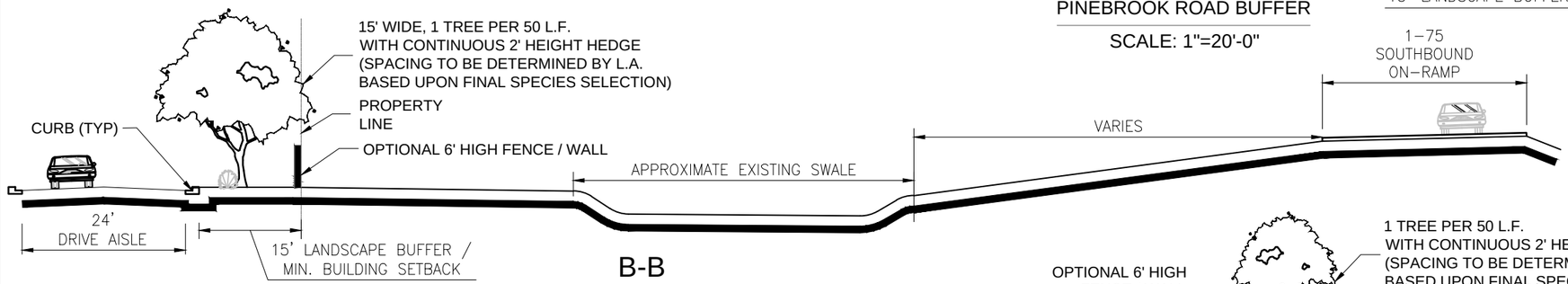


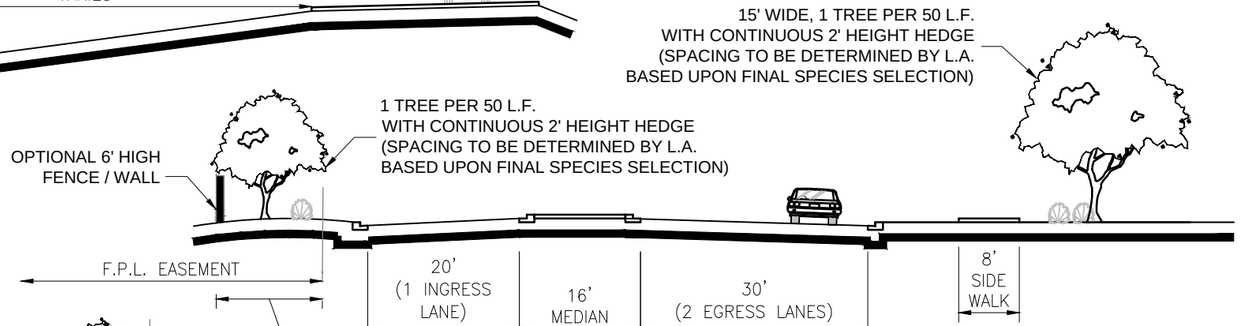
F-F
PARKING/BUILDING

SCALE: 1"=20'-0"



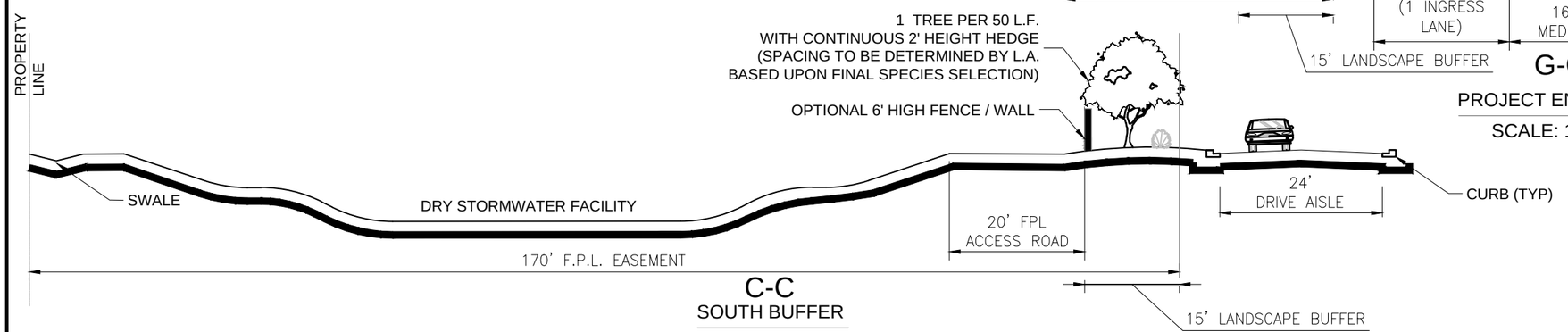
B-B
INTERSTATE 75 BUFFER

SCALE: 1"=20'-0"



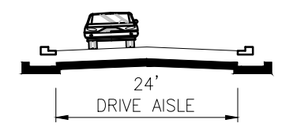
G-G
PROJECT ENTRY (MAIN)

SCALE: 1"=20'-0"



C-C
SOUTH BUFFER

SCALE: 1"=20'-0"



H-H
PROJECT ENTRY (SECONDARY)

SCALE: 1"=20'-0"

NOTES:

PLANT QUANTITIES NOTED WITHIN THESE BUFFER CROSS SECTIONS MAY BE AVERAGED OVER THE ENTIRE BUFFER LENGTH TO ALLOW FOR CLUSTERING OF REQUIRED MATERIALS.

ANY MULTI TRUNK TREE MEETING THE 10' HEIGHT SHALL COUNT AS A REQUIRED OR REPLACEMENT TREE.

PALMS SHALL COUNT AS REQUIRED TREES WITH REPLACEMENT TREES WITHIN ALL AREAS INTERIOR TO PERIMETER BUFFERS TO FULFILL THE REQUIREMENTS OF SECTION 54-589 (SARASOTA COUNTY) AT A 1:1 RATIO.

PLANTINGS WITHIN 6' OF CITY OF VENICE PUBLIC WORKS SHALL COMPLY WITH SECTION 86-431(b)

TREE LOCATIONS AND SPECIES MAY BE MODIFIED BASED UPON FIELD CONDITIONS WITH APPROVAL BY LANDSCAPE ARCHITECT

SEE NARRATIVE FOR TREE LIST

△REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
A	REVISED PER CITY COMMENTS	02/06/19	RTD/89450	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		11/18
DRAWN BY:	RTD/89450	11/18
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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DATE: 11/2018
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TITLE: SECTIONS

CROSS REFERENCE FILE NO.:

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INDEX NUMBER:

SHEET NUMBER: 3 OF 4

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PHASE 1 AREAS

- PAVEMENT AND CURB (PRIVATE DRIVEWAY)
- CONCRETE
- BUILDINGS
- LAKE
- DRY DETENTION
- FPL AREA
- EXISTING WETLAND
- LIFT STATION
- BUILDING EXPANSION AREAS

FUTURE AREAS

- PHASE 2 AREA

NOTE 1: "ALL BUILDING AREAS" AS DEPICTED IN THE "PHASE 1 AREA" ARE CONCEPTUAL AT THIS TIME. FUTURE BUILDING EXPANSIONS ARE INTENDED TO BE REVIEWABLE AT THE TIME OF A FUTURE S&D APPLICATION. THE ZONING CRITERIA ESTABLISHED WITH THIS APPLICATION (I.E. MAX FAR, MIN SETBACKS, BUFFERS, AND HEIGHT RESTRICTIONS WOULD APPLY FOR FUTURE S&D APPLICATIONS).

NOTE 2: "FUTURE PHASES" AND THE "PHASE 2 AREA" DEPICTED ARE CONCEPTUAL AT THIS TIME. FUTURE BUILDING EXPANSIONS ARE INTENDED TO BE DEPICTED AT THE TIME OF A FUTURE S&D APPLICATION. THE ZONING CRITERIA ESTABLISHED WITH THIS APPLICATION (I.E. MAX FAR, MIN SETBACKS, BUFFERS, AND HEIGHT RESTRICTIONS WOULD APPLY FOR FUTURE S&D APPLICATIONS).

NOTE 3: "OPEN SPACE AREAS" AS SHOWN IN THE PHASE 1 AREA CONCEPTUAL AT THIS TIME, AND ARE SUBJECT TO THE CRITERIA SET FORTH IN THE LANDSCAPE ZONING CRITERIA ESTABLISHED WITH THIS APPLICATION. OPEN SPACE AND PLANTING CALCULATIONS WILL BE PROVIDED WITH PHASE 1 LANDSCAPE PLANS TO SHOW COMPLIANCE WITH THE ZONING CRITERIA ESTABLISHED WITH THIS APPLICATION.

NOTE 4: "FUTURE OPEN SPACES AREAS" SHALL BE DEPICTED AT THE TIME OF THE FUTURE S&D APPLICATIONS AND SHALL BE SUBJECT TO THE OPEN SPACE CRITERIA AS ESTABLISHED WITH THIS APPLICATION.

NOTE 5: HELIPAD LOCATION AND CONFIGURATION IS CONCEPTUAL, AND SUBJECT TO REVIEW AND APPROVAL BY OTHER STATE AND/OR FEDERAL AGENCIES (I.E. FDOT, FAA, ETC.). LOCATION MAY BE AS SHOWN, ON GROUND IN A DIFFERENT LOCATION, OR ON A STRUCTURE, AS PERMITTED BY OTHERS.

NOTE 6: THE BINDING MASTER PLAN IS SUBJECT TO CHANGE AS A RESULT OF APPLICABLE PERMIT APPLICATIONS OUTSIDE THE CITY OF VENICE REZONE AMENDMENT PROCESS. OTHER AUTHORITY'S HAVING JURISDICTION, MAY INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: FDOT, FAA, SWFWMD, FPL, FDEP, FDOH, SARASOTA COUNTY AND ACHA. IF A CHANGE TO THE PLAN PER DIRECT RESULT OF THE OTHER AUTHORITY'S HAVING JURISDICTION CAN BE DEEMED MINOR (DOES NOT RESULT IN A REDUCED BUILDING SETBACK, INCREASE INTENSITY OR CHANGE IN USE) THE PLANNING DIRECTOR WILL HAVE THE AUTHORITY TO DEEM THE CHANGE MINOR AND WILL NOT RESULT IN A MODIFICATION TO THE BINDING MASTER PLAN.

NOTE 7: COUNTY SEWER CONNECTION TO BE PROVIDED ON A TEMPORARY BASIS; FUTURE CITY CONNECTION IS REQUIRED. WATER PURVEYOR TO BE CITY OF VENICE. TWO POINTS OF CONNECTION ARE PROPOSED

ADJACENT PROPERTY ZONED : OUE

RIGHT TURN LANE

LEFT TURN LANE EXTENSION

LAUREL ROAD

20'x20' VISIBILITY TRIANGLE

10'x10' VISIBILITY TRIANGLE

S89°19'54"E 775.53'

15' MINIMUM BUILDING SETBACK/LANDSCAPE BUFFER

15' MINIMUM BUILDING SETBACK/LANDSCAPE BUFFER

LEFT TURN LANE EXTENSION

CONNECT TO CITY WATER MAIN (SEE NOTE 7)

EXISTING 5' SIDEWALK

5' SIDEWALK (TERMINATE INTO SITE)

PINEBROOK ROAD

N00°39'03"E 721.74'

10'x10' VISIBILITY TRIANGLE

10'x10' VISIBILITY TRIANGLE

RIGHT TURN LANE

LEFT TURN LANE

ADJACENT PROPERTY ZONED : CG

CONNECT TO CITY WATER MAIN (SEE NOTE 7)

10'x10' VISIBILITY TRIANGLE

N01°37'43"E 504.87'

10'x10' VISIBILITY TRIANGLE

S83°37'48"E 704.93' (M)

HELIPAD

S89°19'54"E 165.03'(M)

S48°17'54"E 122.50'(M)

S49°29'33"E 208.99'(M)

I 75

ADJACENT PROPERTY ZONED : CG,CI,PID

EMERGENCY DEPT

HOSPITAL

MEDICAL OFFICE BUILDING

PARKING GARAGE

CENTRAL ENERGY PLANT

LIFT STATION

S53°31'13"E 987.05' (M)

LAKE 02

15' MINIMUM BUILDING SETBACK/LANDSCAPE BUFFER

SCALE: 1"=200'

0' 50' 100' 200' 400'

DRY DETENTION BASIN #1

DRY DETENTION BASIN #2

DRY DETENTION BASIN #3

15' MINIMUM LANDSCAPE BUFFER

170' FPL EASEMENT

15' MINIMUM BUILDING SETBACK

OPTIONAL FENCE

OPTIONAL FENCE

N89°42'16"W 2,560.60' (M)

ADJACENT PROPERTY ZONED : OUE

N00°02'11"W 50.00'

N89°23'42"W 439.83'

N01°28'28"E 13.60'

N89°23'31"W 10.50'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	57,413.78'	513.52'	0°30'45"	513.52'	S36°08'57"E

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
B	REVISED PER CITY COMMENTS	03/07/19	RTD/89450	
A	REVISED PER CITY COMMENTS	02/06/19	RTD/89450	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		11/18
DRAWN BY:	RTD/89450	11/18
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: SARASOTA COUNTY PUBLIC HOSPITAL BOARD

PROJECT: SARASOTA MEMORIAL HOSPITAL – VENICE

DATE: 11/2018
HORIZONTAL SCALE: 1" = ∞
VERTICAL SCALE: –
SEC: 35 TWP: 28 RGE: 19

TITLE: CONCEPTUAL SITE PLAN

CROSS REFERENCE FILE NO.:

PROJECT NUMBER:

INDEX NUMBER:

SHEET NUMBER: 2 OF 4

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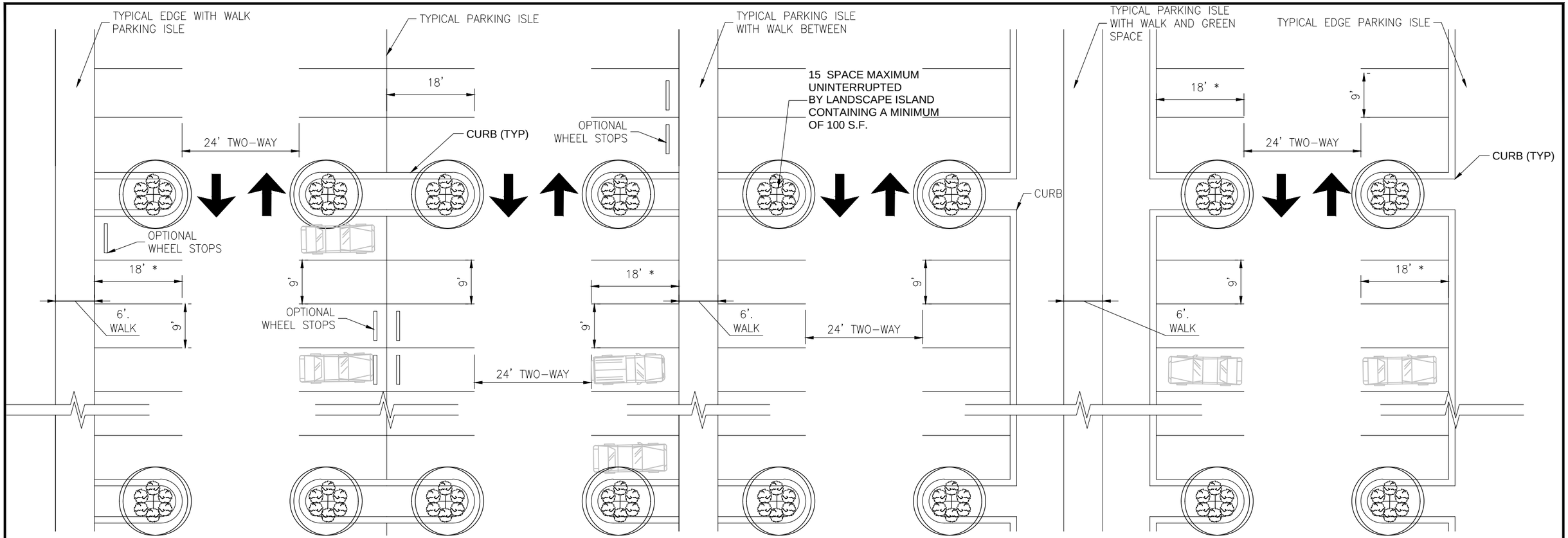
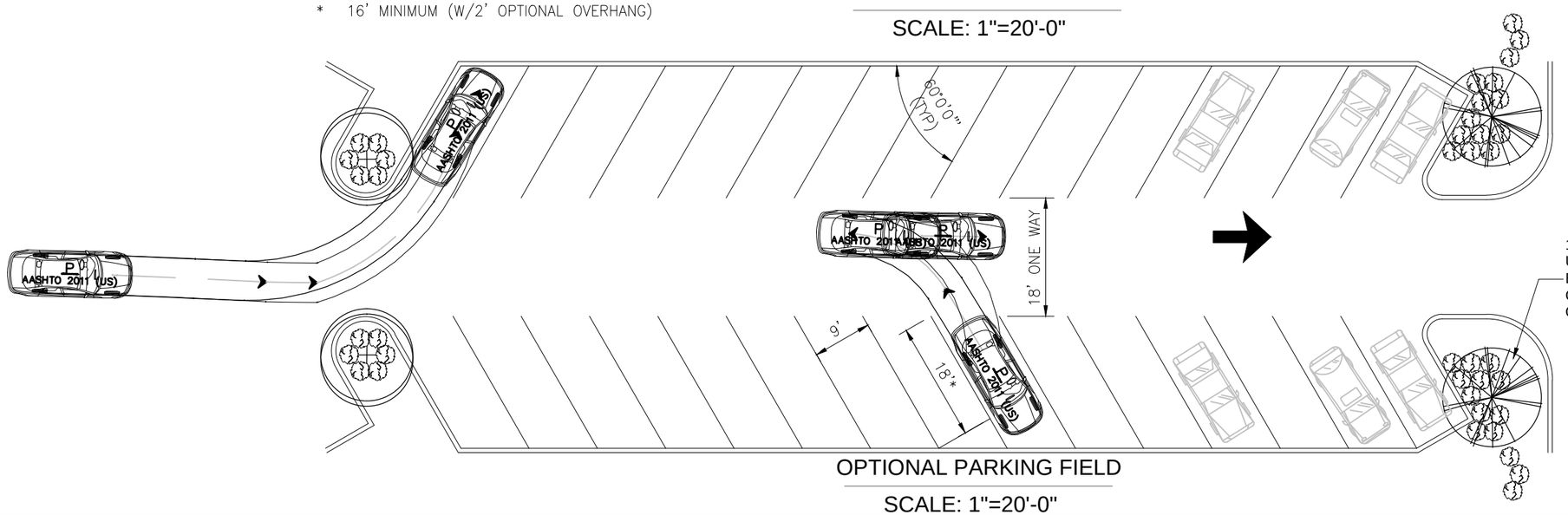


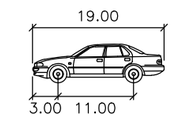
TYPICAL PARKING FIELD

SCALE: 1"=20'-0"

* 16' MINIMUM (W/2' OPTIONAL OVERHANG)



15 SPACE MAXIMUM UNINTERRUPTED BY LANDSCAPE ISLAND CONTAINING A MINIMUM OF 100 S.F.



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	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

OPTIONAL PARKING FIELD

SCALE: 1"=20'-0"

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		03/19
DRAWN BY:	RTD/89450	
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: SARASOTA COUNTY PUBLIC HOSPITAL BOARD

PROJECT: SARASOTA MEMORIAL HOSPITAL – VENICE

DATE: 03/2019
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: –
SEC: 35 TWP: 28 RGE: 19

TITLE: PARKING SECTIONS WITH AUTO TURN

CROSS REFERENCE FILE NO.:

PROJECT NUMBER:

INDEX NUMBER:

SHEET NUMBER: 1 OF 1

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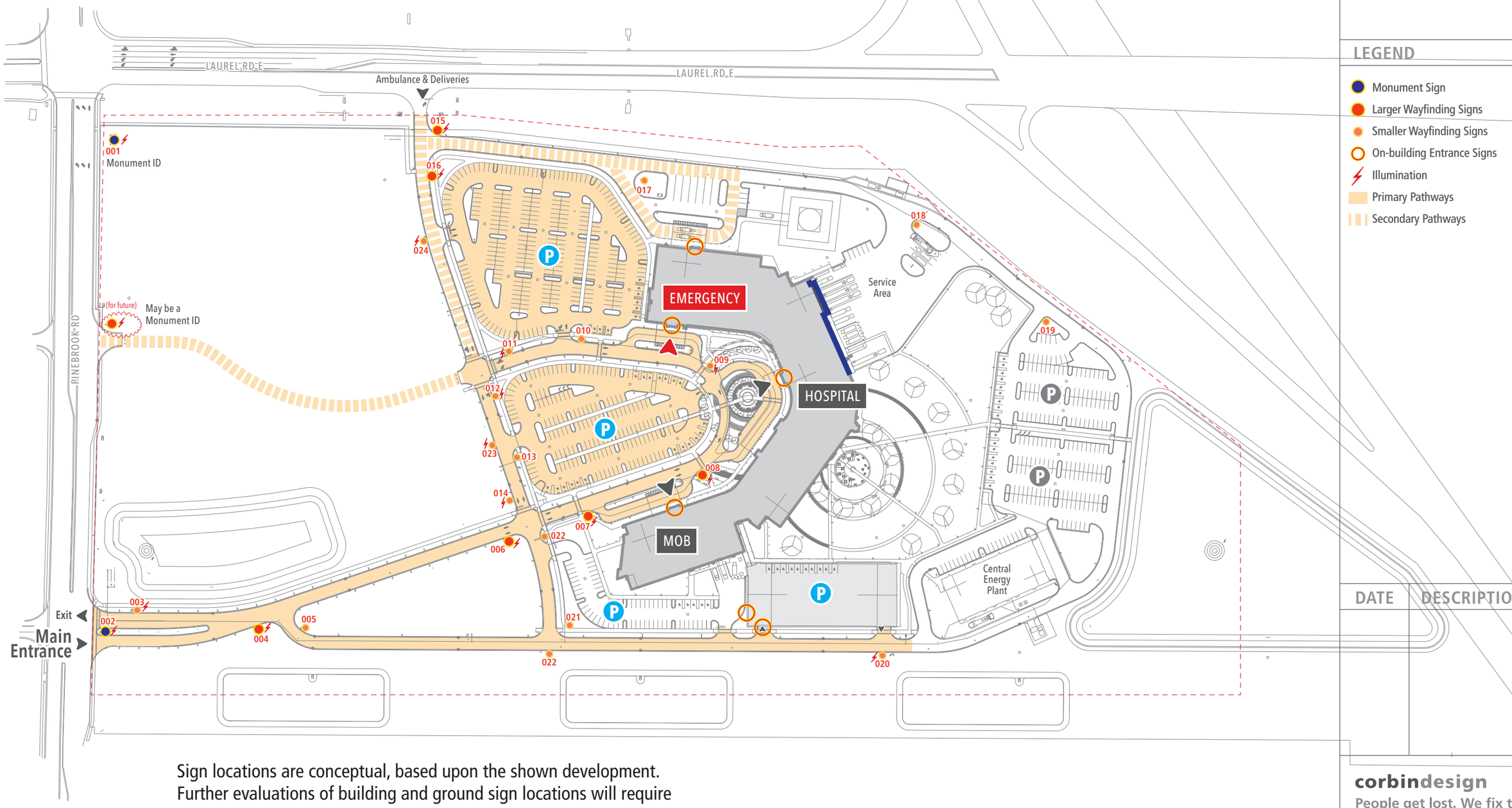
Exterior Site Plan

Preliminary Sign Locating



LEGEND

- Monument Sign
- Larger Wayfinding Signs
- Smaller Wayfinding Signs
- On-building Entrance Signs
- Illumination
- Primary Pathways
- Secondary Pathways

DATE	DESCRIPTION

Sign locations are conceptual, based upon the shown development. Further evaluations of building and ground sign locations will require minimal flexibility due to field conditions and building orientation.

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SARASOTA MEMORIAL HEALTH CARE SYSTEM