

## **Rustic Road North Phase 1 & 2 Preliminary Plat- Project Narrative**

The proposed residential subdivision is known as “Rustic Road North Phases 1 & 2” and located north of Rustic Road and west of Cowpen Slough. The proposed residential subdivision is the northern parcel within the Rustic Road PUD excluding the optional multi-family site. The proposed subdivision includes 296 single family lots. The subdivision has primary access via Rustic Road consistent with the PUD. The subdivision will have City of Venice water & sewer service via Rustic Road.

The proposed subdivision is consistent with the Rustic Road PUD (Ordinance No. 2019-25).

### **Landscape:**

Typical buffer details are provided to allow for several options in planting. Refer to Sheet L17. Tree species proposed are from the City’s approved list. Plants in the typical detail are divided into groups based on similar characteristics. This provides the desired aesthetic and will allow variety in planting to provide diversity in species. This also allows to have groups of plants together that can tolerate the sites varying conditions.

The majority of the site is surrounded with existing trees and understory vegetation. This is apparent in and around the buffer areas. These areas include thick groupings of mainly mature Live Oak, Laurel Oak, Cabbage Palm and Slash Pine. The removal of any portion of these areas would warrant the removal of desirable native vegetation and eliminate an existing buffer with desirable height that could not be matched with new plantings. Additionally, installation of an irrigation system to irrigate buffer in this area would disturb root zones of existing trees. To maximize the screening and maintain the rural character of mature vegetation, these buffer corridors have largely been preserved. A minimum of 20’ is preserved, but in some places up to 150’+ has been preserved in-and-around these areas to provide the desired visual screening. Some of the preserved trees are outside of the minimum size buffers but will be retained in order to visually minimize gaps between groups of trees and understory plantings as viewed horizontally from neighboring properties. Where existing vegetation does not exist or doesn’t meet the minimum requirements along the I75/West property line, the typical buffer will be planted. These quantities and rates are illustrated in the details that are shown on sheet L17. Additionally, all above buffer locations mentioned are highlighted on the Buffer Key Sheet on page L9 as well.

The street trees are located 1 per lot per zoning condition F.1. Due to the restricted tree lawn in the cross section of approved roadway section, the trees will be located behind walkway.

### **Hardscape & Signage:**

Hardscape and Signage details will be approved under a separate submittal. The plan proposes one of two options (A and B) at the project entrance. Option A includes one median sign, up to 9’ in height with two optional tower features (structure no sign) on the east and west sides of the entry area. Option B includes one sign to the east of the entry area and an optional tower feature (structure no sign) in the center median. Optional fencing and walls for buffering are also provided on the plans.