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RECORD DRAWINGS

October 30, 2025

APPROVED

UTILITY RECORD DRAWING

FOR

CURRY LANE TOWNHOMES

SECTION 33, TOWNSHIP 38 S, RANGE 19 E
NORTH VENICE, FLORIDA

August 25

GENERAL NOTES:

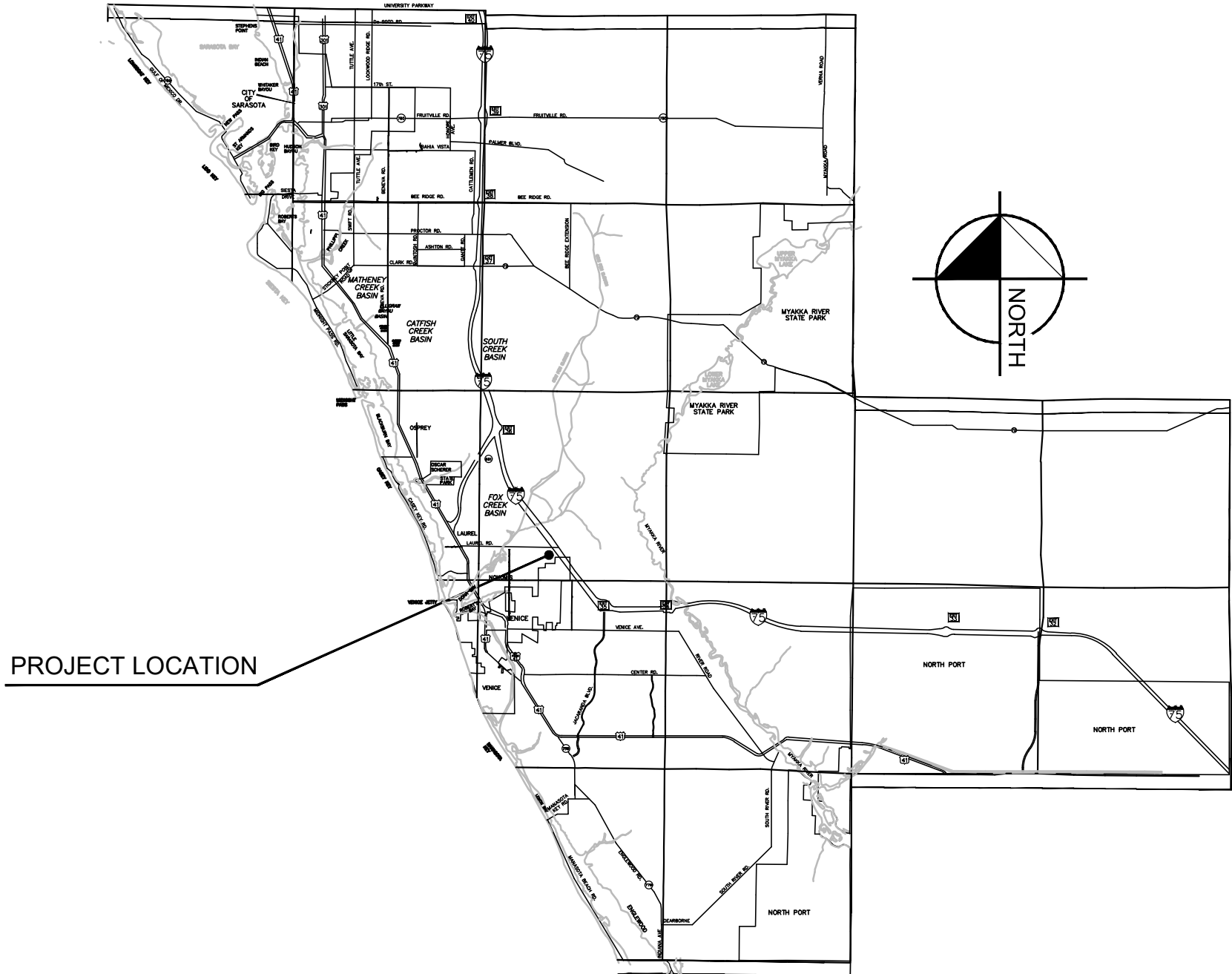
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF VENICE LAND DEVELOPMENT REGULATIONS.
- THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
- THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT. CONVERSION FACTOR: NAVD 1988 + 1.11 FT = NGVD 1929.
- ALL AREAS DESIGNATED AS "PRESERVE OR CONSERVATION" TO BE CLEARLY DELINEATED PRIOR TO CONSTRUCTION.

GENERAL CONSTRUCTION NOTES:

- THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER OR CITY OF VENICE.
- 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) PERISHES WITHIN THE CONSTRUCTION PERIOD, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THOSE TREES. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL OR MACHINERY REQUIRED TO REMOVE SAID TREES(S). EXOTIC VEGETATION (E.G., MELALEUCA AND BRAZILIAN PEPPER) EXISTING WITHIN THE PROJECT AREA SHALL BE REMOVED AND PROPERLY DISPOSED OF IN AN APPROVED LANDFILL.
- WHERE EXCAVATIONS ARE IN CLOSE PROXIMITY OF TREES, THE CONTRACTOR SHALL USE EXTREME CARE IN NOT DAMAGING THE ROOT SYSTEM. NO EQUIPMENT, SUPPLIES OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRIP LINE OF 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 ENDWALLS, HEADWALLS, SWALES, LAKE SLOPES, AND TWO FEET (2) WIDE STRIP ADJACENT TO ALL CURBING, AND AS DIRECTED BY THE ENGINEER. ALL PROPOSED GROUND ELEVATIONS ARE FINISHED SOD ELEVATIONS. FINISH EARTHWORK GRADING WILL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR SOD THICKNESS. SODDING INCLUDES MAINTAINING SLOPES AND SOD UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST. ALL EROSION SILTATION AND MAINTAINING GRADES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THEN.
- CALL "SUNSHINE" (1-800-432-4770), COMCAST, FPL, CITY OF VENICE UTILITIES DEPARTMENT, TECO, AND FRONTIER PRIOR TO CONSTRUCTION AND CONNECTION TO EXISTING UTILITIES. 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 INSPECTED BY THE ENGINEER PRIOR TO FILLING.
- PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, CONSERVATION/PRESERVE AREAS, EXISTING LAKES & WATERWAYS 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 THE CITY OF VENICE. SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "BEST MANAGEMENT PRACTICES PLAN" AND THE "BMP DETAILS" SHOWN ON PAGES 8-1 THROUGH 8-3 OF THE CIVIL CONSTRUCTION PLANS. THE ENGINEER WILL DETERMINE THE EXTENT AND TYPE OF PROTECTIVE MEASURES TO BE CONSTRUCTED FOR PROTECTION OF CONSERVATION/PRESERVE AREAS. THE ENGINEER SHALL BE NOTIFIED WHEN PRESERVE AREA BARRICADES AND BARRIERS ARE IN PLACE.
- THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
- ALL DRAINAGE PIPE JOINTS SHALL BE WRAPPED PER FOOT INDEX NO. 280, SHEET 1.
- ROADWAY AND DRAINAGE STRUCTURES SHALL MEET FDOT STANDARD SPECIFICATIONS SECTION 346 OF 3000 PSI CONCRETE.
- THE WETLAND AND ASSOCIATED UPLAND VEGETATIVE BUFFER SHALL BE MAINTAINED IN ACCORDANCE WITH MANAGEMENT GUIDELINES CONTAINED WITHIN THE COMPREHENSIVE PLAN AS A CONSERVATION AREA OR PRESERVE. ALL ACTIVITIES INVOLVING FILLING, EXCAVATING, WELL DRILLING, ALTERING VEGETATION (INCLUDING TRIMMING OF BOTH TREES AND UNDERSTORY) AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN PRESERVATION AREAS. UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM RESOURCE PROTECTION SERVICES TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE REMOVAL OF NUISANCE/INVASIVE VEGETATION.
- A TREE REMOVAL AND PROTECTION PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, CLEARING OR TREE REMOVAL. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE CODE.
- EROSION AND SEDIMENT CONTROL BMPs IN ADDITION TO THOSE PRESENTED ON THE PLANS AND OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN (ECP), BEST MANAGEMENT PRACTICES (BMP) PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMPs SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
- OFFSITE SURFACE WATER DISCHARGES, DISCHARGES TO THE M34, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO THE CITY OF VENICE WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
- FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO THE CITY OF VENICE. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
- IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND THE CITY OF VENICE SHALL BE CONTACTED.
- FERTILIZER APPLICATION SHALL BE CONSISTENT WITH THE CITY OF VENICE CODE.
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM - STORMWATER:
 - NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(A), F.A.C.
 - A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART II(C.2), F.A.C..
 - A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO AIR AND WATER QUALITY IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART II(D.1), F.A.C..
 - THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART V.D.6, F.A.C., AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO AIR AND WATER QUALITY AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO STATE INSPECTORS.
 - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM - DEWATERING:
THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR TO ANY PORTION OF THE M34 WILL REQUIRE SEPARATE PERMITTING FROM THE DEP. PERMITS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING. ANALYTICAL RESULTS FROM PRE-DISCHARGE TESTING SHALL BE PROVIDED TO AIR AND WATER QUALITY.
- THE CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-236.320(4)(c)1, FLORIDA ADMINISTRATIVE CODE, FROM THE CONSTRUCTION SITE BY TAKING ADEQUATE MEASURES TO STABILIZE AFFECTED AREAS.
- DEPARTMENT OF ENVIRONMENTAL PROTECTION WATER AND WASTEWATER PERMITS ARE REQUIRED.
- ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
- IN THE EVENT THAT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO THE PROJECT COMPLETION, ALL CONSTRUCTION AND VEGETATIVE DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED LANDFILL FACILITY.
- A SEPARATE BUILDING PERMIT MUST BE APPLIED FOR AND ISSUED FOR EVERY SIGN, WALL, OUTDOOR LIGHTING AND STRUCTURE ON THE SITE. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE NECESSARY BUILDING PERMITS.

CITY OF VENICE 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 STATE ISSUED PERMITS.
- TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY OF VENICE.
- POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-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.
- CONSTRUCTION PLAN APPROVAL WILL NOT BE ISSUED UNTIL CONSTRUCTION PLANS FOR THE REQUIRED CURRY LANE ROADWAY AND UTILITY IMPROVEMENTS HAVE BEEN APPROVED.



VICINITY MAP



LOCATION MAP

DEVELOPER: P3 LAF BFR JV LLC
853 BROADWAY, FL5
NEW YORK, NY 10003
CONTACT: BRAD STANIS

ENGINEER AND LANDSCAPE ARCHITECTURE:
KIMLEY HORN AND ASSOCIATES, INC.
1800 2nd STREET, SUITE 900
SARASOTA, FL 34236
PH: (941)379-7600
CONTACT: KYLE C. KRAGEL, P.E.

SURVEYOR: BRITT SURVEYING, INC.
606 CYPRESS AVENUE
VENICE, FL 34285
PH: (941) 493-1396
CONTACT: RANDALL E. BRITT, PSM

ENVIRONMENTAL: MONARCH ECOLOGY GROUP
PH: (941) 374-6339
CONTACT: KERRI MACNUTT, P.E.

GEOTECHNICAL: ECS FLORIDA, LLC
4524 N. 56TH STREET
TAMPA, FL 33610
PH: 813-302-1644
CONTACT: ABDOL (REZA) SAVABI, P.E.

PREPARED BY
Kimley»Horn

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UTILITY COMPANIES:

FPL
5657 NORTH McINTOSH
ROAD
SARASOTA, FLORIDA
34233

FRONTIER
1701 RINGLING BLVD.
SARASOTA, FLORIDA
34236
941-906-6711

VENICE UTILITIES
401 W. VENICE AVE.
VENICE, FL 34285
(941)882-7297

CONTACT: PATIENCE ANATASIO

TECO GAS
8261 VICO COURT
SARASOTA, FLORIDA
34240-7844

COMCAST CABLE
5205 FRUITVILLE ROAD
SARASOTA, FLORIDA
34232

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED
AND SEALED BY KYLE C. KRAGEL, P.E.
ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
KYLE C. KRAGEL, P.E. No. 88712
KIMLEY-HORN AND ASSOCIATES, INC.
REGISTRY No. 35106
1800 2ND STREET, SUITE 900
SARASOTA, FLORIDA 34236

LAND USE DEVELOPMENT DATA

PARCEL AREA: 10.18 ACRES
PRESENT ZONING: RMF-1 RESIDENTIAL MULTI-FAMILY
ABUTTING ZONING: WEST: RMF-1 RESIDENTIAL MULTI-FAMILY (PIDs: 038711005 & 038711006)
CM - COMMERCIAL (PID: 0387110003)
PUD - PLANNED UNIT DEVELOPMENT
EAST: CM - COMMERCIAL (PID: 0387110003)
PUD - PLANNED UNIT DEVELOPMENT
NORTH: MU - MIXED USE - LAUREL WEST
SOUTH: PUD - PLANNED UNIT DEVELOPMENT
PROPOSED ZONING: RMF-1 RESIDENTIAL, MULTI-FAMILY (UNCHANGED)
PROJECT ADDRESS: 2905 CURRY LANE
NOKOMIS FL, 34275
PID: 0387110003, 0387140005, 0387140006
PROJECT AREA: 10.18 ACRES

PROPOSED LAND USE:		
BUILDING (RESIDENTIAL MULTI-FAMILY)	1.20 ACRES	(11.8%)
ROADS AND PARKING	0.91 ACRES	(8.9%)
SIDEWALK	0.14 ACRES	(1.4%)
STORMWATER (@ CWL)	0.79 ACRES	(7.8%)
PERVIOUS AREA	7.14 ACRES	(70.1%)
TOTAL AREA	10.18 ACRES	(100%)

BUILDING SETBACKS: FRONT : 20"
SIDE : 12"
REAR : 10"

*PER TEXT AMENDMENT TO THE RMF STANDARDS PROPOSED IN ASSOCIATION WITH THIS SITE, FOR SINGLE-FAMILY ATTACHED DWELLINGS THE ABOVE LOT STANDARDS WILL BE APPLIED PER BUILDING STRUCTURE, NOT FOR EACH INDIVIDUAL DWELLING.

PROPOSED DENSITY: 50 UNITS / 10.18 ACRES = 4.91 UNITS PER ACRE (MAXIMUM ALLOWED = 5.0 UNITS/ACRE PER ORDINANCE NO. 2007-20)

MAXIMUM BUILDING HEIGHT: 35' (AN ADDITIONAL 10' FOR UNDERSTORY PARKING ONLY)

PROPOSED BUILDING HEIGHT: 35'

MAXIMUM LOT COVERAGE: 35%

PROPOSED LOT COVERAGE BY BUILDINGS: 11.8% (1.20 ACRES / 10.18 ACRES)

RECLAIMED WATER: PROVIDED BY CITY OF VENICE.

WATER: POTABLE WATER SUPPLY WILL BE FROM CITY OF VENICE UTILITIES.

SEWER: WASTEWATER SERVICES WILL BE PROVIDED BY CITY OF VENICE UTILITIES.

GARBAGE: GARBAGE PICKUP WILL BE PROVIDED BY CITY OF VENICE.

ROADWAYS: ACCESS TO THIS PROJECT IS PROVIDED FROM CURRY LANE (PRIVATE ROW).

INTERNAL DRIVE: TO BE PRIVATELY MAINTAINED.

TREE LOCATION: THE PROPOSED DEVELOPMENT AND ITS ORIENTATION TO THE EXISTING TREES IS SHOWN ON THE AERIAL PHOTOGRAPH. TREES WILL BE PRESERVED WHERE POSSIBLE. TREE REMOVAL PERMIT WILL BE APPLIED FOR PRIOR TO CONSTRUCTION.

FEMA DESIGNATION:
NOTE: THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", BASE FLOOD ELEVATION NOT DETERMINED PER FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, FLORIDA, COMMUNITY NO. 12115C0243F, DATED NOVEMBER 4, 2016, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
FEMA DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

ENVIRONMENTAL AND SURFACE WATER MANAGEMENT SYSTEM:
DRAINAGE SYSTEM WILL BE PRIVATELY MAINTAINED.

WELLS: THERE ARE NO KNOWN WELLS WITHIN PROJECT BOUNDARY.

IMPERVIOUS/PERVIOUS AREAS:	ACRES	PERCENTAGE
IMPERVIOUS AREA:	3.04	29.9%
PERVIOUS AREA:	7.14	70.1%
TOTAL:	10.18	100%

*POND @ CONTROL WATER LEVEL AREA INCLUDED IN CALCULATION.

ADA: ALL SIDEWALK STREET CROSSINGS AT CURBS, GUTTERS AND INTERSECTIONS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA ACCESSIBILITY CODE.

LANDSCAPE PLANS: INCLUDED WITH THIS SUBMITTAL.

TREE MITIGATION PLANS: INCLUDED WITH THIS SUBMITTAL.

REQUIRED PARKING CALCULATION:
MULTIFAMILY DWELLINGS: MINIMUM = 0.5/ DWELLING UNIT, MAXIMUM = 2.0/ DWELLING UNIT
TOTAL MAXIMUM REQUIRED PARKING SPACES* = 50 UNITS * 2 SPACES/UNIT = 100*1.10 = 110 MAXIMUM SPACES ALLOWED (2 ADA & 2 EV)
TOTAL MINIMUM REQUIRED PARKING SPACES = 50 UNITS *0.5 SPACES/UNIT = 25 MINIMUM SPACES REQUIRED (1 ADA & 1 EV)
*GUEST PARKING AT A MAXIMUM OF 10% OF TOTAL PARKING COUNT MAY BE PERMITTED

PARKING SPACES PROVIDED:
PROVIDED PARKING SPACES = 100 SPACES PROVIDED

PLAT OWNERSHIP ENTITY:
P3 LAF HAWTHORN HEIGHTS LP
FORMED IN DELAWARE

TITLE OF SUBDIVISION:
HAWTHORN HEIGHTS

REQUIRED BUFFER TYPES:
NORTH: NONE
EAST: 2
SOUTH: 2
WEST: NONE (PIDs: 038711005 & 038711006)
3 (PID: 0387110003)

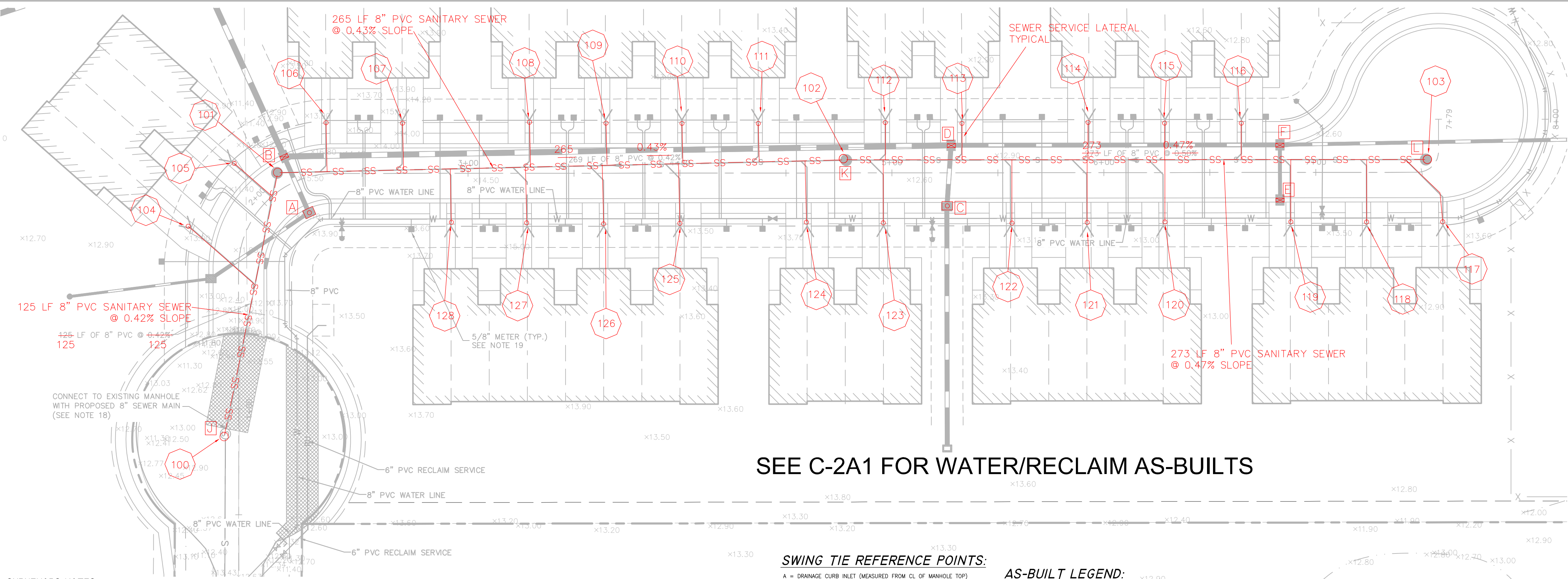
I HEREBY CERTIFY THAT THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTIONS 335.075(1) AND (4), FLORIDA STATUTES.

Kyle C. Kragel
KYLE C. KRAGEL, P.E.
FLA. P.E. LICENSE # 88712
REGISTRY NO. 35106

09/29/2025

DATE:

Plotted By: Boats Sheet Set: Curry Lane SFR Layout: C-2A UTILITY PLAN AND PROFILE September 24, 2025 01:00:15pm S:\Projects\2408120 - Hawthorne Heights (Kto Curry Lane Townhomes)\Outside\C-2 UTILITY PLAN AND PROFILE SHEETS\C-2 UTILITY PLAN AND PROFILE.dwg
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SURVEYORS NOTES:

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF AN AS-BUILT SURVEY PERFORMED ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS AT THAT TIME.

THERE ARE NO APPARENT ENCROACHMENTS OTHER THAN SHOWN, NO BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS OF WHICH THE FIRM HAS KNOWLEDGE.

NO UNDERGROUND UTILITIES, FACILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.

ALL ELEVATIONS REFERENCE CONSTRUCTION PLANS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. AND ARE BASED ON NAVD83 1985.

SYMBOL CHARACTERS AND OR POSITIONS MAY NOT BE DEPICTED TO SCALE AND ARE FOR CLARIFICATION PURPOSES.

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LAST FIELD DATE: 5/21/2025
CHECKED AND DRAWN BY: JGG
REVISION: 7/12/2025, ENGINEER COMMENTS, JGG
REVISION: 8/12/2025, CITY OF VENICE COMMENTS, JGG
REVISION: 9/22/2025, CITY OF VENICE COMMENTS, JGG

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SURVEY SHOWN HEREON "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER". THE DIGITAL SIGNATURE AND SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUSTIN D. GARNER, PSM #6896 ON SEPTEMBER 24, 2025.



Digitally signed by Justin D Garner
Date: 2025.09.24 13:02:48 -04'00'

RECORD AS-BUILT DATA PROVIDED BY:

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LB #8024

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NOKOMIS, FLORIDA 34275
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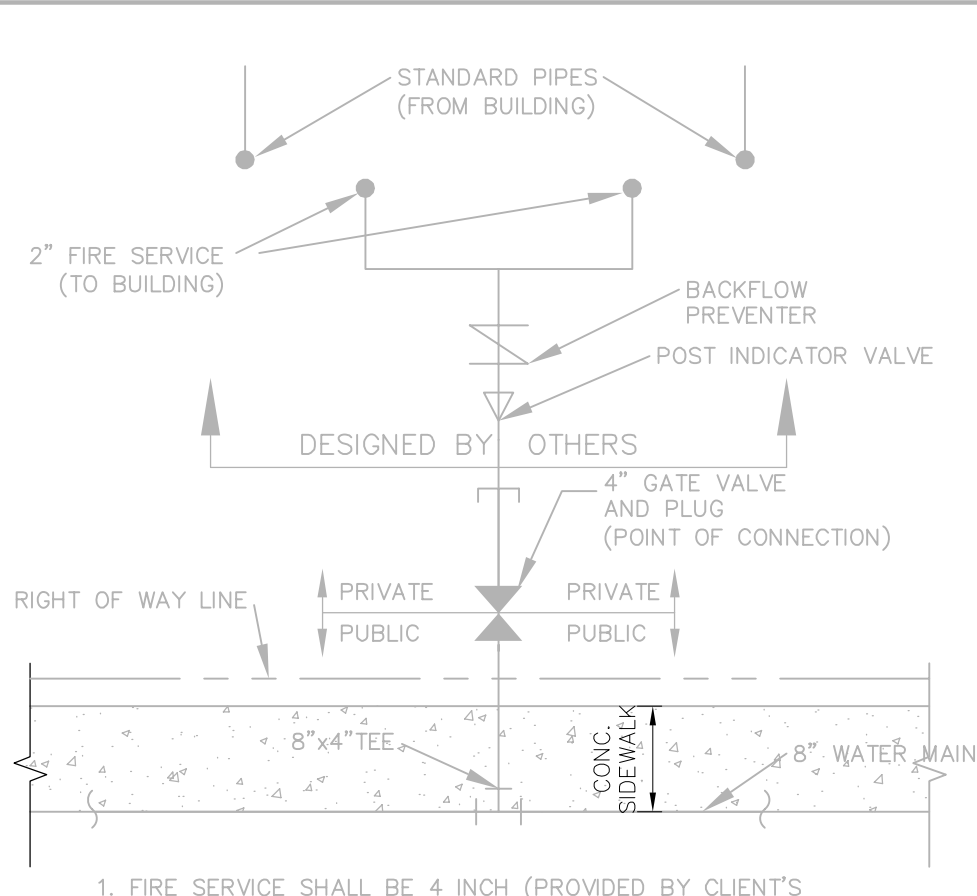
SWING TIE REFERENCE POINTS:

A = DRAINAGE CURB INLET (MEASURED FROM CL OF MANHOLE TOP)
B = DRAINAGE CURB INLET (MEASURED FROM CL OF GRATE)
C = DRAINAGE CURB INLET (MEASURED FROM CL OF MANHOLE TOP)
D = DRAINAGE CURB INLET (MEASURED FROM CL OF GRATE)
E = DRAINAGE CURB INLET (MEASURED FROM CL OF GRATE)
F = DRAINAGE CURB INLET (MEASURED FROM CL OF GRATE)
G = EXISTING FIRE HYDRANT
H = EXISTING WOOD POWER POLE (#2353 4031)
I = EXISTING SANITARY MANHOLE (MEASURED FROM CENTER OF MANHOLE)
J = INTENTIONALLY NOT USED
K = SANITARY MANHOLE (MEASURED FROM CENTER OF MANHOLE)
L = SANITARY MANHOLE (MEASURED FROM CENTER OF MANHOLE)

AS-BUILT LEGEND:

L.F. = LINEAR FEET
T.O.N. = TOP OF NUT
T.O.P. = TOP OF PIPE
H.Z. = HORIZONTAL
V.T. = VERTICAL
T.O.B.F. = TOP OF BOTTOM FLANGE
INV. = INVERT

- ALL UTILITY MAINS SHALL HAVE 3' OF COVER UNLESS OTHERWISE NOTED.
- ALL WATER, REUSE AND IRRIGATION MAINS 4 INCHES TO 12 INCHES IN DIAMETER SHALL BE PVC, C-900, DR-18, CL 235, UNLESS OTHERWISE NOTED.
- ALL ONE INCH (1") AND TWO INCH (2") WATER SERVICES (TYP) SHALL BE POLYETHYLENE (PE) TUBING AND CONFORM TO AWWA STANDARD C901, PE 3408, AND BE COPPER TUBING SIZE (CTS, SDR-9) WITH A WORKING PRESSURE RATING OF TWO HUNDRED (200) PSI.
- ALL SANITARY SEWER GRAVITY MAINS SHALL BE PVC, SDR-26, UNLESS OTHERWISE INDICATED.
- ALL SANITARY SEWER FORCE MAINS SHALL BE PVC, C900, DR-18 UNLESS OTHERWISE INDICATED.
- PROFILES ARE ROTATED FOR CLARITY.
- 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 AND CURB STOPS ARE 1", UNLESS OTHERWISE NOTED. ALL METERS ARE 5/8", UNLESS OTHERWISE NOTED.
- THE MAXIMUM ALLOWABLE PIPE DEFLECTION IS 75% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION.
- FIELD DEFLECT MAINS TO CLEAR BEHIND INLETS WHERE REQUIRED AND MAINTAIN MINIMUM SEPARATION.
- ALL SINGLE AND DOUBLE WATER SERVICES UNDER ROADWAYS ARE TO BE SLEEVED.
- PIPE JOINTS SHALL BE RESTRAINED AS PER DETAILS AND NOTES ON DRAWING C-3A.
- PROFILE GRADE IS THE CENTERLINE OF PAVEMENT GRADE AND/OR ITS EXTENSION TO THE CONTROL LINE OF R/W (BASELINE).
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- MAKE CONNECTION BY MECHANICAL ROTARY CORE BORING INTO WALL AND COMPLETE CONNECTION WITH A RESILIENT PIPE TO MANHOLE SEAL NEOPRENE BOOT CONNECTOR. THE CONNECTION TO EXISTING MANHOLE SHALL BE WITNESSED BY THE CITY OF VENICE.
- FORM NEW CHANNEL IN MANHOLE BENCH BY REMOVING AND REFORMING OR PROVIDING NEW CONCRETE TO CONVEY THE NEW ANGLE AND INVERT PER STANDARD REQUIREMENTS FOR NEW MANHOLES.
- REPAIR INTERNAL COATING OF EXISTING MANHOLE BY APPLYING APPROVED COATING PER CITY OF VENICE.
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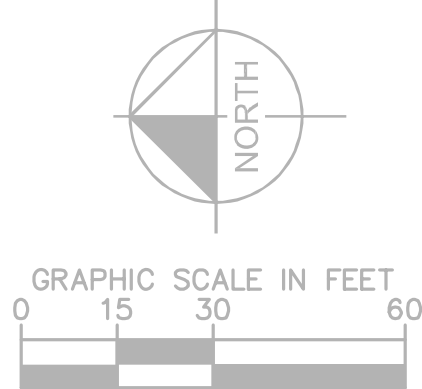
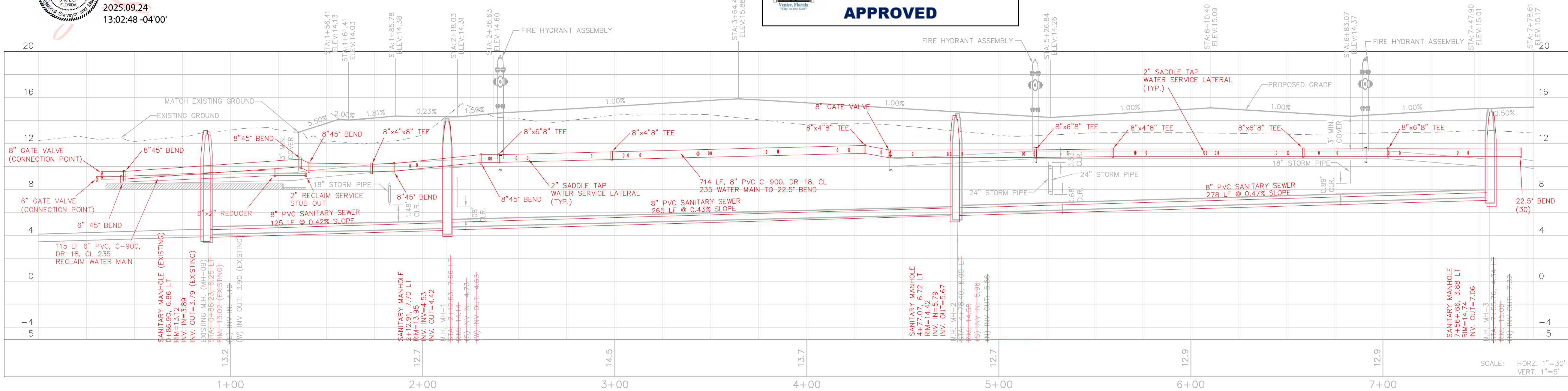


- FIRE SERVICE SHALL BE 4 INCH (PROVIDED BY CLIENT'S FIRE SUPPRESSION ENGINEER)
- WATER AND FIRE SERVICES SHALL BE IN ACCORDANCE WITH CITY OF VENICE'S CODE AND DETAILS.
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- VALVES AND METERS ARE NOT TO BE CONSTRUCTED WITHIN SIDEWALK

TYPICAL SERVICE CONNECTIONS SCHEMATIC
NOT TO SCALE

LEGEND

- REDUCER
- PROPOSED PLUG OR CAP
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICE
- PROPOSED REUSE SERVICE
- PROPOSED SINGLE SEWER SERVICE
- GATE VALVE OR PLUG VALVE
- BLOW-OFF ASSEMBLY
- AIR RELEASE VALVE
- DIRECTION OF FLOW
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- EXISTING WATER MAIN
- PROPOSED REUSE MAIN
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- PROPOSED SANITARY SEWER MAIN
- EXISTING SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
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- FIRE HYDRANT ASSEMBLY
- WATER MAIN
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- SANITARY SEWER
- GATE VALVE
- BACK FLOW PREVENTER
- FIRE WATER MAIN
- PUBLIC UTILITY EASEMENT
- RIGHT OF WAY
- PROPOSED DOUBLE FIRE SERVICE (SEE TYPICAL SERVICE CONNECTION SCHEMATIC BLOW-UP)
- PROPOSED SINGLE FIRE SERVICE



PROJECT DATUM: NAVD88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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CALL 2 WORKING DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811



SUNSHINE STATE ONE CALL OF FLORIDA, INC.

"RECORD DRAWING"

CURRY LANE TOWNHOMES

PREPARED FOR
P3 LAF BFR JV LLC

CITY OF VENICE

UTILITY PLAN AND PROFILE

SANITARY AS-BUILT

FLORIDA

KHA PROJECT
248136001
DATE
Sep 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY CDC

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1800 SECOND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

REVISIONS
DATE
BY

SHEET NUMBER
G-2AC-2A2

Plotted By: Boots Sheet Set: Curry Lane SFR Layout: C-2B UTILITY PLAN AND PROFILE September 24, 2025 01:00:57pm S:\Projects\2408120 - Hawkthorne Heights (aka Curry Lane Townhomes)\Outside\C-2 UTILITY PLAN AND PROFILE SHEETS\C-2 UTILITY PLAN AND PROFILE.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse or adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



RECORD DRAWINGS

October 30, 2025

APPROVED

SEE C-2A1 FOR CONTINUATION
SEE C-2A2 FOR SANITARY AS-BUILTS

AS-BUILT NO.	DESCRIPTION	REFERENCE	DISTANCE	REFERENCE	DISTANCE	ELEVATION	
30	8" 22.5' BEND HZ	E	89.14	F	95.05	11.52	T.O.P.
31	8" 22.5' BEND HZ	E	104.82	F	108.01	11.08	T.O.P.
32	8" 11.25' BEND HZ	E	118.87	F	118.76	10.81	T.O.P.
33	8" 22.5' BEND HZ	E	129.64	F	125.83	10.68	T.O.P.
34	8" 22.5' BEND HZ	E	134.51	F	126.89	10.40	T.O.P.
35	8" 45' BEND HZ	G	65.82	H	140.63	9.83	T.O.P.
36	8" 45' BEND HZ	G	67.15	H	82.93	8.87	T.O.P.
37	8" 45' BEND HZ	G	87.34	H	21.87	10.65	T.O.P.
38	8"x12" REDUCER	G	88.27	H	13.07	10.60	T.O.P.
39	12" GATE VALVE	G	87.95	H	8.72	12.88	T.O.N.
40	12" GATE VALVE (EXISTING)	G	86.55	H	2.52	12.12	T.O.N.

AS-BUILT LEGEND:

L.F. = LINEAR FEET
T.O.N. = TOP OF NUT
T.O.P. = TOP OF PIPE
H.Z. = HORIZONTAL
V.T. = VERTICAL
T.O.B.F. = TOP OF BOTTOM FLANGE
INV. = INVERT

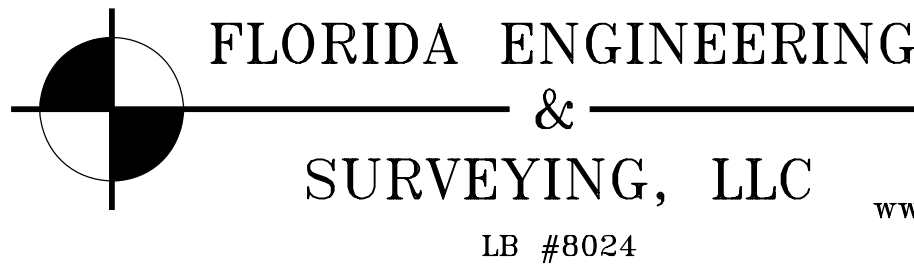
SWING TIE REFERENCE POINTS:

A = DRAINAGE CURB INLET (MEASURED FROM CL OF MANHOLE TOP)
B = DRAINAGE CURB INLET (MEASURED FROM CL OF GRATE)
C = DRAINAGE CURB INLET (MEASURED FROM CL OF MANHOLE TOP)
D = DRAINAGE CURB INLET (MEASURED FROM CL OF GRATE)
E = DRAINAGE CURB INLET (MEASURED FROM CL OF GRATE)
F = DRAINAGE CURB INLET (MEASURED FROM CL OF GRATE)
G = DRAINAGE CURB INLET (MEASURED FROM CL OF GRATE)
H = EXISTING WOOD POWER POLE (#2353 4031)
I = EXISTING FIRE HYDRANT

SURVEYORS NOTES:

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF AN AS-BUILT SURVEY PERFORMED ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS AT THAT TIME.
THERE ARE NO APPARENT ENCROACHMENTS OTHER THAN SHOWN, NO BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS OF WHICH THIS FIRM HAS KNOWLEDGE.
NO UNDERGROUND UTILITIES, FACILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
ALL ELEVATIONS REFERENCE CONSTRUCTION PLANS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. AND ARE BASED ON N.A.S.D. 1988.
SYMBOL CHARACTERS AND OR POSITIONS MAY NOT BE DEPICTED TO SCALE AND ARE FOR CLARIFICATION PURPOSES.
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS ONLY CERTIFIED TO THE PERSONS LISTED HEREON. ANY ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE CONSENT OF THE SIGNING PARTY. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE CONSENT OF THE SIGNING PARTY IS PROHIBITED.
LAST FIELD DATE: 5/21/2025
CHECKED AND DRAWN BY: JDC
REVISION: 7/2/2025, ENGINEER COMMENTS, JDC
REVISION: 8/12/2025, CITY OF VENICE COMMENTS, JDC
REVISION: 8/22/2025, CITY OF VENICE COMMENTS, JDC

RECORD AS-BUILT DATA PROVIDED BY:



631 N. TAMiami TRAIL
NOKOMIS, FLORIDA 34275
TEL: (941) 485-3100
FAX: (941) 485-3107

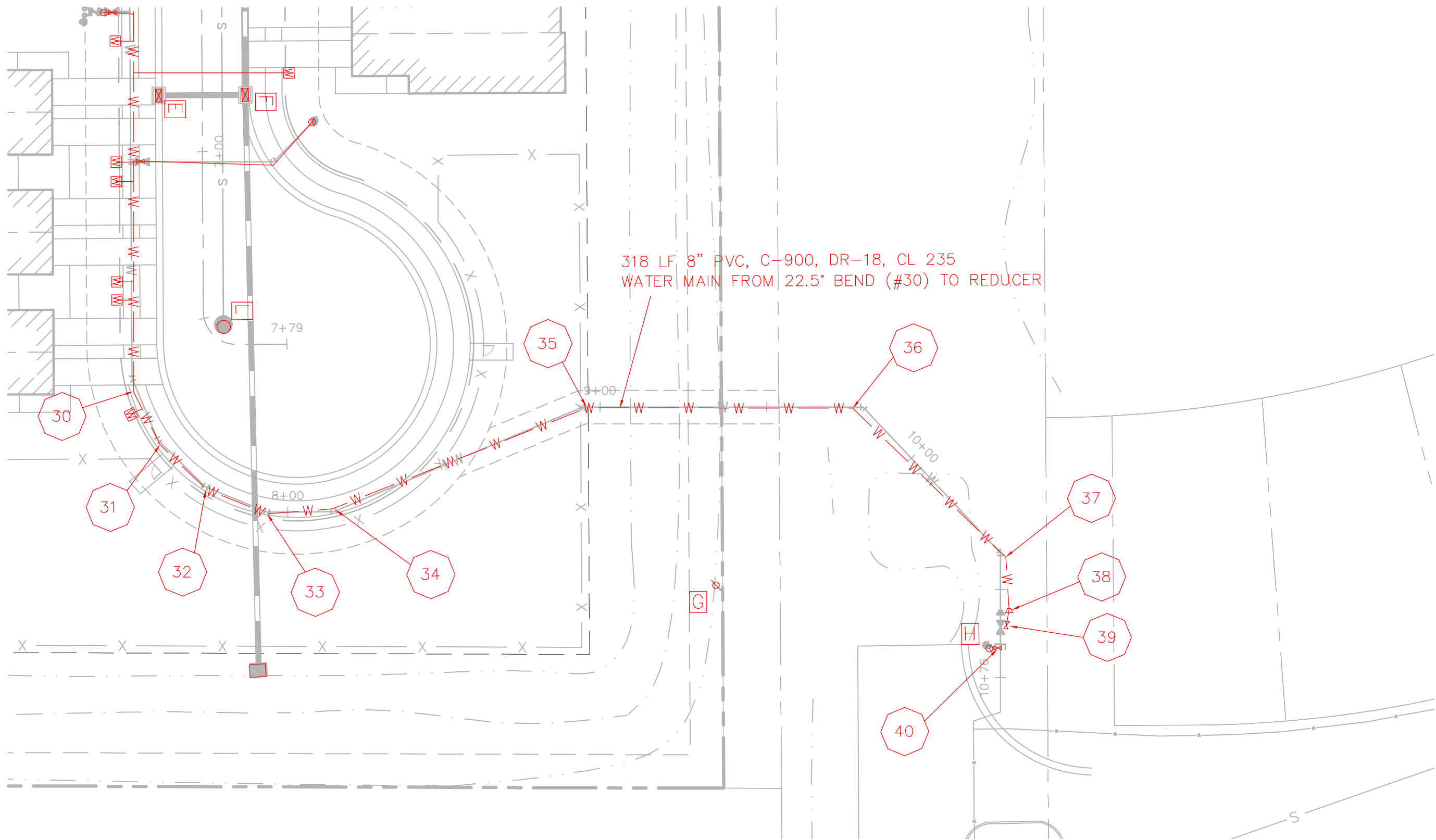
www.flengineeringandsurveying.com

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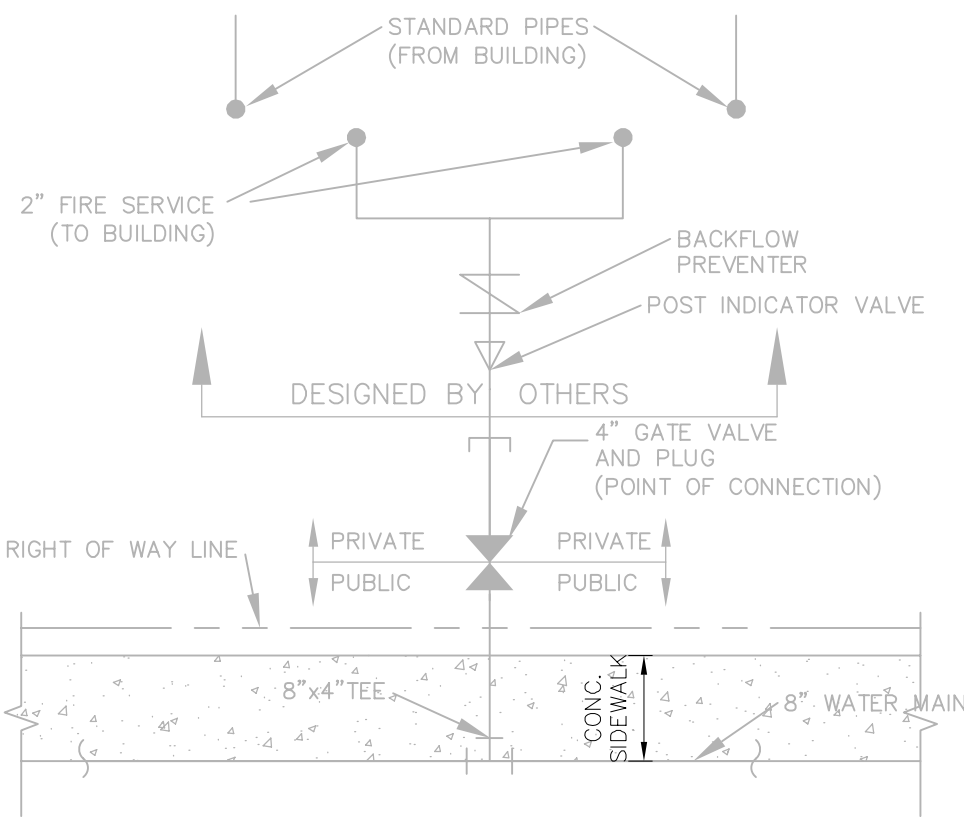
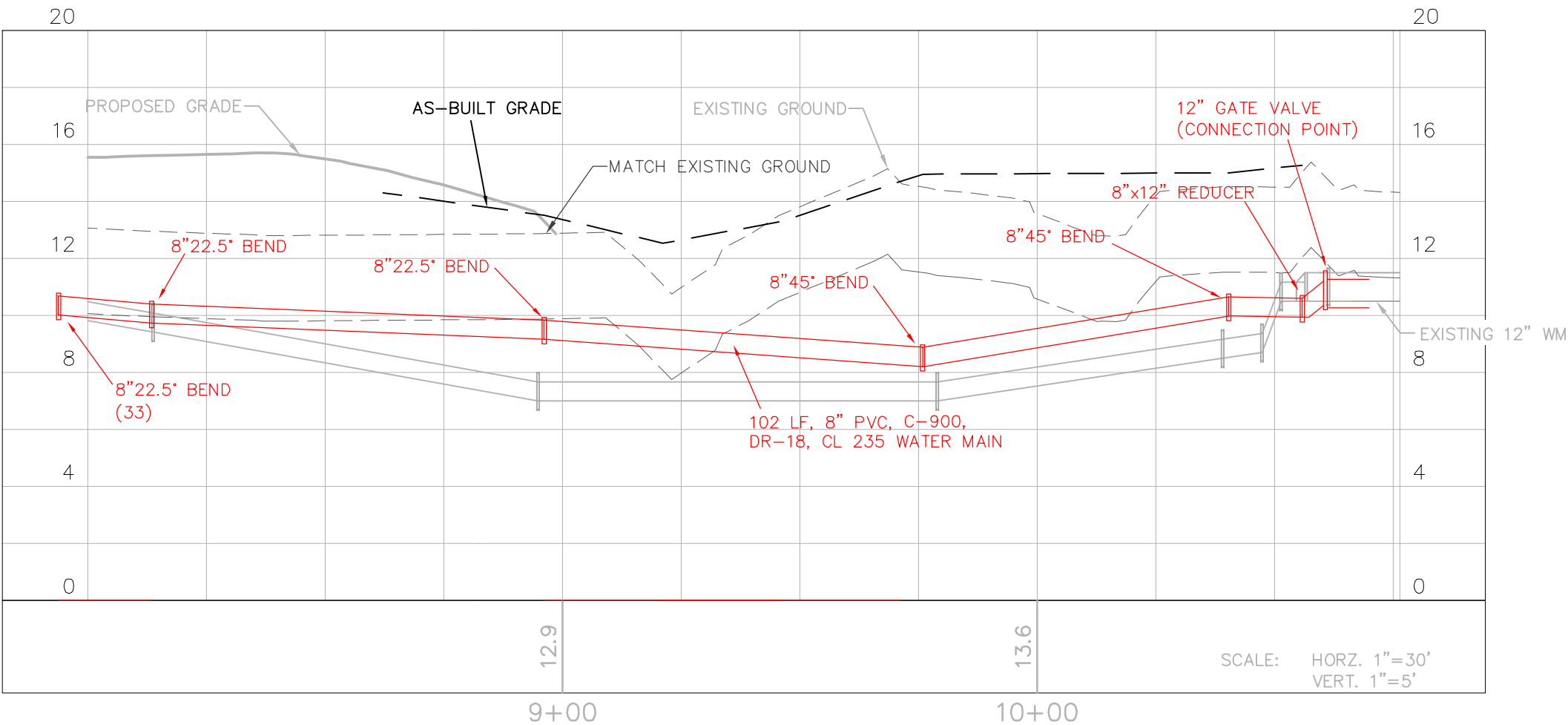
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SURVEY SHOWN HEREON "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER". THE DIGITAL SIGNATURE AND SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUSTIN D. GARNER, PSM #6896 ON SEPTEMBER 24, 2025.



Digitally signed by Justin D Garner
Date: 2025.09.24 13:03:58 -04'00'



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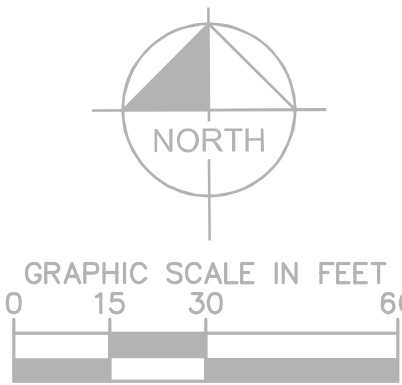
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CALL 2 WORKING DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

"RECORD DRAWING"

UTILITY PLAN AND
PROFILE
WATER AS-BUILT

CURRY LANE
TOWNHOMES
PREPARED FOR
P3 LAF BFR JV LLC

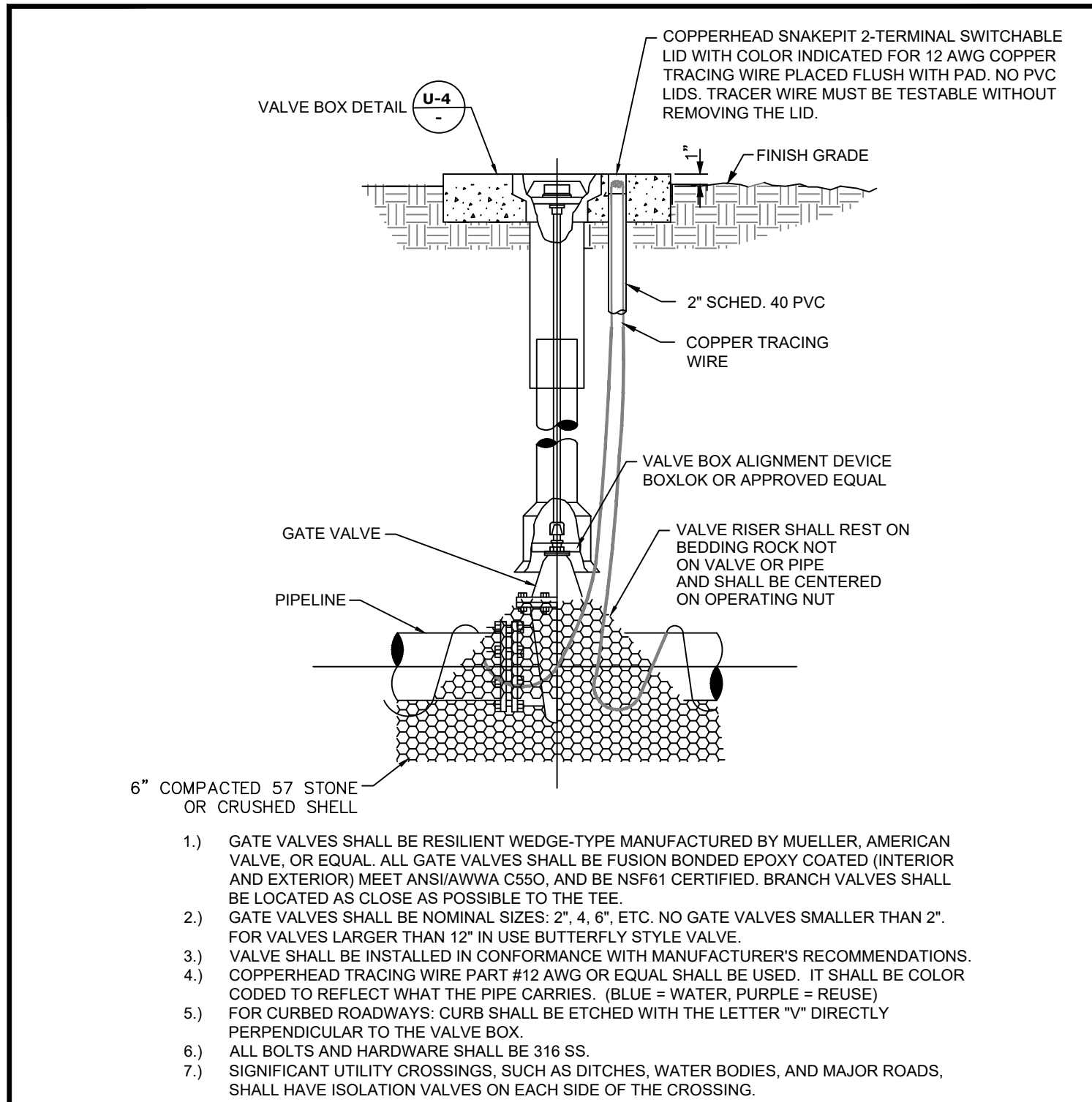
FLORIDA
CITY OF VENICE

SHEET NUMBER
C-2B

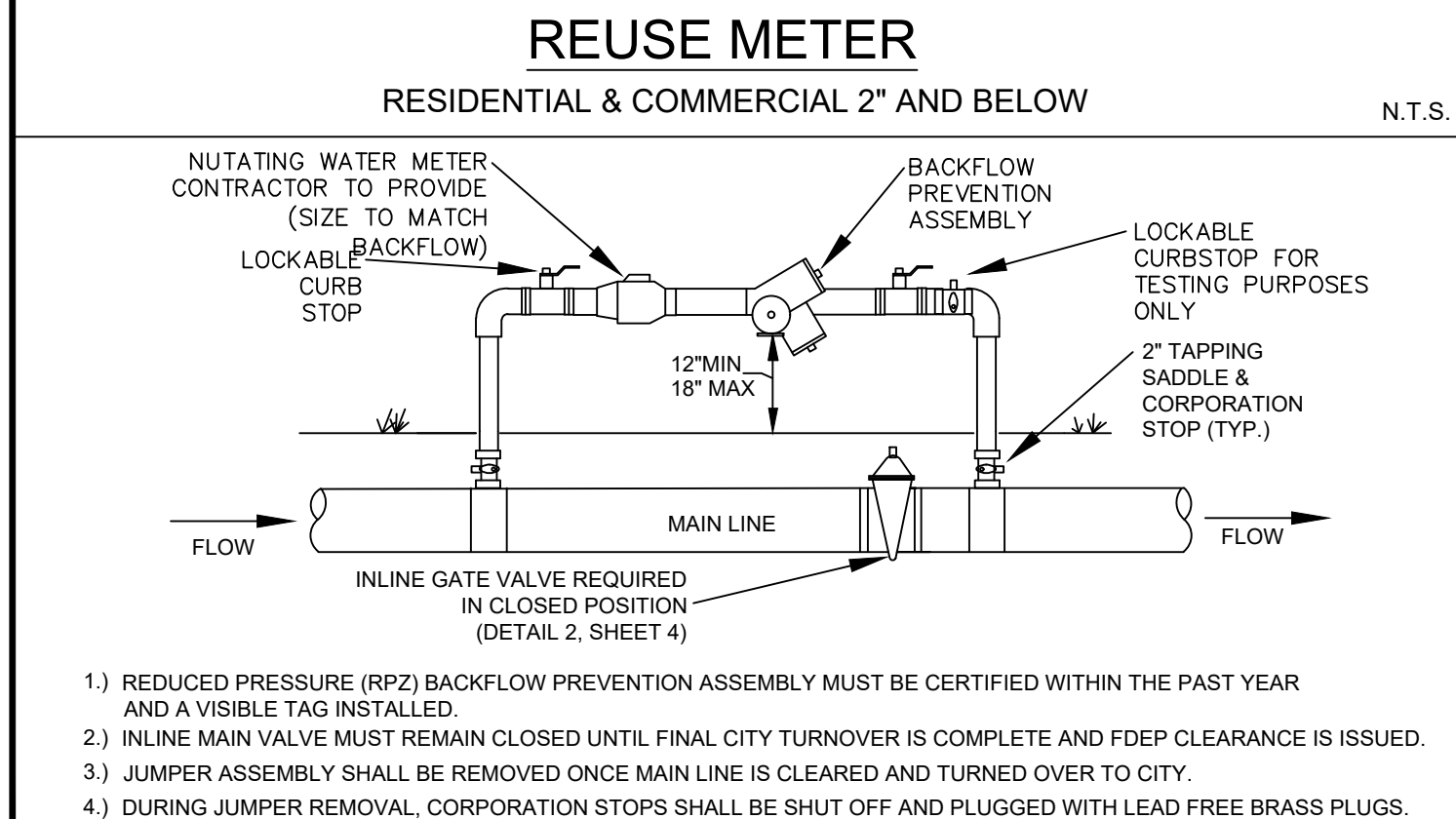
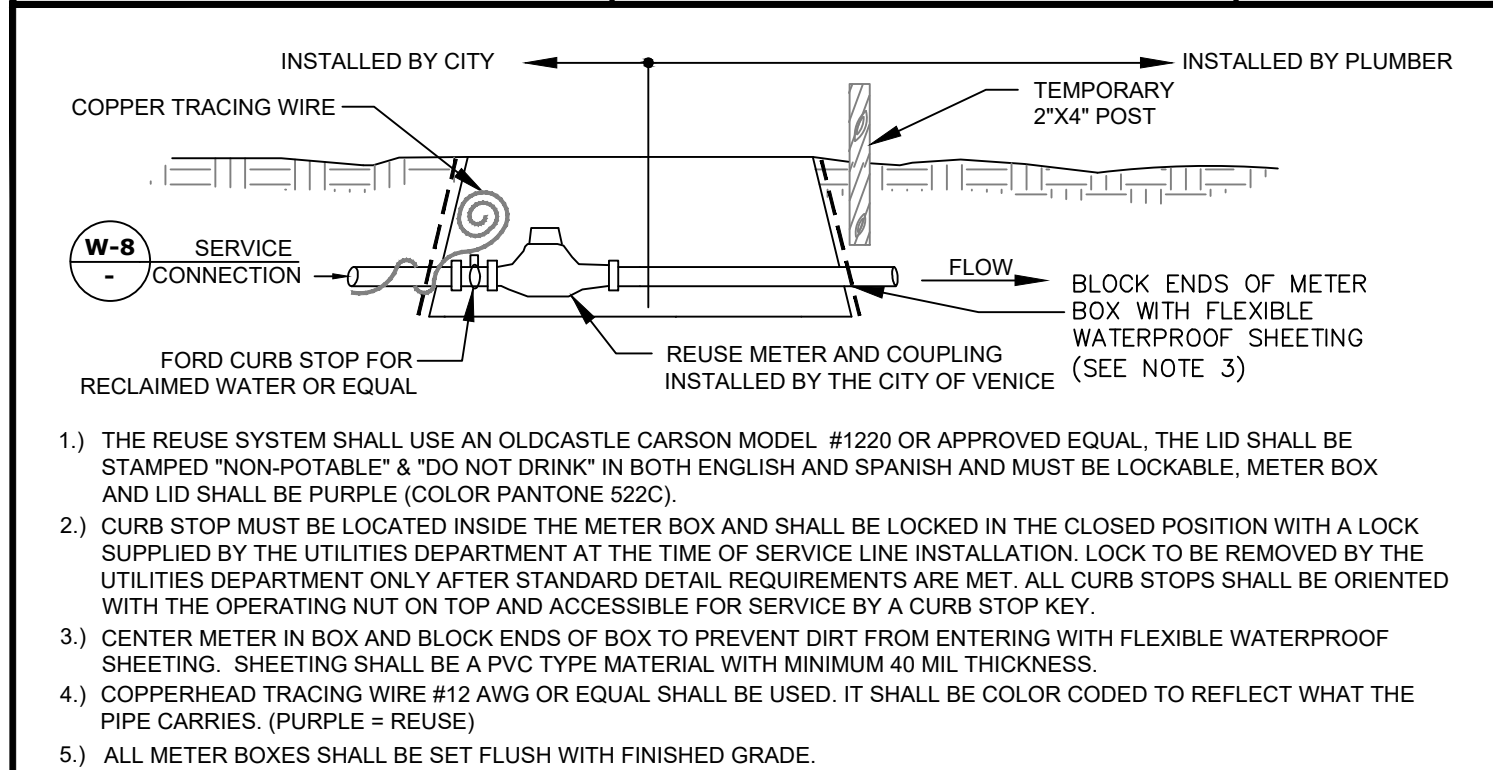
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1800 SECOND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

KHA PROJECT
248136001
DATE
Sep 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY CDC

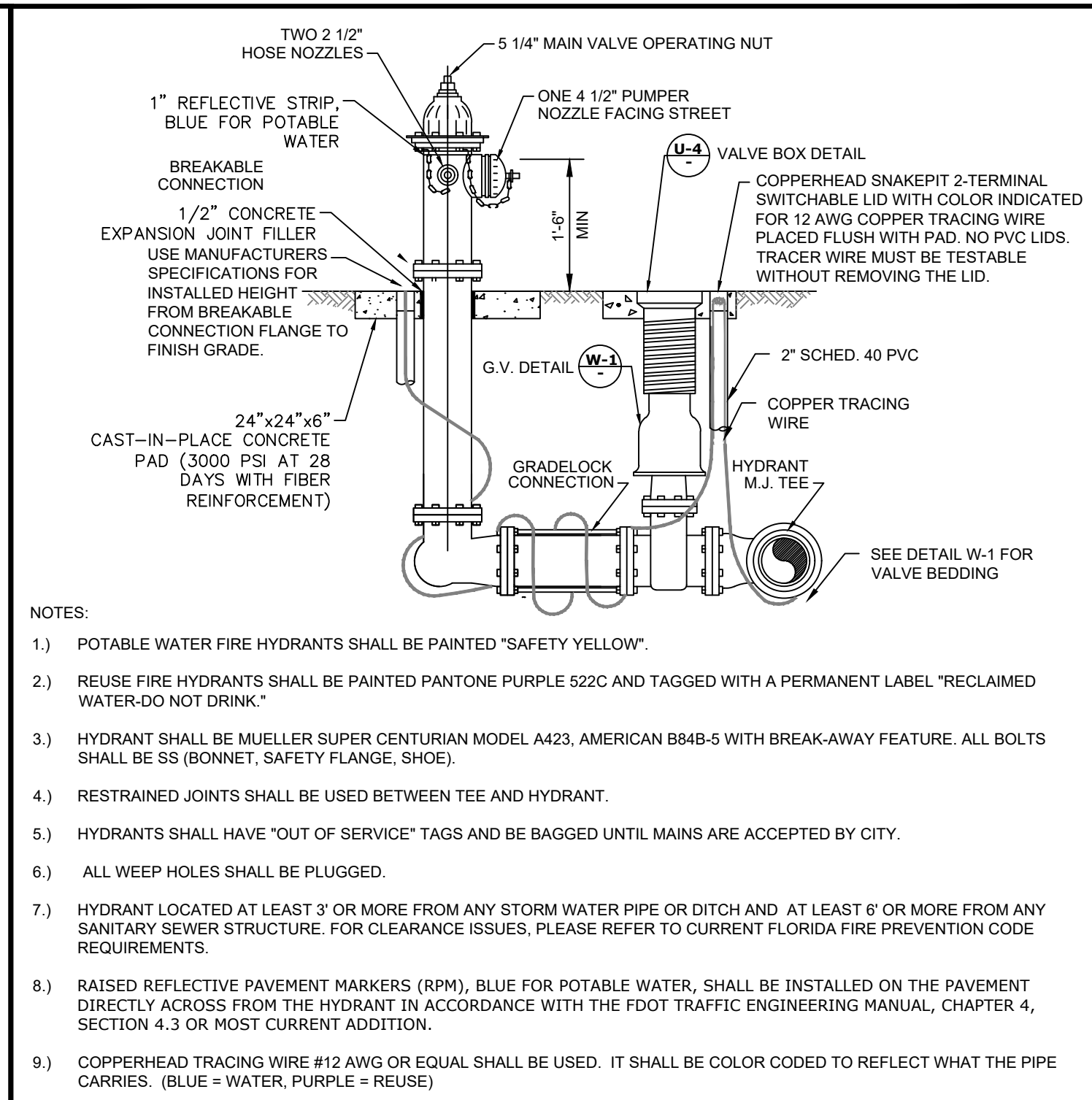
REVISIONS
DATE
BY



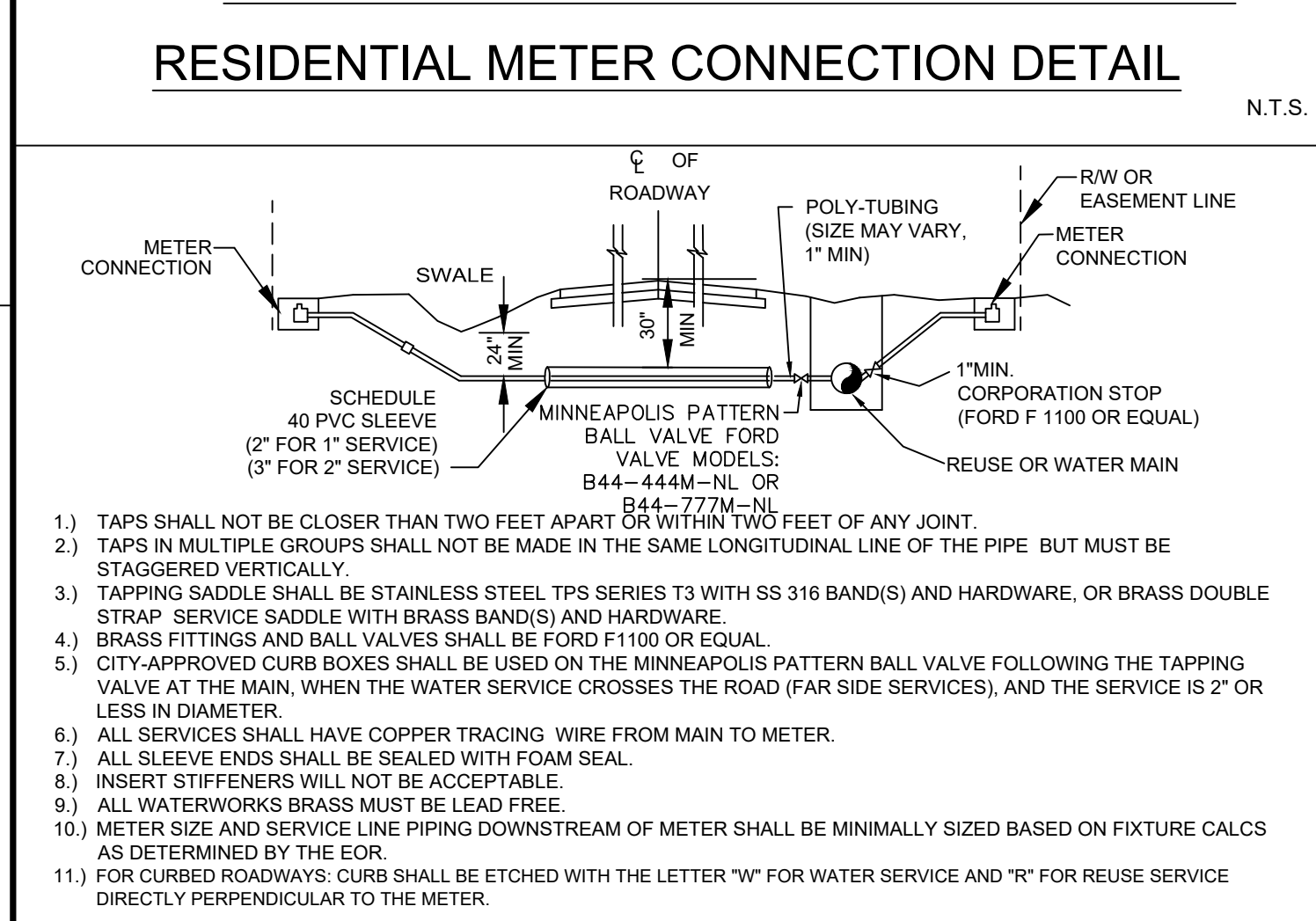
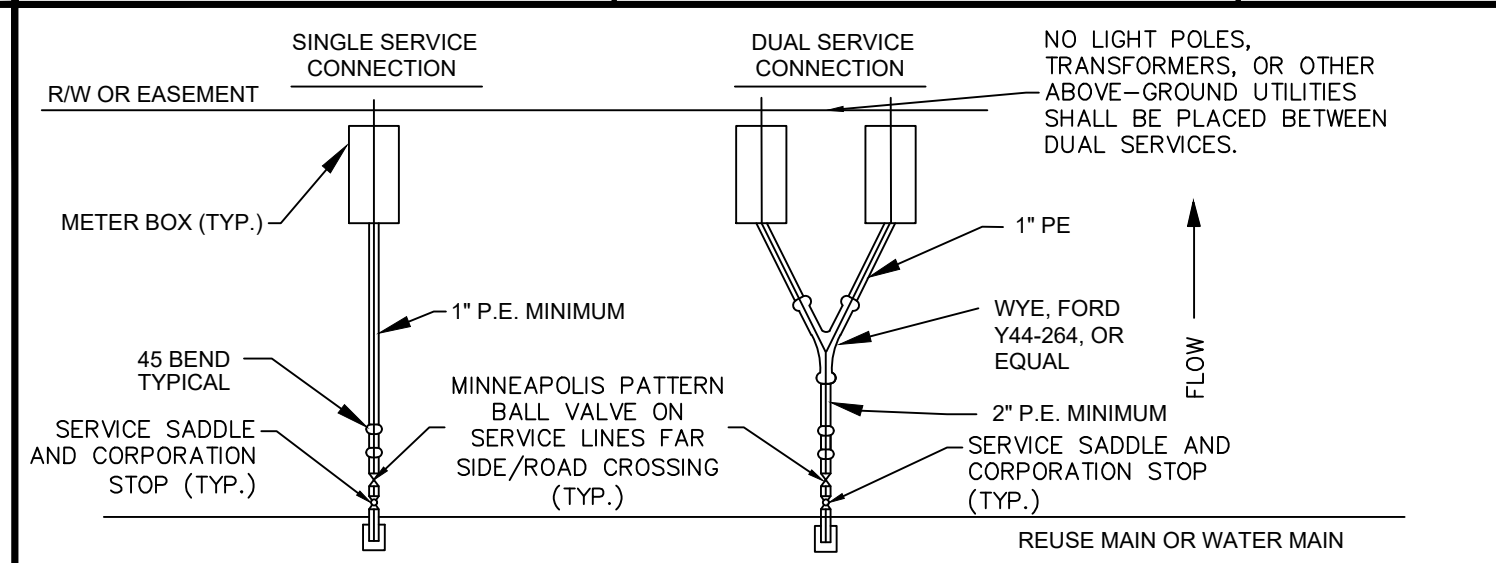
CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - WATER	DATE JAN 2024
		GATE VALVE	SHEET NO. W-1

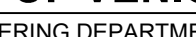


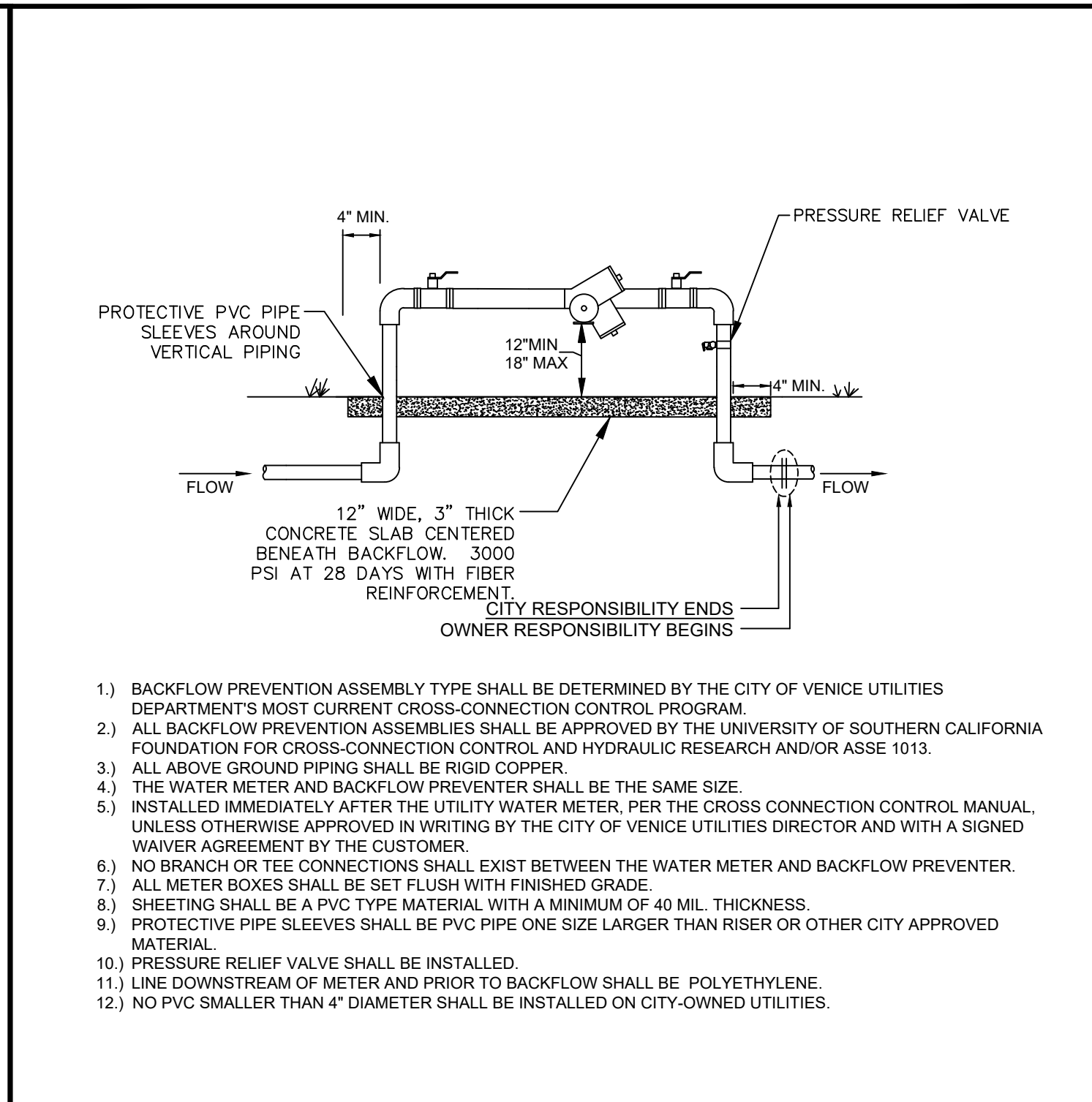
TEMPORARY MAIN-LINE JUMPER DETAIL			N.T.S.
CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2826	UTILITIES - WATER REUSE METER & TEMPORARY JUMPER	DATE JAN 2024 SHEET NO. W-7



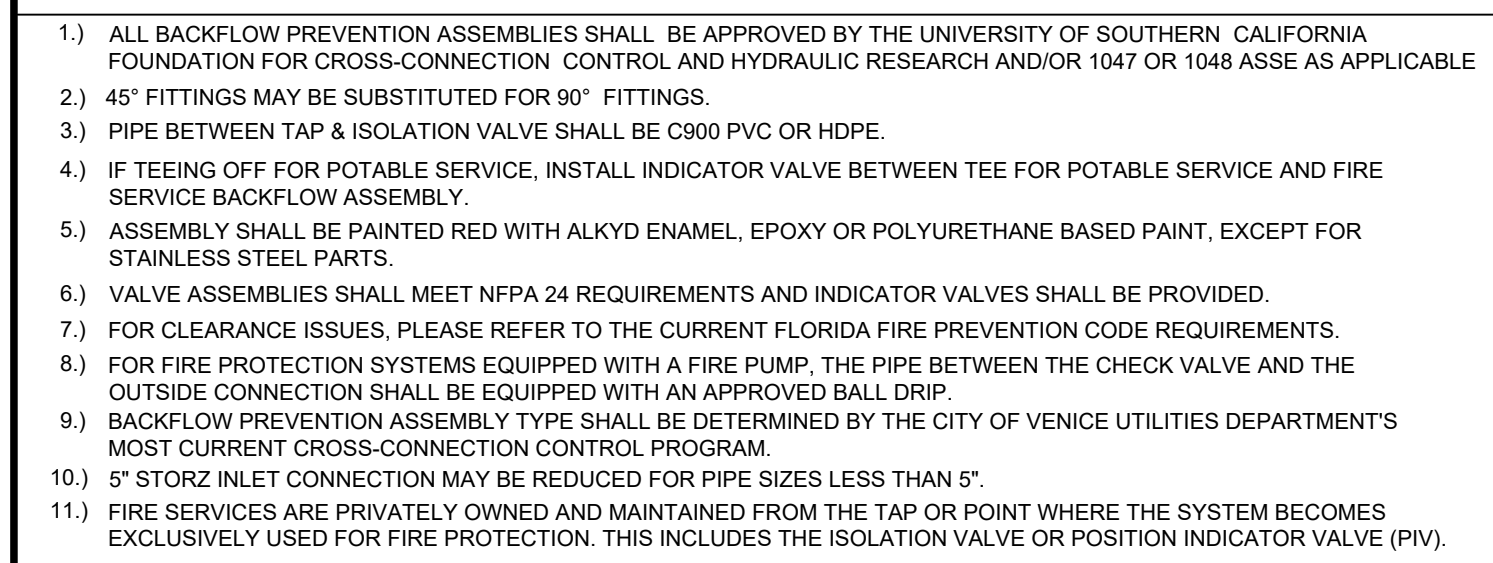
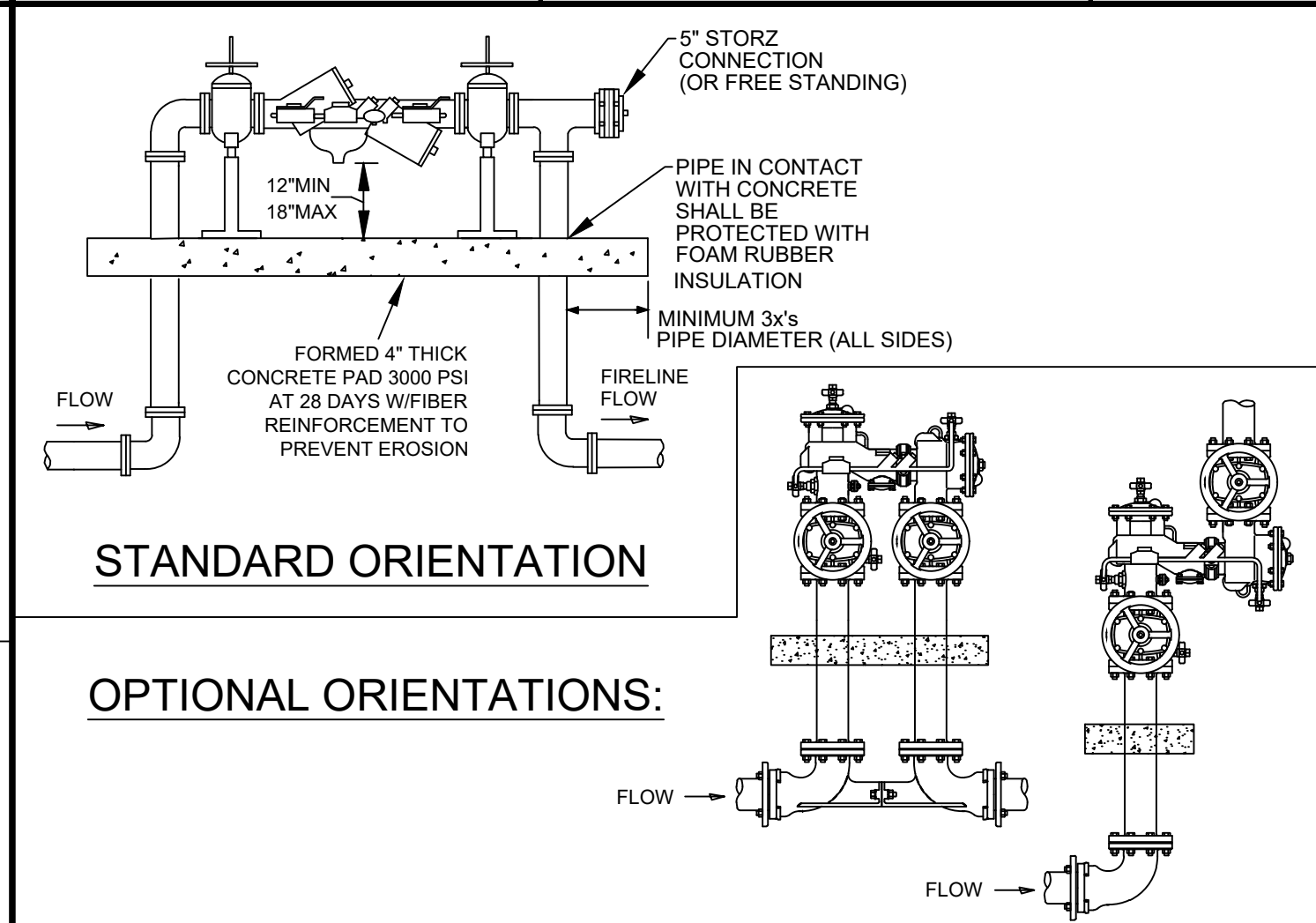
10.) ASSEMBLY SHALL BE BEDDED IN 8" OF 57 STONE OR CRUSHED SHELL AND INSTALLED AT PROPER BURIAL DEPTH. 11.) FIRE HYDRANT ASSEMBLY INCLUDES GATE VALVE TO BE LOCATED AS CLOSE TO WATER MAIN AS POSSIBLE. 12.) GRADE-LOK CONNECTION MAY BE USED BETWEEN VALVE AND HYDRANT. FUSION BONDED EPOXY. ROTATE TO FINAL GRADE.		FIRE HYDRANT ASSEMBLY DETAIL		N.T.S.
CITY OF VENICE ENGINEERING DEPARTMENT		401 W VENICE AVE VENICE, FL 34285 (941) 486-2626		DATE JAN 2024
		FIRE HYDRANT ASSEMBLY		SHEET NO. W-2



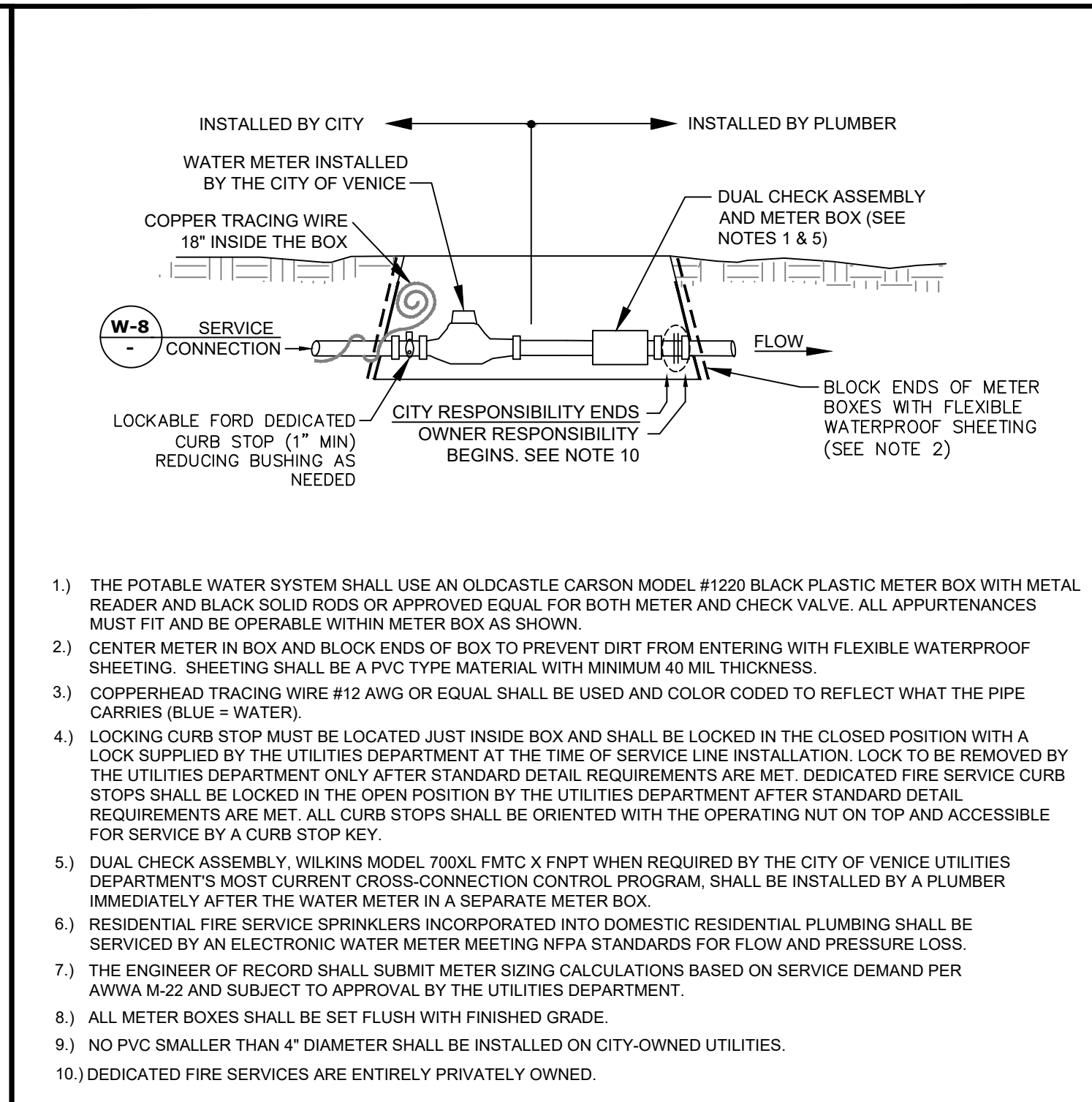
WATER & REUSE SERVICE CONNECTION		N.T.S.	
CITY OF VENICE ENGINEERING DEPARTMENT 401 W VENICE AVE VENICE, FL 34285 (941) 486-2626 	UTILITIES - WATER		DATE JAN 2024
	RESIDENTIAL METER & SERVICE CONNECTION		SHEET NO. W-8



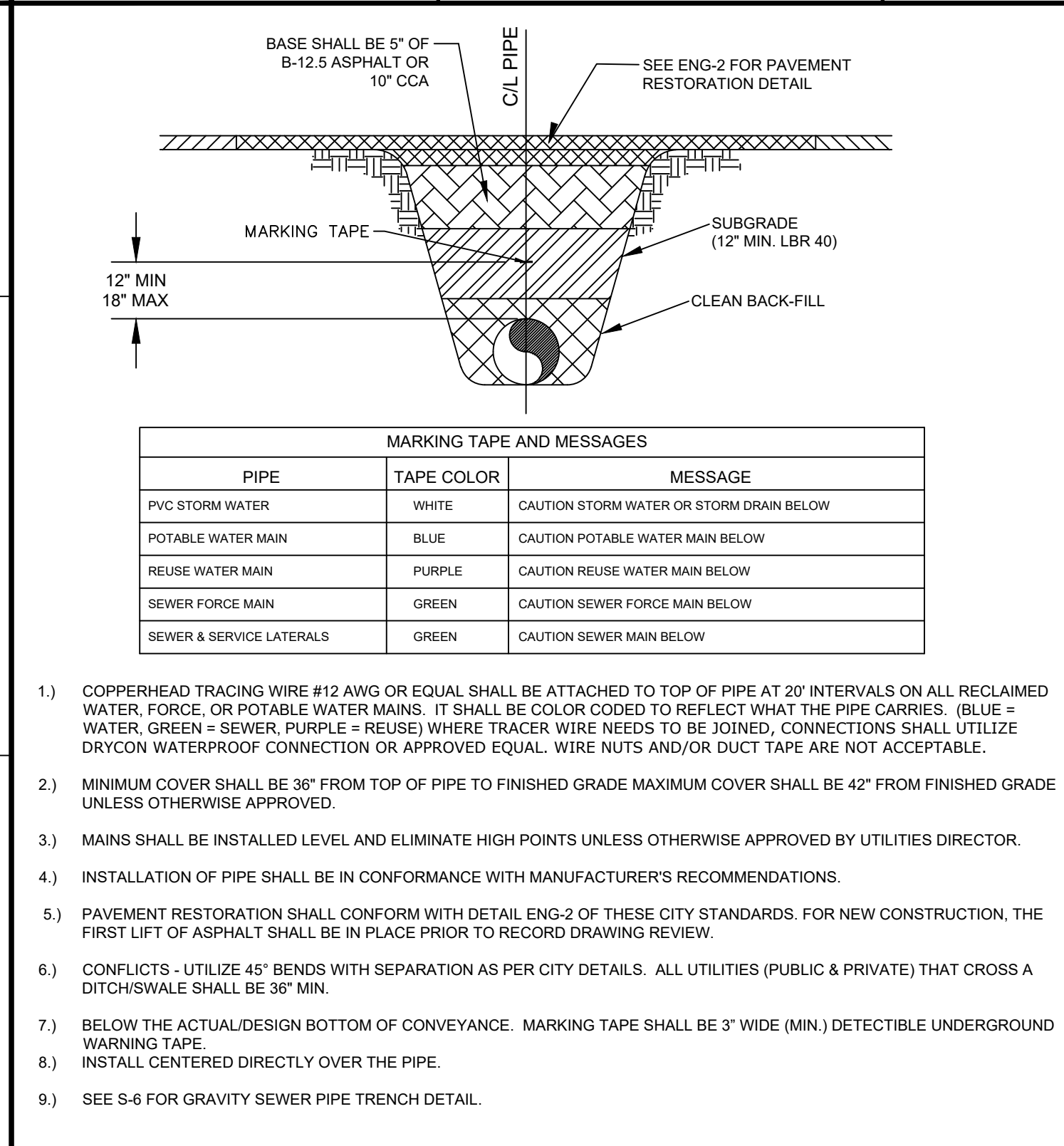
ABOVE GROUND BACKFLOW PREVENTION ASSEMBLY N.T.S.			
CITY OF VENICE ENGINEERING DEPARTMENT 401 W VENICE AVE VENICE, FL 34285 (941) 486-2626 	UTILITIES - WATER		DATE JAN 2024
	BACKFLOW ASSEMBLY (NO MASTER METER)		SHEET NO. W-5



FIRE SERVICE BACKFLOW ASSEMBLY		N.T.S.	
SIZE 2" - 10"			
CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - WATER	DATE JAN 2024
		FIRE SERVICE BACKFLOW ASSEMBLY	SHEET NO. W-9



BELOW GROUND RESIDENTIAL WATER & FIRE METER			
N.T.S.			
CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - WATER	DATE JAN 2024
		RESIDENTIAL WATER & FIRE METER	SHEET NO. W-6



<u>PRESSURE PIPE TRENCH DETAIL</u> N.T.S.		DATE JAN 2024
CITY OF VENICE 401 W VENICE AVE ENGINEERING DEPARTMENT VENICE, FL 34285 (941) 486-2626	UTILITIES - GENERAL	SHEET NO. U-1
UTILITY PIPE TRENCH		

