

VENICE AIRCRAFT HANGARS - PHASE 1

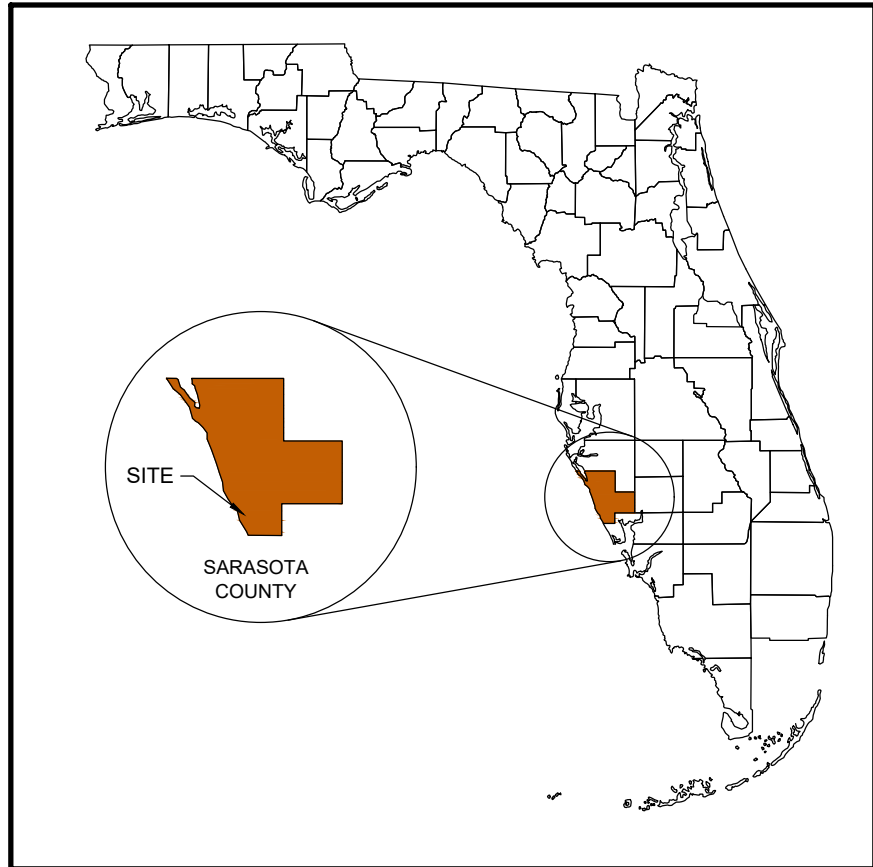
SITE & DEVELOPMENT PLANS

A PROJECT LOCATED IN
SECTION 19, TOWNSHIP 39 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

DESCRIPTION

VENICE AIRPORT, SEC 19-39-19, LESS EDGEWATER ON THE GULF SUB, LESS VENICE AIRPORT SUB, LESS WCIND RW IN DB 277/192, LESS THAT PART INCLUDED IN OR 1470/636, LESS HARBOR DR & LESS THAT PART LYING W OF HARBOR DR & PORTIONS OF VENICE AIRPORT SUB DESC AS THAT PART OF LOTS 1, 2 & 3, BLK 382, LYING NLY OF LEASED LANDS & THAT PORTION OF LOTS 1, 2, 3 & 4, BLK 382, LYING SLY OF LEASED LANDS & THAT PORTION OF LOT 5, BLK 382, DESC AS BEG AT NE COR OF LOT 5 TH S 121.62 FT TH W 122 FT TH N 121.62 FT TH E 122 FT TO POB & THAT PORTION OF LOT 5, BLK 382, DESC AS BEG AT SE COR OF LOT 5 TH W 250 FT TH N 106 FT TH E 128 FT TH N 185.4 FT TH E 122 FT TH S 291.38 FT TO POB, LOTS 6, 7, 8 & 9, BLK 382, LOTS 1, 2, 3, 4, 5, 6, & 7, BLK 383 & W 1/2 OF W 1/2 OF SEC 20-39-19, LYING SWLY OF TAMAMI TRL & LYING WLY OF WCIND RW, LESS PORTION LYING IN VENICE AIRPORT SUB, ALSO TRACT OF LAND IN NE 1/4 OF SEC 30-39-19, BEING BOUNDED ON N BY N LINE OF SAID SEC 30, BOUNDED ON E BY E LINE OF SAID SEC 30 & BY NWLY RW OF WCIND RW, & BOUNDED ON SE BY TRACT OF LEASED LANDS, LESS VARIOUS LEASED PARCELS LYING WITHIN THE BOUNDARIES OF VENICE AIRPORT, TOGETHER WITH A PORTION GOLF COURSE AS DESC IN SKETCH AND DESC OF VENICE MUNICIPAL GOLF COURSE DATED 2/1/2013, LESS LEASED LANDS AS DESC IN MEMORANDUM OF LEASE IN ORI 201613/7957

Buildings



Vicinity Map

NOT TO SCALE



Location Map

SCALE: 1" = 1,320'



SITE DATA

PARCEL ID:	043102003	OWNER:	SKYPORT HOLDINGS VENICE, LLC 6530 TAMPA EXECUTIVE AIRPORT ROAD TAMPA, 33610
ADDRESS:		CONTRACTOR:	SKYBILT, LLC 905 SOUTH DRIVE POLK CITY, FLORIDA 33868 PHONE: (863) 701-4929
WEST BUILDING:	450 AIRPORT AVENUE EAST	ENGINEER:	LANDMARK ENGINEERING & SURVEYING CORP. 8515 PALM RIVER ROAD TAMPA, FLORIDA 33619 PHONE: (813) 621-7841
EAST BUILDING:	460 AIRPORT AVENUE EAST VENICE, FLORIDA 34285	UTILITY:	FIRE PROTECTION: CITY OF VENICE REFUSE COLLECTION: CITY OF VENICE WATER SERVICE: CITY OF VENICE WASTEWATER SERVICE: CITY OF VENICE
EXISTING ZONING:	GOV		
FUTURE LAND USE:	MIXED USE AIRPORT		
EXISTING USE:	AIRPORT		
ADDITION USE:	PLANE HANGERS (2)		
LEASE AREA:	176,633 sf (4.05 ac)		
PROPOSED BUILDING AREA:	23,904 sf (0.55 ac)		
PROPOSED IMPERVIOUS AREA:	35,945 sf (0.82 ac)		
MAXIMUM BUILDING HEIGHT:	35 FEET		
AIRCRAFT HANGER CLASSIFICATION:	GROUP III		
TYPE OF CONSTRUCTION:	TYPE II-B		
FIRE PROTECTION GROUP TYPE:	N/A - PROJECT CONSISTS OF (2) NON-SPRINKLERED HANGERS UNDER 12,000 SF AND ARE STORAGE ONLY HANGERS.		
FEMA:			
THIS PROJECT IS LOCATED WITHIN FLOOD ZONES X, X-500 & AE PER FEMA FLOOD INSURANCE RATE MAP NO. 12115C 0329F & 12115C 0333F EFFECTIVE 11/04/2016.			

NOTICE

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OF THE NECESSARY PERMITS FOR CONSTRUCTION OF UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.

ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE LOCAL LAND DEVELOPMENT CODE AND ALL APPLICABLE LOCAL REGULATIONS AND STANDARDS.

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	OVERALL SITE PLAN
C3	EXISTING CONDITIONS & DEMOLITION PLAN
C4	DIMENSIONAL SITE PLAN
C5	DRAINAGE, PAVING & FIRE PROTECTION PLAN
C6	NOTES & DETAILS
C7	DETAILS

Todd C. Amaden,
State of Florida,
Professional Engineer,
License No. 53967

This item has been
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Todd C. Amaden, PE
on the date
indicated here.

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electronic copies.

TODD C. AMADEN No. 53967
PROFESSIONAL ENGINEER

REVISIONS:
1. 2025-05-27 REVISED PER CITY OF VENICE COMMENTS (JEF)
2. 2025-05-27 REVISED PER CITY OF VENICE COMMENTS (JEF)
3. 2025-05-27 REVISED PER CITY COMMENTS (TCA)

DATE:
2024-05-07

DRAWN BY:
JEF

CHECKED BY:
TCA

JOB NO.:
2230084

VENICE AIRCRAFT HANGARS - PHASE 1
SITE & DEVELOPMENT PLANS
CITY OF VENICE / SARASOTA COUNTY, FLORIDA

COVER SHEET

Skyport Holdings Venice, LLC

6530 Tampa Executive Airport Road
Tampa, Florida 33610

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road
Tampa, Florida 33619
(813) 621-7841 (fax)
www.llesc.com C.A. # 28014



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ATIONS:

ELEVATIONS BASED ON
NORTH AMERICAN VERTICAL DATUM 1988 (NAV88)
NGVD29 - 1.13' = NAVD88

DATE:	2024-05-07
DRAWN BY:	JEF
CHECKED BY:	TCA
JOB NO.:	2230084

ICE AIRCRAFT HANGARS - PHASE
SITE & DEVELOPMENT PLANS

CITY OF VENICE / SARASOTA COUNTY, FLORIDA

OVERALL SITE PLAN

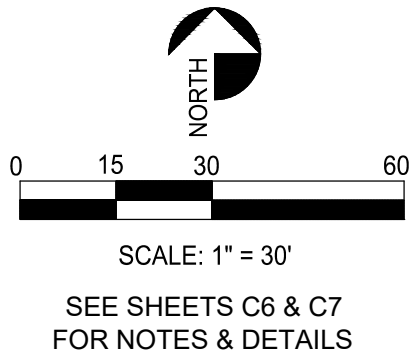
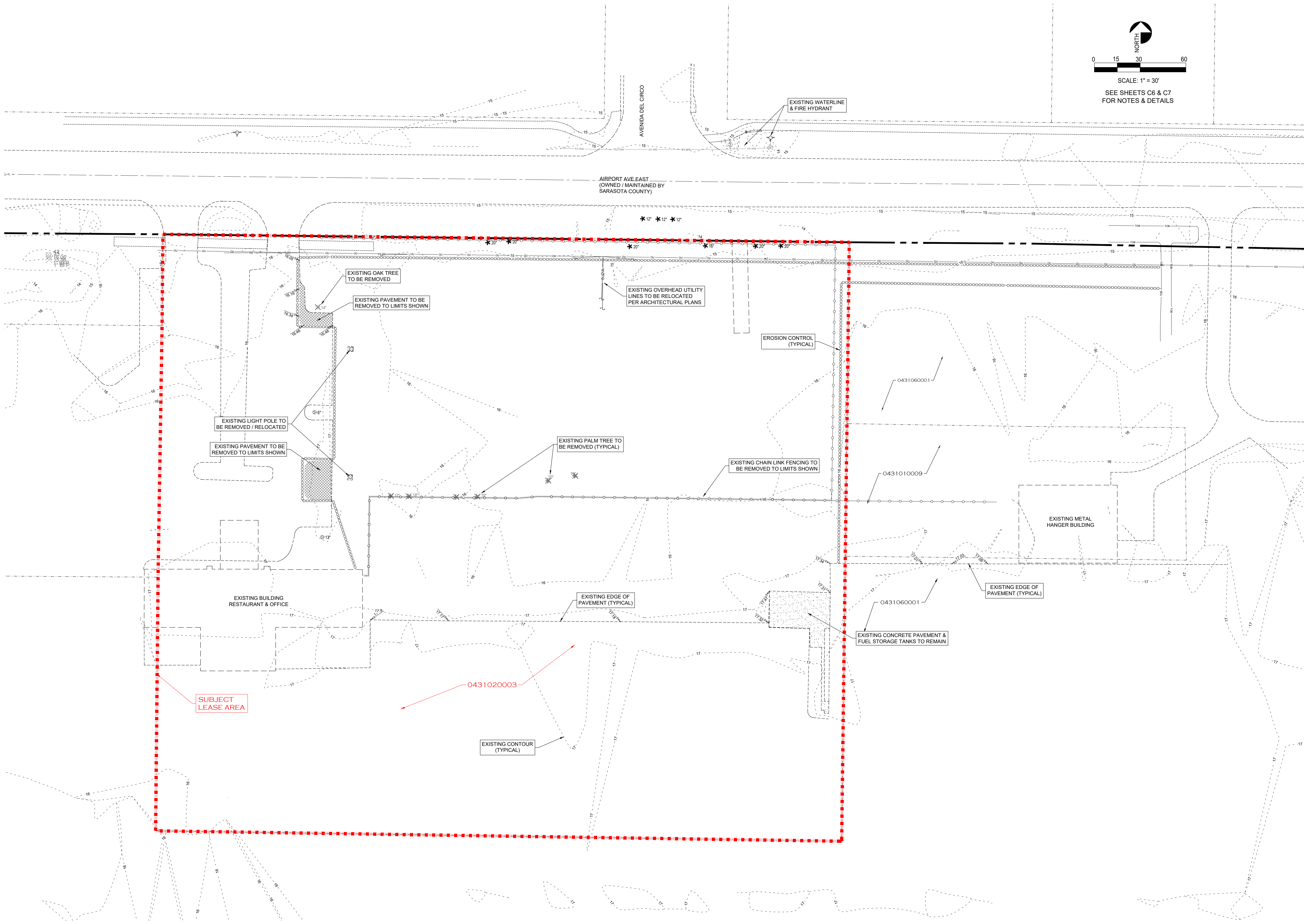
Skypoint Holdings Venice, LLC 6530 Tampa Executive Airport Road Tampa, Florida 33610	-
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LANDMARK
Engineering & Surveying Corporation

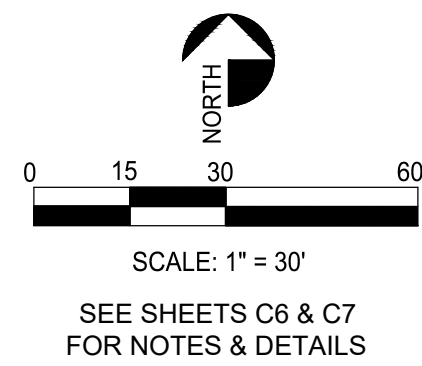
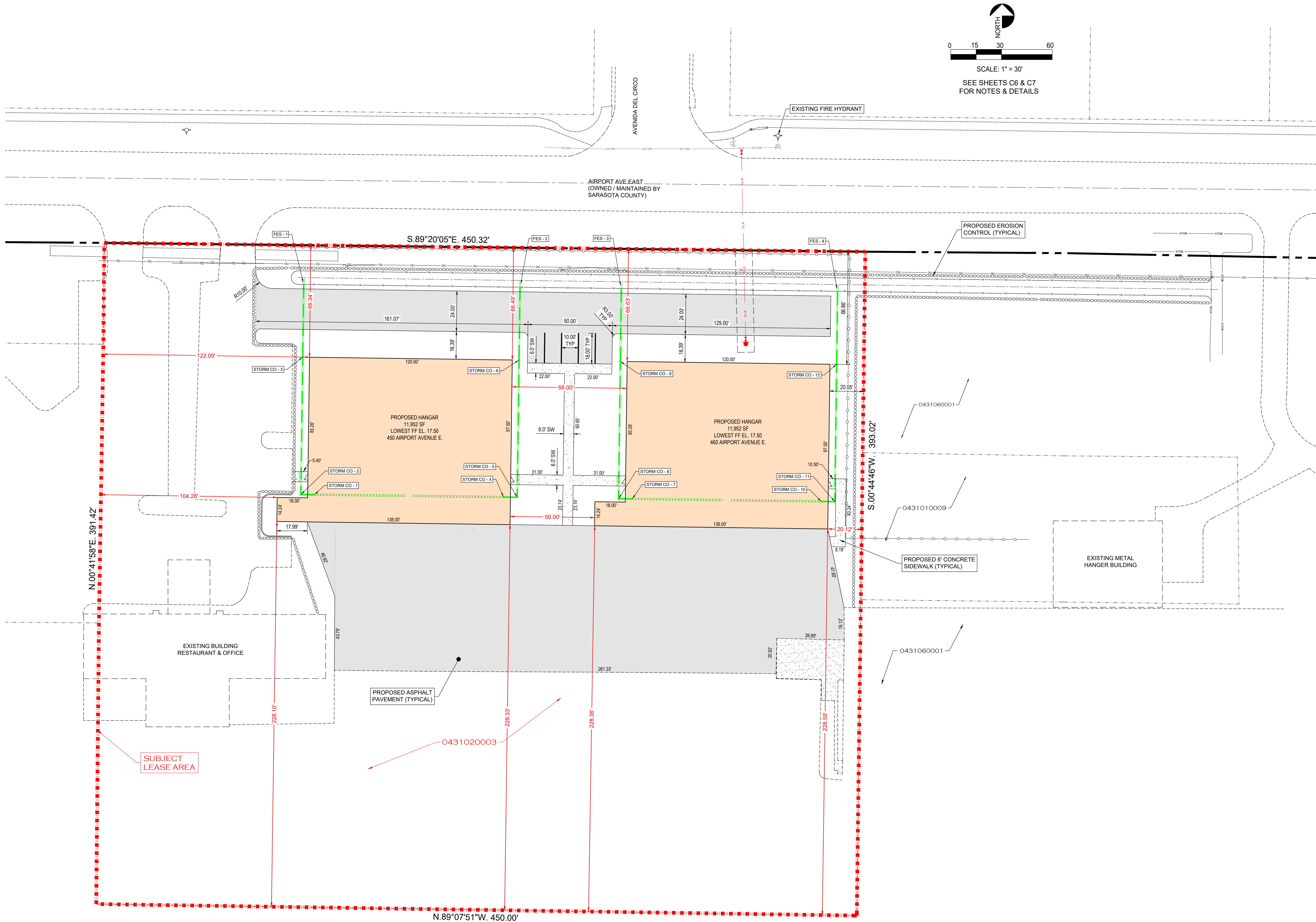
8515 Palm River Road
(813) 621-7841
www.lesc.com

Tampa, Florida 33619
(813) 621-6761 (fax)
C.A. # 28014

C2



<div><div>Todd C. Amaden, State of Florida, Professional Engineer, License No. 53967</div><div>This item has been digitally signed and sealed by Todd C. Amaden, PE on the date indicated here.</div><div>Signature must be verified on any electronic copies.</div></div>		TODD C. AMADEN No. 53967 PROFESSIONAL ENGINEER	
VENICE AIRCRAFT HANGARS - PHASE 1 SITE & DEVELOPMENT PLANS CITY OF VENICE / SARASOTA COUNTY, FLORIDA		EXISTING CONDITIONS & DEMOLITION PLAN	
Skyport Holdings Venice, LLC 6530 Tampa Executive Airport Road Tampa, Florida 33610		<div><div><div>LANDMARK</div><div>Engineering & Surveying Corporation</div></div><div>8515 Palm River Road (813) 621-7841 www.llesc.com</div><div>Tampa, Florida 33619 (813) 621-0761 (fax) C.A. # 28014</div></div>	
KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG It's fast, it's free, it's the law www.callsunshine.com		C3	
DATE: 2024-05-07 DRAWN BY: JEF CHECKED BY: TCA JOB NO.: 2230084		REVISIONS: 1: 2024-04-22 ADDED TREES (2) PER CITY OF VENICE COMMENTS (JEF)	
ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83) NGVD29 - 1.13' = NAVD83			



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Skyport Holdings Venice, LLC

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Tampa, Florida 33610

VENICE AIRCRAFT HANGARS - PHASE 1
SITE & DEVELOPMENT PLANS

CITY OF VENICE / SARASOTA COUNTY, FLORIDA

DIMENSIONAL SITE PLAN

REVISIONS:
DATE: 2024-05-07
DRAWN BY: JEF
CHECKED BY: TCA
JOB NO.: 2230084

1. 2025-02-27 ADDED SHEET TO PLAN SET (JEF)
2. 2025-04-17 REVISED PER CITY COMMENTS (JEF)

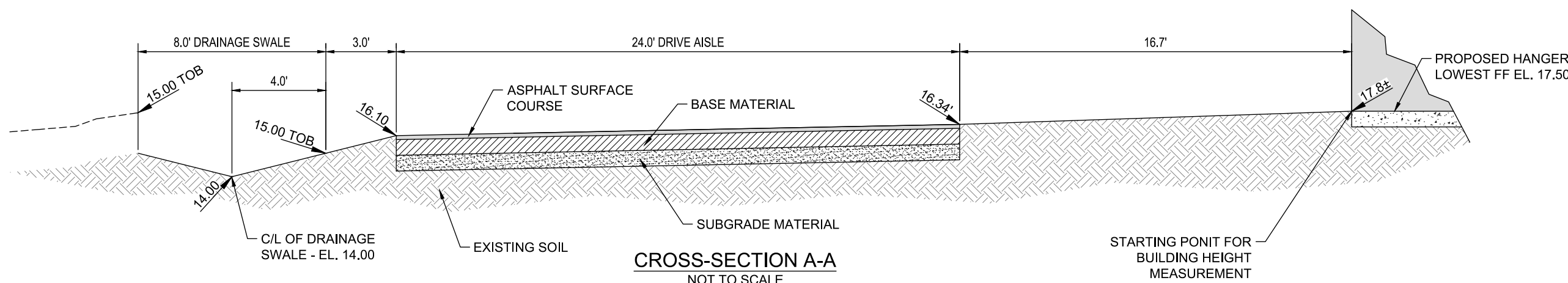
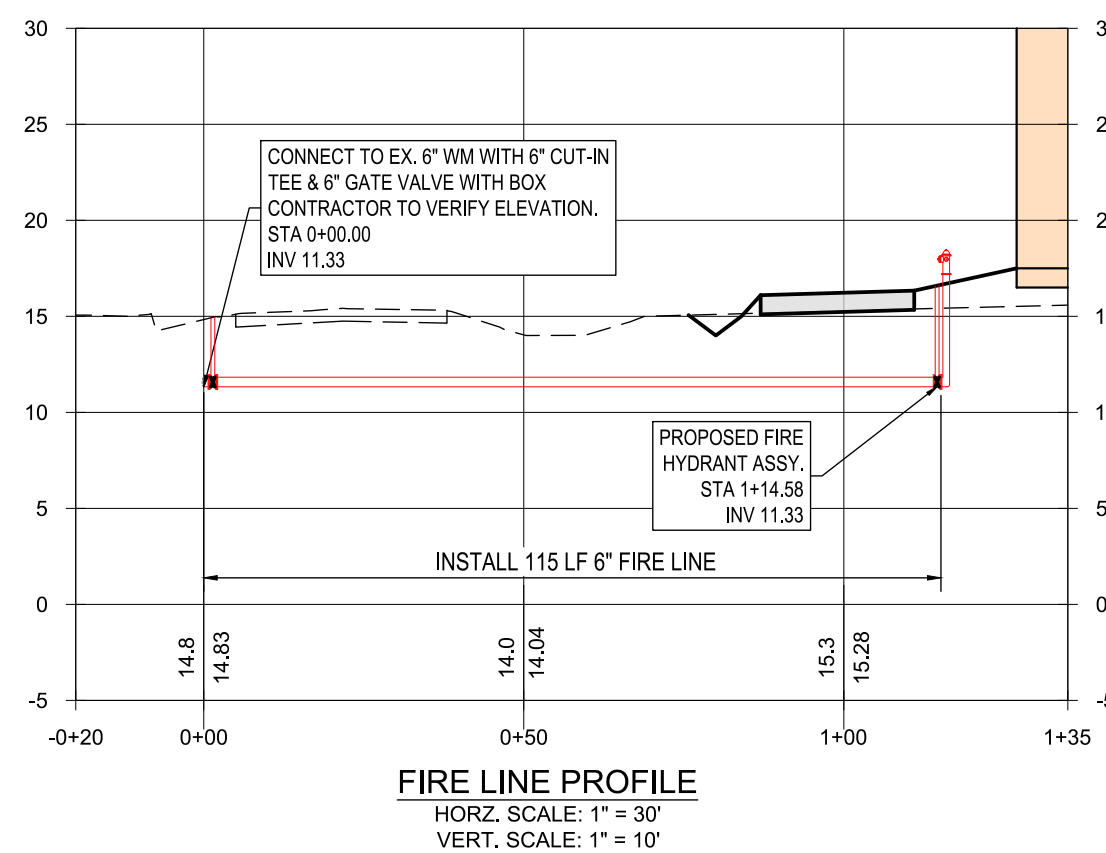
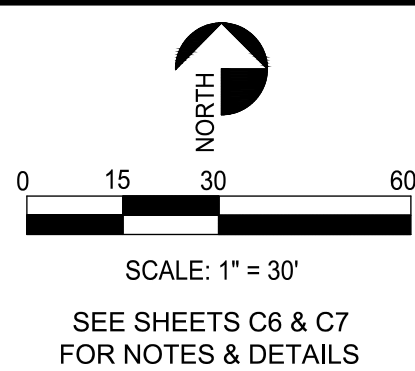
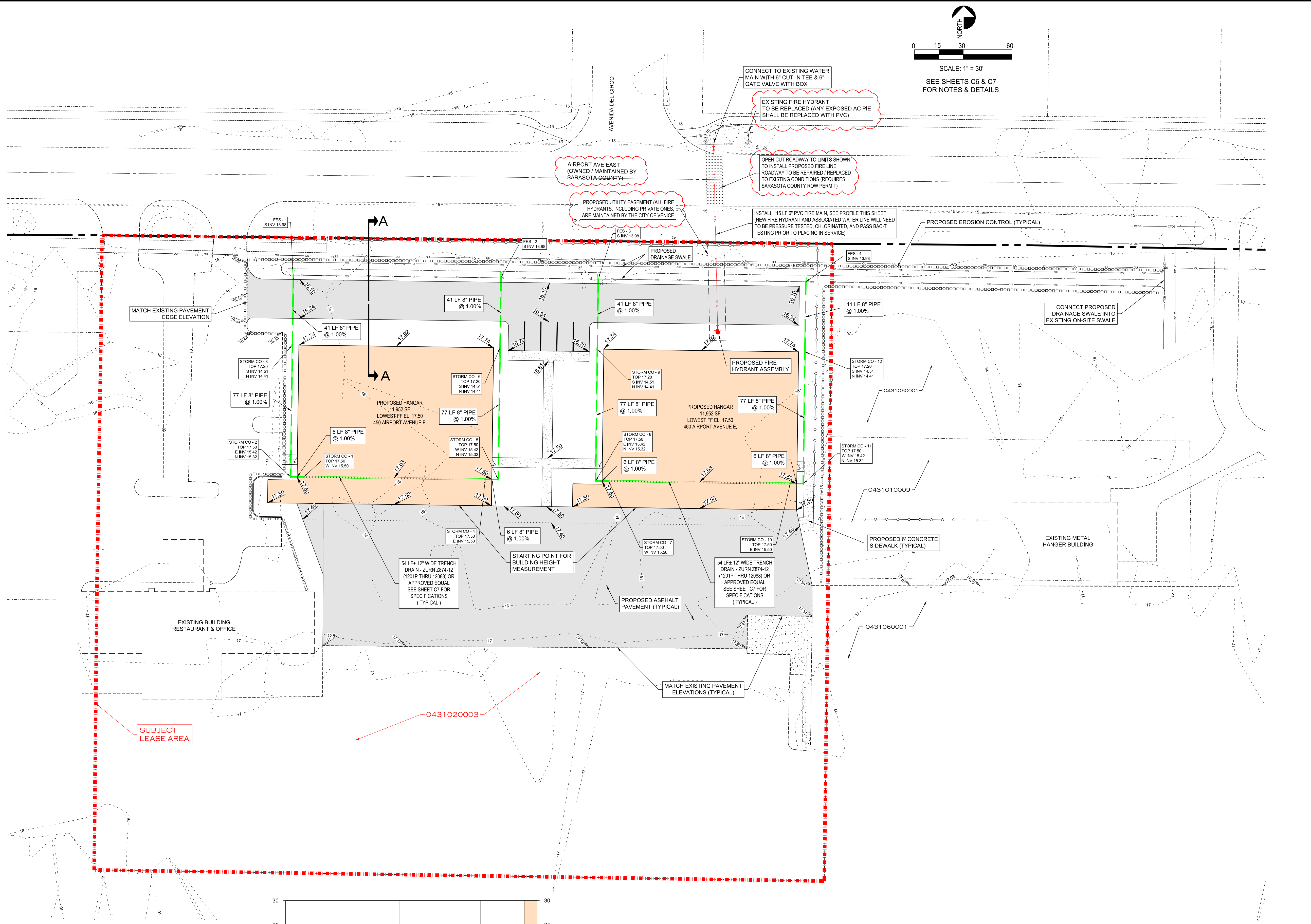
ELEVATIONS BASED ON
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
NGVD89 - 1.13' = NAVD88

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<p>REVISIONS: 1. 2024-05-07 REUSE BUILDING LOCATION (LESS) 2. 2024-05-07 REUSE BUILDING LOCATION (LESS) 3. 2024-05-07 REUSE PER CITY COMMENTS (JEF) 4. 2024-05-07 REUSE PER CITY COMMENTS (TCA)</p>		<p>ELEVATIONS BASED ON NAD 83 DATUM 1988 (NAVD83) NGVD29 - 1.13' = NAVD83</p>	
<p>DATE: 2024-05-07 DRAWN BY: JEF CHECKED BY: TCA JOB NO.: 2230084</p>		<p>VENICE AIRCRAFT HANGARS - PHASE 1 SITE & DEVELOPMENT PLANS CITY OF VENICE / SARASOTA COUNTY, FLORIDA</p>	
<p>Skyport Holdings Venice, LLC 6530 Tampa Executive Airport Road Tampa, Florida 33610</p>		<p>DRAINAGE, PAVING & FIRE PROTECTION PLAN</p>	
<p>LANDMARK Engineering & Surveying Corporation 8515 Palm River Road Tampa, Florida 33619 (813) 621-7841 (fax) www.landmark.com C.A. # 28014</p>		<p>C5</p>	

DEMOLITION NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEIR EXACT LOCATIONS AND DEPTH PRIOR TO CONSTRUCTION IN THEIR VICINITY. THE CONTRACTOR SHALL CONTACT THE ENGINEER OR RECORD IMMEDIATELY IF FIELD CONDITIONS CONFLICT WITH THE INFORMATION PROVIDED.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA PRIOR TO CONSTRUCTION AND CALL THE SUNSHINE STATE ONE CALL 1-800-432-4770.
3. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
4. THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION AND ALL PHASES OF CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL OR SEDIMENTATION BARRIER (HAY BALES OR SILT SCREEN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, PONDS, STORM SEWERS AND WATERWAYS, AND TO MAINTAIN THE EROSION CONTROL OR SEDIMENTATION BARRIER IN AN EFFECTIVE WORKING MANNER FOR THE DURATION OF CONSTRUCTION. ADDITIONALLY, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GRASS IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS REQUIRED TO ACCESS SITE.
- IF, IN THE OPINION OF THE ENGINEER AND / OR THE LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF SOIL ARE TRANSPORTED OFFSITE EITHER BY DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID SOIL AND REPAIR DAMAGED OR INEFFECTIVE EROSION CONTROL OR SEDIMENTATION BARRIER TO THE SATISFACTION OF THE ENGINEER AND / OR THE LOCAL AUTHORITIES. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SEDIMENTATION BARRIER SHALL BE IMMEDIATELY REMOVED AND REPLACED IN UPLAND AREAS.
6. CONTRACTOR TO DEMOLISH AND REMOVE ALL IMPROVEMENTS WITHIN LIMITS OF DEMOLITION SHOWN UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL DEMOLITION DEBRIS.
8. UTILITIES TO BE PLUGGED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FEET OF NON-SHRINK GROUT OR AS OTHERWISE APPROVED BY THE ENGINEER.
9. THE CONTRACTOR SHALL COORDINATE THE REMOVAL / RELOCATION OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE, BUT NOT LIMITED TO, WATER, RECLAIMED, FORCE MAIN, SANITARY SEWER, STORM DRAIN, GAS, CABLE TV, POWER, AND TELEPHONE.
10. THE CONTRACTOR SHALL BARRICADE THE SITE AND CONTROL TRAFFIC PER CURRENT FOOT TRAFFIC CONTROL STANDARDS.
11. THE REMOVAL OF MATERIALS CONTAINING ASBESTOS SHALL BE IN ACCORDANCE WITH THE LOCAL AND STATE REGULATORY STANDARDS AND RECOMMENDATIONS OUTLINED IN THE LIMITED ASBESTOS SURVEY REPORT PERFORMED FOR THIS SITE.
12. UNLESS OTHERWISE NOTED, ANY WALLS ENCOUNTERED ONSITE SHALL BE CAPPED AND ABANDONED BY A LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531, F.A.C.
13. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITIONS BY GRADING AND SODDING.

TREE PROTECTION NOTES

1. ANY TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION AND CONSTRUCTION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL REGULATORY STANDARDS.
2. ANY TREES TO REMAIN ONSITE SHALL BE BARRICADED PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOT REMOVE VEGETATION BY GRUBBING OR PLACE SOIL, DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE BARRICADED AREA AROUND ANY TREE TO REMAIN ONSITE.
3. INSTALLATION OF ARTIFICIAL BARRIERS SUCH AS PROTECTIVE BARRICADES, FENCES, POSTS OR WALLS SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES AND GRAND TREES. FOOTERS FOR WALLS SHALL END AT THE POINT WHERE LARGER ROOTS ARE ENCOUNTERED, AND THE ROOTS SHALL BE BRIDGED. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES OR GRAND TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
4. SILT FENCE TO BE INSTALLED VIA BACKFILLING AND MEANDERED ACCORDINGLY TO PREVENT DAMAGE TO ROOT SYSTEMS.
5. NO TRENCHING MAY TAKE PLACE WITHIN THE DRIPLINES OF THE TREE CANOPY.
6. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
7. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL, DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE LOCAL REGULATORY AGENCY.
8. IN ORDER TO MINIMIZE SOIL EROSION, PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., HAY BALES, Baffles, SODDING AND SANDBAGGING) SHALL BE PROVIDED, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUNOFF ON EXPOSED LAND SURFACES.

STORMWATER MANAGEMENT NOTES

- THE OPERATION AND MAINTENANCE ENTITY SHALL PERFORM THE FOLLOWING PROCEDURES TO ENSURE ADEQUATE PERFORMANCE OF THE STORMWATER MANAGEMENT SYSTEM AND ITS CONTINUED SAFE OPERATION.
1. THE DISCHARGE CONTROL STRUCTURE(S) SHALL BE MAINTAINED OPERATIONAL BY ELIMINATING CLOGGING OF THE SKIMMER, WEIR, GRATE, ETC. CAUSED BY TRASH, DEBRIS, SEDIMENT, VEGETATION, ETC. THE INSPECTION FOR PROPER OPERATION AND MAINTENANCE OF THE CONTROL STRUCTURE(S) SHALL BE CONDUCTED QUARTERLY. ADDITIONAL MONITORING SHALL BE CONDUCTED AFTER RAINFALL EVENTS OF MORE THAN 2 INCHES.
 2. THE INTERNAL STORMWATER SYSTEM INLETS AND MANHOLES SHALL BE MAINTAINED OPERATIONAL BY ELIMINATING CLOGGING OF THE SLOT, GRATE, PIPES, ETC. CAUSED BY TRASH, DEBRIS, SEDIMENT, VEGETATION, ETC. THE INSPECTION FOR PROPER OPERATION AND MAINTENANCE OF THESE STRUCTURES SHALL BE CONDUCTED QUARTERLY. ADDITIONAL MONITORING SHALL BE CONDUCTED AFTER RAINFALL EVENTS OF MORE THAN 2 INCHES.
 3. ALL GRASS IN THE POND AREA SHALL BE MOWED PERIODICALLY, AND ALL CLIPPINGS RECOVERED AND DISPOSED OF OFFSITE. GRASS CLIPPINGS POSE PROBLEMS BY SMOTHERING DESIRABLE VEGETATION, CLOGGING OUTFALL STRUCTURES AND, WHEN THEY DECOMPOSE, MAY CAUSE UNSIGHTLY ALGAE BLOOMS THAT CAN KILL FISH.
 4. ANY ERODED AREAS THAT ARE NOTICED DURING ROUTINE MAINTENANCE SHOULD BE FILLED, AS SOON AS DISCOVERED, WITH SIMILAR SOILS AND GRASSSED BY SODDING (STAKED) OR SEEDING AND MULCHING (CUT N). SLOPES OF 4:1 OR GREATER ARE TO BE SODDED.
 5. CHEMICALS, OILS, GREASES OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY TO THE STORMWATER FACILITY OR THROUGH STORM SEWERS. TREATMENT PONDS ARE DESIGNED TO TREAT NORMAL ROAD, PARKING LOT, ROOF AND YARD RUNOFF ONLY. SOME CHEMICALS MAY INTERFERE WITH A TREATMENT POND'S FUNCTIONS OR KILL VEGETATION AND WILDLIFE. DISPOSE OF THESE POTENTIALLY DANGEROUS MATERIALS PROPERLY BY TAKING THEM TO RECYCLING FACILITIES.
 6. ACCUMULATED POND SEDIMENTS MAY CONTAIN HEAVY METALS SUCH AS LEAD, CADMIUM AND MERCURY, AS WELL AS OTHER POTENTIALLY HAZARDOUS MATERIALS. THEREFORE, SEDIMENTS REMOVED FROM STORM SEWERS, INLETS, PIPES AND PONDS SHOULD BE DISPOSED OF AT AN APPROVED FACILITY. CHECK WITH THE COUNTY SOLID WASTE DEPARTMENT OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR DISPOSAL FACILITIES APPROVED TO ACCEPT TREATMENT POND SEDIMENT.

DRY RETENTION POND

- A. IF STANDING WATER PERSISTS LONGER THAN 72 HOURS AFTER A RAINFALL EVENT, THE STORMWATER POND MAY NEED REPAIR. REPAIRS MAY INCLUDE GRUBBING OR RAKING THE POND BOTTOM, OR MAY CONSIST OF REMOVING THE BOTTOM SEDIMENT AND REPLACING ONE FOOT OF TOP SOIL WITH CLEAN SAND.

GENERAL SITE NOTES

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEIR EXACT LOCATION PRIOR TO CONSTRUCTION IN THEIR VICINITY. THE CONTRACTOR SHALL CONTACT THE ENGINEER OR RECORD IMMEDIATELY IF FIELD CONDITIONS CONFLICT WITH THE INFORMATION PROVIDED.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA PRIOR TO CONSTRUCTION AND CALL THE SUNSHINE STATE ONE CALL 1-800-432-4770.
3. ALL CONSTRUCTION LAYOUT AND STAKING IS TO BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED LAND SURVEYOR.
4. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE TRENCH SAFETY ACT. THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
5. ALL WORK SHOWN IN THE EXISTING RIGHT-OF-WAY SHALL MEET ALL CONDITIONS OF SUCH PERMITS, INCLUDING BUT NOT LIMITED TO, PAVEMENT REMOVAL, RESTORATION & FINAL OVERLAY OF EXISTING STREETS.
6. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SODDED. SLOPES OF 4:1 OR GREATER ARE TO BE SODDED. ALL OTHER DISTURBED AREAS ARE TO BE STABILIZED WITH SEED & MULCH.
7. GEOTEXTILE FABRIC MUST BE INSTALLED BEFORE ANY RIPRAP IS PLACED. GEOTEXTILE FABRIC MUST CONFORM TO FOOT SPECIFICATIONS 514 & 530.
8. ALL STORM SEWER AND UTILITIES MUST BE INSTALLED PRIOR TO BASE AND SURFACE COURSE CONSTRUCTION.
9. THE STORM SEWER PIPE MATERIAL IN THE RIGHT-OF-WAY SHALL CONSIST OF RCP, ERCP, HP PP, HDPE AND / OR PVC, MEETING FOOT SPECIFICATIONS.
10. ANY CONFLICTS RESULTING BETWEEN WATER LINES AND DRAINAGE SYSTEM SHALL BE RESOLVED BY ADJUSTING THE WATER LINES.
11. ALL ROOF DRAINS SHALL BE COLLECTED VIA GRATE INLETS OR SHEET FLOW TO THE STORMWATER MANAGEMENT SYSTEM. ROOF RUNOFF SHALL NOT DIRECTLY DISCHARGE OFFSITE.
12. THE MAINTENANCE ENTITY SHALL PERIODICALLY CHECK ALL INLETS, END SECTIONS, AND CONTROL STRUCTURES FOR BLOCKAGES. THESE STRUCTURES SHALL BE CLEANED TO ENSURE THEIR CONTINUED FUNCTION AND TO PREVENT FLOODING.
13. ALL DIMENSIONS FOR INTERNAL PARKING LOTS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
14. ALL CURB RADI TO BE 3 FEET AND AT FACE OF CURB, UNLESS OTHERWISE NOTED.
15. CURBS TO BE TURNED DOWN WHERE APPROPRIATE.
16. INSTALLATION OF ROADSIDE HAZARDS (SUCH AS POWER POLES, FIRE HYDRANTS, ETC.) SHALL BE IN COMPLIANCE WITH FOOT DESIGN MANUAL 215.2.4, TABLE 215.2.2.
17. CONCRETE SIDEWALK RAMPS SHALL BE INSTALLED ACCORDING TO FOOT STANDARD PLANS, INDEX 522-002 OR ADA STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
18. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (LATEST EDITION), AND THE LOCAL REGULATORY STANDARDS.
19. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.

PAVING & GRADING NOTES

1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL GRADES SHOWN REFERENCE THE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
3. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO BASE AND SURFACE COURSE CONSTRUCTION.
4. ALL CLEANOUTS' TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
5. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
6. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO THE EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
7. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITIONS BY GRADING AND SODDING.
8. SILT FENCE SHALL BE INSTALLED AT ALL INFLOW POINTS TO STORMWATER MANAGEMENT SYSTEMS AND SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PROJECT. RETAINED SEDIMENT SHALL BE REMOVED AT REGULAR INTERVALS OR AS DIRECTED BY THE LOCAL REGULATORY AGENCY.

ADA ACCESSIBILITY NOTES

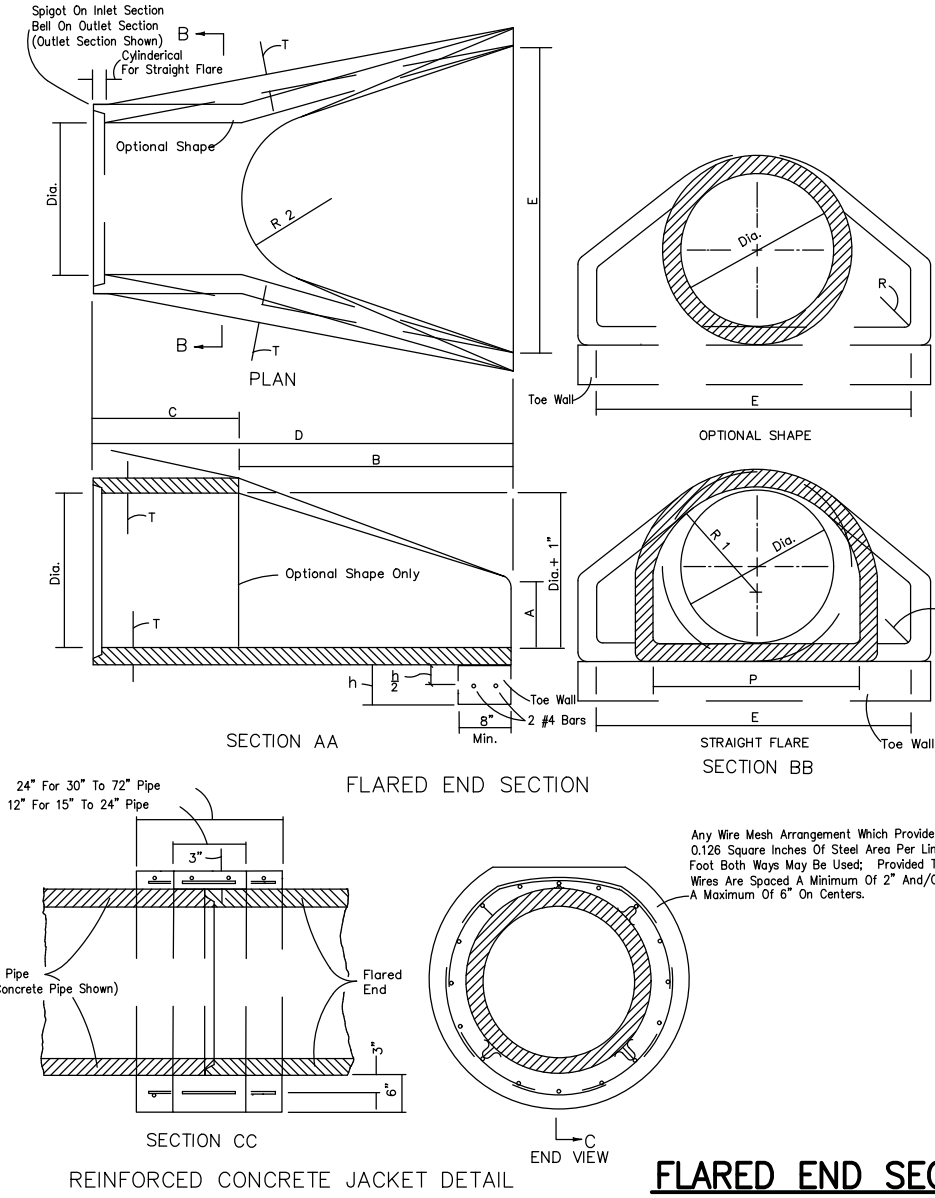
1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESS ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS / CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
5. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON-COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.

SIGNAGE & STRIPING NOTES

1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (LATEST EDITION), AND THE LOCAL REGULATORY STANDARDS.
2. ALL PAVEMENT MARKINGS / STRIPING WITHIN THE PUBLIC (e.g., FDOT, COUNTY, CITY) RIGHT-OF-WAY AND ON APPROACH TO THE R-O-W SHALL BE THERMOPLASTIC.
3. ALKALINE BASE THERMOPLASTIC COMPOUND WILL BE USED ON ALL THERMOPLASTIC PAVEMENT MARKINGS.
4. ANY PAVEMENT MARKINGS ON THE CONCRETE PORTION OF THE DRIVEWAY, INCLUDING CROSSWALKS, SHALL BE HIGH CONTRAST MARKINGS WITH BLACK BORDER CONTRAST. IF THE PAVEMENT IS ASPHALT, THEN NO BORDER CONTRAST IS NEEDED.
5. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 6" WHITE STRIPE.
6. BULLNOSE ENDS OF TRAFFIC CALMING ISLANDS SHALL BE PAINTED YELLOW.
7. THE SIGN LOCATIONS SHOWN ARE APPROXIMATE AND MAY REQUIRE FIELD ADJUSTMENT AS DIRECTED BY THE ENGINEER.
8. INSTALL RAISED PAVEMENT MARKERS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. RPMs ARE TYPICALLY REQUIRED ON ARTERIAL AND COLLECTOR ROADS. THE RPM ADHESIVE FOR USE ON ASPHALT ROADWAYS SHALL BE A BITUMINOUS ADHESIVE.
9. REFER TO FOOT STANDARD PLANS FOR ROAD CONSTRUCTION: INDEX 706-001 FOR RAISED PAVEMENT MARKERS AND INDEX 711-001 FOR PAVEMENT MARKINGS.

FIRE DEPARTMENT DATA

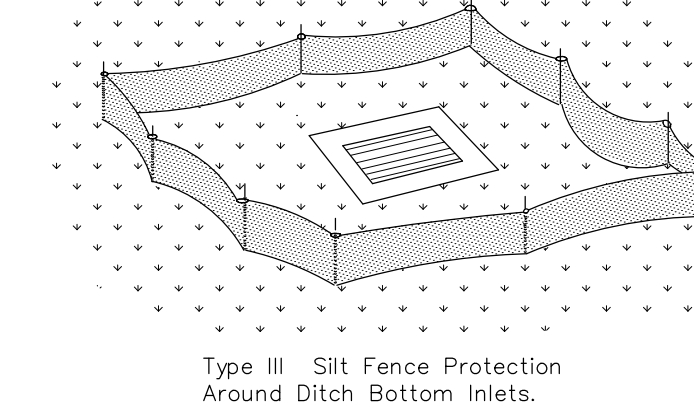
1. AIRCRAFT HANGER CLASSIFICATION PER NFPA 409 = GROUP III.
2. TYPE OF CONSTRUCTION PER NFPA 409 = TYPE I B.
3. FIRE PROTECTION GROUP TYPE PER NFPA 409 = N/A. PROJECT CONSISTS OF (2) NON-SPRINKLERED HANGERS UNDER 12,000 SF AND ARE STORAGE ONLY HANGERS.



FLARED END SECTION DETAIL
(FOOT INDEX 270) NOT TO SCALE

GENERAL NOTES

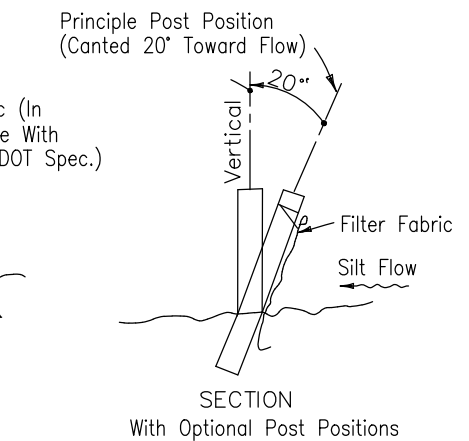
1. Flared end sections shall conform to the requirements of ASTM C-76 with the exception that dimensions and reinforcement shall be as prescribed in the table above. Circumferential reinforcement may consist of either one cage or two cages of steel. Compressive strength of concrete shall be 4000 psi. Shop drawings for flared end sections having dimensions other than above must be submitted for approval to the State Drainage Engineer.
2. Connections between the flared end section and the pipe culvert may be any of the following types unless otherwise shown on the plans.
 - a. Joints meeting the requirements of Section 941-1.5 of the Standard Specification (O-Ring Gasket). Flared end section joint dimensions and tolerances shall be identical or compatible to those used in the pipe culvert joint. When pipe culvert and flared end section manufacturers are different, the compatibility of joint designs shall be certified to by the manufacturer of the flared end sections.
 - b. Joints sealed with preformed plastic gaskets. The gaskets shall meet the requirements of Section 942-2.2 of the Standard Specifications and the minimum sizes for gaskets shall be as that specified for equivalent sizes of elliptical pipe.
 - c. Reinforced concrete jackets, as detailed on this drawing. Cost of the reinforced concrete jacket to be included in the contract unit price for the flared end section. When non-coated corrugated metal pipe is called for in the plans, the pipe shall be bituminous coated in the jacketed area as specified on Index No. 280. Bituminous coating to be included in the contract unit price for the pipe culvert.
3. Toe walls shall be constructed when shown on the plans or at locations designated by the Engineer. Toe walls are to be cast-in-place with Class I Concrete and paid for under the contract unit price for Class I Concrete (Miscellaneous) CY. Reinforcing steel to be included in cost of toe wall.
4. On skewed pipe culverts the flared end sections shall be placed in line with the pipe culvert. Side slopes shall warped as required to fit the flared end sections.
5. Flared End Section to be paid for under the contract unit price for Flared End Section (Concrete). Each Soding shall be in accordance with Index No. 281, and paid for under the contract unit price for Soding, SY.



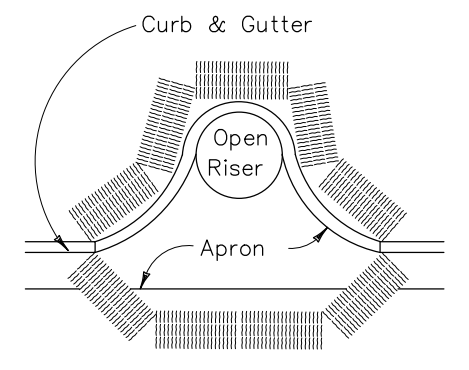
Type III Silt Fence Protection
Around Ditch Bottom Inlets.

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers are to be used at permanent bodies of water.

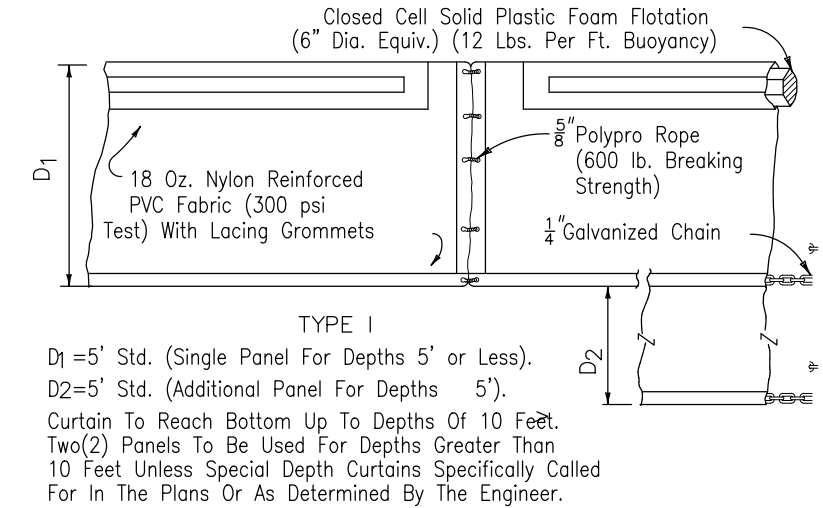
SILT FENCE APPLICATIONS
(FOOT INDEX 102)



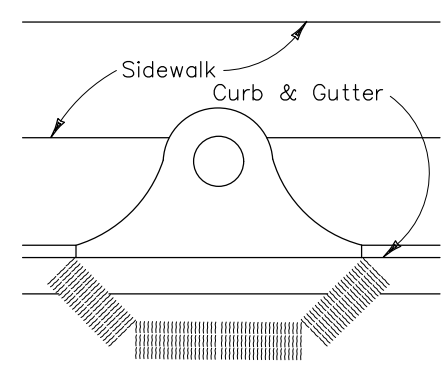
TYPE II SILT FENCE
(FOOT INDEX 102)



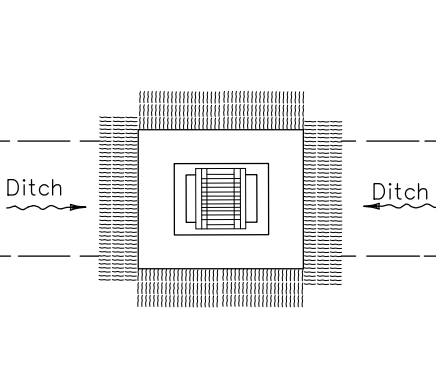
PARTIAL INLET



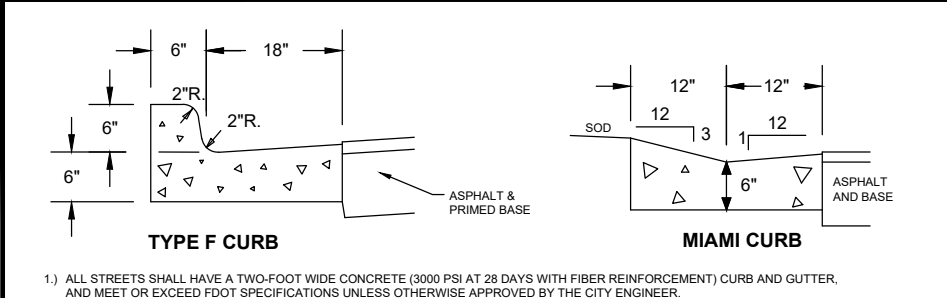
FLOATING TURBIDITY BARRIER
(FOOT INDEX 103)



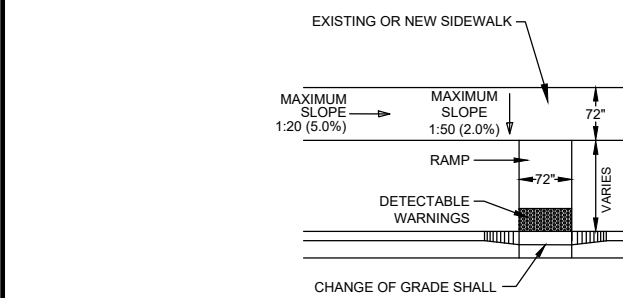
COMPLETED INLET
Protection Around Inlets or Similar Structures
BALED HAY OR STRAW BARRIERS
(FOOT INDEX 102)



DITCH BOTTOM INLET



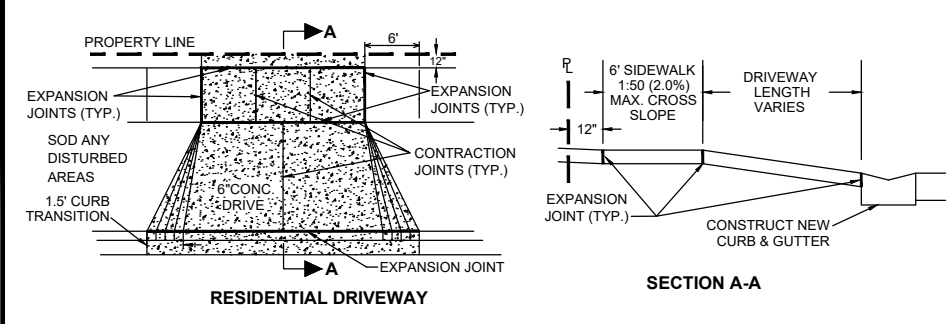
CURB DETAIL
N.T.S.



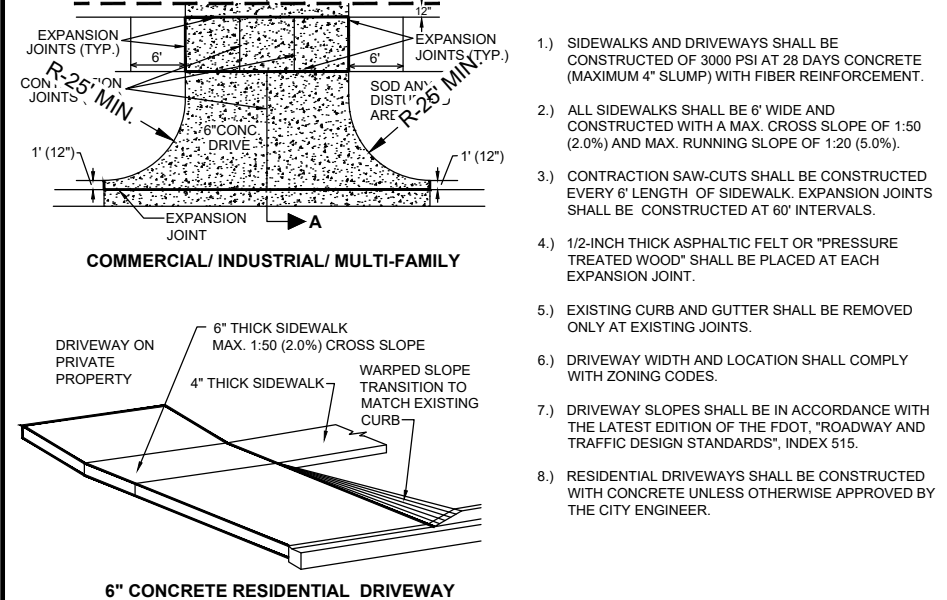
1. ALL CONCRETE RAMPS SHALL BE 4" THICK, INCREASING TO 6" THICK WITHIN 48" OF THE CURB.
2. ALL CONNECTIONS TO AN EXISTING SIDEWALK SHALL BE AT AN EXPANSION OR CONTRACTION JOINT.
3. THE MAXIMUM CURB RAMP RUNNING SLOPE SHALL BE 1:12 (8.33%) FOR A VERTICAL DISTANCE OF NOT MORE THAN 6 INCHES.
4. THE MAXIMUM SIDEWALK TRANSITION RUNNING SLOPE SHALL BE 1:50 (2.0%), AND MAXIMUM CROSS SLOPE SHALL BE 1:50 (2.0%).
5. CURB RAMPS, BLENDED TRANSITIONS, PEDESTRIAN REFUGE ISLANDS, AND DRIVEWAYS WITHIN THE PUBLIC ROW SHALL HAVE A DETECTABLE WARNING SURFACE. THE SURFACE SHALL BE BRICK RED OR COLOR BE FOOT COMPLIANT, AND BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROPOSED).
6. ALL MATERIALS & METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE FOOT STANDARDS FOR ROAD & BRIDGE CONSTRUCTION. IN ADDITION, CONCRETE SHALL BE 3000 PSI AT 28 DAYS WITH A MAXIMUM 4" SLUMP AND FIBER REINFORCEMENT.

CURB RAMP DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	ENGINEERING CURB RAMPS & CURBING	DATE MAR. 2025 SHEET NO. ENG-1
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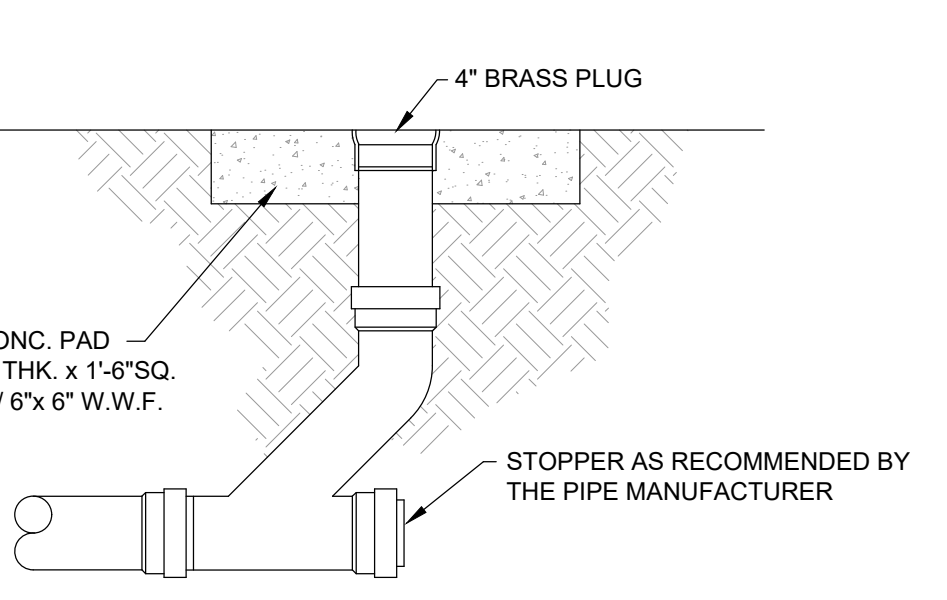


RESIDENTIAL DRIVEWAY



DRIVEWAY & SIDEWALK DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	ENGINEERING TYPICAL DRIVEWAY & SIDEWALK	DATE MAR. 2025 SHEET NO. ENG-4
--	---	---



STORMWATER CLEAN-OUT DETAIL
NOT TO SCALE



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Todd C. Amaden,
State of Florida,
Professional Engineer,
License No. 53967

This item has been
digitally signed and
sealed by
Todd C. Amaden, PE
on the date
indicated here.

Signature must be
verified on any
electronic copies.

TODD C. AMADEN No. 53967
PROFESSIONAL ENGINEER

REVISIONS:
1. 2025-02-27 ADDED SUD DETAILS & FREE DATA NOTES. RENUMBERED
SHEETS PER CITY COMMENTS (LFT)

DATE: 2024-05-07
DRAWN BY: JEF
CHECKED BY: TCA
JOB NO.: 2230084

ELEVATIONS BASED ON
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
NGVD89 - 1.13' = NAVD88

VENICE AIRCRAFT HANGARS - PHASE 1
SITE & DEVELOPMENT PLANS

CITY OF VENICE / SARASOTA COUNTY, FLORIDA

NOTES & DETAILS

Skyport Holdings Venice, LLC

6530 Tampa Executive Airport Road
Tampa, Florida 33610

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road
(813) 621-7841
www.lesc.com

Tampa, Florida 33619
(813) 621-0701 (fax)
C.A. # 28014

C6

Zurn **FLO-THRU** Z874
Trench Drain System



Installation Instructions

⚠ WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov
⚠ ADVERTENCIA: Cáncer y daño reproductivo - www.P65Warnings.ca.gov
⚠ AVERTISSEMENT: Cancer et effets néfastes sur la reproduction - www.P65Warnings.ca.gov

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA 16502, Ph. 877.892.5126

In Canada | Zurn Industries Limited
7000 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, Ph. 877.892.5126

www.zurn.com

Rev. D
Date: 04/22/2022
C.N. No. 144452
Form No. FT754

⚠ WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov
⚠ ADVERTENCIA: Cáncer y daño reproductivo - www.P65Warnings.ca.gov
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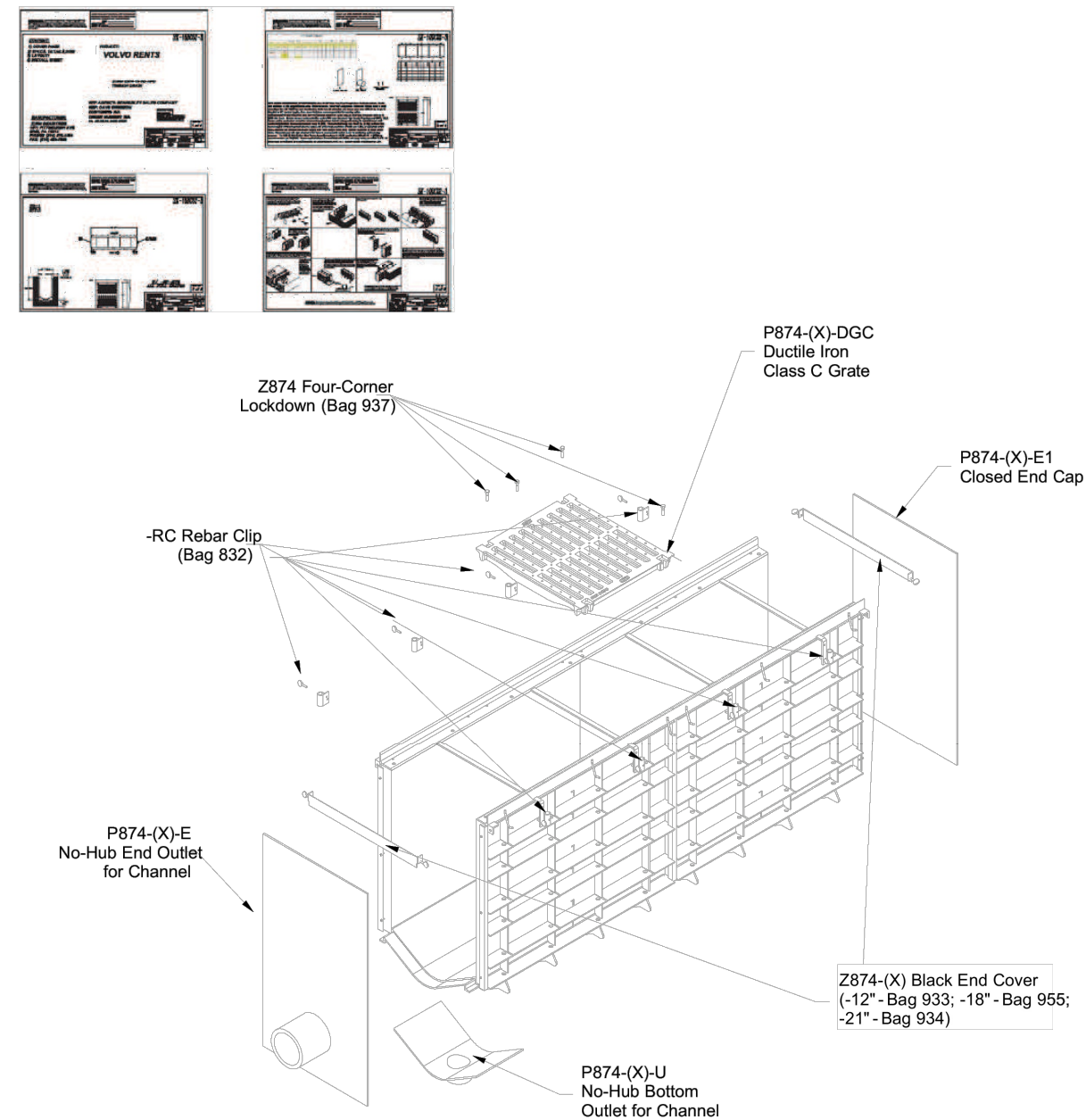
Rev. D
Date: 04/22/2022
C.N. No. 144452
Form No. FT754

Page 2 of 15

Zurn Flo-Thru Trench Drain Systems Z874 Installation Instructions

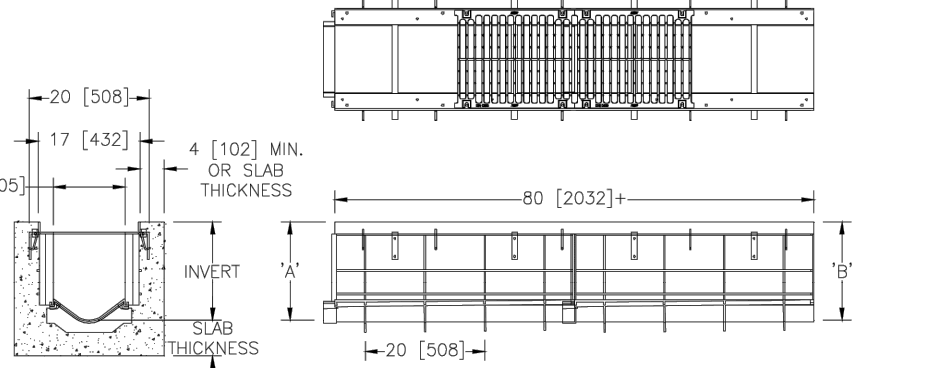


Z874 Accessories Trench Drain System
Below are the components of the Z874-X trench drain typical to an installation. Check your order to verify you have all components particular to your job before beginning your installation. Contact customer service at 877-ZURN-NOW (877-987-6669) should additional material be required.



Z874-12-HDG
12 [305] WIDE THROAT TRENCH DRAIN SYSTEM
W/ HEAVY-DUTY GALVANIZED FRAME

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



ENGINEERING SPECIFICATION: Zurn Z874-12-HDG Channels shall be 80 [2032] long, 17 [432] wide reveal and have a 12 [305] wide throat. Modular channel sections shall be made of 0% water absorbent High Density Polyethylene (HDPE). Shall have a positive mechanical connection between channel sections that will not separate during the installation and shall mechanically lock into the concrete surround every 10 [254]. Channels shall weigh less than 6.6 lbs. [3kg] per linear foot, have smooth 5-12 [89] radiused self cleaning bottom with a Manning's coefficient of 0.009 and 1.00% slope. Channels are available with inverts ranging from 9.25 [235] to 34.21 [869]. Channel shall have all grates locked down. Channels come with clips attached to the frame to accommodate vertical rebar for positioning and anchoring purposes. Shall be provided with the standard CDC grate.		Flow			
Trench	'A'	'B'	(gpm)	(lps)	(cfs)
1201P	9.250 [235]	10.082 [256]	1478	55	3.306
1202P	10.082 [256]	10.914 [277]	1759	111	3.941
1203P	10.914 [277]	11.746 [298]	2048	129	4.589
1204P	11.746 [298]	12.578 [319]	2341	148	5.248
1205P	12.578 [319]	13.410 [341]	2639	166	5.915
1206P	13.410 [341]	14.242 [362]	2939	185	6.589
1207P	14.242 [362]	15.074 [383]	3243	205	7.268
1208P	15.074 [383]	15.906 [404]	3548	224	7.953
1209P	15.906 [404]	16.738 [425]	3853	243	8.641
1210P	16.738 [425]	17.570 [446]	4164	263	9.333
1211P	17.570 [446]	18.402 [467]	4474	282	10.028
1212P	18.402 [467]	19.234 [489]	4783	302	10.726
1213P	19.234 [489]	20.066 [510]	5098	322	11.426
1214P	20.066 [510]	20.898 [531]	5411	341	12.128
1215P	20.898 [531]	21.730 [552]	5725	361	12.832
1216P	21.730 [552]	22.562 [573]	6040	381	13.538
1217P	22.562 [573]	23.394 [594]	6355	401	14.244
1218P	23.394 [594]	24.226 [615]	6671	421	14.953
1219P	24.226 [615]	25.058 [636]	6988	441	15.662
1220P	25.058 [636]	25.890 [657]	7304	461	16.372
1221P	25.890 [657]	26.722 [679]	7622	481	17.084
1222P	26.722 [679]	27.554 [700]	7940	501	17.796
1223P	27.554 [700]	28.386 [721]	8258	521	18.508
1224P	28.386 [721]	29.218 [742]	8576	541	19.223
1225P	29.218 [742]	30.050 [763]	8895	561	19.937
1226P	30.050 [763]	30.882 [784]	9214	581	20.652
1227P	30.882 [784]	31.714 [806]	9533	601	21.367
1228P	31.714 [806]	32.546 [827]	9852	622	22.078
1229P	32.546 [827]	33.378 [848]	10172	642	22.800
1230P	33.378 [848]	34.210 [869]	10492	662	23.517

PREFIX
Z 80 [2032] High Density Polyethylene Channel, Heavy-Duty Galvanized Frame with Anchor Studs*

SUFFIX OPTIONS (Check/specify appropriate options)

Adapters		Grate Options (Load Classifications are per DIN EN1433)	
-E1	Closed End Cap	-JDC	Ductile Iron Solid Cover - Class C
-E4	4 [102] No-Hub End Outlet	-JDC	Ductile Iron Slotted Grate - Class C*
-E6	6 [152] No-Hub End Outlet	-JDF	Ductile Iron Slotted Grate - Class F
-E8	8 [203] No-Hub End Outlet	-JDC	Galvanized Ductile Iron Grate - Class C
-E10	10 [254] No-Hub End Outlet	-JDF	Galvanized Ductile Iron Grate - Class F
-U4	4 [102] No-Hub Bottom Outlet	-JGS	Fiberglass Grate
-U6	6 [152] No-Hub Bottom Outlet	-JPD	Heel-Proof Longitudinal Ductile Iron Grate - Class C
-U8	8 [203] No-Hub Bottom Outlet		
-U12	12 [305] No-Hub Bottom Outlet		

MADE IN THE U.S.A. (Load Classifications are per DIN EN1433)

Miscellaneous Options		MADE IN THE U.S.A. Miscellaneous Options	
-RC	Rebar Clips (Set of 2)	-CBF	Black Acid Resistant Coated Frame
-VP	Vandal-Proof Lockdown	-DB	Bottom Dome Strainer

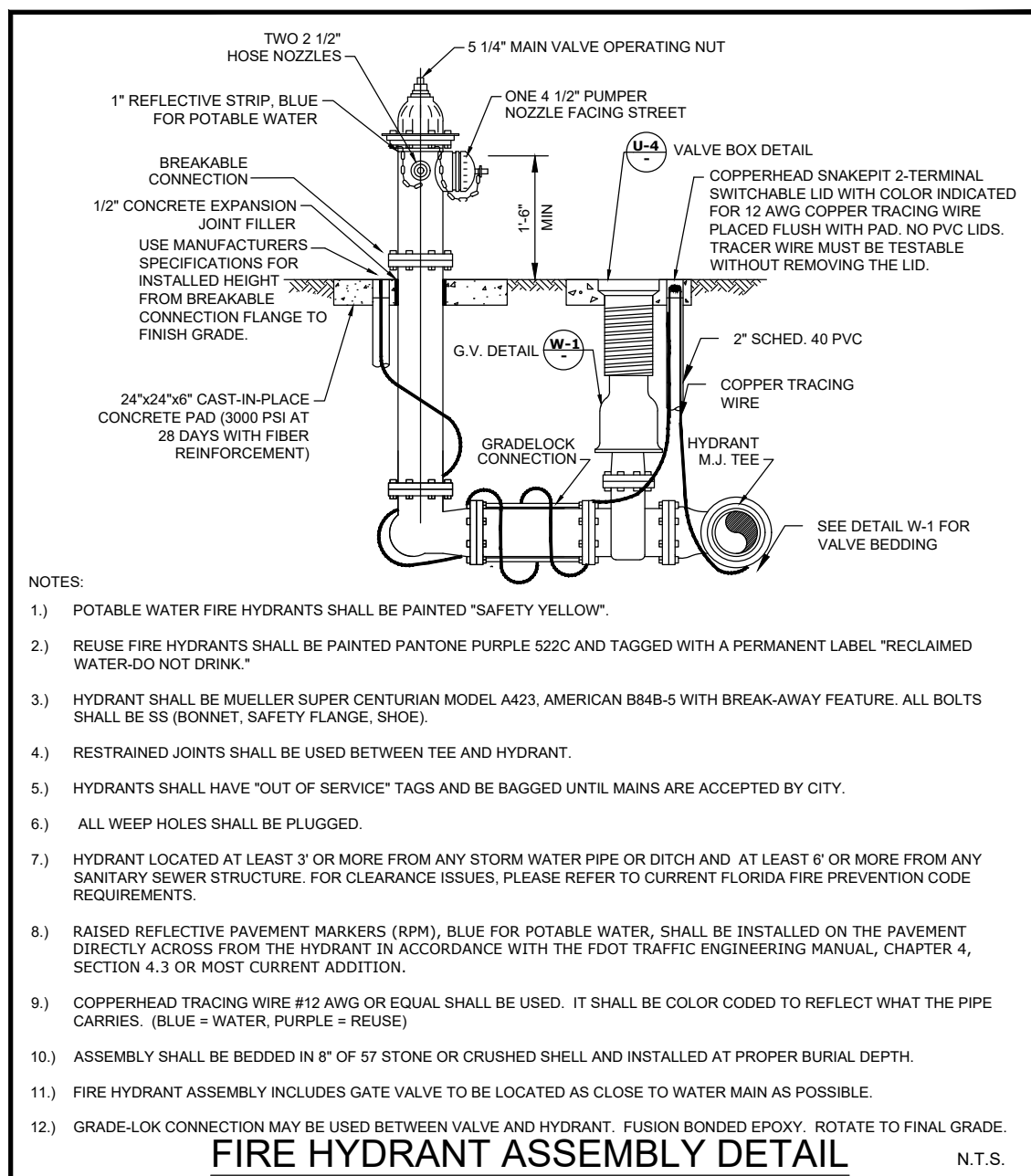
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ZURN INDUSTRIES, LLC • SPECIFICATION DRAINAGE OPERATION • 1801 Pittsburgh Ave. • Erie, PA 16514
Phone: 814.665.0921 • Fax: 814.664.7029 • World Wide Web: www.zurn.com

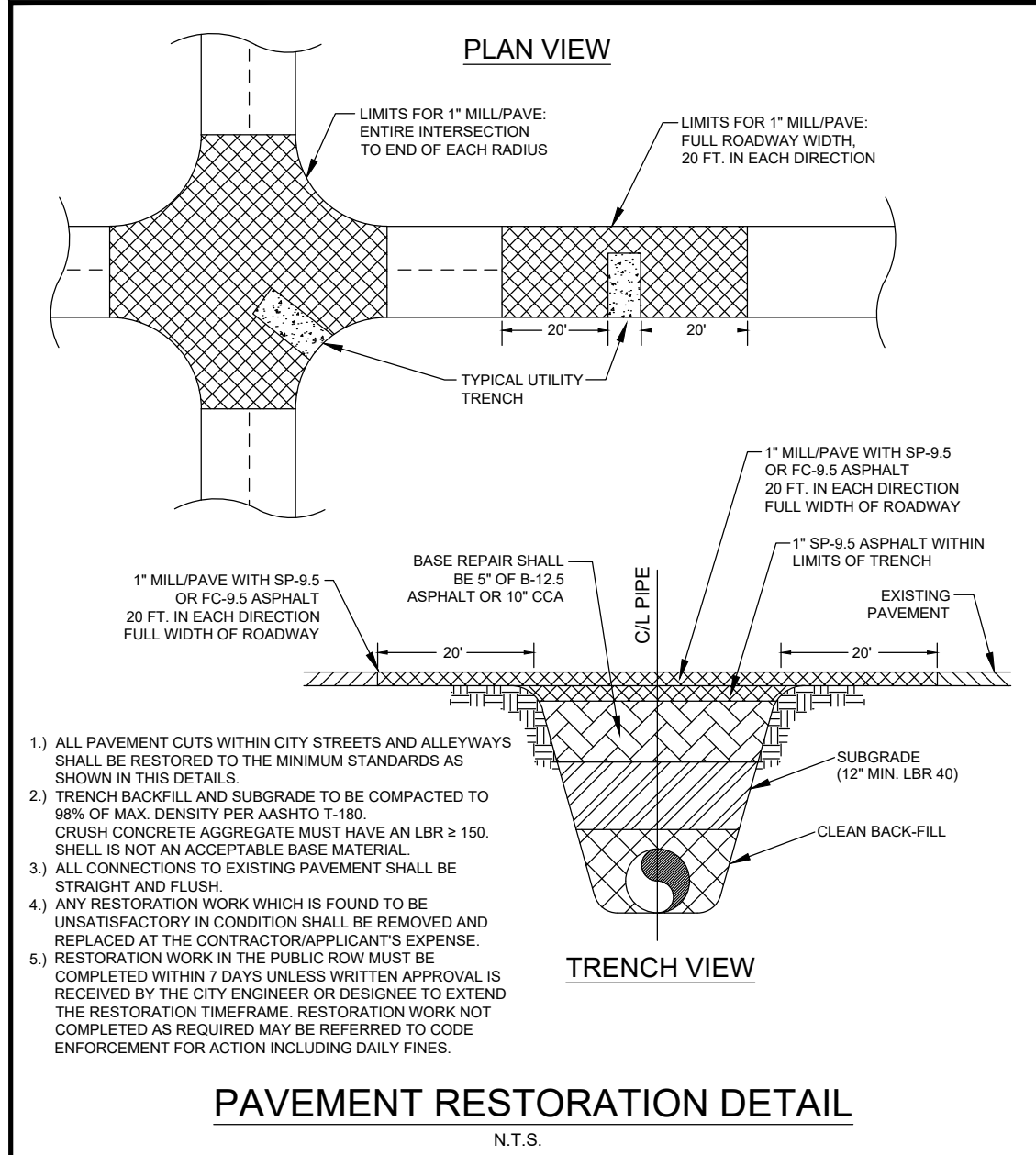
In Canada: ZURN INDUSTRIES LIMITED • 3544 Nashua Drive • Mississauga, Ontario L4V1L2 • Phone: 905.405.8272 Fax: 905.405.1292

REV. - DATE: 3/10/11 C.N. NO. 120430

DWG. NO. 303410 PRODUCT NO. Z874-12-HDG



CITY OF VENICE		UTILITIES - WATER		DATE	
ENGINEERING DEPARTMENT		FIRE HYDRANT ASSEMBLY		MAR 2025	
				SHEET NO. W-2	



CITY OF VENICE		ENGINEERING		DATE	
ENGINEERING DEPARTMENT		PAVEMENT RESTORATION		MAR 2025	
				SHEET NO. ENG-2	

TYPICAL PAVEMENT SECTION			
2\"/>	0.44	0.88	
8\"/>	0.18	1.44	
12\"/>	0.09	0.88	
DESIGN STRUCTURAL NUMBER		3.28	

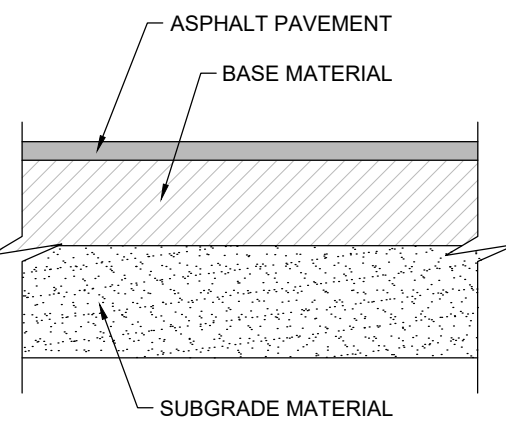
(* AASHTO T-190 DENSITY REQUIREMENTS OF 98% FOR BASE & STABILIZED SUBGRADE)

OR

TYPICAL PAVEMENT SECTION			
2\"/>	0.44	0.88	
12\"/>	0.18	1.44	
DESIGN STRUCTURAL NUMBER		3.28	

10\"/>

TYPICAL ASPHALT PAVEMENT DETAIL
NOT TO SCALE



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Todd C. Amaden,
State of Florida,
Professional Engineer,
License No. 53967

This item has been
digitally signed and
sealed by
Todd C. Amaden, PE
on the date
indicated here.
Signature must be
verified on any
electronic copies.

REVISIONS:
1. 2025-02-27 SHEET RENUMBERED & REPLOTTED PER CITY OF VENICE
COMMENTS: (SEE COMMENTS PER CITY COMMENTS (JEF)
2. 2025-02-27 SHEET RENUMBERED & REPLOTTED PER CITY COMMENTS (JEF)
3. 2025-02-27 SHEET RENUMBERED & REPLOTTED PER CITY COMMENTS (JEF)

DATE: 2024-05-07
DRAWN BY: JEF
CHECKED BY: JEF
TCA
JOB NO.: 2230084

VENICE AIRCRAFT HANGARS - PHASE 1
SITE & DEVELOPMENT PLANS
CITY OF VENICE / SARASOTA COUNTY, FLORIDA

Skyport Holdings Venice, LLC
6530 Tampa Executive Airport Road
Tampa, Florida 33610

LANDMARK
Engineering & Surveying Corporation
8515 Palm River Road
Tampa, Florida 33619
(813) 621-7841
www.lmesc.com

C7