

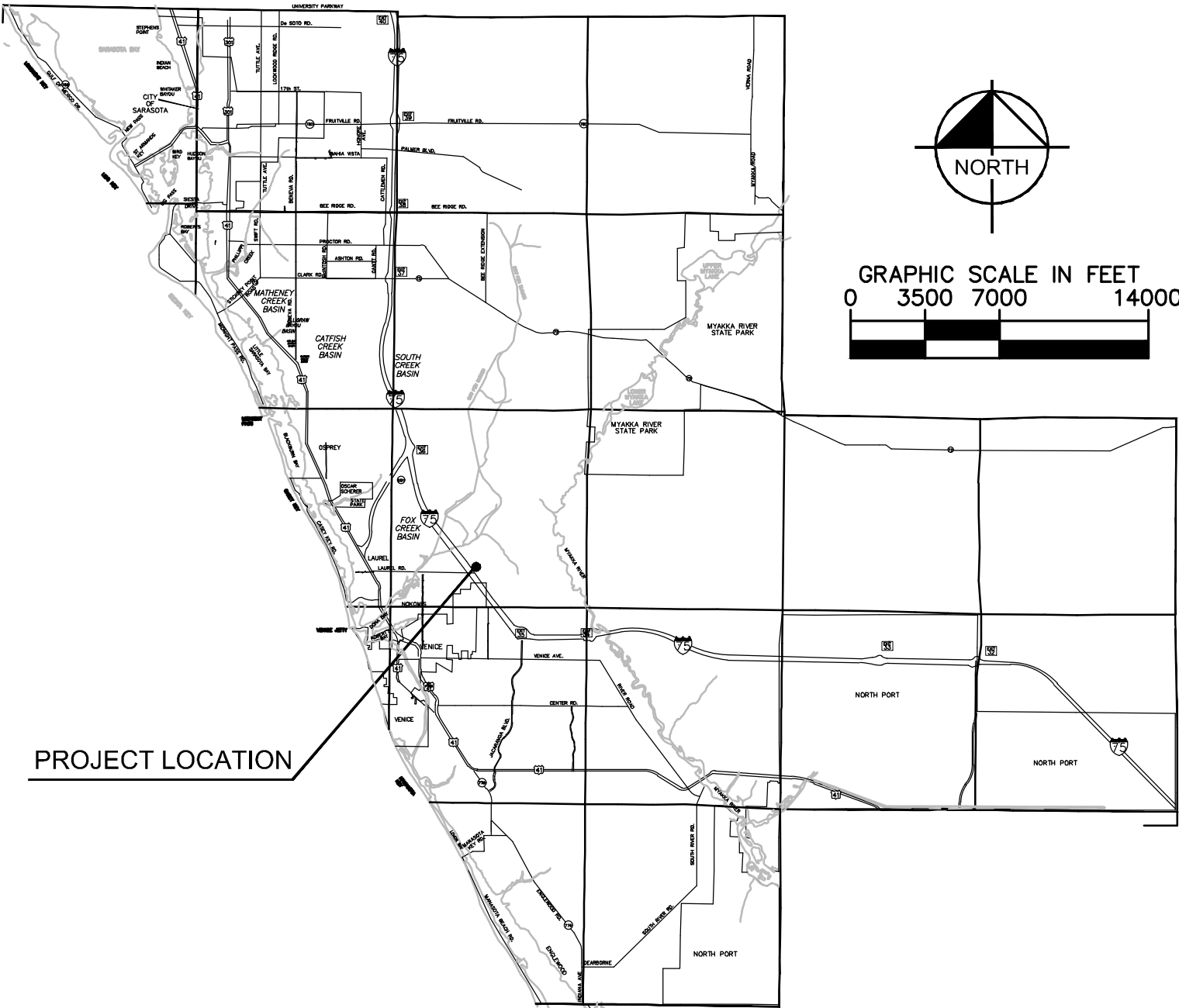
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF VENICE LAND DEVELOPMENT REGULATIONS.
2. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
3. THE NATIONAL GEODETTIC VERTICAL DATUM (NGVD) OF 1929 IS THE BENCHMARK DATUM FOR THIS PROJECT. CONVERSION FACTOR: NAVD 1988 + 1.115 FT = NGVD 1929.
4. ALL AREAS DESIGNATED AS "PRESERVE OR CONSERVATION" TO BE CLEARLY DELINEATED PRIOR TO CONSTRUCTION.

2. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER OR CITY OF VINCE.
3. ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
4. 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 PROJECT AREA, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THE SAME. THERE SHALL BE NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL OR MACHINERY REQUIRED TO REMOVE SAID TREES. EXCOTIC TREES (E.G., RED, WHITE, AND BLACK WALNUTS, PEPPERS) EXISTING WITHIN THE PROJECT AREA SHALL BE REMOVED AND PROPERLY DISPOSED OF IN AN APPROVED LANDFILL.
5. 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 PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
6. LAY SOIL AROUND ALL METERED 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 SOIL ELEVATIONS. FINISH EARTHWORK SHALL BE TO 0.2 FEET ABOVE FINISHED GRADE. SOIL COVERING INCLUDES MAIN DRAINAGE BENCHES AND SOIL UNITS. COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED WHEREVER CLOSING CLOSING ARE LAST. ALL EROSION STABILIZATION AND MAINTAINING GRADES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THEN.
7. CALL "SUNSHINE" (1-800-432-4770). CONTACT FPL CITY OF VINCE UTILITIES DEPARTMENT, TREC, AND FRONTIER PRIOR TO CONSTRUCTION AND CONNECTOR TO IDENTIFY UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
8. ALL UTILITY LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO MANHOLES, CLEANOUTS, SEWERS AND WATER MAINS, FIRE MAINS, GAS MAINS AND CABLELINES WILL BE CONSTRUCTED TO ALIGNMENT AND LOCATIONS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

9. CLEARING, GRUBBING, STRIPPING, AND COMPACTION WILL BE INSPECTED BY THE ENGINEER PRIOR TO FILLING.
10. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, CONSERVATION/PRESERVE AREAS, EXISTING LAKE & WATERWAYS WITHIN AND ADJOINING THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF A FLORIDA REGISTERED SURVEYOR, AUTOCAI FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAI FILES AND SITE CONSTRUCTION INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
11. ALL DRAINAGE PIPE JOINTS SHALL BE WRAPPED PER FOOT INDEX NO. 280, SHEET 1.
12. ROADWAY AND DRAINAGE STRUCTURES SHALL MEET FOOT STANDARD SPECIFICATIONS SECTION 346 OF 3000 PSI CONCRETE.
13. THE WETLAND AND ASSOCIATED UPLAND VEGETATIVE BUFFER SHALL BE MAINTAINED IN ACCORDANCE WITH MANAGEMENT GUIDELINES CONTAINED ON THE PROJECT'S OPEN SPACE ZONING MAP. ALL ACTIVITIES INVOLVING FILLING, EROSION, GRUBBING, EXCAVATING, WELL DRILLING, ALTERNATE VEGETATION (INCLUDING TRIMMING OF BOTH TREES AND UNDERSTORY) AND STORAGE OF MATERIALS SHALL BE PROHIBITED AND MAINTAINED TO PREVENT DAMAGE TO THE WETLANDS. THE CONTRACTOR IS FIRST OFFENSE REQUIRED TO PROVIDE SERVICES TO FACILITATE IMPLEMENTATION OF APPROVED HATCH MAP MANAGEMENT PLANS OR THE REMOVAL OF NUISANCE/INVASIVE VEGETATION.
14. A TREE REMOVAL AND REPLACEMENT 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.
15. EROSION AND SEDIMENT CONTROL BMPs IN ADDITION TO THOSE PRESENTED ON THE PLANS AND OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN (SCP), BEST MANAGEMENT PRACTICES (BMP) PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT SOIL EROSION AND SEDIMENT FROM ADJACENT PROPERTIES OR ROADSWAYS. OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS, BMPs SHALL BE DESIGNED, INSTALLED, AND MAINTAINED TO ENSURE COMPLIANCE WITH FEDERAL, 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 NEAREST TO COMPLIANCE.]
16. OFFSITE SURFACE WATER DISCHARGES, DISCHARGES TO THE MS4, OR DISCHARGES TO ENSURE WETLANDS OR SURFACE WATERS WITHIN THE 24 HOUR RESPONSE TIME (NARRATIVE) LIBRARY OF THE CITY OF VENICE SHALL BE IMMEDIATELY REPORTED TO THE CITY OF VENICE. 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.
17. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT RESULT STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT RESULT IN DISCHARGES TO THE MS4, SHALL BE IMMEDIATELY REPORTED TO THE CITY OF VENICE. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
18. 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.
19. FERTILIZER APPLICATION SHALL BE CONSISTENT WITH THE CITY OF VENICE CODE.
20. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM - STORMWATER:
  - a. NPDES CONSTRUCTION GENERAL PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH FDEP RULE 62-241.300(4)(A), F.A.C.
  - b. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE DEEP COVER CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH FDEP 62-241.300(4) APPENDIX B.C.2, F.A.C.
  - c. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE DEEP COVER CONFIRMATION LETTER SHALL BE PROVIDED TO AIR AND WATER QUALITY IN ACCORDANCE WITH FDEP 62-241.300(4) APPENDIX B.I.1.1, F.A.C.
  - d. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH FDEP 62-241.300(4) APPENDIX V.D.8, F.A.C., AND A COPY OF THE CERTIFIED SWPPP SHALL BE SUBMITTED TO AIR AND WATER QUALITY AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  - e. 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.
  - f. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM - DEPENDING:
    - i. WHEN AN EXCHANGE OF 200 GALLONS OR MORE OF LIQUIDS, INCLUDING BUT NOT LIMITED TO, SURFACE WATERS, OR TO ANY PORTION OF THE MS4, WILL REQUIRE SEPARATE PERMITTING FROM THE DEP, PERMITS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANALYTICAL RESULTS FROM PRE-DISCHARGE TESTING SHALL BE PROVIDED TO AIR AND WATER QUALITY.
21. THE CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION OR EMISSIONS OF UNCONTAINED PARTICULATE MATTER IN EXCESS OF 200 MICROGRAMS PER CUBIC METER (PM10). FLORIDA ADMINISTRATIVE CODE FROM THE CONSTRUCTION SITE BY TAKING ADEQUATE MEASURES TO STABILIZE AFFECTED AREAS.
22. DEPARTMENT OF ENVIRONMENTAL PROTECTION WATER AND WASTEWATER PERMITS ARE REQUIRED.
23. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A PROFESSIONAL GEOTECHNICAL CONTRACTOR IN AN APPROVED MANNER.
24. 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.
25. 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 PERMITS.

1. ALL WORK CONDUCTED IN THE SARASOTA COUNTY RIGHT-OF-WAY (ROW) WILL BE REQUIRED THE ISSUANCE OF A ROW PERMIT.
2. ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF STATE ISSUED PERMITS.
3. TREE REMOVAL MUST BE OBTAINED FROM THE CITY OF VENICE.
4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
5. 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.
6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
7. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
8. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (841-466-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

## MAY 2025



**APPLICANT:**  
VISTERA ASSOCIATES, LLC  
5800 LAKEWOOD RANCH BLVD  
SARASOTA, FLORIDA 34240  
PHONE: 941-328-1210  
CONTACT: DAVID GOBEN

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1800 2ND STREET, SUITE 900  
SARASOTA, FLORIDA 34236  
PHONE: 941-379-7600  
CONTACT: RYAN R. HOPPE, P.E.

**LANDSCAPE ARCHITECT:**  
BOOTH DESIGN GROUP  
146 2ND STREET NORTH, SUITE 302  
ST. PETERSBURG, FLORIDA 33701  
PHONE: 727-821-5699  
CONTACT: GARRETT SWANSON, P.L.A.

Sheet Number	Sheet Title
A-1	TITLE SHEET
A-2	GENERAL NOTES
A-3	AERIAL SITE PLAN
A-4	EXISTING CONDITIONS PLAN
A-5	HORIZONTAL CONTROL PLAN
A-6	PRELIMINARY PLAT PLAN INDEX
A-6A	PRELIMINARY PLAT PLAN
A-6B	PRELIMINARY PLAT PLAN
A-6C	PRELIMINARY PLAT PLAN
A-6D	PRELIMINARY PLAT PLAN
A-7	FIRE TRUCK TURNING EXHIBIT
B-1	BEST MANAGEMENT PRACTICES
B-2	BEST MANAGEMENT PRACTICES DETAILS
B-3	MASTER DRAINAGE PLAN
B-4	GRADING AND DRAINAGE INDEX PLAN
B-4A	GRADING AND DRAINAGE PLAN
B-4B	GRADING AND DRAINAGE PLAN
B-4C	GRADING AND DRAINAGE PLAN
B-4D	GRADING AND DRAINAGE PLAN
B-4E	GRADING AND DRAINAGE PLAN
B-4F	GRADING AND DRAINAGE PLAN
B-5	PAVEMENT MARKING AND SIGNAGE PLAN INDEX
B-5A	PAVEMENT MARKING AND SIGNAGE PLAN
B-5B	PAVEMENT MARKING AND SIGNAGE PLAN
B-5C	PAVEMENT MARKING AND SIGNAGE PLAN
B-5D	PAVEMENT MARKING AND SIGNAGE PLAN
B-5E	PAVEMENT MARKING AND SIGNAGE PLAN
B-5F	PAVEMENT MARKING AND SIGNAGE PLAN
B-6	TYPICAL ROAD SECTIONS AND DETAILS
B-7	TYPICAL LAKE AND LOT GRADING SECTIONS
B-8	GRADING SECTIONS
B-9	TYPE F AND M INLET DETAILS
B-10	FLARED END SECTION AND GRATED SWALE INLET DETAILS
B-11	CITY OF VENICE PAVING AND SIDEWALK DETAILS
C-1	MASTER UTILITY PLAN
C-	PLAN AND PROFILE INDEX PLAN
C-	PLAN AND PROFILE
C-	LIFT STATION DETAILS
C-	UTILITY DETAILS

PARCEL AREA: 299.15 ACRES

PRESENT ZONING: PUD (PID: 0389030301), PUD (PID: 0389020302), PUD (PID: 0389020303), PUD (PID: 0389030400), PUD (PID: 0389101000), PUD (PID: 0389020401), PUD (PID: 0389070402), PUD (PID: 0389002031), PUD (PID: 0389061000)

ABUTTING ZONING: WEST: GOV  
EAST: PUD  
NORTH: LAUREL ROAD EAST PUBLIC COUNTY RIGHT-OF-WAY, RMF-2  
SOUTH: BORDER ROAD PUBLIC COUNTY RIGHT-OF-WAY, PUD

PROPOSED ZONING: PUD

PROJECT ADDRESS: 0 VISTERA BOULEVARD NOKOMIS, FL, 34275

PID: 0389030301, 0389020302, 0389020303, 0389030400, 0389101000, 0389020401, 0389070402, 0389002031, 0389061000

PROJECT AREA: 89.56 ACRES

PROPOSED LAND USE:

LOTS	34.08 ACRES	(38.1%)
ROADS AND PARKING	3.68 ACRES	(4.1%)
SIDEWALK	0.77 ACRES	(0.8%)
PONDS @ CONTROL WATER LEVEL	32.78 ACRES	(36.6%)
PERVIOUS AREA	18.27 ACRES	(20.4%)
TOTAL AREA	89.56 ACRES	(100%)

PROPOSED DENSITY: 190 UNITS / 89.56 AC. = 2.12 UNITS PER ACRE

50' X 120':	85 LOTS
57' X 135':	105 LOTS
<hr/>	
TOTAL LOTS:	190 LOTS

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

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

PARKING LOT: TO BE PRIVATELY MAINTAINED

NOTE: THE SUBJECT PROPERTY LIES IN FLOOD ZONE "AE", BASE FLOOD ELEVATION NOT DETERMINED PER FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, FLORIDA, COMMUNITY NO. 121150C0244G, DATED MARCH 27, 2024, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FEMA DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

DRAINAGE SYSTEM WILL BE PRIVATELY MAINTAINED.

<u>IMPERVIOUS/PERVIOUS AREAS:</u>	<u>ACRES</u>	<u>PERCENTAGE</u>
IMPERVIOUS AREA*:	61.06	68.18%
PERVIOUS AREA:	28.50	31.82%
TOTAL:	89.56	100%

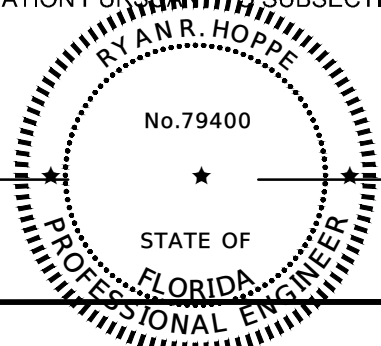
\*POND @ CONTROL WATER LEVEL AREA INCLUDED

LANDSCAPE PLANS: INCLUDED WITH THIS SUBMITTAL.

**TREE MITIGATION PLANS:** INCLUDED WITH THIS SUBMITTAL

5FL:	FRONTIER COMMUNICATIONS
5657 NORTH MCINTOSH	1701 RINGLING BLVD.
ROAD	SARASOTA, FLORIDA
SARASOTA, FLORIDA	34236
34233	941-906-6711
TECO:	VENICE UTILITIES:
16 PALM RIVER RD.	PATIENCE ANASTASIO
TAMPA, FLORIDA	200 N. WARFIELD AVE.
33619	VENICE, FLORIDA 34285
	941-822-7297
COMCAST:	
12600 WESTLINKS DR.	
FORT MYERS, FLORIDA	
33913	

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.



RYAN R. HOPPE, P.E.  
FLA. P.E. LICENSE # 79400  
REGISTRY NO. 35106

DATE: \_\_\_\_\_

Plotted By: Gardner, Tyler Sheet Set: VISTERA PH 2 Layout: A-1 TITLE SHEET May 19, 2025 02:10:20pm K:\SAR\_Civil\242163006 - VISTERA PH 2\CAD\PlanSheets\A-1 TITLE SHEET.dwg



Plotted By:Gardner, Tyler Sheet Set:VISTERA PH 2 Layout:PA2 GENERAL NOTES May 19, 2025 02:10:32pm K:\SAR\_Civil\242163006 - VISTERA PH 2CAD\PlanSheets\PA2 GENERAL NOTES.dwg The document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME, IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY. THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED, IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

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

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.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING, AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
  2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
  3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
  4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
  5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
  6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
  7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

ADA NOTES

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE FDOT STANDARD SPECIFICATIONS AND PLANS FOR ROAD AND BRIDGE CONSTRUCTION.
2. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
3. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
4. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

VISTERA OF VENICE  
PHASE 2  
PREPARED FOR  
VISTERA ASSOCIATES, LLC  
CITY OF VENICE

FLORIDA

Kimley»Horn

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1800 SECOND STREET, SUITE 800, SARASOTA, FL 34238  
PHONE: 941-379-7600  
WWW.KIMLEY-HORN.COM  
REGISTRY NO. 35106

LICENSED PROFESSIONAL

RYAN R. HOPPE, P.E.  
FLORIDA LICENSE NUMBER  
79400

KHA PROJECT  
242163006

DATE  
MAY 2025

SCALE  
AS SHOWN

DESIGNED BY  
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DRAWN BY  
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CHECKED BY  
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REVISIONS

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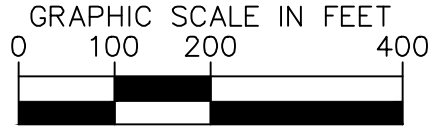
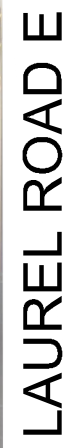
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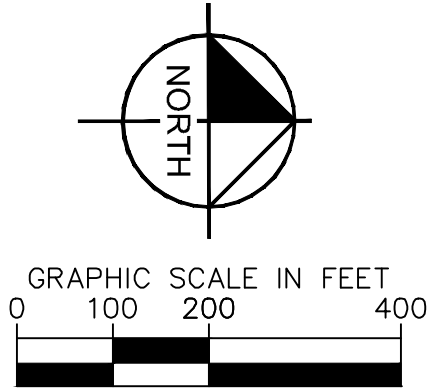
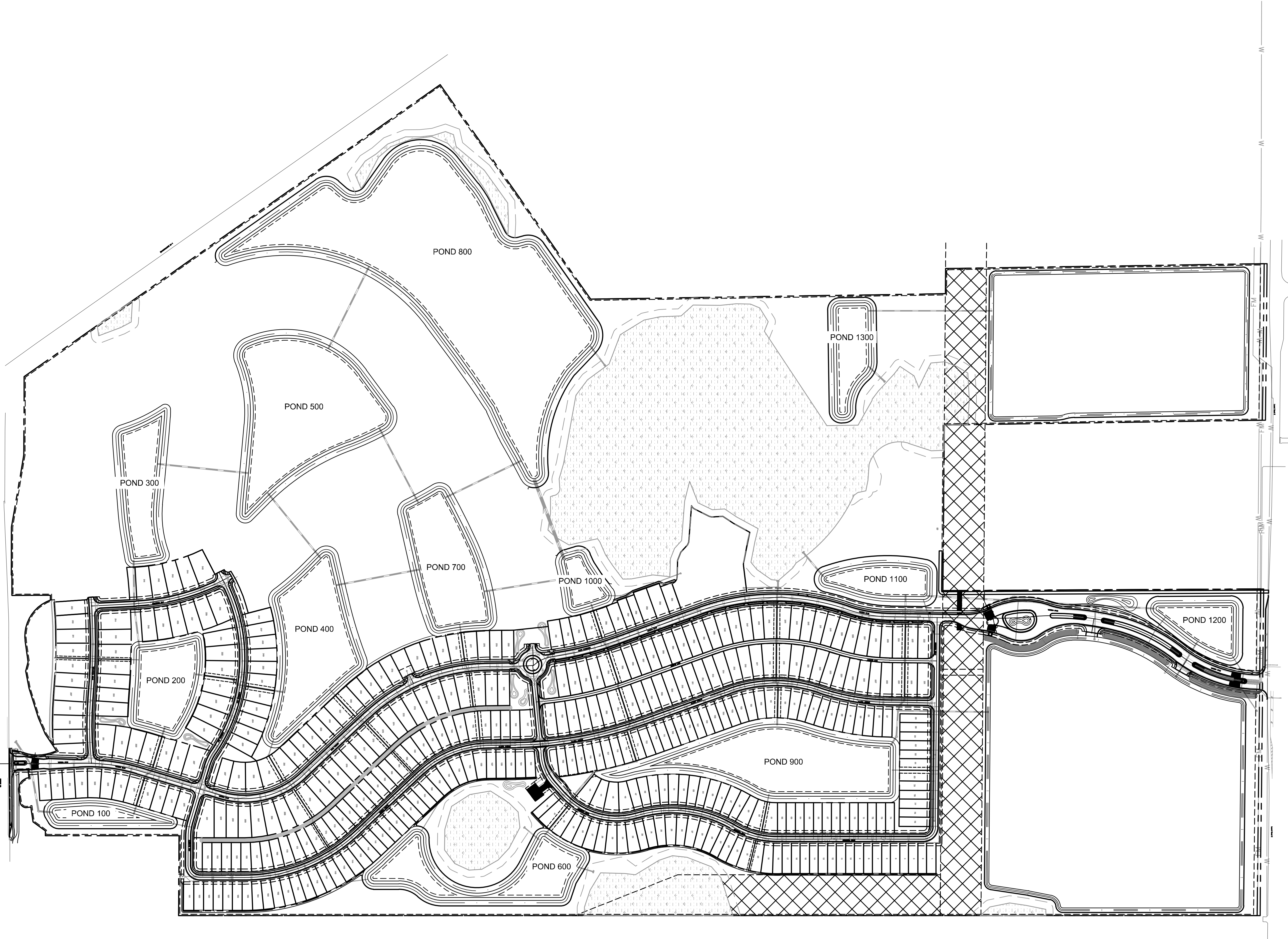
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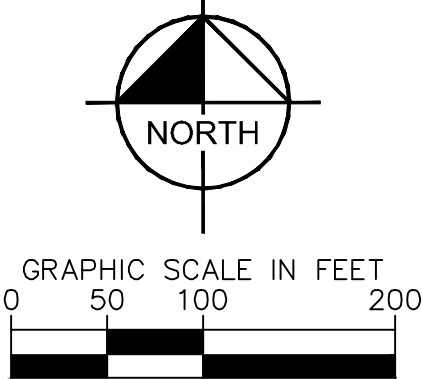
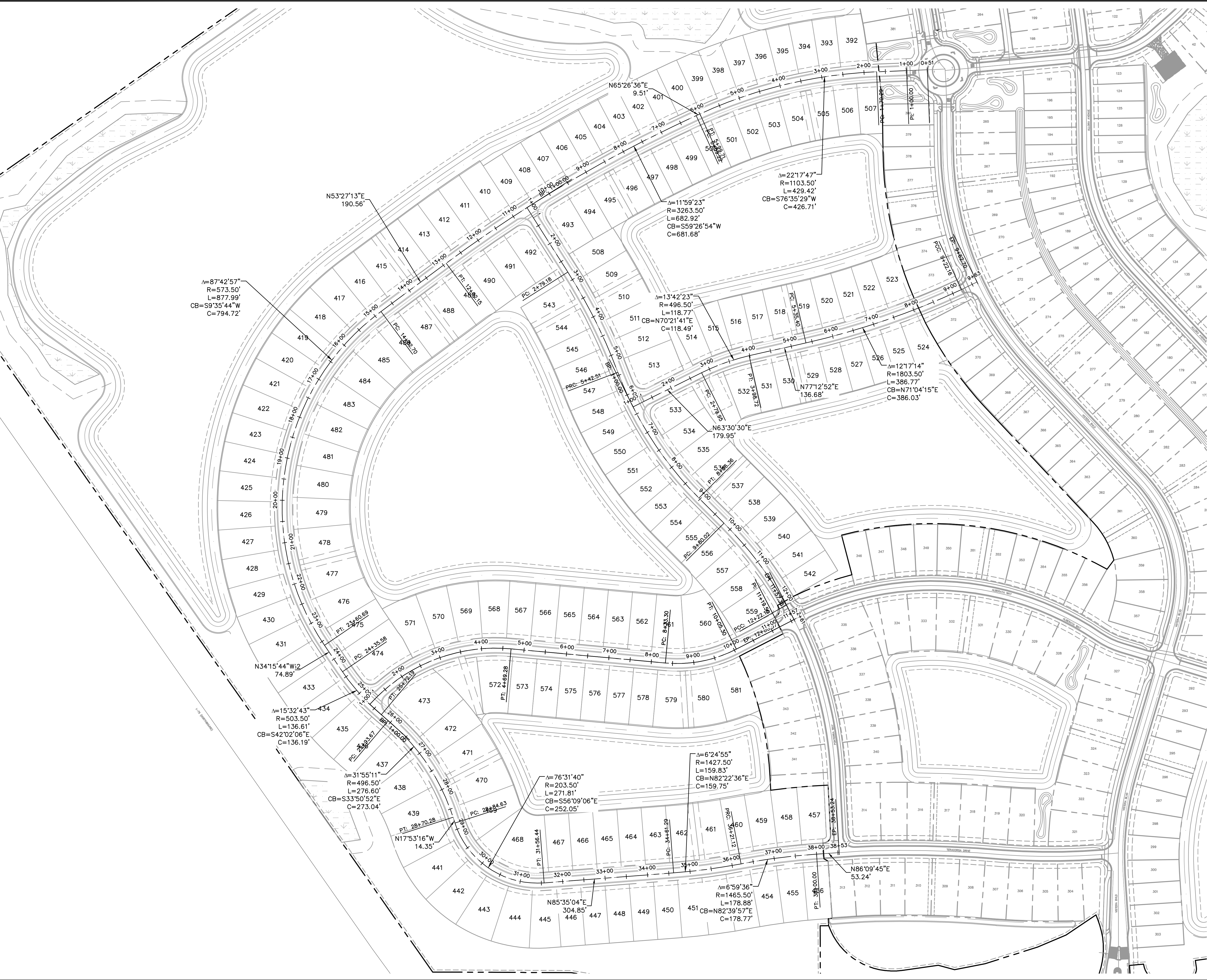
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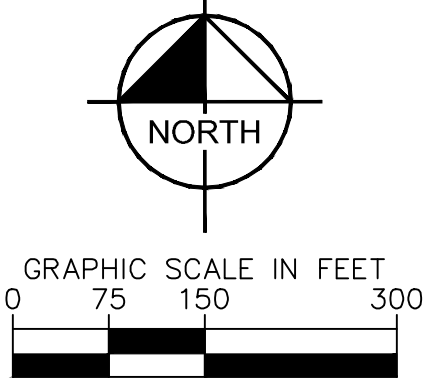
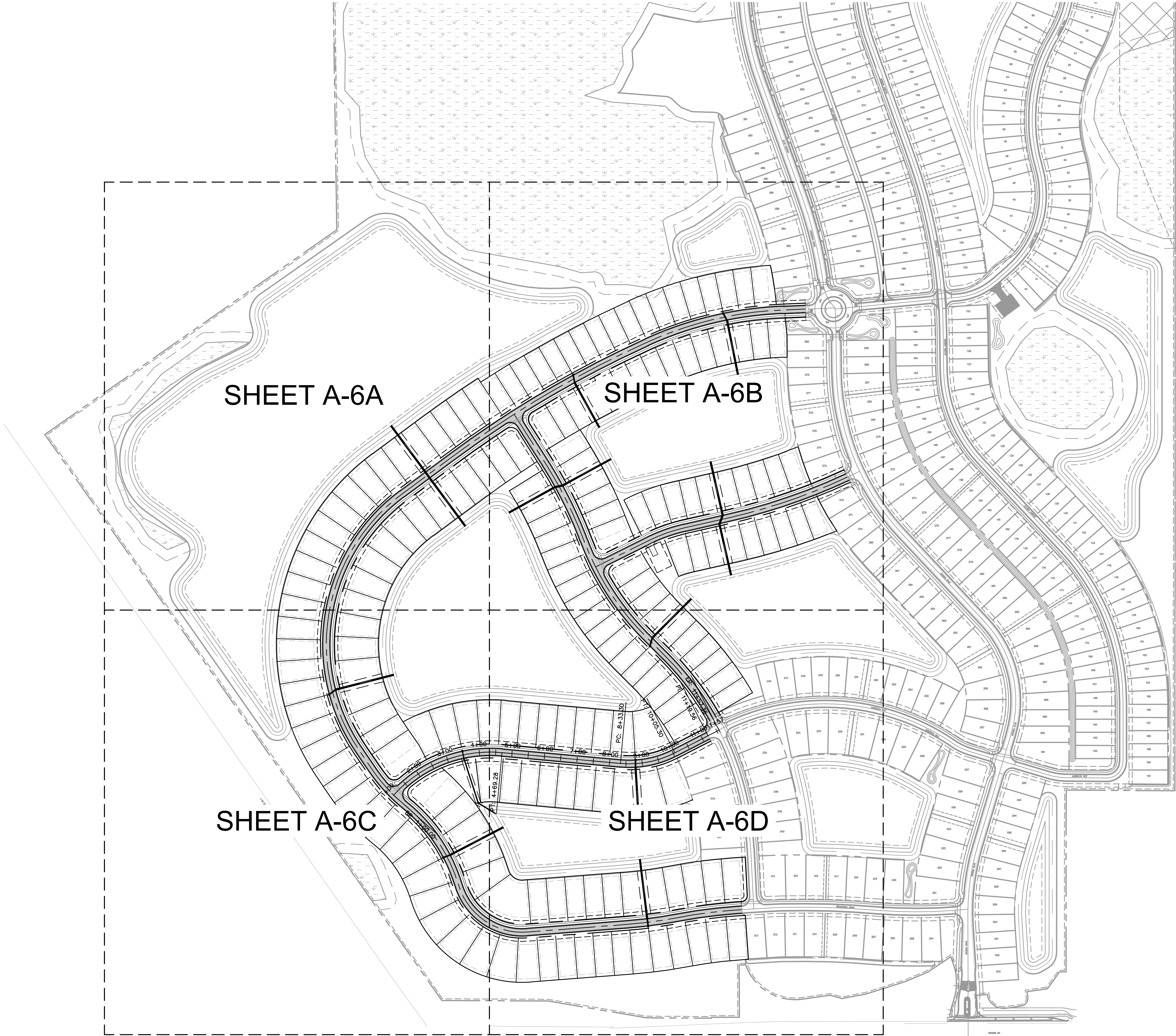


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DRAWN BY _____		DATE: _____		DESIGNED BY _____		CHECKED BY _____	



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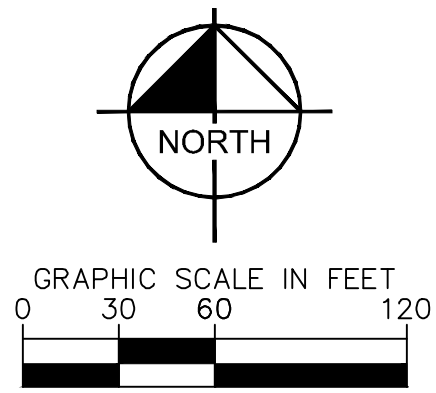
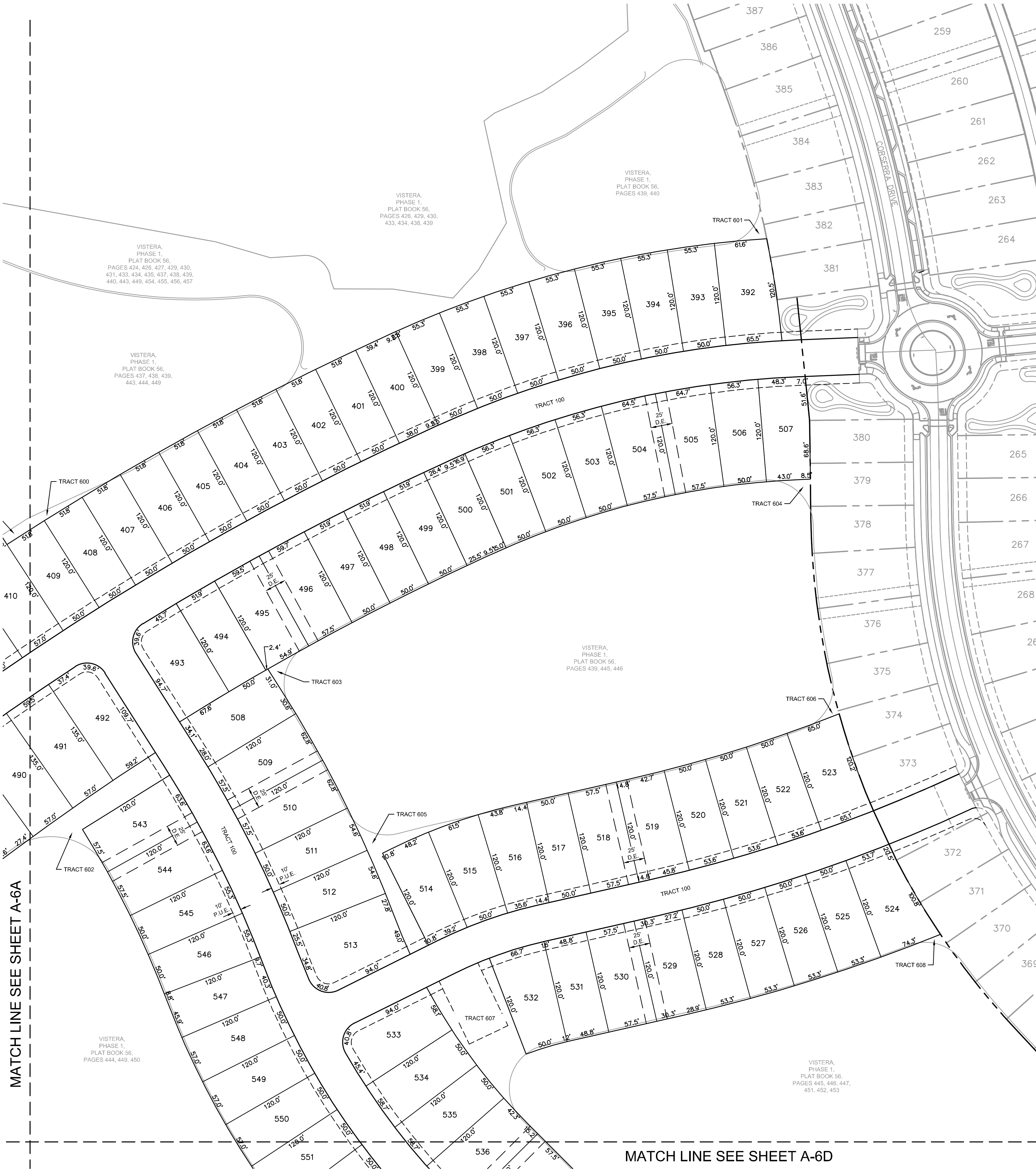
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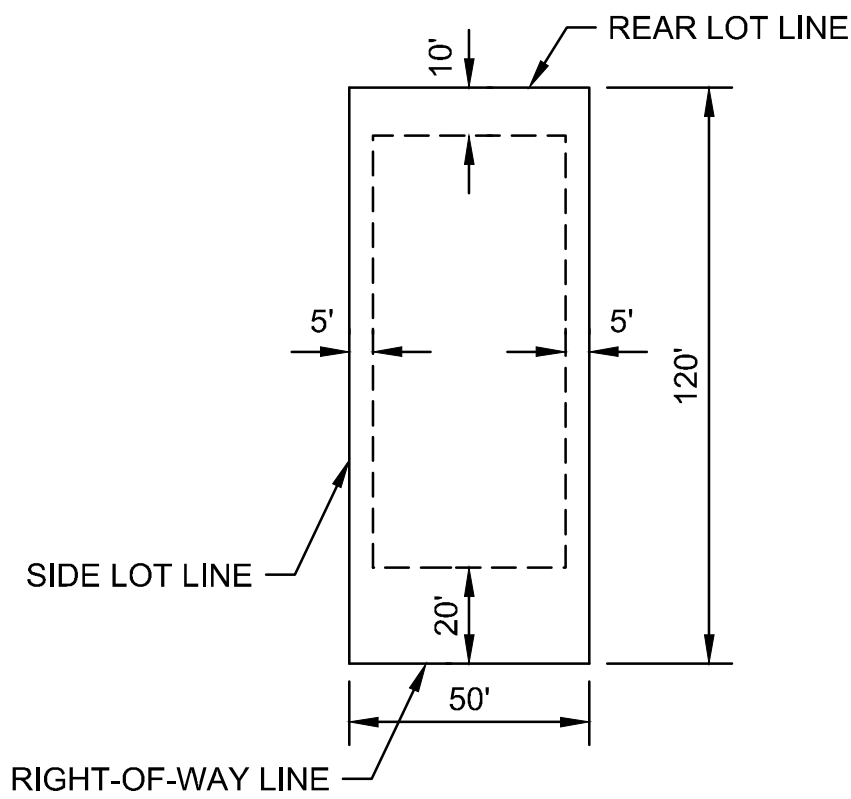


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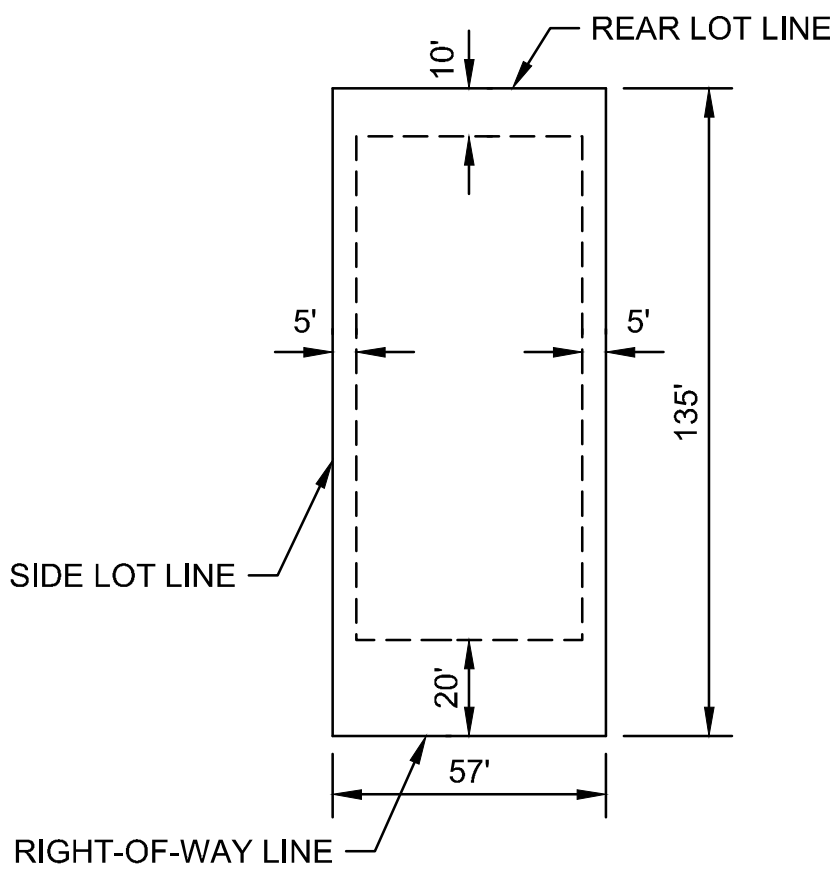
100's = PRIVATE ROAD RIGHT-OF-WAY, DRAINAGE AND PUBLIC UTILITY EASEMENTS  
500's = DRAINAGE AREA (PUBLIC FLOWAGE EASEMENT, PRIVATELY MAINTAINED, EXCEPT WHERE NOTED)  
600's = COMMON AREA (PRIVATE) (PUBLIC FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)  
700's = PRESERVE AREA (PRIVATE) (PUBLIC FLOWAGE EASEMENT)  
800's = CONSERVATION / OPEN SPACE (PRIVATE) (PUBLIC FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)

**EASEMENT NOTES:**

1. ALL ROAD RIGHT-OF-WAYS WILL BE DRAINAGE AND PUBLIC UTILITY EASEMENTS, 10' WIDE PUBLIC UTILITY EASEMENTS WILL BE CREATED ADJACENT TO ALL ROAD RIGHT-OF-WAYS LINES (BOTH SIDES).
2. 500 AND 600 TRACTS SHALL ALSO INCLUDE LANDSCAPING, WALLS, SIGNAGE AND UTILITY USES, IF NECESSARY.
3. THERE SHALL BE A 5' WIDE REAR YARD LAKE MAINTENANCE EASEMENT WITHIN THOSE LOTS ADJACENT TO ALL LAKES.
4. ALL BUILDING TYPES WILL HAVE 1' SIDE LOT LINE EASEMENTS.



**50' X 120' TYPICAL LOT DETAIL**



**57' X 135' TYPICAL LOT DETAIL**

MATCH LINE SEE SHEET A-6A

MATCH LINE SEE SHEET A-6D

VISTERA OF VENICE PHASE 2 PREPARED FOR VISTERA ASSOCIATES, LLC CITY OF VENICE FLORIDA		PRELIMINARY PLAT PLAN		KHA PROJECT 242163006 DATE MAY 2025 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KDS		LICENSED PROFESSIONAL RYAN R. HOPPE, P.E. FLORIDA LICENSE NUMBER 79400 DATE: _____		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. 35106		No. _____ REVISIONS DATE BY	
SHEET NUMBER A-6B											



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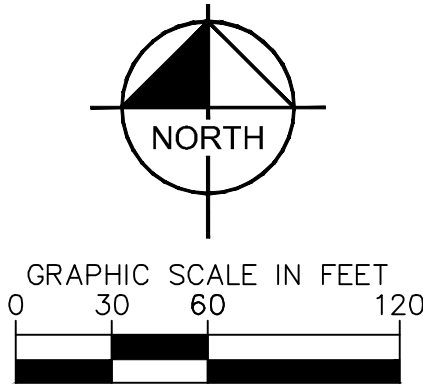


VISTERA,  
PHASE 1,  
PLAT BOOK 56,  
PAGES 437, 438, 439,  
443, 444, 449

VISTERA,  
PHASE 1,  
PLAT BOOK 56,  
PAGES 444, 449, 450

VISTERA,  
PHASE 1,  
PLAT BOOK 56,  
PAGE 454

VISTERA,  
PHASE 1,  
PLAT BOOK 56,  
PAGES 424, 426, 427, 429  
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437, 438, 439, 440, 443,  
449, 454, 455, 456, 457

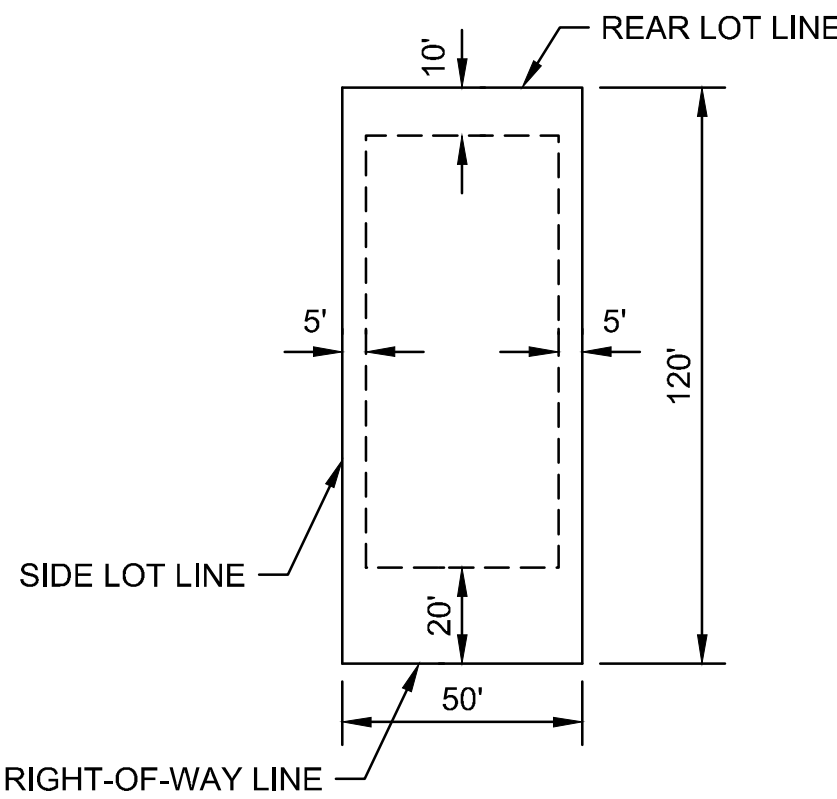


## TRACT LABELING LEGEND

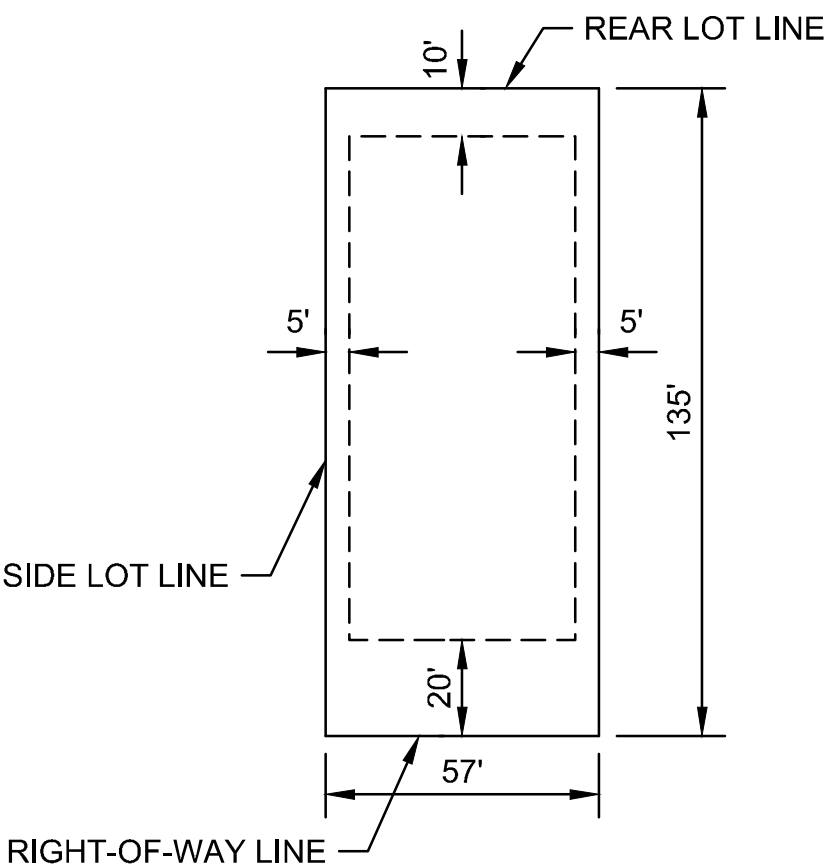
100's = PRIVATE ROAD RIGHT-OF-WAY, DRAINAGE AND PUBLIC UTILITY EASEMENTS  
500's = DRAINAGE AREA (PUBLIC FLOWAGE EASEMENT, PRIVATELY MAINTAINED, EXCEPT WHERE NOTED)  
600's = COMMON AREA (PRIVATE) (PUBLIC FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)  
700's = PRESERVE AREA (PRIVATE) (PUBLIC FLOWAGE EASEMENT)  
800's = CONSERVATION / OPEN SPACE (PRIVATE) (PUBLIC FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)

EASEMENT NOTES:


1. ALL ROAD RIGHT-OF-WAYS WILL BE DRAINAGE AND PUBLIC UTILITY EASEMENTS, 10' WIDE PUBLIC UTILITY EASEMENTS WILL BE CREATED ADJACENT TO ALL ROAD RIGHT-OF-WAYS LINES (BOTH SIDES).
2. 500 AND 600 TRACTS SHALL ALSO INCLUDE LANDSCAPING, WALLS, SIGNAGE AND UTILITY USES, IF NECESSARY.
3. THERE SHALL BE A 5' WIDE REAR YARD LAKE MAINTENANCE EASEMENT WITHIN THOSE LOTS ADJACENT TO ALL LAKES.
4. ALL BUILDING TYPES WILL HAVE 1' SIDE LOT LINE EASEMENTS.



### 50' X 120' TYPICAL LOT DETAIL

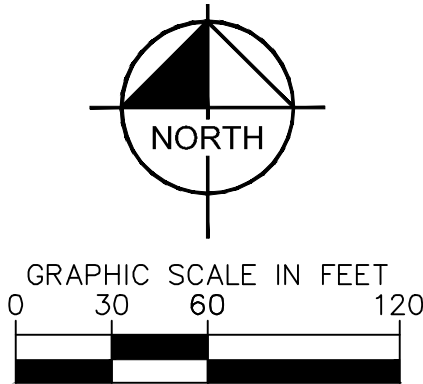
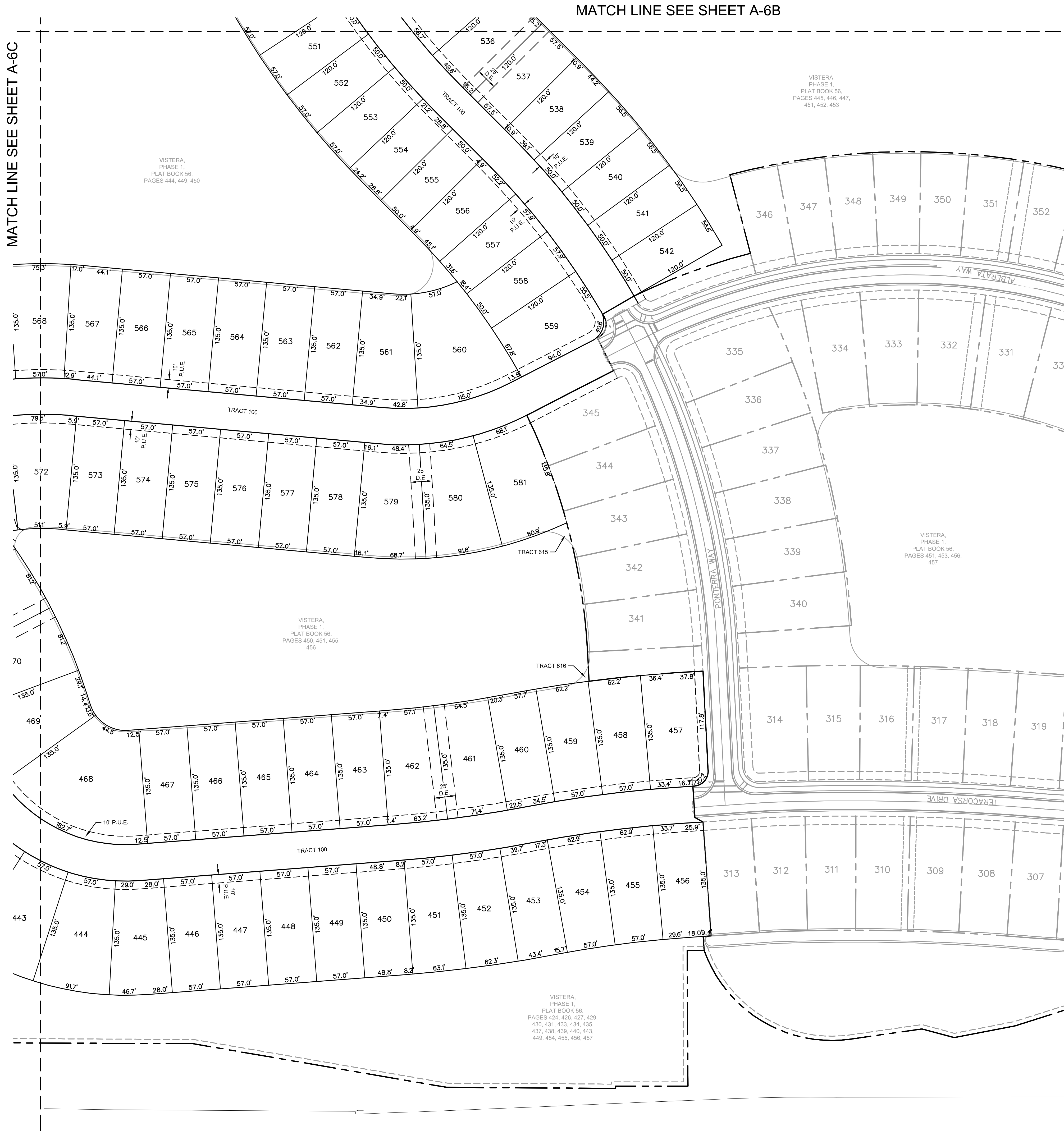


### 57' X 135' TYPICAL LOT DETAIL

SHEET NUMBER <b>A-6C</b>		<b>VISTERA OF VENICE PHASE 2</b>  PREPARED FOR <b>VISTERA ASSOCIATES, LLC</b>  CITY OF VENICE      FLORIDA		<b>PRELIMINARY PLAT PLAN</b>		KHA PROJECT 242163006 DATE MAY 2025 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KDS		LICENSED PROFESSIONAL RYAN R. HOPPE, P.E. FLORIDA LICENSE NUMBER 79400 DATE: _____		 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 SECOND STREET, SUITE 900, SARASOTA, FL 34238 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106		No. _____ REVISIONS _____ DATE _____ BY _____	
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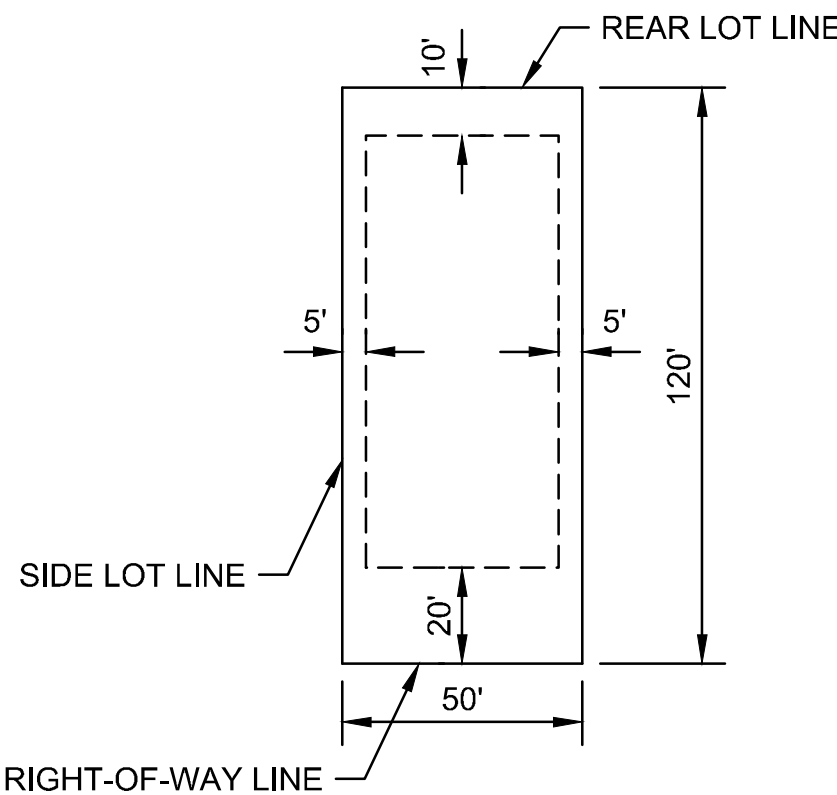


TRACT LABELING LEGEND

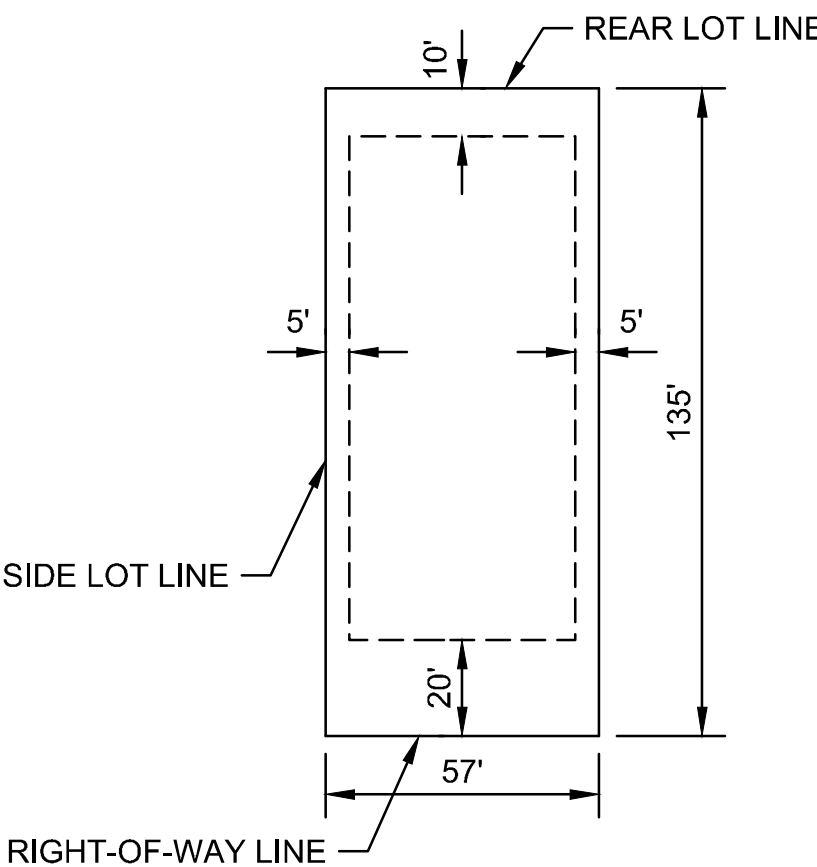
100's = PRIVATE ROAD RIGHT-OF-WAY, DRAINAGE AND PUBLIC UTILITY EASEMENTS  
500's = DRAINAGE AREA (PUBLIC FLOWAGE EASEMENT, PRIVATELY MAINTAINED, EXCEPT WHERE NOTED)  
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800's = CONSERVATION / OPEN SPACE (PRIVATE) (PUBLIC FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)

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- THERE SHALL BE A 5' WIDE REAR YARD LAKE MAINTENANCE EASEMENT WITHIN THOSE LOTS ADJACENT TO ALL LAKES.
- ALL BUILDING TYPES WILL HAVE 1' SIDE LOT LINE EASEMENTS.



50' X 120' TYPICAL LOT DETAIL



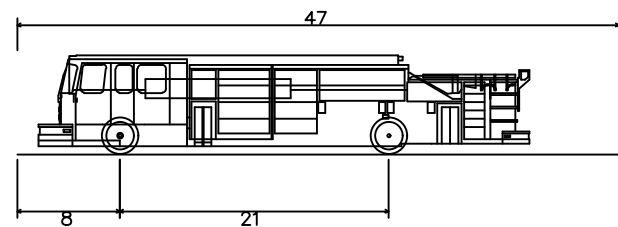
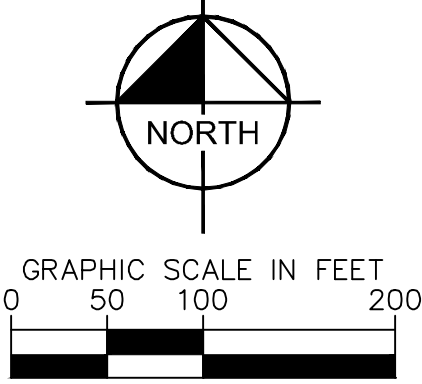
57' X 135' TYPICAL LOT DETAIL

VISTERA OF VENICE PHASE 2 PREPARED FOR VISTERA ASSOCIATES, LLC CITY OF VENICE FLORIDA		PRELIMINARY PLAT PLAN		KHA PROJECT 242163006 DATE MAY 2025 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KDS		LICENSED PROFESSIONAL RYAN R. HOPPE, P.E. FLORIDA LICENSE NUMBER 79400 DATE: _____		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. 35106		No. _____ REVISIONS DATE BY	
SHEET NUMBER A-6D											



Plotted By:Gardner, Tyler Sheet Set:VISTERA PH 2 Layout:A7 FIRE TRUCK TURNING EXHIBIT May 19, 2025 02:13:26pm K:\SAR\_Civil\242163006 - VISTERA PH 2\CAD\Plan\Sheets\A-7 FIRE TRUCK TURNING EXHIBIT.dwg

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Fire Truck\_47 ft-V3  
Overall Length 47.000ft  
Overall Width 8.167ft  
Overall Body Height 7.743ft  
Min Body Ground Clearance 0.656ft  
Track Width 89.167ft  
Lock-to-lock time 5.00s  
Max Wheel Angle 38.00°

VISTERA OF VENICE PHASE 2 PREPARED FOR VISTERA ASSOCIATES, LLC CITY OF VENICE	FIRE TRUCK TURNING EXHIBIT	KHA PROJECT 242163006 DATE MAY 2025 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY RPH	LICENSED PROFESSIONAL RYAN R. HOPPE, P.E. FLORIDA LICENSE NUMBER 79400	KIMLEY»HORN © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 SECOND STREET, SUITE 900, SARASOTA, FL 34238 PHONE 941-379-7600 WWW.KIMLEY-HORN.COM	No.	REVISIONS	BY
							DATE
SHEET NUMBER A-7							



Plotted By: Gardner, Tyler Sheet: VISTERA PH 2 Layout: B-1 BEST MANAGEMENT PRACTICES May 19, 2025 02:13:51pm K:\SAR\_Civil\242163006 - VISTERA PH 2 CAD\Plots\SheetB-1 BEST MANAGEMENT PRACTICES.dwg

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- BEST MANAGEMENT PRACTICES (BMP) GUIDELINES:**
- ALL BMP LOCATIONS SHOWN ARE FOR GRAPHIC DEPICTION AND GENERAL LOCATION ONLY. ITEMS ARE TO BE INSTALLED PER DETAILS ON SHEET B-2.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGH THE DURATION OF ALL CONSTRUCTION OPERATIONS IN ACCORDANCE WITH THE N.P.D.E.S. PROGRAM.
  - PRIOR TO ANY EARTHMOVING OPERATIONS, THE CONTRACTOR SHALL INSTALL BMP DEVICES IN THE LOCATIONS SHOWN HEREON AND CONTACT RESOURCE PROTECTION SERVICES TO INSPECT ANY INSTALLATION OF THE REQUIRED SILT FENCING AROUND ANY PRESERVE AREAS.
  - ALL GRASSING BY EITHER SEED OR SOD SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER THE COMPLETION OF FINAL GRADING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL GRASSING IN A HEALTHY GROWING ENVIRONMENT UNTIL ACCEPTANCE BY THE APPROPRIATE AGENCY.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF WIND AND DUST DURING ALL PHASES OF CONSTRUCTION BY USING WATER TRUCKS, WIND FENCING OR OTHER DEVICES AS APPROVED BY THE APPROPRIATE AGENCY.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY STORING EQUIPMENT, FUEL, OIL AND OTHER HAZARDOUS DEVICES IN A MANNER TO PREVENT GREASE, OILS, FUEL AND OTHER HAZARDOUS SUBSTANCES FROM CONTAMINATING THE STORMWATER MANAGEMENT AND COLLECTION SYSTEMS AND PRESERVATION AREAS.
  - THE SILT FENCING AND OTHER BMP DEVICES SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE AND ACCEPTED BY THE OWNER.

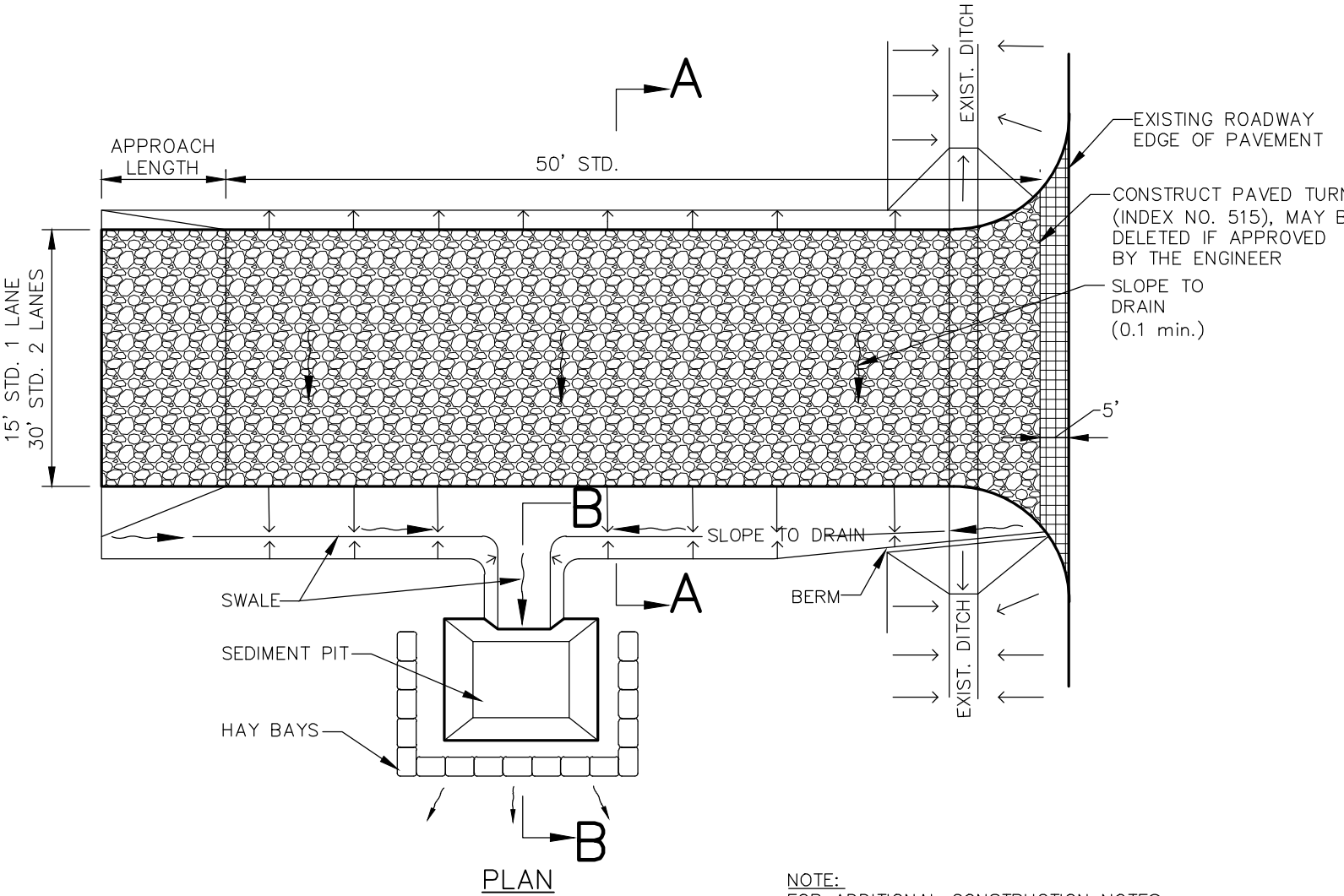
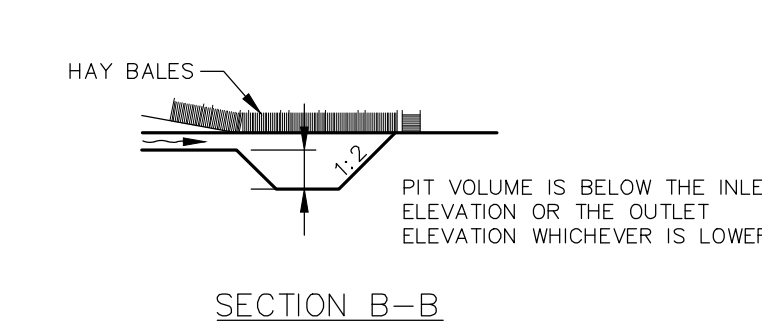
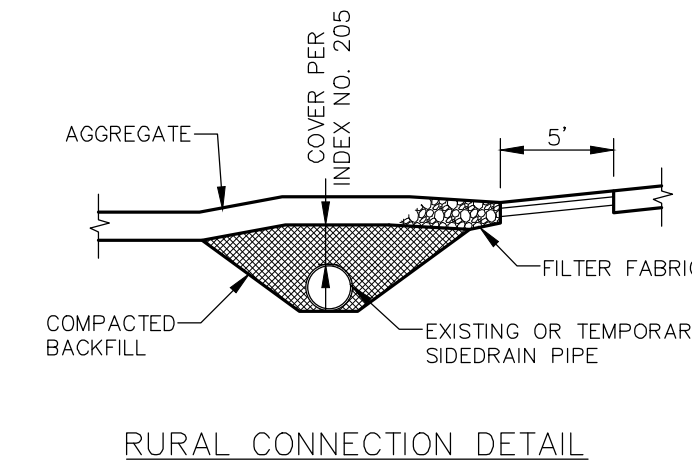
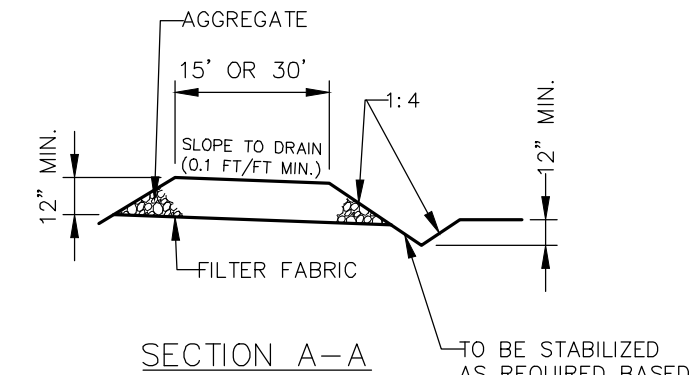
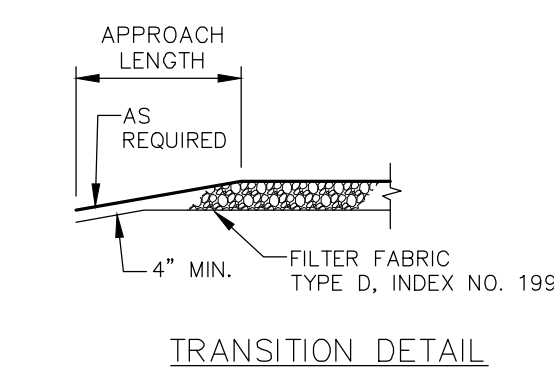
- DEWATERING NOTES:**
- THE CONTRACTOR, IF REQUIRED, IS RESPONSIBLE FOR SUBMITTING TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR REVIEW A DEWATERING PLAN AND SUPPORTING CALCULATIONS. THIS PLAN SHALL DETAIL THE DEWATERING METHODS PROPOSED, THE DURATION OF DEWATERING, FLOW PATHS, AND POINTS OF DISCHARGE.

- NOTES:**
- BMP MEASURES SHOWN ARE A MINIMUM.
  - SILT FENCE SHOWN ON THESE PLANS SHALL BE INSTALLED ALONG THE JURISDICTIONAL LINE AND A.C.O.E. LINE. IF THERE IS A BUFFER IMPACT, ALL SILT FENCE SHALL BE INSTALLED AT THE TOE OF SLOPE AS SHOWN ON THESE PLANS. NO SILT FENCE SHALL BE INSTALLED IN PRESERVED WETLANDS EXCEPT AS PROTECTION AROUND TEMPORARY IMPACTS.
  - BEST MANAGEMENT PRACTICES SHOWN FOR OPEN THROAT AND GRATED SWALE INLETS SHALL BE INSTALLED AS APPROPRIATE FOR VARIES PROJECT PHASES.
  - ALL LAKES SHALL BE SOD FROM 2' BELOW CONTROL ELEV. TO 2' BACK OF LAKE CONTROL LINE (TOP OF BANK).
  - SOD A 2' WIDE STRIP BEHIND ALL CURBING AND EDGE OF PAVEMENT WHERE CURB IS NOT PRESENT.
  - SOD AROUND ALL INLETS, JUNCTION BOXES, ETC. AND GRASS ALL SWALES.
  - THE PROJECT OPERATOR/RESPONSIBLE AUTHORITY SHALL BE RESPONSIBLE FOR THE ROUTINE INSPECTION, MAINTENANCE, REPAIR AND REMOVAL OF BMP DEVICES IN ACCORDANCE WITH CURRENT RULES AND REGULATIONS OF THE CITY OF VENICE, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT PROGRAM.
  - \*ADDITIONAL BMP MEASURES MAY BE NECESSARY TO ENSURE THAT TURBID WATER IS NOT DISCHARGED FROM CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH STORMWATER POLLUTION PREVENTION PLAN, THE N.P.D.E.S. PERMIT AND THE CONDITIONS OF THE SWFWMD ENVIRONMENTAL RESOURCE PERMIT.
  - LOCATION OF SILT FENCE IS SCHEMATIC AND NOT TO BE USED FOR STAKE OUT PURPOSES.
  - SEE PLANS AND SECTIONS FOR TERMINATION OF ALL PROPOSED SLOPES TO DETERMINE LOCATIONS OF SILT FENCES.
  - ANY CONSTRUCTION ADJACENT TO A PRESERVE AREA SHALL BE PERFORMED FROM THE UPLAND SIDE OF THE AREA. CONSTRUCTION ENCROACHMENT INTO A

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SHEET NUMBER B-1		KHA PROJECT 242163006 DATE MAY 2025 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY		LICENSED PROFESSIONAL RYAN R. HOPPE, P.E. FLORIDA LICENSE NUMBER 79400 DATE: _____					



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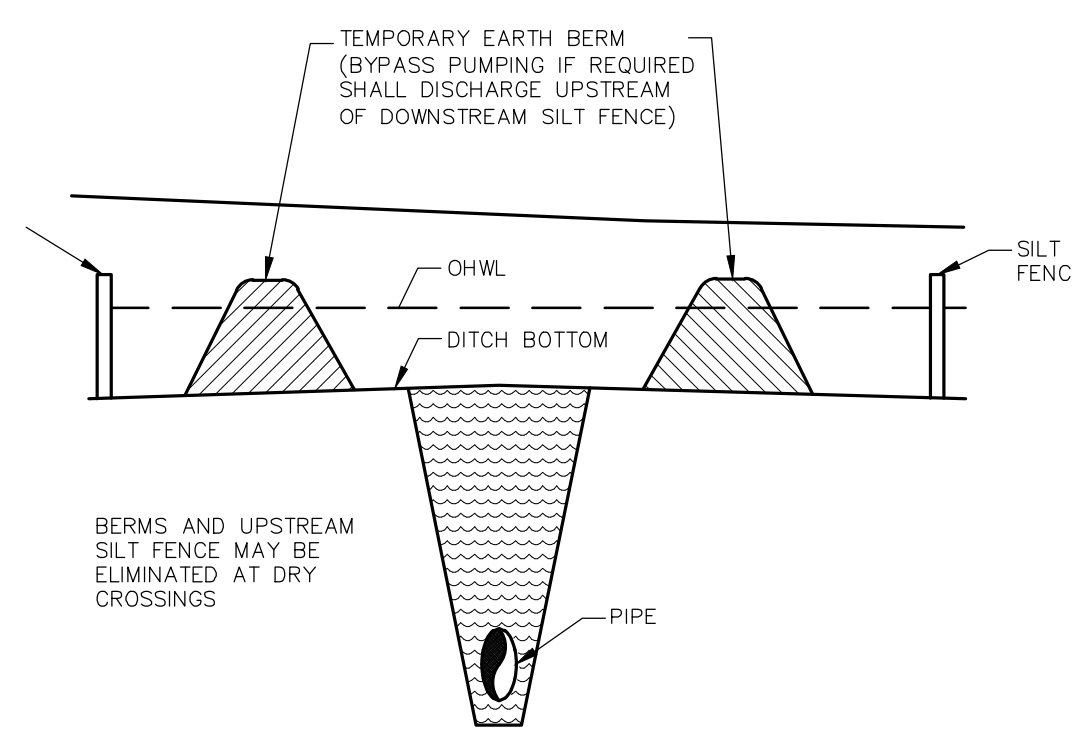
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

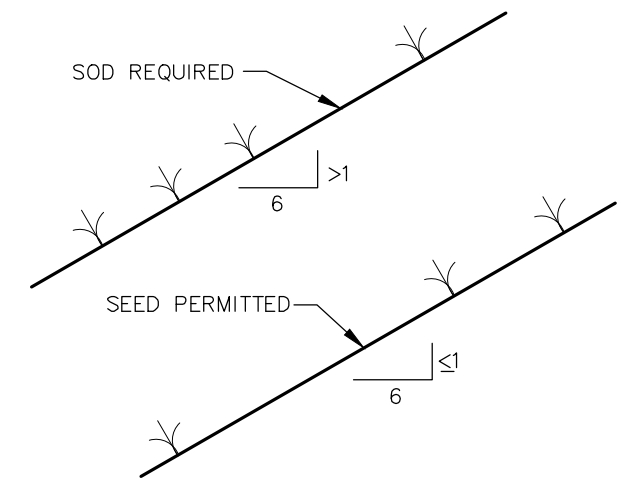
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FIGURE 1



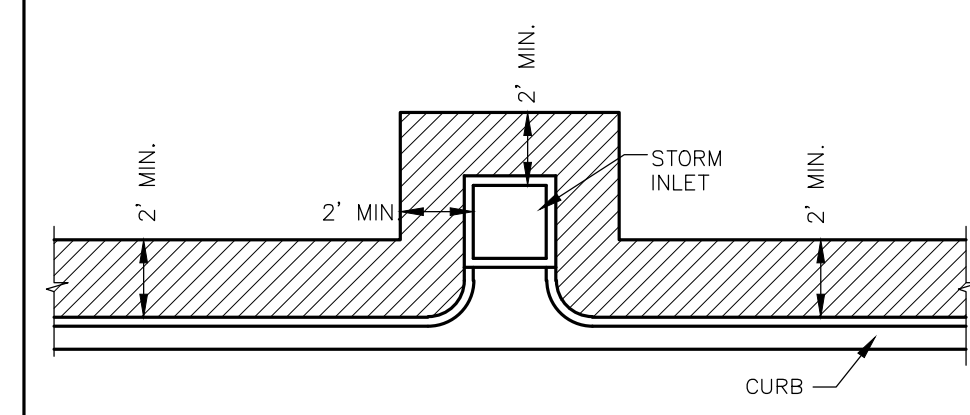
UNDERGROUND PIPE CROSSING

FIGURE 12



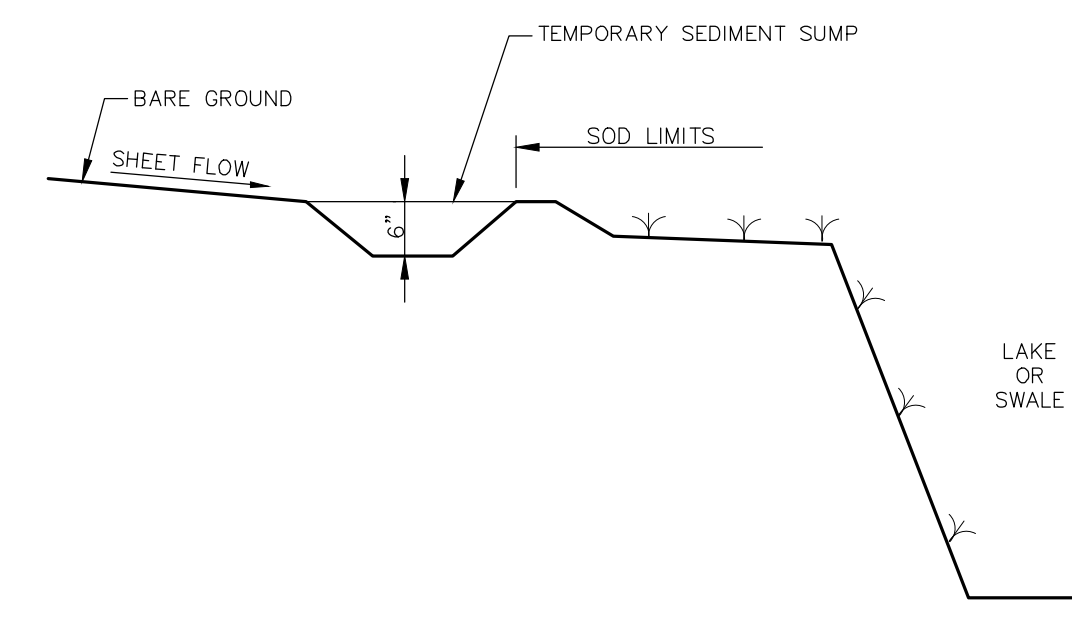
GRASS SLOPES

FIGURE 13



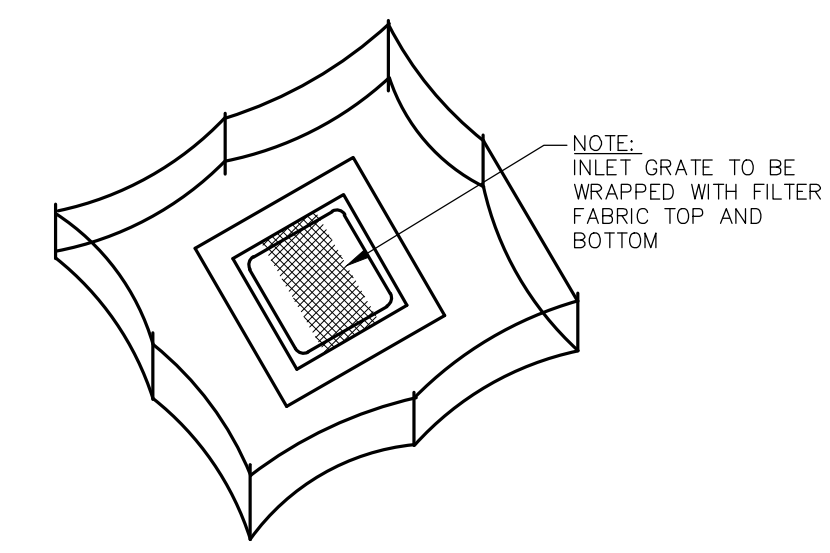
SOD ALONG CURB AND AROUND INLET

FIGURE 14



TEMPORARY SEDIMENT SUMP

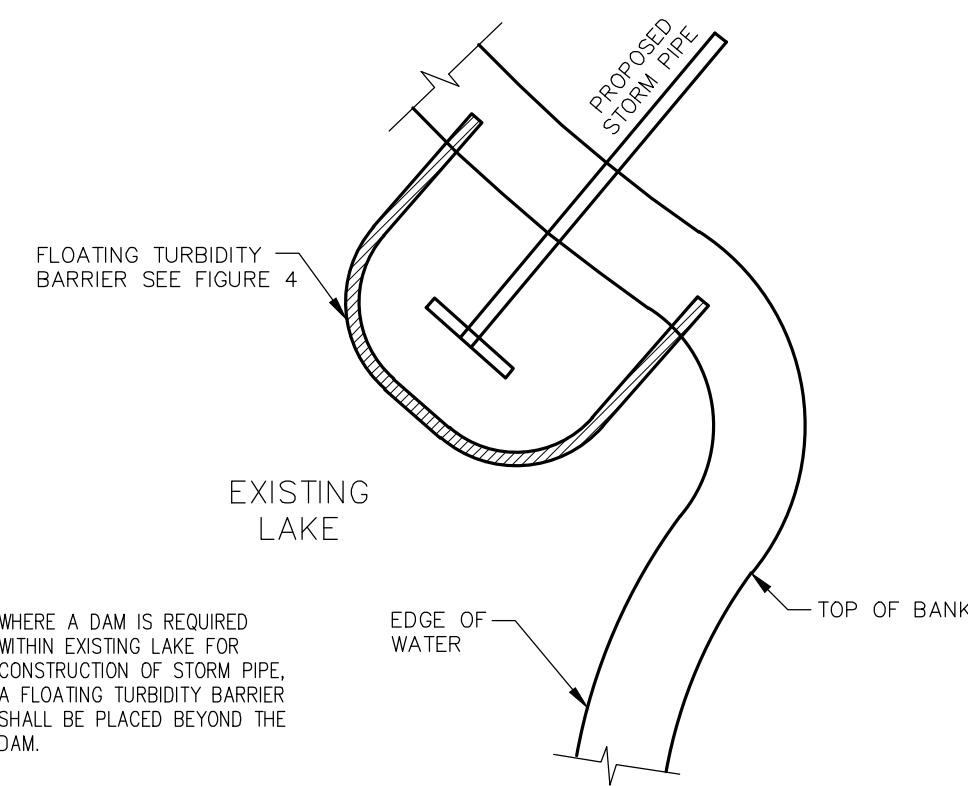
FIGURE 15



STAKED SILT BARRIER OR SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

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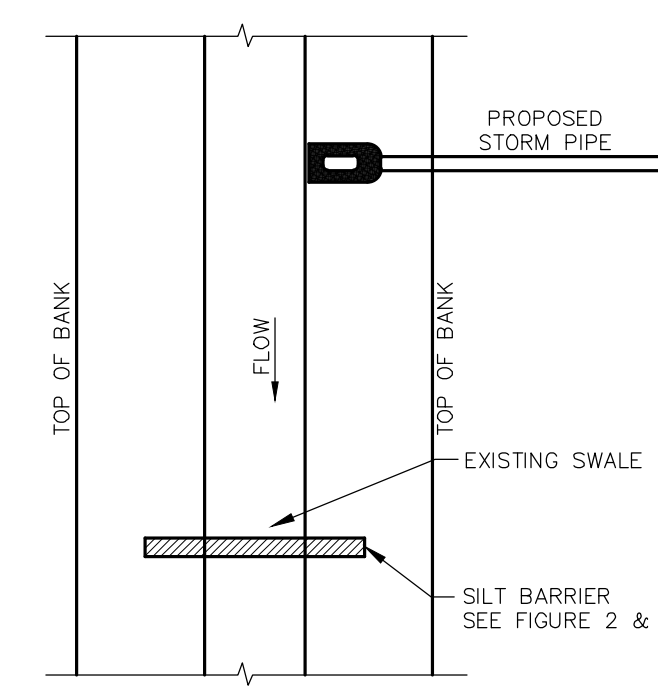
FIGURE 8



FLOATING TURBIDITY BARRIER AT CONNECTION OF STORM PIPE TO EXISTING LAKE

N.T.S.

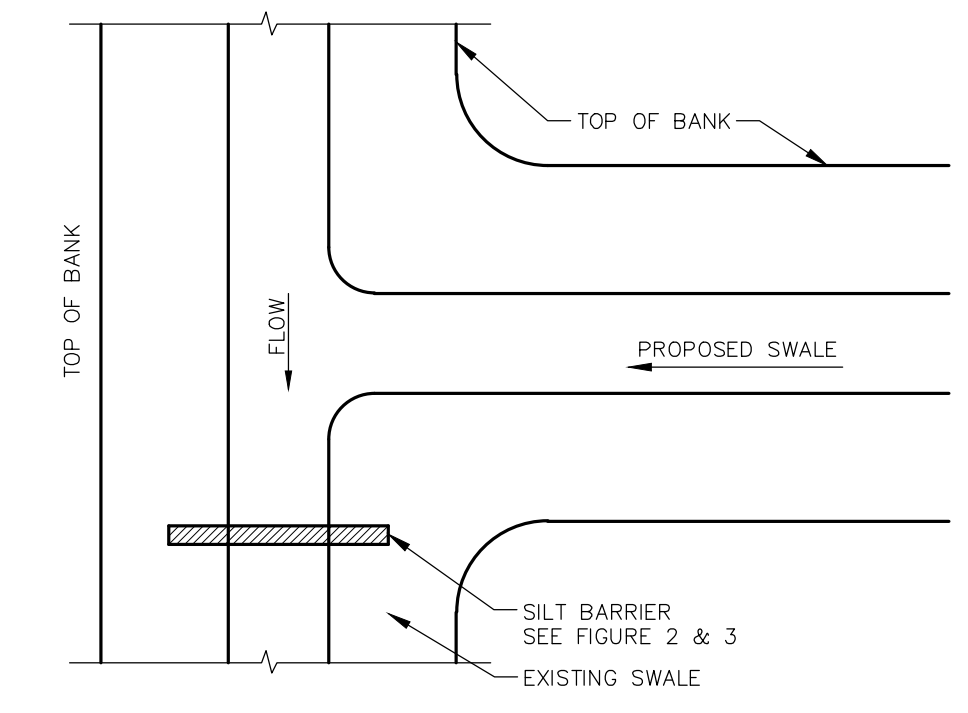
FIGURE 9



SILT BARRIER AT CONNECTION OF STORM PIPE TO EXISTING SWALE

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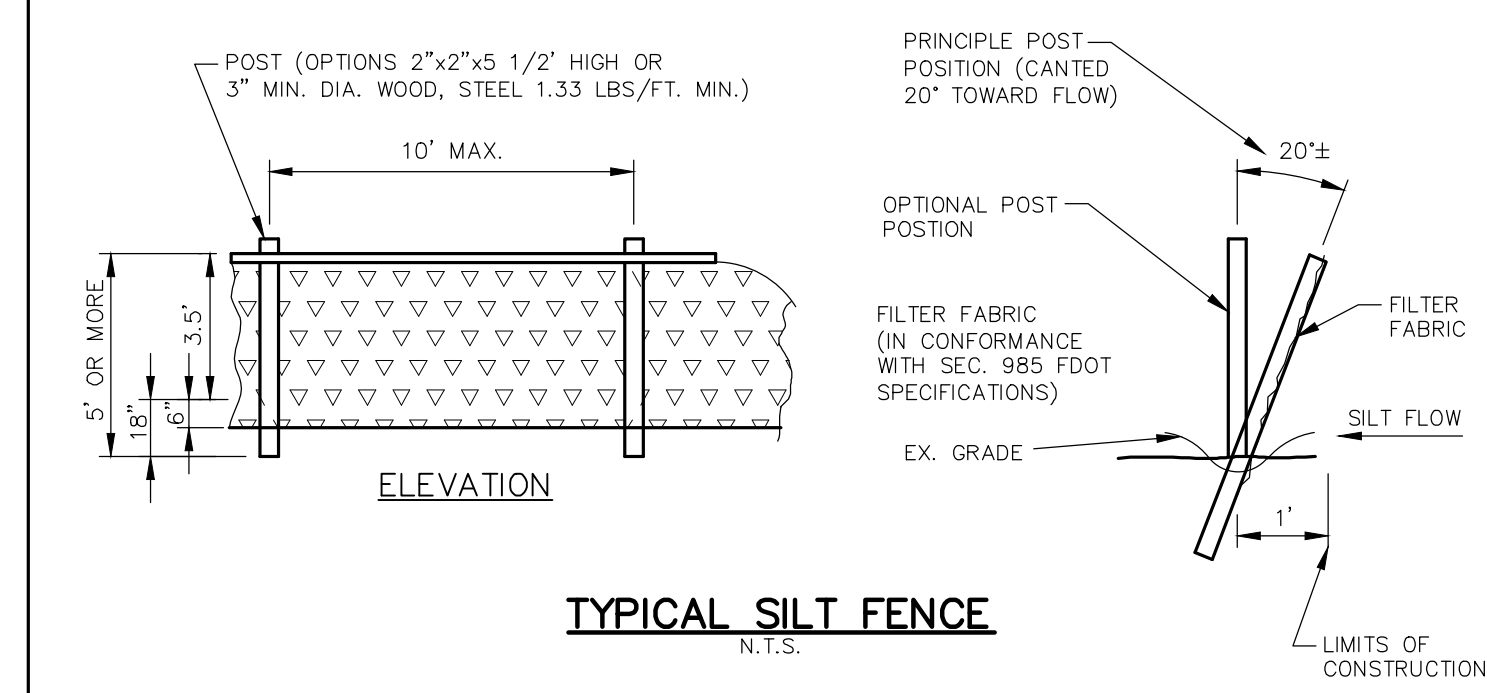
FIGURE 10



SILT BARRIER AT CONNECTION OF SWALE TO EXISTING SWALE

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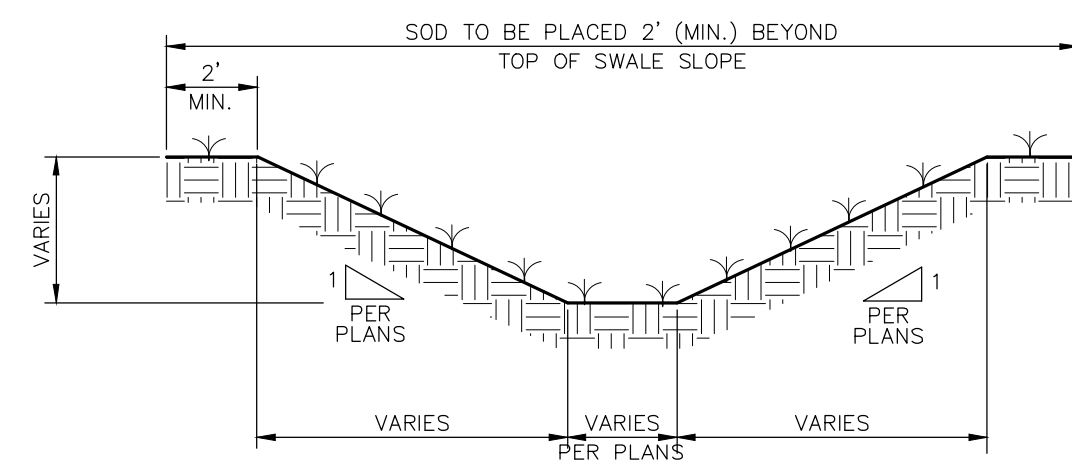
FIGURE 11



TYPICAL SILT FENCE

N.T.S.

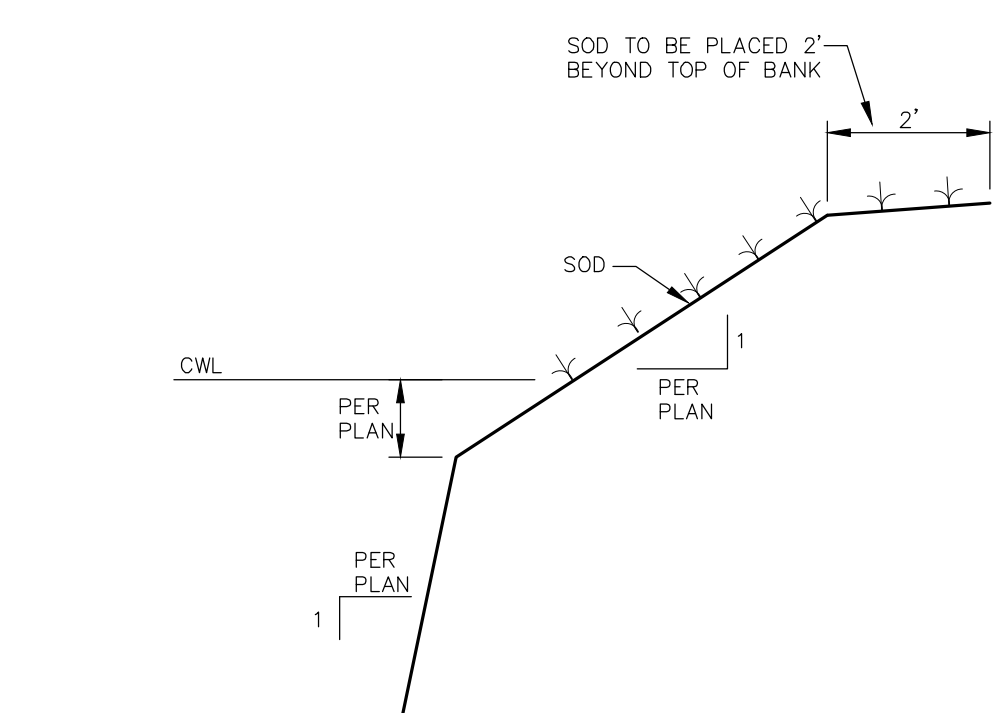
FIGURE 2



TYPICAL SWALE SECTION

N.T.S.

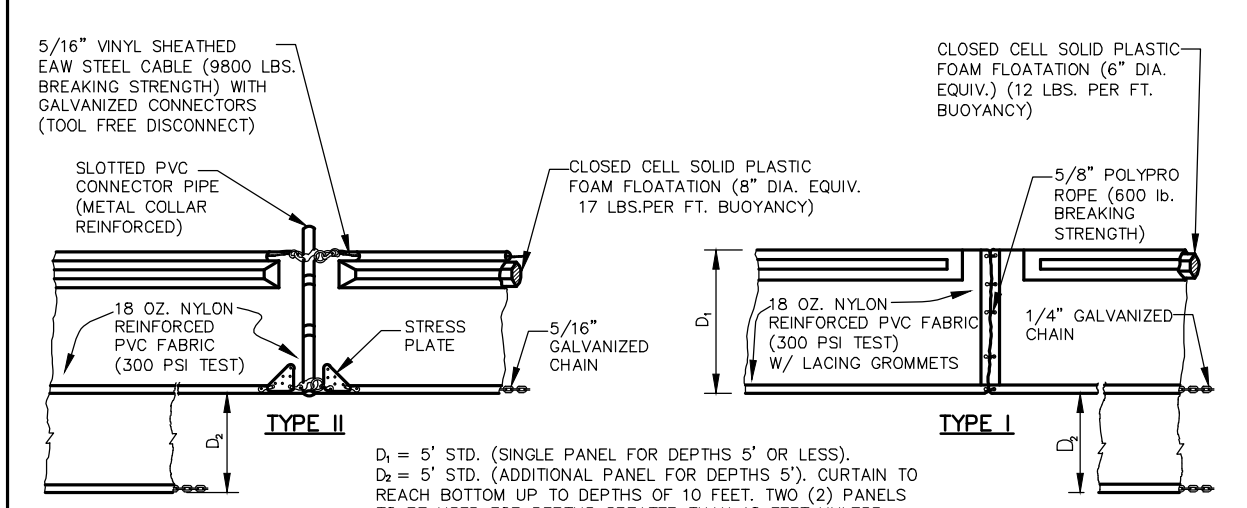
FIGURE 5



TYPICAL RETENTION/DETENTION POND SECTION

N.T.S.

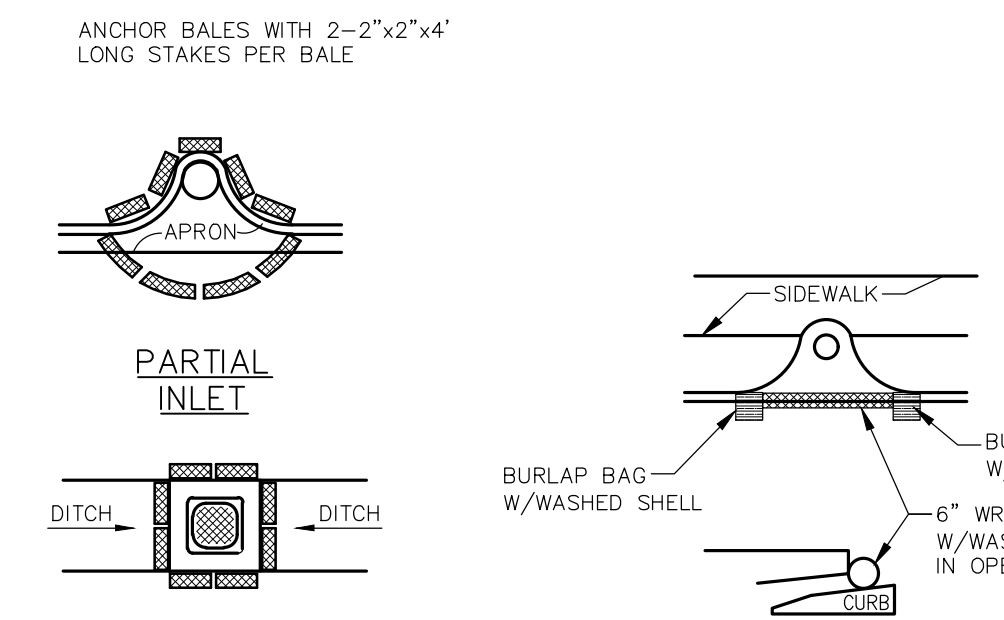
FIGURE 6



FLOATING TURBIDITY BARRIERS

N.T.S.

FIGURE 4



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

N.T.S.

FIGURE 7

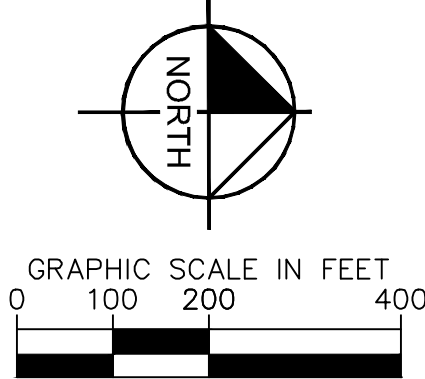
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KHA PROJECT 242163006		DATE MAY 2025		SCALE AS SHOWN		DESIGNED BY —		DRAWN BY —		CHECKED BY —		DATE —			
BEST MANAGEMENT PRACTICES DETAILS												REVISIONS		BY	
VISTERA OF VENICE PHASE 2												NO.		DATE	
PREPARED FOR VISTERA ASSOCIATES, LLC												NO.		DATE	
CITY OF VENICE FLORIDA												NO.		DATE	
SHEET NUMBER B-2												NO.		DATE	

**Kimley»Horn**

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PHONE 941-379-7600  
WWW.KIMLEY-HORN.COM

REGISTERED PROFESSIONAL  
RYAN R. HOPPE, P.E.  
FLORIDA LICENSE NUMBER  
79400





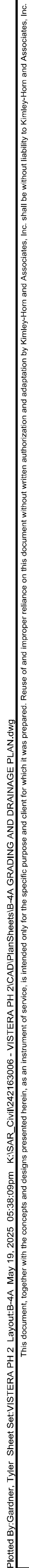


Plotted By:Gardner, Tyler Sheet Set:VISTERA PH 2 Layout:B-4 GRADING AND DRAINAGE INDEX PLAN May 19, 2025 02:15:02pm K:\SAR\_Civil\242163006 - VISTERA PH 2\CADD\PlanSheets\B-4 GRADING AND DRAINAGE INDEX PLAN.dwg

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MATCH LINE SEE SHEET B-4A

MATCH LINE SEE SHEET B-4D



**LEGEND**

- MAJOR BASIN
- MINOR BASIN
- PROPERTY BOUNDARY
- PROJECT BOUNDARY
- PERMIT BOUNDARY
- EASEMENTS
- BERM
- SWALE
- PHASE LINE
- WETLAND PRESERVE
- UPLAND PRESERVE
- OTHER SURFACE WATER
- FUTURE FILTER MARSH
- RIP-RAP PER FOOT SECTION
- 2.1.3.2 TOP OF BEAM TO EXISTING GRADE
- EXISTING SPOT ELEVATION
- PROPOSED PAVED SPOT ELEVATION
- PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION
- FINISH FLOOR ELEVATION
- CURB RAMP (PER FOOT STANDARD PLANS INDEX NO. 522-002)
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT
- RCP REINFORCED CONCRETE PIPE
- 5' CURB TRANSITION
- LOW POINT
- HIGH POINT

- NOTES:**
- ALL ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. CONVERSION FACTOR: NAVD 1988 + 1.115 FT = NGVD 1929.
  - FINISHED PAD GRADE TO BE 8" BELOW FINISHED FLOOR ELEVATION.
  - ALL BACK OF CURB RADII ARE 25', UNLESS OTHERWISE NOTED.
  - ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH DETECTABLE WARNING. SEE DETAILS PER F.D.O.T. INDEX NO. 522-002.
  - EXISTING PIPES WERE PERMITTED WITH PHASE 01.
  - ALL CURB TO BE VALLEY GUTTER CURB UNLESS OTHERWISE NOTED.

ST 700-A  
VG INLET  
STA: 3+45.89, 12.00 RT  
GRATE/RIM: 14.32  
INV OUT: 6.00 (S)

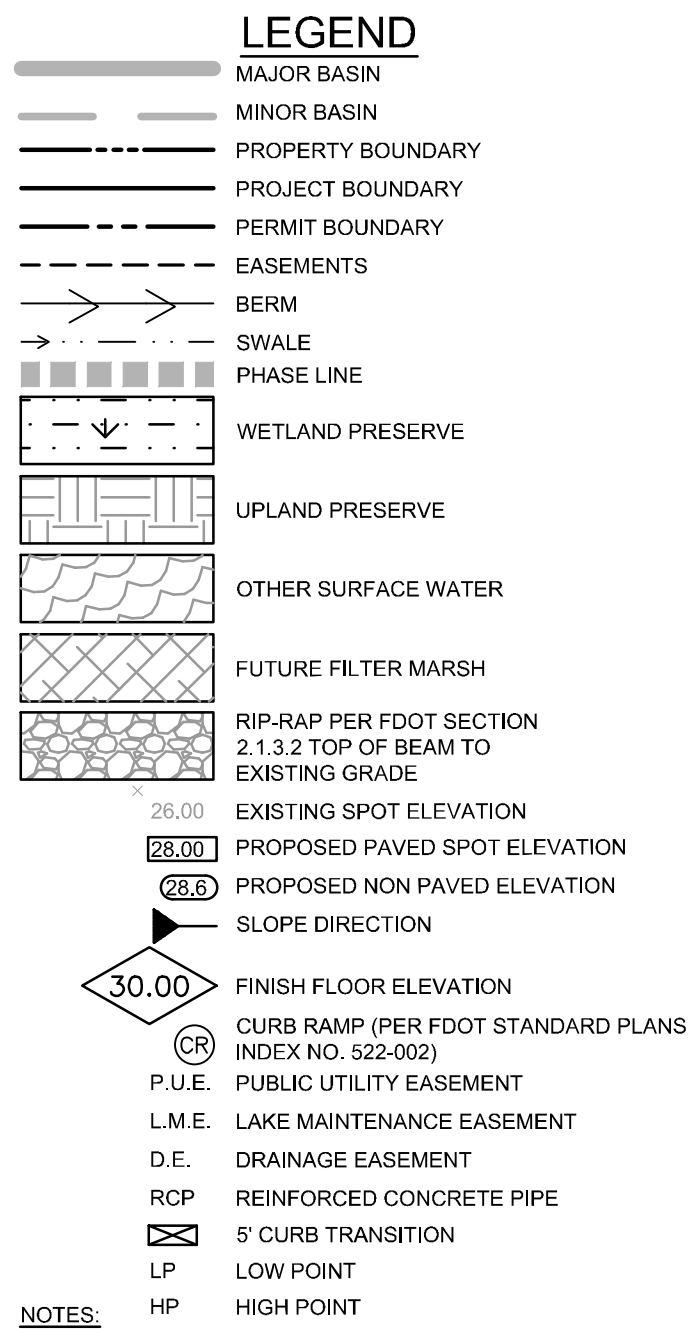
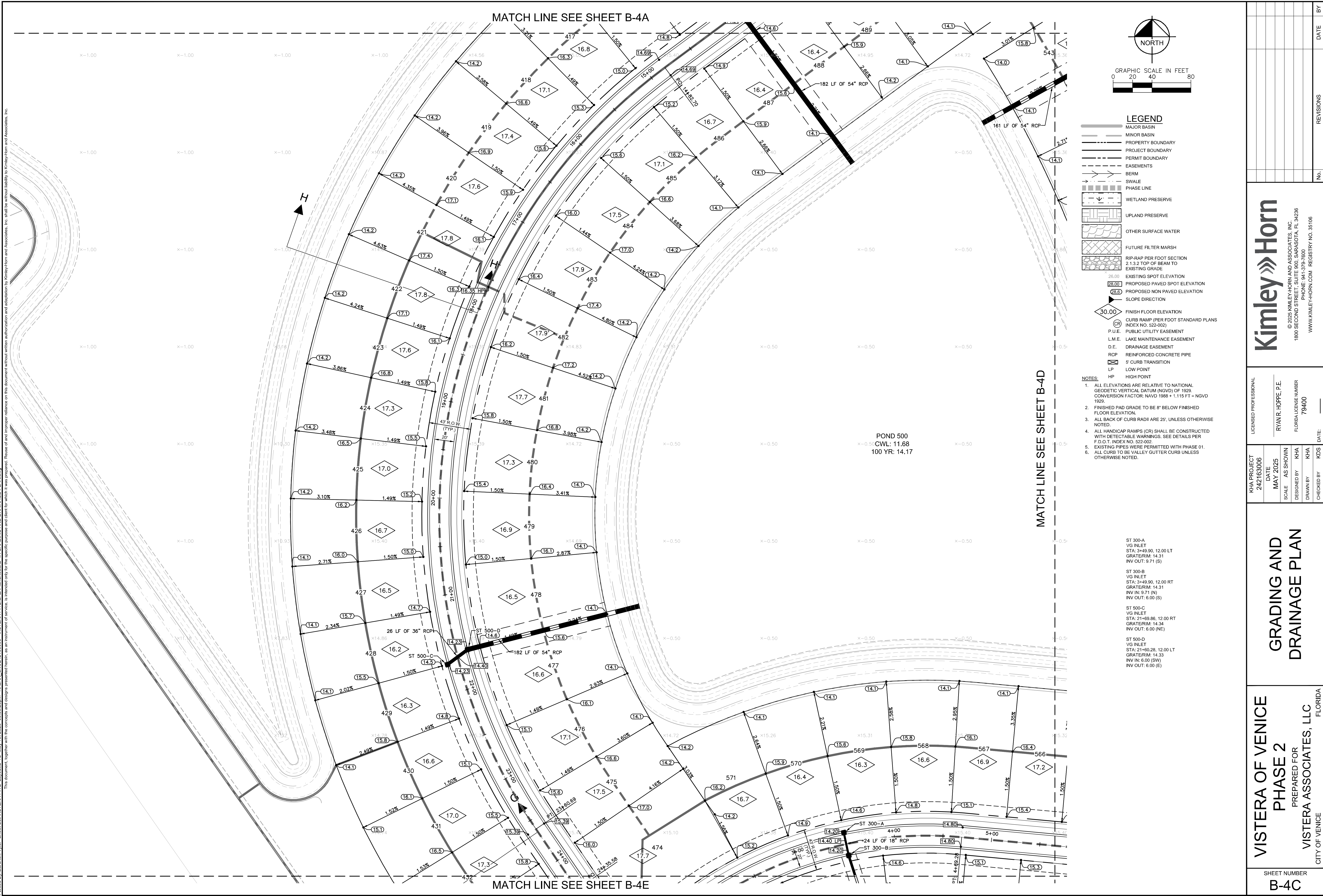
ST 700-B  
VG INLET  
STA: 8+53.01, 12.00 LT  
GRATE/RIM: 14.33  
INV IN: 6.00 (N)  
INV OUT: 6.00 (SE)

ST 700-C  
VG INLET  
STA: 3+51.25, 12.00 RT  
GRATE/RIM: 14.32  
INV OUT: 6.00 (SE)

ST 700-D  
VG INLET  
STA: 3+43.51, 12.00 LT  
GRATE/RIM: 14.32  
INV IN: 6.00 (NW)  
INV OUT: 6.00 (S)

KHA PROJECT 242163006		DATE MAY 2025		SCALE AS SHOWN		DESIGNED BY KHA		DRAWN BY KHA		CHECKED BY KDS		DATE	
LISCENSED PROFESSIONAL				RYAN R. HOPPE, P.E.				FLORIDA LICENSE NUMBER 79400				DATE	
VISTERA OF VENICE PHASE 2 PREPARED FOR VISTERA ASSOCIATES, LLC CITY OF VENICE												SHEET NUMBER B-4B	
GRADING AND DRAINAGE PLAN												REVISIONS	
Kimley»Horn												BY	
© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 SECOND STREET, SUITE 900, SARASOTA, FL 34238 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM												DATE	





- | NOTES: | HP  | HIGH POINT |
|--------|---|------------|
| 1.     | ALL ELEVATIONS ARE RELATIVE TO NATIONAL GEODETHIC VERTICAL DATUM (NGVD) OF 1929. CONVERSION FACTOR: NAVD 1983 + 1.115 FT = NGVD 1929. |            |
| 2.     | FINISHED PAD GRADE TO BE 8" BELOW FINISHED FLOOR ELEVATION.   |            |
| 3.     | ALL BACK OF CURB RADII ARE 25'. UNLESS OTHERWISE NOTED.   |            |
| 4.     | ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH DETECTABLE WARNING. SEE DETAILS PER F.D.O.T. INDEX NO. 522-002.                     |            |
| 5.     | EXISTING PIPES WERE PERMITTED WITH PHASE 01.  |            |
| 6.     | ALL CURB TO BE VALLEY GUTTER CURB UNLESS OTHERWISE NOTED.   |            |

ST 300-A  
VG INLET  
STA: 3+49.90, 12.00 LT  
GRATE/RIM: 14.31  
INV OUT: 9.71 (S)

ST 300-B  
VG INLET  
STA: 3+49.90, 12.00 RT  
GRATE/RIM: 14.31  
INV IN: 9.71 (N)  
INV OUT: 6.00 (S)

ST 500-C  
VG INLET  
STA: 2+169.86, 12.00 RT  
GRATE/RIM: 14.34  
INV OUT: 6.00 (NE)

ST 500-D  
VG INLET  
STA: 2+160.28, 12.00 LT  
GRATE/RIM: 14.33  
INV IN: 6.00 (SW)  
INV OUT: 6.00 (E)

SHEET NUMBER B-4C	VISTERA OF VENICE PHASE 2 PREPARED FOR VISTERA ASSOCIATES, LLC CITY OF VENICE	FLORIDA	GRADING AND DRAINAGE PLAN	KHA PROJECT 242163006		LICENSED PROFESSIONAL				Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1900 SECOND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-379-1600 WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106	No.	REVISIONS	DATE	BY
				DATE MAY 2025	RYAN R. HOPPE, P.E.			FLORIDA LICENSE NUMBER 79400						
				SCALE AS SHOWN	KHA									
				DESIGNED BY	KHA									
				DRAWN BY	KHA									
				CHECKED BY	KDS	DATE: _____								

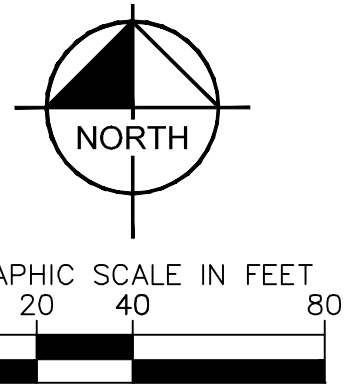


Plotted By: Gardner, Tyler Sheet Set: VISTERA PH 2 Layout: B-4D May 19, 2025 06:38:30pm K:\SAR\_Civil\242163006 - VISTERA PH 2\CAD\PlanSheets\B-4A Grading and Drainage Plan.dwg  
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MATCH LINE SEE SHEET B-4C

MATCH LINE SEE SHEET B-4B

MATCH LINE SEE SHEET B-4F



- LEGEND**
- MAJOR BASIN
  - MINOR BASIN
  - PROPERTY BOUNDARY
  - PROJECT BOUNDARY
  - PERMIT BOUNDARY
  - EASEMENTS
  - BERM
  - SWALE
  - PHASE LINE
  - WETLAND PRESERVE
  - UPLAND PRESERVE
  - OTHER SURFACE WATER
  - FUTURE FILTER MARSH
  - RIP-RAP PER FOOT SECTION  
2.1 3.2 TOP OF BEAM TO  
EXISTING GRADE
  - 26.00 EXISTING SPOT ELEVATION
  - 28.00 PROPOSED PAVED SPOT ELEVATION
  - 26.00 PROPOSED NON PAVED ELEVATION
  - SLOPE DIRECTION
  - 30.00 FINISH FLOOR ELEVATION
  - CR CURB RAMP (PER FDOT STANDARD PLANS  
INDEX NO. 522-002)
  - P.U.E. PUBLIC UTILITY EASEMENT
  - L.M.E. LAKE MAINTENANCE EASEMENT
  - D.E. DRAINAGE EASEMENT
  - RCP REINFORCED CONCRETE PIPE
  - 5' CURB TRANSITION
  - LP LOW POINT
  - HP HIGH POINT

- NOTES:**
- ALL ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. CONVERSION FACTOR: NAVD 1988 + 1.115 FT = NGVD 1929.
  - FINISHED PAD GRADE TO BE 8" BELOW FINISHED FLOOR ELEVATION.
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  - EXISTING PIPES WERE PERMITTED WITH PHASE 01.
  - ALL CURB TO BE VALLEY GUTTER CURB UNLESS OTHERWISE NOTED.

ST 300-C  
VG INLET  
STA: 8+79.98, 12.00 LT  
GRATE/RIM: 14.31  
INV IN: 6.00 (S)

ST 300-D  
VG INLET  
STA: 8+78.95, 12.00 RT  
GRATE/RIM: 14.31  
INV OUT: 6.00 (N)  
INV OUT: 6.00 (S)

ST 400-A  
VG INLET  
STA: 5+20.64, 12.00 LT  
GRATE/RIM: 14.34  
INV IN: 6.00 (N)  
INV OUT: 6.00 (S)

ST 400-B  
VG INLET  
STA: 5+05.05, 12.00 RT  
GRATE/RIM: 14.34  
INV IN: 6.00 (N)  
INV OUT: 6.00 (S)

ST 400-C  
VG INLET  
STA: 9+25.13, 12.00 RT  
GRATE/RIM: 14.42  
INV IN: 6.00 (N)

ST 400-D  
VG INLET  
STA: 9+11.61, 12.00 LT  
GRATE/RIM: 14.40  
INV OUT: 6.00 (S)  
INV OUT: 6.00 (NE)

ST 500-A  
VG INLET  
STA: 3+56.05, 12.00 RT  
GRATE/RIM: 14.46  
INV OUT: 6.00 (S)  
INV OUT: 6.00 (SW)

ST 500-B  
VG INLET  
STA: 3+63.07, 12.00 LT  
GRATE/RIM: 14.46  
INV IN: 6.00 (W)  
INV OUT: 6.00 (NE)

VISTERA OF VENICE  
PHASE 2  
PREPARED FOR  
VISTERA ASSOCIATES, LLC  
CITY OF VENICE  
FLORIDA

**Kimley»Horn**

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1800 SECOND STREET, SUITE 900, SARASOTA, FL 34236  
PHONE: 941-379-7600  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

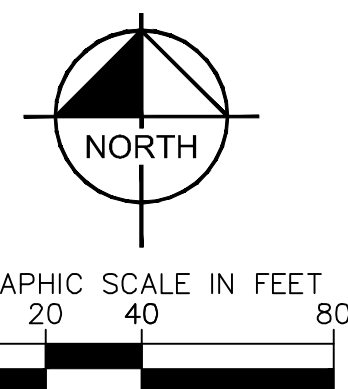
LICENSED PROFESSIONAL  
RYAN R. HOPPE, P.E.  
FLORIDA LICENSE NUMBER  
79400

KHA PROJECT  
242163006  
DATE  
MAY 2025  
SCALE AS SHOWN  
DESIGNED BY KHA  
DRAWN BY KHA  
CHECKED BY KDS  
DATE: \_\_\_\_\_

SHEET NUMBER  
B-4D

REVISIONS  
No. BY DATE





- | NOTES: | HP   | HIGH POINT |
|--------|--|------------|
| 1.     | ALL ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. CONVERSION FACTOR: NAVD 1988 + 1.115 FT = NGVD 1929. |            |
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| 3.     | ALL BACK OF CURB RADII ARE 25' UNLESS OTHERWISE NOTED.   |            |
| 4.     | ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS. SEE DETAILS PER F.D.O.T. INDEX NO. 522-002.                   |            |
| 5.     | EXISTING PIPES WERE PERMITTED WITH PHASE 01.   |            |
| 6.     | ALL CURB TO BE VALLEY GUTTER CURB UNLESS OTHERWISE NOTED.  |            |

JB-01  
4FT DIA JUNCTION BOX  
STA: 3+73.50, 153.00 RT  
GRATE/RIM: 14.00  
INV IN: 6.00 (N)  
INV OUT: 6.00 (SE)

ST 300-E  
VG INLET  
STA: 27+83.95, 12.00 RT  
GRATE/RIM: 15.31  
INV IN: 3.00 (E)

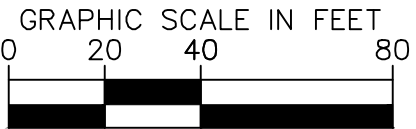
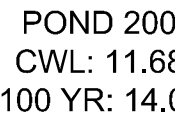
ST 300-F  
VG INLET  
STA: 27+86.89, 12.00 LT  
GRATE/RIM: 15.32  
INV OUT: 3.00 (W)  
INV OUT: 3.00 (NE)

ST 300-E  
VG INLET  
STA: 27+83.95, 12.00 RT  
GRATE/RIM: 15.31  
INV IN: 3.00 (E)

ST 300-F  
VG INLET  
STA: 27+86.89, 12.00 LT  
GRATE/RIM: 15.32  
INV OUT: 3.00 (W)  
INV OUT: 3.00 (NE)

[illegible]





- | NOTES: | HP   | HIGH POINT |
|--------|--|------------|
| 1.     | ALL ELEVATIONS ARE RELATIVE TO NATIONAL GEODEIC VERTICAL DATUM (NGVD) OF 1929. CONVERSION FACTOR: NAVD $+ 1.115$ FT = NGVD 1929. |            |
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| 5.     | EXISTING PIPES WERE PERMITTED WITH PHASE 01.   |            |
| 6.     | ALL CURB TO BE VALLEY GUTTER CURB UNLESS OTHERWISE NOTED.  |            |

ST 300-G  
VG INLET  
STA: 35+25.63, 12.00 RT  
GRATE/RIM: 14.62  
INV IN: 6.00 (N)

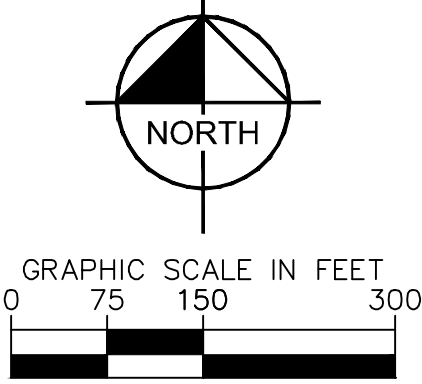
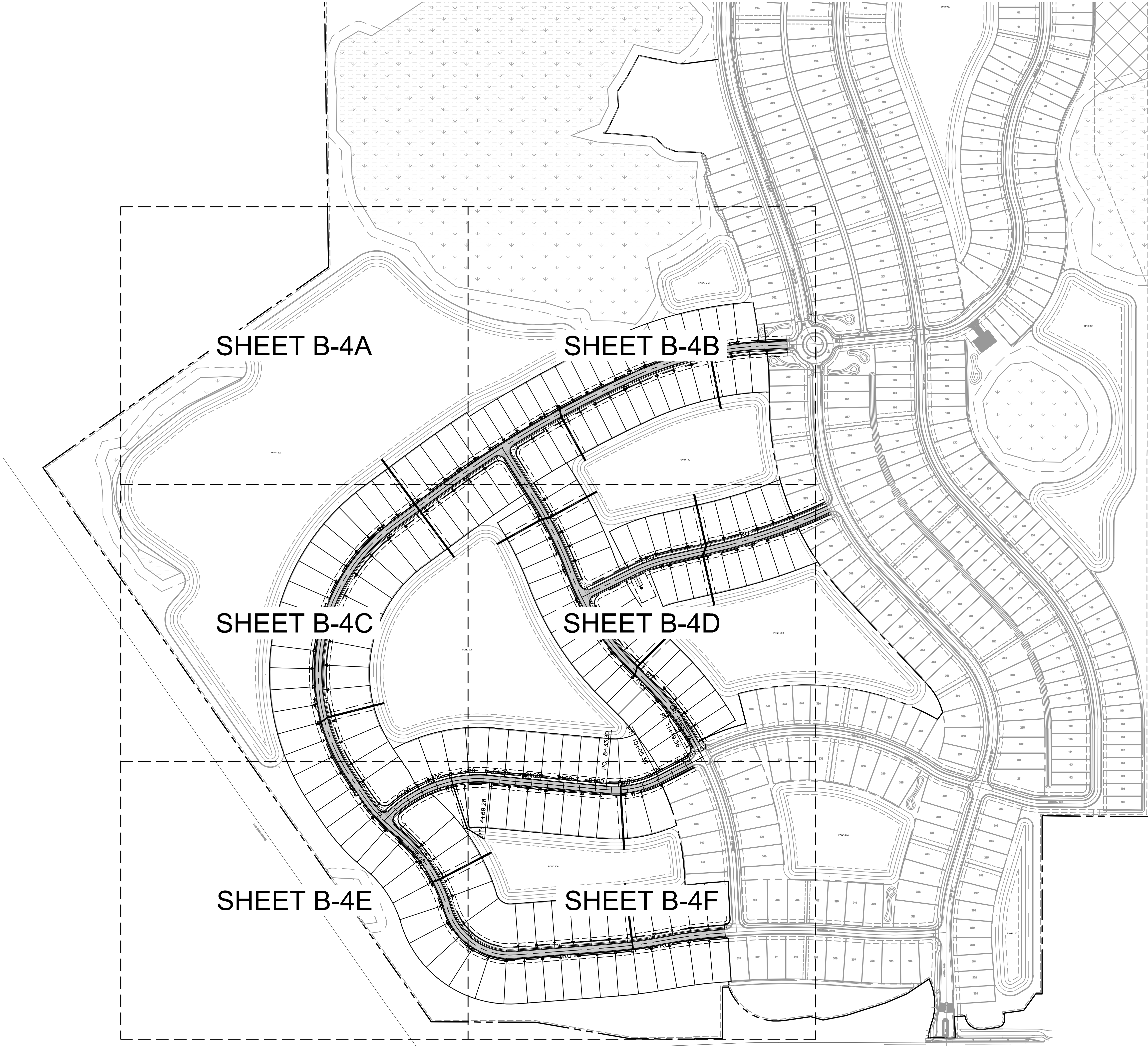
ST 300-H  
VG INLET  
STA: 35+25.63, 12.00 LT  
GRATE/RIM: 14.62  
INV OUT: 6.00 (S)  
INV OUT: 6.00 (N)

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PHONE: 941-379-7600  
WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106



Plotted By:Gardner, Tyler Sheet Set:VISTERA PH 2 Layout:B-5 PAVEMENT MARKING AND SIGNAGE PLAN INDEX, May 19, 2025 02:16:55pm K:\SAR\_Civil\242163006 - VISTERA PH 2\CAD\Plan\Sheet\B-5 PAVEMENT MARKING AND SIGNAGE INDEX PLAN.dwg

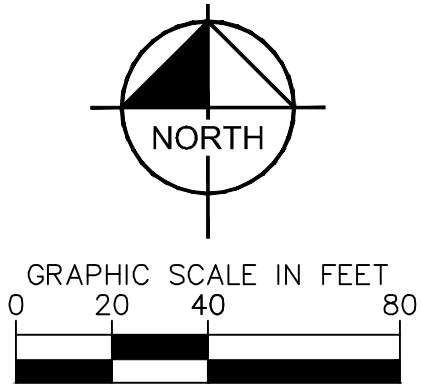
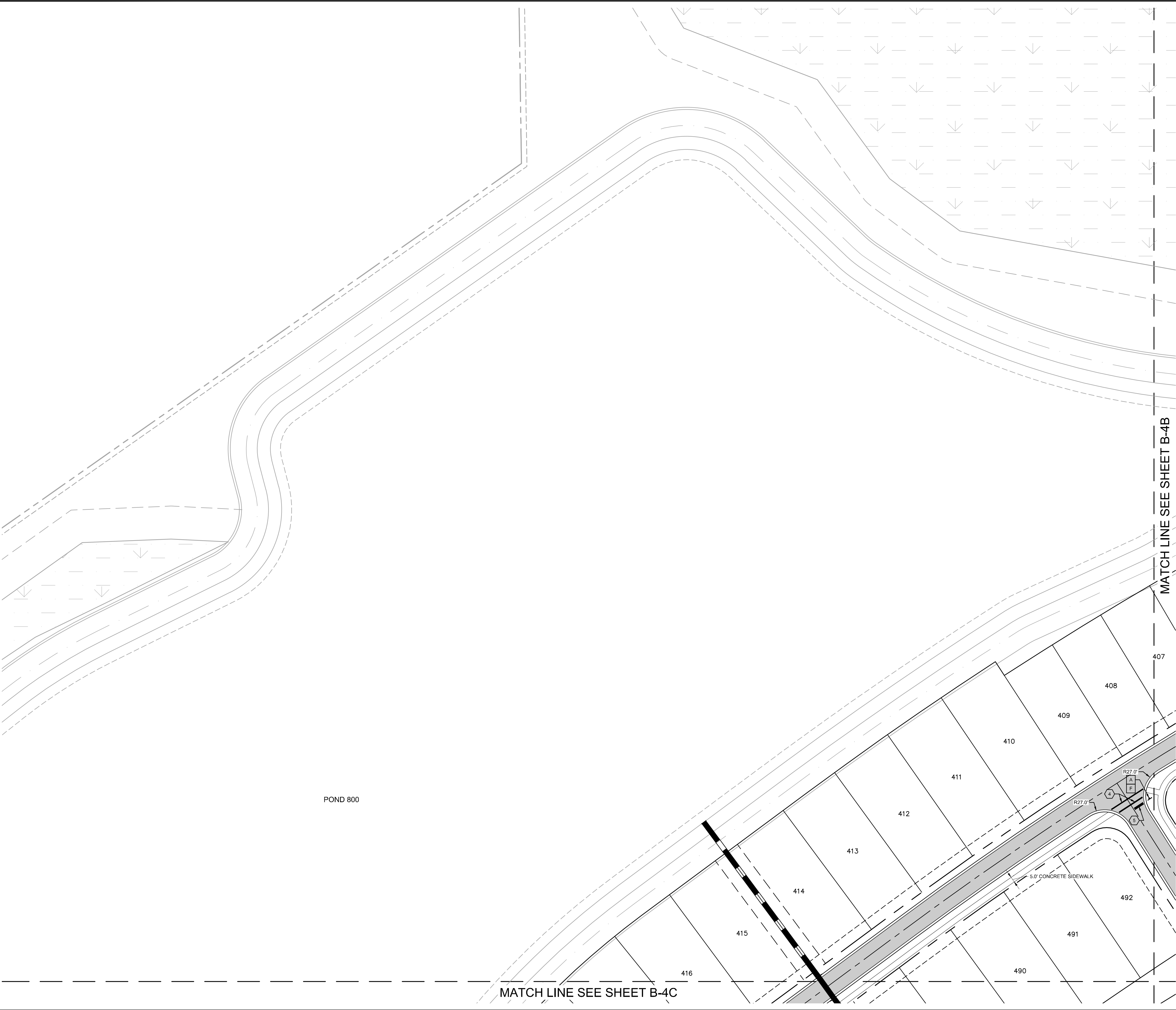
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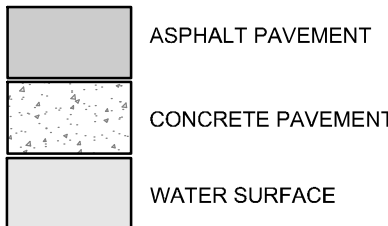
VISTERA OF VENICE PHASE 2 PREPARED FOR VISTERA ASSOCIATES, LLC CITY OF VENICE	PAVEMENT MARKING AND SIGNAGE PLAN INDEX	KHA PROJECT 242163006 DATE MAY 2025 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KDS DATE: _____	LICENSED PROFESSIONAL  RYAN R. HOPPE, P.E. FLORIDA LICENSE NUMBER 79400	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 SECOND STREET, SUITE 900, SARASOTA, FL 34238 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	REVISIONS		BY
					No.	DATE	



Plotted By: Gardner, Tyler Sheet Set: VISTERA PH 2 Layout: B-5A May 19, 2025 02:17:17pm K:\SAR\_Civil\242163006 - VISTERA PH 2\CAD\PlanSheets\B-5A PAVEMENT MARKING AND SIGNAGE PLAN.dwg  
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LEGEND



SIGNAGE & PAVEMENT MARKING LEGEND

- ④ 4" WIDE SOLID WHITE STRIPE  
④ 4" WIDE SOLID BLUE STRIPE  
③ 6" WIDE SOLID WHITE STRIPE (LANE LINE)  
④ 12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK)  
⑤ 24" WIDE SOLID WHITE LINE (STOP LINE)  
⑥ 18" WIDE SOLID YELLOW LINE (GORE)  
⑦ HANDICAP PARKING (SEE SHEET C2.11 FOR DETAILS)
- A \*STOP\* SIGN & POST (R1-1, W/R, 30"x30")  
B 25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")  
C PEDESTRIAN CROSSING SIGN AND POST (W11-2, B/Y, 30"x30")  
D HANDICAP PARKING SIGN AND POST (R7-8)  
E \*KEEP RIGHT\* (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)  
F STREET NAME SIGNS (2, 1 FOR EACH CROSS ROAD) (D3, W/G, 8"x30" OR 30" BLANK), LETTERING TO BE 8" UPPER AND 4.5" LOWER, TWIST BRACKETS FOR STREET SIGNS, STREET NAME SIGNS SHALL INCLUDE BLOCK LETTERS.

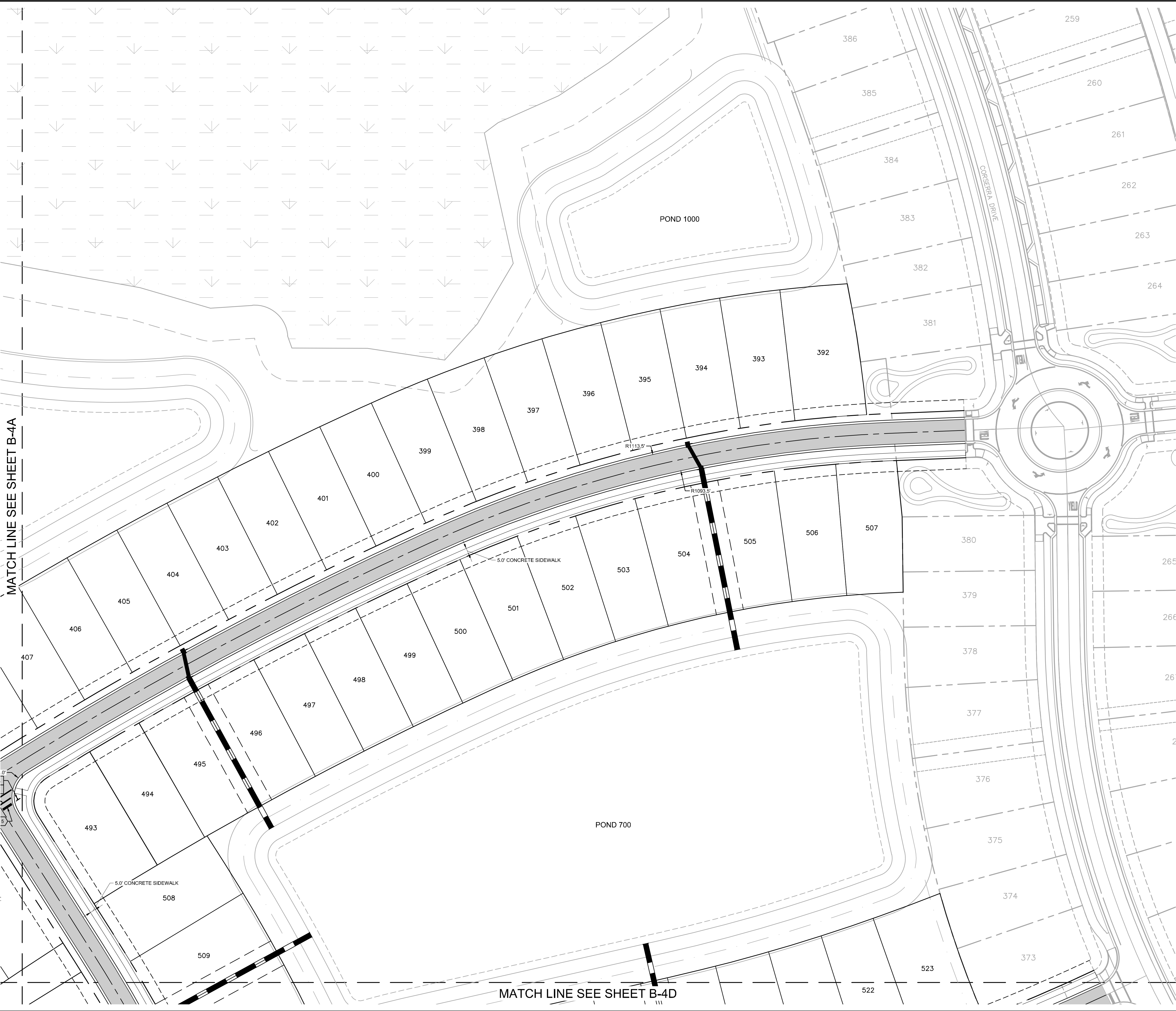
- NOTES:
- REFLECTIVE PAVEMENT MARKERS (R.P.M.'S) SHALL BE BI-DIRECTIONAL AMBER FOR ALL CENTERLINE AND TRAFFIC ISLAND/MEDIANS LOCATED IN ACCORDANCE TO F.D.O.T. STANDARD INDEX NO. XXXX. ALL R.P.M.'S SHALL BE INSTALLED WITH BITUMINOUS ADHESIVE AND SHALL NOT BE INSTALLED ON THERMOPLASTIC MARKINGS AND STRIPING.
  - BI-DIRECTIONAL BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANT LOCATIONS, IN ACCORDANCE WITH CITY OF VENICE FIRE RESCUE STANDARDS.
  - STRIPING AND SIGNAGE SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE F.D.O.T. STANDARD INDEX NO. XXXX AND AS PER SECTION 700, 706 AND 711 OF THE F.D.O.T. STANDARD SPECIFICATIONS EXCEPT THOSE PARTS PERTAINING TO METHOD OF MEASUREMENT AND BASIS OF PAYMENT.
  - ALL PAVEMENT MARKINGS SHALL BE 90 MILS ALKYD THERMOPLASTIC, OTHER THAN EDGE LINES, WHICH ARE 60 MILS AND BICYCLE LANE SYMBOLS, WHICH SHALL BE 30 MILS.
  - ALL PROPOSED SIGNS SHALL BE DESIGNED PER FOOT REQUIREMENTS FOR WIND LOADING.
  - STOP LINES AND CROSSWALKS SHALL BE SEPARATED BY A DISTANCE OF 48". MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
  - ALL TRAFFIC SIGN POSTS WITHIN THE CITY RIGHT OF WAY SHALL BE 2"x2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES IN ACCORDANCE WITH CITY OF VENICE LAND DEVELOPMENT CODE. THE TAPCO V-L-OC VS1P-350 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AND MEDIAN AREAS.
  - ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT OF WAY WILL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR EQUIVALENT APPROVED BY ENGINEER). ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
  - ALL MEDIAN BULL NOSES SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT.

KHA PROJECT 242163006		DATE MAY 2025		SCALE AS SHOWN		DESIGNED BY KHA		DRAWN BY KHA		CHECKED BY KDS		DATE _____			
LICENSED PROFESSIONAL RYAN R. HOPPE, P.E. FLORIDA LICENSE NUMBER 79400												REVISIONS		BY DATE	
VISTERA OF VENICE PHASE 2 PREPARED FOR VISTERA ASSOCIATES, LLC CITY OF VENICE FLORIDA												Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 SECOND STREET, SUITE 900, SARASOTA, FL 34238 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106			
SHEET NUMBER B-5A															
PAVEMENT MARKING AND SIGNAGE PLAN															



Plotted By: Gardner, Tyler Sheet Set: VISTERA PH 2 Layout: B-5B May 19, 2025 02:17:22pm K:\SAR\_Civil\242163006 - VISTERA PH 2\CAD\PlanSheets\B-5A PAVEMENT MARKING AND SIGNAGE PLAN.dwg

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**LEGEND**

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	WATER SURFACE

**SIGNAGE & PAVEMENT MARKING LEGEND**

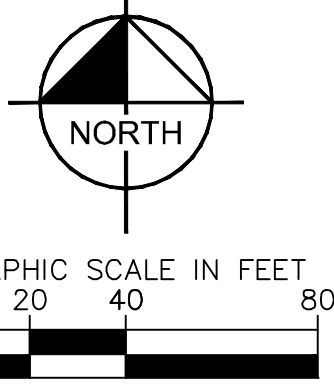
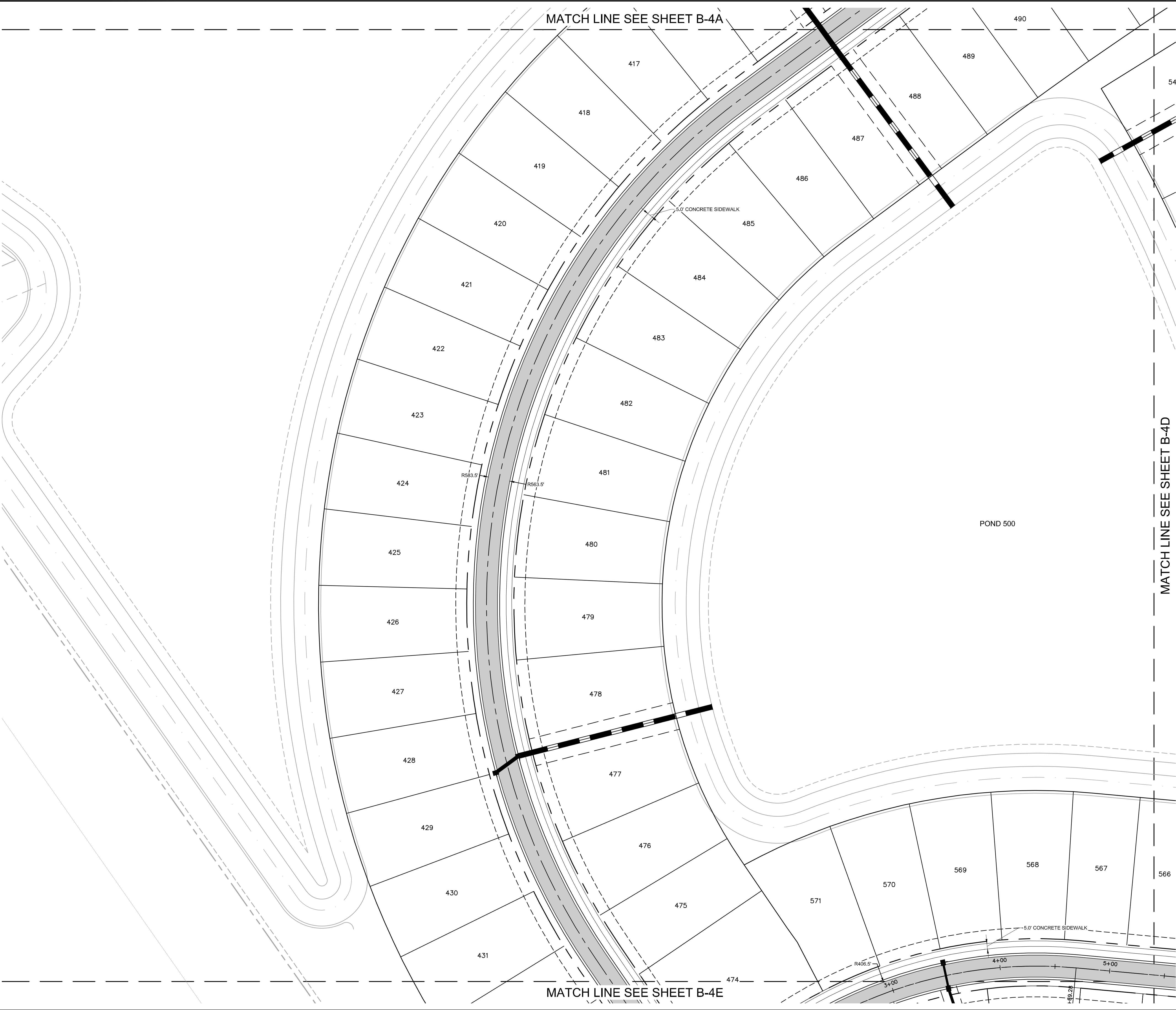
	4" WIDE SOLID WHITE STRIPE
	4" WIDE SOLID BLUE STRIPE
	6" WIDE SOLID WHITE STRIPE (LANE LINE)
	12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK)
	24" WIDE SOLID WHITE LINE (STOP LINE)
	18" WIDE SOLID YELLOW LINE (GORE)
	HANDICAP PARKING (SEE SHEET C2.11 FOR DETAILS)
	A "STOP" SIGN & POST (R1-1, W/R, 30"x30")
	B 25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")
	C PEDESTRIAN CROSSING SIGN AND POST (W11-2, B/Y, 30"x30")
	D HANDICAP PARKING SIGN AND POST (R7-9)
	E "KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)
	F STREET NAME SIGNS (2, 1 FOR EACH CROSS ROAD) (D3, W/G, 8"x30" OR 30" BLANK), LETTERING TO BE 8" UPPER AND 4.5" LOWER, TWIST BRACKETS FOR STREET SIGNS, STREET NAME SIGNS SHALL INCLUDE BLOCK LETTERS.

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  - ALL PROPOSED SIGNS SHALL BE DESIGNED PER FOOT REQUIREMENTS FOR WIND LOADING.
  - STOP LINES AND CROSSWALKS SHALL BE SEPARATED BY A DISTANCE OF 48", MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
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<b>VISTERA OF VENICE PHASE 2 PREPARED FOR VISTERA ASSOCIATES, LLC CITY OF VENICE</b>	<b>PAVEMENT MARKING AND SIGNAGE PLAN</b>	<b>Kimley»Horn</b> © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 SECOND STREET, SUITE 900, SARASOTA, FL 34238 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106	LICENSED PROFESSIONAL		RYAN R. HOPPE, P.E.			
			KHA PROJECT 242163006	DATE MAY 2025	SCALE AS SHOWN	DESIGNED BY KHA	KHA DRAWN BY	KHA CHECKED BY
			SHEET NUMBER <b>B-5B</b>		FLORIDA			
		REVISIONS		No.		BY	DATE	



Plotted By: Gardner, Tyler Sheet Set: VISTERA PH 2 Layout: B-5C May 19, 2025, 02:17:26pm K:\SAR\_Civil\242163006 - VISTERA PH 2\CAD\PlanSheets\B-5A PAVEMENT MARKING AND SIGNAGE PLAN.dwg  
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LEGEND

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	WATER SURFACE

SIGNAGE & PAVEMENT MARKING LEGEND

- ① 4" WIDE SOLID WHITE STRIPE  
② 4" WIDE SOLID BLUE STRIPE  
③ 6" WIDE SOLID WHITE STRIPE (LANE LINE)  
④ 12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK)  
⑤ 24" WIDE SOLID WHITE LINE (STOP LINE)  
⑥ 18" WIDE SOLID YELLOW LINE (GORE)  
⑦ HANDICAP PARKING (SEE SHEET C2.11 FOR DETAILS)
- A \*STOP\* SIGN & POST (R1-1, W/R, 30"x30")  
B 25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")  
C PEDESTRIAN CROSSING SIGN AND POST (W11-2, B/Y, 30"x30")  
D HANDICAP PARKING SIGN AND POST (R7-8)  
E \*KEEP RIGHT\* (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)  
F STREET NAME SIGNS (2, 1 FOR EACH CROSS ROAD) (D3, W/G, 8"x30" OR 30" BLANK), LETTERING TO BE 8" UPPER AND 4.5" LOWER, TWIST BRACKETS FOR STREET SIGNS, STREET NAME SIGNS SHALL INCLUDE BLOCK LETTERS.

NOTES:

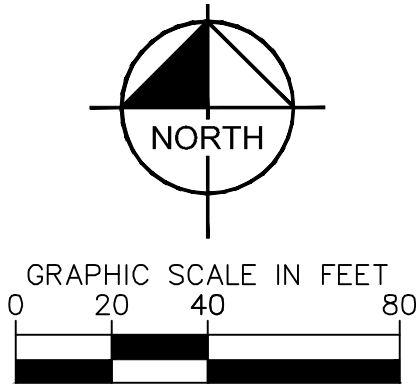
- REFLECTIVE PAVEMENT MARKERS (R.P.M.'S) SHALL BE BI-DIRECTIONAL AMBER FOR ALL CENTERLINE AND TRAFFIC ISLAND/MEDIANS LOCATED IN ACCORDANCE TO F.D.O.T. STANDARD INDEX NO. XXXX. ALL R.P.M.'S SHALL BE INSTALLED WITH BITUMINOUS ADHESIVE AND SHALL NOT BE INSTALLED ON THERMOPLASTIC MARKINGS AND STRIPING.
- BI-DIRECTIONAL BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANT LOCATIONS, IN ACCORDANCE WITH CITY OF VENICE FIRE RESCUE STANDARDS.
- STRIPING AND SIGNAGE SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE F.D.O.T. STANDARD INDEX NO. XXXX AND AS PER SECTION 700, 706 AND 711 OF THE F.D.O.T. STANDARD SPECIFICATIONS EXCEPT THOSE PARTS PERTAINING TO METHOD OF MEASUREMENT AND BASIS OF PAYMENT.
- ALL PAVEMENT MARKINGS SHALL BE 90 MILS ALKYD THERMOPLASTIC, OTHER THAN EDGE LINES, WHICH ARE 60 MILS AND BICYCLE LANE SYMBOLS, WHICH SHALL BE 30 MILS.
- ALL PROPOSED SIGNS SHALL BE DESIGNED PER FOOT REQUIREMENTS FOR WIND LOADING.
- STOP LINES AND CROSSWALKS SHALL BE SEPARATED BY A DISTANCE OF 48", MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
- ALL TRAFFIC SIGN POSTS WITHIN THE CITY RIGHT OF WAY SHALL BE 2"x2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES IN ACCORDANCE WITH CITY OF VENICE LAND DEVELOPMENT CODE. THE TAPCO V-L-OC VS1P-350 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AND MEDIAN AREAS.
- ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT OF WAY WILL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR EQUIVALENT APPROVED BY ENGINEER). ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
- ALL MEDIAN BULL NOSES SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT.

KHA PROJECT 242163006		DATE MAY 2025		SCALE AS SHOWN		DESIGNED BY KHA		DRAWN BY KHA		CHECKED BY KDS		DATE ____	
LISCENSED PROFESSIONAL RYAN R. HOPPE, P.E.												FLORIDA LICENSE NUMBER 79400	
VISTERA OF VENICE PHASE 2 PREPARED FOR VISTERA ASSOCIATES, LLC CITY OF VENICE FLORIDA													
PAVEMENT MARKING AND SIGNAGE PLAN													
SHEET NUMBER B-5C													

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1800 SECOND STREET, SUITE 900, SARASOTA, FL 34238  
PHONE: 941-379-7600  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

REVISIONS		BY
No.	DATE	





### LEGEND

Diagram illustrating the layers of the pavement structure:

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- WATER SURFACE

## SIGNAGE & PAVEMENT MARKING LEGEND

- |    |   |
|----|---|
| 4  | 4" WIDE SOLID WHITE STRIPE  |
| 4  | 4" WIDE SOLID BLUE STRIPE   |
| 6  | 6" WIDE SOLID WHITE STRIPE (LANE LINE)  |
| 12 | 12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK)  |
| 24 | 24" WIDE SOLID WHITE LINE (STOP LINE)   |
| 18 | 18" WIDE SOLID YELLOW LINE (GORE)   |
| 7  | HANDICAP PARKING (SEE SHEET C2.11 FOR DETAILS)  |
| A  | "STOP" SIGN & POST (R1-1, W/R, 30"x30")   |
| B  | 25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")  |
| C  | PEDESTRIAN CROSSING SIGN & POST (W11-2, B/Y, 30"x30")   |
| D  | HANDICAP PARKING SIGN & POST (R7-8)   |
| E  | "KEEP RIGHT" (GRAPHIC) SIGN & POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE 1 AMBER OBJECT MARKER (OM1-3)  |
| F  | STREET NAME SIGNS (2, 1 FOR EACH CROSS ROAD (D3, WIG, 8"X30" OR 36" BLANK). LET IT BE 8" X 36" FOR 1/2" LOWER, TWIST BRACKETS FOR STREET SIGNS. STREET NAME SIGNS SHALL INCLUDE BLOCK LETTERS.) |

**NOTES:**

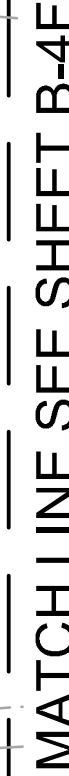
- REFLECTIVE PAVEMENT MARKERS (R.P.M.'S) SHALL BE BI-DIRECTIONAL AMBER FOR ALL CENTERLINE AND TRAFFIC ISLANDS/MEDIAN LOCATIONS IN ACCORDANCE TO SECTION 7.01. STANDARD NINE INCH R.P.M.'S SHALL BE USED. ALL R.P.M.'S SHALL BE BITUMINOUS ADHESIVE AND SHALL NOT BE INSTALLED ON THERMOPLASTIC ADHESIVES AND STRIPING.
- ALL BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANT LOCATIONS. IN ACCORDANCE WITH CITY OF VENTURA FIRE RESCUE STANDARDS.
- ALL SIGNS SHALL BE COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE F.D.O.T. STANDARD INDEX NO. XXXXX AND ASP SECTION 700, 706 AND 711 OF THE F.D.O.T. STANDARD SPECIFICATIONS EXCEPT THOSE PERTAINING TO THE CITY OF VENTURA SPECIFIC REQUIREMENTS FOR PAVEMENT.
- ALL PAVEMENT MARKINGS SHALL BE 90 MILS ALKYD THERMOPLASTIC, OTHER THAN EDGE LINES, WHICH ARE 60 MILS AND BICYCLE LANE SYMBOLS, SHALL BE 30 MILS.
- ALL PROPOSED SIGNS SHALL BE DESIGNED PER FOOT REQUIREMENTS FOR WIND LOADING.
- STOP LINES AND CROSSWALKS SHALL BE SEPARATED BY A DISTANCE OF 48".
- ALL TRAFFIC SIGNS SHALL BE DESIGNED PER THE FOLLOWING:
- ALL TRAFFIC SIGN POSTS WITHIN THE CITY RIGHT OF WAY SHALL BE 2"X2" SQUARE 1/4" GAUGE GALVANIZED STEEL WITH PUNCHED HOLES IN CONFORMANCE WITH CITY OF VENTURA SPECIFICATIONS. ALL SIGNS SHALL BE VSP-300 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AND MEDIAN AREAS.
- ALL SIGN CONTROL, WITHIN THE RIGHT OF WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR EQUIVALENT APPROVED BY ENGINEER). ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITICAL CRASH SIGN SYSTEM. ALL SIGN POSTS SHALL BE GALVANIZED STEEL.
- ALL MEDIAN BOLL NOSES SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT

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MATCH LINE SEE SHEET B-4C














SHEET NUMBER <b>B-5D</b>		<b>VISTERA OF VENICE PHASE 2</b> PREPARED FOR <b>VISTERA ASSOCIATES, LLC</b> CITY OF VENICE FLORIDA		<b>PAVEMENT MARKING AND SIGNAGE PLAN</b>		<div><div><div><div><div>KHA PROJECT 242163006</div><div>DATE MAY 2025</div><div>SCALE AS SHOWN</div><div>DESIGNED BY KHA</div><div>DRAWN BY KHA</div></div><div><div>CHECKED BY</div><div>KDS</div><div>DATE: _____</div></div></div><div>LICENSED PROFESSIONAL  RYAN R. HOPPE, P.E.  FLORIDA LICENSE NUMBER 79400</div></div></div>		<div><div><div><b>Kimley»»Horn</b> © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 SECOND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106</div></div><div><div>No.</div><div>REVISIONS</div><div>DATE</div><div>BY</div></div></div>	
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## SIGNAGE & PAVEMENT MARKING LEGEND

- |   |  |
|---|--|
|  | 4" WIDE SOLID WHITE STRIPE                     |
|  | 4" WIDE SOLID BLUE STRIPE                      |
|  | 6" WIDE SOLID WHITE STRIPE (LANE LINE)         |
|  | 12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK) |
|  | 24" WIDE SOLID WHITE LINE (STOP LINE)          |
|  | 18" WIDE SOLID YELLOW LINE (GORE)              |
|  | HANDICAP PARKING (SEE SHEET C2.11 FOR DETAILS) |
- 
- |   |   |
|---|---|
|  | "STOP" SIGN & POST (R1-1, W/R, 30"x30")   |
|  | 25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")  |
|  | PEDESTRIAN CROSSING SIGN & POST (W11-2, B/W, 30"x30")   |
|  | HANDICAP PARKING SIGN & POST (R7-6)   |
|  | "KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-5, W/G, 30"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM-3)   |
|  | STREET NAME SIGNS (2, 1" FOR EACH CROSS ROAD) (D3, W/G, 6"x30" OR 30" BLANK).<br>LETTER "E" UNDER "1" LOWER TWIST BRACKETS FOR STREET SIGNS<br>STREET NAME SIGNS SHALL INCLUDE BLOCK LETTERS. |

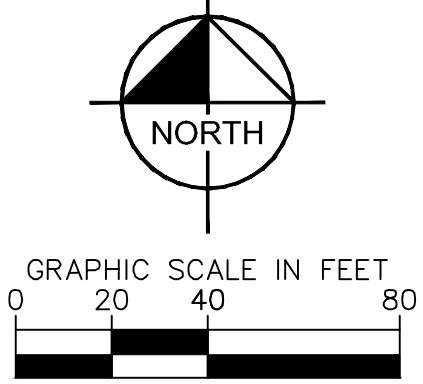
**NOTES:**

7. REFLECTIVE PAVEMENT MARKERS (R.P.M.'S) SHALL BE BI-DIRECTIONAL AMBER FOR ALL CENTERLINE AND TRAFFIC ISLANDS/MEDIAN LOCATIONS IN ACCORDANCE TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF THE STATE OF TEXAS. BITUMINOUS ADHESIVE AND SHALL NOT BE INSTALLED ON THERMOPLASTIC SURFACES.
8. BORDERS AND STRIPES:
  - a. ALL REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANT LOCATIONS, IN ACCORDANCE WITH CITY OF DENVILLE SPECIFICATIONS.
  - b. ALL SIGNS AND SIGNAGE SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE F.D.O.T. STANDARD INDEX NO. XXXXX AND ASP PER SECTION 702.04 AND AN APPROVED METHOD OF MEASUREMENT SHALL BE USED FOR THOSE PARTS PERTAINING TO THE MEASUREMENT AND BASIS OF PAYMENT.
9. ALL TRAFFIC MARKINGS SHALL BE 60 MILS ALKYD THERMOPLASTIC, OTHER THAN EDGE LINES, WHICH ARE 60 MILS AND BICYCLE LANE SYMBOLS, WHICH SHALL BE 30 MILS.
10. ALL PROPOSED SIGNS SHALL BE DESIGNED EDGE REQUIREMENTS FOR WIND LOADING.
  - a. STOP LINES AND CROSSWALKS SHALL BE SEPARATED BY A DISTANCE OF 48".
  - b. REARWARD OUTSIDE EDGE TO OUTSIDE EDGE
  - c. ALL TRAFFIC SIGN POSTS WITHIN THE CITY RIGHT OF WAY SHALL BE 2'X2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF THE STATE OF TEXAS VSP-30 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AND MEDIAN AREAS.
  - d. ALL SIGN CONTRASTS WITHIN THE RIGHT OF WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR EQUIVALENT APPROVED BY ENGINEER). ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD FOR THE COLOR FOR SIGNAGE TO BE USED FOR THE INDICATED PURPOSE.
  - e. ALL MEDIAN BOLLARDS SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT

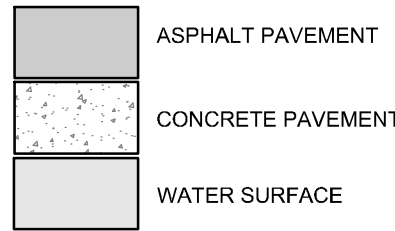
SHEET NUMBER <b>B-5E</b>		VISTERA OF VENICE PHASE 2 PREPARED FOR VISTERA ASSOCIATES, LLC CITY OF VENICE FLORIDA		PAVEMENT MARKING AND SIGNAGE PLAN		KHA PROJECT 242163006 DATE MAY 2025 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KDS DATE: _____		LICENSED PROFESSIONAL _____ RYAN R. HOPPE, P.E. FLORIDA LICENSE NUMBER 79400 DATE: _____		 <p>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 SECOND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-379-7800 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106</p>		No. _____ REVISIONS _____ DATE _____ BY _____	
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LEGEND



SIGNAGE & PAVEMENT MARKING LEGEND

- 4" WIDE SOLID WHITE STRIPE
- 4" WIDE SOLID BLUE STRIPE
- 6" WIDE SOLID WHITE STRIPE (LANE LINE)
- 12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK)
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- NOTES:
- REFLECTIVE PAVEMENT MARKERS (R.P.M.'S) SHALL BE BI-DIRECTIONAL AMBER FOR ALL CENTERLINE AND TRAFFIC ISLAND/MEDIANS LOCATED IN ACCORDANCE TO F.D.O.T. STANDARD INDEX NO. XXXX. ALL R.P.M.'S SHALL BE INSTALLED WITH BITUMINOUS ADHESIVE AND SHALL NOT BE INSTALLED ON THERMOPLASTIC MARKINGS AND STRIPING.
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  - ALL MEDIAN BULL NOSES SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT.

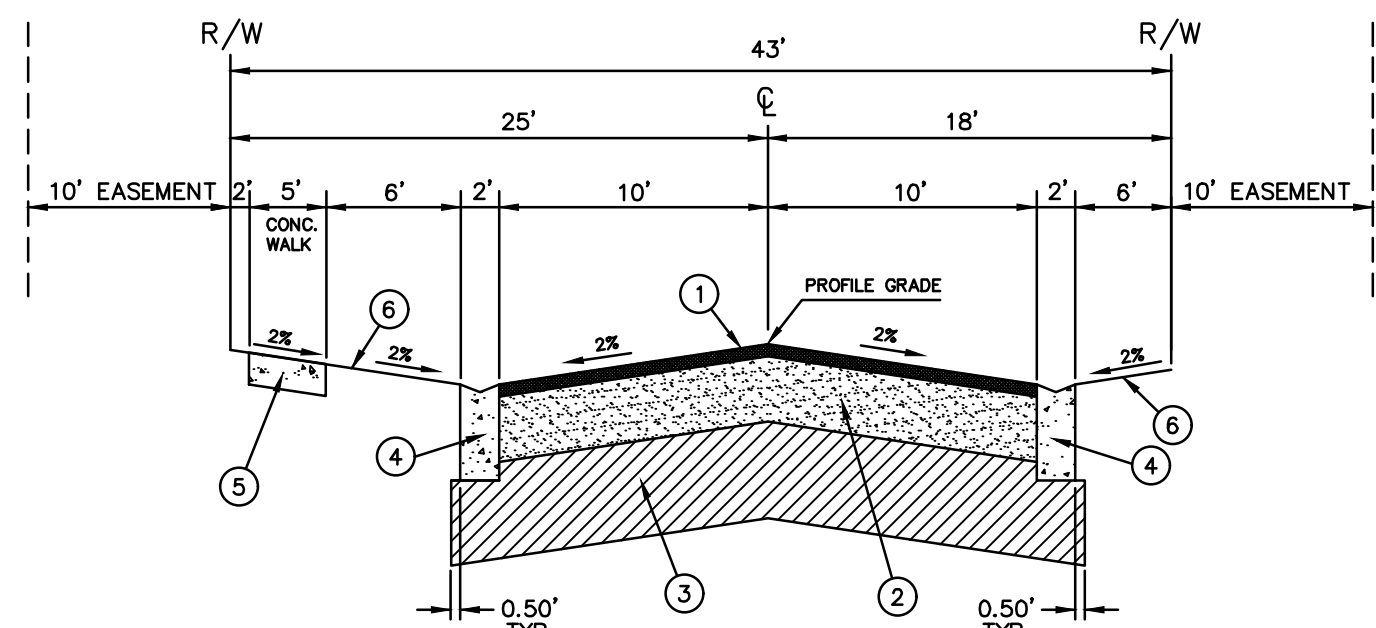
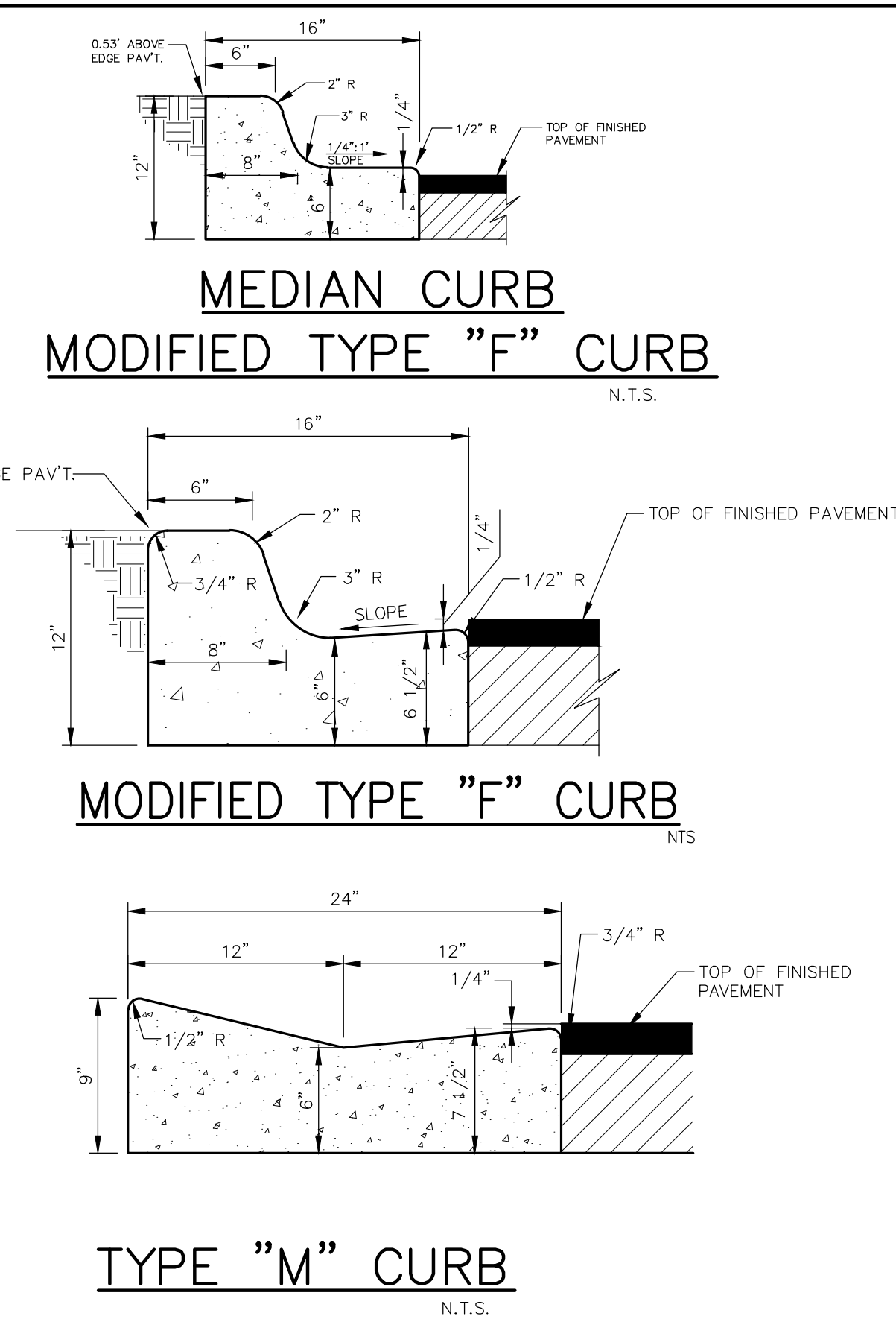
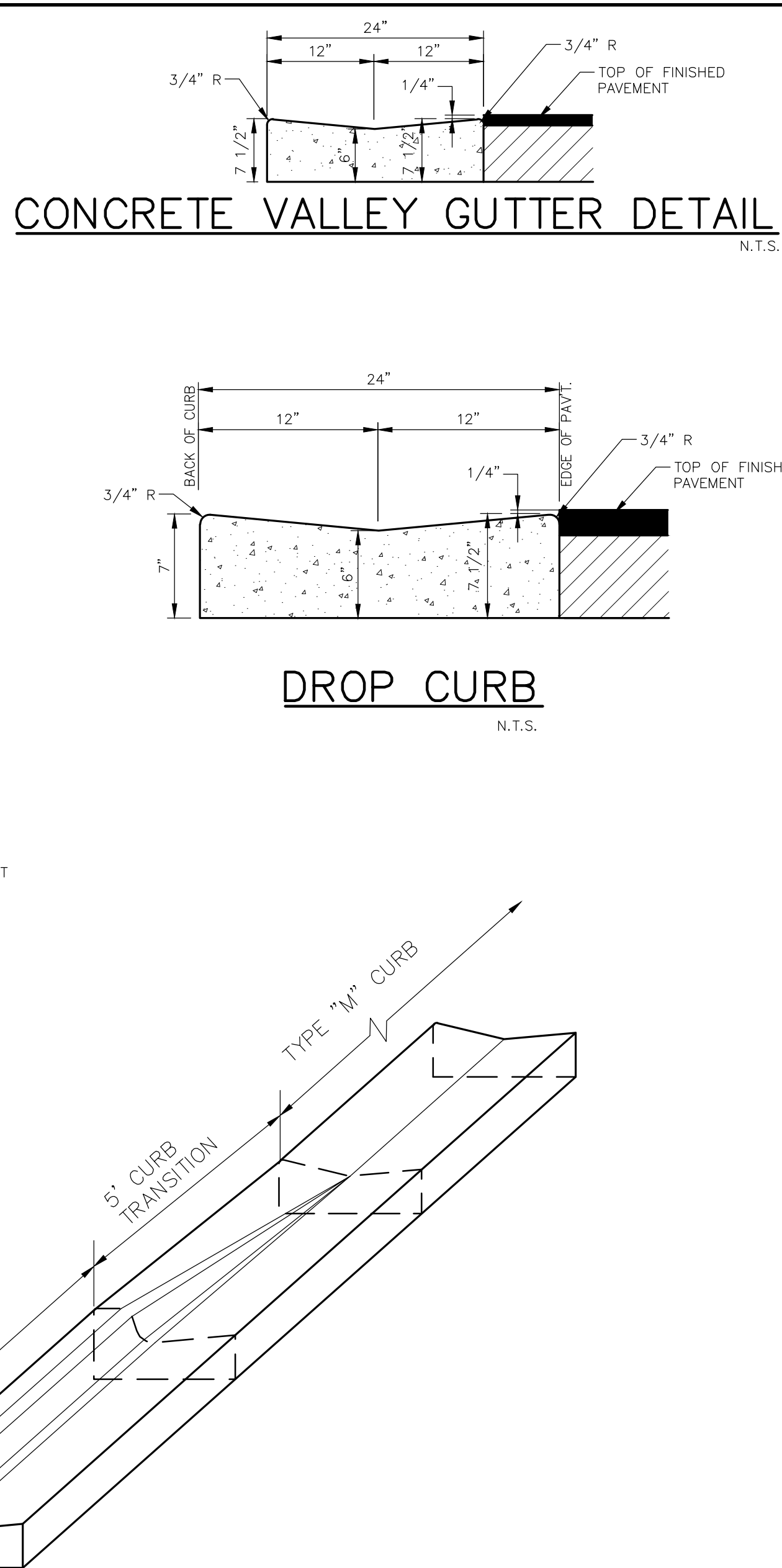
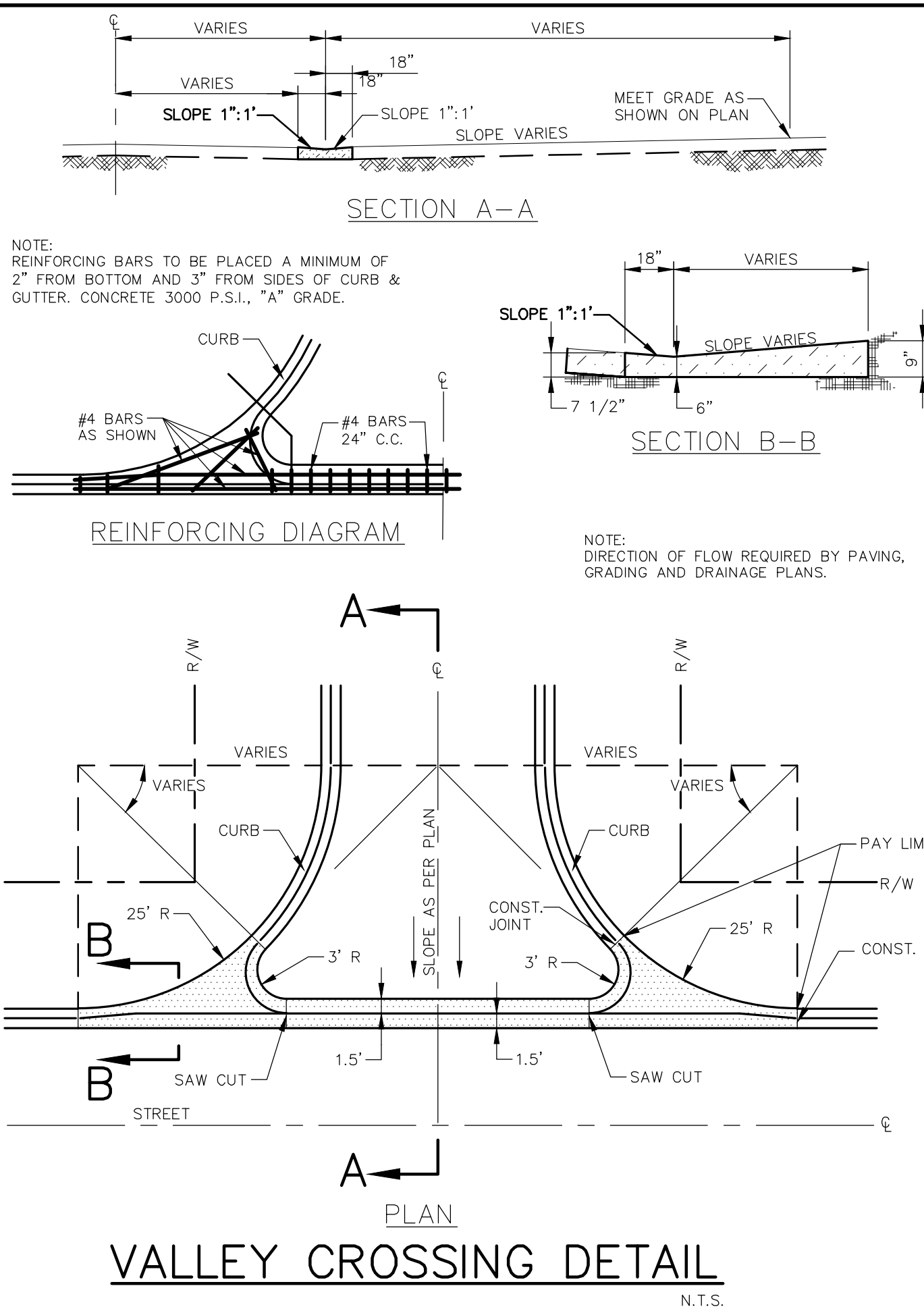
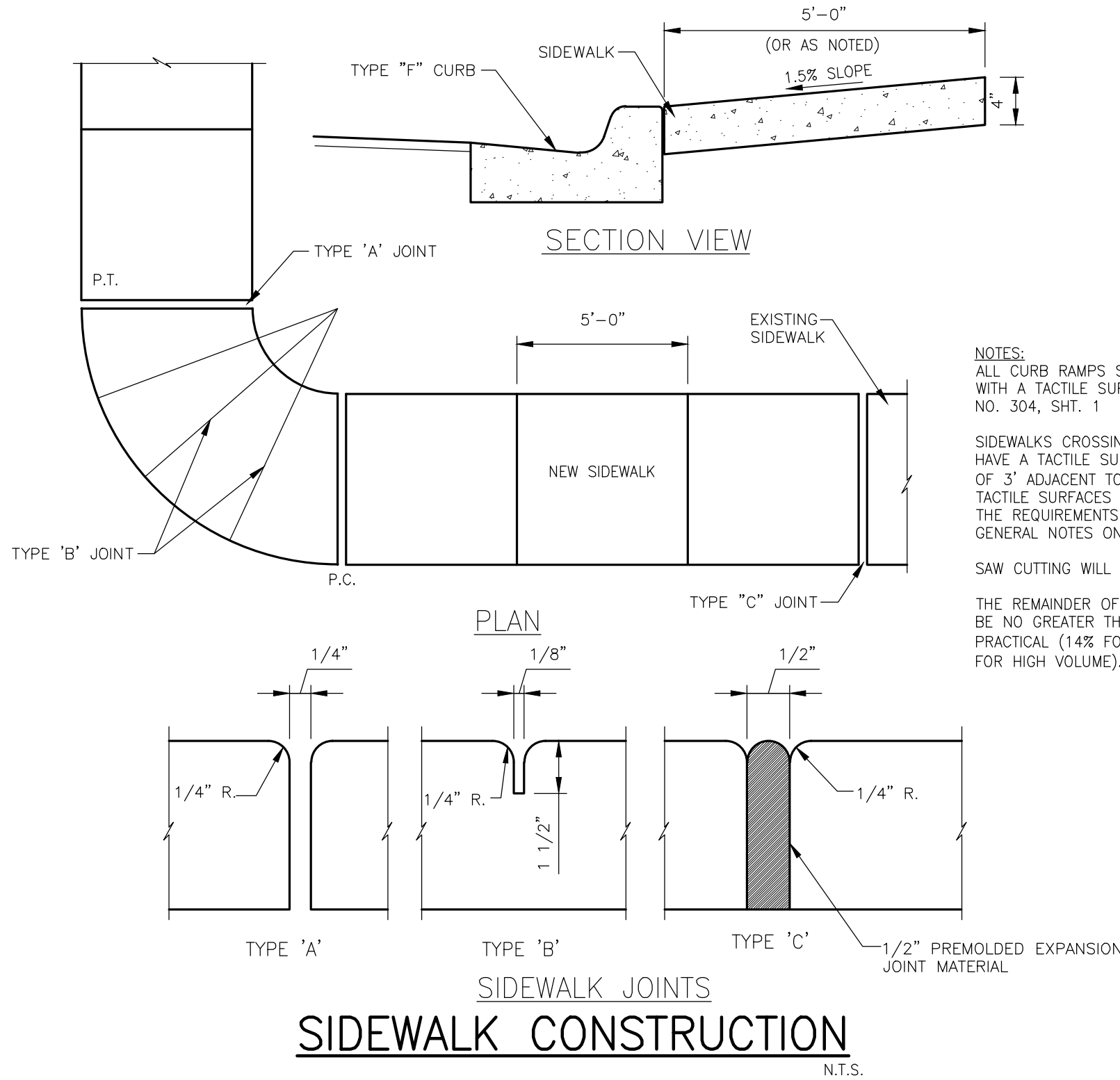
VISTERA OF VENICE PHASE 2 PREPARED FOR VISTERA ASSOCIATES, LLC CITY OF VENICE		SHEET NUMBER B-5F	
PAVEMENT MARKING AND SIGNAGE PLAN		KHA PROJECT 242163006 DATE MAY 2025 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KDS DATE:	
LICENSED PROFESSIONAL RYAN R. HOPPE, P.E. FLORIDA LICENSE NUMBER 79400		KIMLEY»HORN © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 SECOND STREET, SUITE 900, SARASOTA, FL 34238 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	
REVISIONS No. DATE BY			



TABLE OF SIDEWALK THICKNESS - 'T'	
LOCATION	'T'
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES.
'B'	5'- 0" CENTER TO CENTER ON SIDEWALKS. (NOT LESS THAN 4' AND NOT GREATER THAN 10')
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES. JUNCTION OF EXISTING AND NEW SIDEWALKS AT INTERVALS NOT GREATER THAN 100'.

NOTE:  
CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS



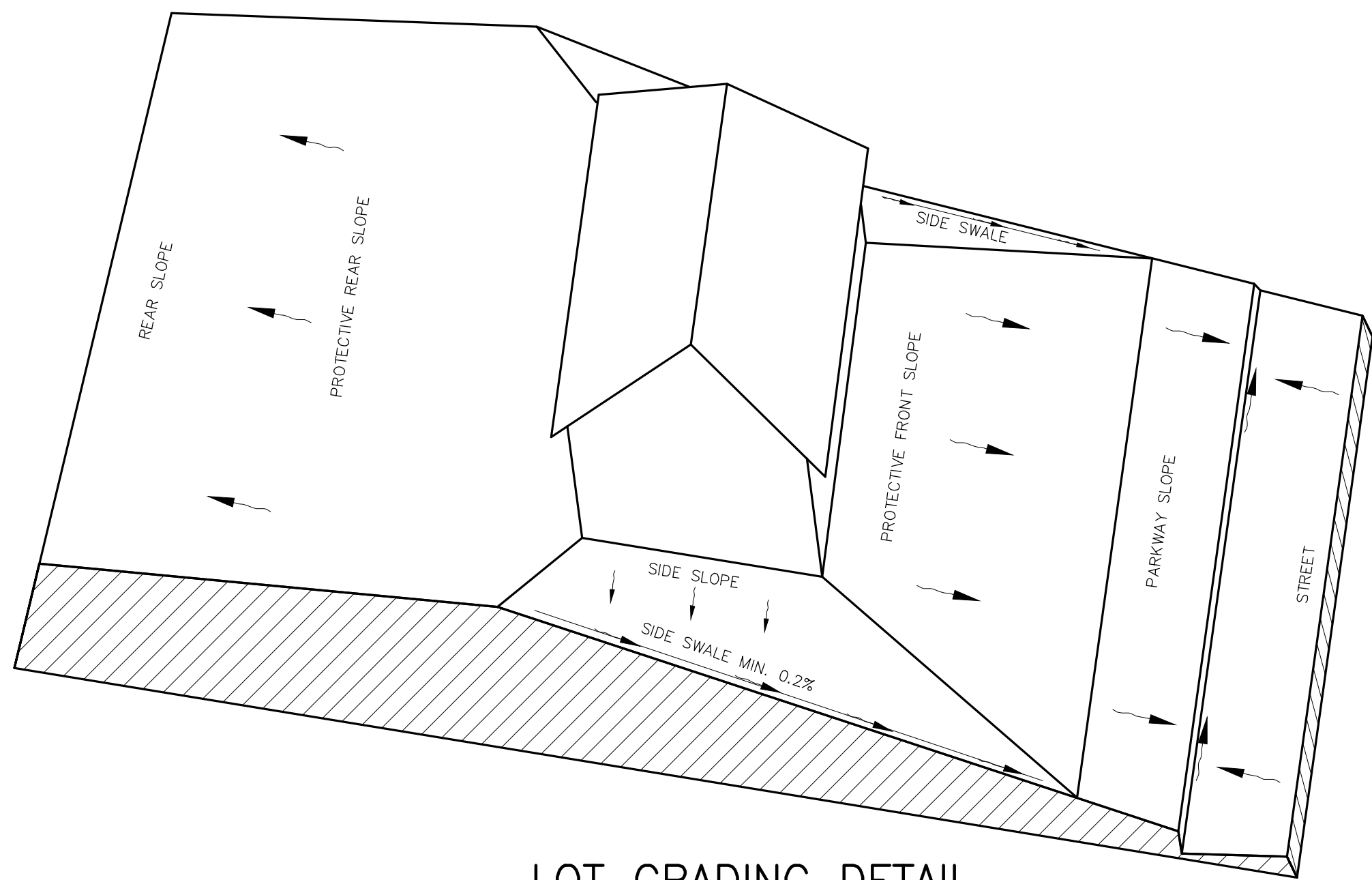
### LOCAL ROAD SPECIFICATIONS :

- ① 1 3/4" MINIMUM THICK TYPE S-1 ASPHALTIC CONCRETE SURFACE (SCTP-331)  
1st LIFT 1" S-1 SP 9.5 ASPHALTIC CONCRETE SURFACE  
2nd LIFT 3/4" S-3 ASPHALTIC CONCRETE SURFACE
- ② 6" MINIMUM THICK CEMENT STABILIZED BASE (SCTP-265; 250 P.S.I., PLANT MIX)  
ACCEPTABLE ALTERNATES: COMMERCIAL SHELLCORK OR SHELL BASE
- ③ 8" MINIMUM THICK COMPACTED SUBGRADE (SCTP-160; TYPE B STABILIZATION, LBR 40 MIN.)
- ④ 2' TYPE "M" CURB
- ⑤ 5' WIDE CONCRETE SIDEWALK (4" THICKNESS; 3,000 P.S.I. @ 28 DAYS)
- ⑥ GRASSING BY SOD AND SEED/MULCH. 2' SOD STRIPS SHALL BE USED ALONG ALL PAVEMENT EDGES, BACK OF CURBING, EACH SIDE OF SIDEWALK AND ON ALL SLOPES STEEPER THAN 6:1 RATIO'S. SEED AND MULCH SHALL BE USED FOR ALL OTHER SLOPES, MEDIAN AND DISTURBED AREAS.

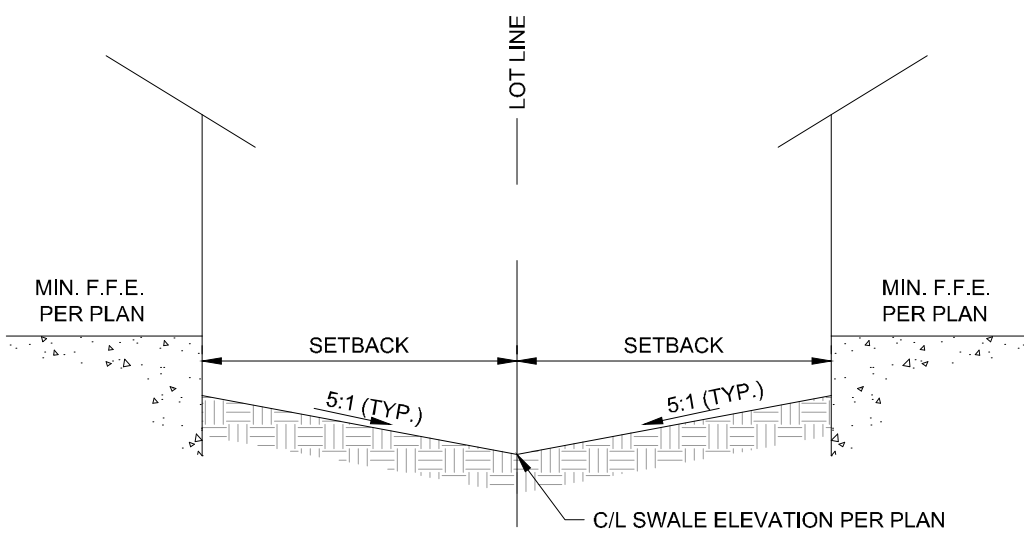
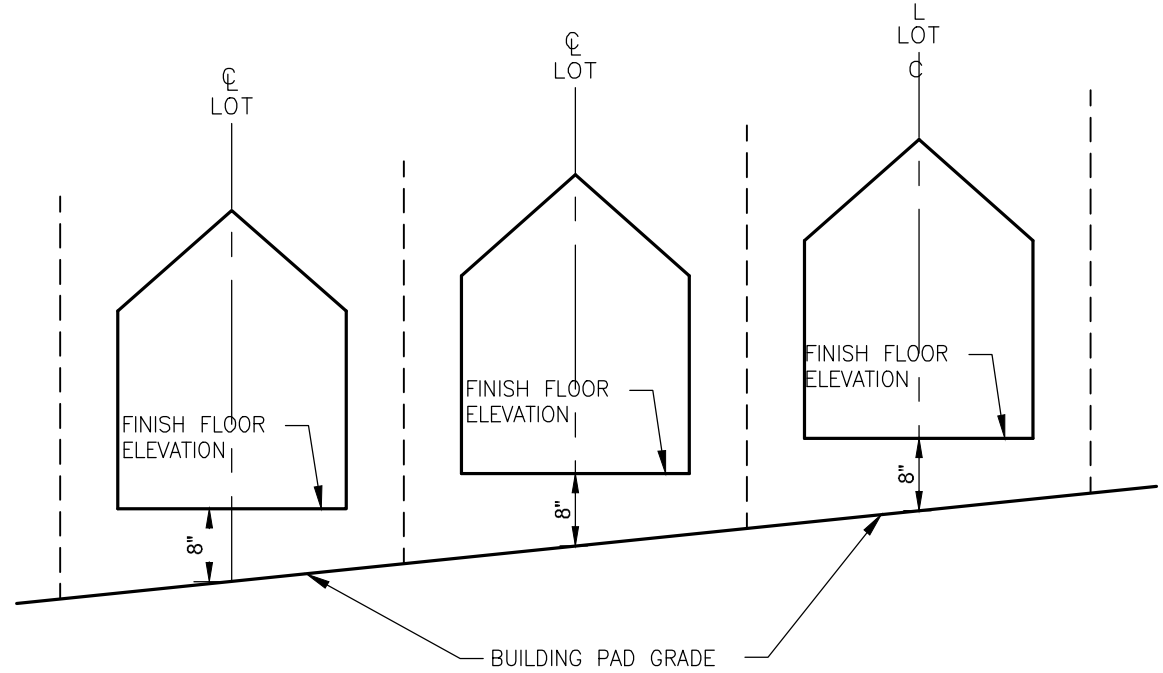
SHEET NUMBER <b>B-6</b>	VISTERA OF VENICE PHASE 2 PREPARED FOR VISTERA ASSOCIATES, LLC CITY OF VENICE FLORIDA	TYPICAL ROAD SECTIONS AND DETAILS	KHA PROJECT 242163006 DATE MAY 2025 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	LICENSED PROFESSIONAL RYAN R. HOPPE, P.E. FLORIDA LICENSE NUMBER 79400 DATE:	<b>Kimley»Horn</b> © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 SECOND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-379-7800 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	No.	REVISIONS	DATE	BY
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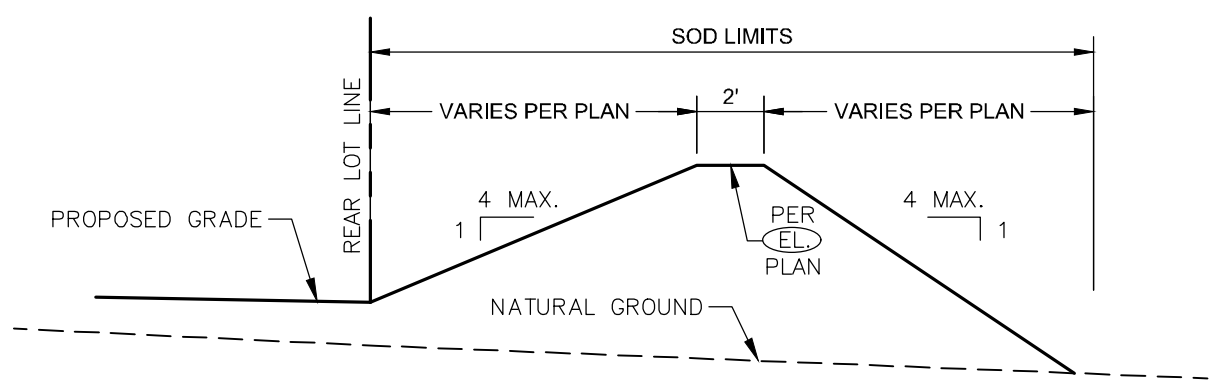
Plotted By: Gardner, Tyler Sheet Set: VISTERA PH 2 Layout: B-7 May 19, 2025 02:17:59pm K:\SAR\_Civil\242163006 - VISTERA PH 2\CAD\Plan\Sheet\B-7 TYPICAL LAKE AND LOT GRADING SECTIONS.dwg The document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



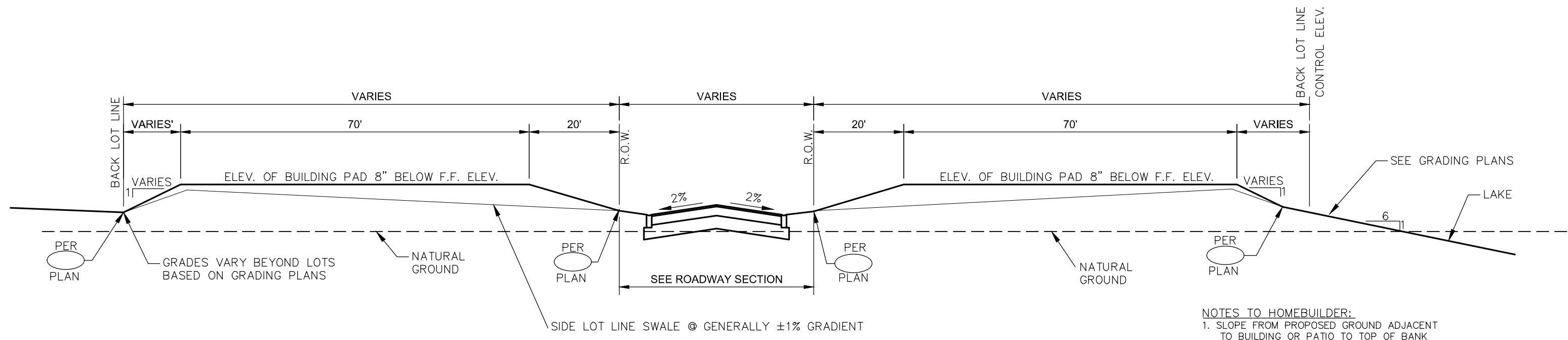
LOT GRADING DETAIL  
(DRAINAGE TO BOTH STREET AND REAR LOT LINE)  
N.T.S.



SIDE YARD DETAIL  
NTS



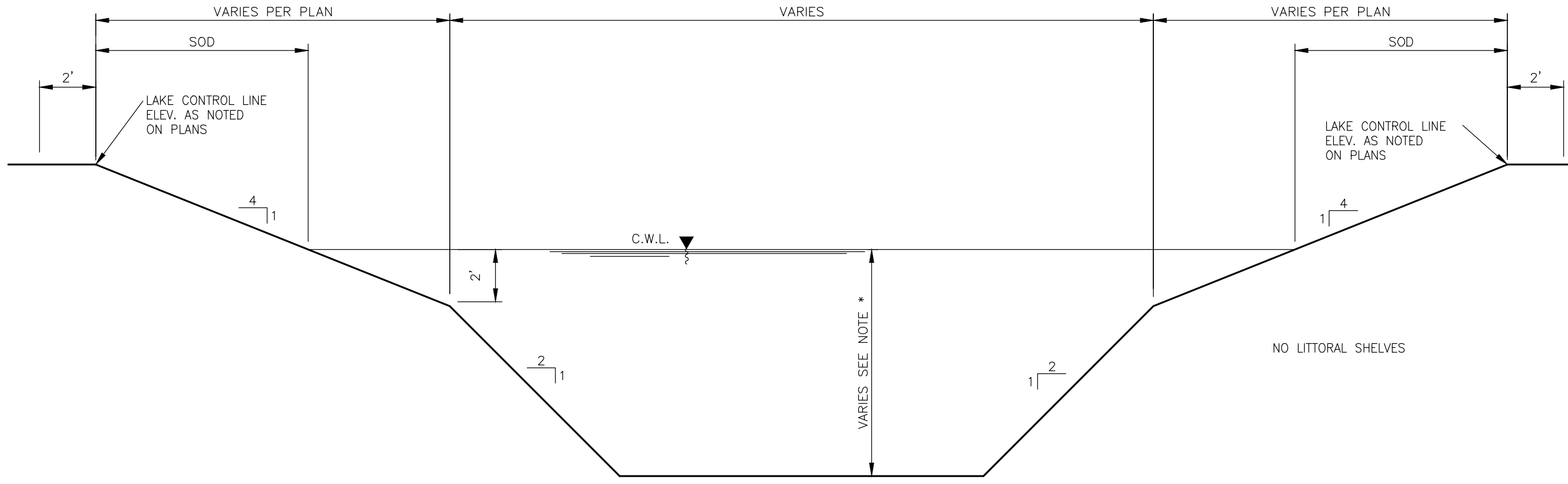
TYPICAL BERM SECTION  
N.T.S.



\* NOTE:  
SIDE LOT LINE SWALES SHALL BE INSTALLED AT TIME OF INDIVIDUAL HOUSE CONSTRUCTION BY HOUSE CONTRACTOR (MIN. GRADIENT 0.20%)

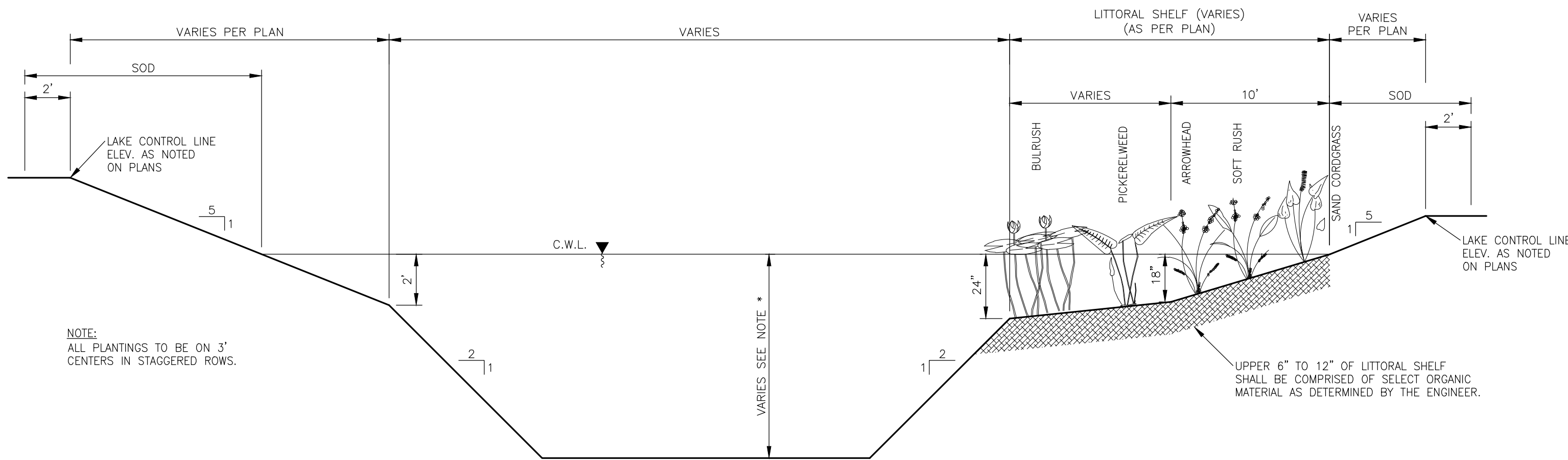
BUILDING PAD/LOT GRADING SECTION  
NTS

NOTES TO HOMEOWNER:  
1. SLOPE FROM PROPOSED GROUND ADJACENT TO BUILDING OR PATIO TO TOP OF BANK OF LAKE. DO NOT EXTEND ANY FILLING ON LAKE SLOPE.  
2. ENSURE 8" MIN. VERTICAL DISTANCE FROM BUILDING FINISHED FLOOR TO ADJACENT FINISHED GROUND GRADE.  
3. POSITIVE DRAINAGE FROM BUILDING TO SWALE, R/W AND REAR OF LOT TO BE MAINTAINED AFTER HOME IS CONSTRUCTED.



TYPICAL LAKE SECTION  
N.T.S.

\* MIN. DEPTH 8' TO BE CONFIRMED BY GEOTECHNICAL ENGINEER  
MAX. DEPTH TO BE DETERMINED BY GEOTECHNICAL ENGINEER.



TYPICAL LAKE / LITTORAL SHELF SECTION  
N.T.S.

\* MIN. DEPTH 8' TO BE CONFIRMED BY GEOTECHNICAL ENGINEER  
MAX. DEPTH TO BE DETERMINED BY GEOTECHNICAL ENGINEER.

**Kimley»Horn**

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1800 SECOND STREET, SUITE 900, SARASOTA, FL 34238  
PHONE: 941-379-7600  
WWW.KIMLEY-HORN.COM

REGISTRY NO. 35106

LICENSED PROFESSIONAL

RYAN R. HOPPE, P.E.

FLORIDA LICENSE NUMBER

79400

DATE:

KHA PROJECT

242163006

DATE

MAY 2025

SCALE

AS SHOWN

DESIGNED BY

—

DRAWN BY

—

CHECKED BY

**TYPICAL LAKE AND  
LOT GRADING  
SECTIONS**

**VISTERA OF VENICE  
PHASE 2**  
PREPARED FOR  
**VISTERA ASSOCIATES, LLC**  
CITY OF VENICE  
FLORIDA

SHEET NUMBER  
**B-7**

REVISIONS

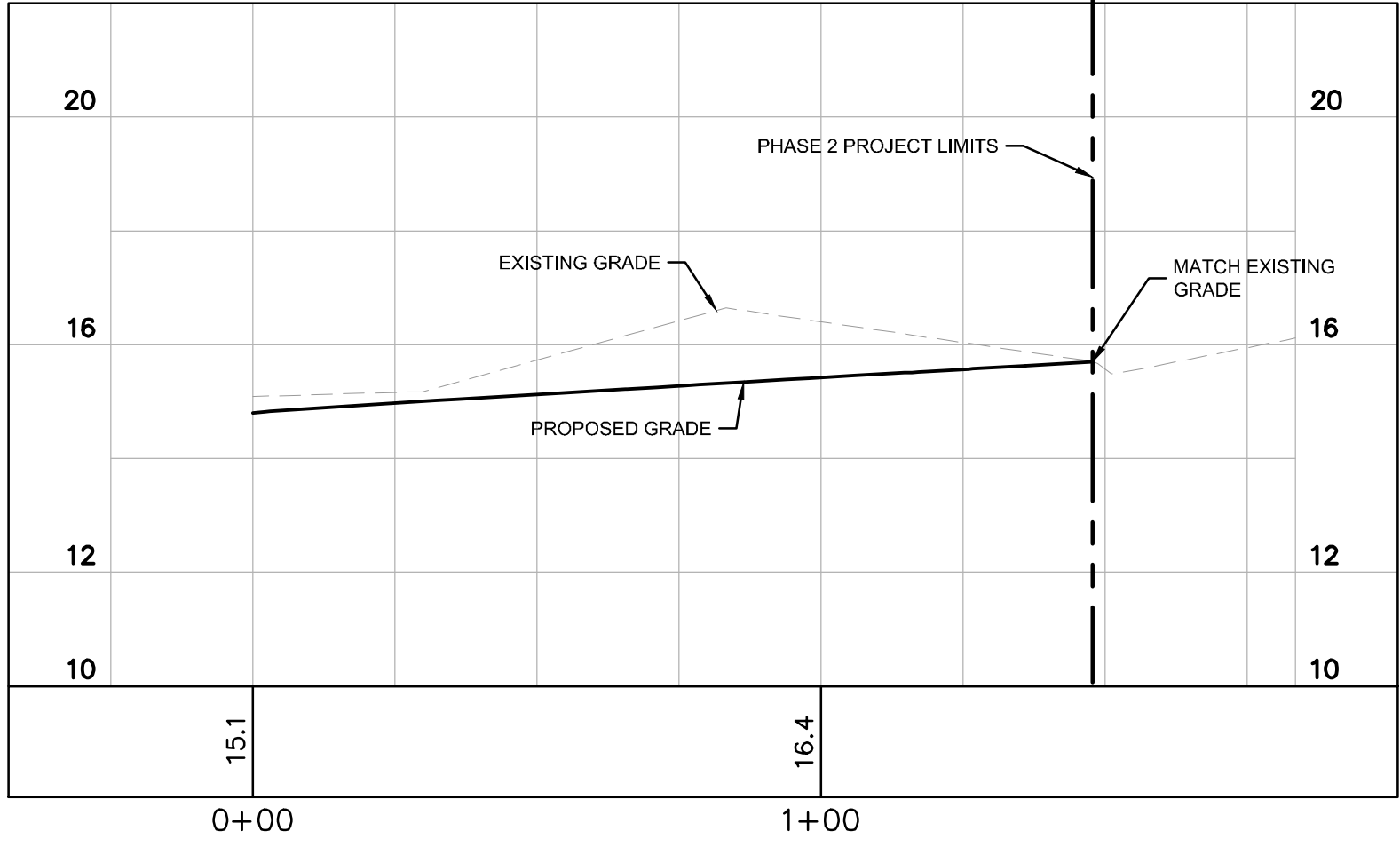
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DATE

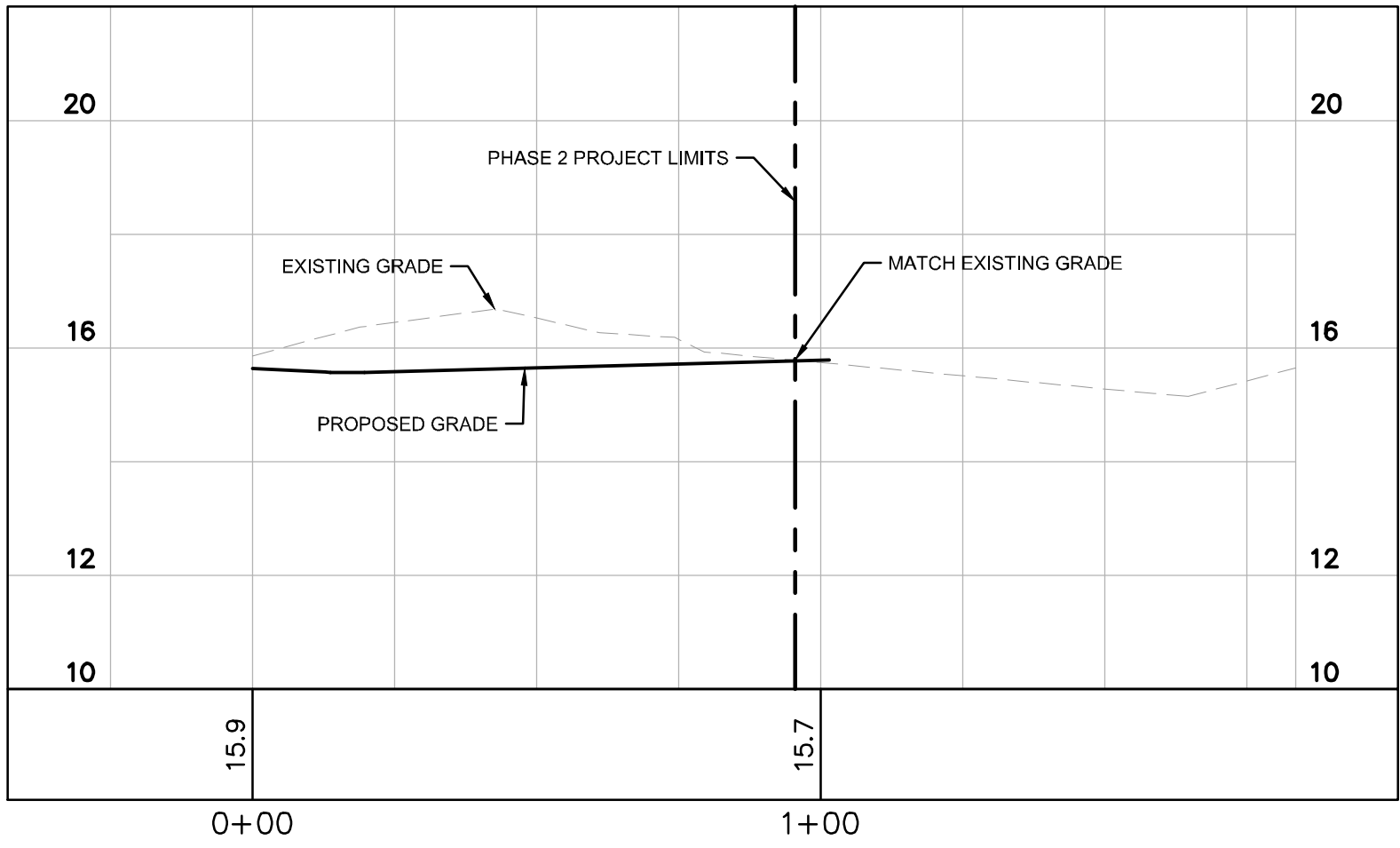
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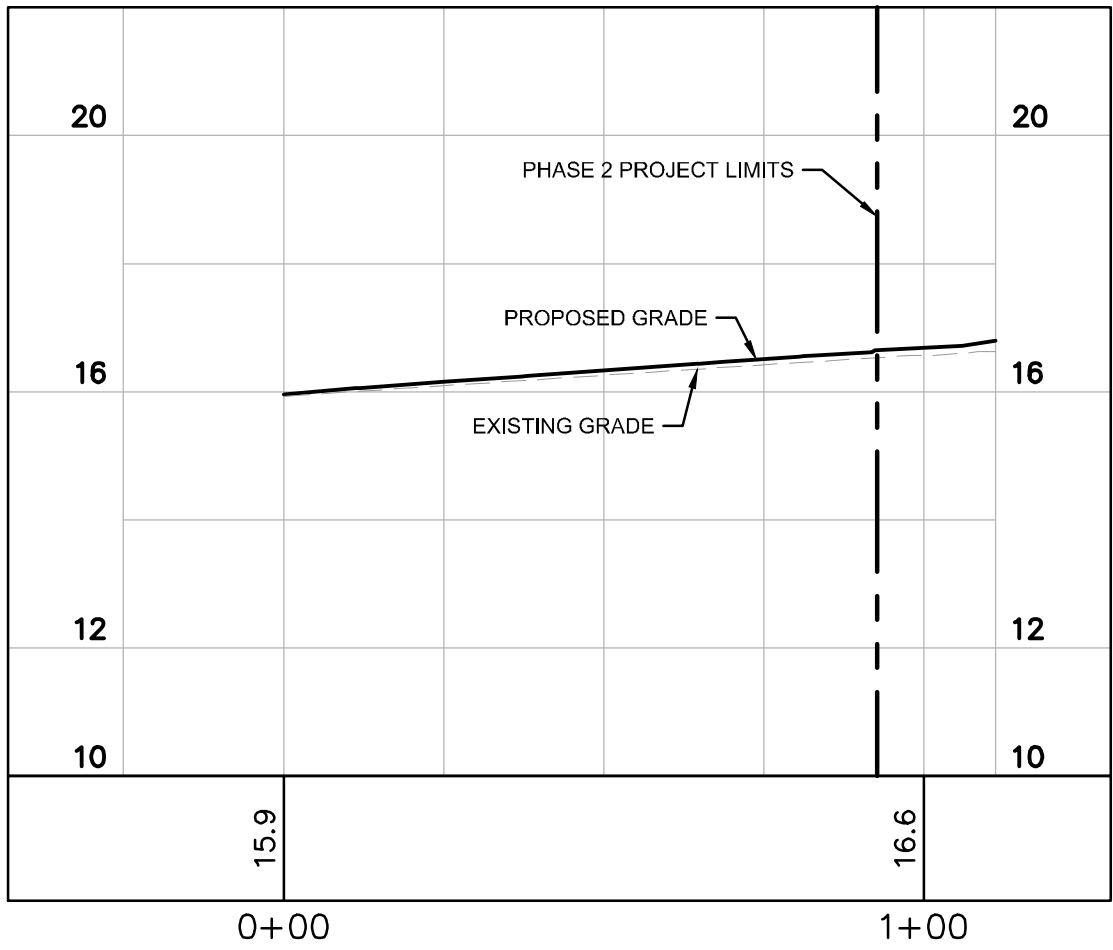
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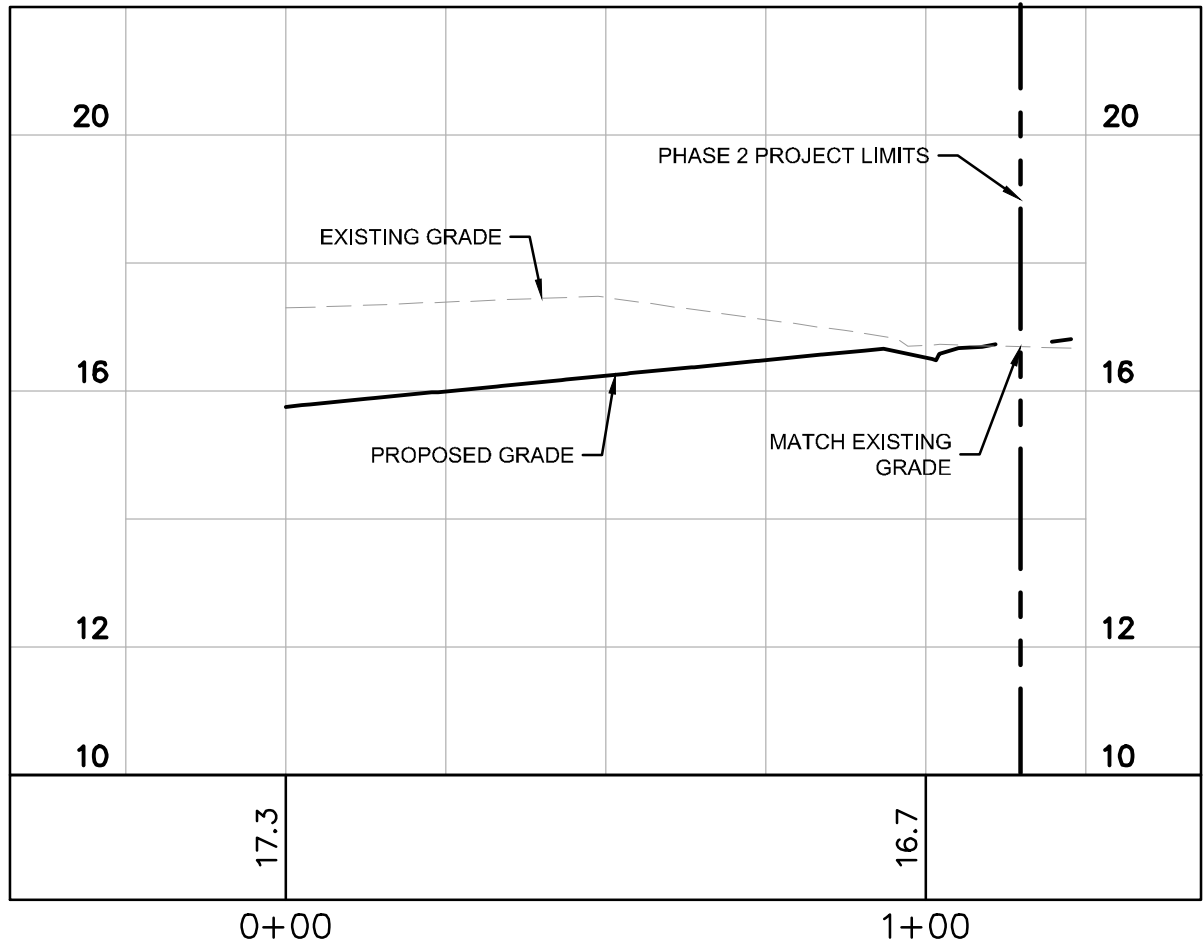
SECTION A-A  
HORIZ: 1"=30'  
VERT: 1"=3'



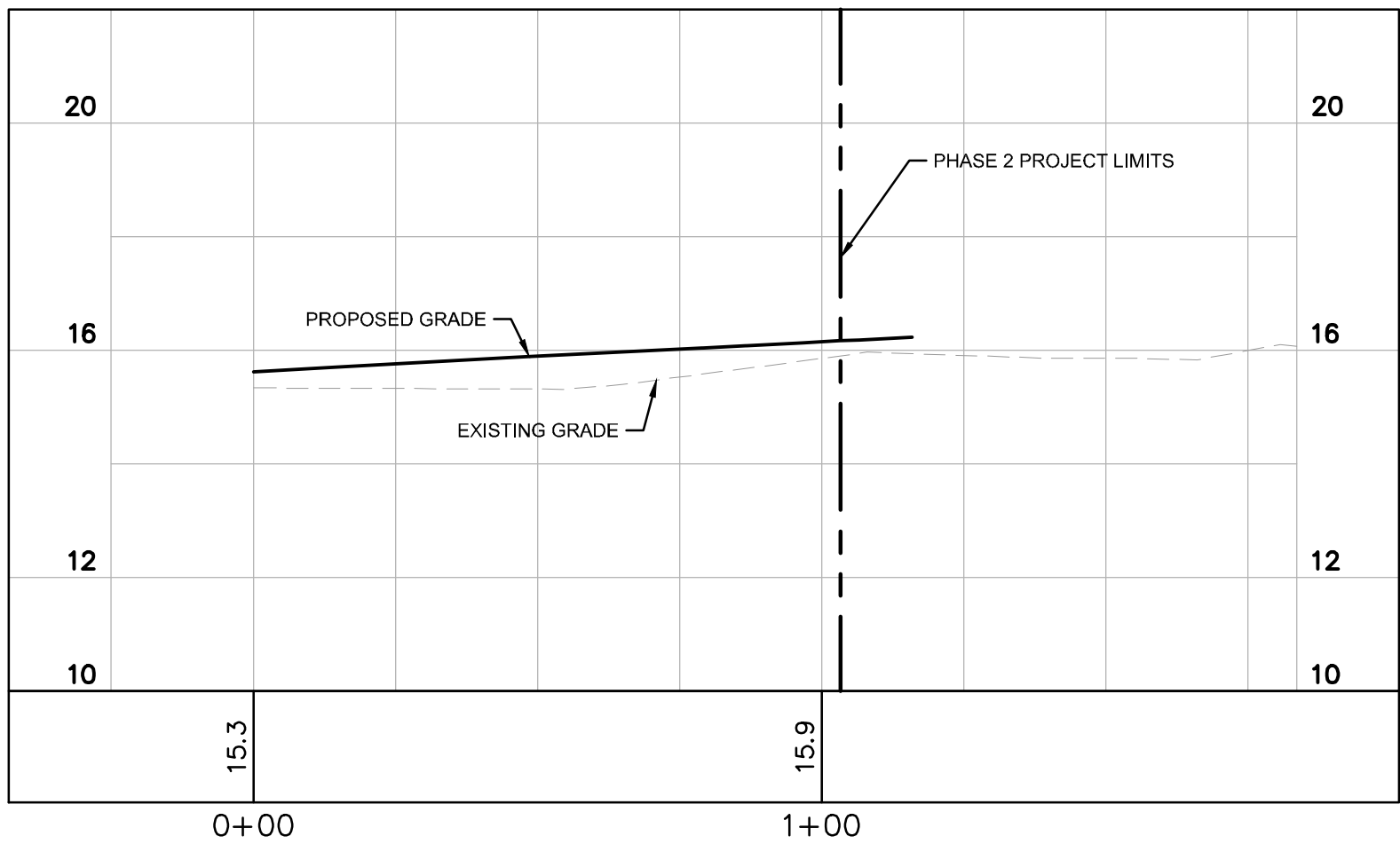
SECTION B-B  
HORIZ: 1"=30'  
VERT: 1"=3'



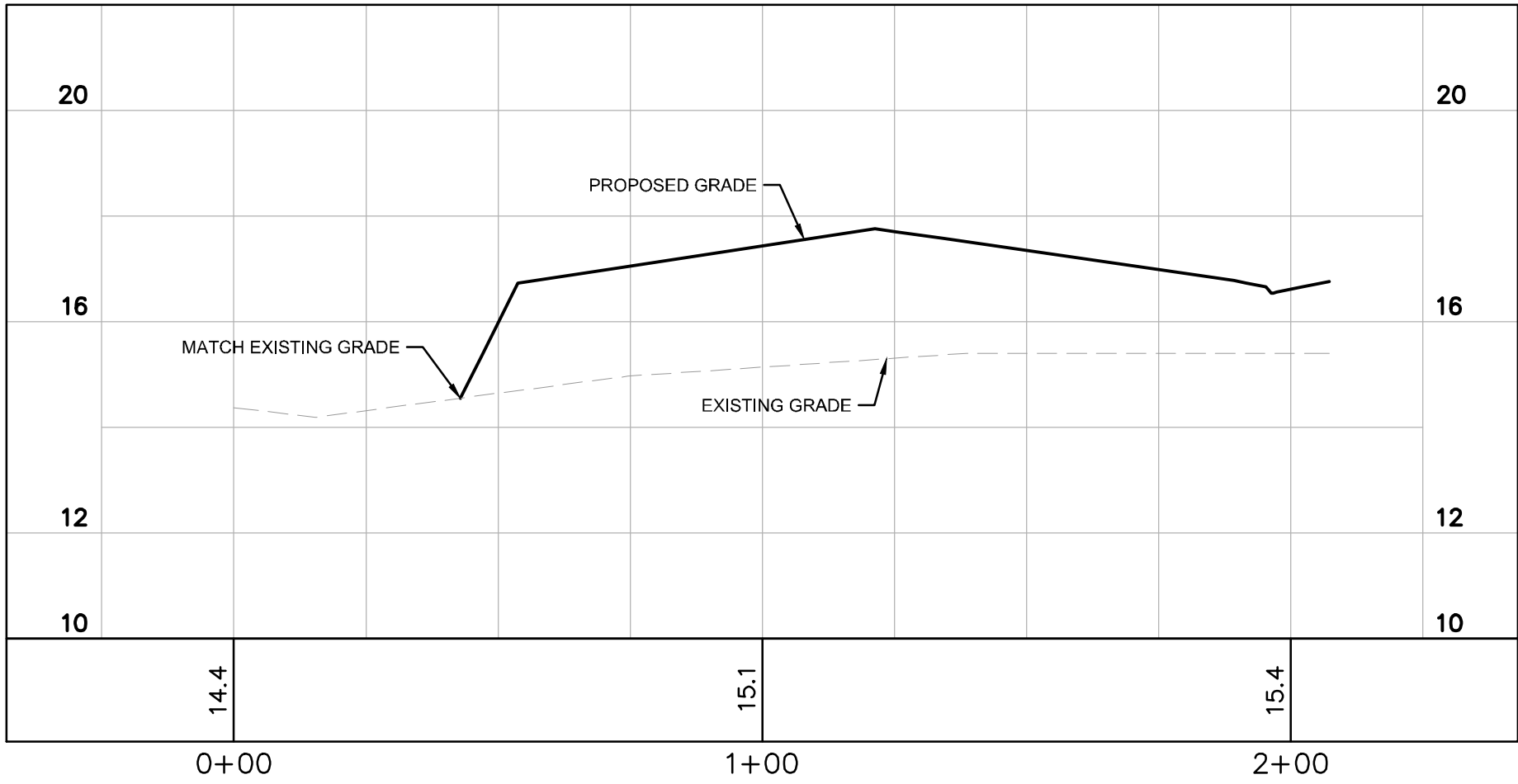
SECTION C-C  
HORIZ: 1"=30'  
VERT: 1"=3'



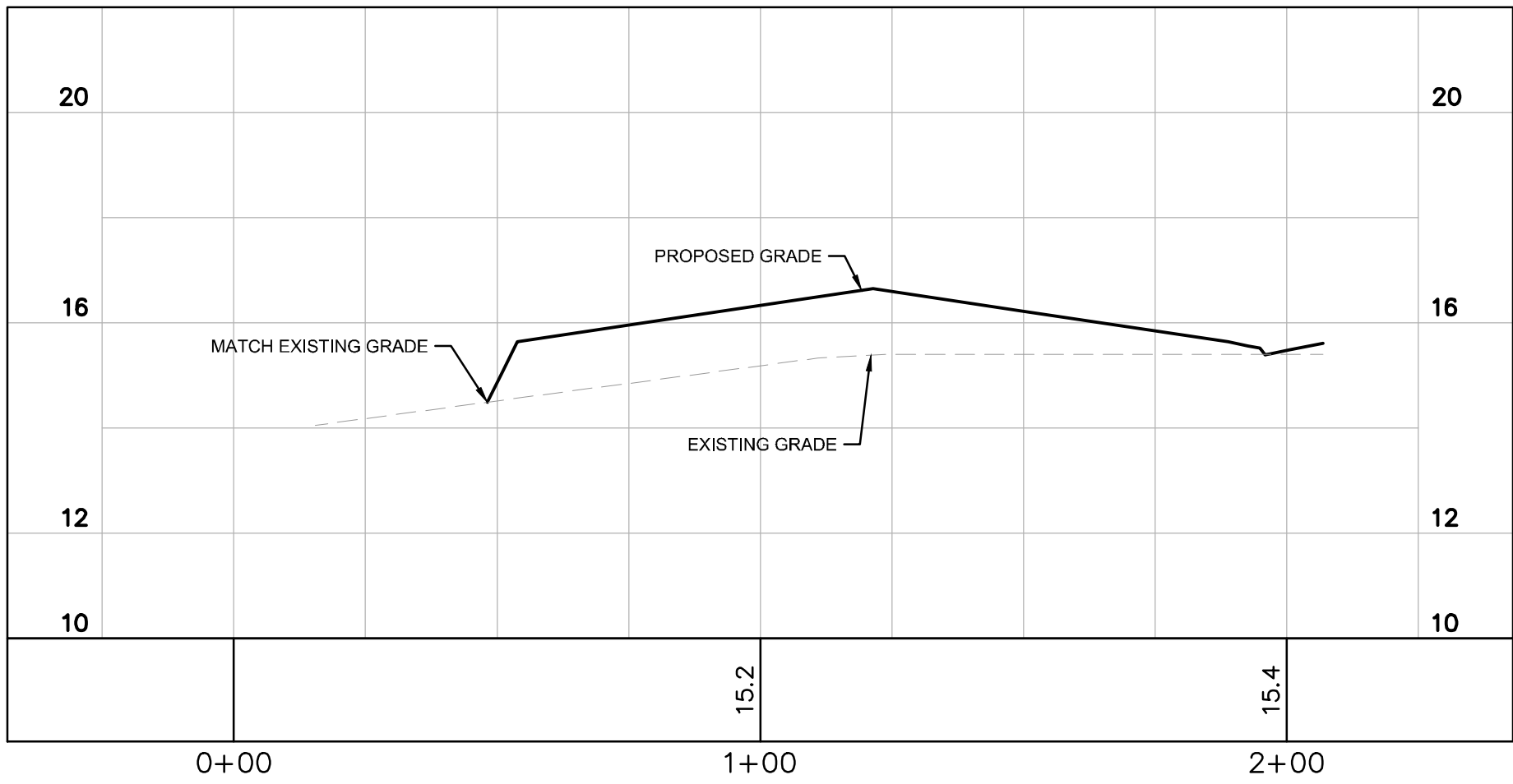
SECTION D-D  
HORIZ: 1"=30'  
VERT: 1"=3'



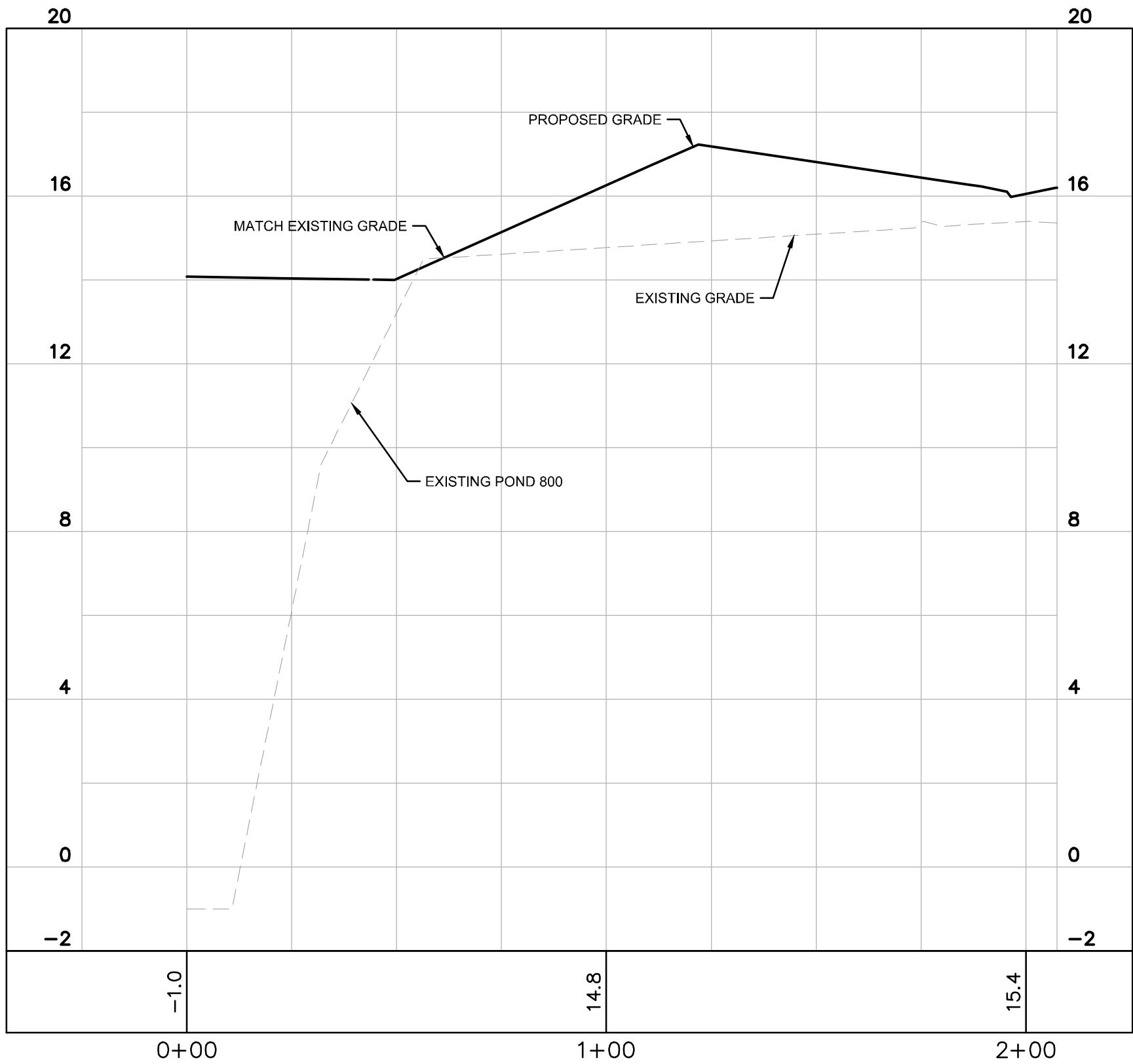
SECTION E-E  
HORIZ: 1"=30'  
VERT: 1"=3'



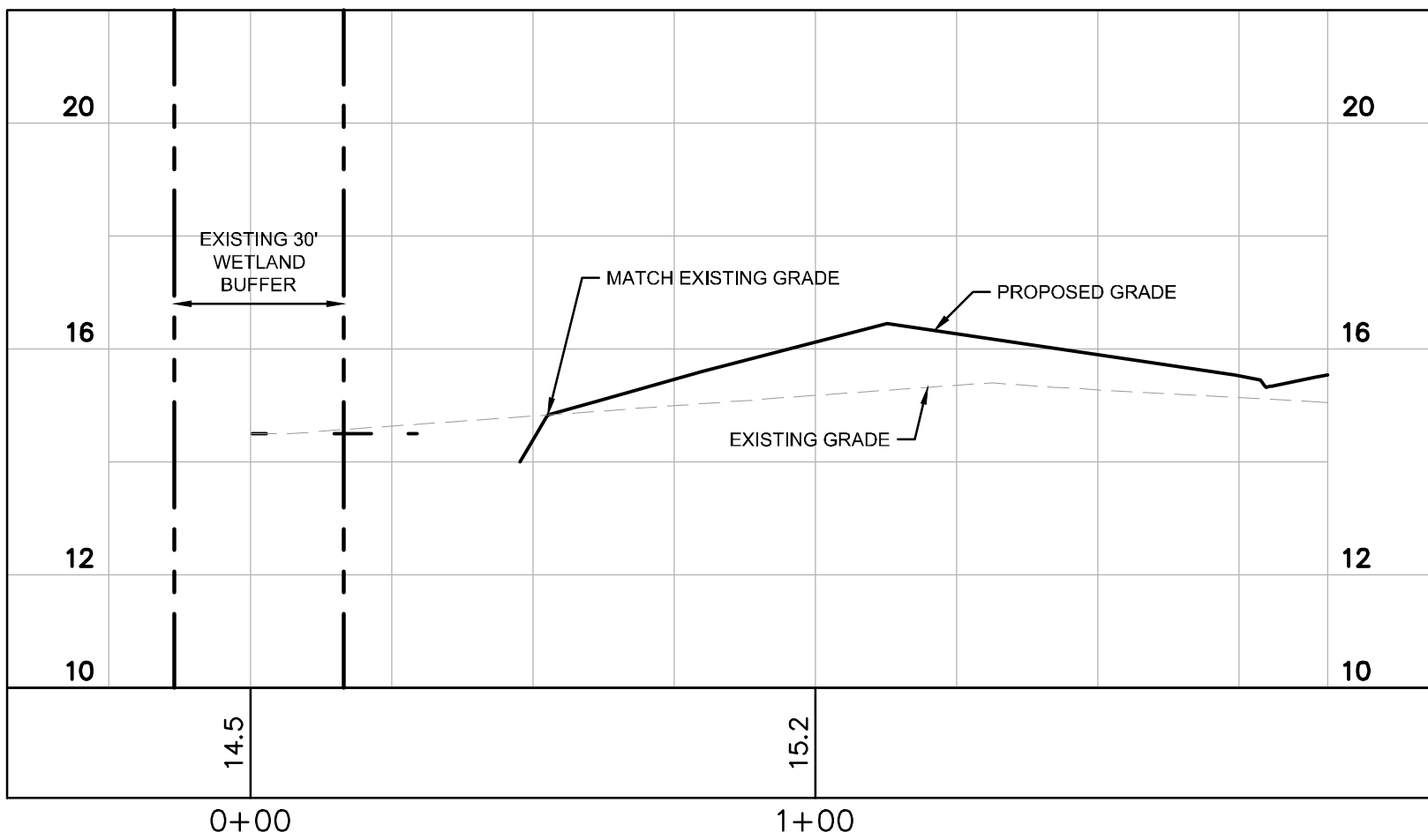
SECTION F-F  
HORIZ: 1"=30'  
VERT: 1"=3'



SECTION G-G  
HORIZ: 1"=30'  
VERT: 1"=3'



SECTION H-H  
HORIZ: 1"=30'  
VERT: 1"=3'



SECTION I-I  
HORIZ: 1"=30'  
VERT: 1"=3'

VISTERA OF VENICE  
PHASE 2  
PREPARED FOR  
VISTERA ASSOCIATES, LLC  
CITY OF VENICE  
FLORIDA

SHEET NUMBER  
B-8

GRADING SECTIONS

KHA PROJECT  
242163006  
DATE  
MAY 2025  
SCALE  
AS SHOWN  
DESIGNED BY  
—  
DRAWN BY  
—  
CHECKED BY  
—  
DATE:  
—

LICENSED PROFESSIONAL  
RYAN R. HOPPE, P.E.  
FLORIDA LICENSE NUMBER  
79400

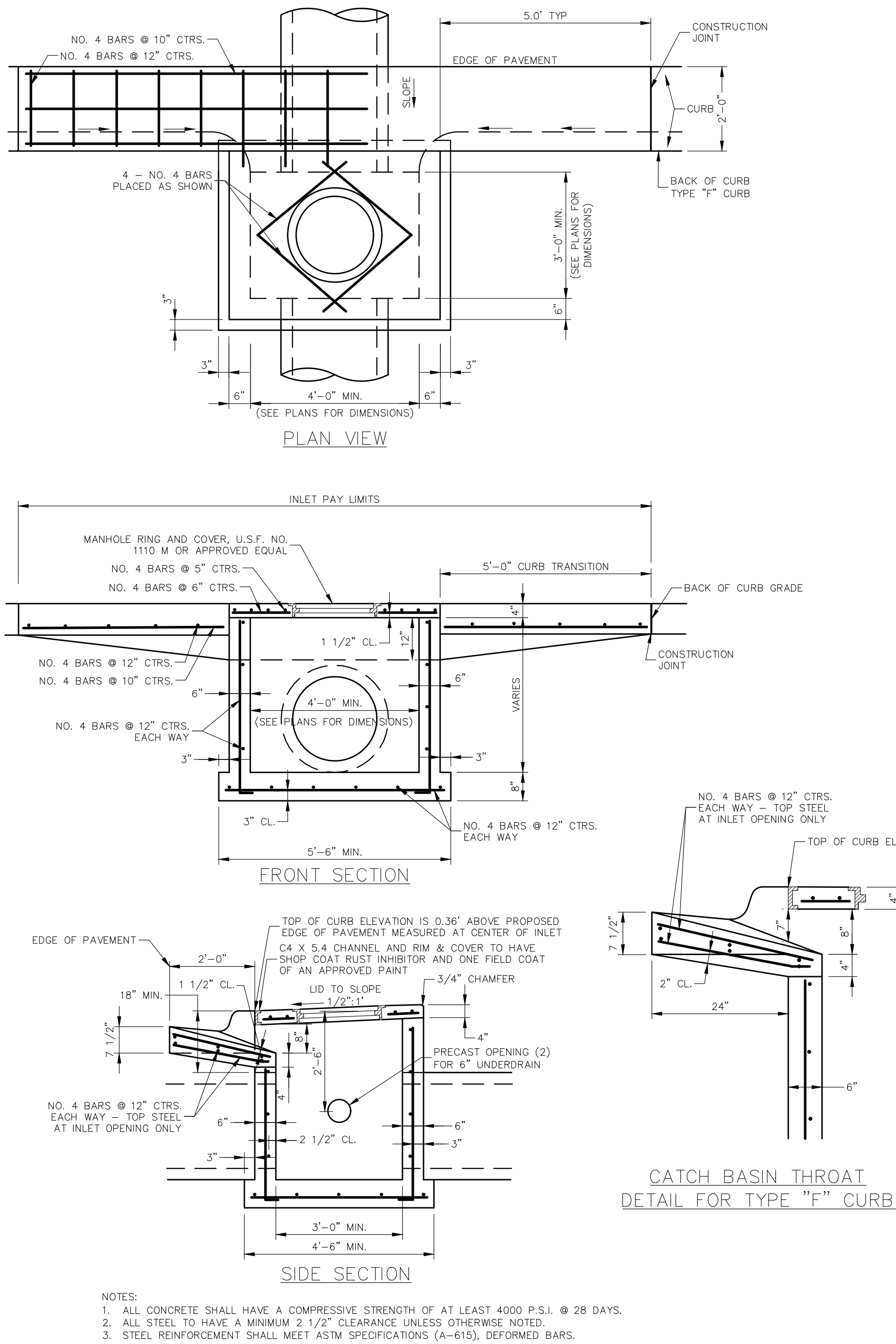
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PHONE: 941-379-7600  
WWW.KIMLEY-HORN.COM  
REGISTRY NO. 35106

REVISIONS

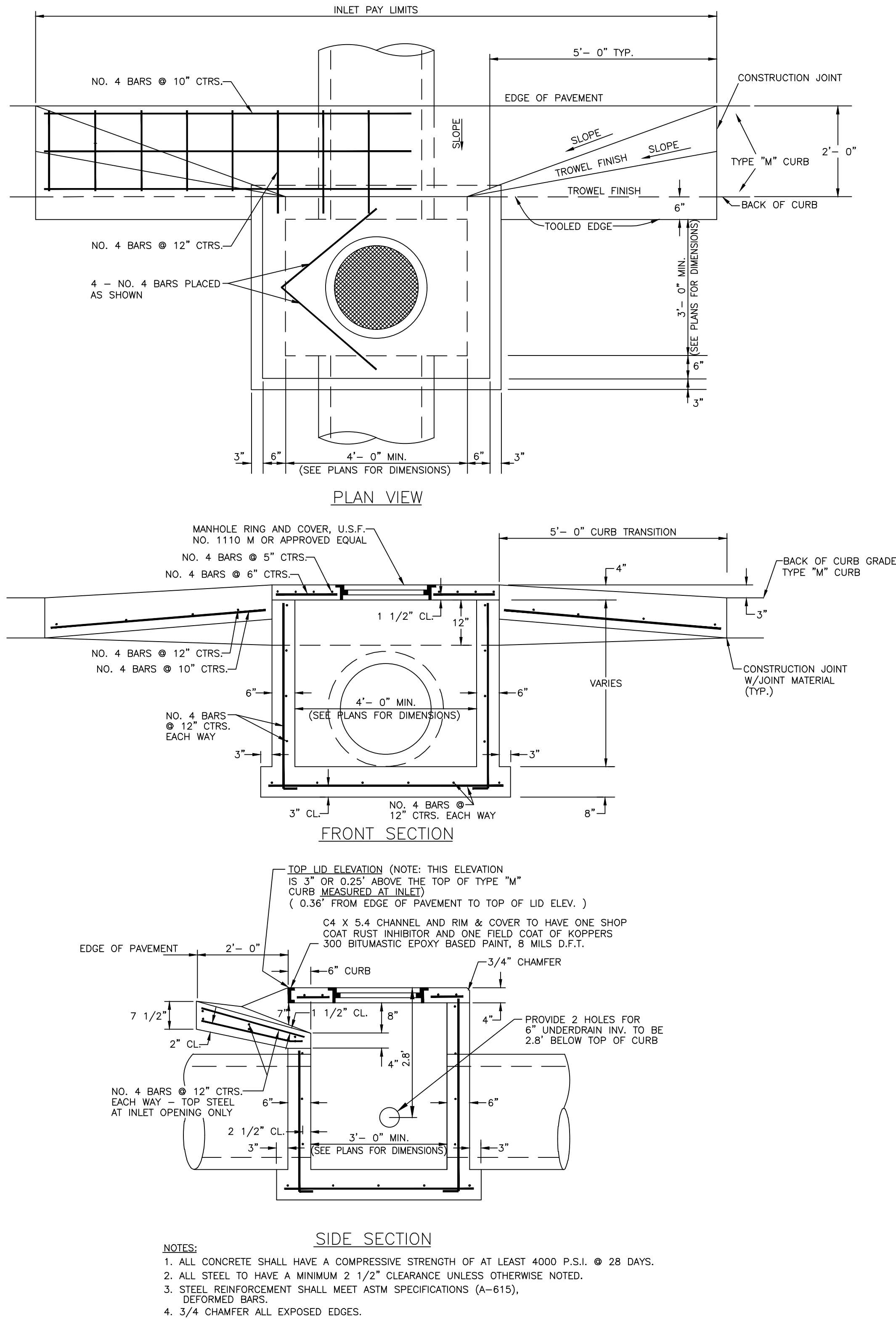
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STANDARD OPEN THROAT DROP INLET  
(TYPE "F" INLET)  
N.T.S.



STANDARD OPEN THROAT DROP INLET  
(TYPE "M" INLET)  
N.T.S.

VISTERA OF VENICE  
PHASE 2  
PREPARED FOR  
VISTERA ASSOCIATES, LLC  
CITY OF VENICE  
FLORIDA

SHEET NUMBER  
B-9

TYPE F AND M INLET  
DETAILS

KHA PROJECT  
242163006  
DATE  
MAY 2025  
SCALE  
AS SHOWN  
DESIGNED BY  
RYAN R. HOPPE, P.E.  
DRAWN BY  
—  
CHECKED BY  
—  
DATE:  
—

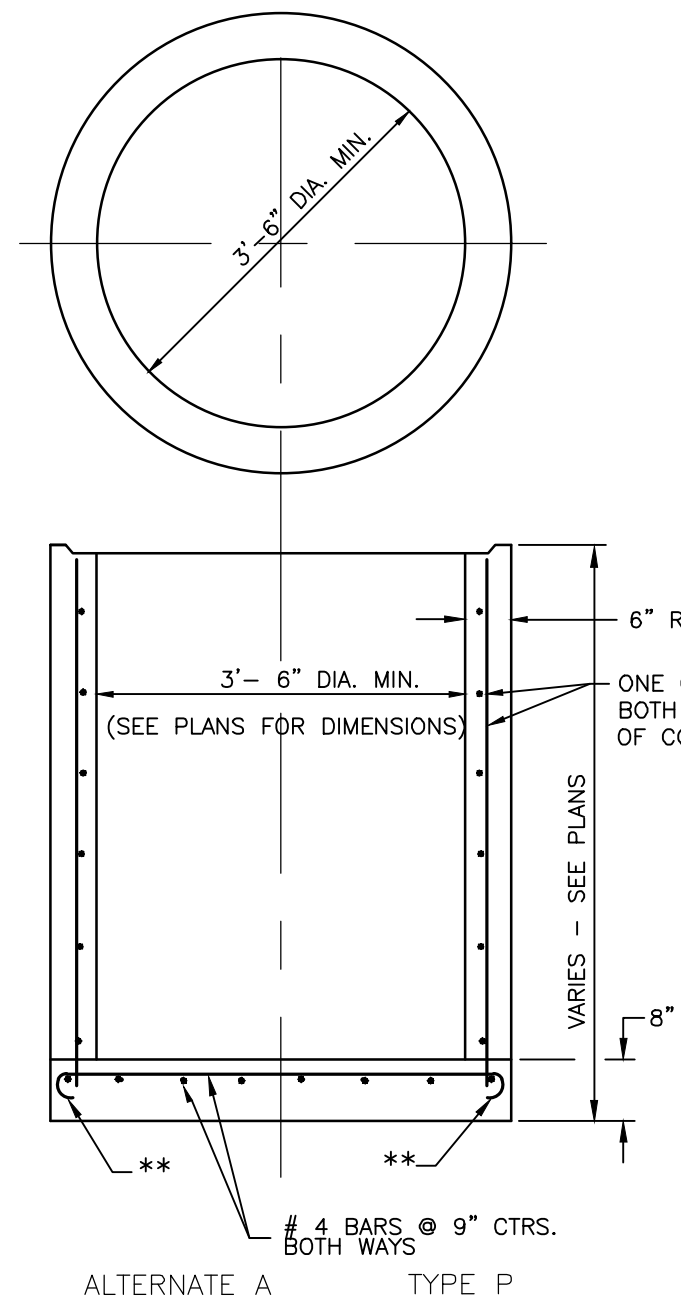
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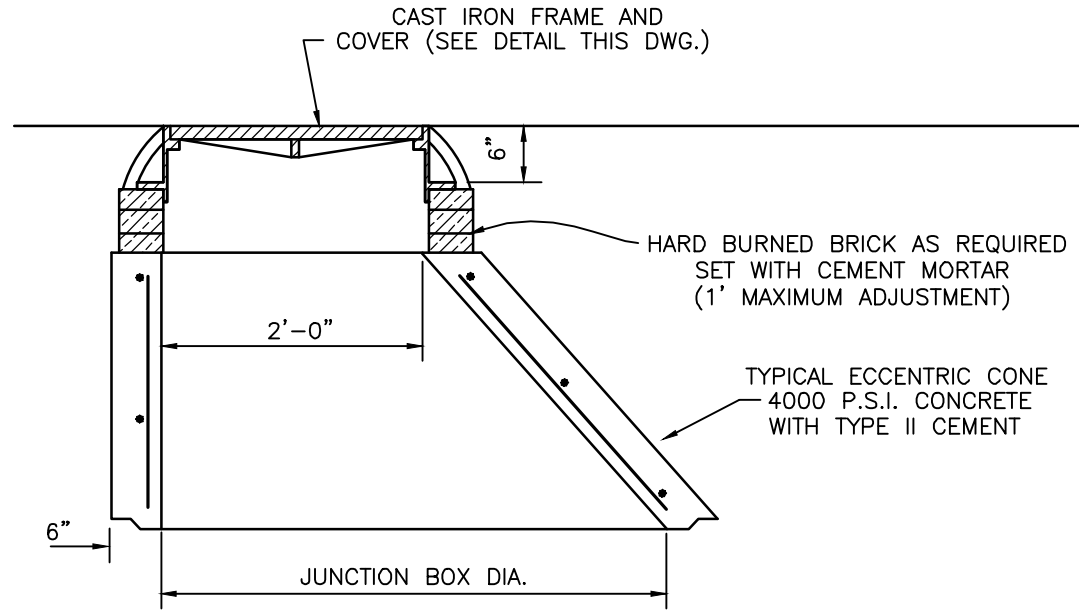
REVISIONS  
No. DATE BY



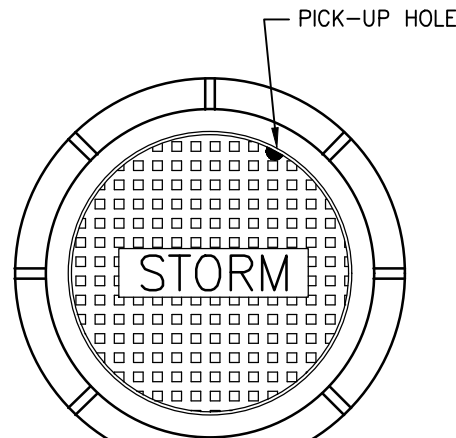
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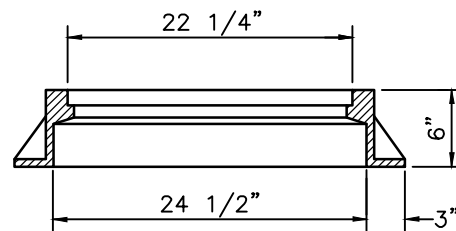
SECTION



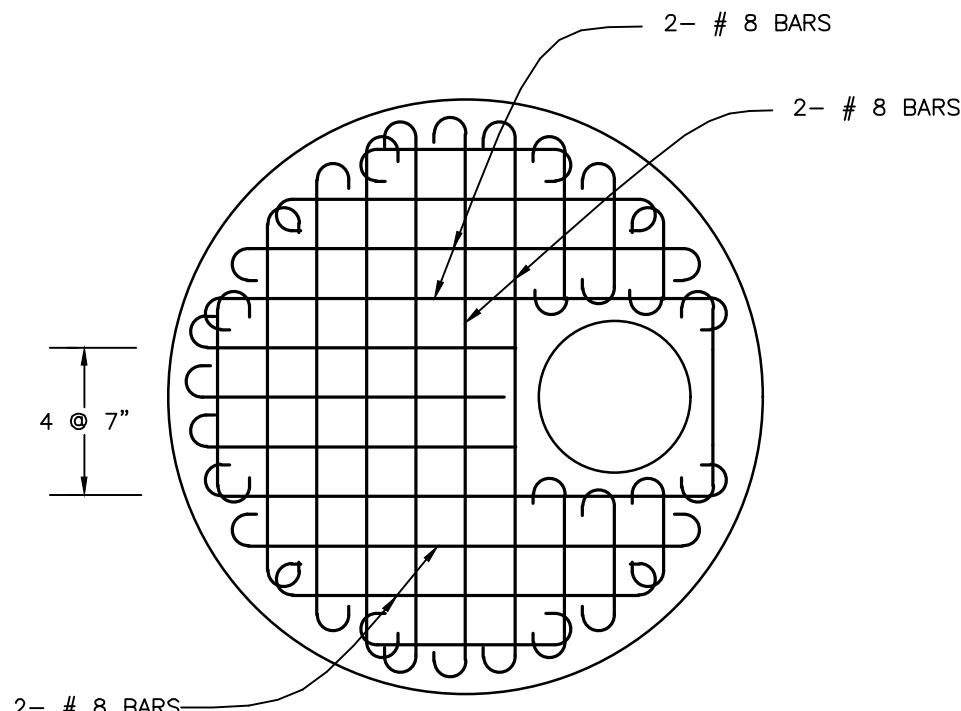
LID SECTION  
TYPE 8 (TRAFFIC) (H-20)



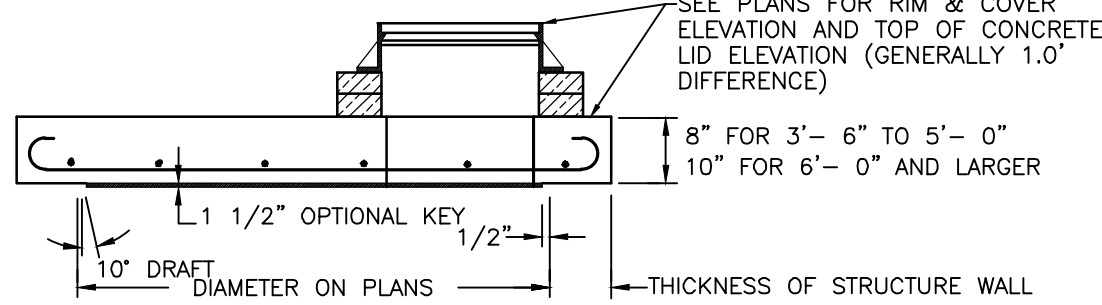
TOP VIEW



FRAME AND COVER SECTION  
U.S. FOUNDRY 170 H OR APPROVED EQUAL  
(WHEEL LOAD H-20)  
1 FIELD COAT OF ASPHALTIC PAINT FOR FRAME AND COVER



LID REINFORCEMENT PLAN

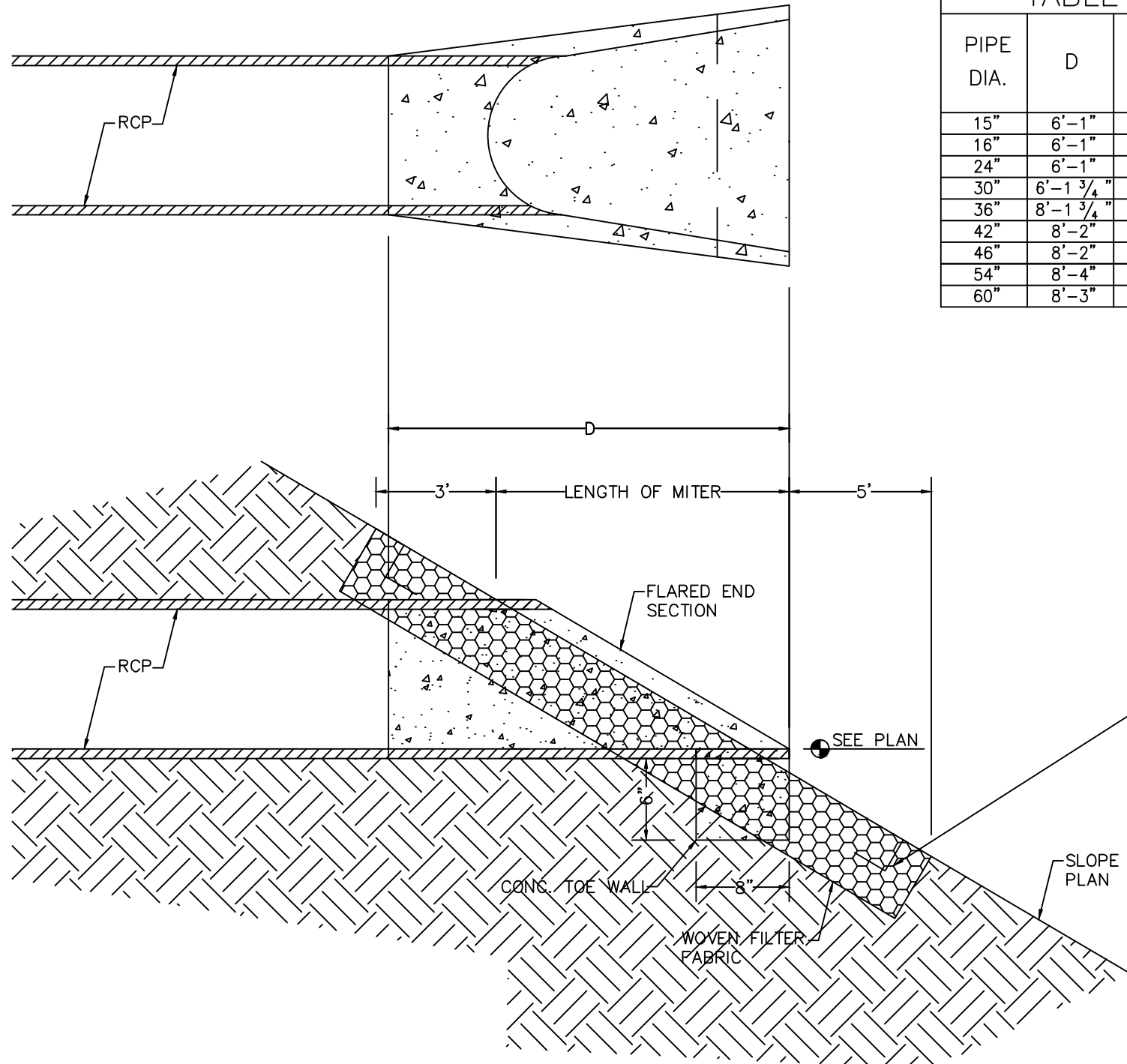


LID SECTION  
TYPE 7-T (TRAFFIC) (H-20)

ALL REINFORCEMENT NO. 6 BARS EXCEPT 6- # 8 BARS SHOWN. BARS SPACED @ 6" CENTERS BOTH WAYS EXCEPT MIDDLE BARS @ 7" CENTERS. ALL BARS WITH ACI STANDARD HOOKS CANTED APPROX. 45°, OR EMBEDDED IN ACCORDANCE WITH THE SLAB REINFORCEMENT DETAIL SHOWN UNDER OPTIONAL CONSTRUCTION JOINTS. SHT.3 OF 6. EXCEPT ALL # 8 BARS AND # 6 BARS AROUND MANHOLE OPENING SHALL BE HOOKED.

- NOTE:
- (1) ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4000 P.S.I. @ 28 DAYS.
  - (2) REINFORCING SHOWN IS THE MINIMUM REQUIRED. IF DIMENSIONS OF BOX REQUIRES ADDITIONAL REINFORCING, IN ORDER TO CARRY DESIGN LOADS, MANUFACTURER SHALL PROVIDE ADDITIONAL REINFORCING AS REQUIRED.

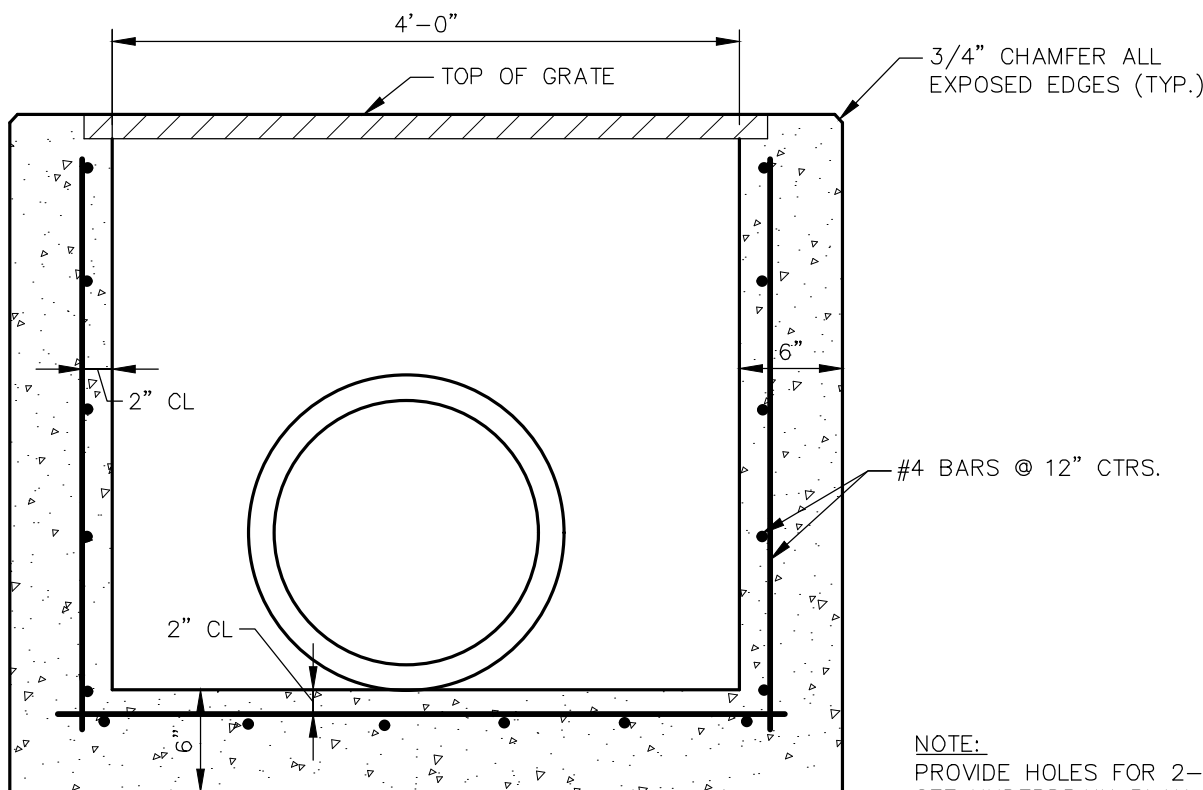
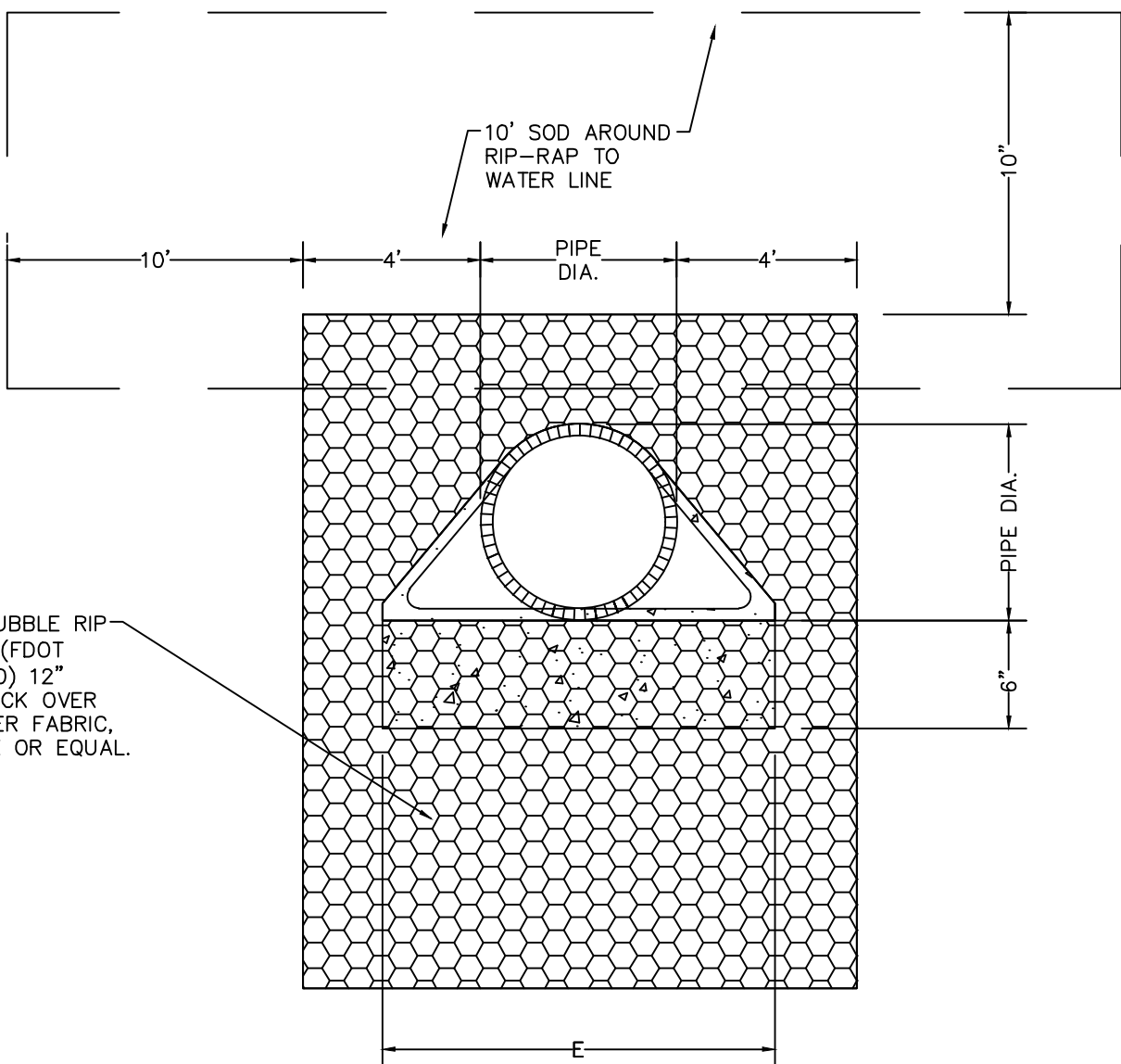
STANDARD JUNCTION BOX  
NTS



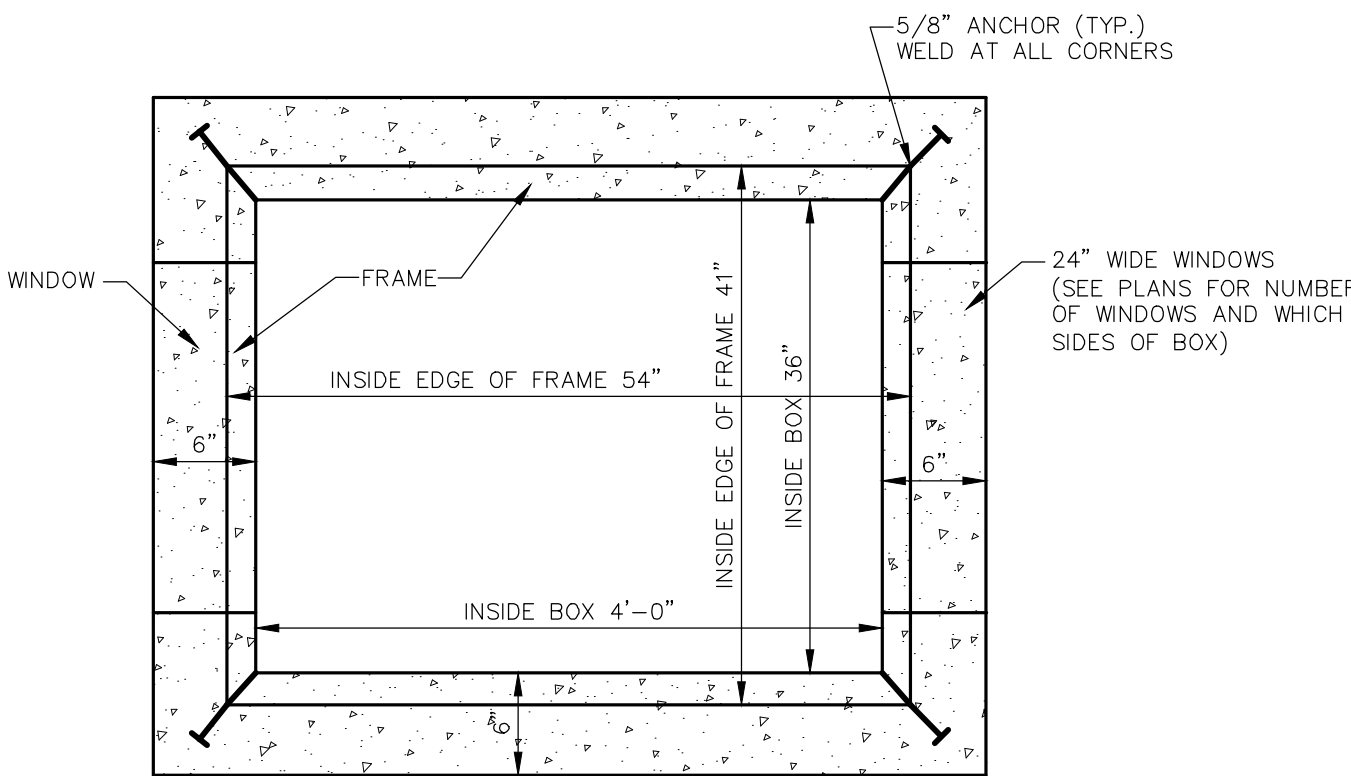
FLARED END SECTION PIPE  
NTS

TABLE		
PIPE DIA.	D	E
15"	6'-1"	2'-0"
18"	6'-1"	2'-6"
24"	6'-1"	4'-0"
30"	6'-1 1/2"	5'-0"
36"	8'-1 1/2"	6'-0"
42"	8'-2"	6'-6"
48"	8'-2"	7'-0"
54"	8'-4"	7'-6"
60"	8'-3"	8'-0"

- NOTES:
1. TYPICAL ALL PIPES INTO LAKES
  2. FLARED END SECTION TO BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 270.
  3. TOE WALL REQUIRED EXCEPT WHEN FLARED END SECTION (F.E.S.) IS BEDDED ON UNDISTURBED ROCK SURFACE.



SECTION

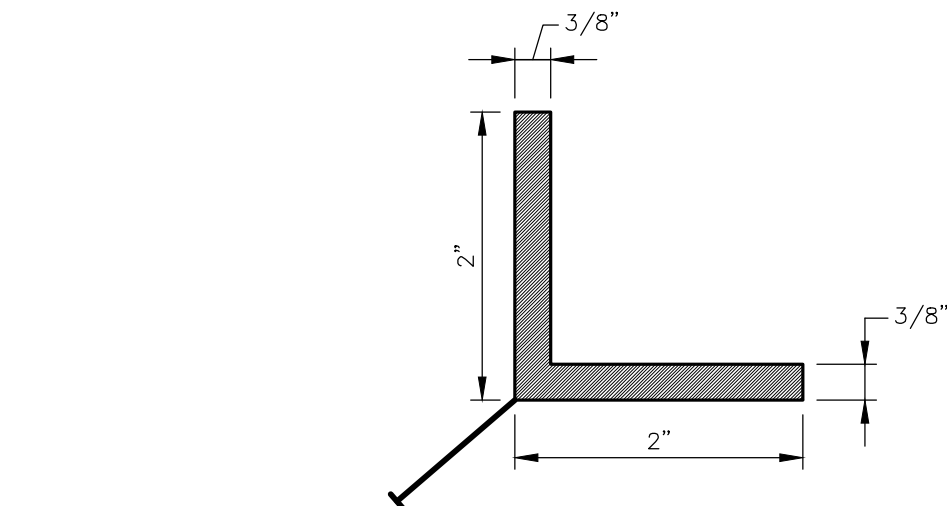


PLAN

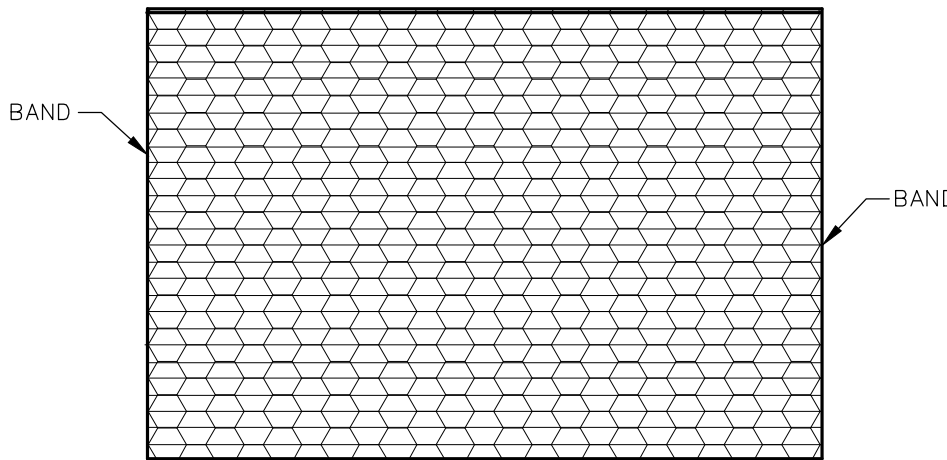
NOTE:  
SEE PAVING, DRAINAGE AND GRADING PLANS FOR PIPE SIZE, DIRECTION AND ELEVATIONS.

GRATED SWALE INLET DETAILS  
N.T.S.

- NOTES:
1. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4000 P.S.I. @ 28 DAYS.
  2. ALL STEEL TO HAVE A MINIMUM 2" CLEARANCE UNLESS OTHERWISE NOTED.
  3. STEEL REINFORCEMENT SHALL MEET ASTM SPECIFICATIONS (A-615), DEFORMED BARS.
  4. ALL INLETS TO HAVE FIELD POURED INVERTS TO ELIMINATE STANDING WATER.
  5. 3/4" CHAMFER ALL EXPOSED EDGES.



STEEL FRAME DETAIL  
(ALL FOUR SIDES WELDED TOGETHER)  
APPLY ASPHALTIC PAINT



STEEL GRATE USF #6615  
APPLY ASPHALTIC PAINT

VISTERA OF VENICE  
PHASE 2  
PREPARED FOR  
VISTERA ASSOCIATES, LLC  
CITY OF VENICE  
FLORIDA

FLARED END  
SECTION AND  
GRATED SWALE  
INLET DETAILS

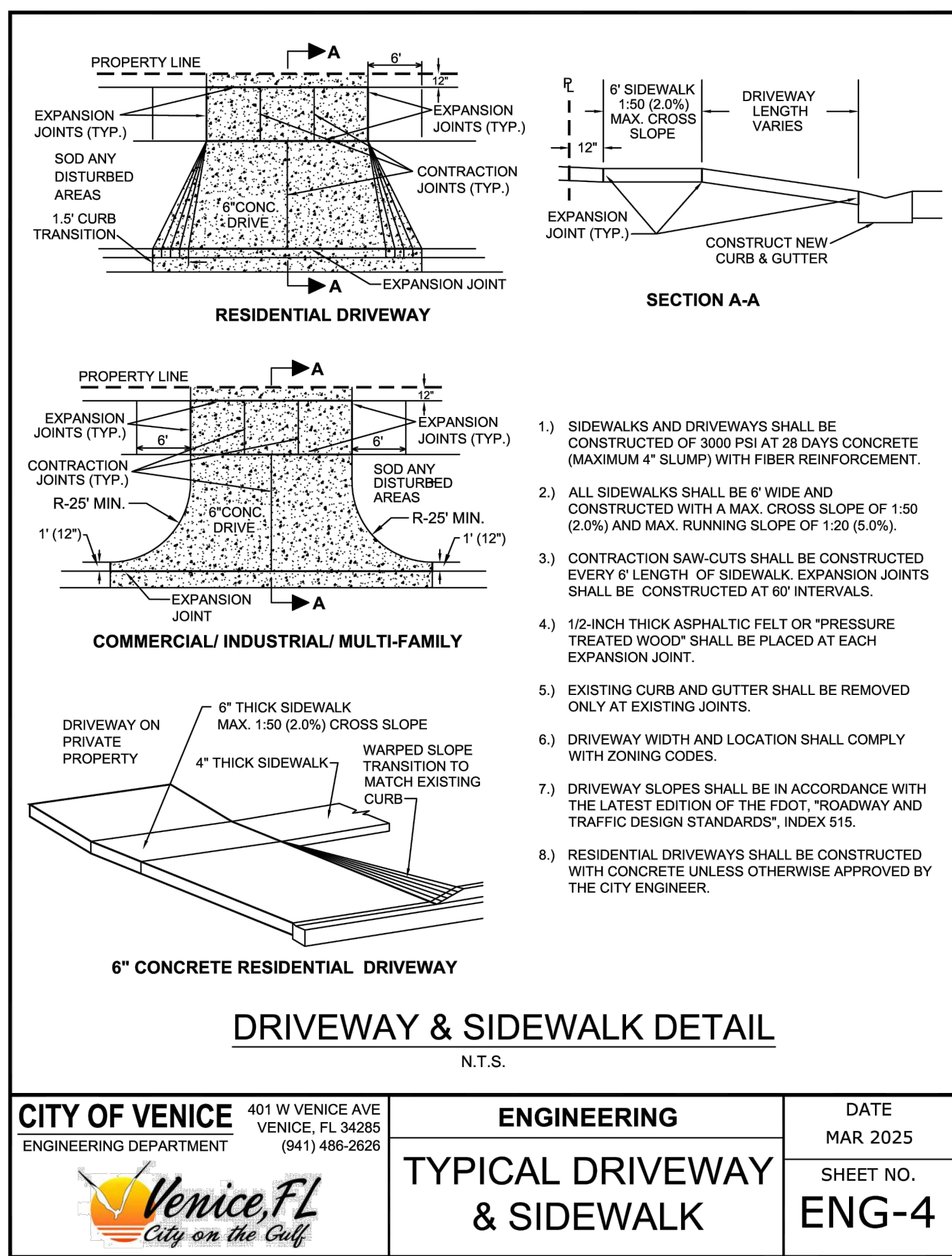
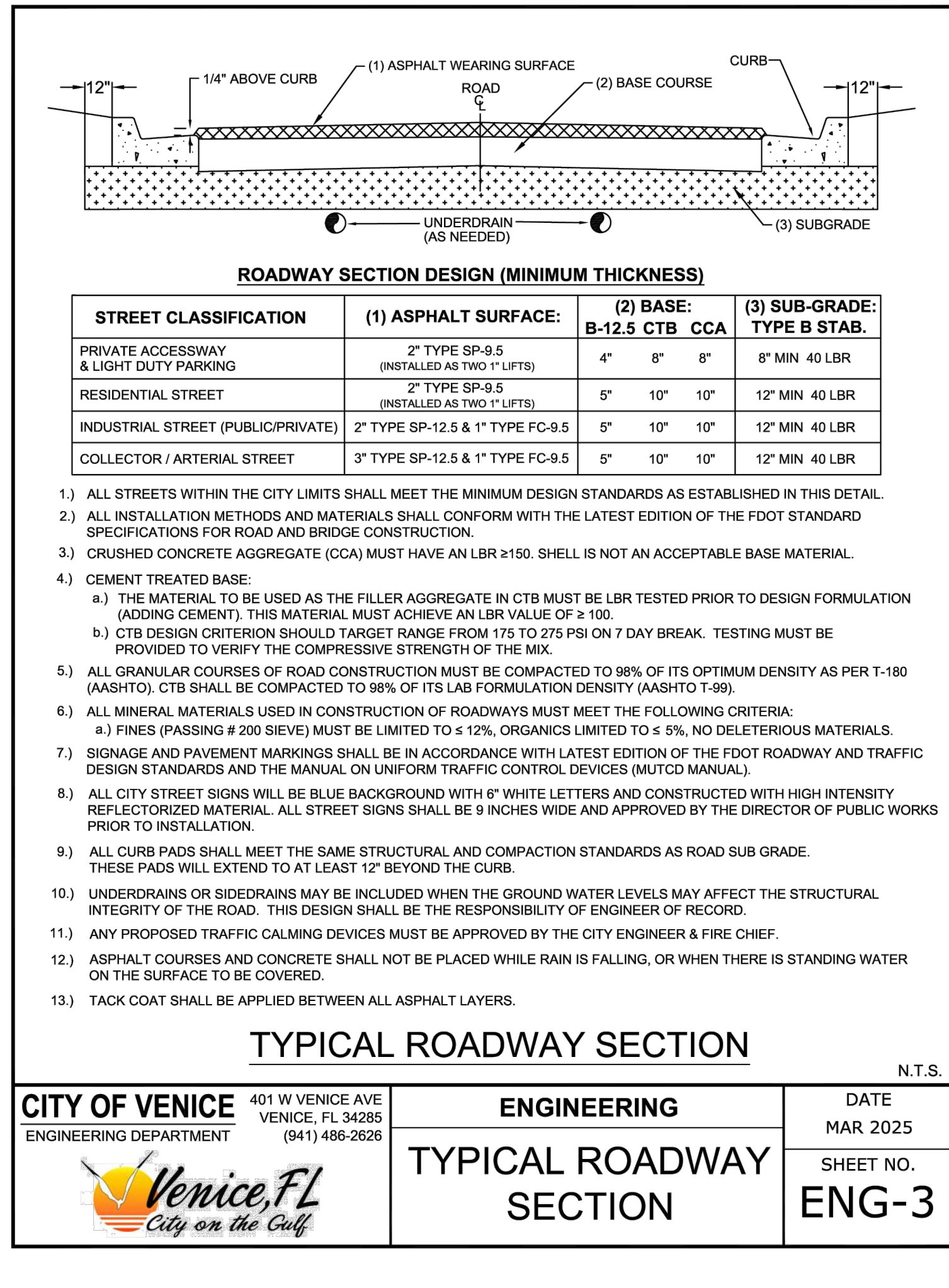
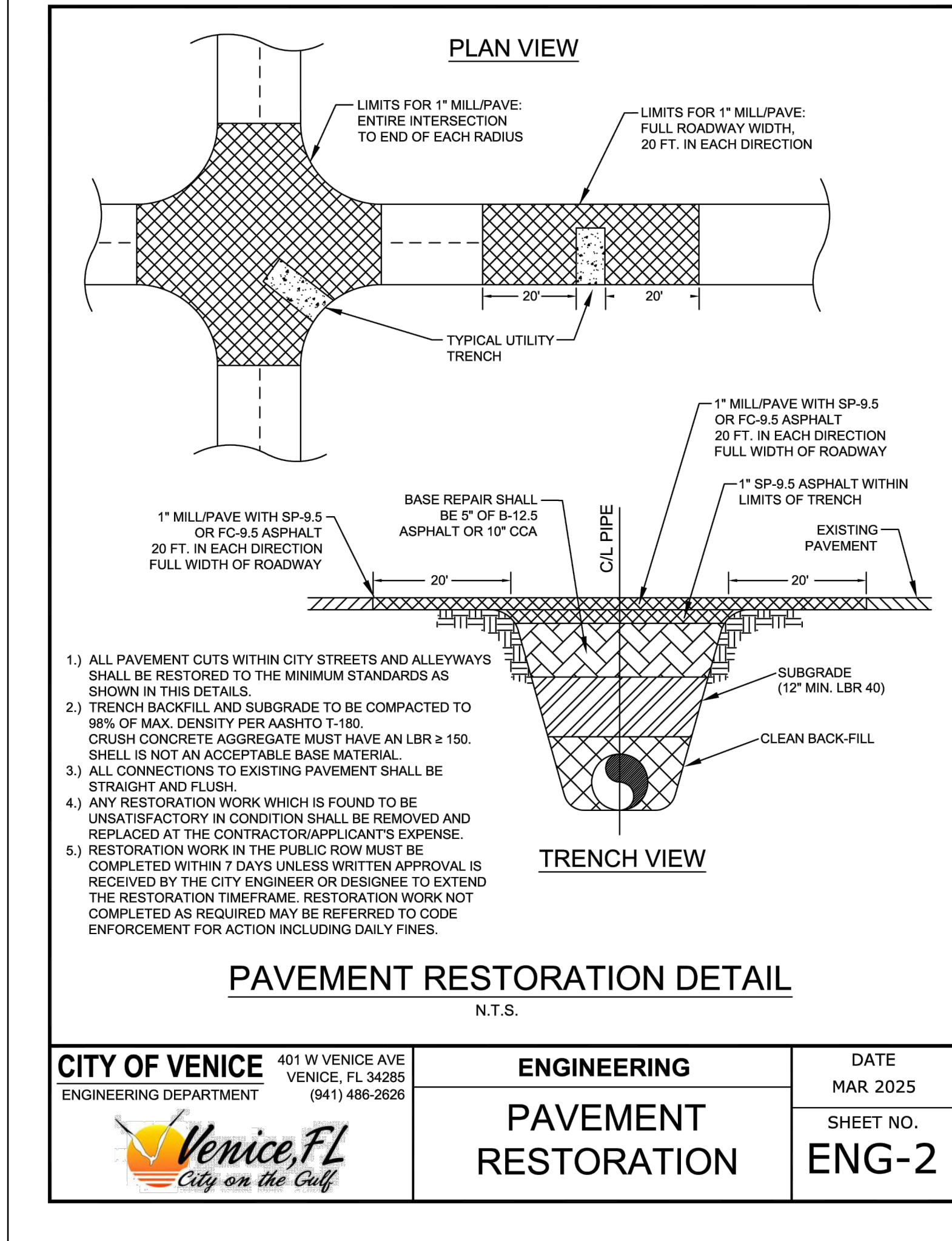
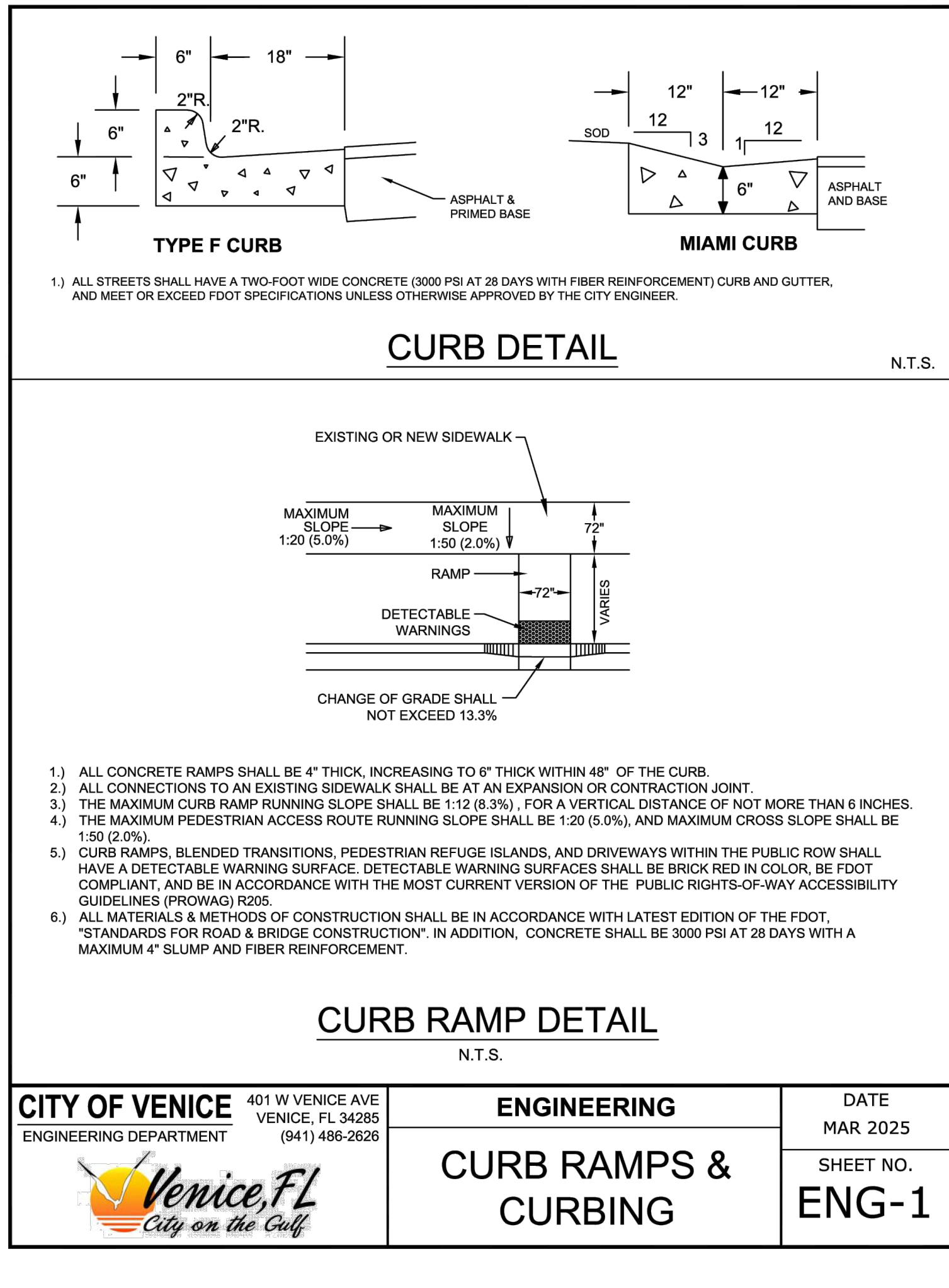
KHA PROJECT  
242163006  
DATE  
MAY 2025  
SCALE  
AS SHOWN  
DESIGNED BY  
KHA  
DRAWN BY  
KHA  
CHECKED BY  
KDS  
DATE: \_\_\_\_\_

LICENSED PROFESSIONAL  
RYAN R. HOPPE, P.E.  
FLORIDA LICENSE NUMBER  
79400

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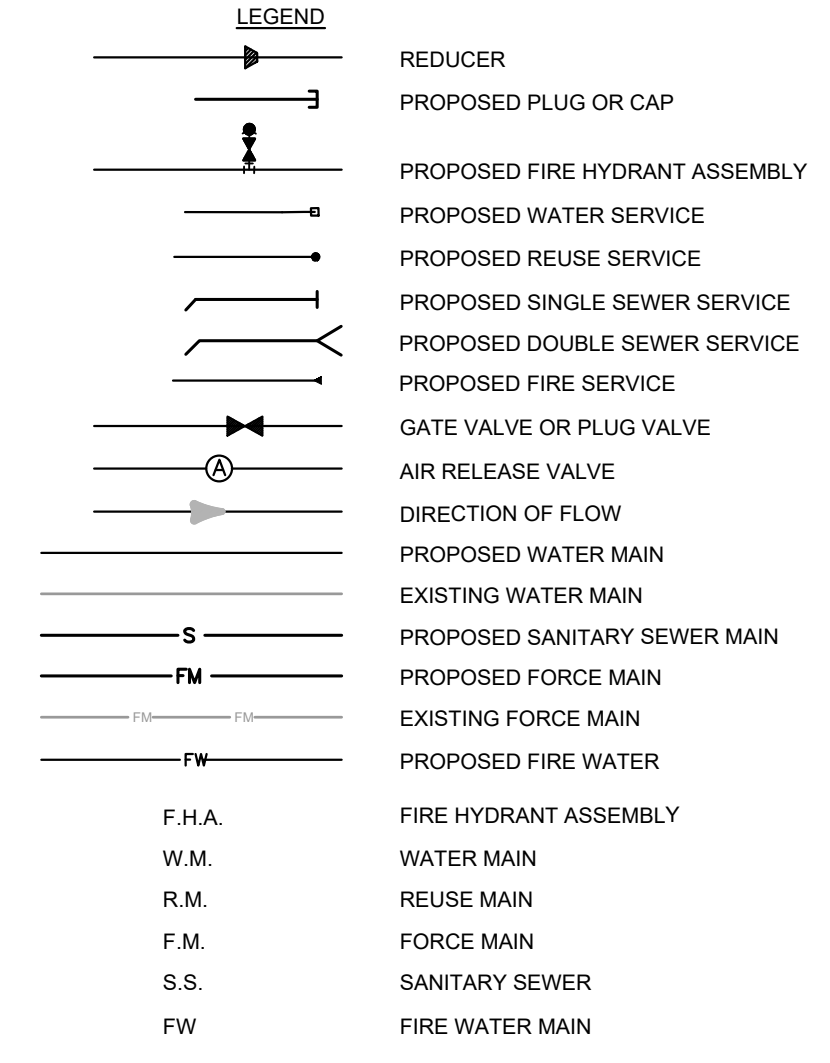
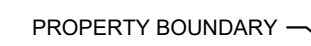
REVISIONS		DATE	BY
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1. ALL UTILITY MAINS SHALL HAVE 3' OF COVER UNLESS OTHERWISE NOTED.
2. ALL WATER, REUSE AND IRRIGATION MAINS 4 INCHES TO 12 INCHES IN DIAMETER SHALL BE PVC, C-900, DR-18, C2, UNLESS OTHERWISE NOTED.
3. ALL ONE INCH (1") AND TWO INCH (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.
4. ALL SANITARY SEWER GRAVITY MAINS SHALL BE PVC, SDR-26, UNLESS OTHERWISE INDICATED.
5. ALL SANITARY SEWER FORCE MAINS SHALL BE PVC, C900, DR-18 UNLESS OTHERWISE INDICATED.
6. PROFILES ARE ROTATED FOR CLARITY.
7. SEE UTILITY DETAIL DRAWINGS FOR WATER, IRRIGATION, REUSE AND SEWER SERVICE TERMINATIONS.
8. SANITARY GRAVITY SEWER PIPE LENGTHS ARE FROM CENTER TO CENTER OF MANHOLES.
9. ALL WATER SERVICES AND CURB STOPS ARE 2", UNLESS OTHERWISE NOTED.
10. THE MAXIMUM ALLOWABLE PIPE DEFLECTION IS 75% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION.
11. FIELD DEFLECT MAINS TO CLEAR BEHIND INLETS WHERE REQUIRED AND MAINTAIN MINIMUM SEPARATION.
12. ALL SINGLE AND DOUBLE WATER SERVICES UNDER ROADWAYS ARE TO BE SLEEVED.
13. PIPE JOINTS SHALL BE RESTRAINED AS PER DETAILS AND NOTES ON DRAWING C-12, DETAIL U-7.
14. PROFILE GRADE IS THE CENTERLINE OF PAVEMENT GRADE AND/OR ITS EXTENSION TO THE CONTROL LINE OF RW (BASELINE).
15. ALL VALVE COVERS AND/OR PADS THAT ARE WITHIN, ADJACENT TO OR IN CLOSE PROXIMITY TO SIDEWALK SHALL BE ADJUSTED TO MATCH SIDEWALK GRADES.
16. ALL FIRE HYDRANT ASSEMBLIES SHALL INCLUDE A 6" GATE VALVE WHICH SHALL BE LOCATED AT THE TEE.
17. UTILITY SYMBOLS ON THE PLAN MAY APPEAR LARGER THAN ACTUAL SIZE OR MOVED FROM INTENDED LOCATION FOR CLARITY. UTILITY APPURTENANCES ARE TO BE INSTALLED PER DETAILS IN PLAN SET OR REFERENCED STANDARD DETAILS.

**Kimley»»Horn**  
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1800 SECOND STREET, SUITE 900, SARASOTA, FL 34236  
PHONE: 941-379-7600  
WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106

# MASTER UTILITY PLAN

VISTERA OF VENICE  
PHASE 2  
PREPARED FOR  
VISTERA ASSOCIATES, LLC  
CITY OF VENICE  
FLORIDA