

Legend

PROPERTY BOUNDARY ——————— LANDSCAPE BUFFER ---- SIDEWALK EASEMENT — — BUILDING SETBACK CONCRETE SIDEWALK CONCRETE PAVE,EMT CURB RAMP, ALPHA-IDENTIFICATION CR-E SEE FDOT INDEX 522-002

## **Site Data Table**

ZONING: EXISTING LAND USE: SINGLE FAMILY DETACHED PROPOSED LAND USE: MEDICAL OFFICE BUILDING FLOOD ZONE: DATED: 03/27/2024 12115C0243G FEMA PANEL NUMBER: 217,950 SF TOTAL PARCEL AREA: 5.00 ACRES 18,000 BUILDING FOOTPRINT AREA GROSS BUILDING AREA: 54,000 0.248 MAX per JPA/ILSBA is 0.5 Floor area ratio: NUMBER OF FLOORS: 46' MAX WITH HEIGHT BUILDING HEIGHT: 43'-4" PROPOSED EXCEPTION FOR OPI TOTAL PERVIOUS AREA (INCLUDING PONDS) 80,604 1.85 ACRES 137,346 SF 3.15 ACRES TOTAL IMPERVIOUS AREA

216 STALLS @ 4 STALLS PER 1,000 SF

STANDARD (9'x18') & (10'x18'): ACCESSIBLE (12'x18') W/ 5' ACCESS AISLE: 13 STALLS TOTAL PARKING PROVIDED: STALLS

2 LOADING SPACES PROVIDED 10' X 40' REQUIRED, 18' X 40' PROVIDED BUILDING TO BE SPRINKLED

REQUIRED PARKING:

PROPOSED PARKING

## **Signage & Striping Notes**

- ALL PAVEMENT MARKINGS AND STRIPING EXCEPT FOR STANDARD PARKING STALL LINES - MUST BE THERMOPLASTIC IN COMPLIANCE WITH SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- STANDARD PARKING STALL LINES MAY USE PAINT IN COMPLIANCE WITH SECTION 710 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- RETRO-REFLECTIVE PAVEMENT MARKERS MUST BE PLACED IN ACCORDANCE WITH THE PLANS AND FDOT STANDARD INDEX, LATEST EDITION.
- 4. 24" STOP BARS REQUIRED AT ALL STOP SIGN LOCATIONS. STOP BAR MUST BE LOCATED FOUR FEET BEHIND CROSSWALK WHERE PRESENT. STOP SIGNS SHALL BE PLACED IN LINE WITH STOP BARS.
- 5. ALL PROPOSED CROSSWALKS MUST BE COMPLIANT WITH ACCESSIBILITY STANDARDS.
- 6. ALL STRIPING AND SIGNAGE PER FDOT STANDARDS AND SPECIFICATIONS MANUAL LATEST EDITION (INDEX NO. 711-001), MUTCD AND THE CITY OF VENICE ROAD CONSTRUCTION SPECIFICATIONS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE REQUIREMENTS.

#### **Site Plan Notes**

- 1. ALL CURB AND EDGE OF PAVEMENT RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- 2. SIGN POSTS MUST BE INSTALLED IN COMPLIANCE WITH FDOT INDEX 700-010.
- ALL SIGNS REQUIRED TO HAVE 7' VERTICAL CLEARANCE FROM THE BOTTOM OF SIGN

### Sign Legend

No	M.U.T.C.D.	Specif	ication	Doss	
No.	Number	Width	Height	Desc.	
1	R1-1	30"	30"	STOP	
2	R6-2	18"	24"	ONE WAY	
3	R5-1	24"	24"	DO NOT ENTER	

#### Site Keynote Legend

NO.	DESCRIPTION
S100	6" THICK CONCRETE PAVEMENT, SEE DETAIL 05/C6.00
S101	END CURB, PROVIDE 3' STRAIGHT END TRANSITION, SEE DETAIL 03/C6.01
S102	CITY OF VENICE TYPE "D" CURB, SEE DETAIL 09/C6.00
S103	DUMPSTER ENCLOSURE, SEE ARCH PLANS
S104	6" WHITE PAINT STRIPE
S105	9'x18' STANDARD PARKING SPACES
S106	10'x18' STANDARD PARKING SPACES
S107	12'x18' ACCESSIBLE PARKING SPACES & SIGN, SEE DETAILS 06 & 08/C6.00
S108	CONCRETE SIDEWALK, SEE DETAIL 04/C6.00
S109	CROSSWALK STRIPING, SEE DETAIL 07/C6.00
S110	ASPHALT PAVEMENT, SEE DETAIL 01/C6.00
S111	SOLID WHITE DIRECTIONAL ARROWS
S112	24" WIDE WHITE THERMOPLASTIC STOP BAR
S113	DECORATIVE BOLLARDS, SEE HARDSCAPE PLANS Lx.xx
S114	DECORATIVE CONCRETE FINISH, SEE HARDSCAPE PLANS LX.XX
S115	CONCRETE FLUME, SEE DETAIL 04/C8.00



501 E Kennedy Boulevard Suite 1010 Tampa, FL 33602 813.327.5450 Certificate of Authorization

Number FL #3932

#### **Height Exception Data**

INISHED FLOOR ELEVATION	17.5'
ASE FLOOD ELEVATION	14.49' PER STORMWATER CALCULATIONS
LOOD DESIGN CLASS 4	BFE + 2'
UILDING USE	AMBULATORY SURGERY CENTE
/ENICE OPI MAX	46'
ROPOSED HEIGHT	44'-4"



#### **Benchmark Notes**

Elevations shown hereon refer NAVD88, based on NGS Bench Mark # L 699 published elevation =12.00 feet (NAVD 88)

# Flagship Venice MOB

2695 Curry Lane Nokomis, FL 34275

No. Revision	Date	Appvd			
Designed by	Checked by				
EG	ST				
Issued for	Date				
Permit Plans	Διιαιι	August 2025			

# Site Plan

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