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GENERAL NOTES:

- 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 NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT. CONVERSION FACTOR: NAVD 1988 + 1.11 FT = NGVD 1929.
- 4. ALL AREAS DESIGNATED AS "PRESERVE OR CONSERVATION" TO BE CLEARLY DELINEATED PRIOR TO CONSTRUCTION.

GENERAL CONSTRUCTION NOTES:

- 1. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER OR CITY OF VENICE.
- 2. ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
- 3. IT IS THE INTENT OF THE OWNER THAT CERTAIN TREES BE DESIGNATED TO BE SAVED AND PROTECTED BY THE CONTRACTOR. IT IS ASSUMED THESE TREES ARE HEALTHY AND ARE EXPECTED TO BE PART OF THE LANDSCAPE DEVELOPMENT. THEREFORE, IF ANY TREE(S) DAMAGED BY CONSTRUCTION OPERATION OR BY OTHER MEANS (EXCLUDING LIGHTNING, WINDSTORM AND OTHER ACTS OF GOD) PERISHES WITHIN THE CONSTRUCTION PERIOD, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THOSE TREES. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL OR MACHINERY REQUIRED TO REMOVE SAID TREE(S). EXOTIC VEGETATION (E.G., MELALEUCA AND BRAZILIAN PEPPER) EXISTING WITHIN THE PROJECT AREA SHALL BE REMOVED AND PROPERLY DISPOSED OF IN AN APPROVED LANDFILL.
- 4. 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 DRAIN LINE OF TREES TO REMAIN AND BE PRESERVED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
- 5. LAY SOD AROUND ALL INLETS, MITERED ENDWALLS, HEADWALLS, SWALES, LAKE SLOPES, AND TWO FEET (2) WIDE STRIP ADJACENT TO ALL CURBING, AND AS DIRECTED BY THE ENGINEER. ALL PROPOSED GROUND ELEVATIONS ARE FINISHED SOD ELEVATIONS. FINISH EARTHWORK GRADING WILL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR SOD THICKNESS. SODDING INCLUDES MAINTAINING SLOPES AND SOD UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST. ALL EROSION SILTATION AND MAINTAINING GRADES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THEN.
- 6. CALL "SUNSHINE" (1-800-432-4770), COMCAST, FPL, CITY OF VENICE UTILITIES DEPARTMENT, TECO, AND FRONTIER PRIOR TO CONSTRUCTION AND CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
- 7. ALL UTILITY LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO MAN-HOLES, CLEANOUTS, SEWER AND WATER SERVICES, VALVES, FIRE HYDRANTS AND INLETS WILL BE CONSTRUCTED TO ALIGNMENT AND LOCATIONS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- 8. CLEARING, GRUBBING, STRIPPING, AND COMPACTION WILL BE INSPECTED BY THE ENGINEER PRIOR TO FILLING.
- 9. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, CONSERVATION/PRESERVE AREAS, EXISTING LAKES & WATERWAYS WITHIN AND ADJOINING THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRICADES AND/OR SILT BARRIERS. TREE PROTECTION BARRICADES SHALL MEET THE STANDARDS OF THE CITY OF VENICE. SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "BEST MANAGEMENT PRACTICES PLAN" AND THE "BMP DETAILS" SHOWN ON DWGS. B-1 THROUGH B-2 OF THE FULL CIVIL CONSTRUCTION PLANS. THE ENGINEER WILL DETERMINE THE EXTENT AND TYPE OF PROTECTIVE MEASURES TO BE CONSTRUCTED FOR PROTECTION OF CONSERVATION/PRESERVE AREAS. THE ENGINEER SHALL BE NOTIFIED WHEN PRESERVE AREA BARRICADES AND BARRIERS ARE IN PLACE.
- 10. THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
- 11. ALL DRAINAGE PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 280, SHEET 1.
- 12. ROADWAY AND DRAINAGE STRUCTURES SHALL MEET FDOT 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 WITHIN THE COMPREHENSIVE PLAN AS A CONSERVATION AREA OR PRESERVE. ALL ACTIVITIES INVOLVING FILLING, EXCAVATING, WELL DRILLING, ALTERING VEGETATION (INCLUDING TRIMMING OF BOTH TREES AND UNDERSTORY) AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN PRESERVATION AREAS. UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM RESOURCE PROTECTION SERVICES TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE REMOVAL OF NUISANCE/INVASIVE VEGETATION.
- 14. A TREE REMOVAL AND PROTECTION PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, CLEARING OR TREE REMOVAL. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE CODE.
- 15. EROSION AND SEDIMENT CONTROL BMPs IN ADDITION TO THOSE PRESENTED ON THE PLANS AND OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN (ECP), BEST MANAGEMENT PRACTICES (BMP) PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS. OFF-SITE STORMWATER CONVEYANCES OR RECEIVING WATERS OR ON-SITE WETLANDS AND SURFACE WATERS. BMPs SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF-SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. (THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.)
- 16. OFFSITE SURFACE WATER DISCHARGES, DISCHARGES TO THE MS4, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO THE CITY OF VENICE WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
- 17. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO THE CITY OF VENICE. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
- 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:
 - i. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
 - ii. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
 - iii. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO AIR AND WATER QUALITY IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.D.1, F.A.C.
 - iv. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART V.D.6, F.A.C., AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO AIR AND WATER QUALITY AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - v. 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.
 - vi. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM - DEWATERING:
 - THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR TO ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE DEP. PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING. 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 UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(c)1., 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 LICENSED WELL DRILLING 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 BUILDING PERMITS.

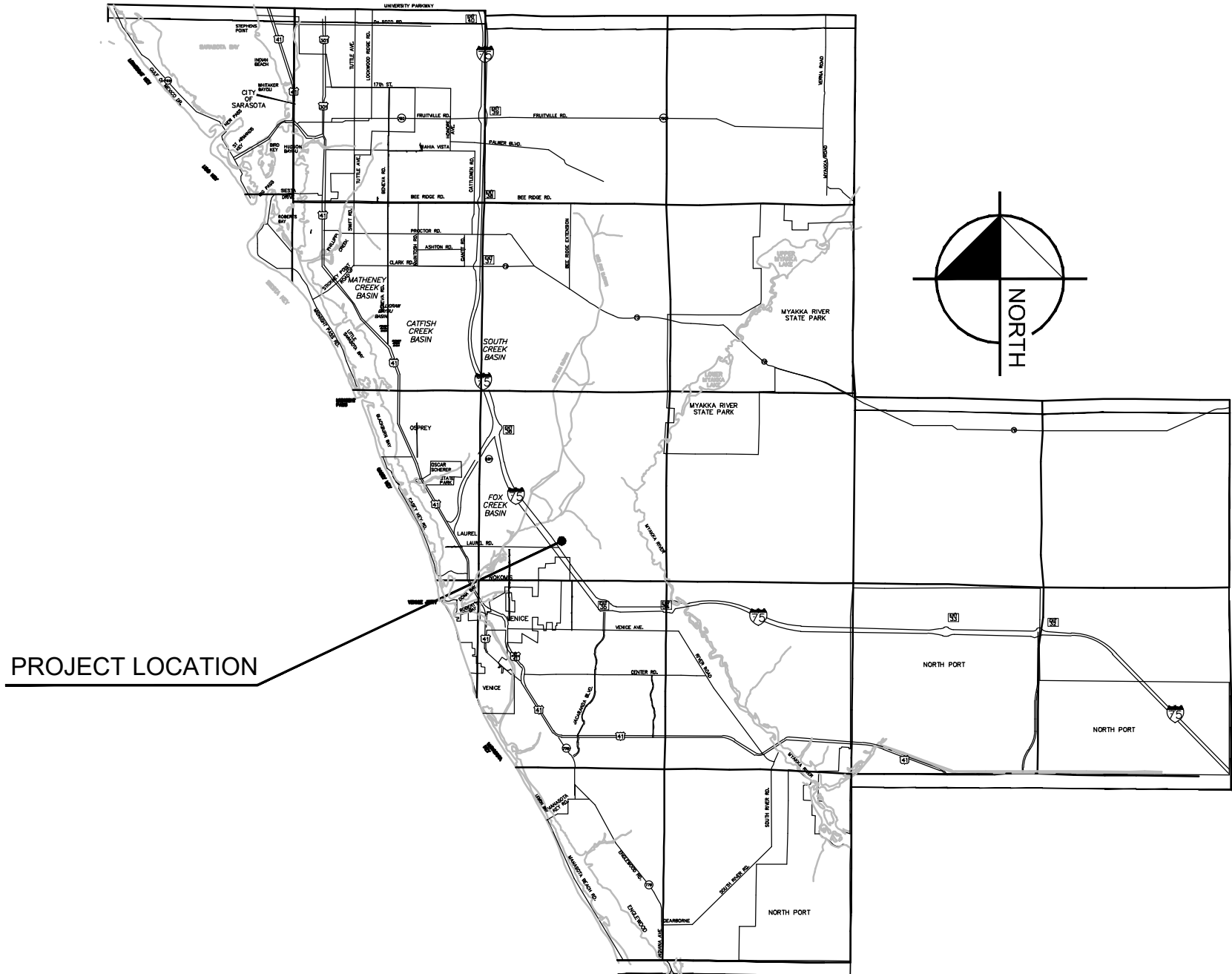
CITY OF VENICE REQUIRED NOTES:

- 1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE 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 PERMIT 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 (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

SITE AND DEVELOPMENT PLANS
FOR
GENERATION AT VENICE

SECTION 21, TOWNSHIP 38 S, RANGE 19 E
NORTH VENICE, FLORIDA

MAY 2023



VICINITY MAP

DEVELOPER: GENERATIONS AT VENICE, LLC
1111 KANE CONCOURSE, SUITE 302
BAY HARBOR ISLANDS, FL 33154
PH:(305) 901-2200
CONTACT:NATHAN KAPLAN

ENGINEER AND LANDSCAPE ARCHITECTURE:
KIMLEY HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200
SARASOTA, FL 34236
PH : (941)379-7600
CONTACT: RYAN R. HOPPE P.E.

SURVEYOR : GEOSERV, LLC.
5707 19TH STREET W.
BRADENTON, FL 34207
PH : (877)407-3734
CONTACT: DAVID COUGHLIN, CST

ARCHITECT: MSA ARCHITECTS
8950 S.W. 74 COURT, SUITE 1513
MIAMI, FL 33156
PH: (305) 273-9911
CONTACT: BEATRIZ M. HERNANDEZ, LEED AP

PREPARED BY
Kimley»Horn

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LAND USE DEVELOPMENT DATA

PARCEL AREA:	29.87 ACRES
PRESENT ZONING:	RMF-4 RESIDENTIAL MULTI-FAMILY
ABUTTING ZONING:	WEST: KTT KNIGHTS TRAIL TRANSITIONAL EAST: KNIGHTS TRAIL ROAD RIGHT-OF-WAY, TOSCANA ISLES PUD NORTH: RMF-3 RESIDENTIAL MULTI-FAMILY SOUTH: KTT KNIGHTS TRAIL TRANSITIONAL
PROJECT ADDRESS:	2201 KNIGHTS TRAIL RD. NOKOMIS, FL 34275
PID:	0364-09-0002
PROJECT AREA:	29.87 ACRES

PROPOSED NUMBER OF UNITS SHOWN: 348 MULTI-FAMILY RENTAL APARTMENT HOMES WITH A 13,320 SQUARE FOOT AMENITY CENTER BUILDING.
OVERALL DENSITY: 348 UNITS / 29.87 AC. = 11.7 UNITS PER ACRE (MAXIMUM ALLOWED = 18 UNITS/ACRE)

LAND USE:		
BUILDING (MULTI-FAMILY APARTMENTS + AMENITY CENTER)	3.87 ACRES	(12.96%)
ROADS, SIDEWALKS AND PARKING	8.14 ACRES	(27.25%)
LAKES @ CONTROL WATER EL.	2.35 ACRES	(7.87%)
EXISTING WETLAND	1.45 ACRES	(4.85%)
OTHER PVIOUS AREA	14.08 ACRES	(47.07%)
TOTAL AREA	29.87 ACRES	(100%)

PROPOSED BUILDING SETBACKS:	FRONT : 20' SIDE : 15' REAR : 15'
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RECLAIMED WATER: PROVIDED BY CITY OF VENICE.

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

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

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

ROADWAYS: ACCESS TO THIS PROJECT IS PROVIDED FROM KNIGHTS TRAIL ROAD.

PARKING LOT: TO BE PRIVATELY MAINTAINED.

LOADING ZONES REQUIRED: 6

LOADING ZONES PROVIDED: 6

EASEMENTS: REFER TO SHEETS A-7 THROUGH A-11 FOR EXISTING AND PROPOSED EASEMENT INFORMATION.

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

FEMA DESIGNATION:
NOTE: THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" AND FLOOD ZONE "AE" (ELEV. 10) ACCORDING TO FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, FLORIDA. COMMUNITY NO. 12515C0244F, DATED NOVEMBER 4, 2016, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
FEMA DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

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

WELLS: THERE IS ONE EXISTING WELL WITHIN THE PROJECT BOUNDARY.

IMPERVIOUS/PERVIOUS AREAS:	ACRES	PERCENTAGE
IMPERVIOUS AREA:	12.01	40.21%
PERVIOUS AREA:	17.86	59.79%
TOTAL:	29.87	100%

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

LANDSCAPE PLANS: INCLUDED WITH THIS SUBMITTAL.

TREE MITIGATION PLANS: INCLUDED WITH THIS SUBMITTAL

STIPULATIONS FROM ORDINANCE 2017-20:

- 1. THE PROPERTY WILL ONLY BE USED FOR MULTI-FAMILY RENTAL UNITS
- 2. THE HEIGHT LIMIT WILL BE 35 FEET
- 3. THERE WILL BE NO UNDERSTRUCTURE PARKING

REQUIRED PARKING CALCULATION:
RESIDENTIAL USE: 2 SPACES PER UNIT
AMENITY CENTER: AMENITY CENTER IS AN ACCESSORY USE TO RESIDENTS WITHIN THE DEVELOPMENT.
ADA SPACES REQUIRED: 2% OF TOTAL PARKING
EV SPACES REQUIRED: 2% OF TOTAL PARKING

MINIMUM REQUIRED PARKING SPACES = 348 UNITS * 0.75 SPACES = 261 SPACES
MAXIMUM ALLOWED PARKING SPACES = 348 UNITS * 2 SPACES = 696 SPACES
TOTAL SPACES REQUIRED = 261 SPACES REQUIRED (6 ADA, 6 EV)

PARKING SPACES PROVIDED:
PROVIDED PARKING SPACES = 686 SPACES (RESIDENTIAL)
TOTAL SPACES PROVIDED = 686 SPACES PROVIDED (17 ADA, 56 EV)

UTILITY COMPANIES:

FPL
5657 NORTH McINTOSH
ROAD
SARASOTA, FLORIDA
34233

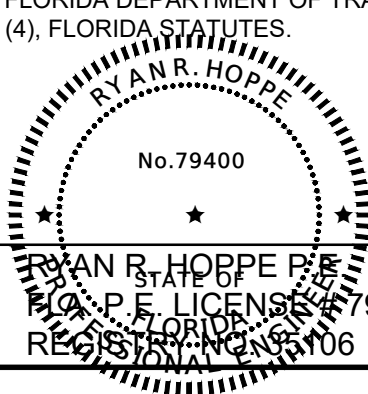
FRONTIER
1701 RINGLING BLVD.
SARASOTA, FLORIDA
34236
941-906-6711

VENICE UTILITIES
401 W. VENICE AVE.
VENICE, FL 34285
(941)882-7297
CONTACT: PATIENCE ANASTASIO

TECO GAS
8261 VICO COURT
SARASOTA, FLORIDA
34240-7844

COMCAST CABLE
5205 FRUITVILLE ROAD
SARASOTA, FLORIDA
34232

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.



DATE:

Plotted By: Gardner, Tyler - Sheet: Set: GENERATION APARTMENTS - LAYOUT A-2 - GENERAL NOTES - June 13, 2023 01:06:42pm K:\Xep-civil\043468002 - generation apartments\040\plansheets\A-2 - GENERAL NOTES.dwg
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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 PROCESSES 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.
14. LONGITUDINAL LINES SHALL BE ALKYD THERMOPLASTIC 100 MILS IN THICKNESS AND A MAXIMUM THICKNESS OF 0.15 INCH OR 150 MILS WHEN MEASURED ABOVE THE PAVEMENT SURFACE. IN ADDITION, ALL CHEVRONS, DIAGONAL AND TRANSVERSE LINES, MESSAGES, SYMBOLS, AND ARROWS, WHEREVER LOCATED, WILL HAVE A THICKNESS OF 0.09 INCH OR 90 MILS TO 0.12 INCH OR 120 MILS WHEN MEASURED ABOVE THE PAVEMENT SURFACE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 711 AND SARASOTA COUNTY SUPPLEMENTAL SPECIFICATION SS 711.
15. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE PER SECTION 700 OF THE FDOT SPECIFICATIONS. IN ADDITION TO SARASOTA COUNTY SUPPLEMENTAL SPECIFICATIONS SS 700. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
16. ALL TRAFFIC SIGN POSTS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE 2"x2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES IN ACCORDANCE WITH APPENDIX C3 OF THE UDC. THE TAPCO VLOC CSIP-360 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.

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 COMPLETION OF FINAL GRADING. 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.
21. INVERTS OF DRAINAGE STRUCTURES SHALL BE PAVED TO PREVENT IMPOUNDED WATER.

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.

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 MANDREL 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.

GENERATION AT VENICE

PREPARED FOR

KAPLAN RESIDENTIAL, LLC

CITY OF VENICE

FLORIDA

811

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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

GENERATION APARTMENTS

043468002

DATE

MAY 2023

SCALE

AS SHOWN

DESIGNED BY

KCK

DRAWN BY

RBK

CHECKED BY

RRH

LICENSED PROFESSIONAL

RYAN R. HOPPE P.E.

FLORIDA LICENSE NUMBER

79400

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REGISTRY NO. 35106

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REVISIONS

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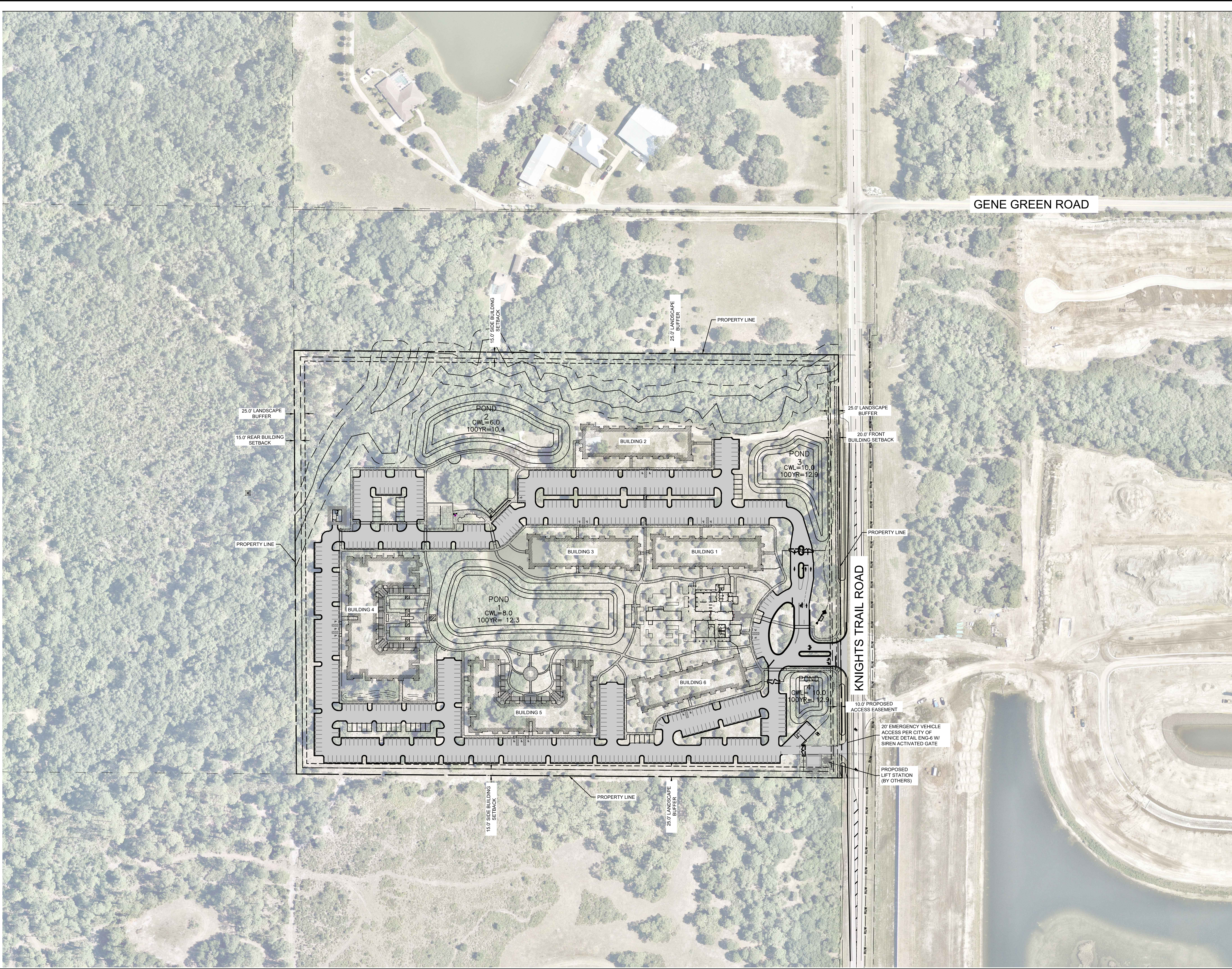
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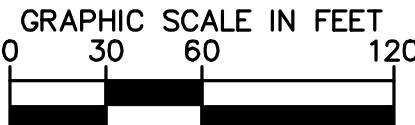
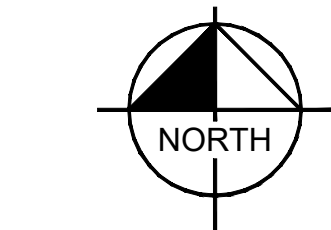
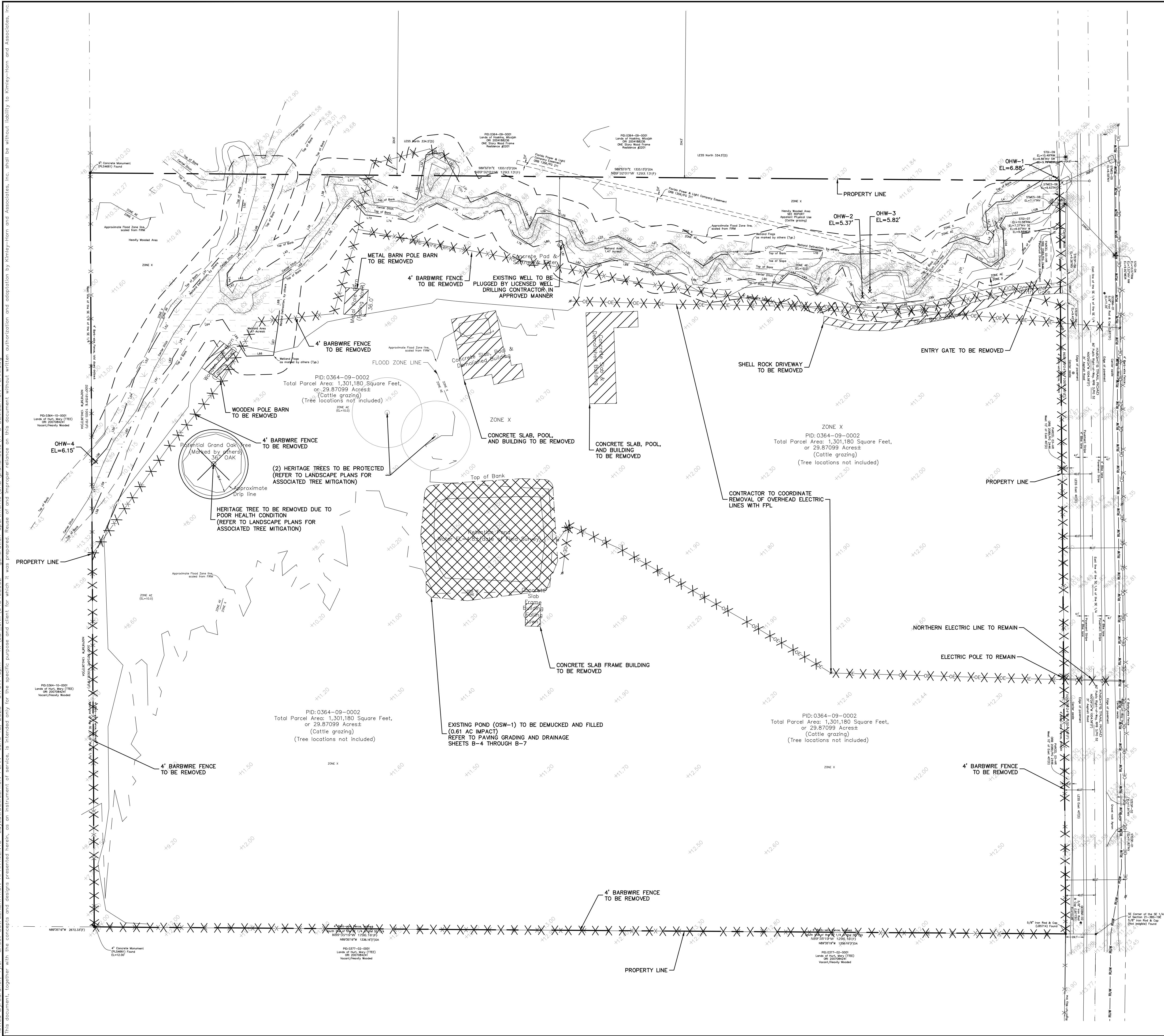
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




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GENERATION AT VENICE PREPARED FOR GENERATIONS AT VENICE, LLC CITY OF VENICE	A-3	FLORIDA	KHA PROJECT 043468002 DATE MAY 2023 SCALE AS SHOWN DESIGNED BY KCK DRAWN BY RBK CHECKED BY RHH	LICENSED PROFESSIONAL RYAN R. HOPPE P.E. FLORIDA LICENSE NUMBER 79400	© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM	Kimley»Horn	No.	REVISIONS	BY	DATE



LEGEND

-  POND TO BE FILLED
 -  BUILDING OR SHELL ROCK TO BE REMOVED
 -  OVERHEAD ELEC. LINE TO BE REMOVED
(COORDINATE WITH FPL)
 -  FENCE TO BE REMOVED
 -  TREE TO BE REMOVED

NOTE:

1. REFER TO SHEET TM-1 FOR TREE MITIGATION AND REMOVAL.
2. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED. THE CONTRACTOR SHALL CONDUCT A FIELD SURVEY TO CORROBORATE AND INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION.
3. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THE DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.

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

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Kimley»»Horn

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

LICENSED PROFESSIONAL

RYAN B. HOPPE DE

FLORIDA LICENSE NUMBER
79400

043468002

DATE
MAY 2023

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DESIGNED BY KCK

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DEMOLITION PLAN

GENERATION AT VENICE

PREPARED FOR

GENERATIONS AT VENICE, LLC

FLORIDA

CITY OF VENICE

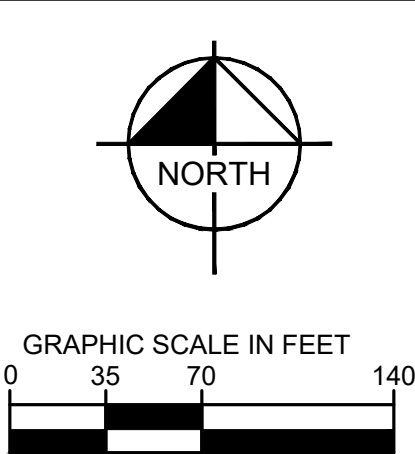
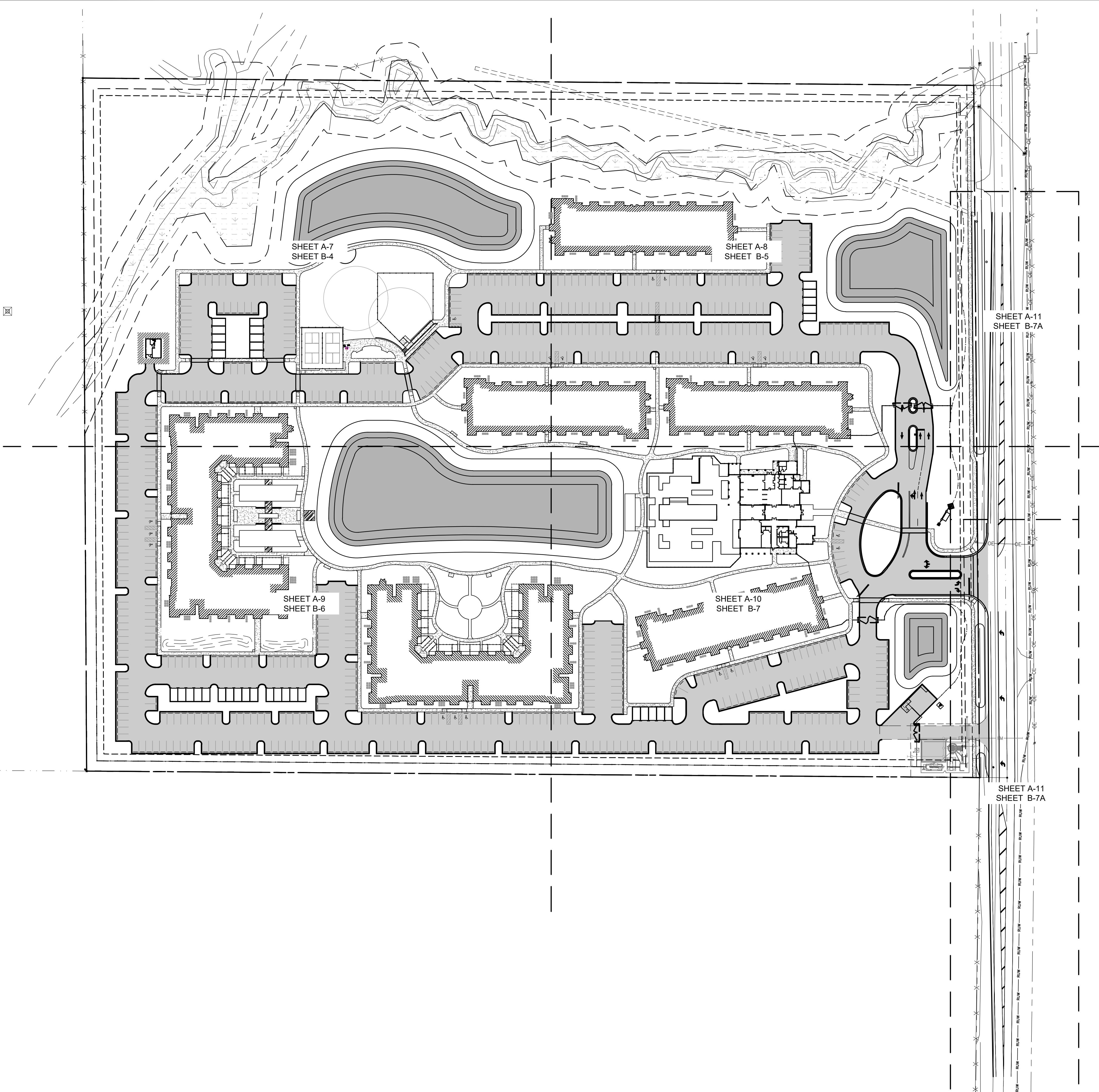
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REVISIONS

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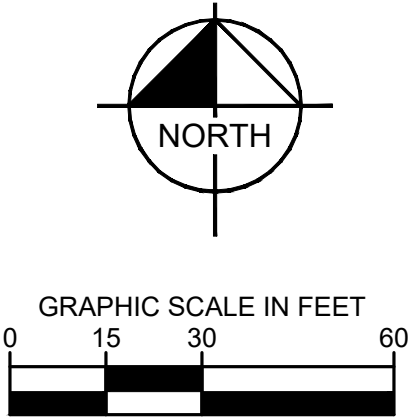
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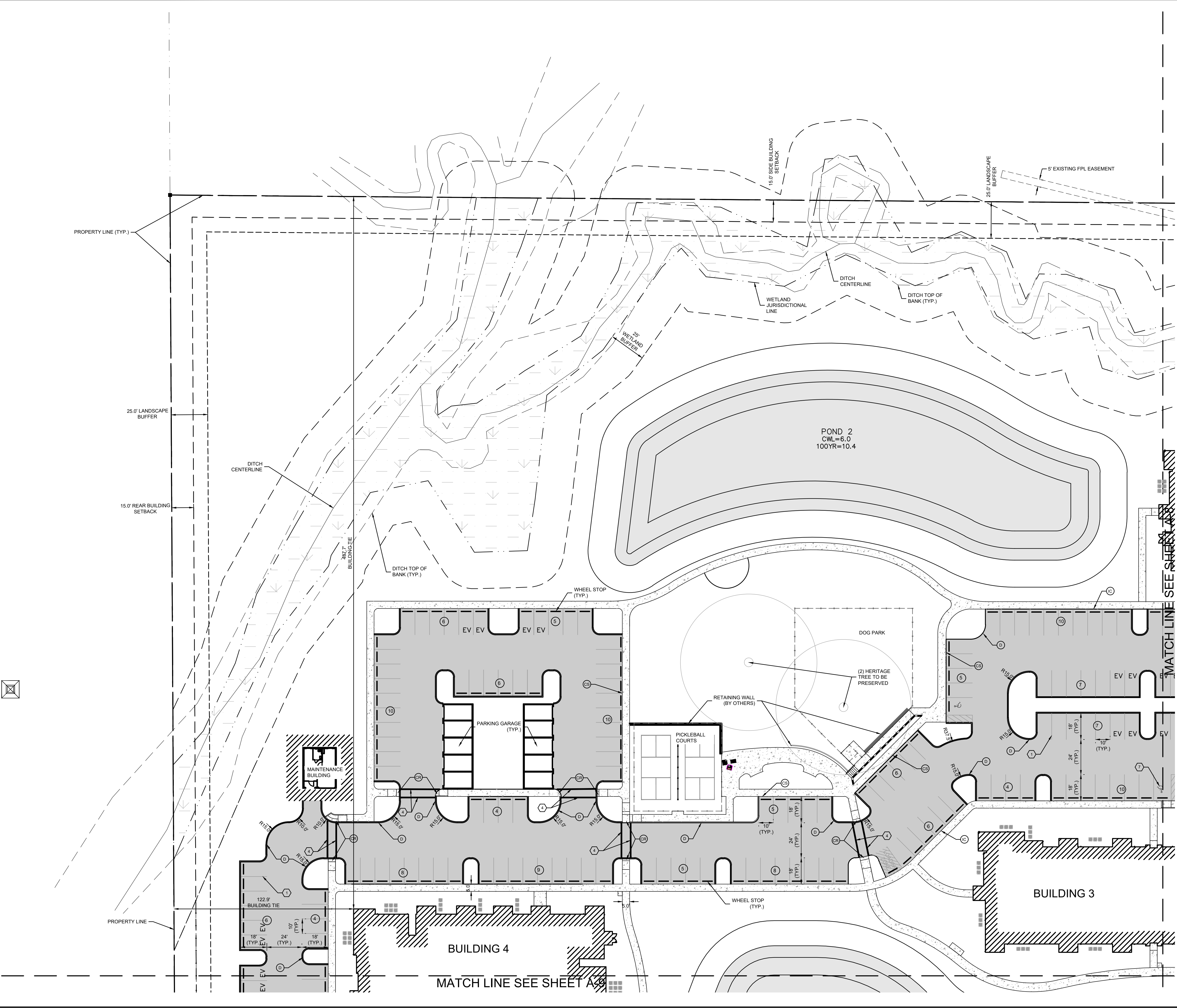
GENERATION AT VENICE		INDEX PLAN		KHA PROJECT 043468002		LICENSED PROFESSIONAL		Kimley»»Horn			
PREPARED FOR				DATE		RYAN R. HOPPE P.E.		© 2023 KIMLEY-HORN AND ASSOCIATES, INC.			
GENERATIONS AT VENICE, LLC		SCALE AS SHOWN		MAY 2023		FLORIDA LICENSE NUMBER		1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236			
CITY OF VENICE		DESIGNED BY KCK				79400		PHONE: 941-379-7600			
FLORIDA		DRAWN BY RBK						WWW.KIMLEY-HORN.COM			
		CHECKED BY		RRH		DATE:		REGISTRY NO. 35106			
										No.	
										REVISIONS	
										DATE	
										BY	
SHEET NUMBER											
A-6											

Plotted By: Gardner, Tyler Sheet: S&P-GENERATION APARTMENTS Layout: SITE PLAN Date: June 14, 2023 06:04:37pm K:\s&p-civil\043468002 - generation apartments\043468002 - generation apartments\043468002 - generation apartments\A-7 SITE PLAN.dwg
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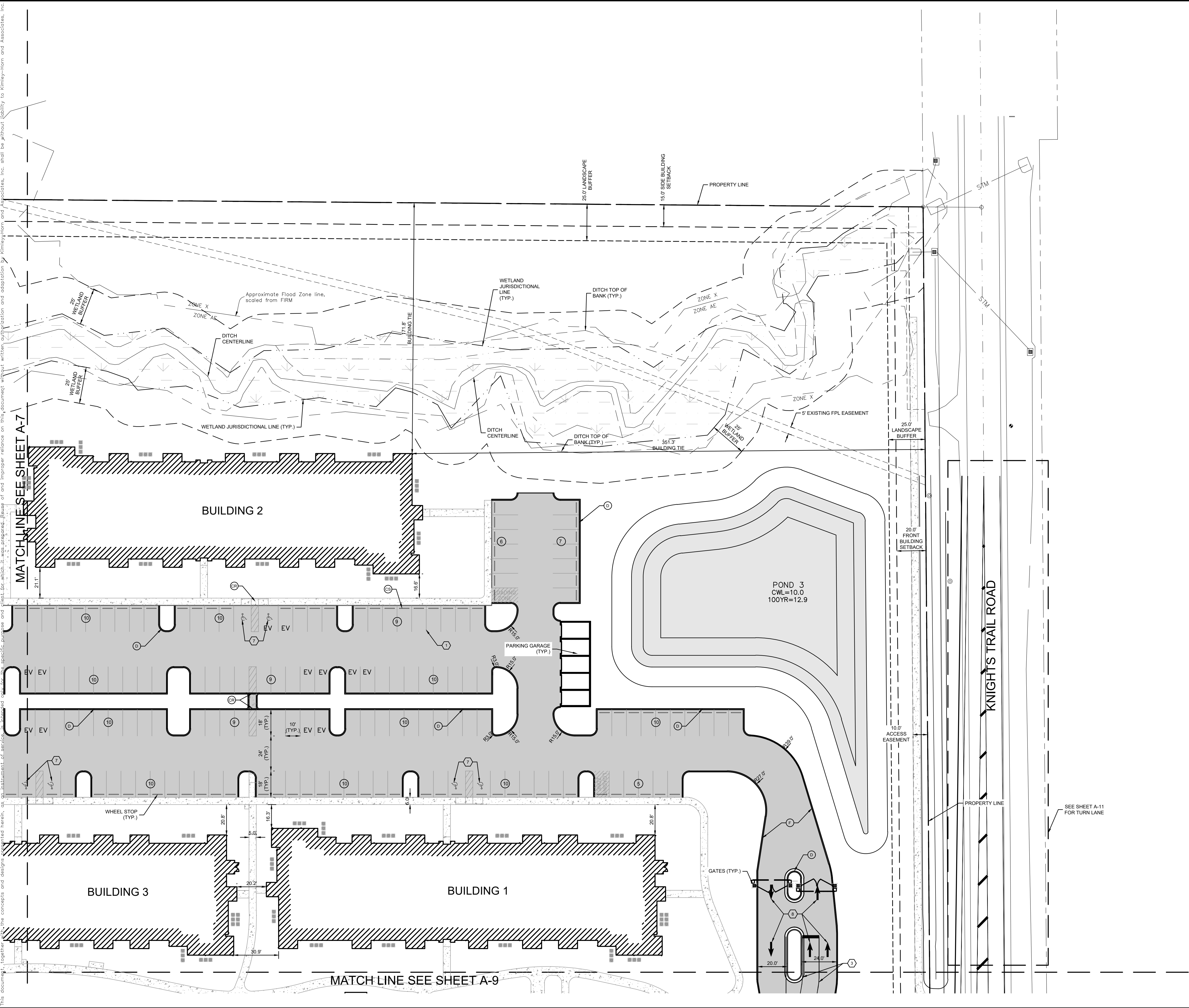
- LEGEND:**
- (F) TYPE "F" CURB
 - (D) TYPE "D" CURB (PER FDOT STANDARD INDEX 520-001)
 - (M) TYPE "M" CURB
 - (CS) FLUSH CURB AND SIDEWALK
 - (CR) CURB RAMP
 - (#) PARKING COUNT
 - (IC) INTEGRATED CURB
- PROPOSED ASPHALT PAVEMENT
(REFER TO PAVEMENT SECTION ON SHEET B-12)
- WATER SURFACE
- CONCRETE PAVEMENT

- 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 B-9 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")
- (E) "KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)
- NOTES:**
- ALL EDGE OF PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.
 - ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAIL ENG-1 ON SHEET B-9.
 - INTEGRATED CURB SHALL BE PLACED AT PARKING SPACE AND SIDEWALK CONNECTIONS UNLESS OTHERWISE NOTED. SEE DETAIL ENG-5 ON SHEET B-9.
 - TRANSITION BETWEEN CURB TYPES SHOULD BE OVER 5' LENGTH.



KHA PROJECT 043468002		DATE MAY 2023		SCALE AS SHOWN		DESIGNED BY KCK		DRAWN BY RBK		CHECKED BY RRH		DATE -----	
LICENSED PROFESSIONAL		RYAN R. HORPE P.E.		FLORIDA LICENSE NUMBER 79400		WWW.KIMLEY-HORN.COM		REGISTRY NO. 35106		REVISIONS		BY	
GENERATION AT VENICE		PREPARED FOR		GENERATIONS AT VENICE, LLC		CITY OF VENICE		FLORIDA		SHEET NUMBER		A-7	
SITING PLAN		Kimley»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600		WWW.KIMLEY-HORN.COM		REGISTRY NO. 35106		No.		DATE	

Plotted By: Gardner, Tyler Sheet: Set: GENERATION APARTMENTS Layout: SITE PLAN Date: June 14, 2023 06:04:52pm K:\Verr-civil\043468002 - Generation Apartments\043468002 - Generation Apartments\A-B SITE PLAN.dwg
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F

D

IC

CS

CR

#

TYPE "F" CURB

TYPE "D" CURB (PER FDOT STANDARD INDEX 520-001)

INTEGRATED CURB

FLUSH CURB AND SIDEWALK

CURB RAMP

PARKING COUNT

PROPOSED ASPHALT PAVEMENT
(REFER TO PAVEMENT SECTION ON SHEET B-12)

WATER SURFACE

EMERGENCY VEHICLE ACCESS
(SEE DETAIL ENG-6 ON SHEET B-9)

CONCRETE PAVEMENT

LEGEND:

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 B-9 FOR DETAILS)

8

THROUGH/TURN LANE-USE ARROW

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")

E

"KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)

NOTES:

1. ALL EDGE OF PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.

2. ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAIL ENG-1 ON SHEET B-9.

3. INTEGRATED CURB SHALL BE PLACED AT PARKING SPACE AND SIDEWALK CONNECTIONS UNLESS OTHERWISE NOTED. SEE DETAIL ENG-5 ON SHEET B-9.

4. TRANSITION BETWEEN CURB TYPES SHOULD BE OVER 5' IN LENGTH.

GENERATION AT VENICE

PREPARED FOR

GENERATIONS AT VENICE, LLC

CITY OF VENICE

FLORIDA

SHEET NUMBER

A-8

LICENSED PROFESSIONAL

KHA PROJECT

043468002

DATE

MAY 2023

SCALE

AS SHOWN

DESIGNED BY

KCK

DRAWN BY

RBK

CHECKED BY

RRH

RYAN R. HOPPE P.E.

FLORIDA LICENSE NUMBER

79400

DATE:

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236

PHONE: 941-379-7600

WWW.KIMLEY-HORN.COM

REGISTRY NO. 35106

REVISIONS

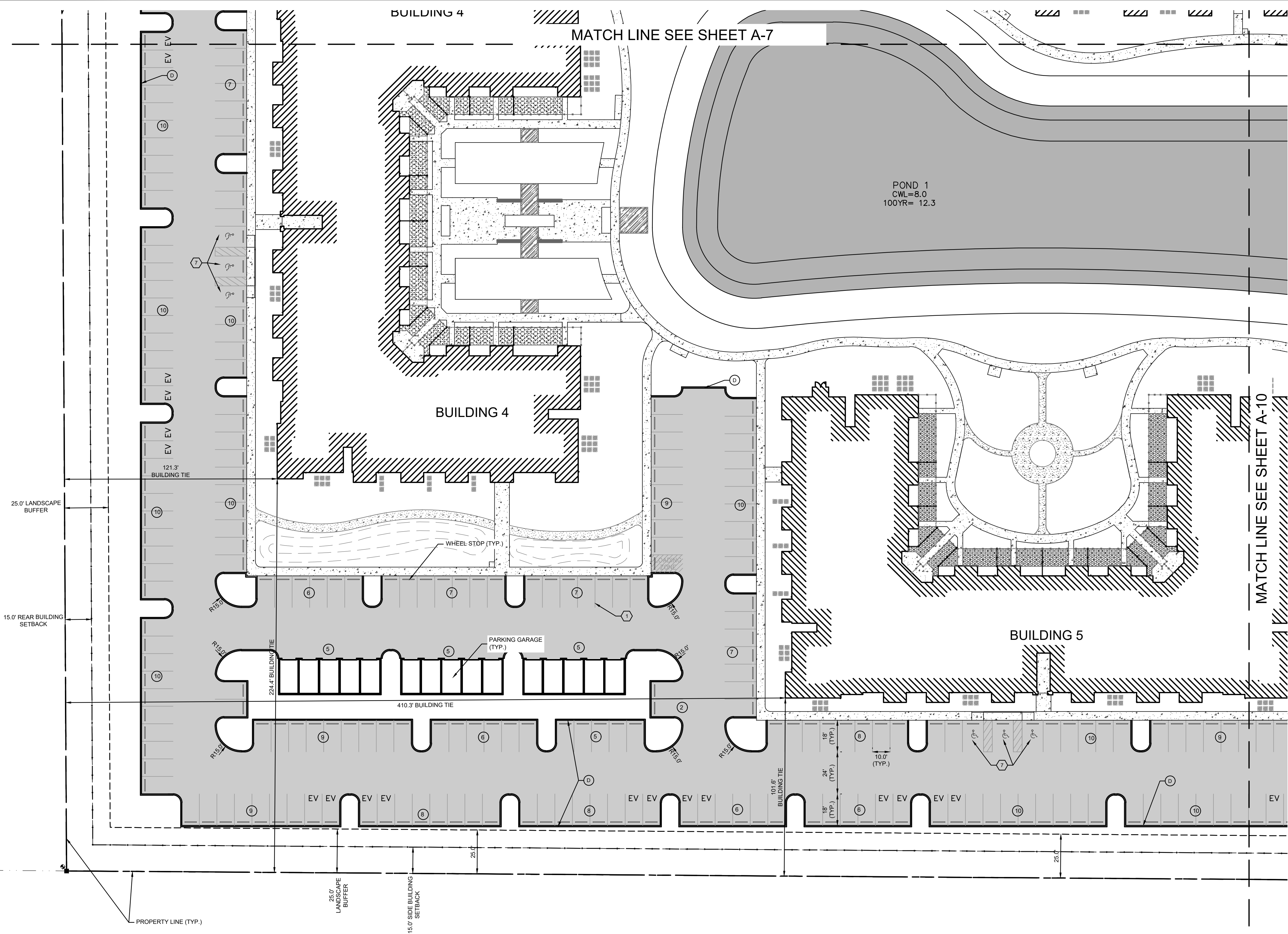
No.

BY

DATE

Plotted By: Gardner, Tyler Sheet Set: GENERATION APARTMENTS - L03youLA-9 SITE PLAN - June 14, 2023 06:05:09pm K:\sac-civil\043468002 - generation apartments\CAD\plansheets\A-9 SITE PLAN.dwg

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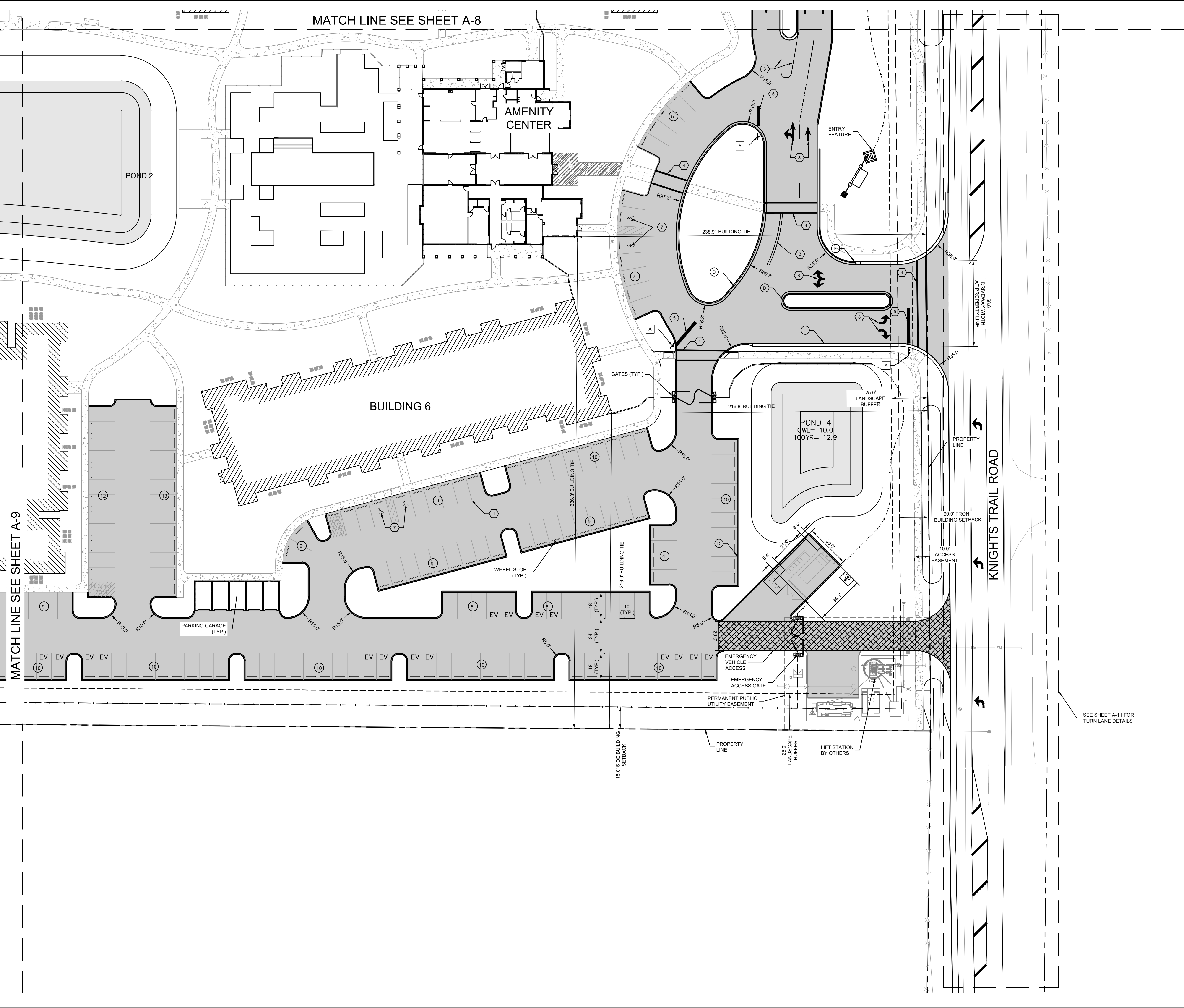
- LEGEND:**
- (F) TYPE "F" CURB
 - (D) TYPE "D" CURB (PER FDOT STANDARD INDEX 520-001)
 - (M) TYPE "M" CURB
 - (CS) FLUSH CURB AND SIDEWALK
 - (CR) CURB RAMP
 - (IC) INTEGRATED CURB
 - (#) PARKING COUNT
- PROPOSED ASPHALT PAVEMENT (REFER TO PAVEMENT SECTION ON SHEET B-12)
- WATER SURFACE
- EMERGENCY VEHICLE ACCESS (SEE DETAIL ENG-6 ON SHEET B-9)
- CONCRETE PAVEMENT

- 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 B-9 FOR DETAILS)
 - 8 THROUGH/TURN LANE-USE ARROW
 - A "STOP" SIGN & POST (R1-1, W1R, 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")
 - E "KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)

- NOTES:**
- ALL EDGE OF PAVEMENT RADII ARE 5' UNLESS OTHERWISE NOTED.
 - ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAIL ENG-1 ON SHEET B-9.
 - INTEGRATED CURB SHALL BE PLACED AT PARKING SPACE AND SIDEWALK CONNECTIONS UNLESS OTHERWISE NOTED. SEE DETAIL ENG-3 ON SHEET B-9.
 - TRANSITION BETWEEN CURB TYPES SHOULD BE OVER 5' LENGTH.

GENERATION AT VENICE PREPARED FOR GENERATIONS AT VENICE, LLC CITY OF VENICE	SITE PLAN	KHA PROJECT 043468002 DATE MAY 2023 SCALE AS SHOWN DESIGNED BY KCK DRAWN BY RBK CHECKED BY RHH	LICENSED PROFESSIONAL RYAN R. HORPE P.E. FLORIDA LICENSE NUMBER 79400	© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM	REVISIONS	BY
						DATE
SHEET NUMBER A-9						

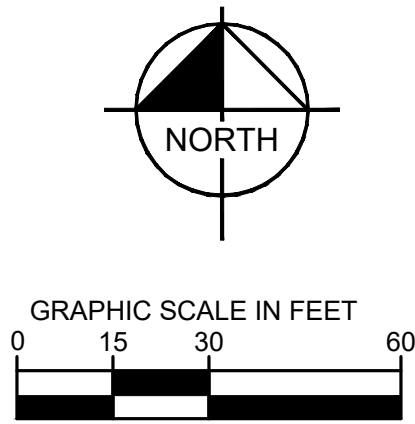
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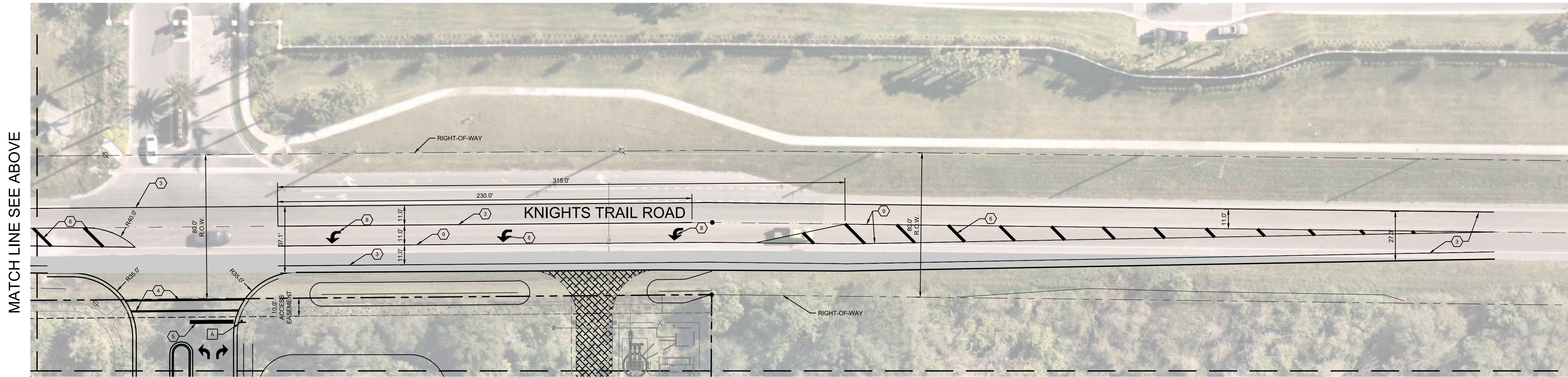
- LEGEND:**
- (F) TYPE "F" CURB
 - (D) TYPE "D" CURB (PER FDOT STANDARD INDEX 520-001)
 - (M) TYPE "M" CURB
 - (CS) FLUSH CURB AND SIDEWALK
 - (CR) CURB RAMP
 - (IC) INTEGRATED CURB
 - (#) PARKING COUNT
- PROPOSED ASPHALT PAVEMENT
(REFER TO PAVEMENT SECTION ON SHEET B-12)
- WATER SURFACE
- EMERGENCY VEHICLE ACCESS
(SEE DETAIL ENG-6 ON SHEET B-9)
- CONCRETE PAVEMENT

- 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 B-9 FOR DETAILS)
 - (8) THROUGH/TURN LANE-USE ARROW
 - (A) "STOP" SIGN & POST (R1-1, W1R, 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")
 - (E) "KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)

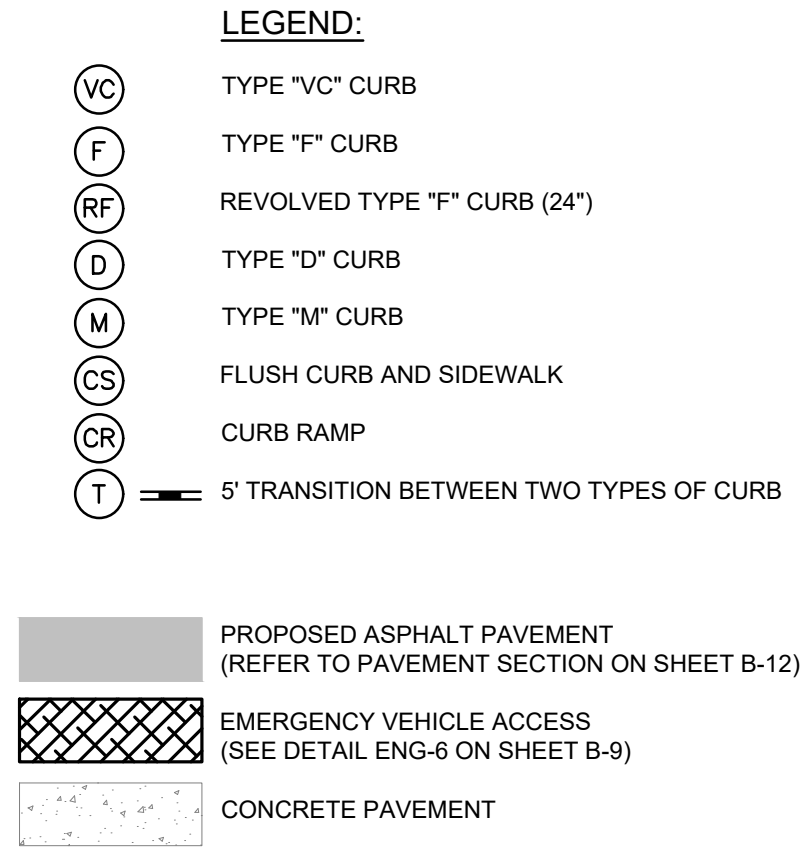
- NOTES:**
- ALL EDGE OF PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.
 - ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAIL ENG-1 ON SHEET B-9.
 - INTEGRATED CURB SHALL BE PLACED AT PARKING SPACE AND SIDEWALK CONNECTIONS UNLESS OTHERWISE NOTED. SEE DETAIL ENG-3 ON SHEET B-9.
 - TRANSITION BETWEEN CURB TYPES SHOULD BE OVER 5' LENGTH.

















SHEET NUMBER		GENERATION AT VENICE		SITE PLAN		KHA PROJECT 043468002		LICENSED PROFESSIONAL		Kimley»»Horn			
A-10		PREPARED FOR				DATE MAY 2023		RYAN R. HOPPE P.E.		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106			
		GENERATIONS AT VENICE, LLC				SCALE AS SHOWN		FLORIDA LICENSE NUMBER 79400					
						DESIGNED BY KCK							
						DRAWN BY RBK							
						CHECKED BY		RRH		REVISIONS		DATE	
		CITY OF VENICE		FLORIDA						No.		BY	

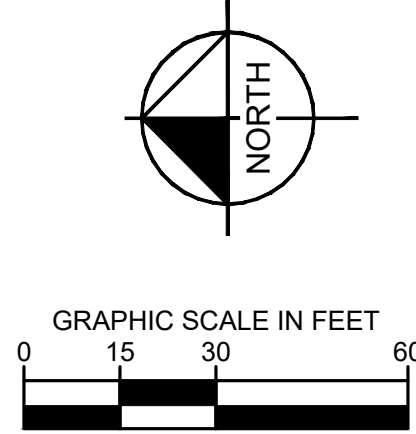


MATCH LINE SEE BELOW



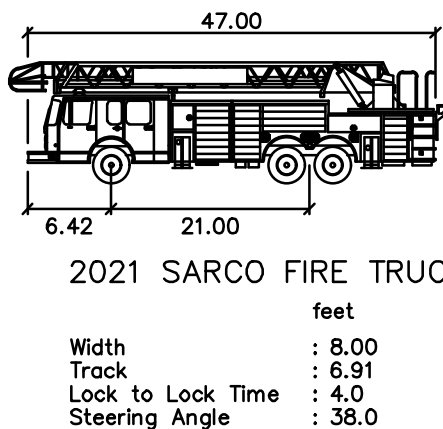
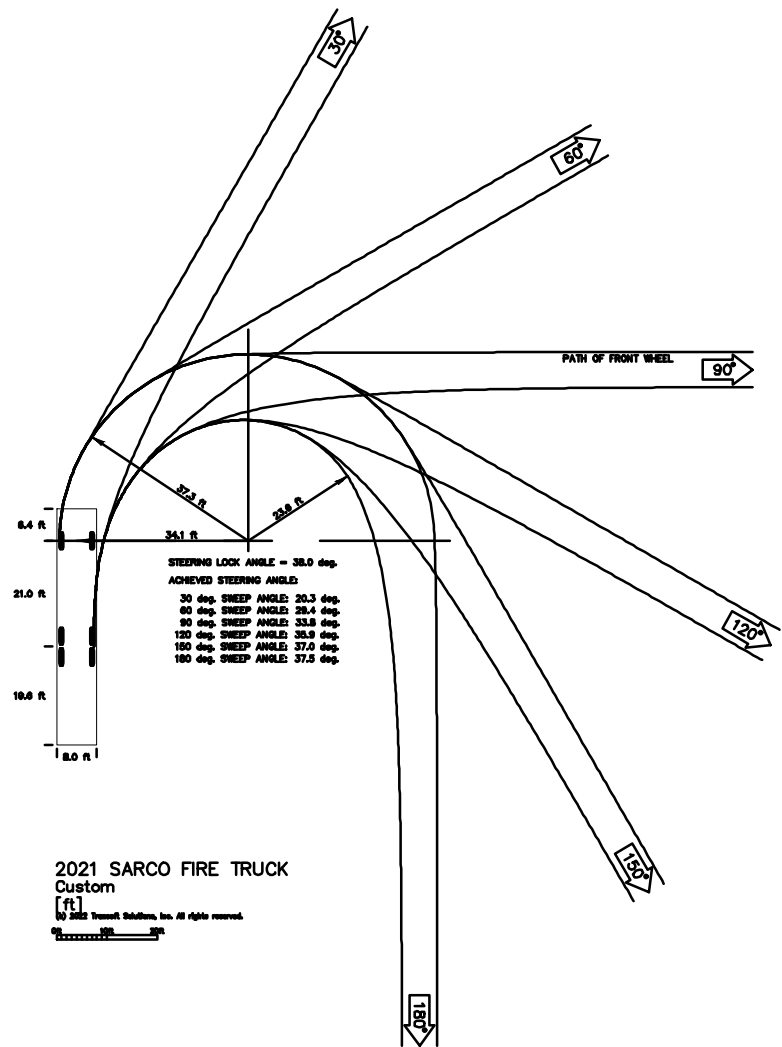
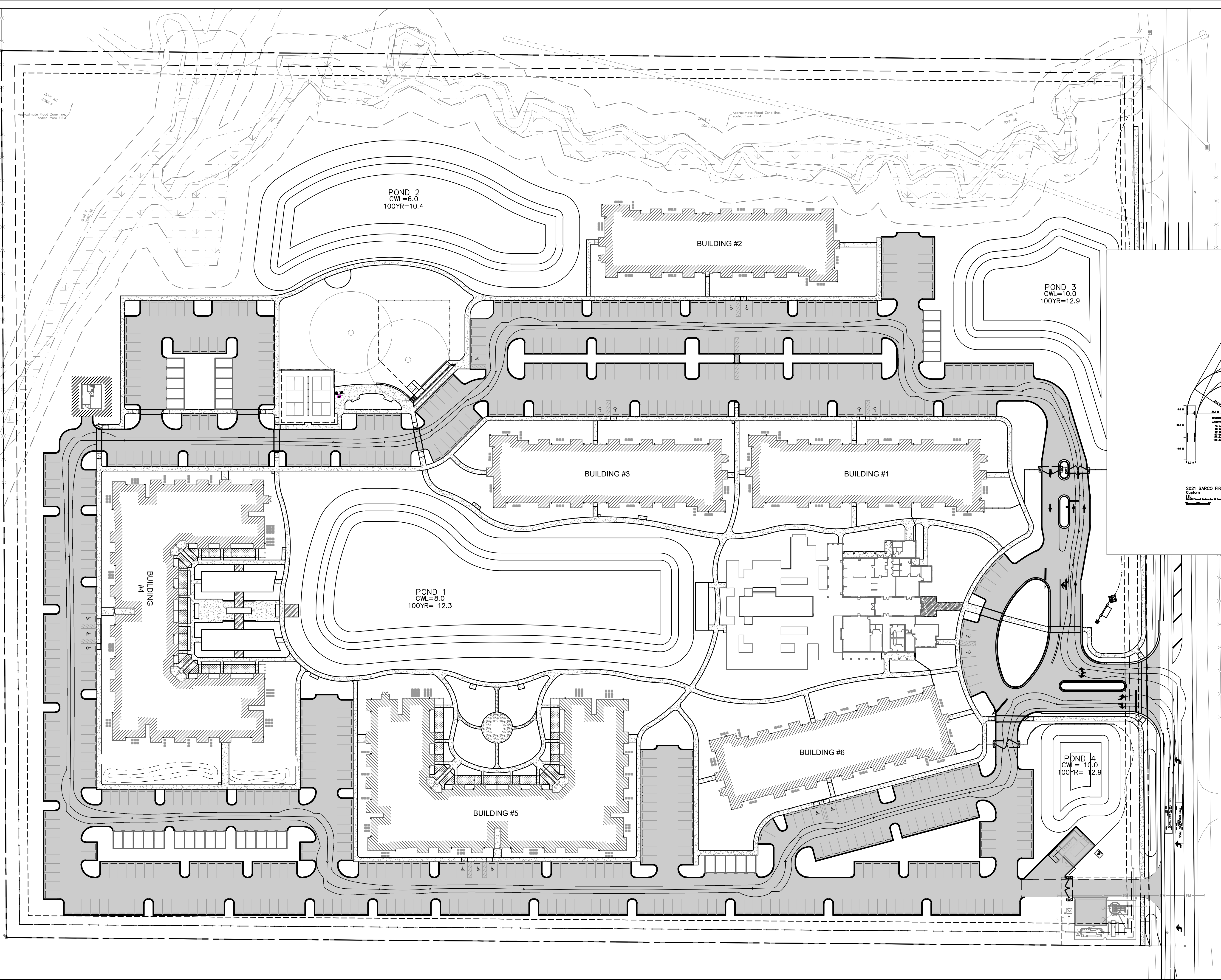
- | SIGNAGE & PAVEMENT MARKING LEGEND | |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  | 4" WIDE SOLID WHITE STRIPE |
|  | 4" WIDE SOLID BLUE STRIPE |
|  | 8" 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 B-9 FOR DETAILS) |
|  | THROUGH/TURN LANE-SIDE ARROW |
|  | 8" WIDE SOLID DOUBLE YELLOW STRIPE (MEDIAN LINE) |
|  | "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 AND POST (W11-2, B/Y, 30"x30") |
|  | HANDICAP PARKING SIGN AND POST (R7-8) |
|  | "KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3) |

- NOTES:**
1. ALL EDGE OF PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.
 2. ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAIL ENG-1 ON SHEET B-9.



SHEET NUMBER		GENERATION AT VENICE		KHA PROJECT 04-3468002		LICENSED PROFESSIONAL		Kimley»Horn					
A-11		PREPARED FOR		DATE MAY 2023		RYAN R. HOPPE P.E.		© 2023 KIMLEY-HORN AND ASSOCIATES, INC.					
		GENERATIONS AT VENICE, LLC		SCALE AS SHOWN		FLORIDA LICENSE NUMBER		1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236					
		CITY OF VENICE		DESIGNED BY KCK		79400		PHONE: 941-379-7600					
		FLORIDA		DRAWN BY RBK				WWW.KIMLEY-HORN.COM					
				CHECKED BY RHH		DATE:		REGISTRY NO. 35106					
										No.		REVISIONS	
										DATE		BY	

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GENERATION AT VENICE

PREPARED FOR

GENERATIONS AT VENICE, LLC

CITY OF VENICE

FLORIDA

DATE

BY

Kimley»Horn

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

KHA PROJECT
043468002

DATE
MAY 2023

SCALE
AS SHOWN

DESIGNED BY
KHA

DRAWN BY
JMH

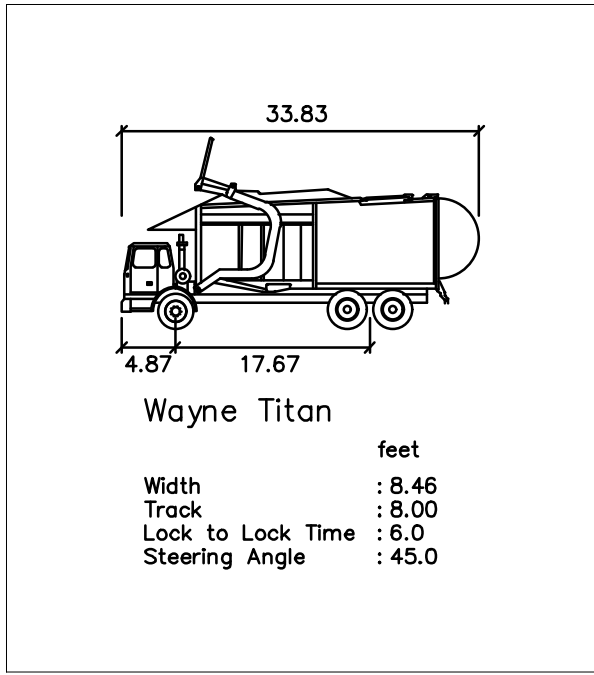
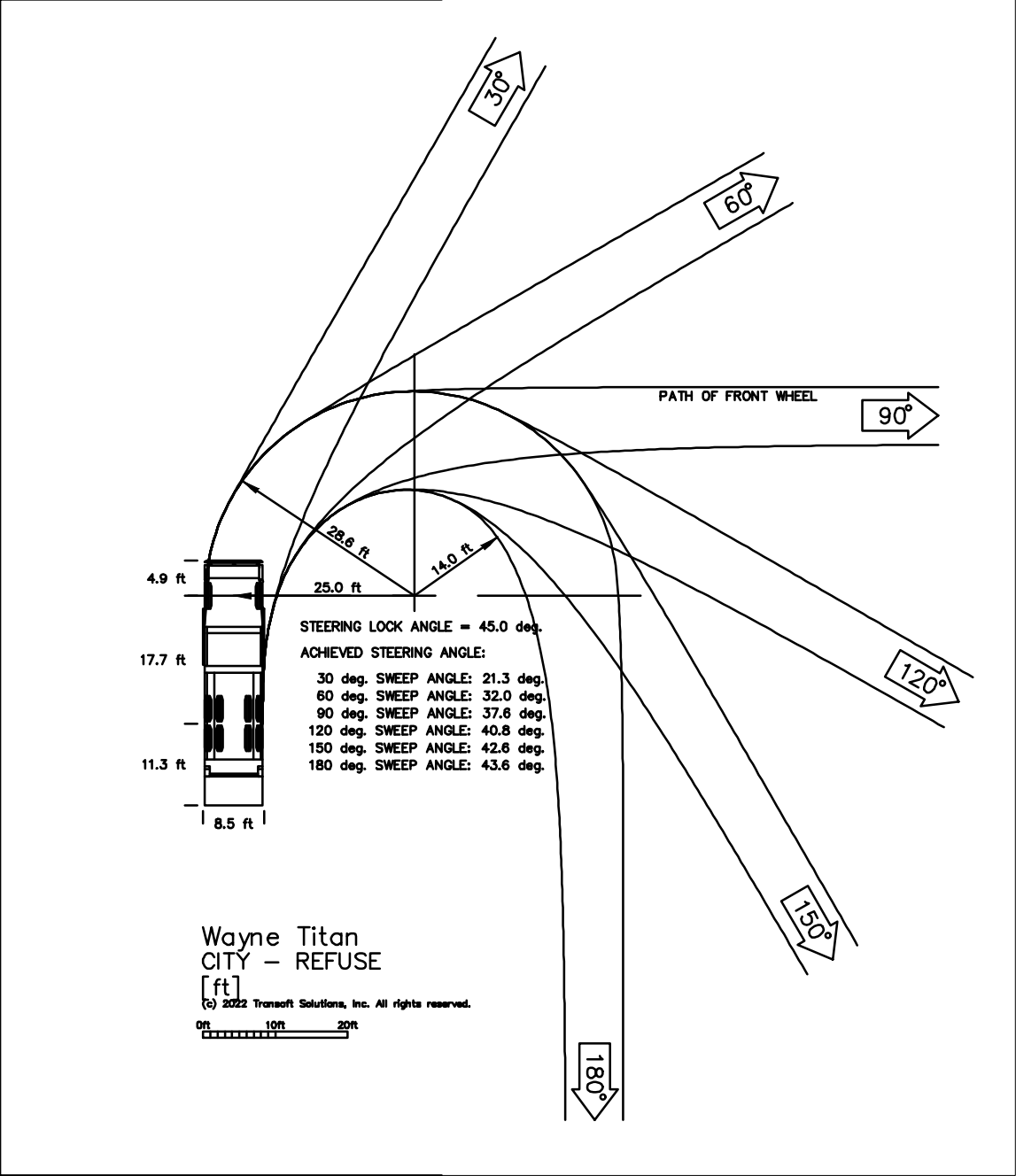
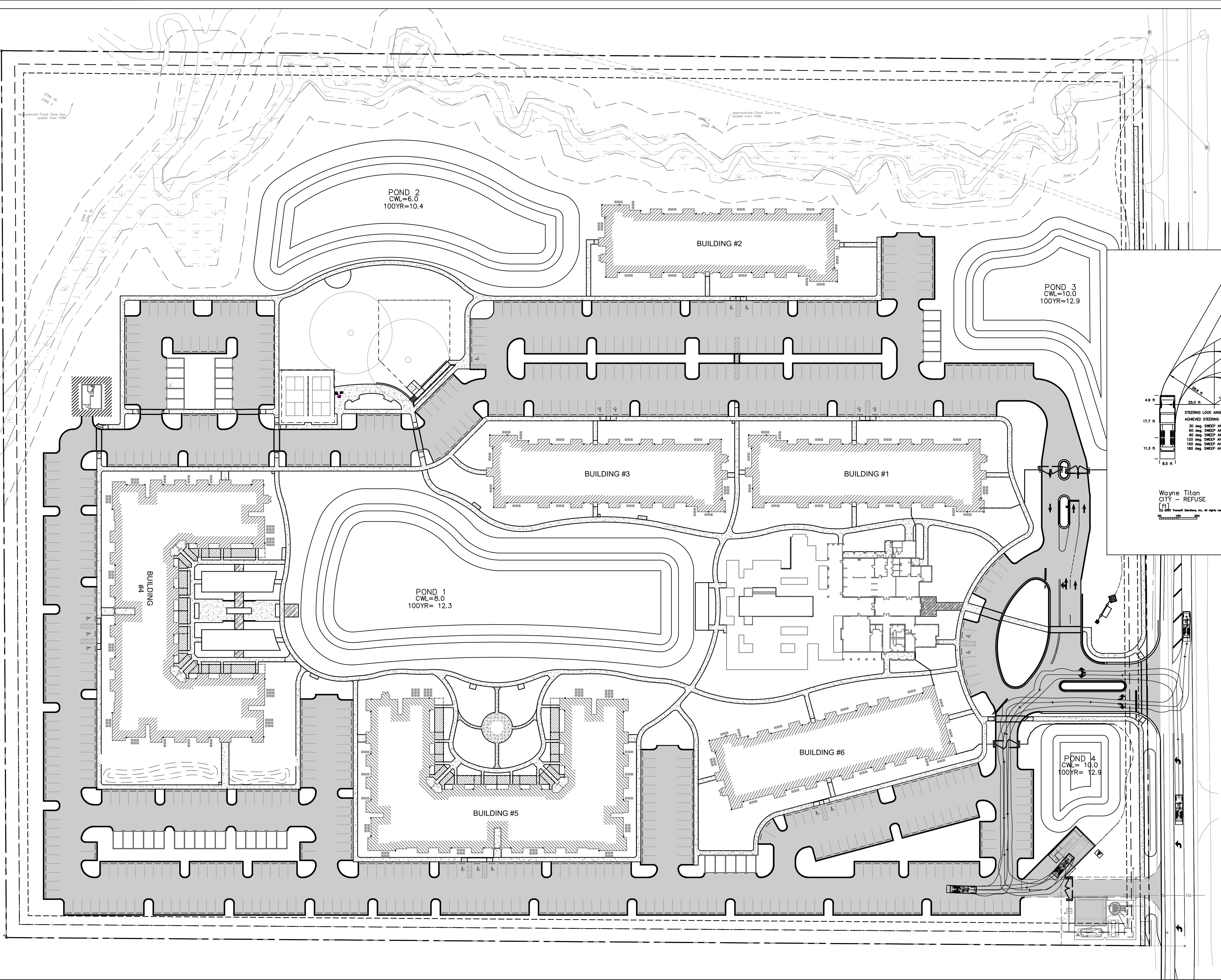
CHECKED BY
CDC

DATE:

FIRE TRUCK
ROUTING PLAN

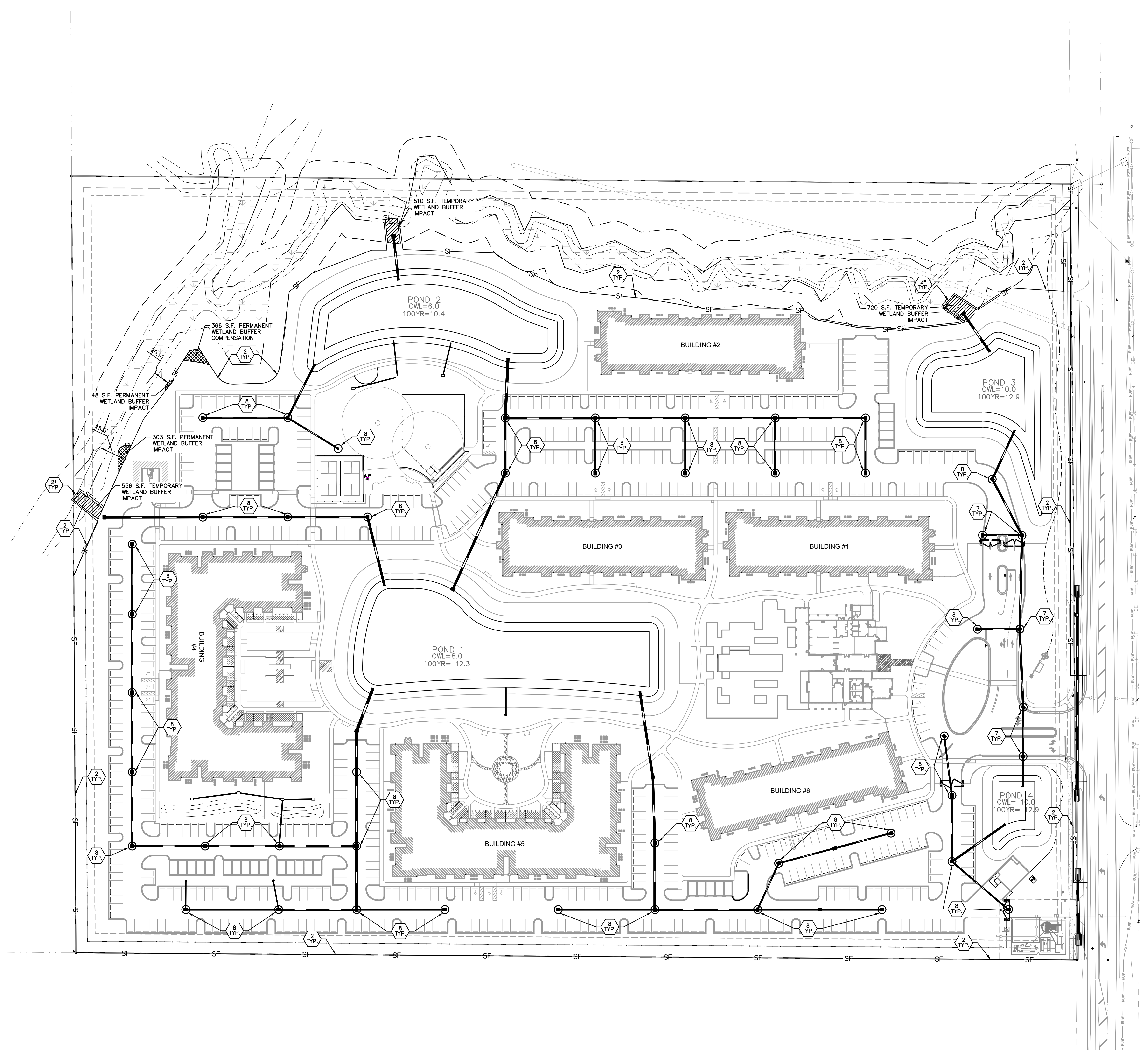
SHEET NUMBER
A-12

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GENERATION AT VENICE PREPARED FOR GENERATIONS AT VENICE, LLC CITY OF VENICE	SOLID WASTE TRUCK ROUTING PLAN	KHA PROJECT 043468002 DATE MAY 2023 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY JMH CHECKED BY CDC DATE:	LICENSED PROFESSIONAL	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	No.	REVISIONS	DATE	BY

Plotted By: Gardner, Tyler Sheet Set: GENERATION APARTMENTS - LUYOUT-B-1 BEST MANAGEMENT PRACTICES PLAN June 13, 2023 01:10:34pm K:\er-civil\043468002 - generation apartments\CAD\plansheets\B-1 BEST MANAGEMENT PRACTICES PLAN.dwg
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- LEGEND**
- 1 TYP. TEMPORARY CONSTRUCTION ENTRANCE (SEE BMP DETAILS FIGURE 1)
 - 2 TYP. SILT FENCE (SEE BMP DETAILS FIGURE 2)
 - 2* TYP. DOUBLE ROW SILT FENCE (SEE BMP DETAILS FIGURE 2)
 - 7 TYP. INLET / STRUCTURE PROTECTION (SEE BMP DETAILS FIGURE 7)
 - 8 TYP. INLET / STRUCTURE PROTECTION (SEE BMP DETAILS FIGURE 8)
 - 9 TYP. OUTFALL / STRUCTURE PROTECTION (SEE BMP DETAILS FIGURE 9)
 - 10 TYP. SILT BARRIER AT CONNECTION OF STORM PIPE TO EXISTING SWALE (SEE BMP DETAILS FIGURE 9)
 - 11 TYP. TREE PROTECTION FENCING

BEST MANAGEMENT PRACTICE GUIDELINES

- # TYP. TYPICAL BEST MANAGEMENT DEVICE LOCATION. SEE BMP DETAIL DRAWING FOR BMP PLACEMENT AND DETAILS. (SHEET B-2)
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES OR AS DIRECTED BY THE ENGINEER.
 - PRIOR TO ANY EARTHMOVING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL REQUIRED BMP DEVICES PER CITY OF VENICE. ALL BMP DEVICES SHALL BE LOCATED AS SHOWN ON PLANS.
 - ALL GRASSING BY EITHER SEED OR SOD SHALL BE INSTALLED AS SOON AS PRACTICAL UPON THE COMPLETION OF FINAL GRADING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL GRASSING IN A HEALTHY GROWING ENVIRONMENT UNTIL ACCEPTANCE BY THE ENGINEER.
 - 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 ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO SAFELY STORE EQUIPMENT, FUEL, OIL AND OTHER HAZARDOUS DEVICES IN A MANNER TO PREVENT GREASE, OIL, FUEL AND OTHER HAZARDOUS SUBSTANCES FROM CONTAMINATING THE STORMWATER MANAGEMENT AND COLLECTION SYSTEMS AND PRESERVATION AREAS.

ADDITIONAL BMP MEASURES MAY BE NECESSARY TO ENSURE THAT TURBID WATER IS NOT DISCHARGED FROM THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN, THE N.P.D.E.S. PERMIT AND THE CONDITIONS OF THE SWFMD ENVIRONMENTAL RESOURCE PERMIT

BEST MANAGEMENT PRACTICES NOTES:

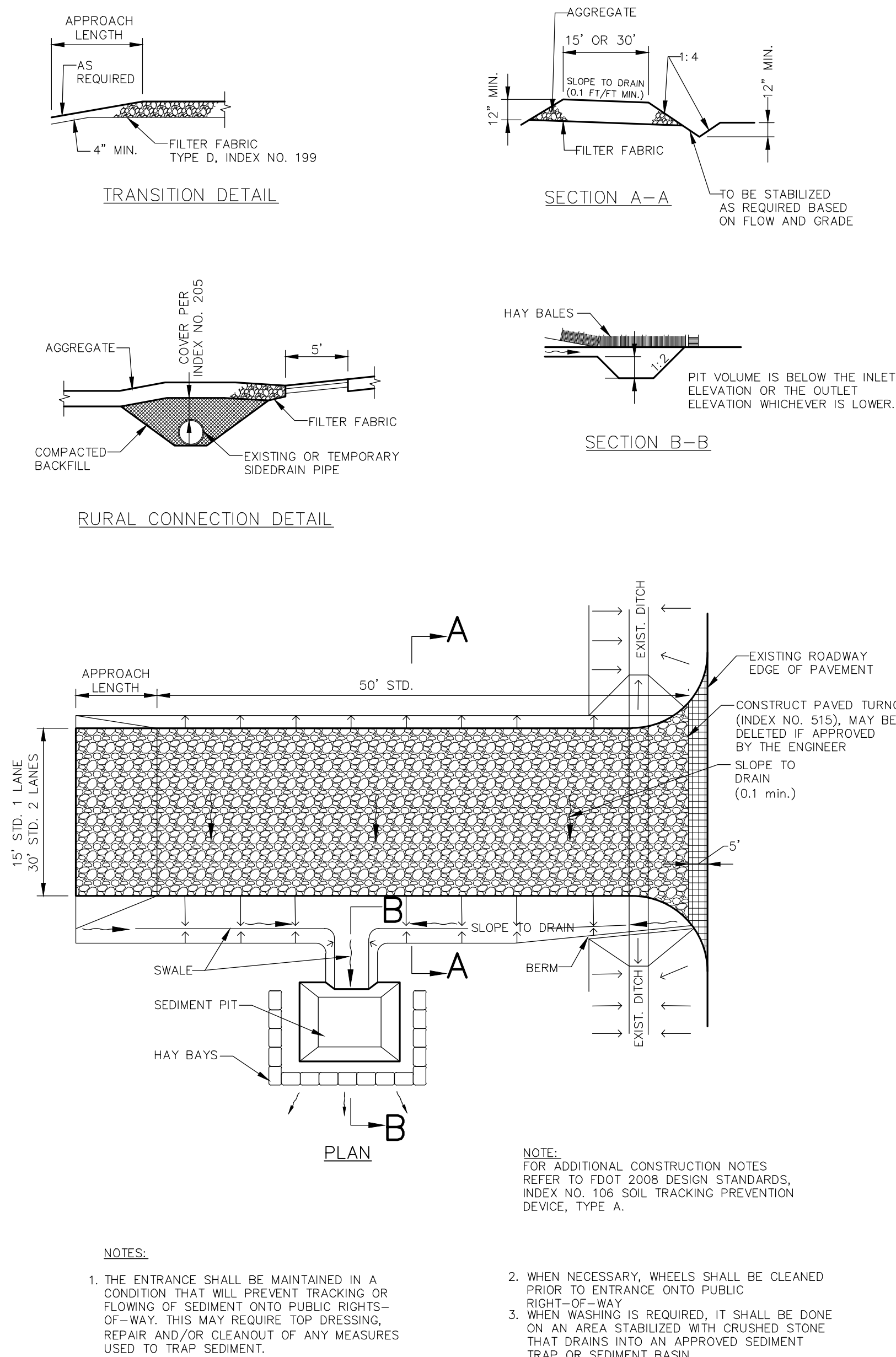
- SILT FENCE SHOWN ON THESE PLANS SHALL BE INSTALLED IN THE LOCATIONS INDICATED AND ALONG THE OSW LINE UNLESS OTHERWISE NOTED ON THE PLANS. IF THERE IS A OSW IMPACT, ALL SILT FENCE SHALL BE INSTALLED 2' WATER WARD OF TOE OF SLOPE AS SHOWN ON THESE PLANS. NO SILT FENCE SHALL BE INSTALLED IN PRESERVED WETLANDS OR UPLANDS EXCEPT AS PROTECTION AROUND TEMPORARY IMPACTS.
- BEST MANAGEMENT PRACTICES SHOWN FOR OPEN THROAT AND GRATED SWALE INLETS SHALL BE INSTALLED AS APPROPRIATE FOR VARIOUS PROJECT PHASES.
- ALL LAKES SHALL BE SODDED FROM CWL TO 2' BACK OF LAKE CONTROL LINE (TOP OF BANK).
- ALL CURBING, EDGE OF PAVEMENT WHERE CURB IS NOT PRESENT SHALL HAVE A 2' WIDE STRIP OF SOD.
- ALL DRAINAGE STRUCTURES SHALL BE SODDED ALONG THE EDGE OF THE STRUCTURE 2' MINIMUM SOD WIDTH.
- ALL DRAINAGE SWALES SHALL BE SODDED TO 2' BACK OF TOP OF BANK.
- CONTRACTOR TO INSPECT AND REPAIR ALL BMP'S ON A WEEKLY BASIS. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE AND WILL BE SUBMITTED TO THE DISTRICT ON A MONTHLY BASIS.
- ANY BMP IN NEED OF REPAIR OR REINSTALLATION SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS OF IDENTIFICATION OF THE NEED FOR SUCH CORRECTION.
- RECOMMENDED LOCATIONS OF THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCES HAVE BEEN SHOWN ON THE PLANS. ALTERNATE LOCATIONS CAN BE PROPOSED BY THE CONTRACTOR AND SHALL BE APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILIZING TEMPORARY GRAVEL CONSTRUCTION ENTRANCES PER THE DETAIL PROVIDED ON THE SHEET B-3 FOR ENTRANCES TO THE PROJECT.

DEWATERING NOTES:

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ARRANGEMENT, LOCATION AND DEPTHS OF THE DEWATERING SYSTEM NECESSARY TO ACCOMPLISH THE WORK DESCRIBED ON THESE PLANS.
- THE CONTRACTOR, IF REQUIRED, IS RESPONSIBLE FOR SUBMITTING TO THE SOUTHWEST 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.
- ALL WATER REMOVED FROM THE EXCAVATIONS SHALL BE DISPOSED OF IN SUCH A MANNER AS WILL NOT ENDANGER PUBLIC HEALTH, PRIVATE PROPERTY, OR AFFECT ADVERSELY ANY PORTION OF THE WORK UNDER CONSTRUCTION OR COMPLETED.
- PUBLIC RIGHTS-OF-WAY AND PROPERTIES SHALL NOT BE UTILIZED FOR THE DISPOSAL OF WATER REMOVED FROM THE GROUND BY THE DEWATERING PROCESS.
- THE METHODS AND PROVISIONS UTILIZED TO PREVENT SILTATION AND EROSION SHALL CONFORM TO CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PRACTICES AND REGULATIONS AND ANY OTHER LOCAL LEGAL PROVISIONS WHICH MAY APPLY. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE STRICTER REQUIREMENTS SHALL APPLY.
- SHOULD DEWATERING BE REQUIRED, CONTRACTOR IS TO FOLLOW, AT A MINIMUM, THE TYPICAL DEWATERING DISCHARGE PLAN AS DETAILED ON SHEET B-2 FOR ALL PUMPED WATER.
- THE PUMPING RATE SHALL BE MONITORED AND ADJUSTED, IF NECESSARY IN ORDER TO PREVENT THE DISCHARGE OF TURBID WATER INTO THE PUBLIC RIGHTS-OF-WAY OR EXISTING WETLANDS.
- NO DIRECT PUMPING DISCHARGE IS PERMITTED INTO ANY EXISTING WETLANDS.

KHA PROJECT 043468002		DATE MAY 2023		SCALE AS SHOWN		DESIGNED BY KCK		DRAWN BY RBK		CHECKED BY		WEC DATE:	
KIMLEY-HORN		RYAN R. HOPPE P.E.		FLORIDA LICENSE NUMBER 79400		WWW.KIMLEY-HORN.COM		REGISTRY NO. 35106		No.		REVISIONS	
GENERATION AT VENICE		PREPARED FOR GENERATIONS AT VENICE, LLC		CITY OF VENICE		FLORIDA		SHEET NUMBER B-1		DATE		BY	

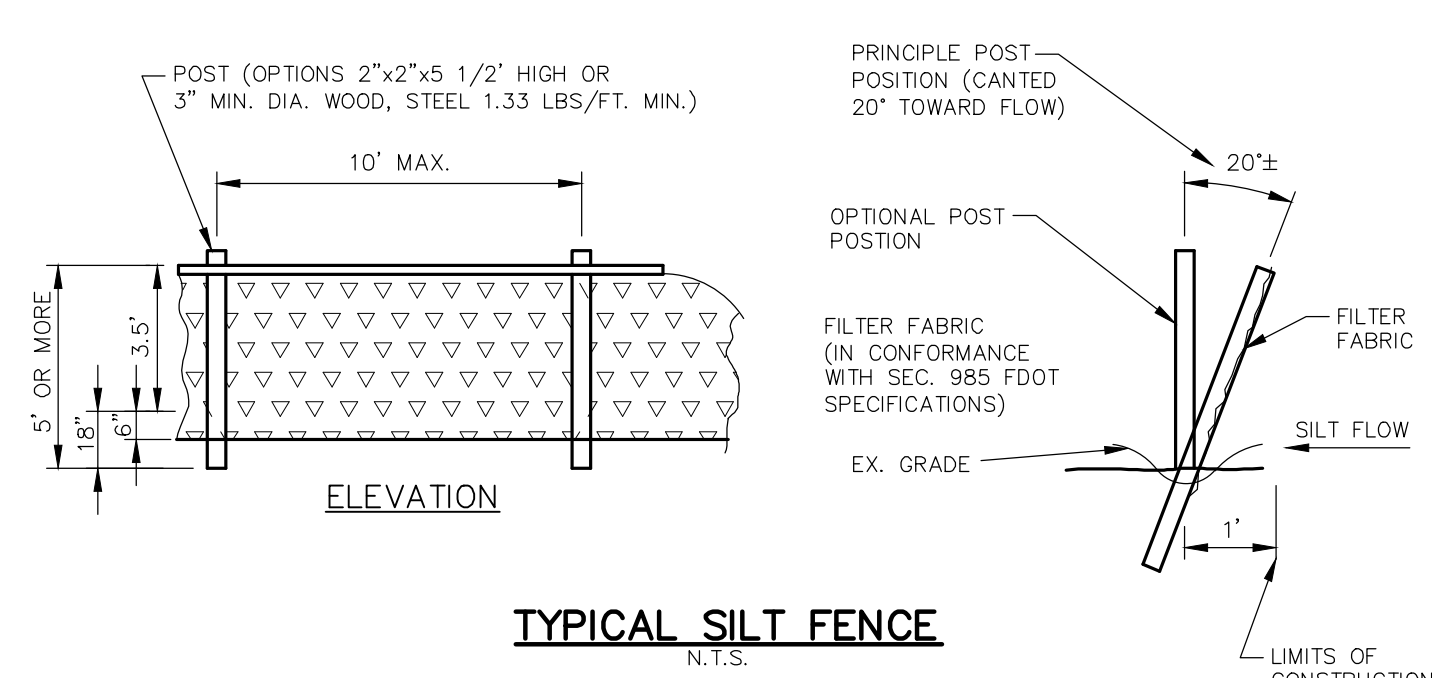
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TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

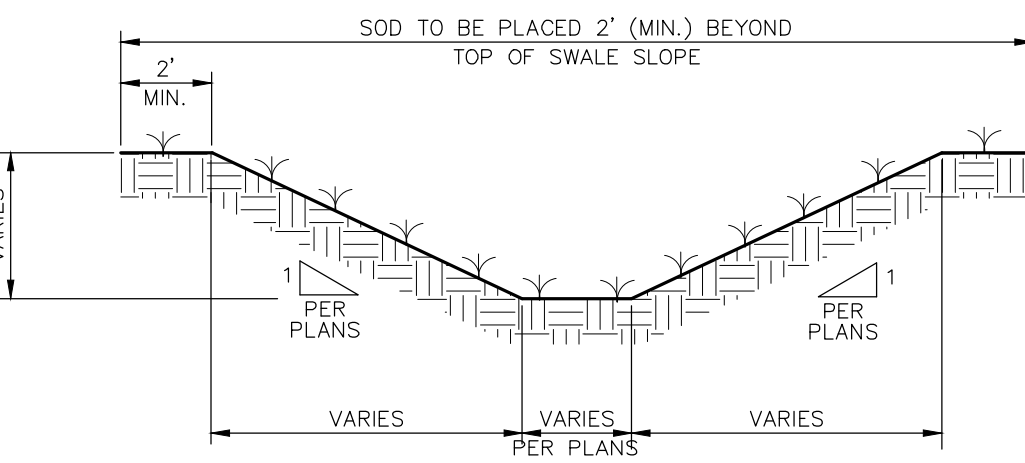
N.T.S.

FIGURE 1



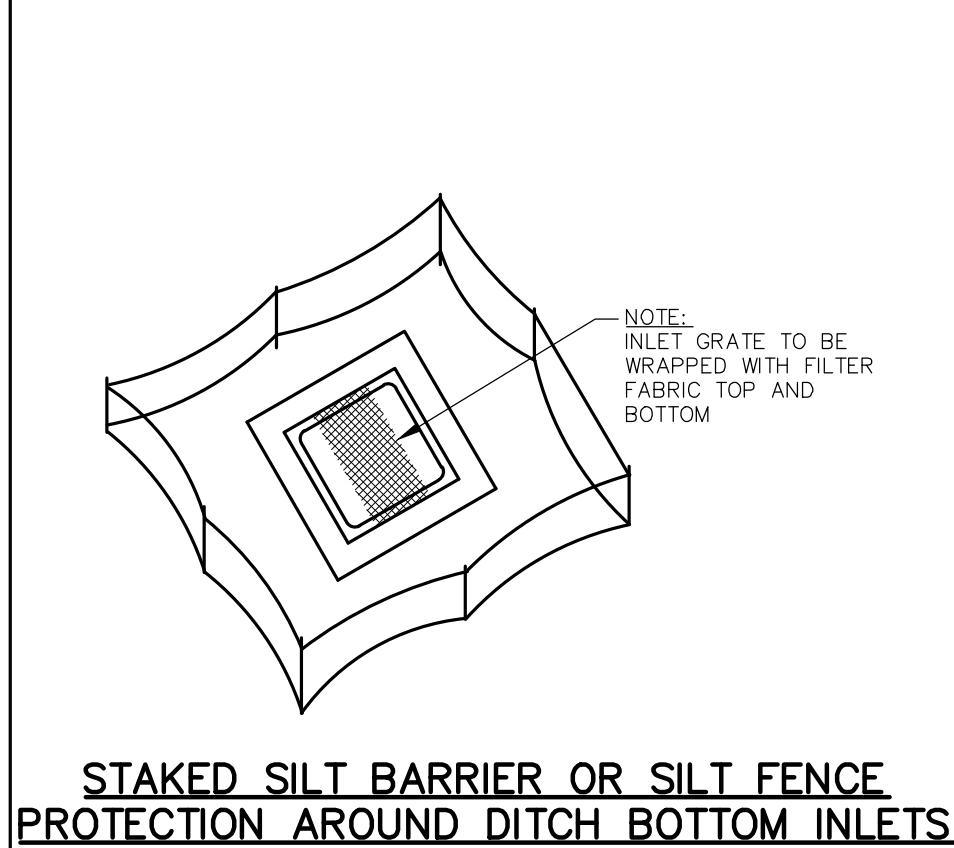
TYPICAL SILT FENCE

FIGURE 2



TYPICAL SWALE SECTION

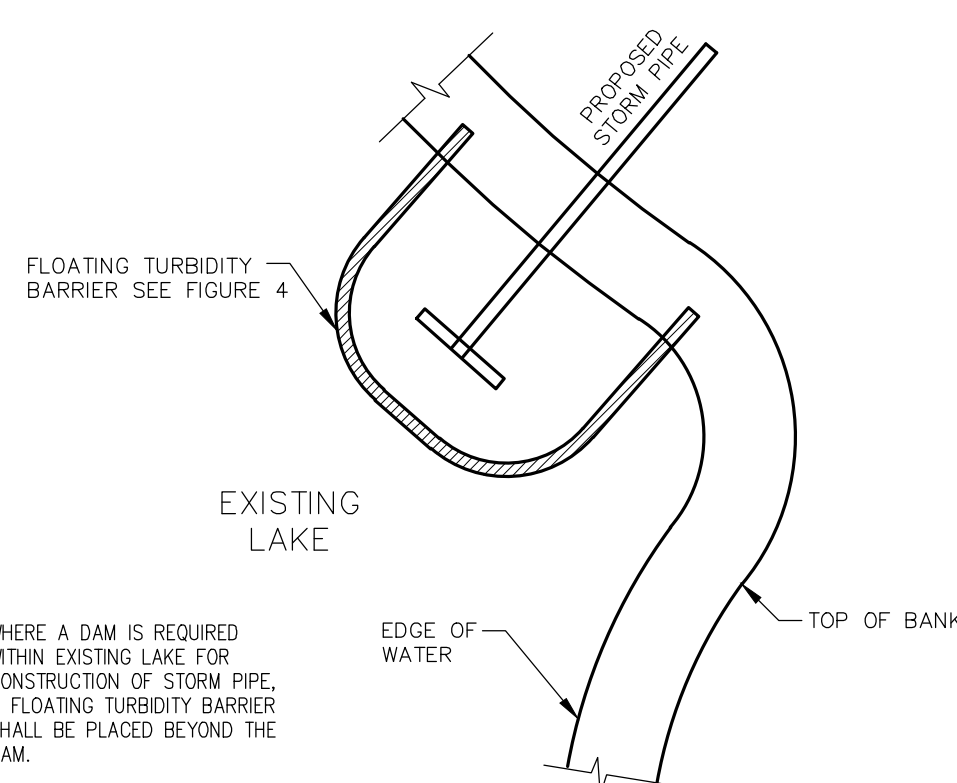
FIGURE 5



STAKED SILT BARRIER OR SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

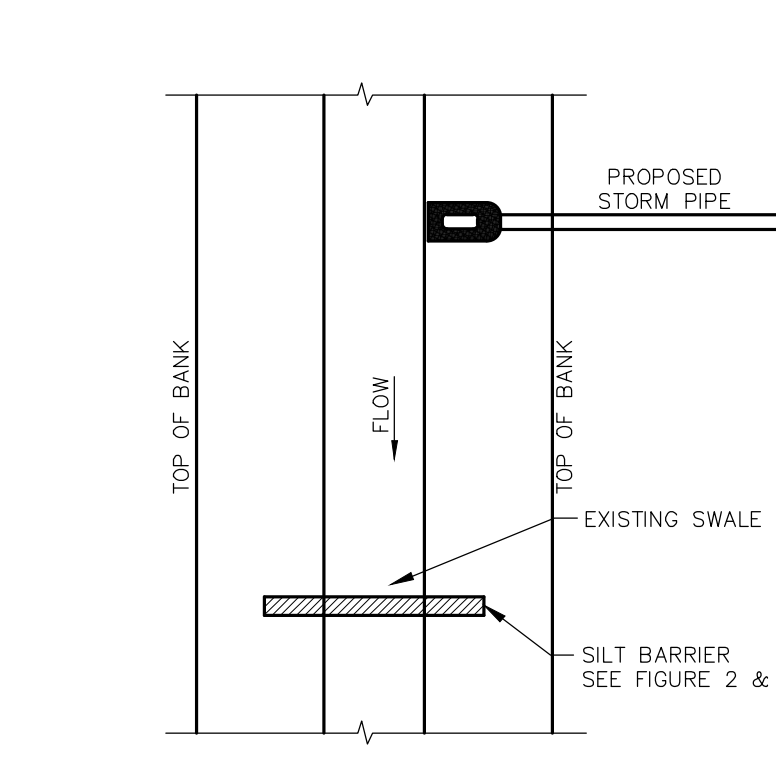
N.T.S.

FIGURE 8



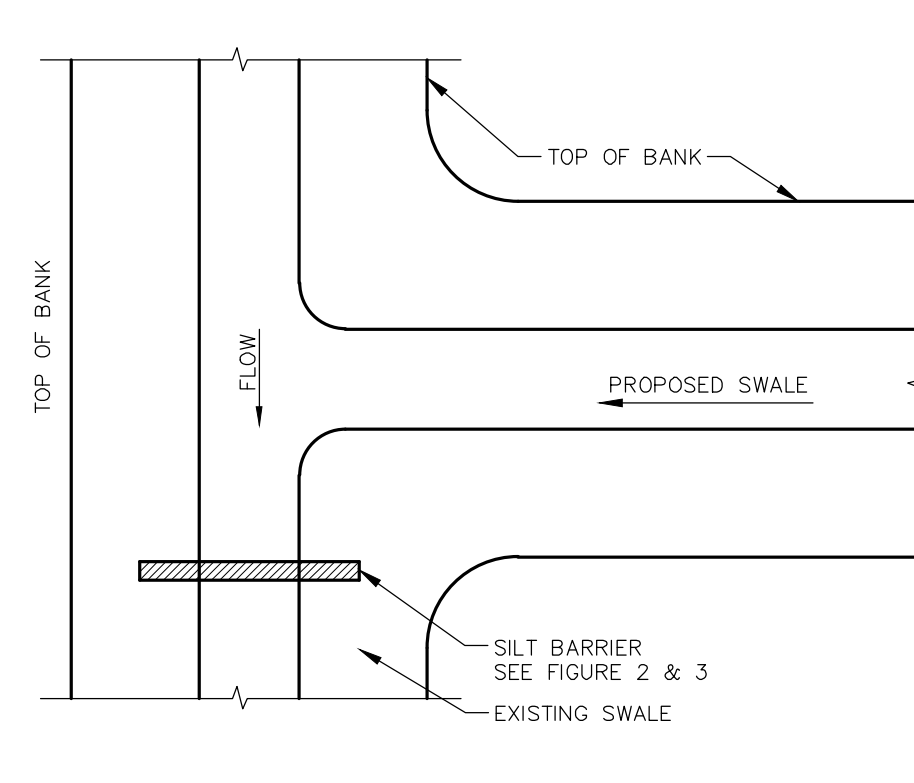
FLOATING TURBIDITY BARRIER AT CONNECTION OF STORM PIPE TO EXISTING LAKE

FIGURE 9



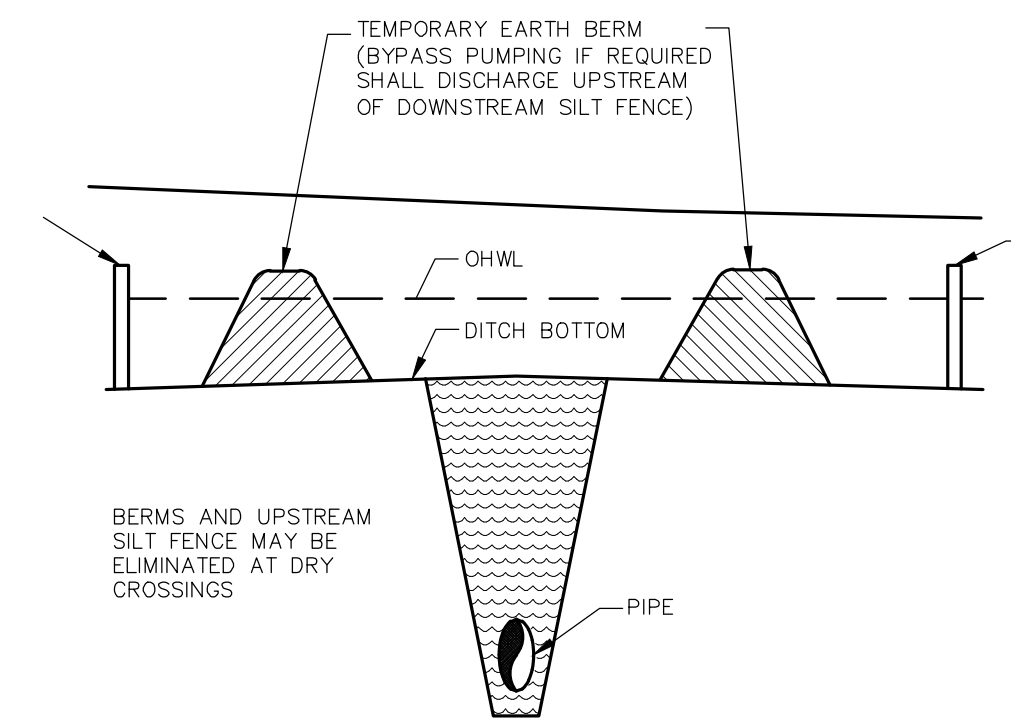
SILT BARRIER AT CONNECTION OF STORM PIPE TO EXISTING SWALE

FIGURE 10



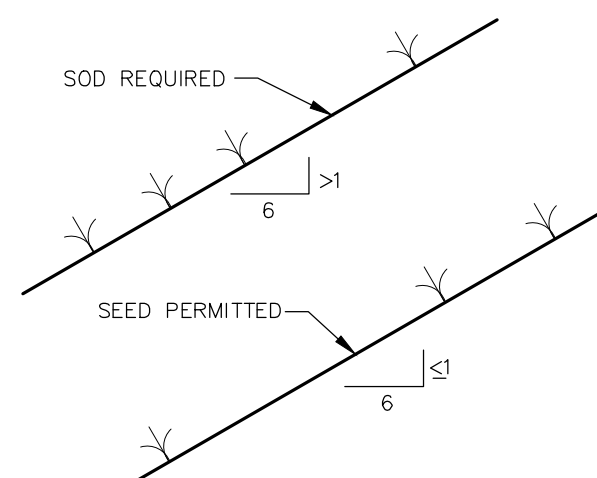
SILT BARRIER AT CONNECTION OF SWALE TO EXISTING SWALE

FIGURE 11



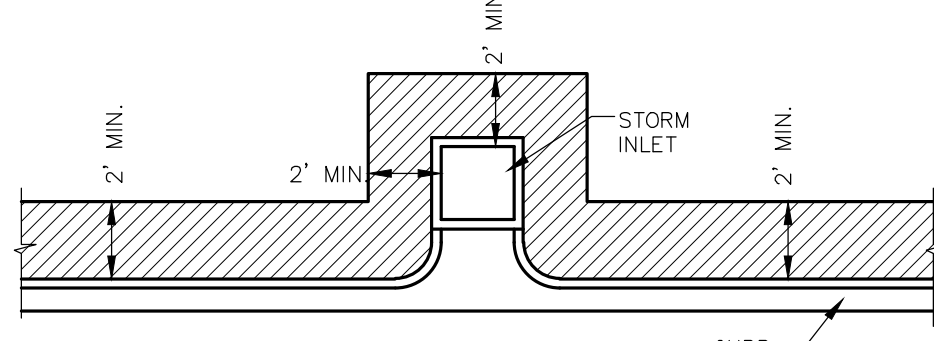
UNDERGROUND PIPE CROSSING

FIGURE 12



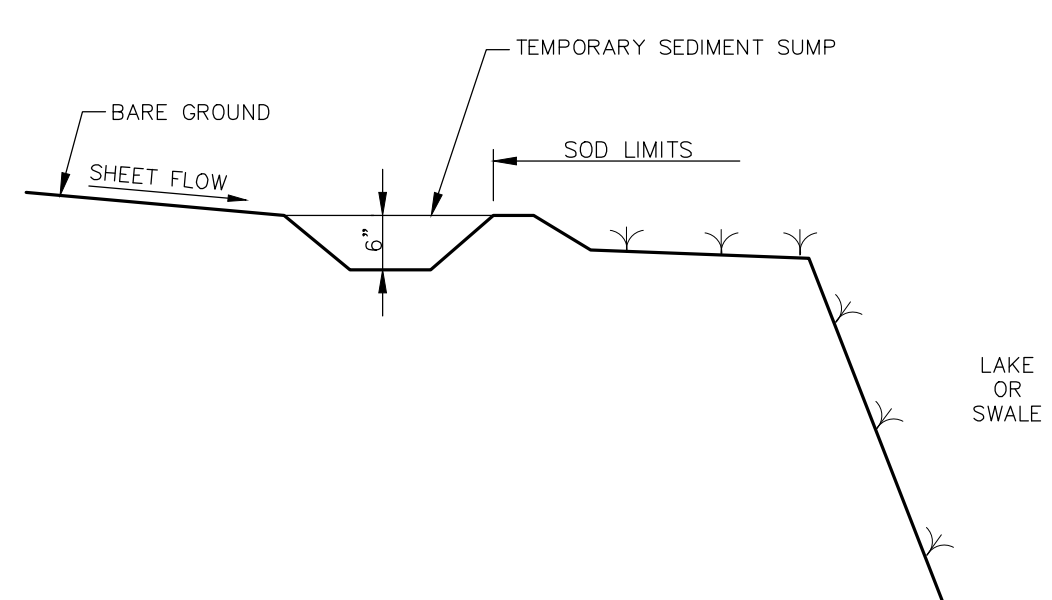
GRASS SLOPES

FIGURE 13



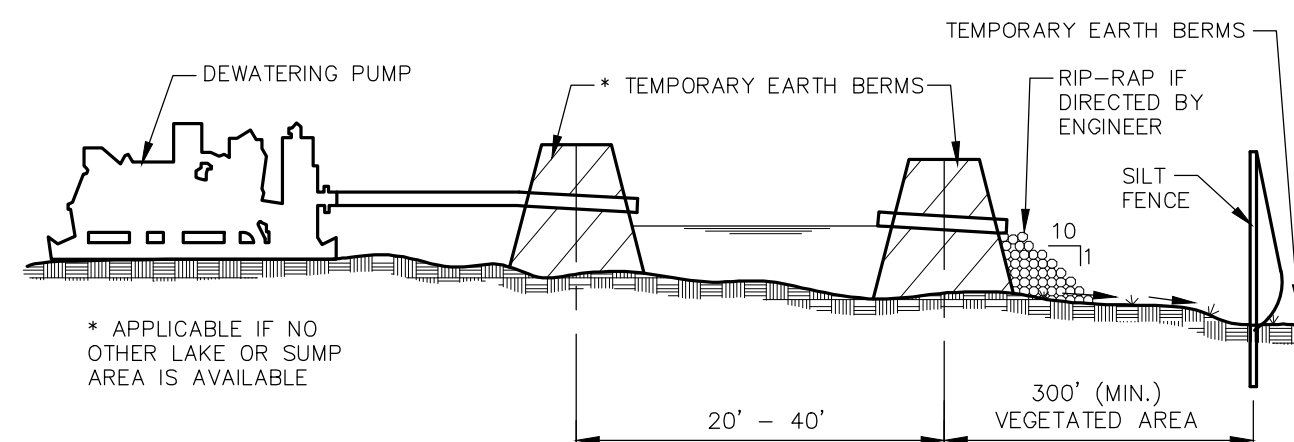
SOD ALONG CURB AND AROUND INLET

FIGURE 14



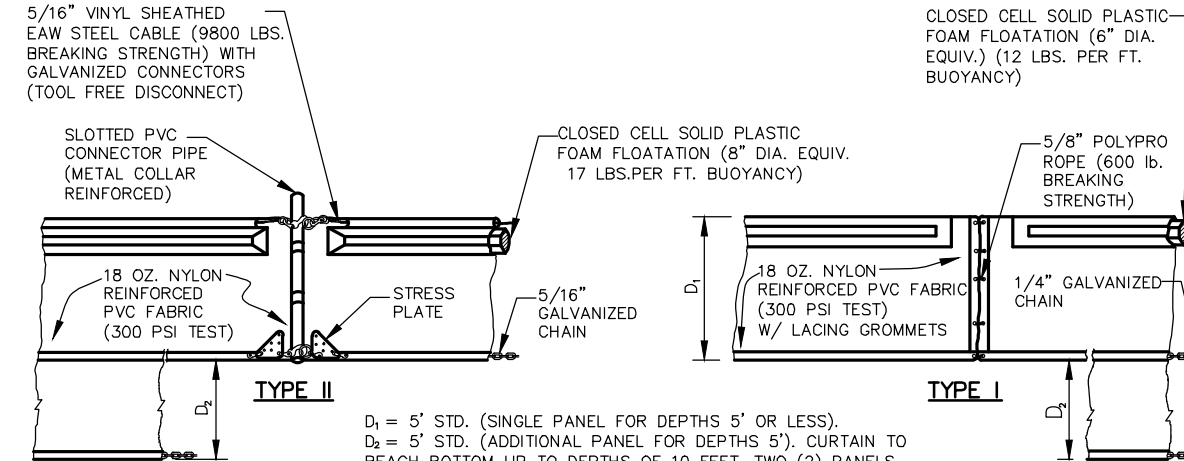
TEMPORARY SEDIMENT SUMP

FIGURE 15



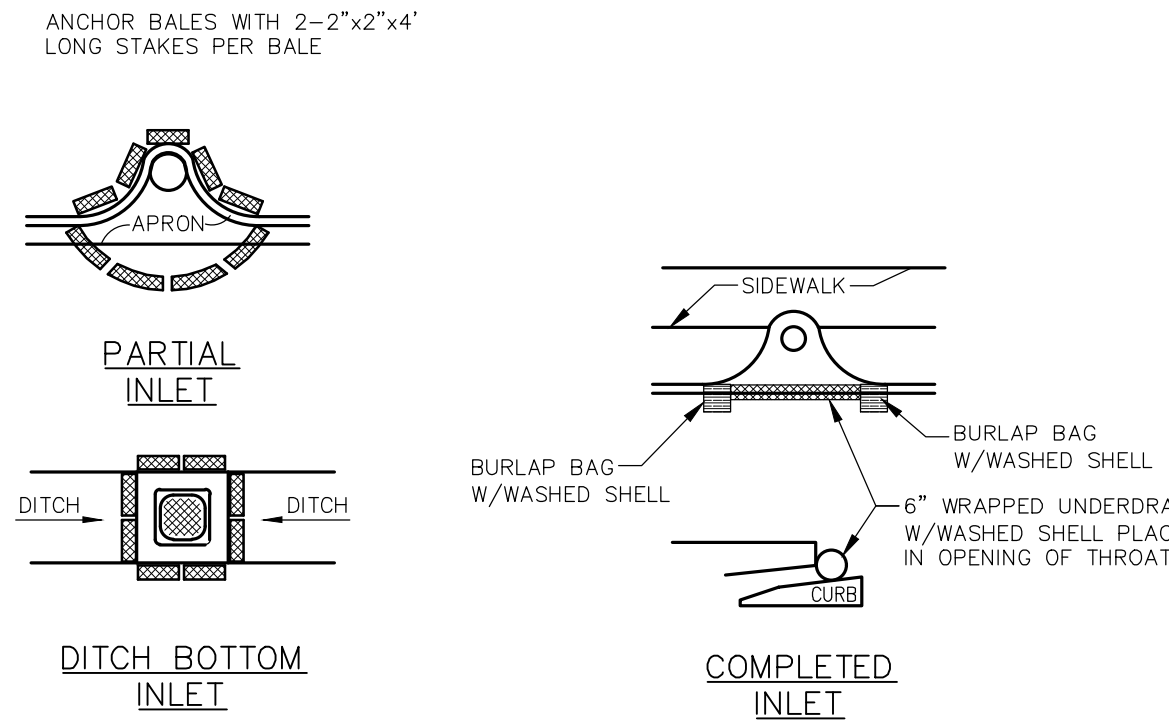
TYPICAL DEWATERING DISCHARGE PLAN

FIGURE 16



FLOATING TURBIDITY BARRIERS

FIGURE 4

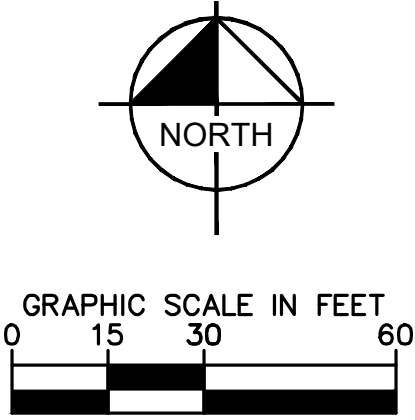
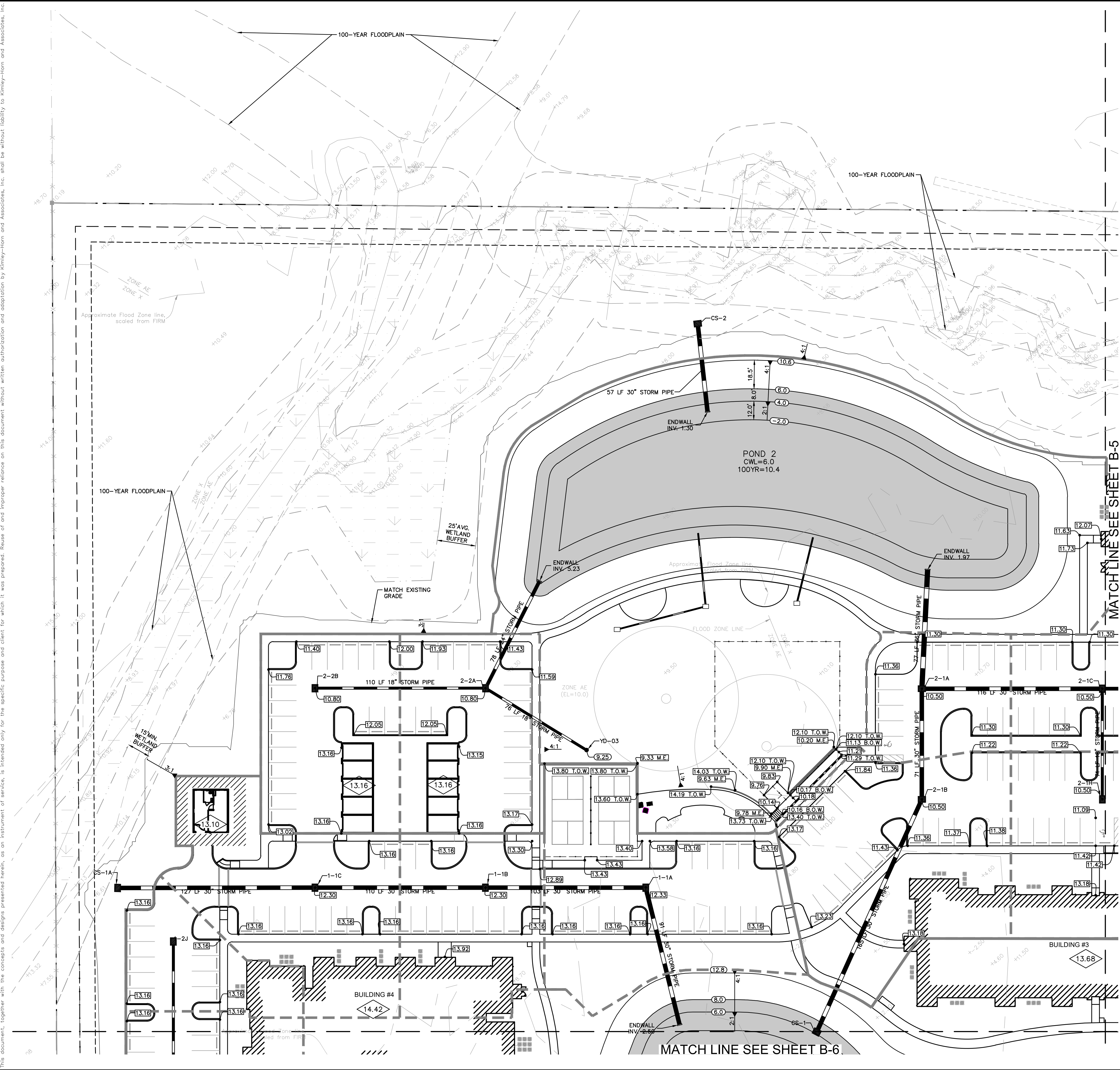


PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

FIGURE 7

SHEET NUMBER		GENERATION AT VENICE		BEST MANAGEMENT PRACTICES DETAILS		KHA PROJECT 043468002		LICENSED PROFESSIONAL		Kimley»»Horn			
B-2		PREPARED FOR				DATE MAY 2023		RYAN R. HOPPE P.E.		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM			
		GENERATIONS AT VENICE, LLC				SCALE AS SHOWN		FLORIDA LICENSE NUMBER 79400					
		CITY OF VENICE		FLORIDA		DESIGNED BY KCK							
						DRAWN BY RBK							
						CHECKED BY RRR		DATE: _____		REGISTRY NO. 35106		REVISIONS	
										No.		DATE	

Plotted By: Gardner, Tyler Sheet: Set: GENERATION APARTMENTS - LAYOUT B-4 PAVING GRADING AND DRAINAGE PLAN June 13, 2023 01:11:42pm K:\s\civil\043468002 - generation apartments\043468002 - paving grading and drainage plan.dwg
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LEGEND

- LITTORAL SHELF
- WATER SURFACE
- WETLAND BUFFER IMPACT
- WETLAND IMPACT
- PROPOSED ASPHALT PAVEMENT (REFER TO PAVEMENT SECTION OF SHEET B-9)
- STABILIZED EMERGENCY DRIVE
- CONCRETE PAVEMENT
- SURFACE WATER FLOW
- INLET STORM SEWER
- EXISTING GROUND ELEVATION
- MAJOR BASIN LINES
- MINOR BASIN LINES
- MINIMUM FINISH FLOOR ELEVATION
- CONTROL WATER LEVEL
- TOP OF BANK
- ORDINARY HIGH WATER LEVEL
- PROPOSED PAVEMENT ELEVATION
- EXISTING ELEVATION
- PROPOSED GRADE ELEVATION
- EXISTING GRADE
- FLARED END SECTION
- HIGH POINT
- LOW POINT
- CONTROL STRUCTURE
- TOP OF CURB
- BACK OF CURB
- SIDEWALK
- DITCH BOTTOM INLET
- MANHOLE

CURB KEYNOTE LEGEND:

- TYPE "F" CURB
- TYPE "D" CURB
- TYPE "M" CURB
- FLUSH CURB AND SIDEWALK
- CURB RAMP
- 5' TRANSITION BETWEEN TWO TYPES OF CURB
- PARKING COUNT

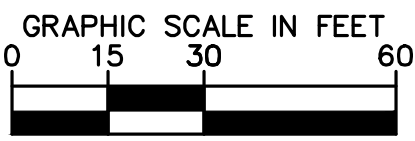
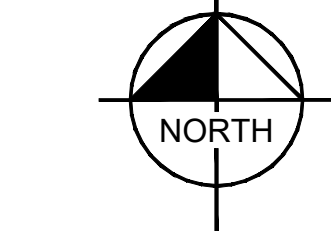
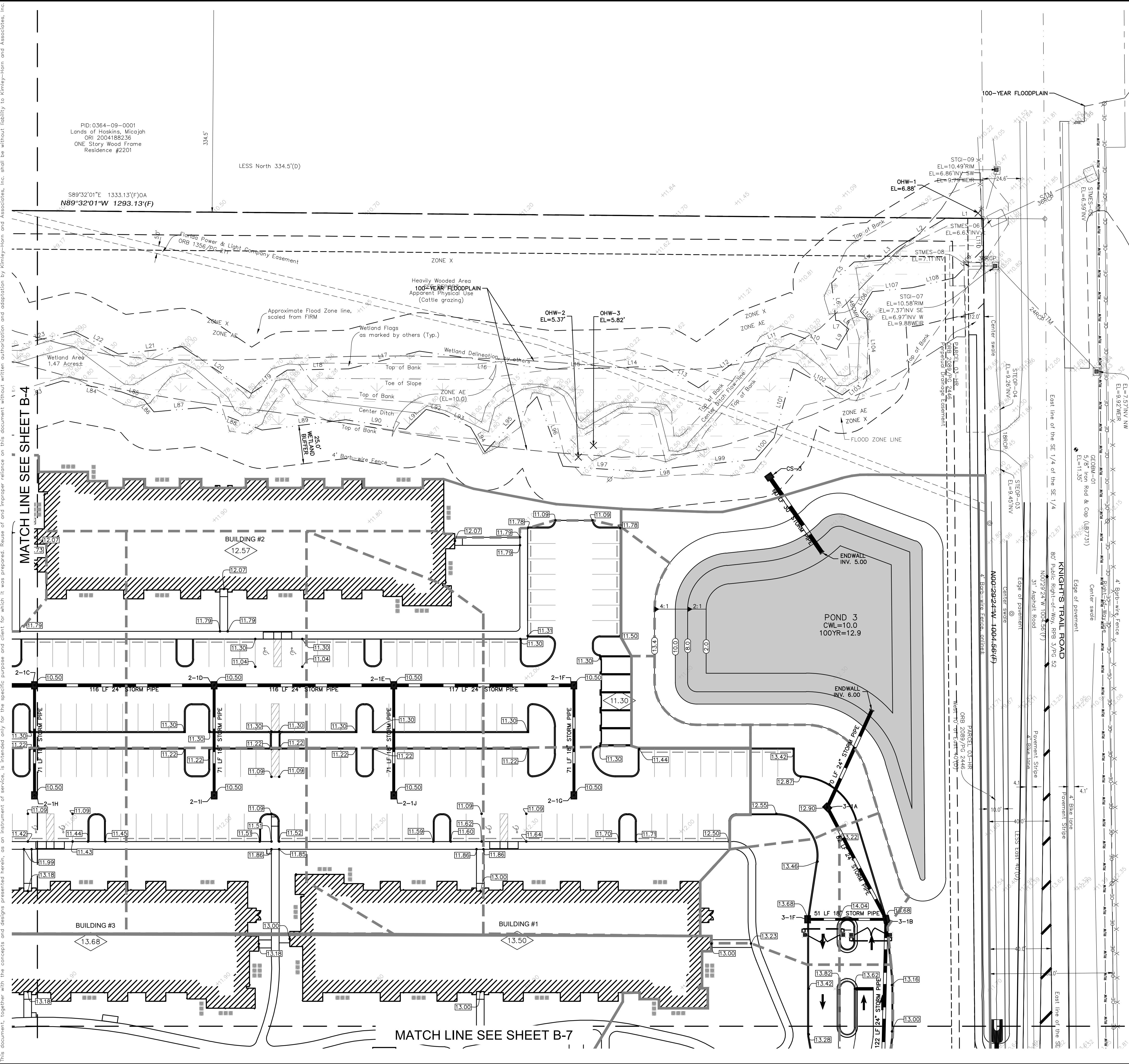
NOTES:

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- TOTAL WETLAND BUFFER IMPACT= 2,139 SQUARE FEET
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- REFER TO FDOT INDEX NO. 233 FOR DETAIL ON TYPE "F" DITCH BOTTOM INLET
- SPOT GRADES ARE AT EDGE OF PAVEMENT
- REFER TO SHEETS A-7 TO A-10 FOR LOCATION OF CURB RAMPS
- THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT. CONVERSION FACTOR: NAVD 1988 + 1.11 FT = NGVD 1929
- STORM PIPING SHALL BE AS FOLLOWS: RCP CLASS III PER ASTM C-76, ADS N-12 HP STORM PER AASHTO M330, ASTM F2736 (12"-30"), AND ASTM F2881 (36"-60"); INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.
- JOINTS SHALL BE WATER TIGHT.
- STORM PIPE MATERIAL MUST BE APPROVED BY CITY OF VENICE.
- CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
- FOR ROOF DRAIN CONNECTIONS REFER TO ARCHITECTURAL DRAWINGS FOR CONTINUATION.
- ROOF DRAIN CONNECTIONS ARE 6" PVC @ 0.2% MIN. SLOPE.

- | | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 1-1A
FDOT TYPE E INLET
RIM ELEV.: 12.32
INV IN: 2.29
INV OUT: 3.50 | 2-1A
FDOT TYPE E INLET
RIM ELEV.: 10.50
INV IN: 2.29
INV OUT: 2.05 | YD-03
YARD DRAIN
RIM ELEV.: 9.25
INV OUT: 5.95 |
| 1-1B
FDOT TYPE E INLET
RIM ELEV.: 12.30
INV IN: 3.59
INV OUT: 3.09 | 2-1C
FDOT TYPE E INLET
RIM ELEV.: 10.50
INV IN: 2.23
INV OUT: 3.39
INV OUT: 2.23 | |
| 1-1C
FDOT TYPE E INLET
RIM ELEV.: 12.30
INV IN: 2.90
INV OUT: 3.79 | 2-1H
FDOT TYPE E INLET
RIM ELEV.: 10.50
INV OUT: 3.89 | |
| 1-2J
FDOT TYPE E INLET
RIM ELEV.: 12.30
INV OUT: 7.51 | 2-2A
FDOT TYPE E INLET
RIM ELEV.: 10.80
INV IN: 5.85
INV OUT: 5.35 | |
| 2-1B
FDOT TYPE E INLET
RIM ELEV.: 10.50
INV OUT: 2.36
INV OUT: 2.36 | 2-2B
FDOT TYPE E INLET
RIM ELEV.: 10.80
INV OUT: 6.00 | |

KHA PROJECT 043468002		DATE MAY 2023		SCALE AS SHOWN		DESIGNED BY KCK		DRAWN BY RBK		CHECKED BY WEC		DATE ----	
LICENCED PROFESSIONAL		RYAN R. HOPPE P.E.		FLORIDA LICENSE NUMBER 79400		WWW.KIMLEY-HORN.COM		REGISTRY NO. 35106		REVISIONS		No.	
PAVING GRADING AND DRAINAGE PLAN												BY	
GENERATION AT VENICE												DATE	
PREPARED FOR GENERATIONS AT VENICE, LLC												NO.	
CITY OF VENICE												BY	
SHEET NUMBER B-4												DATE	

Plotted By: Gardner, Tyler Sheet Set: GENERATION APARTMENTS - LAYOUT B-5 PAVING GRADING AND DRAINAGE PLAN June 13, 2023 01:12:14pm K:\Year-civil\043468002 - generation apartments\043468002 - paving grading and drainage plan.dwg
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LEGEND

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- WATER SURFACE
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- WETLAND IMPACT
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- STABILIZED EMERGENCY DRIVE
- CONCRETE PAVEMENT
- SURFACE WATER FLOW
- INLET STORM SEWER
- EXISTING GROUND ELEVATION
- MAJOR BASIN LINES
- MINOR BASIN LINES
- 12.20 MINIMUM FINISH FLOOR ELEVATION
- CWL CONTROL WATER LEVEL
- TOB TOP OF BANK
- OWL ORDINARY HIGH WATER LEVEL
- 10.39 PROPOSED PAVEMENT ELEVATION
- EXISTING ELEVATION
- 10.4 PROPOSED GROUND ELEVATION
- EG EXISTING GRADE
- FES FLARED END SECTION
- HP HIGH POINT
- LP LOW POINT
- CS CONTROL STRUCTURE
- TC TOP OF CURB
- BC BACK OF CURB
- SW SIDEWALK
- DBI DITCH BOTTOM INLET
- MH MANHOLE

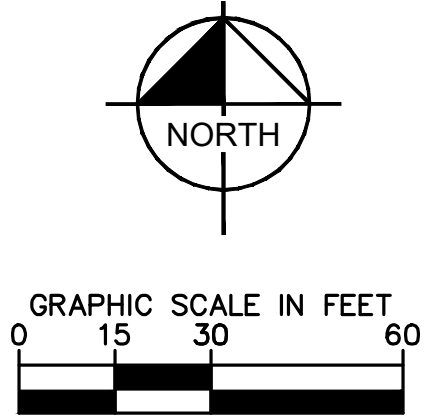
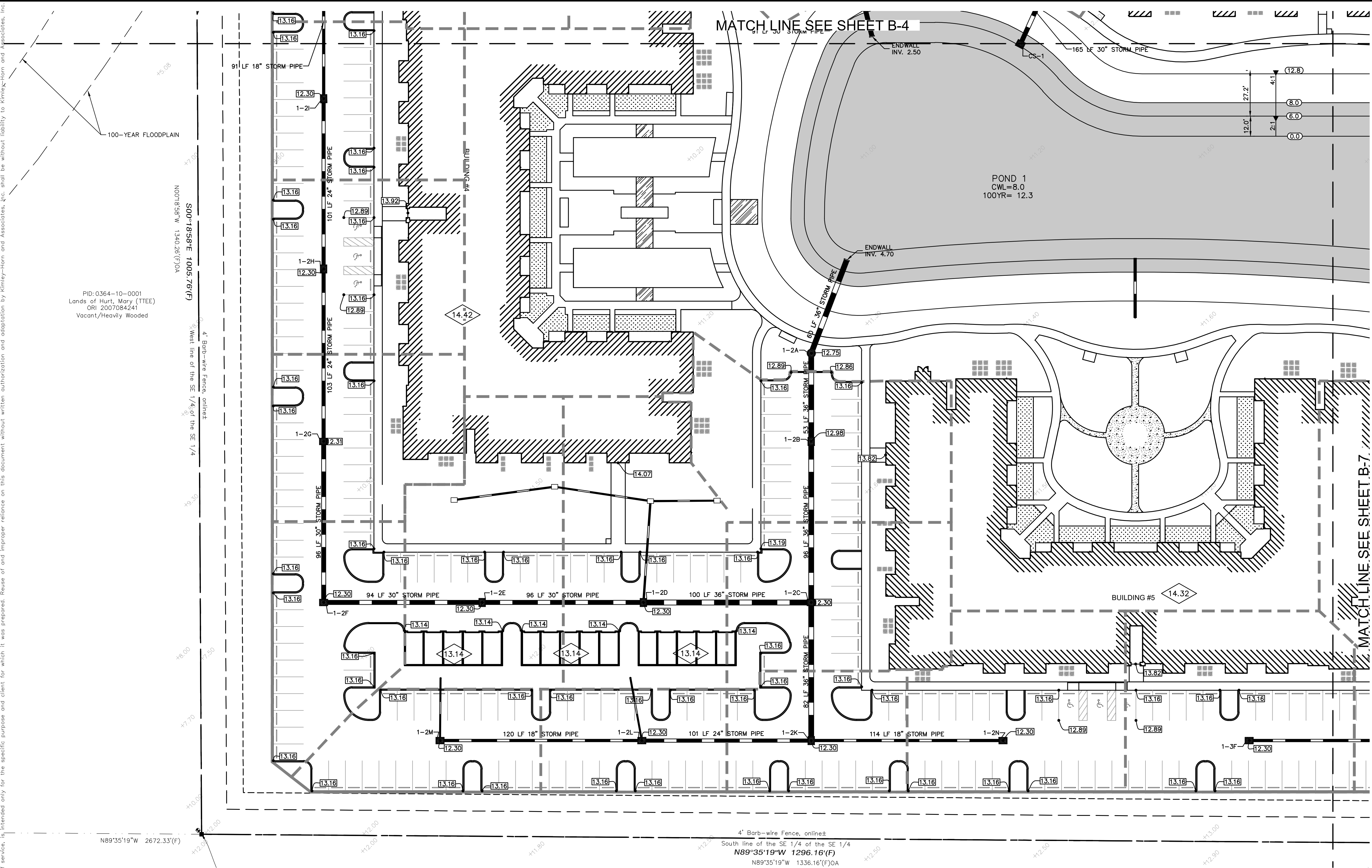
CURB KEYNOTE LEGEND:

- F TYPE "F" CURB
- D TYPE "D" CURB
- M TYPE "M" CURB
- CS FLUSH CURB AND SIDEWALK
- CR CURB RAMP
- T 6' TRANSITION BETWEEN TWO TYPES OF CURB
- # PARKING COUNT






























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 - ROOF DRAIN CONNECTIONS ARE 6" PVC @ 0.2% MIN. SLOPE.

- | | | |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| 2-1C
FDDT TYPE E INLET
RIM ELEV.: 10.50
INV IN: 2.23
INV OUT: 2.23 | 2-1I
FDDT TYPE E INLET
RIM ELEV.: 10.50
INV IN: 3.39
INV OUT: 4.29 | 3-1F
FDDT TYPE 4 CURB INLET
RIM ELEV.: 14.08
INV OUT: 9.50 |
| 2-1D
FDDT TYPE E INLET
RIM ELEV.: 10.50
INV IN: 2.40
INV OUT: 2.40 | 2-1J
FDDT TYPE E INLET
RIM ELEV.: 10.50
INV IN: 7.55
INV OUT: 4.62 | |
| 2-1E
FDDT TYPE E INLET
RIM ELEV.: 10.50
INV IN: 2.80
INV IN: 4.48
INV OUT: 2.58 | 2-1G
FDDT TYPE E INLET
RIM ELEV.: 10.50
INV OUT: 3.68 | |
| 2-1F
FDDT TYPE E INLET
RIM ELEV.: 10.50
INV IN: 3.53
INV OUT: 3.03 | 3-1A
FDDT TYPE E INLET
RIM ELEV.: 12.90
INV IN: 7.55
INV OUT: 7.55 | |
| 2-1H
FDDT TYPE E INLET
RIM ELEV.: 10.50
INV OUT: 3.89 | 3-1B
FDDT TYPE 4 CURB INLET
RIM ELEV.: 14.07
INV IN: 7.67
INV IN: 9.40
INV OUT: 7.67 | |

KHA PROJECT 043468002		DATE MAY 2023		SCALE AS SHOWN		DESIGNED BY KCK		DRAWN BY RBK		CHECKED BY WEC		DATE		BY	
KIMLEY-HORN & ASSOCIATES, INC.		RYAN R. HOPPE P.E.		FLORIDA LICENSE NUMBER 79400		WWW.KIMLEY-HORN.COM		REGISTRY NO. 35106		REVISIONS		No.			
PAVING GRADING AND DRAINAGE PLAN															
GENERATION AT VENICE															
PREPARED FOR GENERATIONS AT VENICE, LLC															
CITY OF VENICE FLORIDA															
SHEET NUMBER B-5															



LEGEND

-
-  LITTORAL SHELF
 —WATER SURFACE
 —WETLAND BUFFER IMPACT
 —WETLAND IMPACT
 —PROPOSED ASPHALT PAVEMENT
 (REFER TO PAVEMENT SECTION OF SHEET B-9)
 STABILIZED EMERGENCY DRIVE
 CONCRETE PAVEMENT
 —SURFACE WATER FLOW
 —INLET STORM SEWER
 —EXISTING GROUND ELEVATION
 —MAJOR BASIN LINES
 —MINOR BASIN LINES
 —MINIMUM FINISH FLOOR ELEVATION
 —CONTROL WATER LEVEL
 —TOP OF BANK
 —ORDINARY HIGH WATER LEVEL
 —PROPOSED PAVEMENT ELEVATION
 —EXISTING ELEVATION
 —PROPOSED GROUND ELEVATION
 —EXISTING GRADE
 —FLARED END SECTION
 —HIGH POINT
 —LOW POINT
 —CONTROL STRUCTURE
 —TOP OF CURB
 —BACK OF CURB
 —SIDEWALK
 —DITCH BOTTOM INLET
 —MANHOLE

CURB KEYNOTE LEGEND:

- | | |
|------|-----------------------------------------|
| (F) | TYPE "F" CURB |
| (D) | TYPE "D" CURB |
| (M) | TYPE "M" CURB |
| (CS) | FLUSH CURB AND SIDEWALK |
| (CR) | CURB RAMP |
| (T) | 5' TRANSITION BETWEEN TWO TYPES OF CURB |
| (#) | PARKING COUNT |

NOTES:

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6. INLET
7. SPOT GRADES ARE AT EDGE OF PAVEMENT
8. REFER TO SHEETS A-7 TO A-10 FOR LOCATION OF CURB RANGES
9. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT. CONVERSION FACTOR: NAVD 1988 + 1.11 FT = NGVD 1929
10. STORM DRAIN SHALL BE AS FOLLOWS: RCP CLASS III PER ASTM C-76, ADS 12-12 HP STORM PIPE PER ASHSTO M330, ASTM F2736 (12"-30"), AND ASTM F2818 (36"-60"). INSTALLATION SHALL BE IN ACCORD WITH ASTM D2321.
11. JOINTS SHALL BE WATER TIGHT.
12. STORM PIPE MATERIAL MUST BE APPROVED BY CITY OF VENICE.
13. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
14. FOR ROOF DRAIN CONNECTIONS REFER TO ARCHITECTURAL DRAWINGS FOR CONTINUATION
15. ROOF DRAIN CONNECTIONS ARE 6" PVC @ 0.22 MIN. SLOPE.

1-2A
4FT DIA JUNCTION BOX
RIM ELEV.: 12.75
INV IN: 4.88
INV OUT: 4.88

1-2E
FDOT TYPE E INLET
RIM ELEV.: 12.30
INV IN: 7.03
INV OUT: 7.03

1-21
FDOT TYPE E INLET
RIM ELEV.: 12.30
INV IN: 7.42
INV OUT: 7.42

1-2N
FDOT TYPE E INLET
RIM ELEV.: 12.30
INV OUT: 5.31

1-2B
FDOT TYPE E INLET
RIM ELEV.: 12.98
INV IN: 4.93
INV OUT: 4.93

1-2F
FDOT TYPE E INLET
RIM ELEV.: 12.30
INV OUT: 7.12
INV OUT: 7.12

1-2K
FDOT TYPE E INLET
RIM ELEV.: 12.30
INV IN: 5.15
INV IN: 6.15
INV OUT: 5.15

1-3F
 FDOT TYPE E INLET
 RIM ELEV.: 12.30
 INV OUT: 5.59

1-2C
 FDOT TYPE E INLET
 RIM ELEV.: 12.30
 INV IN: 5.03
 INV IN: 6.83
 INV OUT: 5.03

1-2G
 FDOT TYPE E INLET
 RIM ELEV.: 12.31
 INV IN: 7.22
 INV IN: 7.22

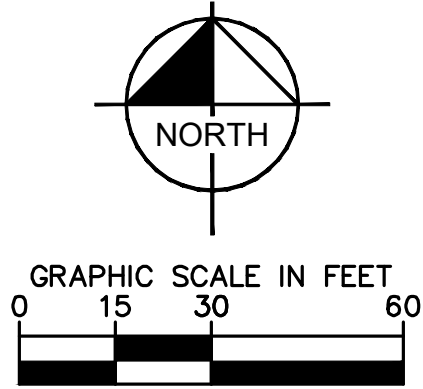
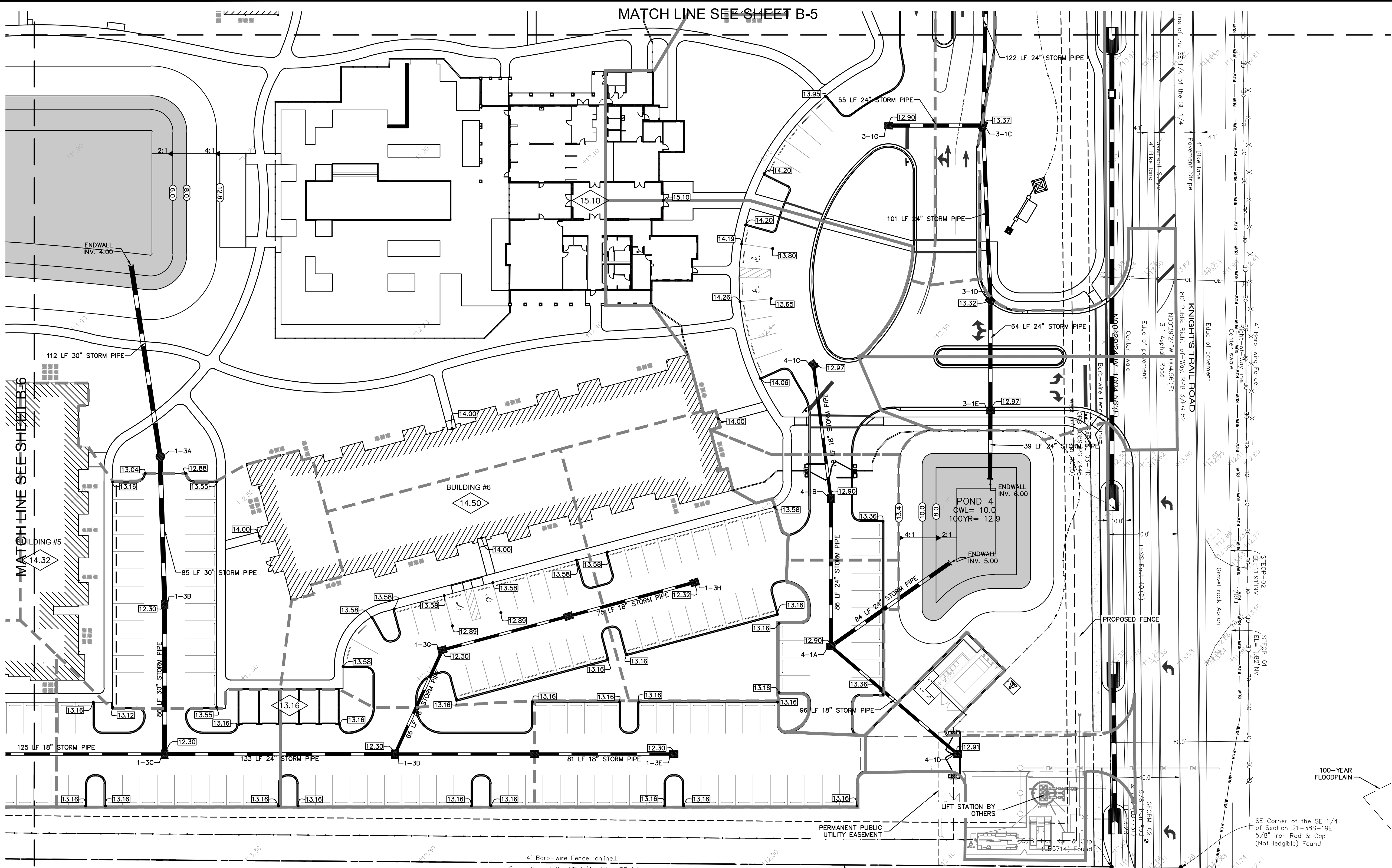
1-2L
FDOT TYPE E INLET
RIM ELEV.: 12.30
INV IN: 5.35
INV IN: 9.44
INV OUT: 5.35

1-2D
 FDOT TYPE E INLET
 RIM ELEV.: 12.30
 INV IN: 6.93
 INV IN: 6.93
 INV OUT: 6.93

1-2H
FDOT TYPE E INLET
RIM ELEV.: 12.30
INV IN: 7.32
INV OUT: 7.32

1-2M
FDOT TYPE E INLET
RIM ELEV.: 12.30
INV IN: 9.44
INV OUT: 5.59

Plotted By: Gardner, Tyler Sheet Set: GENERATION APARTMENTS Layout: B-7 PAVING GRADING AND DRAINAGE PLAN June 13, 2023 01:13:20pm K:\saw-civil\043468002 - generation apartments\CAD\plansheets\B-7 PAVING GRADING AND DRAINAGE PLAN.dwg
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LEGEND

- LITTORAL SHELF
- WATER SURFACE
- WETLAND BUFFER IMPACT
- WETLAND IMPACT
- PROPOSED ASPHALT PAVEMENT (REFER TO PAVEMENT SECTION OF SHEET ###)
- STABILIZED EMERGENCY DRIVE
- CONCRETE PAVEMENT
- SURFACE WATER FLOW
- INLET STORM SEWER
- EXISTING GROUND ELEVATION
- MAJOR BASIN LINES
- MINOR BASIN LINES
- 12.20 - MINIMUM FINISH FLOOR ELEVATION
- 12.20 - CONTROL WATER LEVEL
- 12.20 - TOP OF BANK
- 12.20 - ORDINARY HIGH WATER LEVEL
- 12.20 - PROPOSED PAVEMENT ELEVATION
- 12.20 - EXISTING ELEVATION
- 12.20 - PROPOSED GROUND ELEVATION
- EG - EXISTING GRADE
- FES - FLARED END SECTION
- HP - HIGH POINT
- LP - LOW POINT
- CS - CONTROL STRUCTURE
- TC - TOP OF CURB
- BC - BACK OF CURB
- SW - SIDEWALK
- DBI - DITCH BOTTOM INLET
- MH - MANHOLE

CURB KEYNOTE LEGEND:

- (F) TYPE "F" CURB
- (D) TYPE "D" CURB
- (M) TYPE "M" CURB
- (G) FLUSH CURB AND SIDEWALK
- (CR) CURB RAMP
- (T) 5' TRANSITION BETWEEN TWO TYPES OF CURB
- (#) PARKING COUNT

NOTES:

- EXISTING ELEVATIONS ARE BASED ON NATIONAL GEODETIC DATUM OF 1988 NAVD.
- TOTAL WETLAND BUFFER IMPACT= 2,139 SQUARE FEET
- TOTAL WETLAND IMPACT = 0 SQUARE FEET
- REFER TO FDOT INDEX NO. 200 FOR DETAIL ON TYPE "I" BOTTOMS
- REFER TO FDOT INDEX NO. 233 FOR DETAIL ON TYPE "F" DITCH BOTTOM INLET
- SPOT GRADES ARE AT EDGE OF PAVEMENT
- REFER TO SHEETS A-7 TO A-10 FOR LOCATION OF CURB RAMPS
- THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT. CONVERSION FACTOR: NAVD 1988 + 1.11 FT = NGVD 1929
- STORM PIPING SHALL BE AS FOLLOWS: RCP CLASS III PER ASTM C-76, ADS N-12 HP STORM PER AASHTO M330, ASTM F2736 (12'-30") AND ASTM F2881 (36'-60"). INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.
- JOINTS SHALL BE WATER TIGHT.
- STORM PIPE MATERIAL MUST BE APPROVED BY CITY OF VENICE.
- CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
- FOR ROOF DRAIN CONNECTIONS REFER TO ARCHITECTURAL DRAWINGS FOR CONTINUATION.
- ROOF DRAIN CONNECTIONS ARE 6" PVC @ 0.2% MIN. SLOPE.

1-3A 4FT DIA JUNCTION BOX RIM ELEV.: 13.01 INV IN: 4.31 INV OUT: 4.31	1-3E FDOT TYPE F INLET RIM ELEV.: 12.30 INV IN: 5.59 INV OUT: 5.59	4-1B FDOT TYPE E INLET RIM ELEV.: 12.90 INV IN: 5.91 INV OUT: 5.91	3-1D FDOT TYPE 4 CURB INLET RIM ELEV.: 13.32 INV IN: 8.00 INV OUT: 8.00
1-3B FDOT TYPE E INLET RIM ELEV.: 12.30 INV IN: 4.46 INV OUT: 4.46	1-3G FDOT TYPE M INLET RIM ELEV.: 12.30 INV IN: 5.96 INV OUT: 5.96	4-1C FDOT TYPE E INLET RIM ELEV.: 12.90 INV IN: 6.07 INV OUT: 6.07	3-1E FDOT TYPE 4 CURB INLET RIM ELEV.: 12.97 INV IN: 7.00 INV OUT: 8.10
1-3C FDOT TYPE E INLET RIM ELEV.: 12.30 INV IN: 5.34 INV OUT: 4.57	1-3H FDOT TYPE M INLET RIM ELEV.: 12.32 INV IN: 5.96 INV OUT: 6.26	4-1D TYPE F INLET RIM ELEV.: 12.91 INV IN: 8.39 INV OUT: 6.00	3-1G FDOT TYPE E INLET RIM ELEV.: 12.90 INV IN: 8.50 INV OUT: 8.50
1-3D FDOT TYPE E INLET RIM ELEV.: 12.30 INV IN: 5.83 INV OUT: 4.77	4-1A TYPE F INLET RIM ELEV.: 12.90 INV IN: 5.74 INV OUT: 5.25	3-1C FDOT TYPE 4 CURB INLET RIM ELEV.: 12.90 INV IN: 8.39 INV OUT: 7.85	

Kimley»Horn

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1777 MAIN STREET, SUITE 200, 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
043468002

DATE
MAY 2023

SCALE AS SHOWN

DESIGNED BY KCK

DRAWN BY RBK

CHECKED BY WEC

DATE: _____

GENERATION AT VENICE

PREPARED FOR
GENERATIONS AT VENICE, LLC

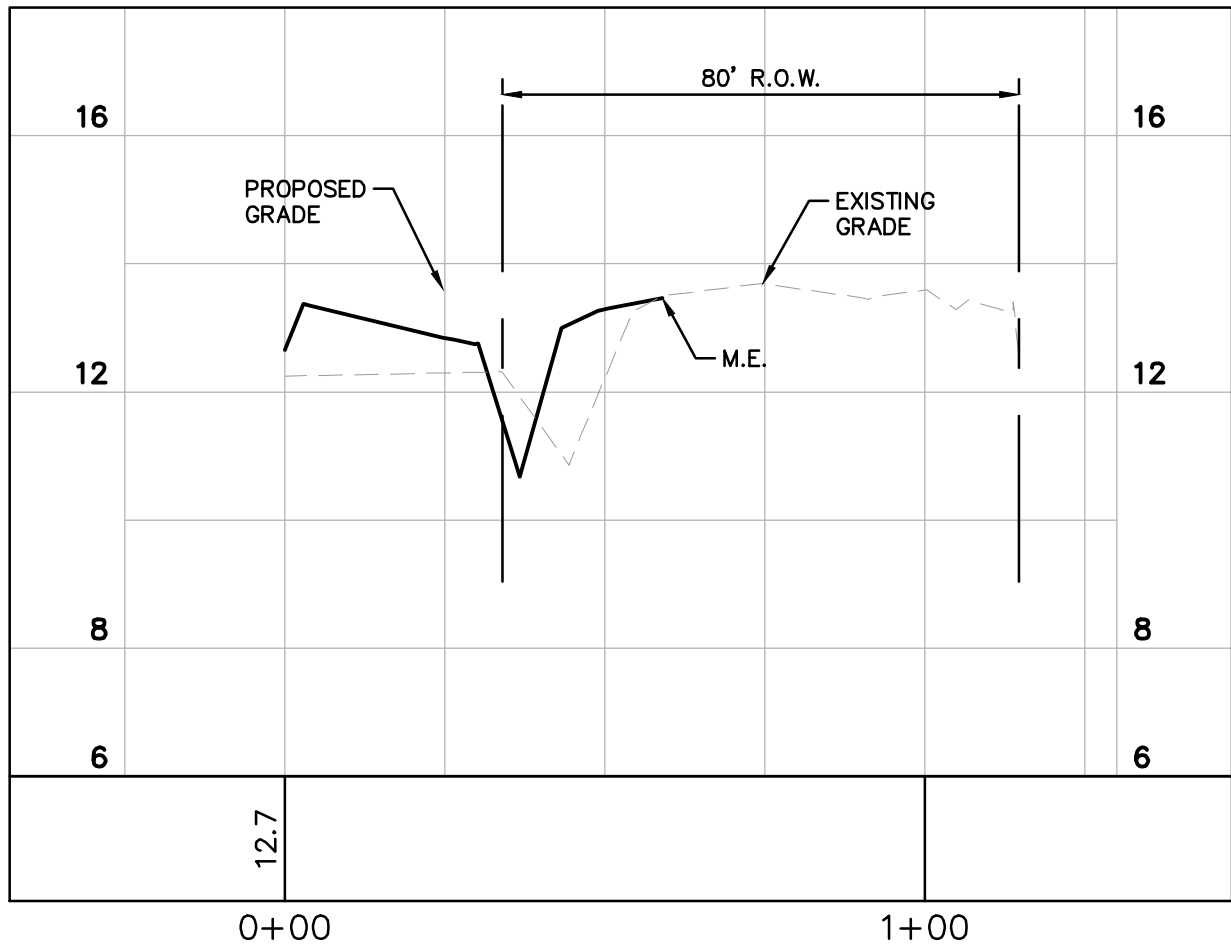
CITY OF VENICE FLORIDA

SHEET NUMBER
B-7

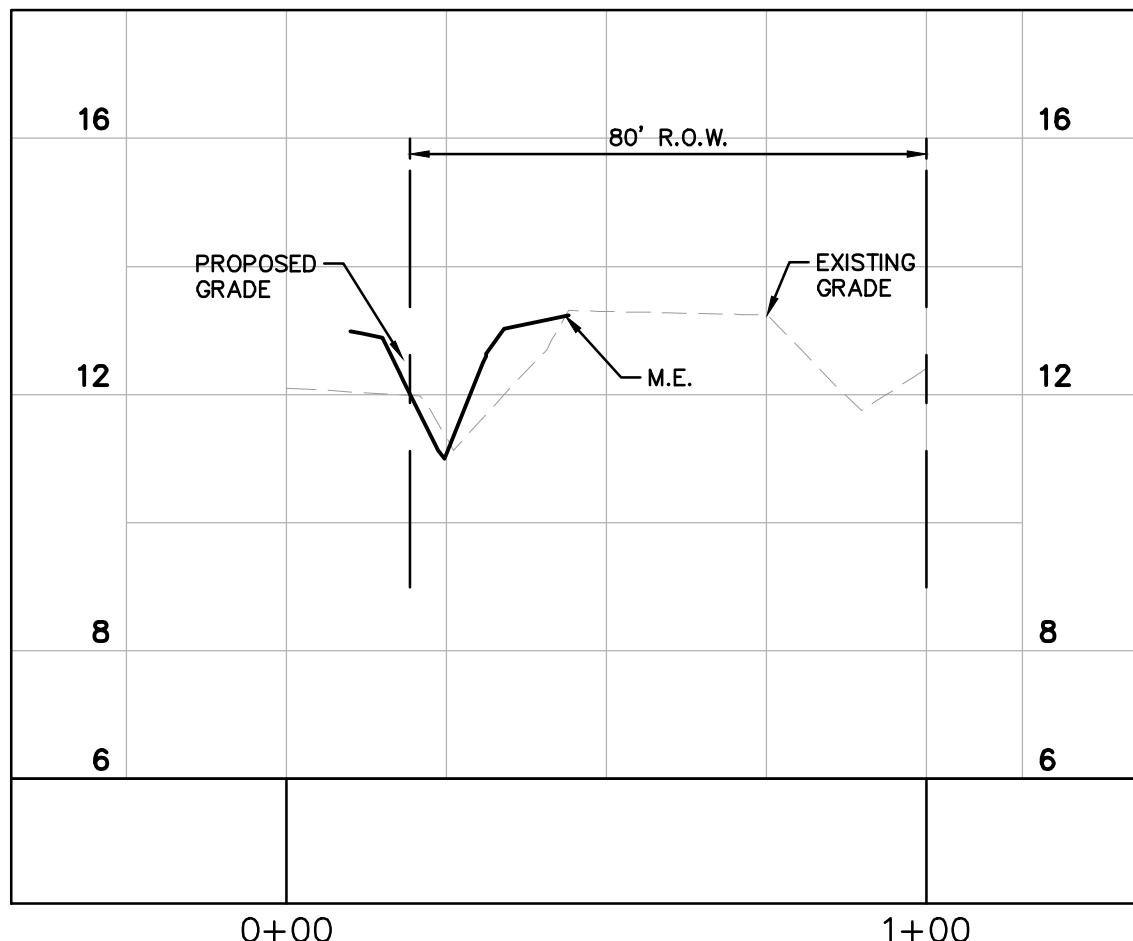
REVISIONS

BY
DATE

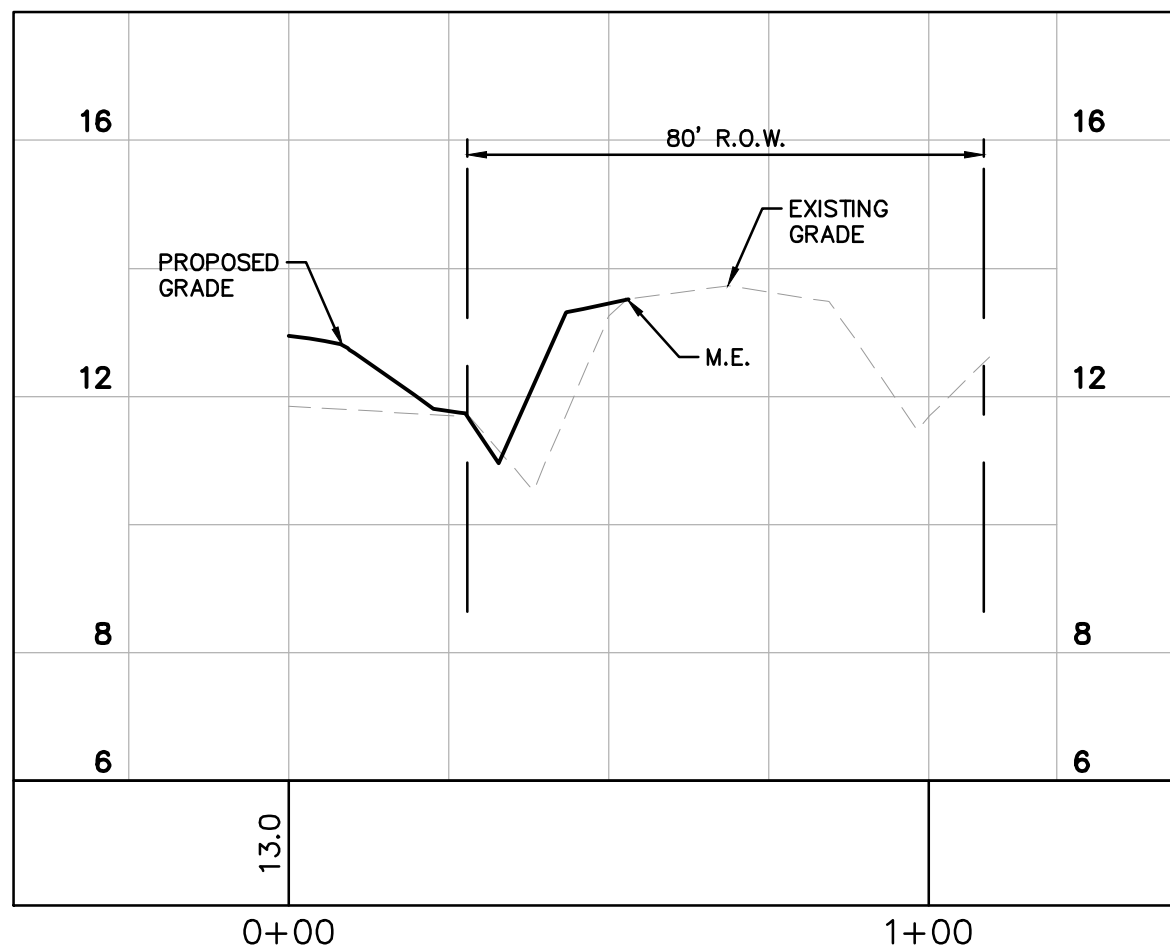
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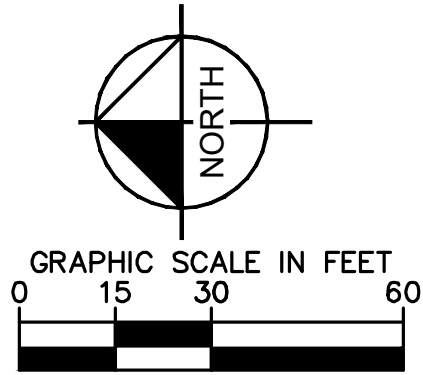
SECTION A-A
HORIZ: 1"=30'
VERT: 1"=3'



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



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



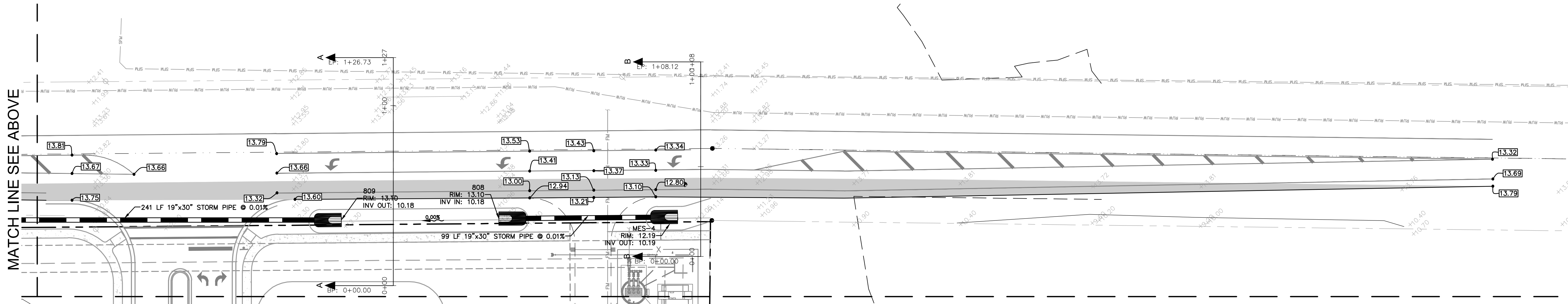
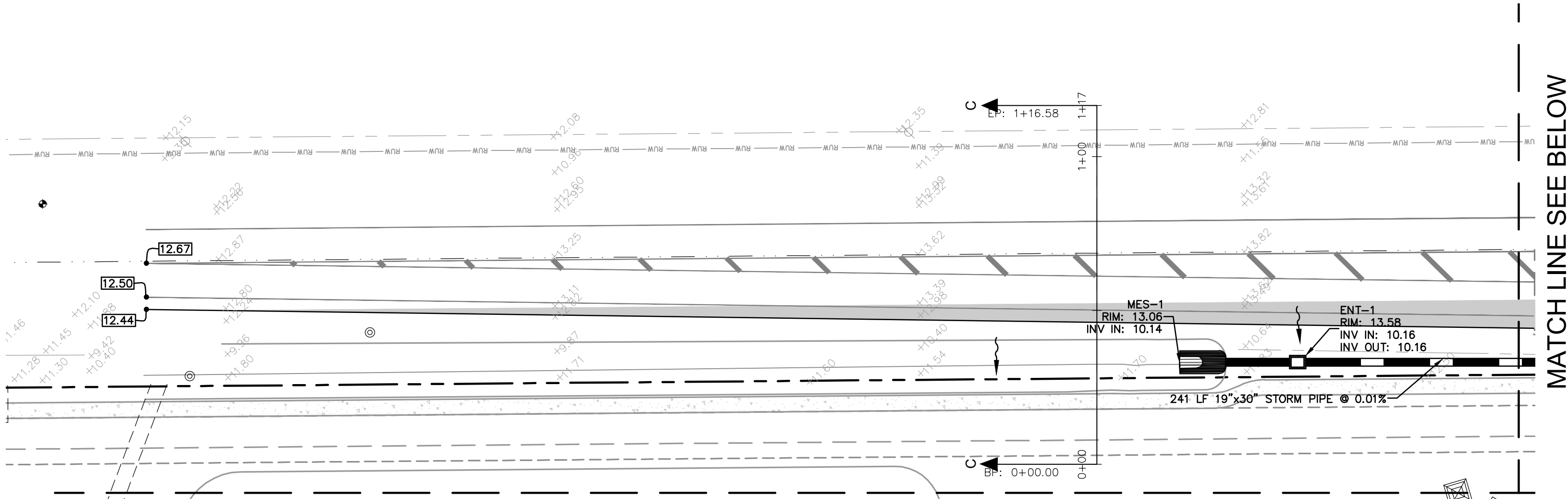
LEGEND

- WATER SURFACE
- PROPOSED ASPHALT PAVEMENT (REFER TO PAVEMENT SECTION OF SHEET B-9)
- STABILIZED EMERGENCY DRIVE
- CONCRETE PAVEMENT
- SURFACE WATER FLOW
- INLET STORM SEWER
- EXISTING GROUND ELEVATION
- MAJOR BASIN LINES
- MINOR BASIN LINES
- MINIMUM FINISH FLOOR ELEVATION
- CONTROL WATER LEVEL
- TOP OF BANK
- ORDINARY HIGH WATER LEVEL
- PROPOSED PAVEMENT ELEVATION
- EXISTING ELEVATION
- PROPOSED GROUND ELEVATION
- EXISTING GRADE
- FLARED END SECTION
- HIGH POINT
- LOW POINT
- CONTROL STRUCTURE
- TOP OF CURB
- BACK OF CURB
- SIDEWALK
- DITCH BOTTOM INLET
- MANHOLE

CURB KEYNOTE LEGEND:

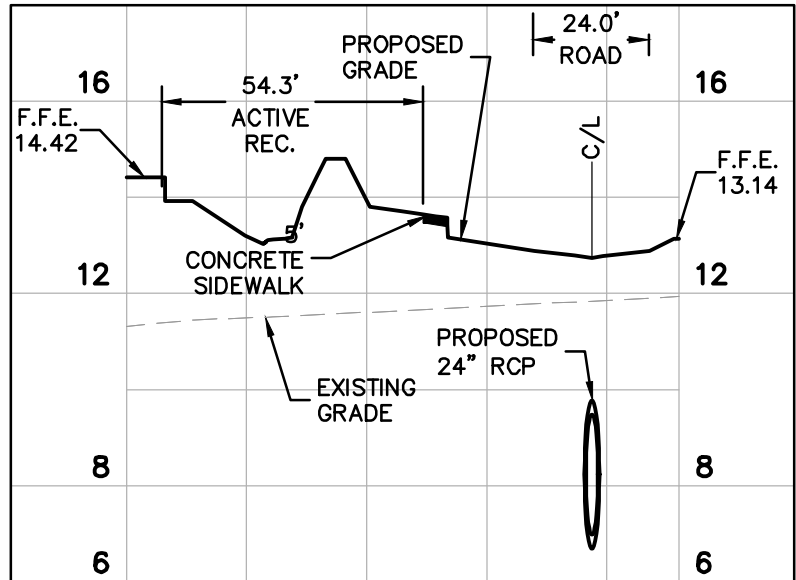
- TYPE "F" CURB
- TYPE "D" CURB
- TYPE "M" CURB
- FLUSH CURB AND SIDEWALK
- CURB RAMP
- 5' TRANSITION BETWEEN TWO TYPES OF CURB

- NOTES:
- EXISTING ELEVATIONS ARE BASED ON NATIONAL GEODETIC DATUM OF 1988 NAVD.
 - REFER TO FDOT INDEX NO. 200 FOR DETAIL ON TYPE "J" BOTTOMS
 - REFER TO FDOT INDEX NO. 233 FOR DETAIL ON TYPE "F" DITCH BOTTOM INLET
 - REFER TO FDOT INDEX NO. 433 FOR DETAIL ON CROSS DRAIN MITERED END SECTION.
 - REFER TO FDOT INDEX NO. 522 FOR DETAIL ON DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS.
 - SPOT GRADES ARE AT EDGE OF PAVEMENT
 - REFER TO SHEETS A-7 TO A-10 FOR LOCATION OF CURB RAMPS
 - THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT. CONVERSION FACTOR: NAVD 1988 + 1.11 FT = NGVD 1929
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 - JOINTS SHALL BE WATER TIGHT.
 - STORM PIPE MATERIAL MUST BE APPROVED BY CITY OF VENICE.
 - CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

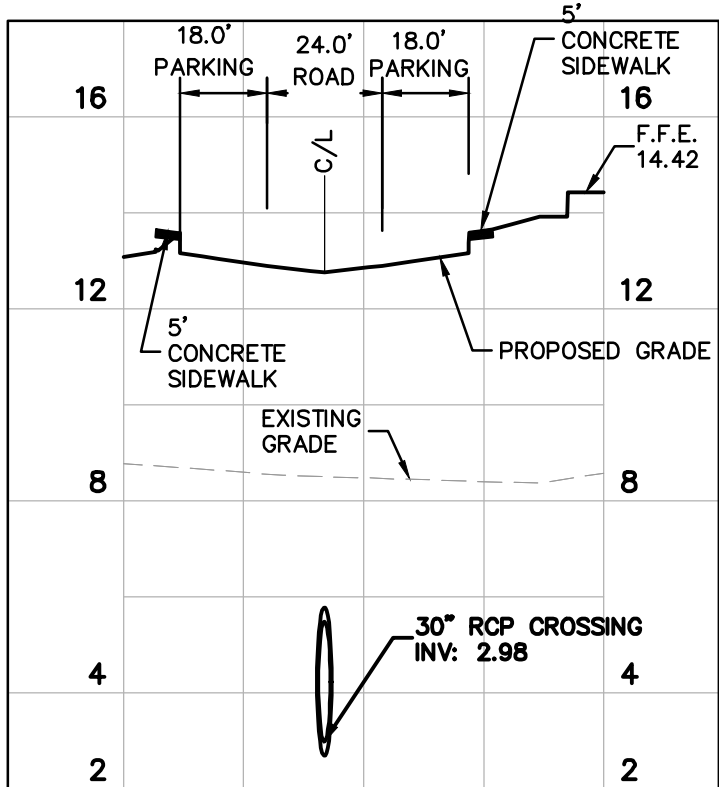


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© 2023 KIMLEY-HORN AND ASSOCIATES, INC.		1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236		PHONE: 941-379-7600	
WWW.KIMLEY-HORN.COM		REGISTRY NO. 35106		BY DATE	
LISCENSED PROFESSIONAL		RYAN R. HOPPE P.E.		REVISIONS	
KHA PROJECT 043468002		DATE MAY 2023		No.	
SCALE AS SHOWN		DESIGNED BY KCK		BY	
DRAWN BY RBK		CHECKED BY WEC		DATE	
PAVING GRADING AND DRAINAGE PLAN		GENERATIONS AT VENICE, LLC		FLORIDA	
GENERATION AT VENICE		PREPARED FOR		SHEET NUMBER	
CITY OF VENICE		B-7A		B-7A	

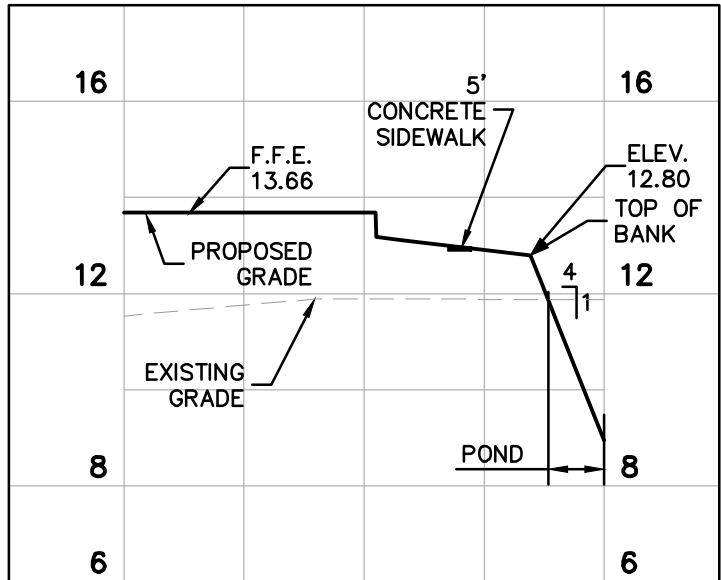
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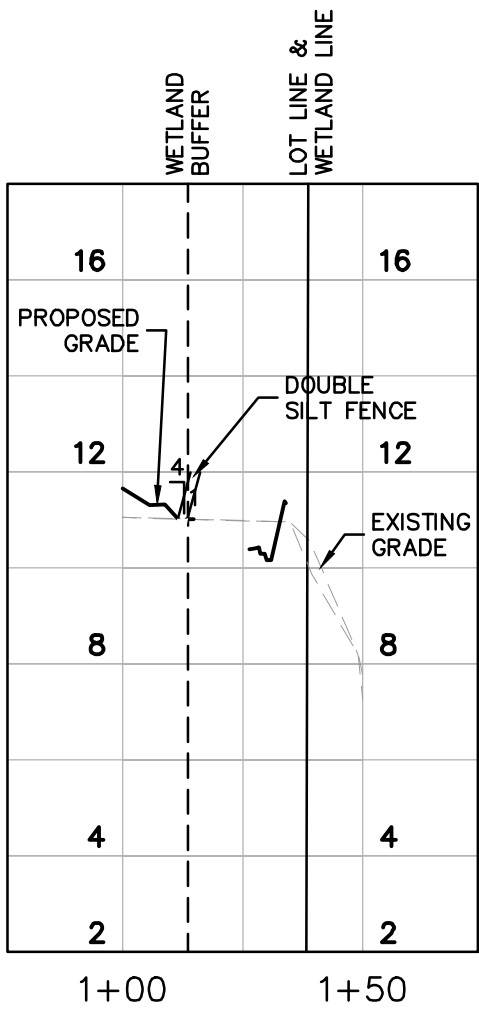
SECTION A-A
HORIZ: 1"=40'
VERT: 1"=4'



SECTION B-B
HORIZ: 1"=40'
VERT: 1"=4'



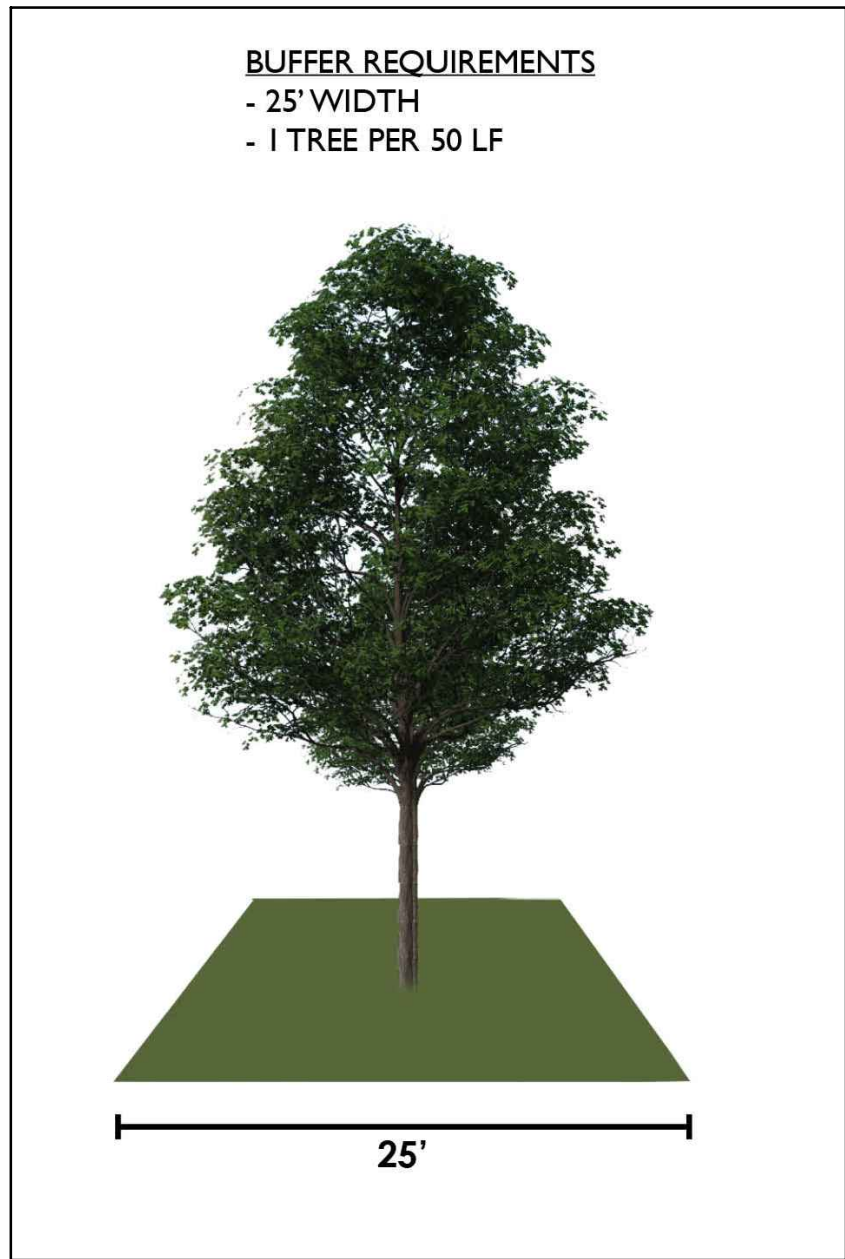
SECTION C-C
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VERT: 1"=4'



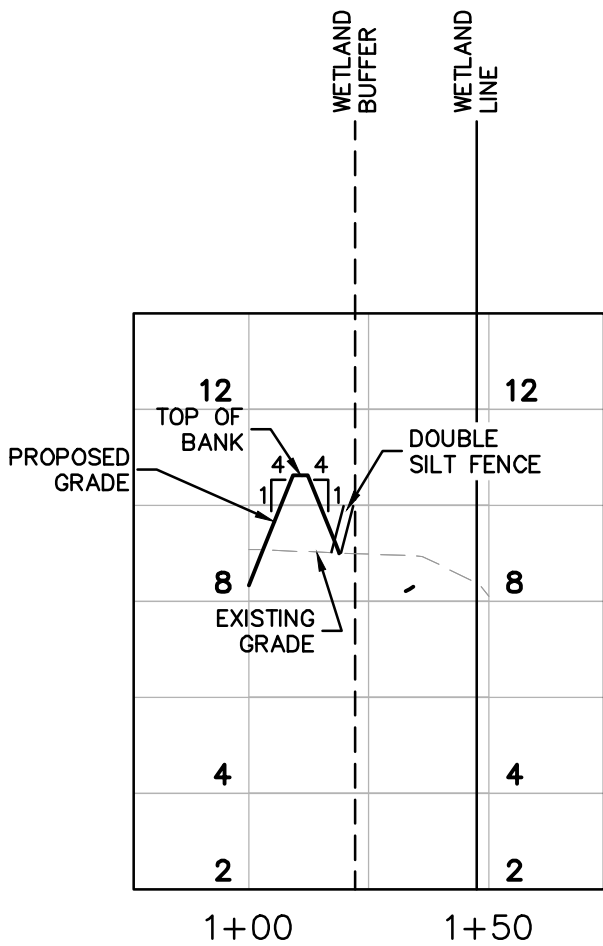
SECTION D-D
HORIZ: 1"=40'
VERT: 1"=4'



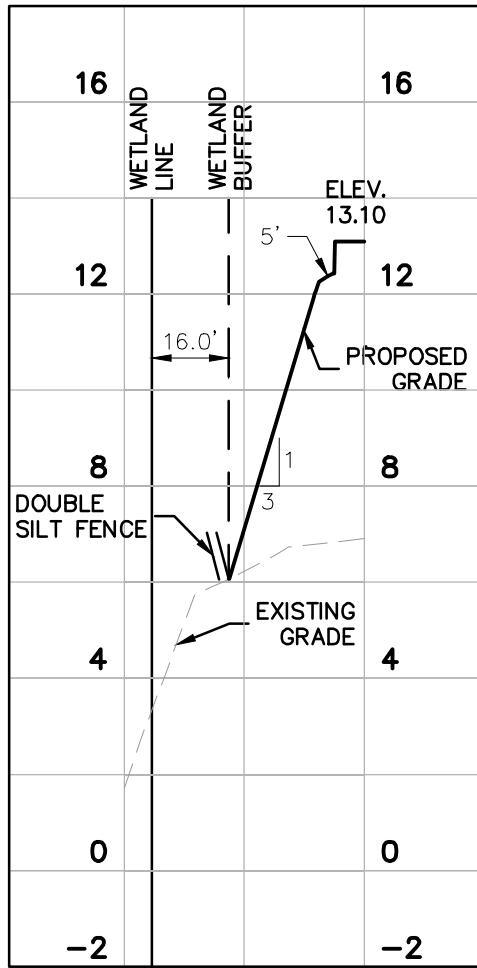
LANDSCAPE BUFFER SECTION
ADJACENT TO R.O.W.
NTS



LANDSCAPE BUFFER SECTION
ADJACENT TO PROPERTY LINE
NTS



SECTION E-E
HORIZ: 1"=40'
VERT: 1"=4'

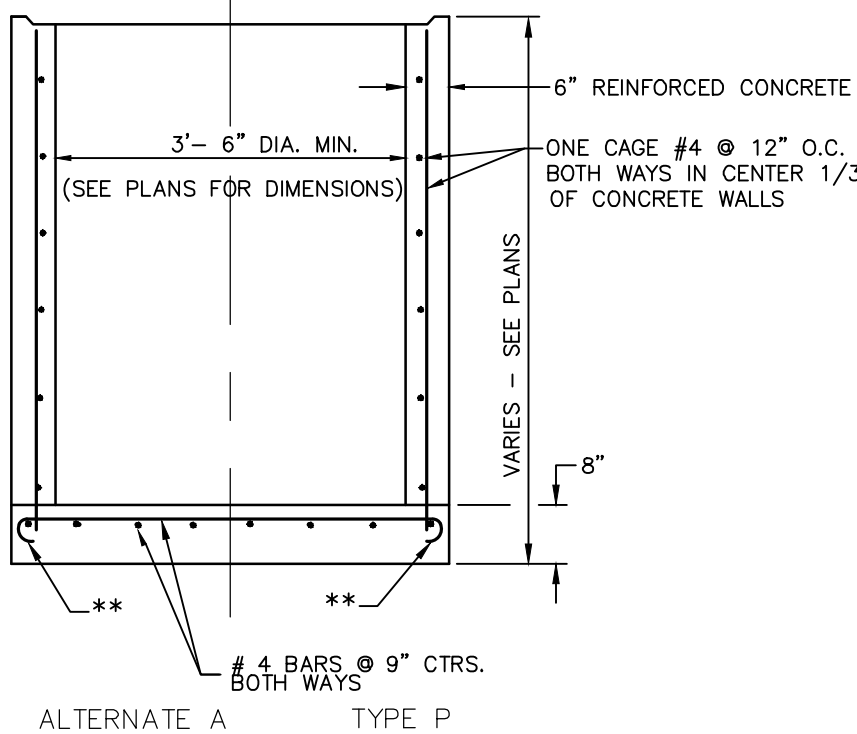
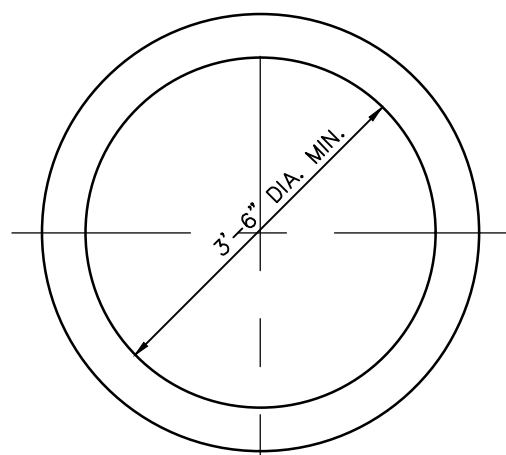


SECTION F-F
HORIZ: 1"=40'
VERT: 1"=4'

GENERATION AT VENICE PREPARED FOR KAPLAN RESIDENTIAL, LLC CITY OF VENICE FLORIDA	SHEET NUMBER B-8	GRADING SECTIONS		LICENSED PROFESSIONAL RYAN R. HORPE P.E. FLORIDA LICENSE NUMBER 79400 DATE: _____	© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	Kimley»Horn	No.	REVISIONS	BY	DATE			
		KHA PROJECT 043468002	DATE MAY 2023	SCALE AS SHOWN							DESIGNED BY KCK	DRAWN BY RBK	CHECKED BY WEC

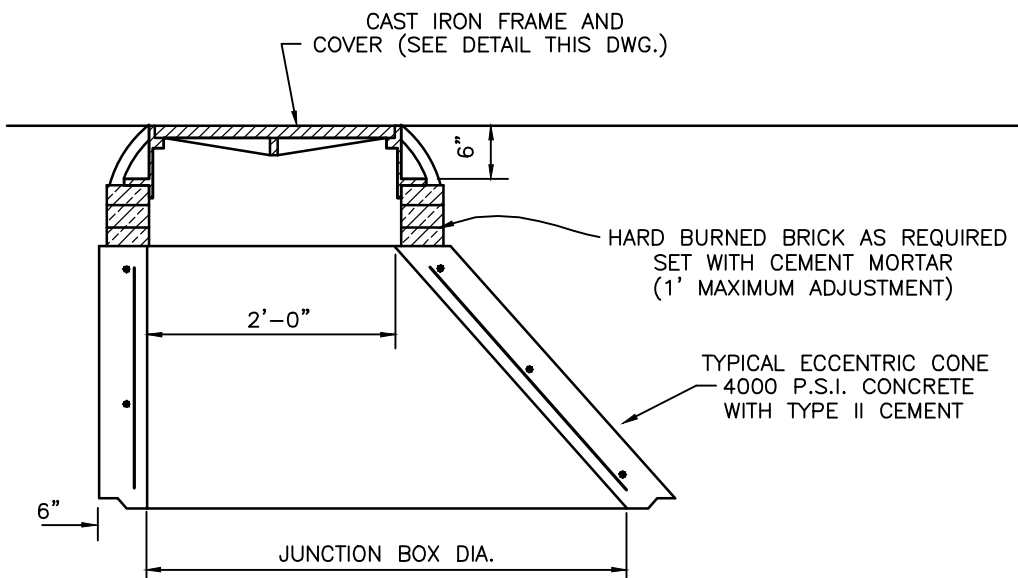
Plotted By: Gardner, Tyler Sheet Set: GENERATION APARTMENTS - LAYOUT-B-10 STORMWATER DETAILS - June 13, 2023 01:14:48pm K:\user-civil\04346B002 - generation apartments\CAD\plansheets\B-10 STORMWATER DETAILS.dwg
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- NOTE:
- (1) ALL CONCRETE SHALL HAVE 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.

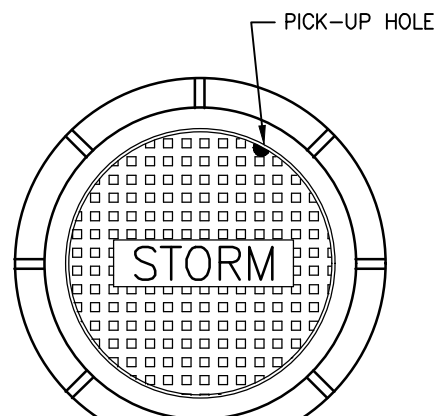


SECTION

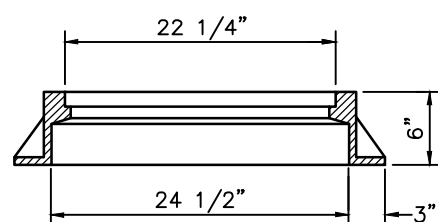
** PERIPHERAL BARS OR STRAIGHT END EMBEDMENTS MAY BE USED IN LIEU OF STANDARD HOOKS, IN ACCORDANCE WITH DETAILS INDEX NO. 201, SH1. 3 OF 6



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



TOP VIEW

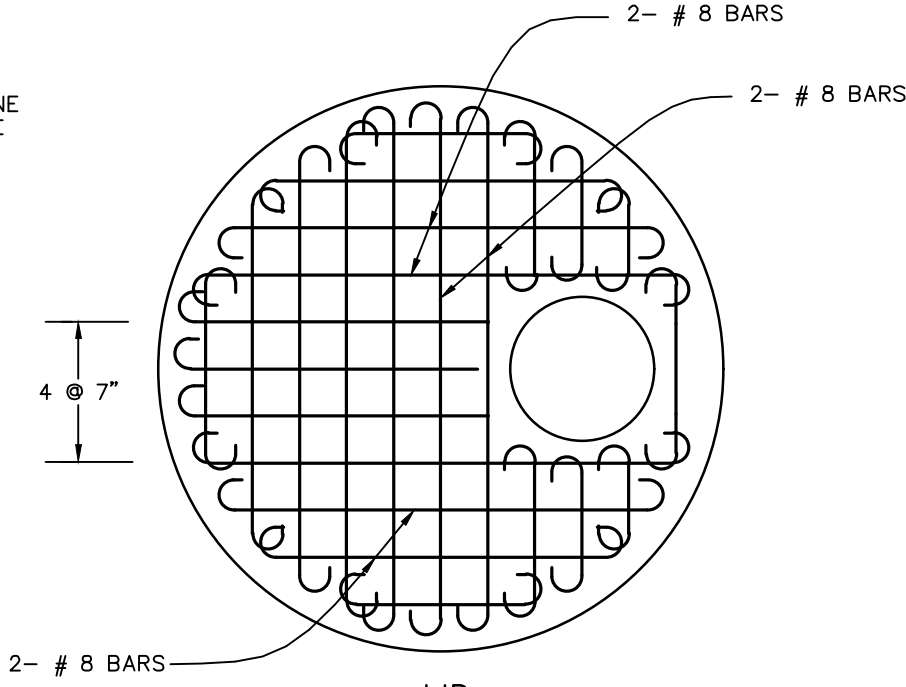


FRAME AND COVER SECTION

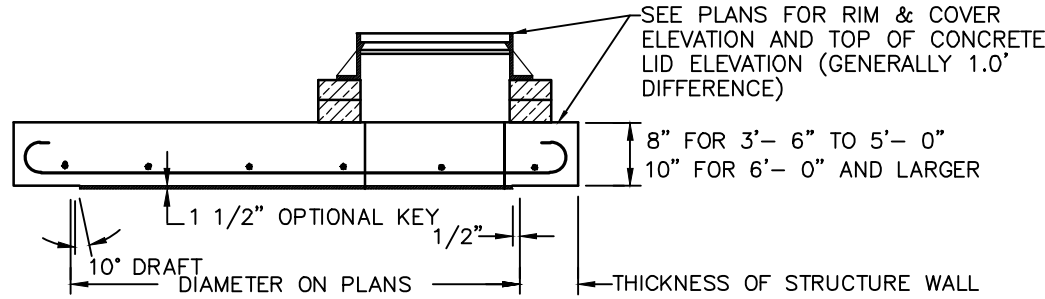
U.S. FOUNDRY 170 H OR APPROVED EQUAL (WHEEL LOAD H-20)

1 FIELD COAT OF ASPHALTIC PAINT FOR FRAME AND COVER

STANDARD JUNCTION BOX
SSDKH25...DWG NTS

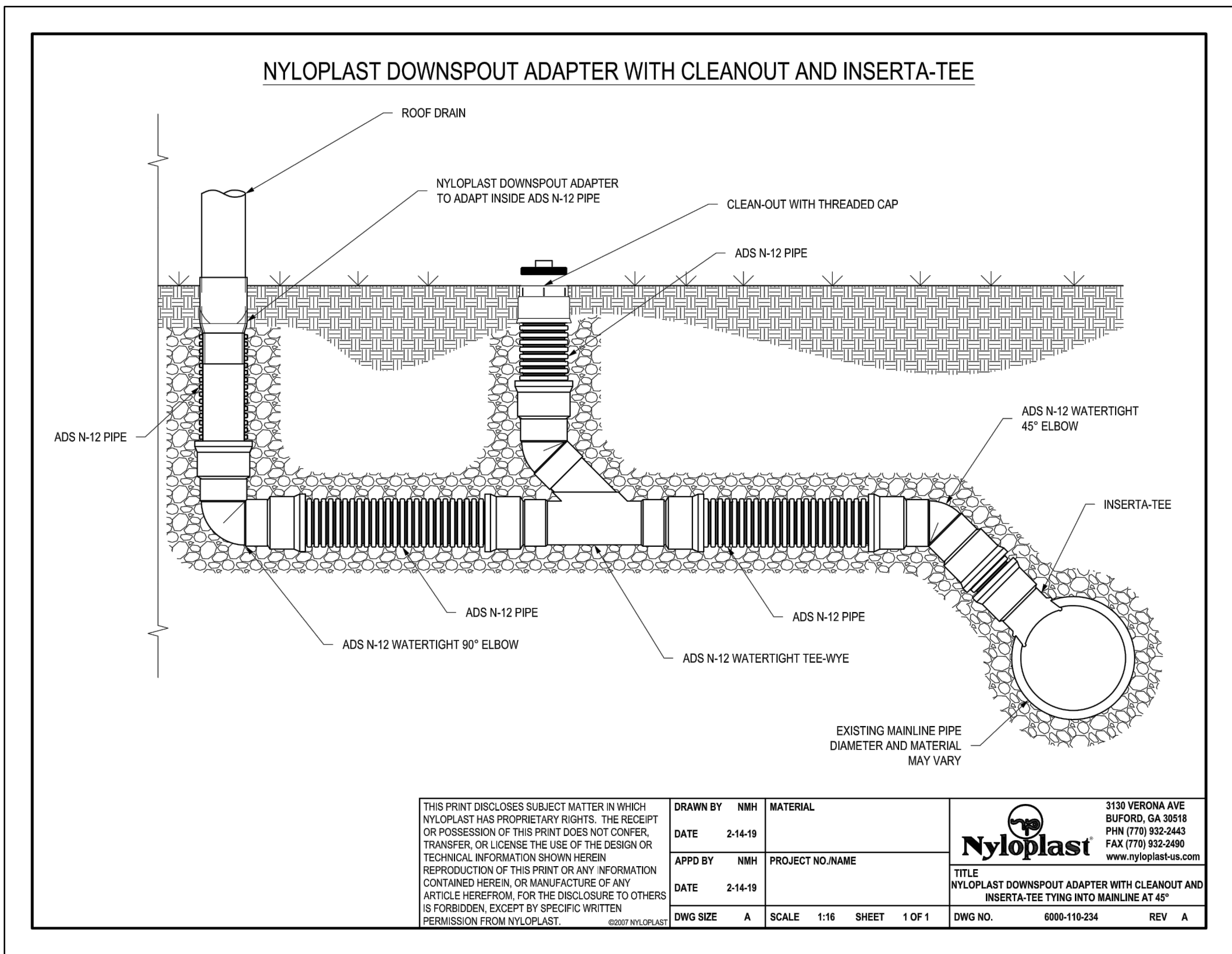


LID REINFORCEMENT PLAN



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

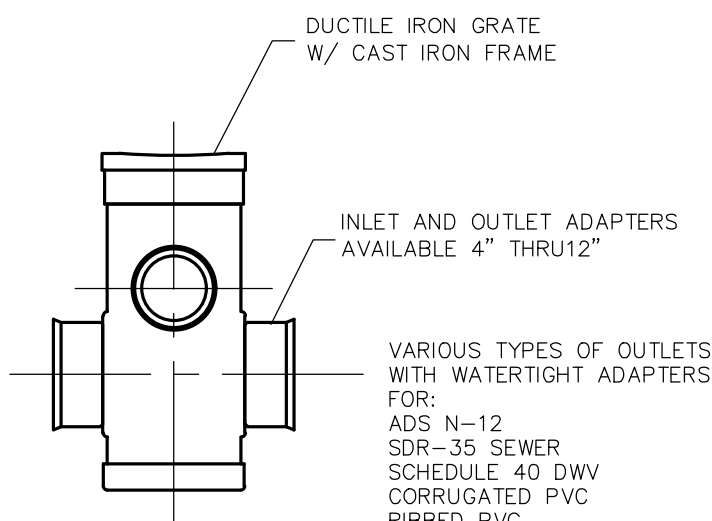
ALL REINFORCEMENT NO. 6 BARS EXCEPT 6- # 8 BARS SHOWN. BARS SPACED @ 6" CENTERS BOTH WAYS EXCEPT MIDDLE BARS @ 7" CENTERS. ALL BARS WITH ACI STANDARD HOOKS CANTED APPROX. 45° OR EMBEDDED IN ACCORDANCE WITH THE SLAB REINFORCEMENT DETAIL SHOWN UNDER OPTIONAL CONSTRUCTION JOINTS. SH1.3 OF 6, EXCEPT ALL # 8 BARS AND # 6 BARS AROUND MANHOLE OPENING SHALL BE HOOKED.



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DATE 2-14-19	PROJECT NO./NAME	3130 VERONA AVE BUFORD, GA 30818 PHN (770) 932-2443 FAX (770) 932-2460 www.nyloplast.com			
APPROVED BY NMH	DATE 2-14-19	TITLE NYLOPLAST DOWNSPOUT ADAPTER WITH CLEANOUT AND INSERTA-TEE TYING INTO MAINLINE AT 45°	DWG NO. 0000-110-234 REV A		
DWG SIZE A	SCALE 1:16	SHEET 1 OF 1			

12" PVC INLINE DRAIN

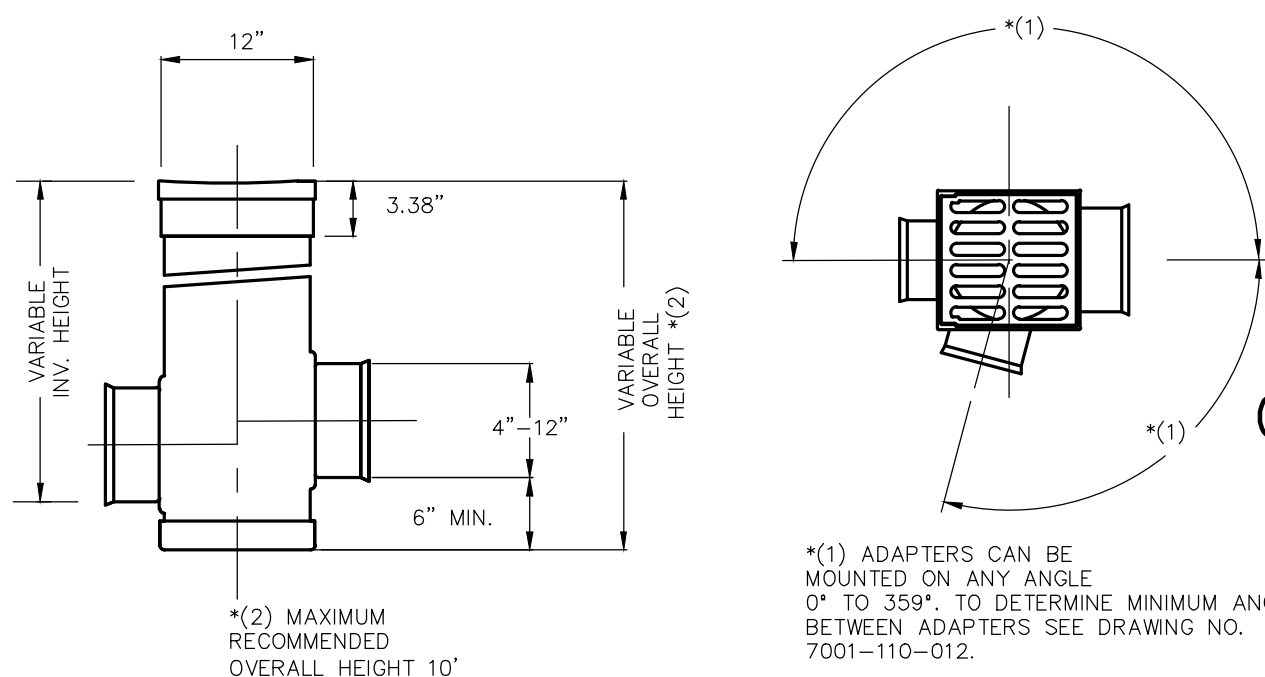
N.T.S.
REF: NYOPLAST STORM DRAINAGE STRUCTURES



VARIOUS TYPES OF OUTLETS WITH WATERTIGHT ADAPTERS FOR:
ADS N-12
SDR-35 SEWER
SCHEDULE 40 DWV
CORRUGATED PVC
RIBBED PVC

12" CAST IRON GRATE

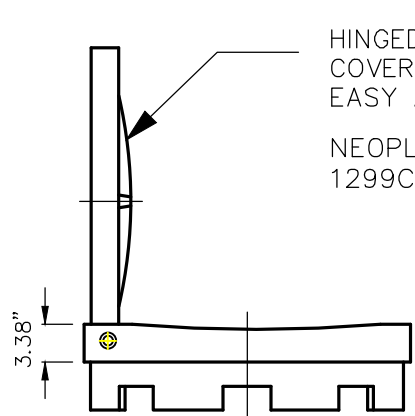
N.T.S.
REF: NYOPLAST STORM DRAINAGE STRUCTURES



*(1) ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 359° TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

12" PVC YARD DRAINS

N.T.S.
REF: NYOPLAST STORM DRAINAGE STRUCTURES



PEDESTRIAN GRATE HAS H-10 MEDIUM DUTY RATING QUALITY. MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 & A48-CLASS 30B MATERIAL: DUCTILE IRON GRATE W/CAST IRON FRAME PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

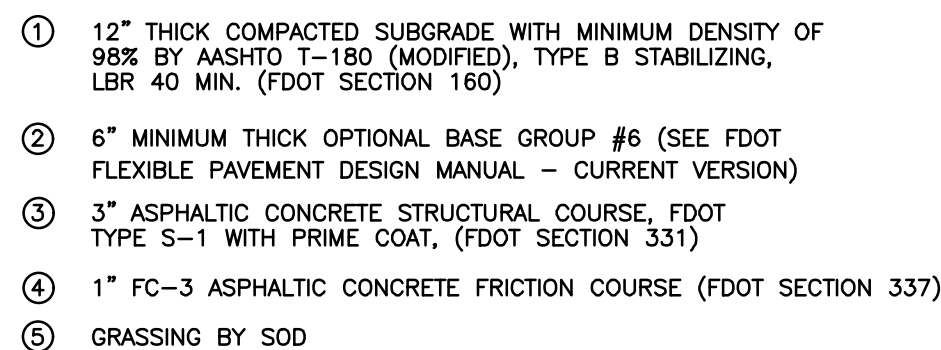
* SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36, NONDISCRIMINATION ON THE BASIS OF DISABILITY BY PUBLIC ACCOMMODATIONS AND IN COMMERCIAL FACILITIES; FINAL RULE.

*PEDESTRIAN
APPROX. DRAIN AREA = 50.60 SQ. IN.
APPROX. WEIGHT WITH FRAME = 35.04 LBS.

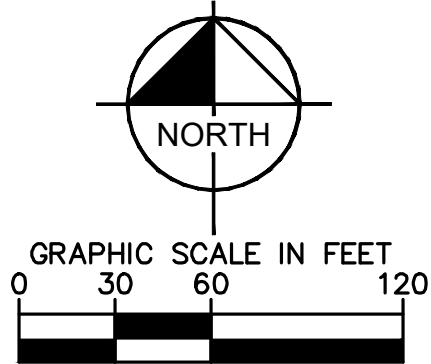
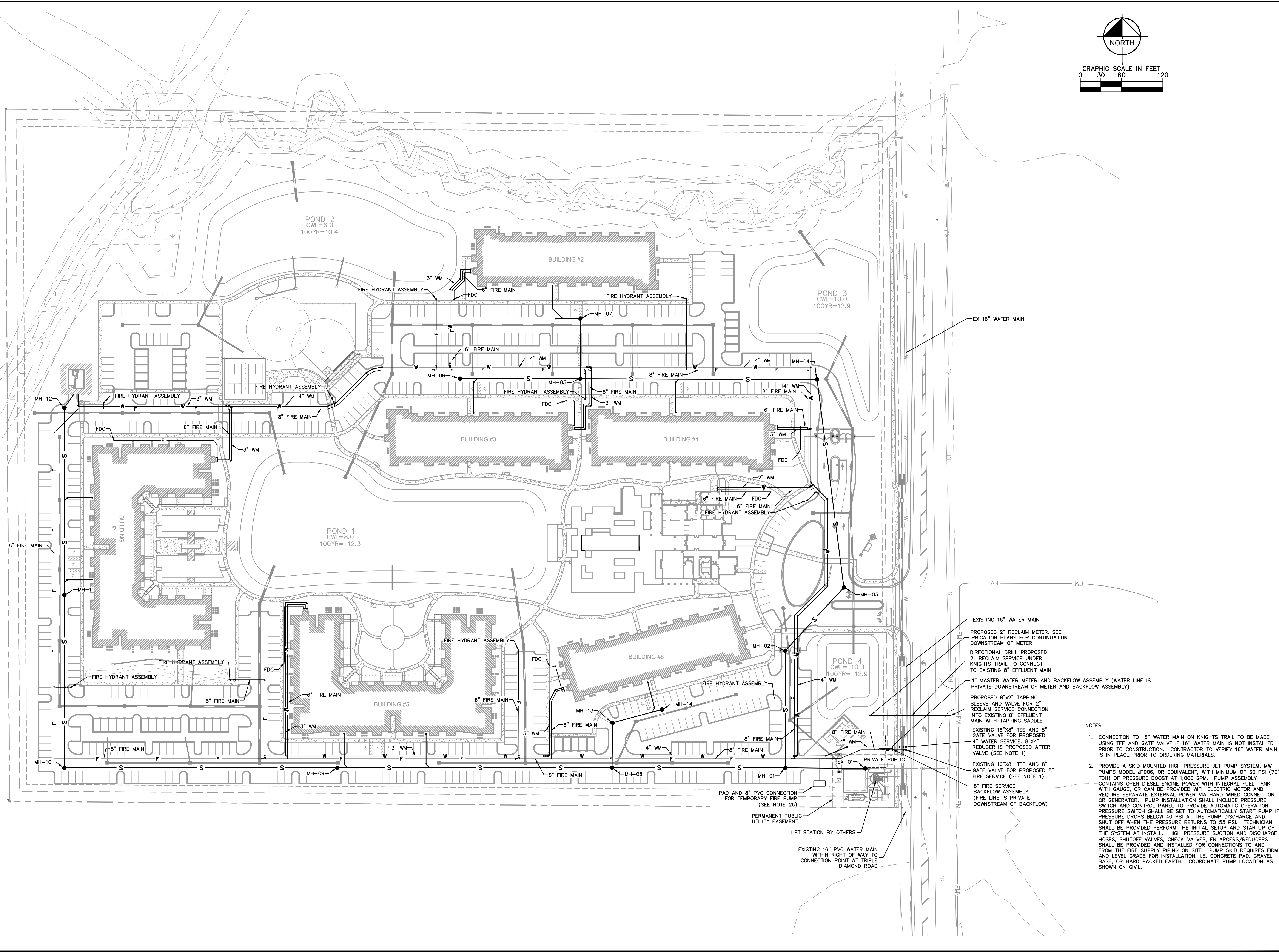
KHA PROJECT 04346B002				LICENSED PROFESSIONAL			
DATE MAY 2023				RYAN R. HOPPE P.E.			
SCALE AS SHOWN				FLORIDA LICENSE NUMBER 79400			
DESIGNED BY KCK				WWW.KIMLEY-HORN.COM			
DRAWN BY RBK				1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236			
CHECKED BY WEC				PHONE: 941-379-7600			
				REGISTRY NO. 35106			
				REVISIONS			
				No.			
				DATE			
				BY			

STORMWATER DETAILS

GENERATION AT VENICE		FLORIDA
PREPARED FOR KAPLAN RESIDENTIAL, LLC		
CITY OF VENICE		
SHEET NUMBER B-10		



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SHEET NUMBER		GENERATION AT VENICE		UTILITY PLAN		KHA PROJECT 043468002		LICENSED PROFESSIONAL	
C-1		PREPARED FOR				DATE MAY 2023		RYAN R. HOPPE P.E.	
		GENERATIONS AT VENICE, LLC				SCALE AS SHOWN		FLORIDA LICENSE NUMBER	
		CITY OF VENICE		FLORIDA		DESIGNED BY KCK		79400	
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								NO.	
								REVISIONS	
								DATE	
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