

GENERAL NOTES:

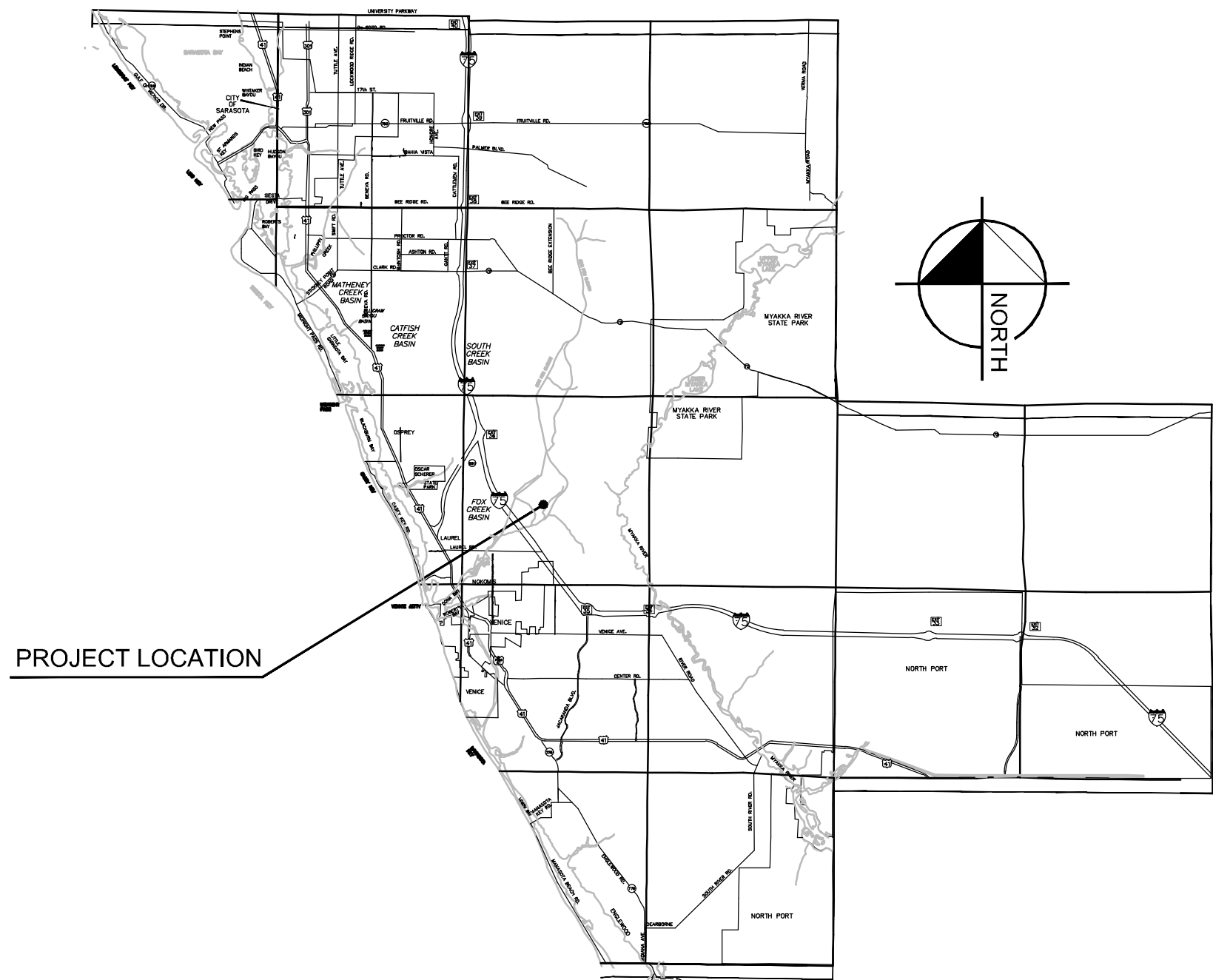
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF VENICE LAND DEVELOPMENT REGULATIONS.
- THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
- THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT. CONVERSION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

GENERAL CONSTRUCTION NOTES:

- THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER OR CITY OF VENICE.
- ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
- IT IS THE INTENT OF THE OWNER THAT CERTAIN TREES BE DESIGNATED TO BE SAVED AND PROTECTED BY THE CONTRACTOR. IT IS ASSUMED THESE TREES ARE HEALTHY AND ARE EXPECTED TO BE PART OF THE LANDSCAPE DEVELOPMENT. THEREFORE, IF ANY TREE(S) DAMAGED BY CONSTRUCTION OPERATION OR BY OTHER MEANS (EXCLUDING LIGHTNING, WINDSTORM AND OTHER ACTS OF GOD) PERISHES WITHIN THE CONSTRUCTION PERIOD, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THOSE TREES. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL OR MACHINERY REQUIRED TO REMOVE SAID 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.
- WHERE EXCAVATIONS ARE IN CLOSE PROXIMITY OF TREES, THE CONTRACTOR SHALL USE EXTREME CARE IN NOT DAMAGING THE ROOT SYSTEM. NO EQUIPMENT OR SUPPLIES SHALL BE STORED WITHIN THE DROPPED LINE OF TREES TO REMAIN AND BE PRESERVED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
- LAY SOD AROUND ALL INLETS, MITERED ENDWALLS, HEADWALLS, SWALES, LAKE SLOPES, AND TWO FEET (2') WIDE STRIP ADJACENT TO ALL CURBING AND AS DIRECTED BY THE ENGINEER. ALL PROPOSED GROUND ELEVATIONS ARE FINISH. FINISH EARTHWORK GRADING WILL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR SOD THICKNESS. SODDING INCLUDES MAINTAINING SLOPES AND SOD UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST. ALL EROSION SILTATION AND MAINTAINING GRADES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THEN.
- CALL "SUNSHINE" (1-800-432-4770), COMCAST, FPL, CITY OF VENICE UTILITIES DEPARTMENT, TECO, AND FRONTIER PRIOR TO CONSTRUCTION AND CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
- ALL UTILITY LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO MANHOLES, CLEANOUTS, SEWER AND WATER SERVICES, VALVES, FIRE HYDRANTS AND INLETS WILL BE CONSTRUCTED TO ALIGNMENT AND LOCATIONS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- CLEARING, GRUBBING, STRIPPING, AND COMPACTION WILL BE INSPECTED BY THE ENGINEER PRIOR TO FILLING.
- PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, CONSERVATION/PRESERVE AREAS, EXISTING LAKES & WATERWAYS WITHIN AND ADJOINING THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRICADES AND/OR SILT BARRIERS. TREE PROTECTION BARRICADES SHALL MEET THE STANDARDS OF THE CITY OF VENICE. SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "BEST MANAGEMENT PRACTICES PLAN" AND THE "BMP DETAILS" SHOWN ON 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 BARRIERS AND BARRIERS ARE IN PLACE.
- THE SITE CONSTRUCTION TAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION TAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT TAKEOUT.
- ALL DRAINAGE PIPE JOINTS SHALL BE WRAPPED PER FOOT INDEX NO. 280, SHEET 1.
- ROADWAY AND DRAINAGE STRUCTURES SHALL MEET FOOT STANDARD SPECIFICATIONS SECTION 346 OF 3000 PSI CONCRETE.
- THE WETLAND AND ASSOCIATED UPLAND VEGETATIVE BUFFER SHALL BE MAINTAINED IN ACCORDANCE WITH MANAGEMENT GUIDELINES CONTAINED WITHIN THE COMPREHENSIVE PLAN AS A CONSERVATION AREA OR PRESERVE. ALL ACTIVITIES INVOLVING FILLING, EXCAVATING, WELL DRILLING, ALTERING VEGETATION (INCLUDING TRIMMING OF BOTH TREES AND UNDERSTORY) AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN PRESERVATION AREAS, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM RESOURCE PROTECTION SERVICES TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE REMOVAL OF NUISANCE/INVASIVE VEGETATION.
- A TREE REMOVAL AND PROTECTION PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, CLEARING OR TREE REMOVAL. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE CODE.
- EROSION AND SEDIMENT CONTROL (BMP) IN ADDITION TO THOSE PRESENTED ON THE PLANS AND OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN (ECP), BEST MANAGEMENT PRACTICES (BMP) PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF-SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMPs SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF-SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. (THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.)
- OFFSITE SURFACE WATER DISCHARGES, DISCHARGES TO THE MS4, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 28 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO THE CITY OF VENICE WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
- FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO THE CITY OF VENICE. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
- IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND THE CITY OF VENICE SHALL BE CONTACTED.
- FERTILIZER APPLICATION SHALL BE CONSISTENT WITH THE CITY OF VENICE CODE.
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM - STORMWATER:
 - NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(A), F.A.C.
 - A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART III.C.2, F.A.C..
 - A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO AIR AND WATER QUALITY IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART III.D.1, F.A.C..
 - THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART V.D.6, F.A.C., AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO AIR AND WATER QUALITY AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO STATE INSPECTORS.
 - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM - DEWATERING: THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR TO ANY PORTION OF THE 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.

SITE AND DEVELOPMENT PLANS FOR NOKOMIS GROVES MULTI-FAMILY PHASE I & II

SECTION 22, TOWNSHIP 38 S, RANGE 19 E
NORTH VENICE, FLORIDA
AUGUST 2022



DEVELOPER: COMMERCIAL STREET PARTNERS, LLC
64 COMMERCIAL ST
ROCHESTER, NY 14614
PH:(404) 400-1322

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200
SARASOTA, FL 34236
PH: (941) 379-7600

CONTACT: ANDREW J. PLUTA, P.E.

SURVEYOR: BRITT SURVEYING, INC.
680 U.S. BYPASS N, UNIT 1
VENICE, FL 34285
PH : (941) 493-1396

CONTACT: RANDALL E. BRITT, P.L.S.

ARCHITECT: PASSERO ASSOCIATES
1824 STATESVILLE AVE, SUITE 103
BUILDING C, SUITE 250
CHARLOTTE, NC 28206
PH: (980) 621-8366

CONTACT: JEREMY WHITE, AIA

LANDSCAPE ARCHITECT:
KIMLEY HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200
SARASOTA, FL 34236
PH: (941) 379-7600

CONTACT: EDWARD M. DEAN, PLA

UTILITY COMPANIES:

FPL
5657 NORTH McINTOSH ROAD
SARASOTA, FLORIDA 34233

TECO GAS
8261 VICO COURT
SARASOTA, FLORIDA 34240-7844

FRONTIER
1701 RINGLING BLVD.
SARASOTA, FLORIDA 34236
PH: (941) 906-6711

COMCAST CABLE
5205 FRUITVILLE ROAD
SARASOTA, FLORIDA 34232

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

PREPARED BY
Kimley»Horn

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE (941) 379-7600
WWW.KIMLEY-HORN.COM CA 000035106

LAND USE DEVELOPMENT DATA

PARCEL AREA:	60.44 ACRES
PRESENT ZONING:	OPEN USE ESTATE (OUE-1)
ABUTTING ZONING:	WEST: OUE-1 - OPEN USE ESTATE EAST: PID - PLANNED INDUSTRIAL DEVELOPMENT NORTH: OUE-1 - OPEN USE ESTATE SOUTH: PUD - PLANNED UNIT DEVELOPMENT
PROJECT ADDRESS:	2100 KNIGHTS TRAIL ROAD NOKOMIS, FL 34275
PID:	0366-00-3010, 0366-00-0311, 0366-00-3020* * A PORTION OF PID 0366-00-3020 IS NOT WITHIN THIS REQUEST.
PROJECT AREA:	60.44 ACRES (PARCEL AREA) - 7.17 ACRES (FUTURE SELF STORAGE) = 53.27 ACRES
OVERALL DENSITY:	630 UNITS / 53.27 AC. = 11.8 UNITS PER ACRE < 13 UNITS PER ACRE MAXIMUM
PROPOSED COMMERCIAL GENERAL (CG) ZONING:	CG ZONING: 11.8 UNITS PER ACRE MAXIMUM
PROPOSED NUMBER OF UNITS SHOWN:	630 MULTI-FAMILY RENTAL APARTMENT HOMES WITH A 17,680 SQ FT CLUBHOUSE
PROPOSED COMMERCIAL AREA:	456,685 SQ FT AREA (10.48 ACRES)

LAND USE:		
BUILDING (MULTI-FAMILY APARTMENTS + PARKING GARAGE + AMENITY CENTER)	7.22 ACRES	(#13.55%)
ROADS, SIDEWALKS, PAVERS AND PARKING	14.31 ACRES	(#26.86%)
FUTURE COMMERCIAL AREA	11.42 ACRES	(#21.44%)
LAKES @ CONTROL WATER EL.	8.89 ACRES	(#12.93%)
OTHER PVIOUS AREA	13.43 ACRES	(#25.21%)
TOTAL AREA	53.27 ACRES	(100%)

PROPOSED BUILDING SETBACKS: BUILDING SETBACK FROM PER COMMERCIAL GENERAL ZONING (CG): FRONT 20', SIDE AND REAR 15' BUILDING SETBACK PER CG DISTRICT ZONING FOR MULTIPLE-FAMILY DWELLINGS: FRONT 20', SIDE AND REAR 15', WATERFRONT YARDS 20'

- RECLAIMED WATER:** PROVIDED BY CITY OF VENICE.
- WATER:** POTABLE WATER SUPPLY WILL BE FROM CITY OF VENICE UTILITIES, BUT WILL BE MASTER METERED.
- 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, GENE GREEN ROAD, AND EAST RUSTIC ROAD.
- PARKING LOT:** TO BE PRIVATELY MAINTAINED.
- LOADING ZONES REQUIRED (RESIDENTIAL):** 16
- LOADING ZONES PROVIDED (RESIDENTIAL):** 16
- EASEMENTS:** REFER TO SHEETS A-4 AND A-6 THROUGH A-10 FOR EXISTING AND PROPOSED EASEMENT INFORMATION, RESPECTIVELY.
- TREE LOCATION:** REFER TO TREE SURVEY.

FEMA DESIGNATION:
NOTE: THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, FLORIDA, COMMUNITY NO. 12115C0245F, 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 LOCATED IN THE MIDDLE OF THE PARCEL, TOWARDS THE NORTHERN PROPERTY LINE. THIS WELL WILL BE CUT, CAPPED, AND PLUGGED BY A LICENSED WELL CONTRACTOR PRIOR TO CONSTRUCTION.

IMPERVIOUS/PERVIOUS AREAS:	ACRES	PERCENTAGE
IMPERVIOUS AREA:	32.95	61.85%
PERVIOUS AREA (INCL. LAKE):	20.32	38.15%
TOTAL:	53.27	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: REFER TO SEPARATE LANDSCAPE PLANS.

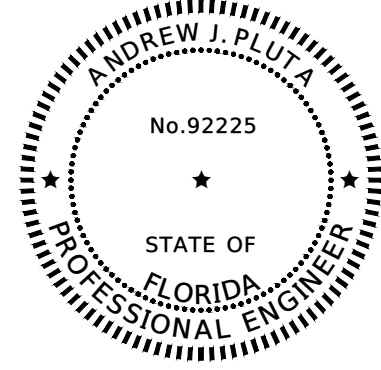
TREE MITIGATION PLANS: REFER TO TREE SURVEY AND LANDSCAPE PLANS.

UNIT SPLIT:

1 BEDROOM UNITS	= 252
2 BEDROOM UNITS	= 336
3 BEDROOM UNITS	= 42
TOTAL UNITS	= 630

REQUIRED PARKING CALCULATION:
REQUIRED PARKING SPACES = 630 UNITS * 2 SPACES + 17,680 SF AMENITY CENTER * (1 SPACE PER 200 SF) = 1260 SPACES + 89 SPACES
TOTAL SPACES REQUIRED = 1349 SPACES REQUIRED (13 ADA)

PARKING SPACES PROVIDED:
PROVIDED PARKING SPACES = 293 (24 GARAGES) + 885 (SURFACE) - 16 (RESIDENTIAL LOADING ZONES)
TOTAL SPACES PROVIDED = 1162 SPACES PROVIDED (28 ADA)
PARKING RATIO = 1.84
(NOTE: PARKING REDUCTION WILL BE REQUESTED UNDER SEPARATE SPECIAL EXCEPTION APPLICATION)



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDREW J. PLUTA, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
ANDREW J. PLUTA, P.E. No. 92225
KIMLEY-HORN AND ASSOCIATES, INC.
REGISTERED No. 33106
1777 MAIN STREET, SUITE 200
SARASOTA, FLORIDA 34236

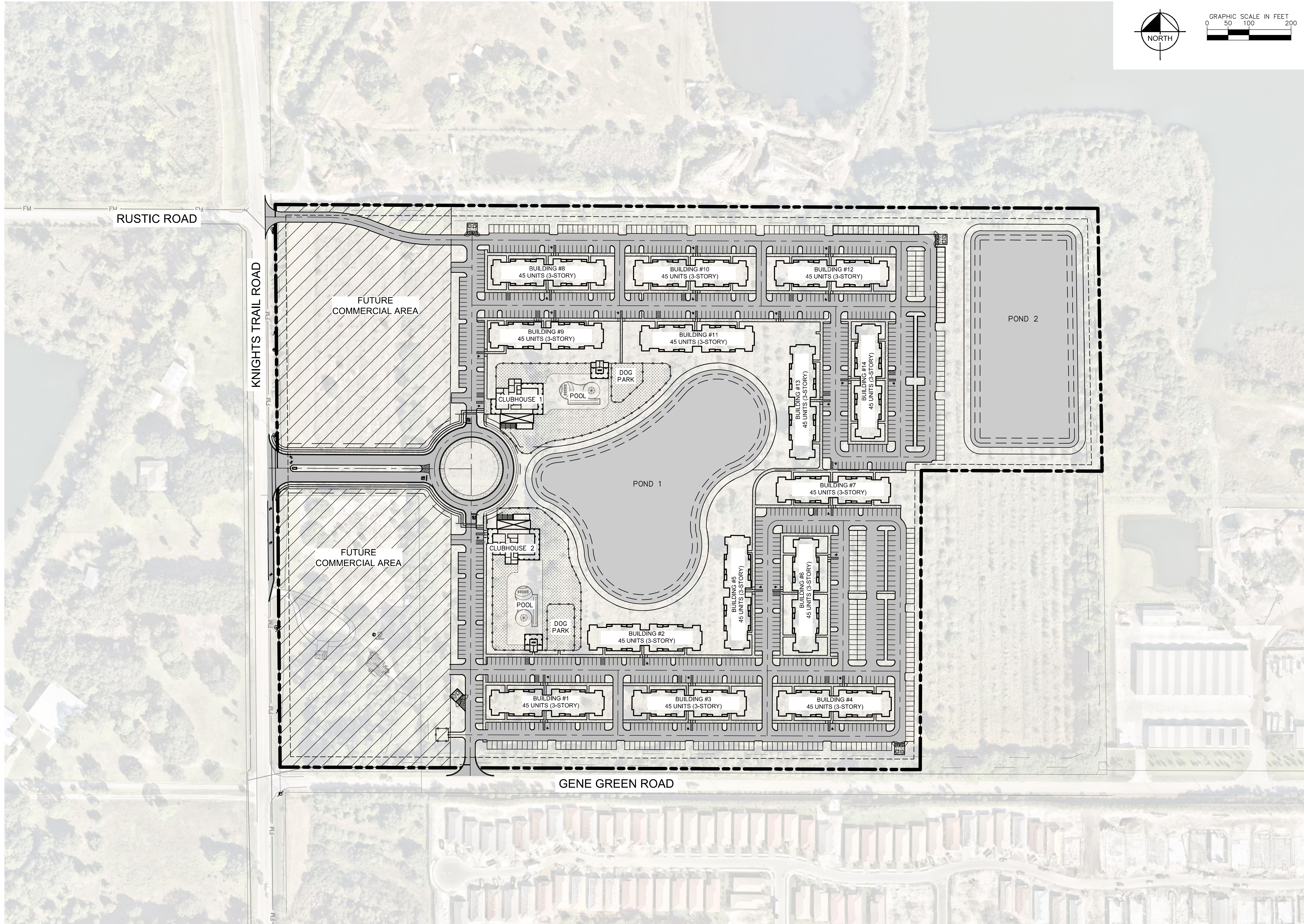
I HEREBY CERTIFY THAT THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF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

ANDREW J. PLUTA, P.E.
FLA. P.E. LICENSE # 92225
CA. NO. 00035106

DATE: 08/18/2022

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No.	REVISIONS	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
 ANDREW J. PLUTA, P.E.
 FLORIDA LICENSE NUMBER
 92225
 DATE: _____

KHA PROJECT
 248035001
 DATE
 AUGUST, 2022
 SCALE AS SHOWN
 DESIGNED BY
 DRAWN BY
 CHECKED BY

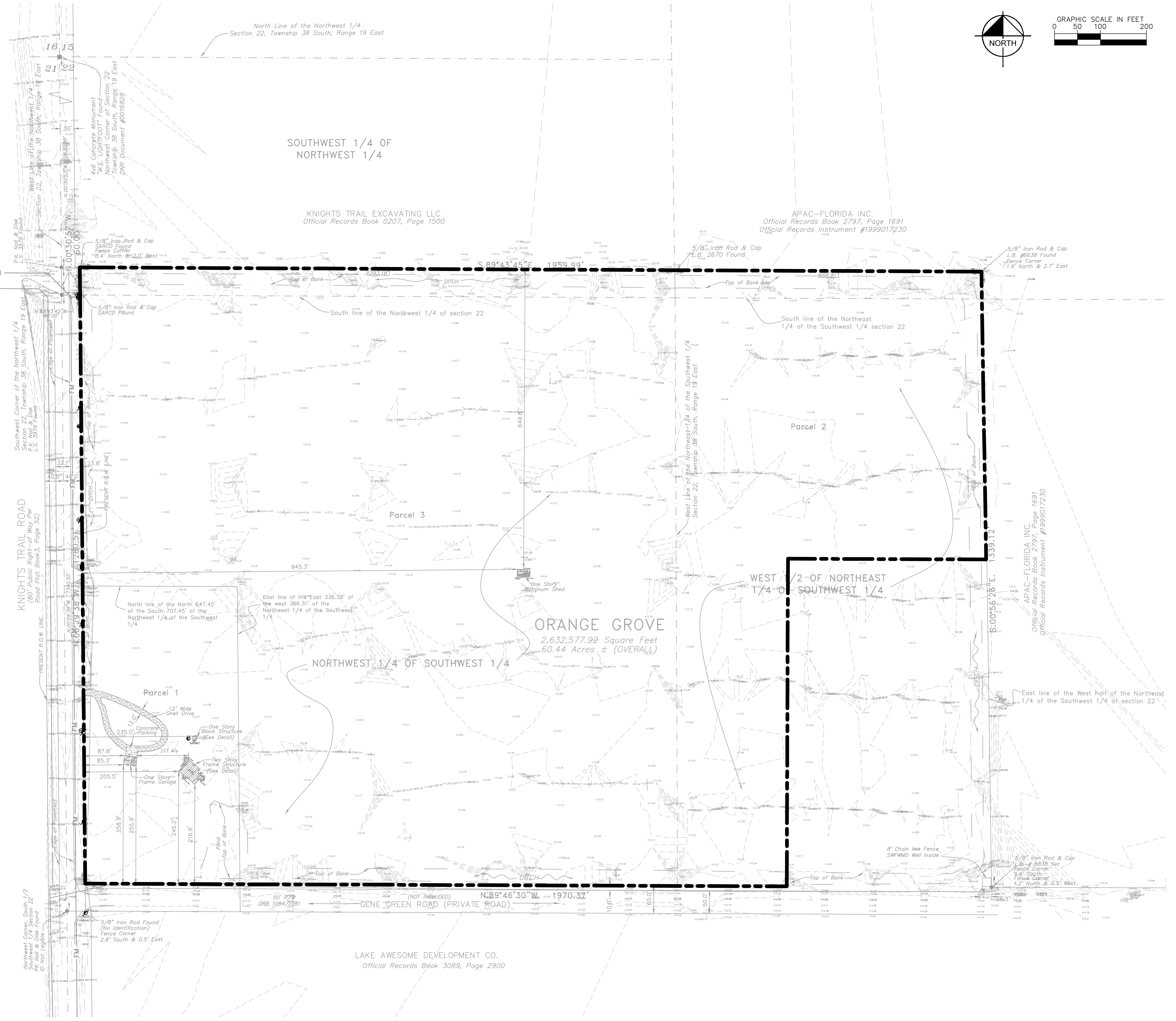
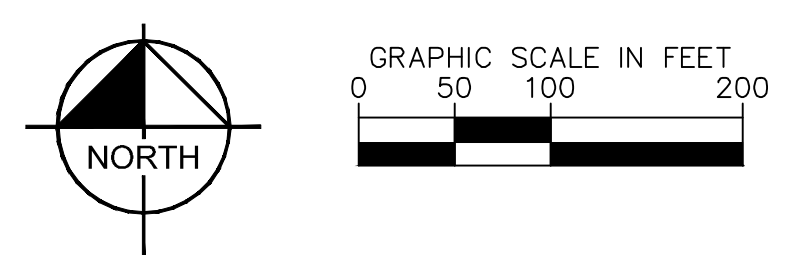
**NOKOMIS GROVES
 MULTI-FAMILY PHASE I & II**
 PREPARED FOR
 COMMERCIAL STREET PARTNERS, LLC
 CITY OF VENICE, FLORIDA

SHEET NUMBER
A-3

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LEGEND

3009/2718	- Book Number & Page Number
-x-	- Barbed Wire Fence
- - -	- Flag Wire Fence
- - -	- Sarasota County
SARCO	- Sarasota County
SWFWD	- Southwest Florida Water Management District
L.S.	- Licensed Surveyor
L.B.	- Licensed Business
- - -	- Overhead Utility Lines
○	- Telephone Riser
●	- Wooden Power Pole
○	- Reuse Meter
○	- Reuse Valve
○	- Reuse Manhole
○	- Electric Meter Post
ORB	- Official Records Book
ORI	- Official Records Instrument



DESCRIPTION: (As Furnished)

Parcel 1:
The North 647.45 feet of the South 707.45 feet of the East 336.39 feet of the West 366.3 feet of the NW 1/4 of the SW 1/4 of Section 22, Township 38 South, Range 19 East, Sarasota County, Florida.

And Parcel 2:
The West 1/2 of the Northeast 1/4 of the Southwest 1/4, less the South 60 feet thereof and the South 60 feet of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 38 South, Range 19 East, Sarasota County, Florida.

And Parcel 3:
The NW 1/4 of the SW 1/4 of Section 22, Township 38 South, Range 19 East, LESS the South 60 feet; and the South 60 feet of the SW 1/4 of NW 1/4 of Section 22, Township 38 South, Range 19 East.

LESS THE FOLLOWING DESCRIBED LANDS:

The North 647.45 feet of the South 707.45 feet of the East 336.39 feet of the West 366.39 feet of the NW 1/4 of the SW 1/4 of Section 22, Township 38 South, Range 19 East.

The Easterly 10 feet of the Westerly 40 feet of the NW 1/4 of the SW 1/4 of Section 22, Township 38 South, Range 19 East.

The Westerly 30.00 feet of the NW 1/4 of the SW 1/4 of Section 22, Township 38 South, Range 19 East, LESS the South 60 feet thereof, And the West 30.00 feet of the South 60.00 feet of the SW 1/4 of the NW 1/4 of said Section 22, also being identified as a 30 foot dedicated private easement along the West side for road, drainage and utilities recorded in Official Records Book 1160, Page 495.

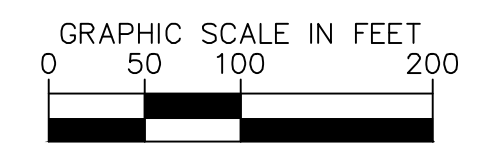
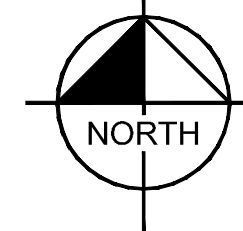
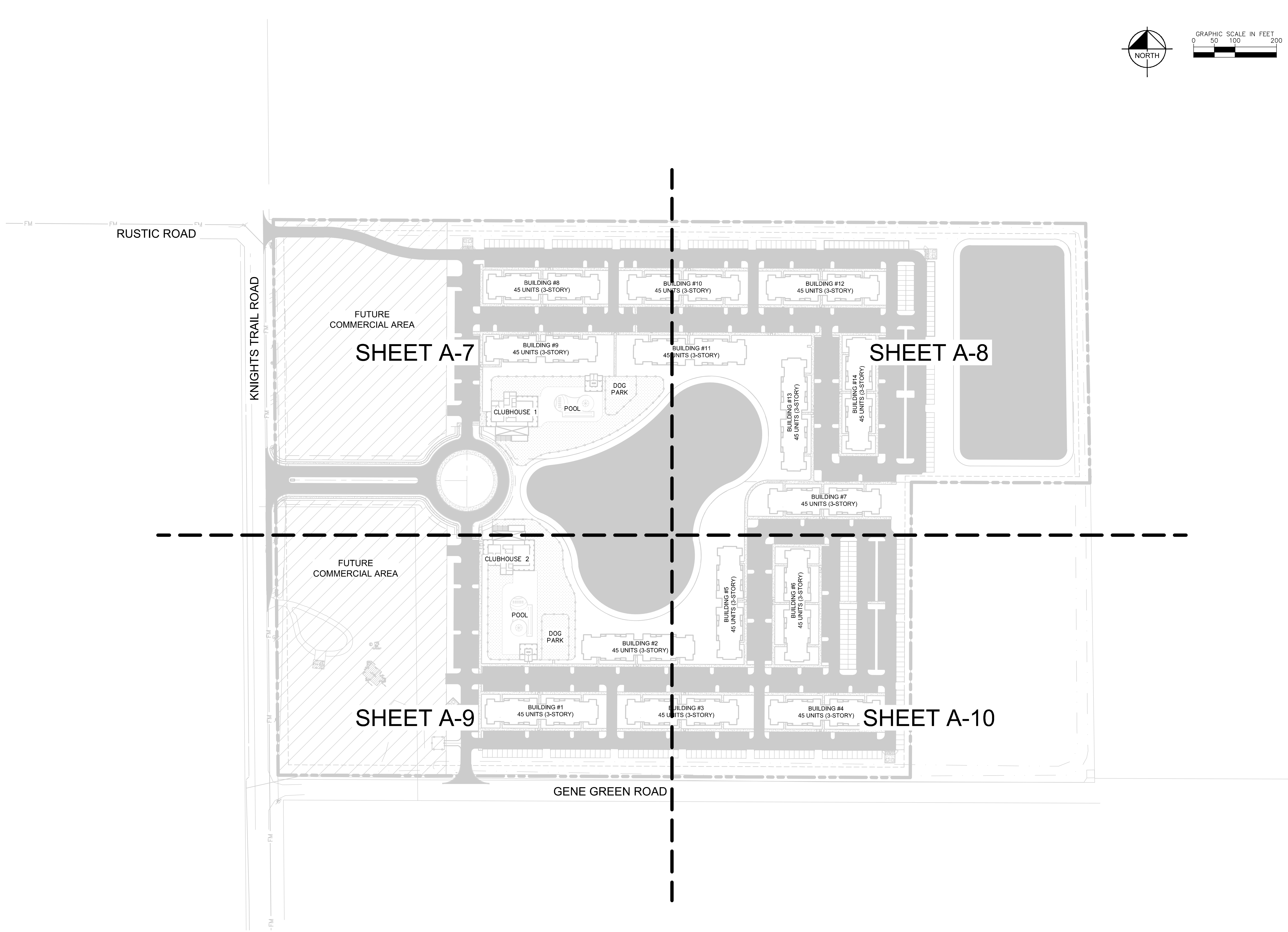
The Easterly 10 feet of the Westerly 40.00 of the South 60.00 of the SW 1/4 of the NW 1/4 of said Section 22.

All lying and being in Sarasota County, Florida.

- NOTES:**
- This plat represents a boundary survey showing visible improvements.
 - Description shown hereon has been furnished by Client.
 - This survey has been prepared with the benefit of a letter prepared by Klingbeil & Roberts, P.A., to J&J Homes, Inc., dated July 7, 2003, showing easements of record.
 - Britt Surveying has not researched the Public Records; this survey has been prepared based on information furnished.
 - Bearings and distances shown hereon refer to Grid, Florida State Plane Coordinate System, West Zone, Based on Sarasota County GPS Control Monuments: "LORAN" and "SAR 011". Bearing between monuments = S. 65°15'8" W.
 - There may exist other underground fixed interior improvements which are not a part of this survey.
 - The parcel shown hereon is situated in Flood Zone C, Per Flood Insurance Rate Map 125144 0245 D, dated 5/1/1984.
 - Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (61017-6 FAC), is "Suburban". The minimum relative distance accuracy for this type of survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
 - All dimensions shown hereon unless otherwise noted are measured or calculated from field measurements.
 - Data Sources:
 - Letter Dated July 7, 2003 by Klingbeil & Roberts, P.A.
 - Survey by Britt adjointer job # 02-10-31
 - Survey by Britt adjointer job # 02-04-26
 - Survey by Britt adjointer job # 02-02-27

<p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM</p>	<p>LICENSED PROFESSIONAL ANDREW J. PLUTA, P.E. FLORIDA LICENSE NUMBER 92225</p>	<p>KHA PROJECT 248035001</p>	<p>DATE AUGUST 2022</p>	<p>SCALE AS SHOWN</p>	<p>DESIGNED BY DRAWN BY CHECKED BY</p>	<p>DATE</p>										
	<p>REVISIONS</p> <table border="1"> <tr><th>No.</th><th>DATE</th><th>BY</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	No.	DATE	BY										<p>FLORIDA</p>	<p>NOKOMIS GROVES MULTI-FAMILY PHASE I & II PREPARED FOR COMMERCIAL STREET PARTNERS, LLC</p>	<p>CITY OF VENICE</p>
No.	DATE	BY														

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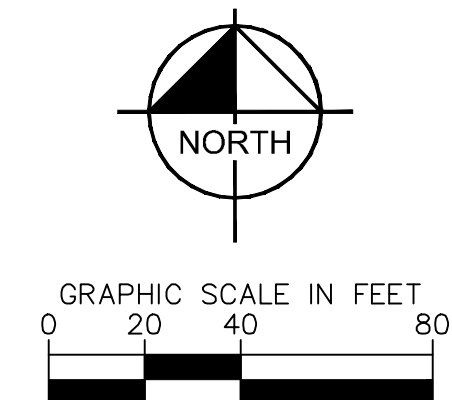
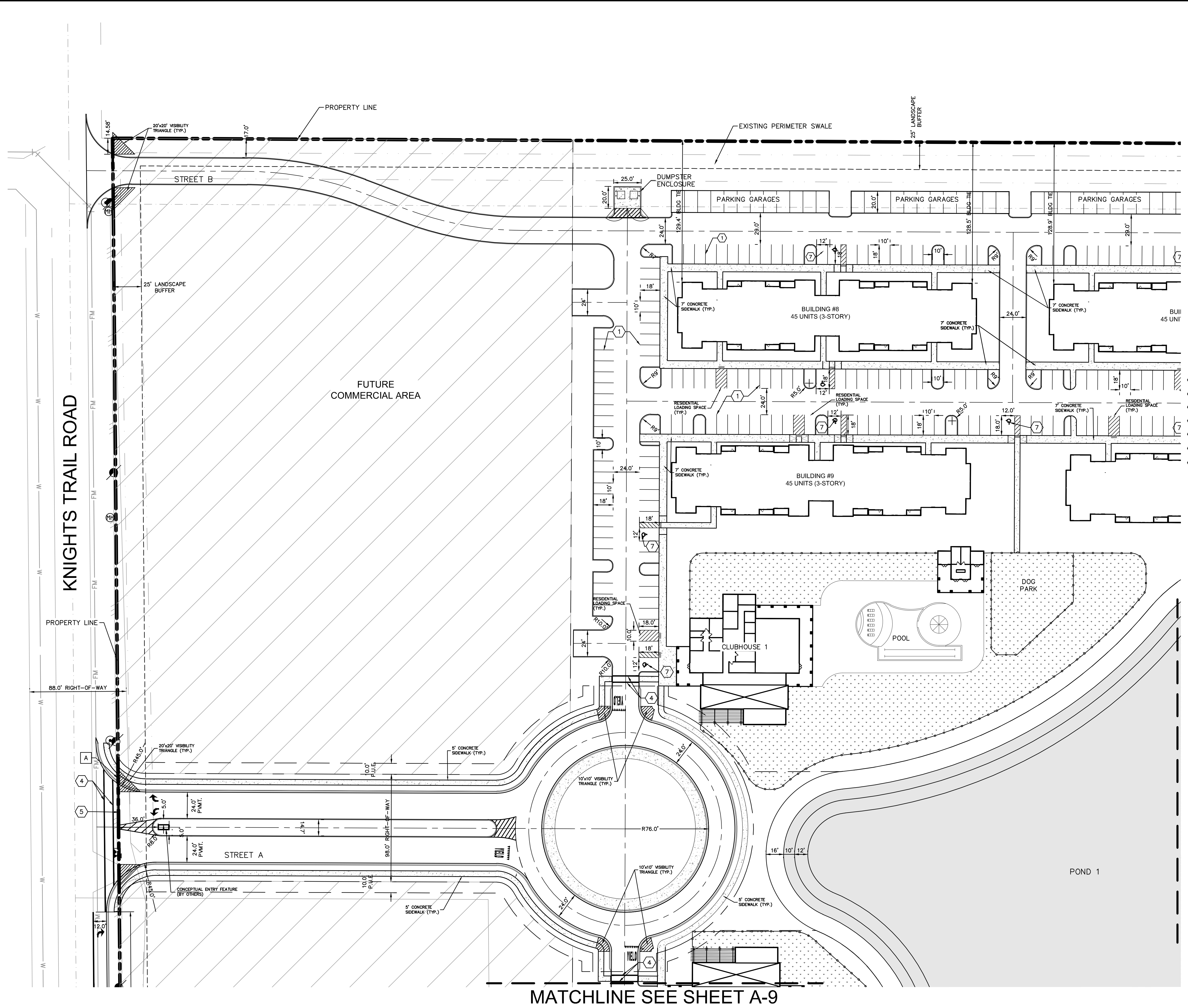
LICENSED PROFESSIONAL
 ANDREW J. FLUITA, P.E.
 FLORIDA LICENSE NUMBER
 92225
 DATE: _____

KHA PROJECT
 248035001
 DATE
 AUGUST, 2022
 SCALE AS SHOWN
 DESIGNED BY _____
 DRAWN BY _____
 CHECKED BY _____

**NOKOMIS GROVES
 MULTI-FAMILY PHASE I & II**
 PREPARED FOR
 COMMERCIAL STREET PARTNERS, LLC
 CITY OF VENICE, FLORIDA

SHEET NUMBER
A-6

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- LEGEND:**
- ⊙ TYPE "T" CURB
 - ⊙ REVOLVED TYPE "T" CURB (24")
 - ⊙ TYPE "D" CURB
 - ⊙ TYPE "M" CURB
 - ▨ FLUSH CURB AND SIDEWALK
 - ▨ CURB RAMP
 - ▨ 5' TRANSITION BETWEEN TWO TYPES OF CURB
 - ⊙ PARKING COUNT
 - ▨ 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-5 FOR DETAILS)
- A *STOP* SIGN & POST (R1-1, W/R, 30"x30")
- B 25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")
- C PEDESTRIAN CROSSING SIGN AND POST (W11-2, B/Y, 30"x30")
- D HANDICAP PARKING SIGN AND POST (R7-8)
- E *KEEP RIGHT* (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)

- NOTES:**
- ALL EDGE OF PAVEMENT RADII ARE 3', UNLESS OTHERWISE NOTED.
 - ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAIL ENG-1 ON SHEET B-5.

MATCHLINE SEE SHEET A-8

MATCHLINE SEE SHEET A-9

PROJECT DATUM: NAVD88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY

Kimley-Horn

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

LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER 92225

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

SITE PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC

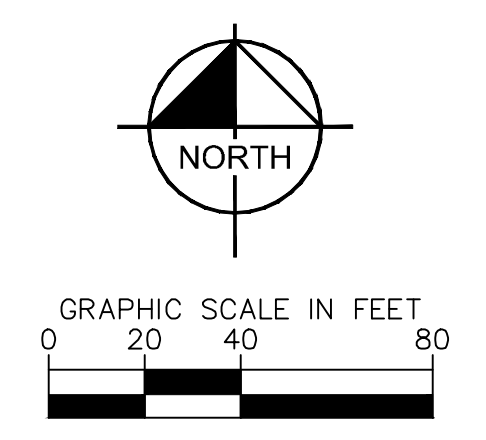
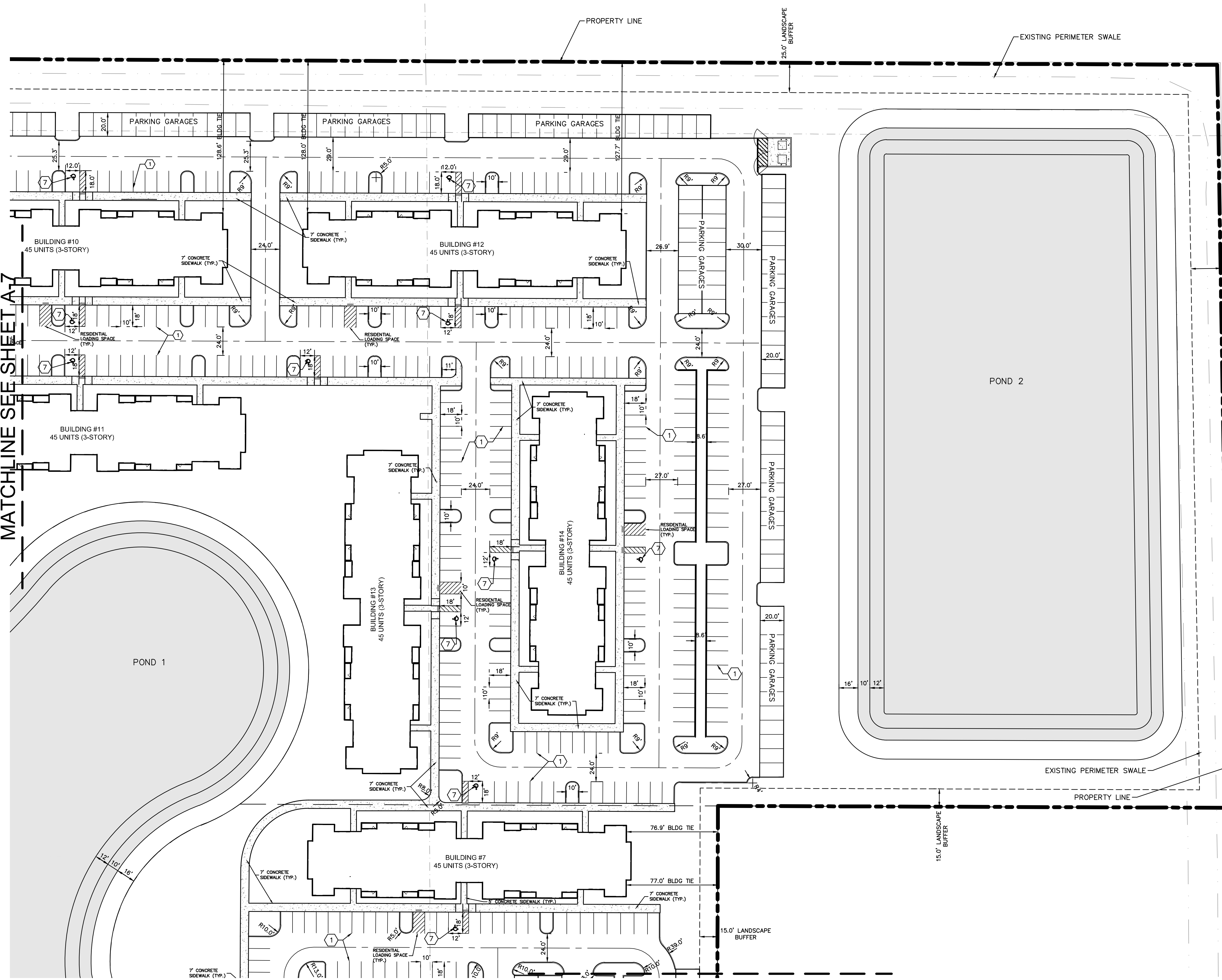
CITY OF VENICE FLORIDA

SHEET NUMBER
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MATCHLINE SEE SHEET A-7

MATCHLINE SEE SHEET A-10



- LEGEND:**
- (1) TYPE "F" CURB
 - (2) REVOLVED TYPE "F" CURB (24")
 - (3) TYPE "D" CURB
 - (4) TYPE "M" CURB
 - (5) FLUSH CURB AND SIDEWALK
 - (6) CURB RAMP
 - (7) 5' TRANSITION BETWEEN TWO TYPES OF CURB
 - (8) PARKING COUNT
- 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-5 FOR DETAILS)
- A "STOP" SIGN & POST (R1-1, W/R, 30"x30")
- B 25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")
- C PEDESTRIAN CROSSING SIGN AND POST (W11-2, B/Y, 30"x30")
- D HANDICAP PARKING SIGN AND POST (R7-8)
- E "KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)

- NOTES:**
- ALL EDGE OF PAVEMENT RADII ARE 3', UNLESS OTHERWISE NOTED.
 - ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAIL ENG-1 ON SHEET B-5.

PROJECT DATUM: NAVD88

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

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No.	REVISIONS	DATE	BY

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SCALE AS SHOWN

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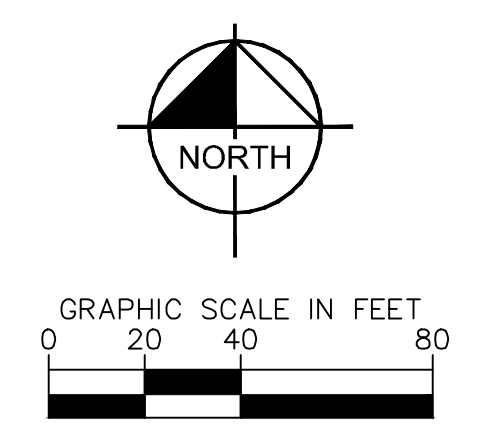
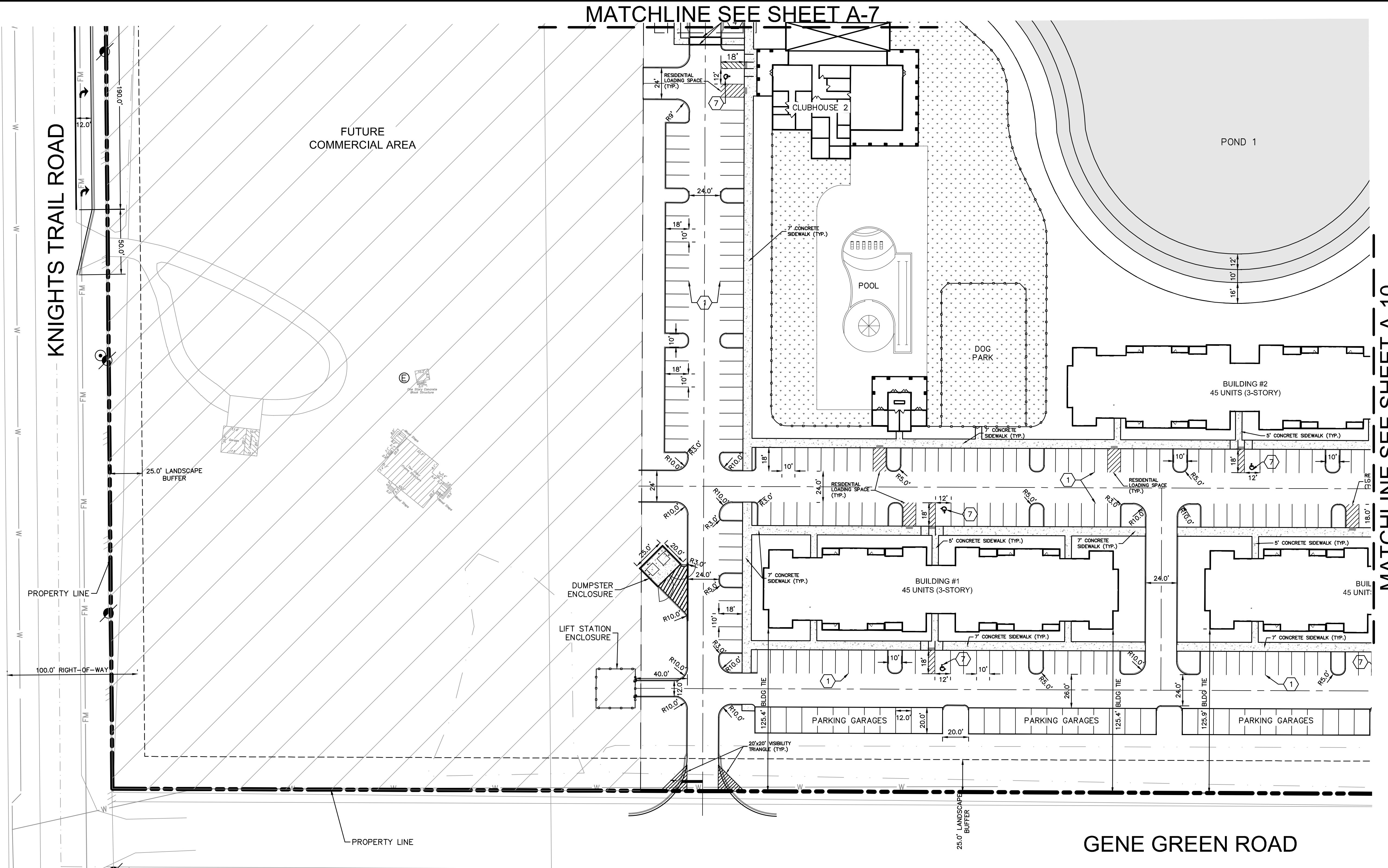
SITE PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
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FLORIDA
CITY OF VENICE

SHEET NUMBER
A-8

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LEGEND:

(F)	TYPE "F" CURB
(RF)	REVOLVED TYPE "F" CURB (24")
(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
(Grey Box)	PROPOSED ASPHALT PAVEMENT (REFER TO PAVEMENT SECTION ON SHEET B-12)
(Blue Box)	WATER SURFACE
(Dotted Box)	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-5 FOR DETAILS)
(A)	"STOP" SIGN & POST (R1-1, W/R, 30"x30")
(B)	25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")
(C)	PEDESTRIAN CROSSING SIGN AND POST (W11-2, B/Y, 30"x30")
(D)	HANDICAP PARKING SIGN AND POST (R7-8)
(E)	"KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)

NOTES:
 1. ALL EDGE OF PAVEMENT RADII ARE 3', UNLESS OTHERWISE NOTED.
 2. ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAIL ENG-1 ON SHEET B-5.

PROJECT DATUM: NAVD88

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

KHA PROJECT	248035001
LICENSED PROFESSIONAL	ANDREW J. PLUTA, P.E.
DATE	AUGUST 2022
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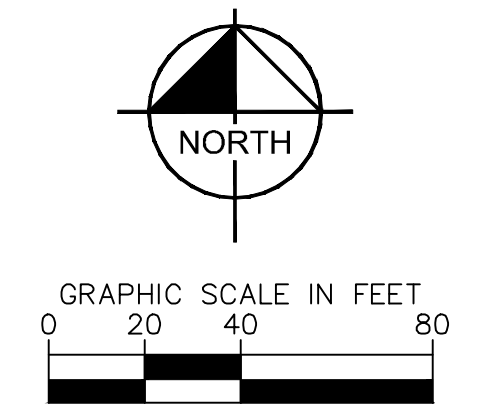
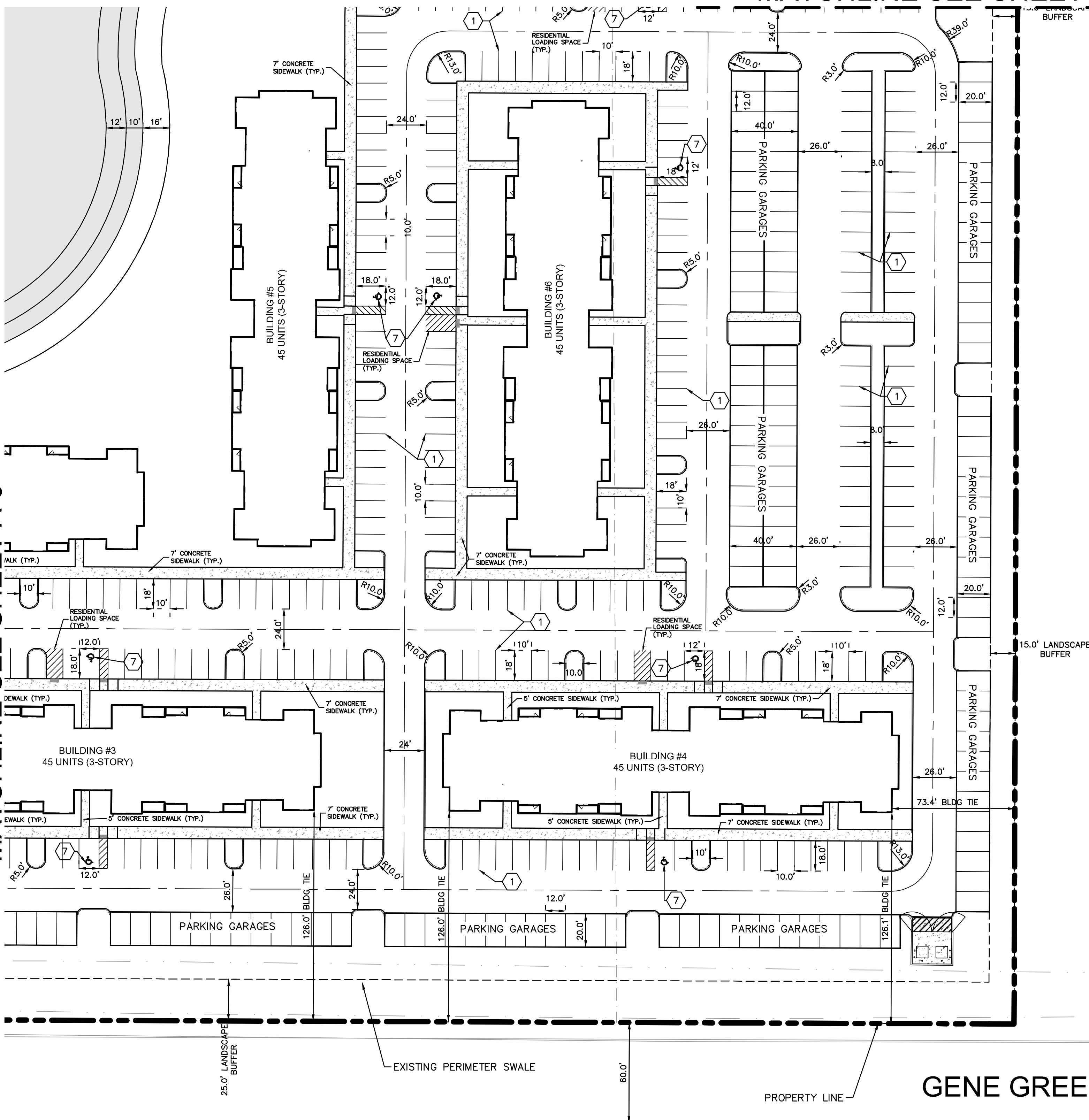
SITE PLAN

NOKOMIS GROVES MULTI-FAMILY PHASE I & II
 PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC

FLORIDA
 CITY OF VENICE

MATCHLINE SEE SHEET A-8

MATCHLINE SEE SHEET A-9



- LEGEND:**
- (F) TYPE "F" CURB
 - (RF) REVOLVED TYPE "F" CURB (24")
 - (D) TYPE "D" CURB
 - (M) TYPE "M" CURB
 - (CS) FLUSH CURB AND SIDEWALK
 - (CR) CURB RAMP
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 - (#) PARKING COUNT
 - PROPOSED ASPHALT PAVEMENT (REFER TO PAVEMENT SECTION ON SHEET B-12)
 - WATER SURFACE
 - CONCRETE PAVEMENT

- SIGNAGE & PAVEMENT MARKING LEGEND**
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NOTES:

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- ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAIL ENG-1 ON SHEET B-5.

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SITE PLAN

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