



### **Project Narrative**

#### **Epiphany Cathedral Parking**

225 N. Harbor Drive,  
Venice, FL 34285  
PARCEL I.D. No. 0175160018

The project is located at 225 N. Harbor Drive, Venice, FL. The parcel ID is 0175160018 and contains 0.845 acres. The project consists of constructing a new paved parking lot, and a retention pond. The project is in Section 12, Township 39S, Range 18E.

The proposed improvements include the placement of 46 parking stalls which will be used by Epiphany Cathedral as an overflow / off-site parking lot.

The proposed project will include additional landscaping around the perimeter and in the islands. An additional sidewalk connection will be provided along the perimeter of the project, with connectivity to the existing crosswalk crossing along Harbor Drive North.

The project provides an ingress and an egress to the property from the west side, along Park Lane Drive. The reason for this location was based on diverting future traffic away from Harbor Drive North, where the pedestrian crosswalk is located between the parking and Epiphany Cathedral.

Stormwater is currently provided onsite for the required water quality treatment volume. It is expected that stormwater impacts will not be significant due to the limited increase in impervious area. The runoff from the parking be directed to the on-site retention pond and ultimately to an existing storm drain in Harbor Drive North.

There are no proposed utilities associated with this project.

