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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 + 1.115 FT = NGVD 1929.
- ALL AREAS DESIGNATED AS "PRESERVE OR CONSERVATION" TO BE CLEARLY DELINEATED PRIOR TO CONSTRUCTION.
- 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, SUPPLIES OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE Drip 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 GRADING 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.
- CALL "SUNSHINE" (1-800-432-4770), COMCAST, FPL, SARASOTA COUNTY UTILITIES DEPARTMENT, 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. 8-1 THROUGH 8-2 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.
- 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.
- ALL DRAINAGE PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 280, SHEET 1.
- ROADWAY AND DRAINAGE STRUCTURES SHALL MEET FDOT 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 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.)
- 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.
- 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.
- 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.
- DEPARTMENT OF ENVIRONMENTAL PROTECTION WATER AND WASTEWATER PERMITS ARE REQUIRED.
- ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
- 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.
- 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:

- ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW PERMIT.
- ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF STATE ISSUED PERMITS.
- TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY OF VENICE.
- POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
- 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.
- CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
- ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
- CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

PRELIMINARY PLAT PLANS

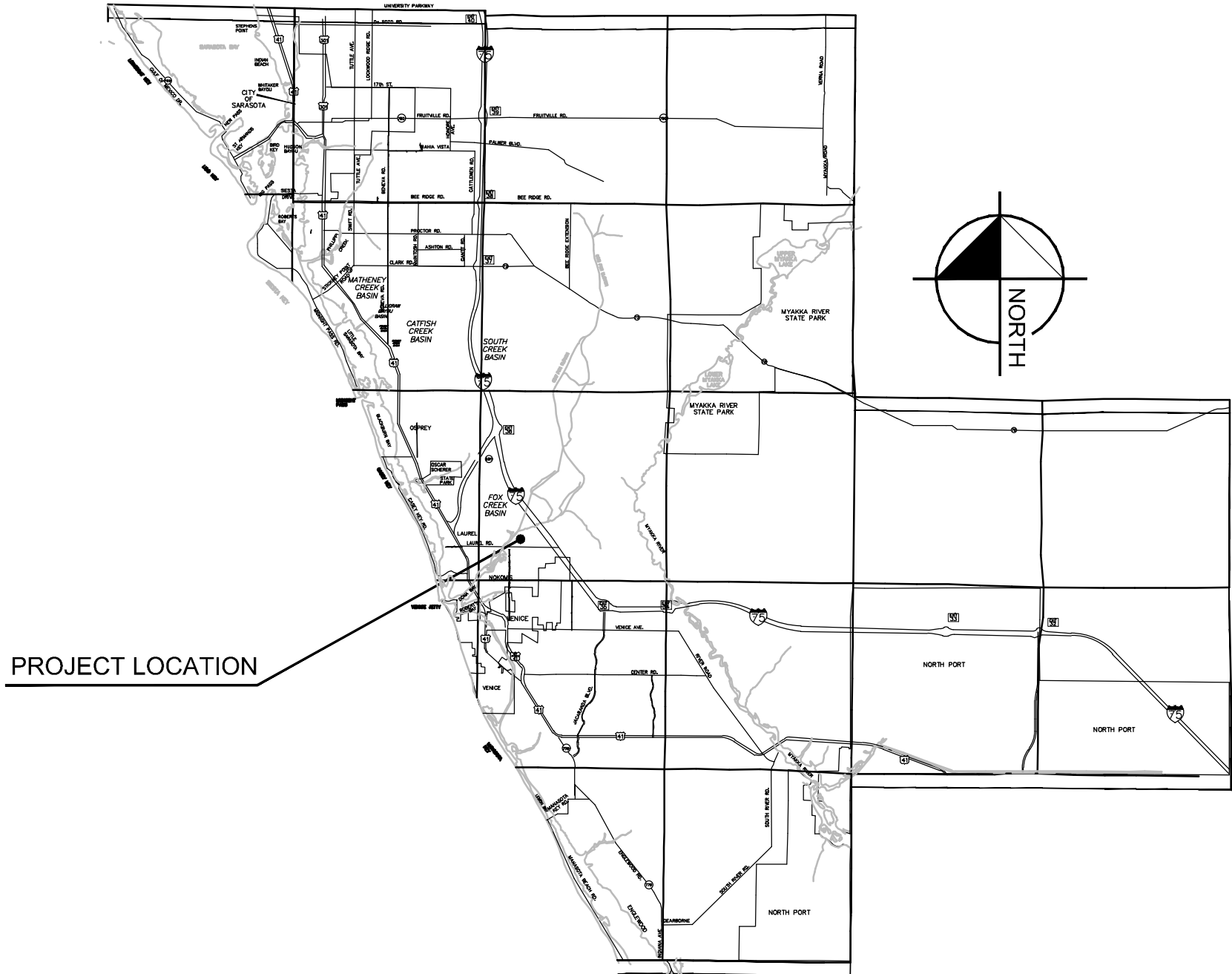
FOR

VENICE CROSSING - PHASE 0

SECTION 29, TOWNSHIP 38 S, RANGE 19 E

CITY OF VENICE, FLORIDA

MARCH 2025



VICINITY MAP

DEVELOPER:
2001 LAUREL, LLC
1605 MAIN STREET, SUITE #1001
SARASOTA, FL 34236
CONTACT: ROBERT FRANCO

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
1800 2ND STREET, SUITE 900
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.

GEOTECH:
ECS FLORIDA, LLC
4524 N. 56TH STREET
TAMPA, FL 33610
PH: (813) 302-1644
CONTACT: ABDOL SAVABI, P.E.

ENVIRONMENTAL CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1800 2ND STREET, SUITE 900
SARASOTA, FLORIDA 34236
PH: (941) 379-7600
CONTACT: TODD W. HERSHFELD

PREPARED BY
Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1800 2ND STREET, SUITE 900, SARASOTA, FL 34236
PHONE (941) 379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LAND USE DEVELOPMENT DATA

PARCEL AREA: 82.81 ACRES

PRESENT ZONING AND FUTURE LAND USE: CG - COMMERCIAL, GENERAL AND MIXED USE CORRIDOR

ABUTTING ZONING AND FUTURE LAND USE:	ZONING		FUTURE LAND USE	
	NORTH	RSF-4	MODERATE DENSITY	
	EAST	OUE (COUNTY)	MODERATE DENSITY (COUNTY)	
	SOUTH	LAUREL WEST / GU (COUNTY)	MIXED USE CORRIDOR / MODERATE DENSITY (COUNTY)	
	WEST	OUE (COUNTY)	MEDIUM DENSITY (COUNTY)	

PROJECT ADDRESS: 2001 LAUREL RD
NOKOMIS, FL 34275

PID: 0380020001, 0380090001, 0380140002, 0380110002, 0380160001, 0380160003

PROJECT AREA: 82.81 ACRES

PROPOSED NUMBER OF UNITS SHOWN: NA
OVERALL DENSITY: NA

LAND USE:			
BUILDING (SINGLE-FAMILY, AMENITY CENTER, RESTAURANTS)	0.00 ACRES	(00.00%)	
ROADS, SIDEWALKS, PAVERS AND PARKING	4.81 ACRES	(5.81%)	
LAKES @ CONTROL WATER EL.	7.49 ACRES	(9.04%)	
OTHER PERVIOUS AREA	70.51 ACRES	(85.15%)	
TOTAL AREA	82.81 ACRES	(100%)	

PROPOSED BUILDING SETBACKS: N/A

RECLAIMED WATER: PRIVATE

WATER: POTABLE WATER SUPPLY WILL BE FROM SARASOTA COUNTY UTILITIES.

SEWER: WASTEWATER SERVICES WILL BE PROVIDED BY SARASOTA COUNTY UTILITIES.

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

ROADWAYS: ACCESS TO THIS PROJECT IS PROVIDED FROM LAUREL ROAD.

LOADING ZONES REQUIRED: N/A

LOADING ZONES PROVIDED: N/A

EASEMENTS: REFER TO SHEETS C.1.3 FOR EXISTING EASEMENT INFORMATION.

TREE LOCATION: REFER TO SEPARATE TREE SURVEY.

FEMA DESIGNATION:
NOTE: THE SUBJECT PROPERTY LIES IN FLOOD ZONE "AE" ACCORDING TO FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, FLORIDA, COMMUNITY NO. 12115C0243G, DATED MARCH 27, 2024, 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 ARE NO KNOWN EXISTING WELLS WITHIN THE PROJECT BOUNDARY.

IMPERVIOUS/PERVIOUS AREAS:	ACRES	PERCENTAGE
IMPERVIOUS AREA:	4.81	5.81%
PERVIOUS AREA (INCL. LAKE):	78.00	94.19%
TOTAL:	82.81	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:

- EAST, WEST AND SOUTH BOUNDARIES - TYPE 1 BUFFER, EXCEPT FOR WETLANDS WHERE NO BUFFER SHALL BE REQUIRED.
- NORTH BOUNDARIES - 25' WIDTH, 4 CANOPY TREES (5" CALIPER, 18'-20' HEIGHT) AND 2 UNDERSTORY TREES (3" CALIPER, 12' HEIGHT) PER 100' LINEAR FEET, EXCEPT FOR WETLANDS WHERE NO BUFFER SHALL BE REQUIRED.

TREE MITIGATION PLANS:

- 82.81 AC X 40 INCHES PER ACRE = 3312.4 INCHES + 410 INCHES REMOVED HERITAGE TREES = 3722.4 TOTAL INCHES
- 3722.4 INCHES / 82.81 ACRES = 44.95 INCHES PER ACRE (ROUND UP TO 45" PER ACRE FOR FUTURE DEVELOPMENT)

REQUIRED PARKING CALCULATION:

REQUIRED PARKING SPACES = NA
TOTAL SPACES REQUIRED = NA

PARKING SPACES PROVIDED:
PROVIDED PARKING SPACES = NA
TOTAL SPACES PROVIDED = NA
PARKING RATIO = NA

UTILITY COMPANIES:

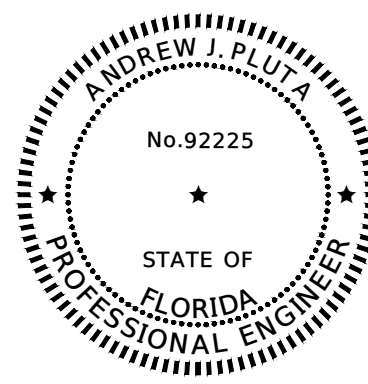
FPL
5657 NORTH MCINTOSH
ROAD
SARASOTA, FLORIDA
34233

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

SARASOTA COUNTY
UTILITIES DEPARTMENT
1001 SARASOTA CENTER
BLVD.
SARASOTA, FLORIDA 34240
941-861-6790

TECO GAS
8261 VICO COURT
SARASOTA, FLORIDA
34240-7844

COMCAST CABLE
5205 FRUITVILLE ROAD
SARASOTA, FLORIDA
34232



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.
REGISTRY NO. 35106
1800 SECOND STREET, SUITE 900
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.

DATE: 03/27/2025

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

Parcel contains 2610031.99 square feet, or 59.9181 acres, more or less.

AND: (O B I # 2008035358)

DESCRIPTION: PARCEL 2
Lot 2, TWIN ESTATES, Nokomis, Florida, as per Plat
thereof recorded in Plat Book 24, pages 43 and 43-A of
the Records of Sarasota County, Florida.

AND:

DESCRIPTION: PARCEL 3A (O.R.I. # 2001009621)
Commence at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 29, Township 38 South, Range 19 East; thence N.89°17'55"E, along the South Boundary of said Section 29, 400.00 feet; thence N.00°12'35"W, 60.00 feet for a Point of Beginning; thence N.00°12'25"W, a distance of 726.00 feet; thence N.89°17'55"E, a distance of 299.91; thence S.00°12'35"E, a distance of 726.02 feet; thence S.89°17'55"W, a distance of 300.00 feet to the Point of Beginning

(O.R.I. # 2016005618)

DESCRIPTION: PARCEL 3B
Commence at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 29, Township 38 South, Range 19 East; thence N.89°17'55"E. along the South Boundary of said Section 29, 400.00 feet; thence N.00°12'35"W. 786.00 feet for a Point of Beginning; thence S.89°17'55"W. 300.00 feet; thence N.00°12'35"W. 506.88 feet; thence N.88°41'25"E. 600.00 feet; thence S.00°12'35"E. 513.25 feet; thence S.89°17'55"E. 299.91 feet, to the POINT OF BEGINNING.

AND:

DESCRIPTION: 1A
A parcel of land lying and being in Section 29, Township 38 South, Range 19 East, being a portion of Lot 1, Twin Laurel Estates, according to the plat thereof, as recorded in Plat Book 24, Page 43 and 43A, of the Public Records of Sarasota County, Florida, being more particular described as follows:

Begin at the Northwest corner of said Lot 1; thence N.89°12'09"E. (N.89°12'22"E. per plat), 338.88 feet, to the centerline of Twin Laurel Boulevard (60' Private Right-of-Way); thence on the centerline of said Twin Laurel Boulevard S.00°47'00"E. (S.00°47'00"E. per plat), 100.74 feet, to the Northeast corner of lands described in Official Records Instrument #2018027809, thence leaving said centerline of Twin Laurel Boulevard, S.89°12'09"W., along said North line of lands described in Official Records Instrument #2018027809, 339.80 feet, to the West line of said Lot 1, being the Northwest corner of lands described in Official Records Instrument #2018027809; thence on said West line of Lot 1, S.00°39'00"E. (S.00°49"W. per plat), 357.58 feet, to the POINT OF BEGINNING.

AND:

DESCRIPTION: 1B
A parcel of land lying and being in Section 29, Township 38
South, Range 19 East, being a portion of Lot 1, Twin

Laurel Estates, according to the plat thereof, as recorded in Plat Book 24, Page 43 and 43A, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 1; thence on the West line of said Lot 1, S.00°39'49"E. (S.00°38'49"E. per plat), 67.57 feet, for a POINT OF BEGINNING; thence leaving said Point of Beginning, N.03°30'47"W., 138.80 feet, to the NW Corner of Twin Laurel Boulevard (60' Private Right-of-Way); thence on said centerline of Twin Laurel Boulevard, S.00°47'51"E. (S.00°47'38"E. per plat), 304.66 feet, to the North line of said Lot 1341; thence on said North line of said Lot 1341, P.043°14'10"W. (P.043°14'10"E. per plat), 138.40 feet, to the NE Corner of said Lot 1341; thence on said North line of Official Records Book 2432, Page 1341, N.89°49'19"W., 183.40 feet, to the West line of said Lot 1341; thence on said West line of said Lot 2432, Page 1341; thence on the West side of said lands described in Official Records Book 2432, Page 1341, S.00°01'00"W., 39.95 feet, to the North line of said lands described in said Official Records Book 2050, Page 1341; thence on the North line of said lands described in said Official Records Book 2050, Page 2050, P.61°01'N., N.89°46'05"W., 156.75 feet, to the East line of said Lot 1341; thence on said East line of Lot 1, N.00°39'02"W., 138.57 feet, to the POINT OF













































OVERALL PARCEL AREA = 3,607,308 SQUARE FEET
OR 82.8124 ACRES

Keywords: child sexual abuse; disclosure; social support

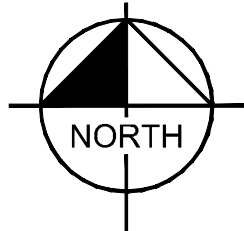
- REPORT OF SURVEY:**
- (1) *This plot represents a Boundary & Topographic Survey showing visible improvements and elevations.*
 - (2) *There are no easements shown on this survey.*
 - (3) *Bearings shown herein refer to Grid, Florida State Plane Coordinate System, West Zone, North American Datum, 1983 (NAD83).* The survey was based on Sarasota County GPS points SAR 053 and SAR 054.
 - (4) *This plot has been prepared with the benefit of a First Class Professional Surveyor's License for the Florida Title Insurance. File Number 2020-1104646, Dated January 3, 2022 at 8:00 AM. (As to Parcels SA and 3B)*
 - (5) *This survey was prepared in accordance with the Florida Administrative Code, Chapter 61C, Florida Title Insurance Commission for Title Insurance. File Number 2020-1104655, Dated January 3, 2022 at 8:00 AM. (As to Parcel 2)*
 - (6) *This survey was prepared in accordance with the Florida Administrative Code, Chapter 61C, Florida Title Insurance Commission, American Land Title Association Commission. File Number 2020-1104655, Dated January 3, 2022 at 8:00 AM. (As to Parcel 2)*
 - (7) *Commitment Number 1256, Dated 02/27/21 at 11:00 PM.*
 - (8) *Subject to other easements, if any.*
 - (9) *There may exist other easements or other third party improvements that are not visible on this or any part of this former improvement.*
 - (10) *There are no visible improvements on this plot.*
 - (11) *Parcel shown herein is situated in Flood Zone "AE", base flood elevation 9 feet, and Flood Zone "X", base flood elevation not determined, per Flood Insurance Rate Map 1215500243G, Index Map 1215500243G.*
 - (12) *Accuracy: The expected use of the land is "Rural", the minimum relative distance accuracy for this type of boundary survey is 1:5,000 feet. The accuracy, obtained by measurement and calculation of a closed geometric figure was as follows:*

Measurement	Accuracy
Elevations shown herein refer to Florida GPD Bench Mark #49 699 elevation= 5.07 feet (N.A.V.D. 1988 Datum).	
(F) Denotes information obtained from Field measurement.	
(P) Denotes information obtained from record Plat.	
(D) Denotes information obtained from record Deed.	


LEGEND

- ## LEGEND
- | | | | |
|---|----------------------|---|-----------------------|
|  | Above Ground Light |  | Existing Elevation |
|  | Traffic Hand Held |  | Direction of Flow |
|  | Traffic Control Pole |  | Proposed Elevation |
|  | Gas Meter |  | Storm Sewer Manhole |
|  | Verizon Hand Held |  | Sanitary Manhole |
|  | Wood Power Pole |  | Water Service |
|  | Concrete Power Pole |  | Phone Riser |
|  | Well |  | Back Flow Preventer |
|  | Water Valve |  | Wood Power Pole |
|  | Fire Hydrant |  | Storm Sewer Manhole |
|  | Sanitary Manhole |  | Well |
|  | Reuse Valve |  | Guy Wire |
|  | Reuse Service |  | Sprinkler Head |
|  | Cable Service |  | Sign & Wood Post |
|  | Water Service |  | Sign & Plastic Post |
|  | Sewer Service |  | MCI Vault |
|  | Phone Riser |  | Mailbox |
|  | Light Pole |  | Overhead Utility Line |
|  | Radial |  | Flag Pole |
|  | Back Flow Preventer | | |
|  | Electric Service | | |
|  | Irrigation Valve Box | | |
|  | Transformer & Slab | | |
|  | Metal Street Sign | | |
|  | Spigot | | |

NOTE:
WETLAND DELINEATION PER
PETITION NO. 858751/42046954.000



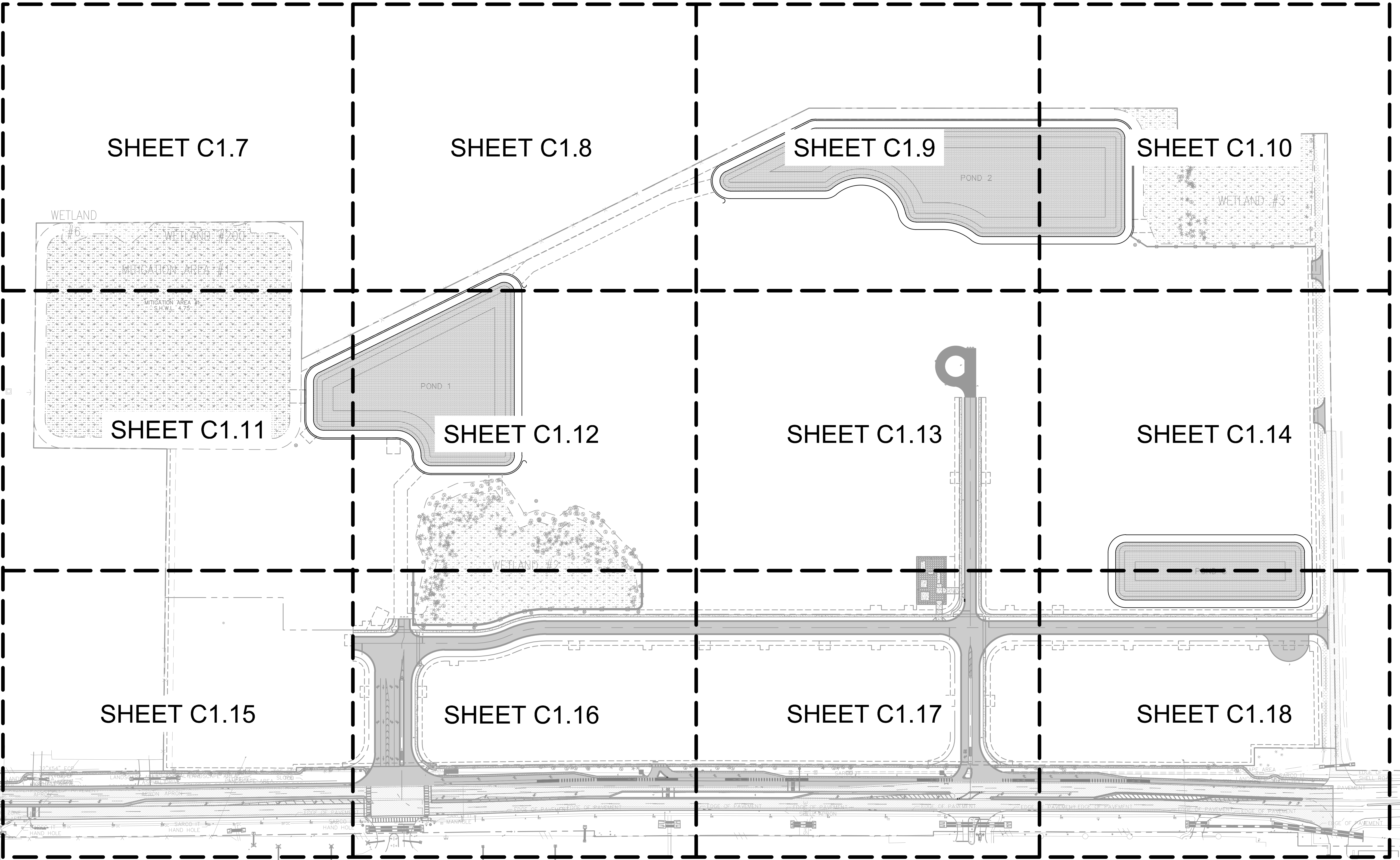
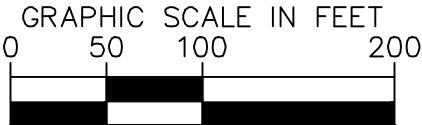
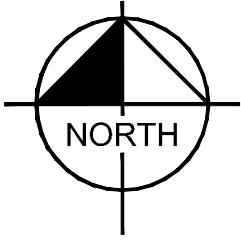
GRAPHIC SCALE IN FEET



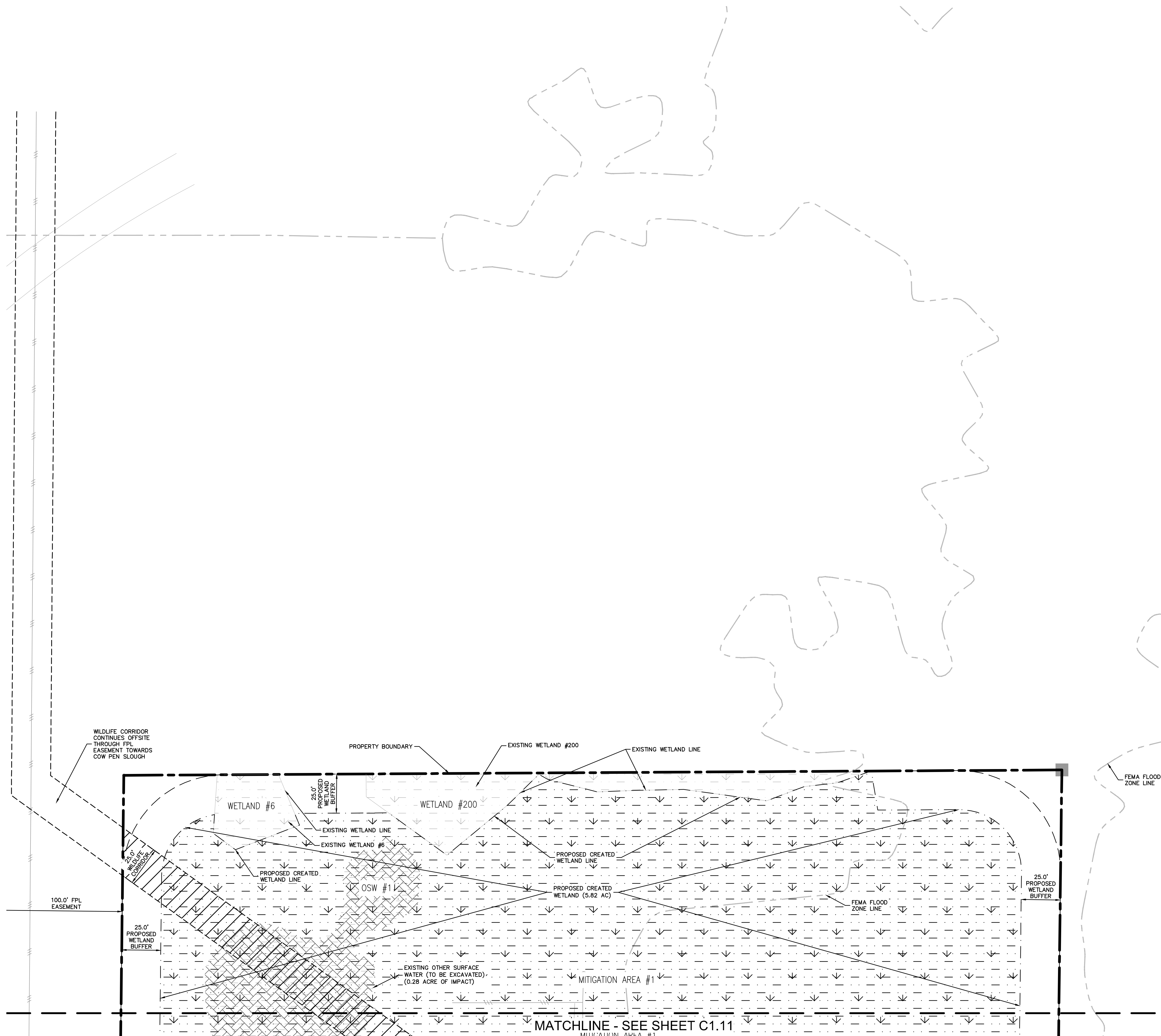
A horizontal line with tick marks at 0, 50, 100, and 200. The segment between 0 and 50 is white, 50 and 100 is black, 100 and 200 is white, and the segment after 200 is black.

[illegible]

Plotted By: Pluta, Andrew Sheet Set: Hurl Assemblage Phase 0 - LGVoulet: C1.6 SITE - SIGNAGE AND PAVEMENT MARKING PLAN INDEX March 27, 2025 02:27:43pm K:\SAB-Civil\248135003-Hurl Assemblage Phase 0\CAD Plan Sheets\Phase 0\C1.6 SITE PLAN INDEX.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VENICE CROSSING - PHASE 0	SITE, SIGNAGE, AND PAVEMENT MARKING PLAN INDEX				KHA PROJECT 248135003 DATE MARCH 2025 SCALE AS SHOWN DESIGNED BY KP DRAWN BY RRG CHECKED BY EAM DATE: _____				LICENSED PROFESSIONAL ANDREW J. PLUTA, P.E. FLORIDA LICENSE NUMBER 92225				KIMLEY»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106				CITY OF VENICE FLORIDA			
	PREPARED FOR 2001 LAUREL LLC				SHEET NUMBER C1.6				PERMIT ENG23-00307 UP UTIL-REVIEW-23-00008 EPE 877813 PPI 23-59PP PERMIT NUMBERS 8/13/24AJP PP LS & POND ADJUST 8/13/24AJP PP COMMERCIAL REVISIONS 2/20/25AJP No. REVISIONS DATE BY DRAWING TYPE				PERMIT <input checked="" type="checkbox"/> COV COUNTY SWFWMD COV AHJ PERMIT NUMBERS 8/13/24AJP PP COMMERCIAL REVISIONS 2/20/25AJP No. REVISIONS DATE BY DRAWING TYPE				PERMIT <input checked="" type="checkbox"/> COV COUNTY SWFWMD COV AHJ PERMIT NUMBERS 8/13/24AJP PP COMMERCIAL REVISIONS 2/20/25AJP No. REVISIONS DATE BY DRAWING TYPE			



100.0' FPL
EASEMENT

PROPOSED
WETLAND
BUFFER

WETLAND

25.0'
PROPOSED
WETLAND
BUFFER

– WETLA

EXISTING WETLAND #200

EXISTING WETLAND #200

- EXISTING WETLAND LINE

EXISTING WETLAND LINE

EXISTING WETLAND #6

PROPOSED CREATED

WETLAND (5.82 AC)

FEMA FLOOD
ZONE LINE

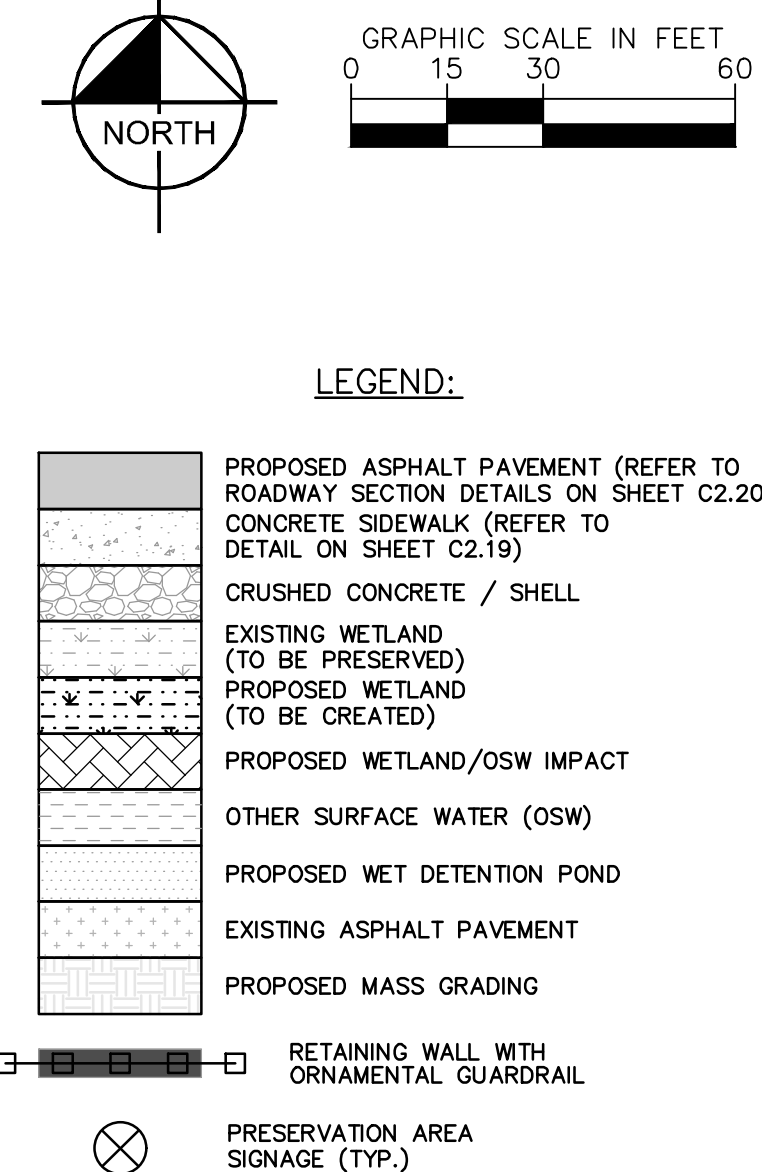
25.0
PROPOSED
WETLAND
BUFFER

- ☐ EXISTING OTHER SURFACE
- ☒ WATER (TO BE EXCAVATED)
- ☐ (0.28 ACRE OF IMPACT)

MITIGATION AREA #1

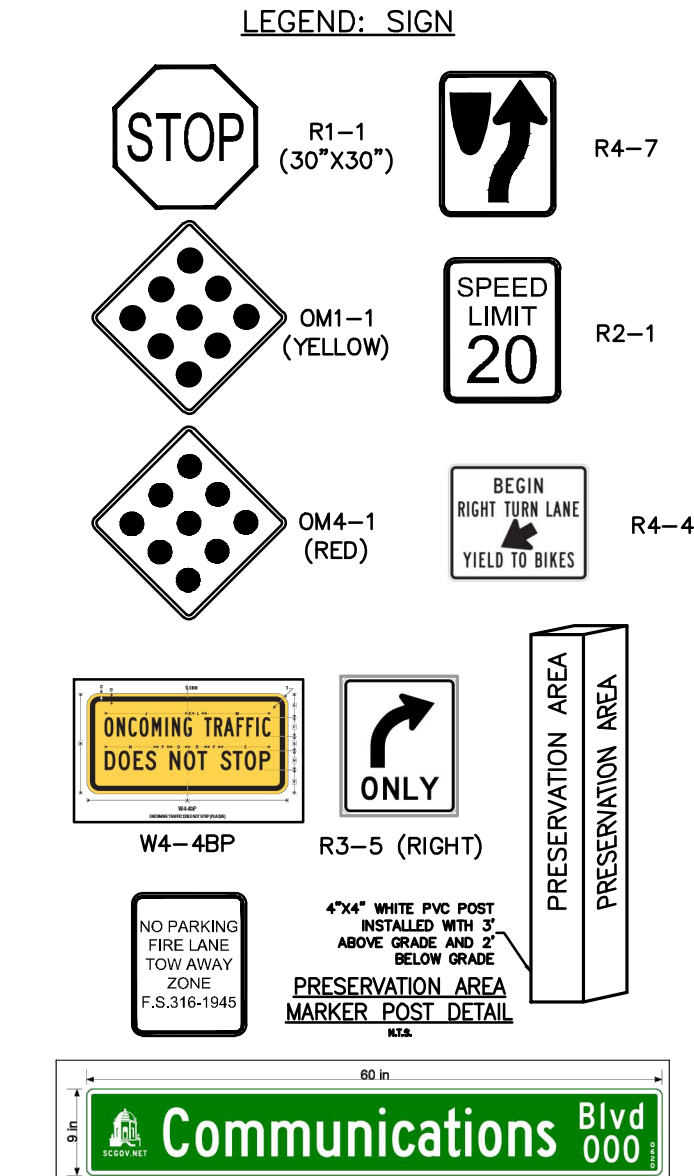
MATCHLINE - SEE SHEET C1.1

MISSION ARF-A #1



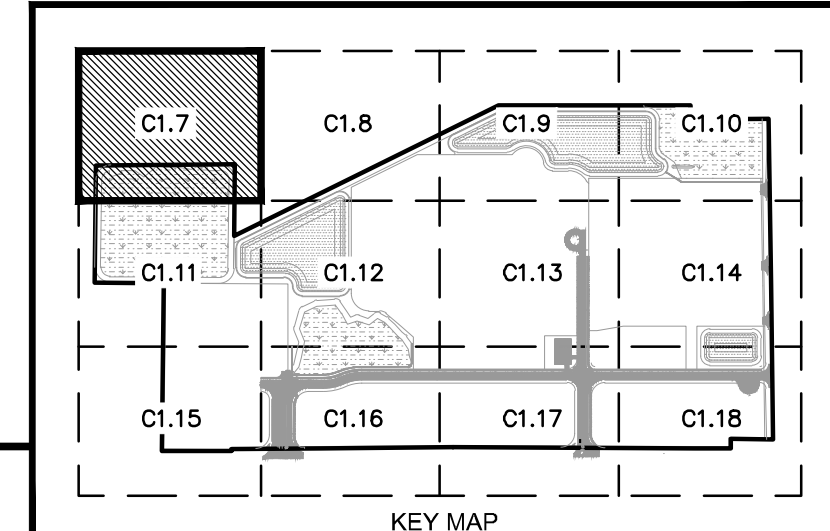
NOTES:

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



SIGNING & PAVEMENT MARKING NOTES

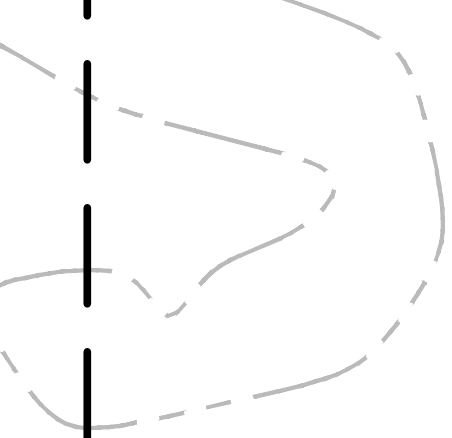
1. REFLECTIVE PAVEMENT MARKINGS (R.P.M.'S) SHALL BE BI-DIRECTIONAL AND SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF F.O.D.T. STANDARD INDEX NO. 17352. ALL R.P.M.'S SHALL BE INSTALLED WITH STRIPES ADJACENT TO THE PAVED SURFACE. STRIPES SHALL NOT BE INSTALLED ON THIRDMILE-BLUE MARKINGS AND STRIPING.
2. BI-DIRECTIONAL BLUE REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANT LOCATIONS, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF F.O.D.T. STANDARD INDEX NO. 17352.
3. STRIPING AND SIGNAGE SHALL COMPLY WITH THE MANUAL OF URBAN TRAFFIC CONTROL DEVICES AND THE F.O.D.T. STANDARD INDEX NO. 17352. ALL STRIPING SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS EXCEPT THOSE PORTIONS PERTAINING TO MEDIAN STRIPING.
4. ALL PAVEMENT MARKINGS SHALL BE 90 MILS ACRYLIC THERMOPLASTIC OTHER THAN EDGE LINES, WHICH ARE 60 MILS AND BICYCLE LANE STRIPING WHICH IS 100 MILS.
5. ALL PROPOSED SIGNS SHALL BE DESIGNED PER FOOT REQUIREMENTS FOR WIND LOADING.
6. STOP LINES AND CROSSWALKS SHALL BE SEPARATED BY A DISTANCE OF 48" MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
7. ALL TRAFFIC SIGN POSTS WITHIN THE COUNTY RIGHT OF WAY SHALL BE PLACED ON THE BREAK IN THE SIDEWALK OR ON THE CURB OR ON PUNCHES LOCATED IN ACCORDANCE WITH APPENDIX C3 OF THE LOR. THE SIGN SHALL BE PLACED ON THE SIDE OF THE ROAD WHERE SIGN POSTS ARE INSTALLED IN PAVED AND MEDIAN AREAS.
8. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT OF WAY WILL BE PLACED ON THE SIDE OF THE ROAD WHERE THE SIGN IS REQUIRED (OR EQUIVALENT APPROVED BY ENGINEER). ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE AND SPACING AND STANDING SIGNAGE.
9. ALL MEDIAN BUILT PAINT SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT.



Plotted By: Plug, Andrew, Sheet Set: Hurt, Assembly: Phase 0, Layout: C1.8, March 27, 2025, 02:28:29pm, K:\SAR-Civil\248135003-Hurt-Assembly\Phase 0\C1.7-C1.18 SITE PLAN.dwg, K:\SAR-Civil\248135003-Hurt-Assembly\Phase 0\C1.7-C1.18 SITE PLAN.dwg

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MATCHLINE - SEE SHEET C1.7



PROPERTY BOUNDARY

3.0' BERM (TYP.)

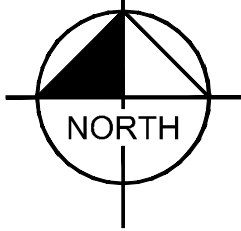
25.0' LANDSCAPE
BUFFER

30.0' DRAINAGE
EASEMENT

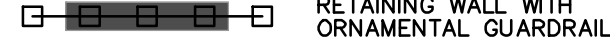
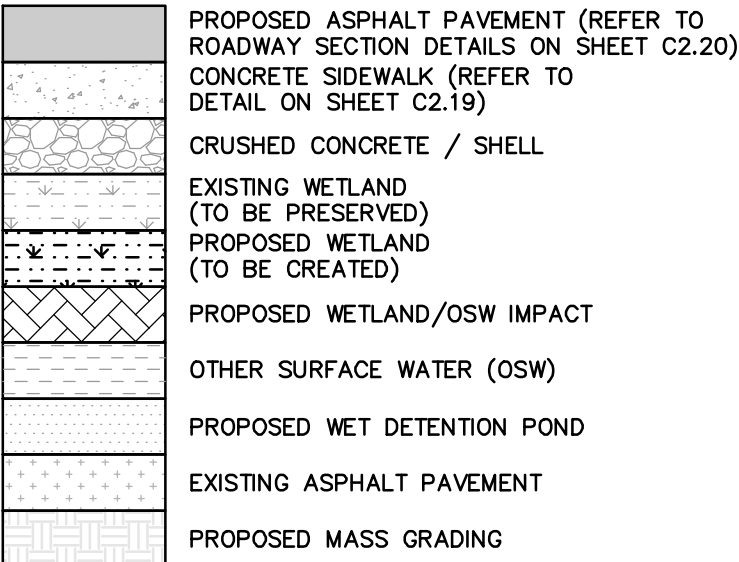
PROPOSED MASS
GRADING AREA 5

PROPOSED MASS GRADING AREA 5 (18.45 AC)
POST DEVELOPMENT STORMWATER MANAGEMENT HAS BEEN
MASTER PLANNED AND PROVIDES MAXIMUM OF 723,194 SF
(MAXIMUM 90%) IMPERVIOUS AREA FOR ONSITE FUTURE
DEVELOPMENT WITHIN VENICE CROSSING ONSITE
STORMWATER MANAGEMENT FACILITY (PERMIT NO. 877813)

MATCHLINE - SEE SHEET C1.12



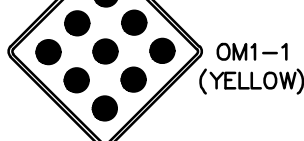
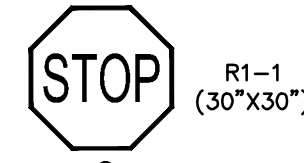
LEGEND:



NOTES:

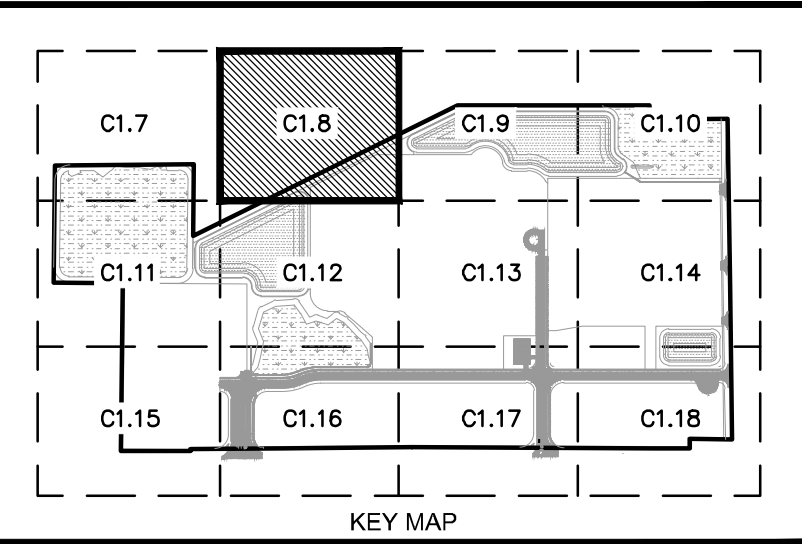
1. ALL HANDICAP RAMPS (OR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAIL ENG-1.

LEGEND: SIGN

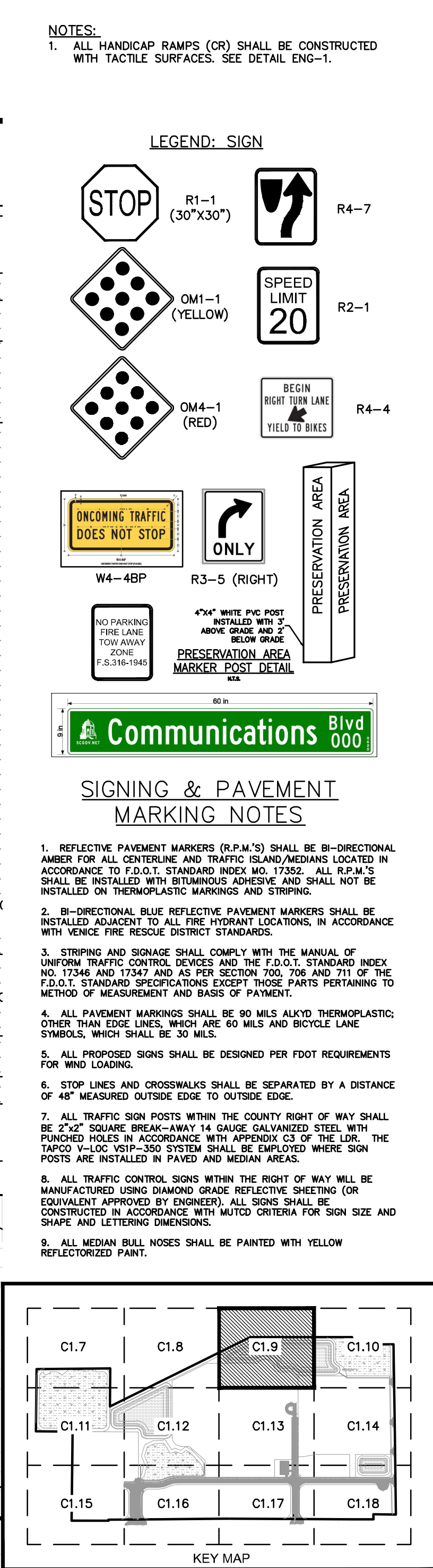


SIGNING & PAVEMENT
MARKING NOTES

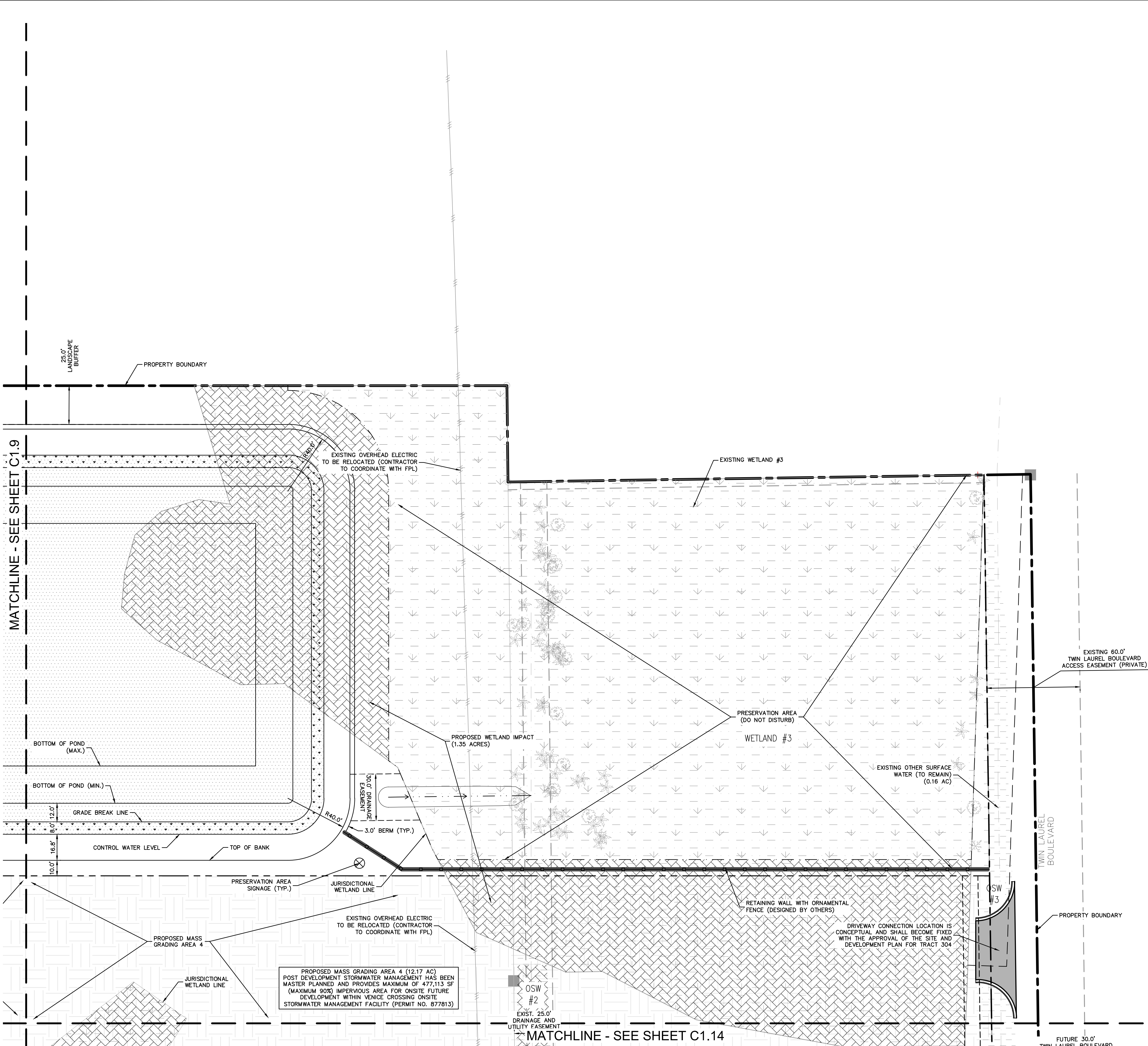
1. REFLECTIVE PAVEMENT MARKERS (R.P.M.'S) SHALL BE BI-DIRECTIONAL AMBER FOR ALL CENTERLINE AND TRAFFIC ISLAND/MEDIANS LOCATED IN ACCORDANCE TO F.O.T. STANDARD INDEX NO. 17355. ALL R.P.M.'S SHALL BE INSTALLED WITH BITUMINOUS ADHESIVE AND SHALL NOT BE INSTALLED ON THERMOPLASTIC MARKINGS AND STRIPING.
2. BI-DIRECTIONAL BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANT LOCATIONS, IN ACCORDANCE WITH VENICE FIRE RESCUE DISTRICT STANDARDS.
3. STRIPING AND SIGNAGE SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE F.O.T. STANDARD INDEX NO. 17346 AND 17347 AND AS PER SECTION 700.706 AND 711 OF THE F.O.T. STANDARD SPECIFICATIONS EXCEPT THOSE PARTS PERTAINING TO METHOD OF MEASUREMENT AND BASIS OF PAYMENT.
4. ALL PAVEMENT MARKINGS SHALL BE 90 MILS ALKID THERMOPLASTIC; OTHER THAN EDGE LINES, WHICH ARE 60 MILS AND BICYCLE LANE SYMBOLS, WHICH SHALL BE 30 MILS.
5. ALL PROPOSED SIGNS SHALL BE DESIGNED PER FDOT REQUIREMENTS FOR WIND LOADING.
6. STOP LINES AND CROSSWALKS SHALL BE SEPARATED BY A DISTANCE OF 40' MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
7. 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 LOR. THE TAPCO V-L02, V517-550 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AND MEDIAN AREAS.
8. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT OF WAY WILL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR EQUIVALENT APPROVED BY ENGINEER). ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
9. ALL MEDIAN BULL NOSES SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT.



VENICE CROSSING - PHASE 0 PREPARED FOR 2001 LAUREL LLC	KHA PROJECT 248135003 DATE MARCH 2025 SCALE AS SHOWN DESIGNED BY KFP DRAWN BY RKC CHECKED BY EAM	LICENSED PROFESSIONAL ANDREW J. PLUTA, P.E. FLORIDA LICENSE NUMBER 92225	KIMLEY-HORN © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM	CP	ENGP23-00307	COV	PERMIT
				UP	UTL-REVIEW-23-00008	COUNTY	<input checked="" type="checkbox"/>
				EP	877813	SWFMD	<input type="checkbox"/>
				PP	23-59PP	COV	IFC
CITY OF VENICE FLORIDA	SHEET NUMBER C1.8	DATE	BY	PP	LS & POND ADJUST	PERMIT NUMBERS	RECORD
				PP	COMMERICAL REVISIONS	8/13/24AJP	<input type="checkbox"/>
				No.	REVISIONS	2/20/23AJP	DRAWING TYPE



Plotted By: Plug, Andrew, Sheet Set: Hurst, Venice Crossing - Phase 0, Location: C1.10, March 27, 2025, 02:28:49pm, K:\SAB-Civil\248135003-Hurst Assemblies\Phase 0\CAD\PlanSheets\Phase 0\C1.7-C1.18 SITE PLAN.dwg
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LEGEND:

	PROPOSED ASPHALT PAVEMENT (REFER TO ROADWAY SECTION DETAILS ON SHEET C2.20)
	CONCRETE SIDEWALK (REFER TO DETAIL ON SHEET C2.19)
	CRUSHED CONCRETE / SHELL
	EXISTING WETLAND (TO BE PRESERVED)
	PROPOSED WETLAND (TO BE CREATED)
	PROPOSED WETLAND/OSW IMPACT
	OTHER SURFACE WATER (OSW)
	PROPOSED WET DETENTION POND
	EXISTING ASPHALT PAVEMENT
	PROPOSED MASS GRADING
	RETAINING WALL WITH ORNAMENTAL GUARDRAIL
	PRESERVATION AREA SIGNAGE (TYP.)

NOTES:

1. ALL HANDICAP RAMPS (OR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAIL ENG-1.

LEGEND: SIGN

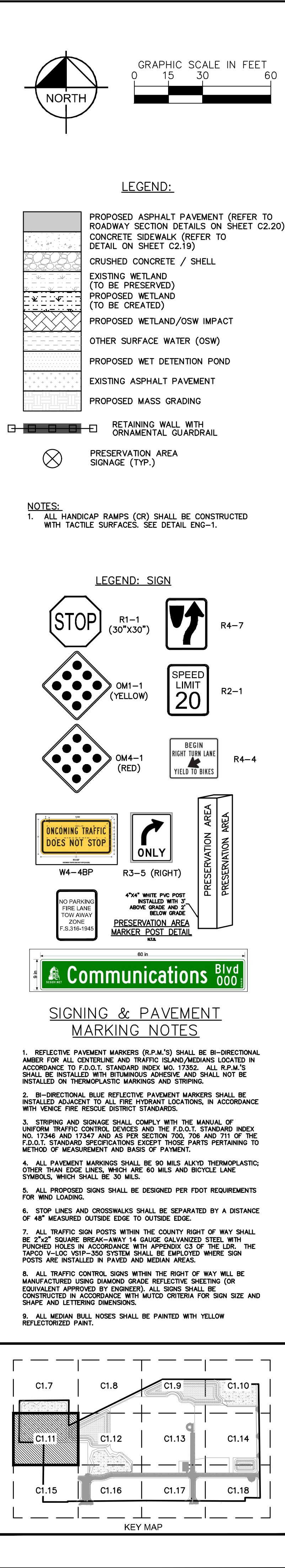
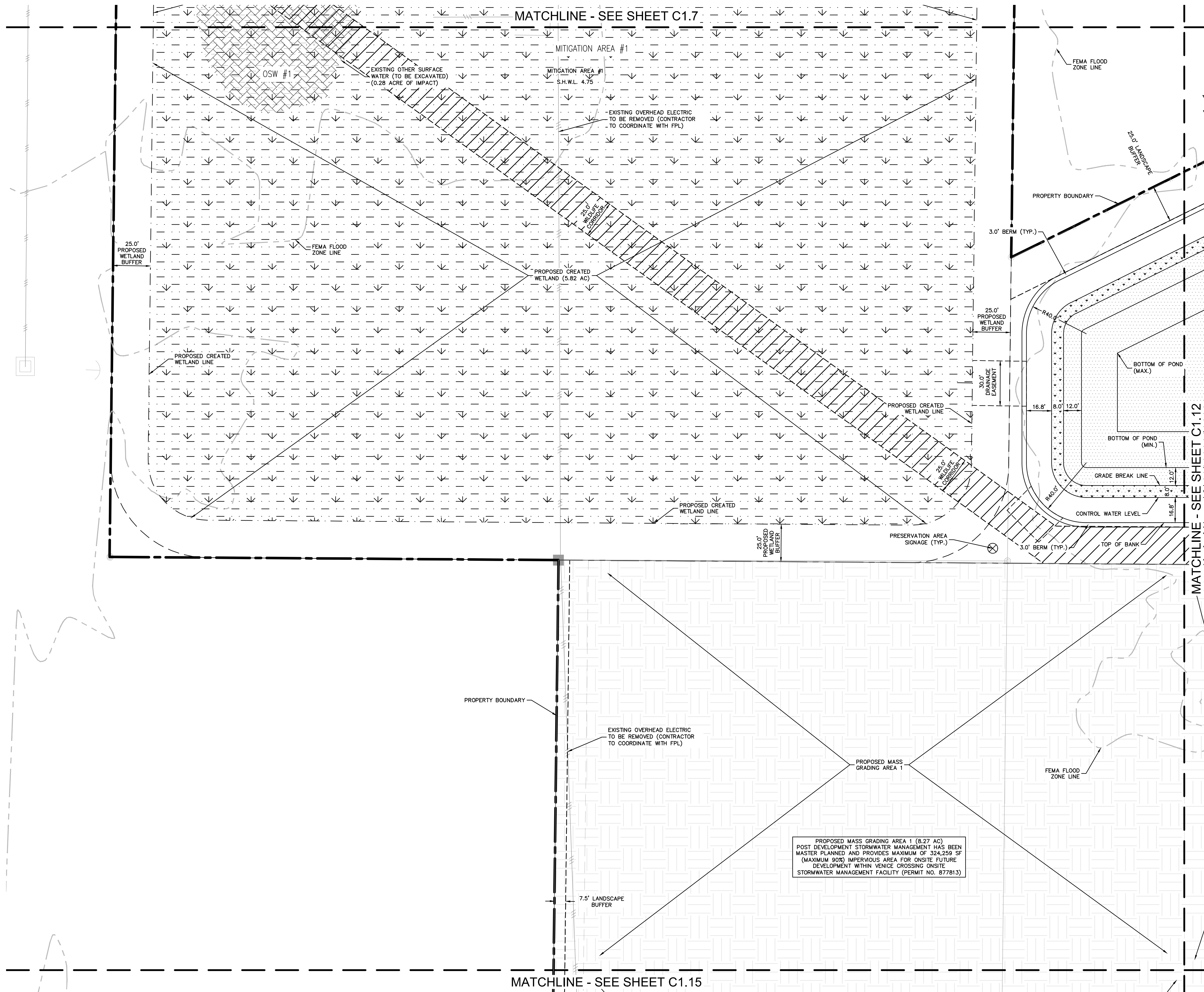
	R1-1 (30"x30")		R4-7
	OM1-1 (YELLOW)		R2-1
	OM4-1 (RED)		R4-4
	W4-4BP		R3-5 (RIGHT)

SIGNING & PAVEMENT MARKING NOTES

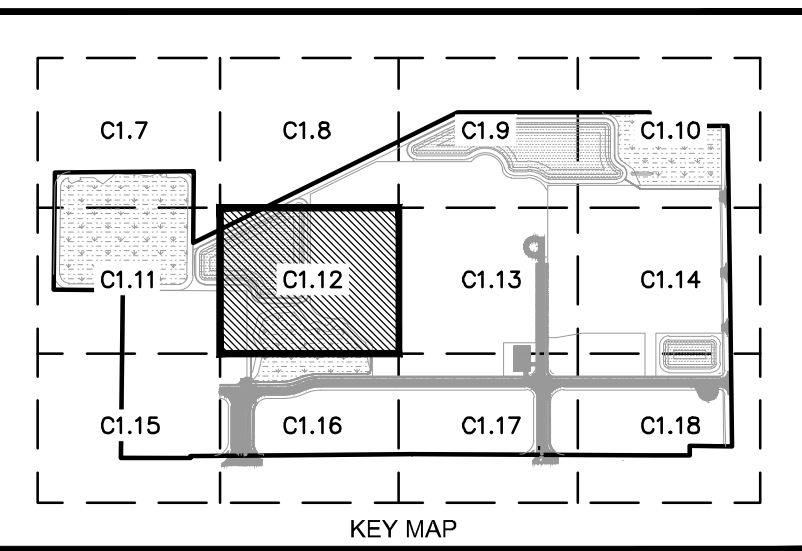
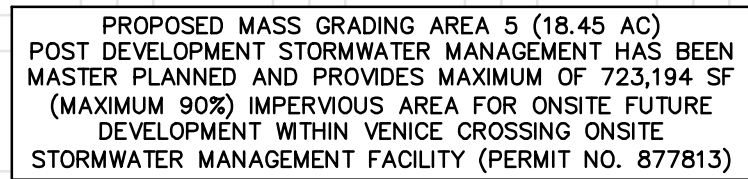
- REFLECTIVE PAVEMENT MARKERS (R.P.M.'S) SHALL BE BI-DIRECTIONAL AMBER FOR ALL CENTERLINE AND TRAFFIC ISLAND/MEDIANS LOCATED IN ACCORDANCE TO F.D.O.T. STANDARD INDEX NO. 17355. ALL R.P.M.'S SHALL BE INSTALLED WITH BITUMINOUS ADHESIVE AND SHALL NOT BE INSTALLED ON THERMOPLASTIC MARKINGS AND STRIPING.
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- ALL PROPOSED SIGNS SHALL BE DESIGNED PER DOT REQUIREMENTS FOR WIND LOADING.
- STOP LINES AND CROSSWALKS SHALL BE SEPARATED BY A DISTANCE OF 40' MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
- 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 LOR. THE TAPCO V-LUG VSP-350 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AND MEDIAN AREAS.
- ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT OF WAY WILL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR EQUIVALENT APPROVED BY ENGINEER). ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
- ALL MEDIAN BULL NOSES SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT.

KEY MAP

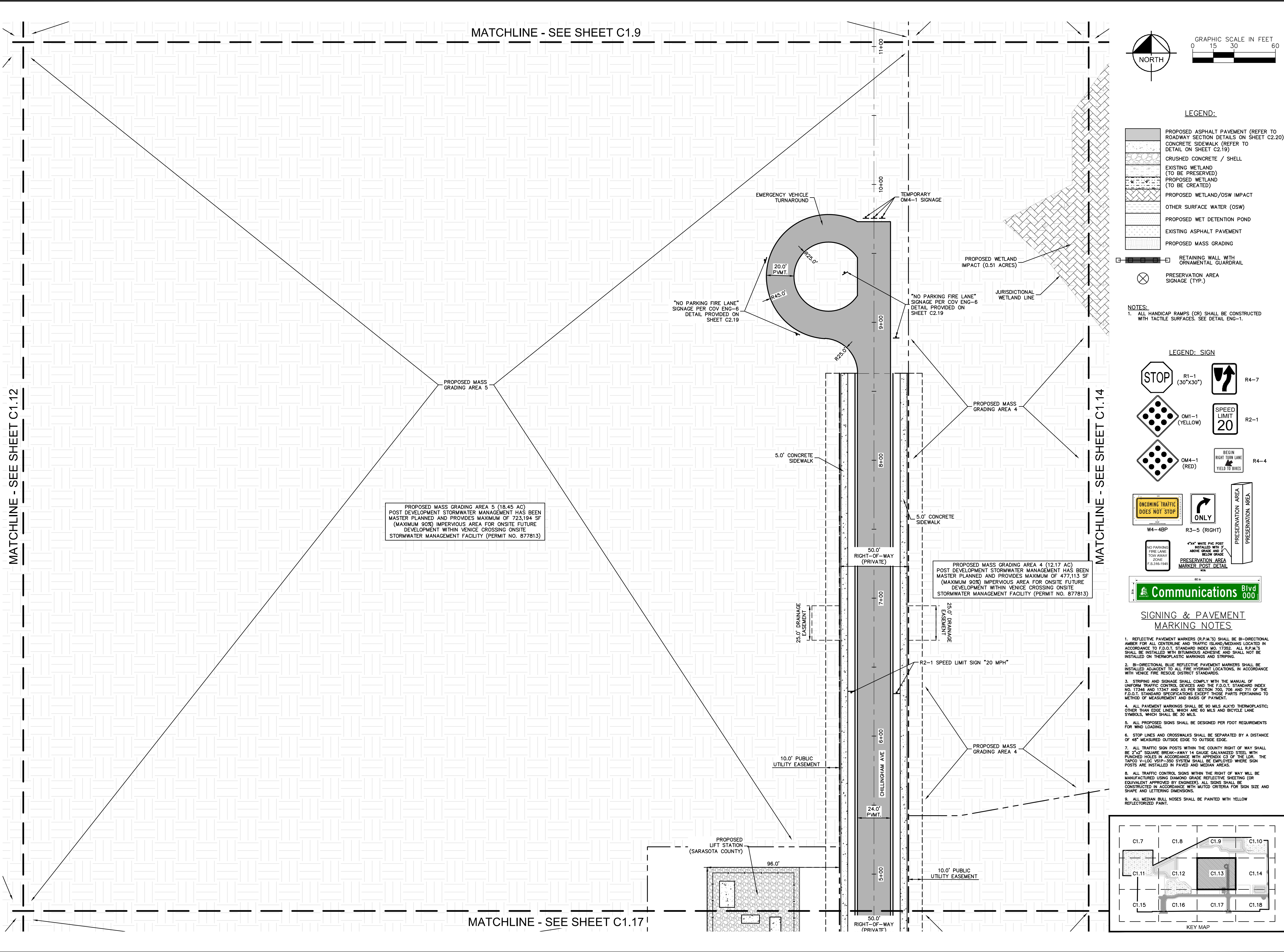
VENICE CROSSING - PHASE 0		SITE, SIGNAGE, AND PAVEMENT MARKING PLAN		FLORIDA	
SHEET NUMBER		C1.10		PREPARED FOR	
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				CITY OF VENICE	
				LISCENSED PROFESSIONAL	
				ANDREW J. PLUTA, P.E.	
				FLORIDA LICENSE NUMBER 92225	
				KHA PROJECT 248135003	
				DATE MARCH 2025	
				SCALE AS SHOWN	
				DESIGNED BY KP	
				DRAWN BY RKC	
				CHECKED BY	
				EAM DATE: -----	
				LISCENSED PROFESSIONAL	
				ANDREW J. PLUTA, P.E.	
				FLORIDA LICENSE NUMBER 92225	
				KHA PROJECT 248135003	
				DATE MARCH 2025	
				SCALE AS SHOWN	
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				EAM DATE: -----	
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				ANDREW J. PLUTA, P.E.	
				FLORIDA LICENSE NUMBER 92225	
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				DATE MARCH 2025	
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				DATE MARCH 2025	
				SCALE AS SHOWN	
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				ANDREW J. PLUTA, P.E.	
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				DATE MARCH 2025	
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				LISCENSED PROFESSIONAL	
				ANDREW J. PLUTA, P.E.	
				FLORIDA LICENSE NUMBER 92225	
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				ANDREW J. PLUTA, P.E.	
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				LISCENSED PROFESSIONAL	
				ANDREW J. PLUTA, P.E.	
				FLORIDA LICENSE NUMBER 92225	
				KHA PROJECT 248135003	
				DATE MARCH 2025	



VENICE CROSSING - PHASE 0		SHEET NUMBER	
PREPARED FOR 2001 LAUREL LLC		C1.11	
CITY OF VENICE		FLORIDA	
SITE, SIGNAGE, AND PAVEMENT MARKING PLAN		KHA PROJECT 248135003	
		DATE MARCH 2025	
		SCALE AS SHOWN	
		DESIGNED BY KP	
		DRAWN BY RKK	
		CHECKED BY	
		EAM DATE: --- -- --	
		LICENSED PROFESSIONAL ANDREW J. PLUTA, P.E.	
		FLORIDA LICENSE NUMBER 92225	
		Kimley»Horn © 2025, KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	
		CP ENC23-00307	
		UP UTIL-REVIEW-23-00008	
		EPI 877813	
		PP1 23-59PP	
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		PP1 COMMERCIAL REVISIONS 2/20/25(AJP)	
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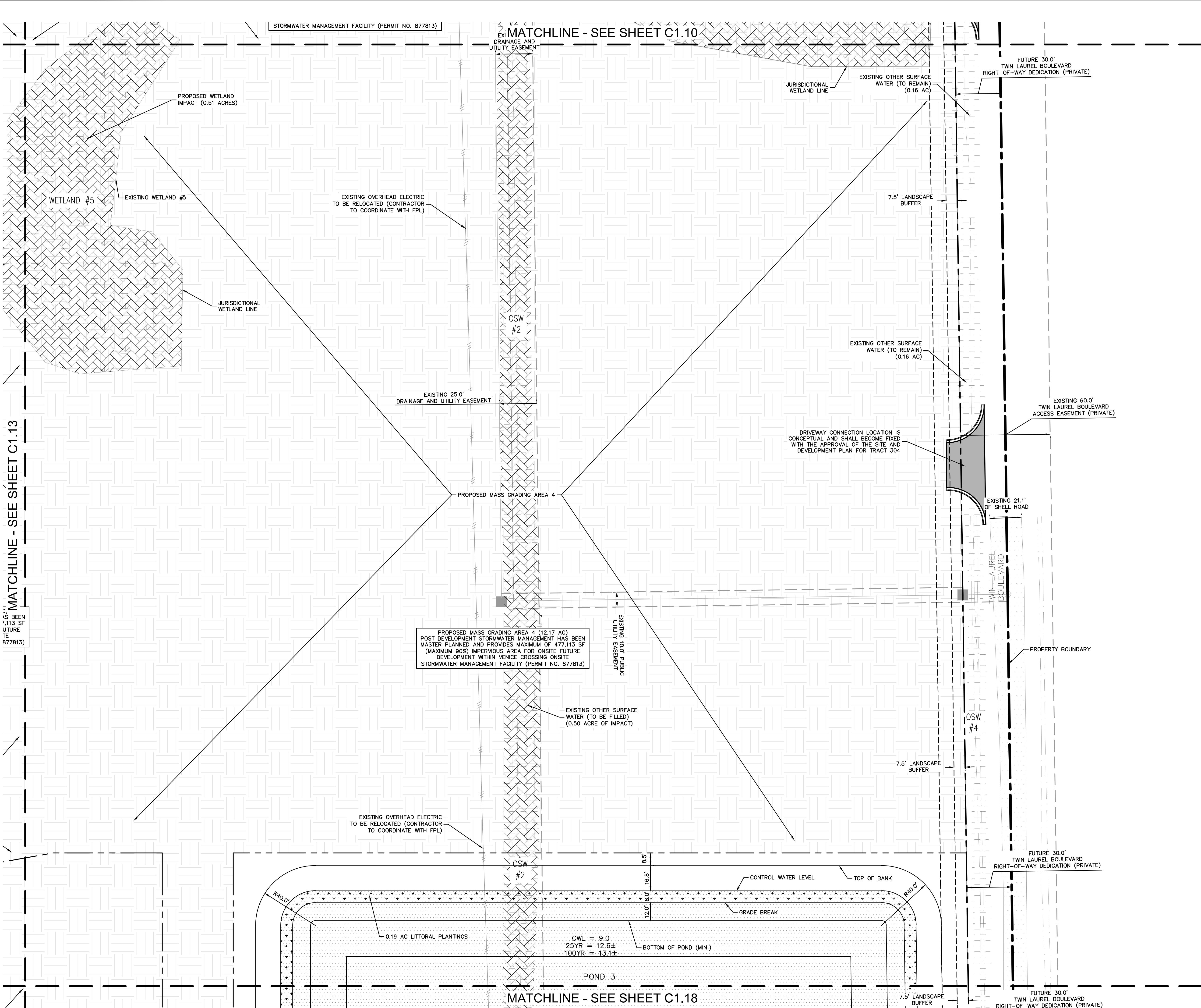


VENICE CROSSING - PHASE 0		SHEET NUMBER		C1.12		CITY OF VENICE		FLORIDA	
PREPARED FOR 2001 LAUREL LLC		SITE, SIGNAGE, AND PAVEMENT MARKING PLAN		KIMLEY-HORN		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106		COUNTY SFWMD	
KHA PROJECT 24813500.3		DATE MARCH 2025		LICENSED PROFESSIONAL ANDREW J. PLUTA, P.E.		COUNTY SFWMD		PERMIT ENC223-00307	
SCALE AS SHOWN		DESIGNED BY KF		FLORIDA LICENSE NUMBER 92225		COUNTY SFWMD		PERMIT ENC223-00307	
DRAWN BY RKK		CHECKED BY		DATE		COUNTY SFWMD		PERMIT ENC223-00307	
CITY OF VENICE		FLORIDA		DATE		COUNTY SFWMD		PERMIT ENC223-00307	



VENICE CROSSING - PHASE 0		SHEET NUMBER		C1.13	
PREPARED FOR 2001 LAUREL LLC		CITY OF VENICE		FLORIDA	
SITE, SIGNAGE, AND PAVEMENT MARKING PLAN		KHA PROJECT 24813500.3		LICENSED PROFESSIONAL	
		DATE MARCH, 2025		ANDREW J. PLUTIA, P.E.	
		SCALE AS SHOWN		© 2025 KIMLEY-HORN AND ASSOCIATES, INC.	
		DESIGNED BY KP		1800 2ND STREET, SUITE 900, SARASOTA, FL 34236	
		DRAWN BY RKK		PHONE: 941-379-7600	
		CHECKED BY		WWW.KIMLEY-HORN.COM	
		EAM		REGISTRY NO. 35106	
		DATE:			
				Kimley»Horn	
				CPI ENCP23--00307	
				UP UTIL--REVIEW--23--0000B	
				EXP 8/7/81S	
				PPI 23--59PP	
				PERMIT NUMBERS	
				AHJ	
				PPI LS & POND ADJUST	
				8/3/24/AJP	
				PPI COMMERCIAL REVISIONS	
				2/20/23/AJP	
				No. REVISIONS	
				DATE	
				BY	
				DRAWING TYPE	
				PERMIT	
				IFC	
				RECORD	

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NORTH

GRAPHIC SCALE IN FEET

0 15 30 60

LEGEND:

	PROPOSED ASPHALT PAVEMENT (REFER TO ROADWAY SECTION DETAILS ON SHEET C2.20)
	CONCRETE SIDEWALK (REFER TO DETAIL ON SHEET C2.19)
	CRUSHED CONCRETE / SHELL
	EXISTING WETLAND (TO BE PRESERVED)
	PROPOSED WETLAND (TO BE CREATED)
	PROPOSED WETLAND/OSW IMPACT
	OTHER SURFACE WATER (OSW)
	PROPOSED WET DETENTION POND
	EXISTING ASPHALT PAVEMENT
	PROPOSED MASS GRADING
	RETAINING WALL WITH ORNAMENTAL GUARDRAIL
	PRESERVATION AREA SIGNAGE (TYP.)

NOTES:

1. ALL HANDICAP RAMPS (OR) SHALL BE CONSTRUCTED WITH TACTILE SURFACES. SEE DETAIL ENG-1.

LEGEND: SIGN

	R1-1 (30"x30")		R4-7
	OM1-1 (YELLOW)		R2-1
	OM4-1 (RED)		R4-4
	W4-4BP		R3-5 (RIGHT)
	ONLY		PRESERVATION AREA
	NO PARKING FIRE LANE TOW AWAY ZONE F18.316-1945		PRESERVATION AREA MARKER POST DETAIL
	4"x4" WHITE PVC POST INSTALLED ABOVE GRADE AND 3" BELOW GROUND		PRESERVATION AREA

SIGNING & PAVEMENT MARKING NOTES

1. REFLECTIVE PAVEMENT MARKERS (R.P.M.'S) SHALL BE BI-DIRECTIONAL AMBER FOR ALL CENTERLINE AND TRAFFIC ISLAND/MEDIANS LOCATED IN ACCORDANCE TO F.D.O.T. STANDARD INDEX MD. 17355. ALL R.P.M.'S SHALL BE INSTALLED WITH BITUMINOUS ADHESIVE AND SHALL NOT BE INSTALLED ON THERMOPLASTIC MARKINGS AND STRIPING.

2. BI-DIRECTIONAL BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANT LOCATIONS, IN ACCORDANCE WITH VENICE FIRE RESCUE DISTRICT STANDARDS.

3. STRIPING AND SIGNAGE SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE F.D.O.T. STANDARD INDEX NO. 17346 AND 17347 AND AS PER SECTION 700.706 AND 711 OF THE F.D.O.T. STANDARD SPECIFICATIONS EXCEPT THOSE PARTS PERTAINING TO METHOD OF MEASUREMENT AND BASIS OF PAYMENT.

4. ALL PAVEMENT MARKINGS SHALL BE 90 MILS ALKID THERMOPLASTIC; OTHER THAN EDGE LINES, WHICH ARE 60 MILS AND BICYCLE LANE SYMBOLS, WHICH SHALL BE 30 MILS.

5. ALL PROPOSED SIGNS SHALL BE DESIGNED PER FDOT REQUIREMENTS FOR WIND LOADING.

6. STOP LINES AND CROSSWALKS SHALL BE SEPARATED BY A DISTANCE OF 40' MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.

7. 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 LOR. THE TAPCO V-L20, VSP-550 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AND MEDIAN AREAS.

8. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT OF WAY WILL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR EQUIVALENT APPROVED BY ENGINEER). ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.

9. ALL MEDIAN BULL NOSES SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT.

KEY MAP

VENICE CROSSING - PHASE 0

PREPARED FOR
2001 LAUREL LLC

SHEET NUMBER
C1.14

SITE, SIGNAGE, AND
PAVEMENT MARKING
PLAN

FLORIDA

CITY OF VENICE

KIMLEY-HORN

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1800 2ND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM

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

DESIGNED BY
KFP

DRAWN BY
RKC

CHECKED BY
EAM

DATE
MARCH 2025

SCALE
AS SHOWN

PROJECT
248135003

PERMIT
ENG23-00307

COV
UP/UTL-REVIEW-23-00008

COUNTY
SFWMD

DATE
8/7/23

COV
PP/23-59PP

PERMIT NUMBERS
AHJ

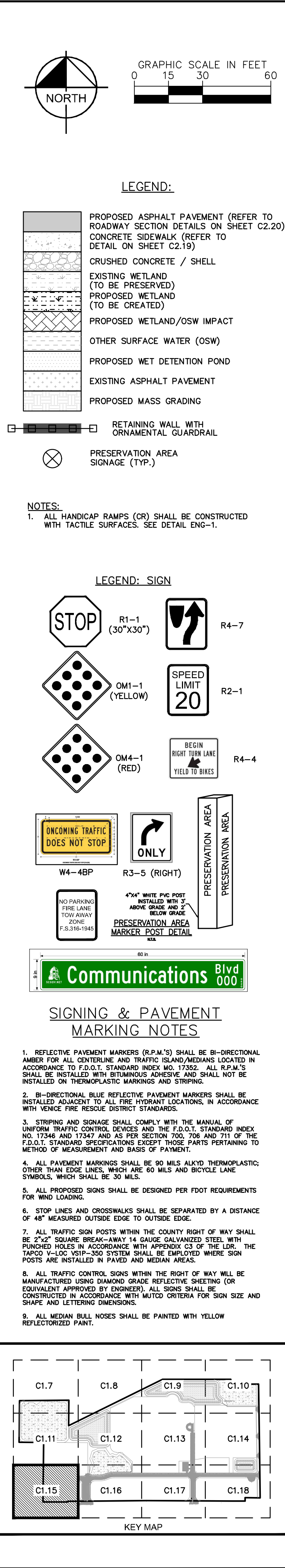
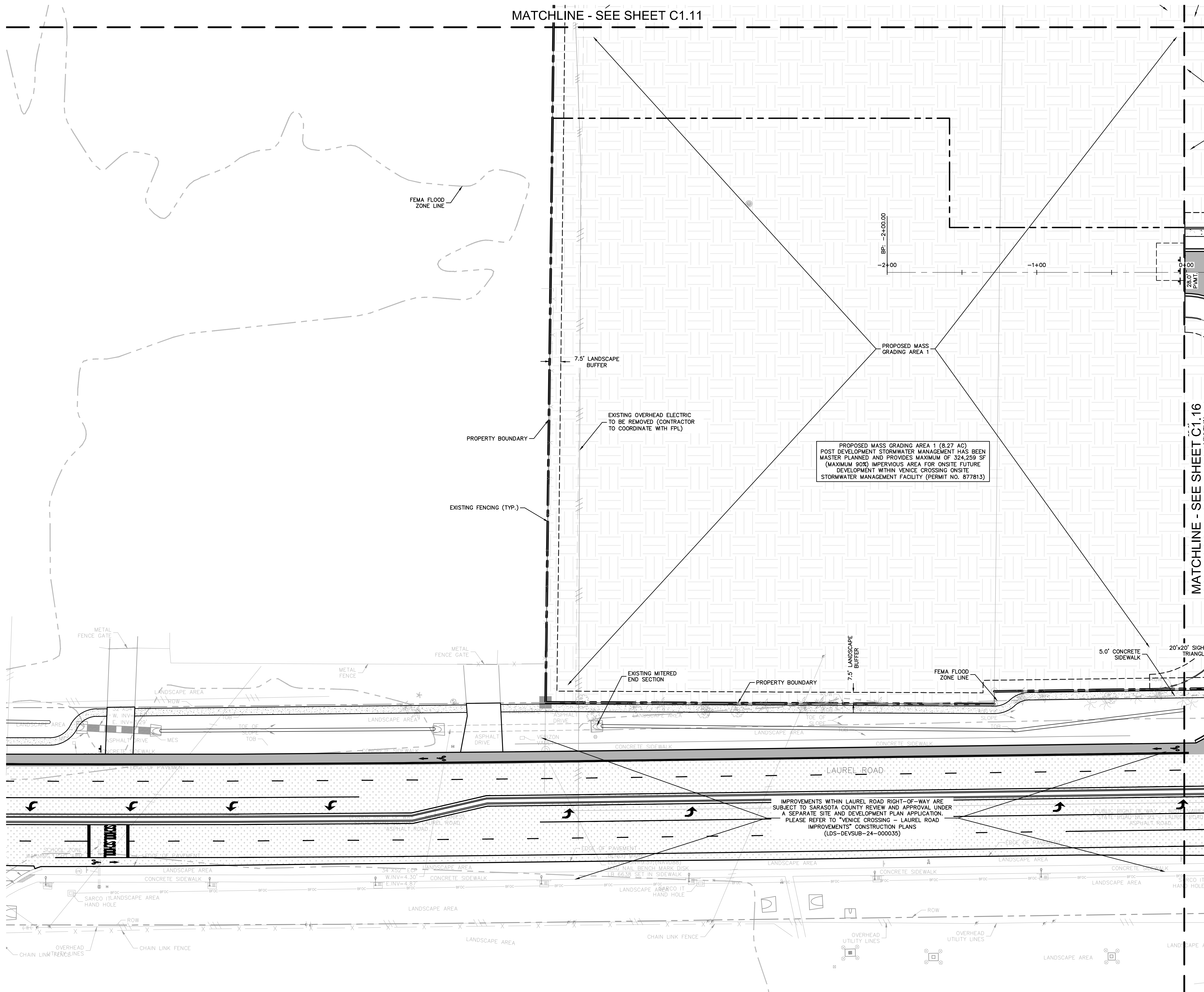
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PP/LS & POND ADJUST 8/13/24/AJP

RECORD
PP/COMMERCIAL REVISIONS 2/20/25/AJP

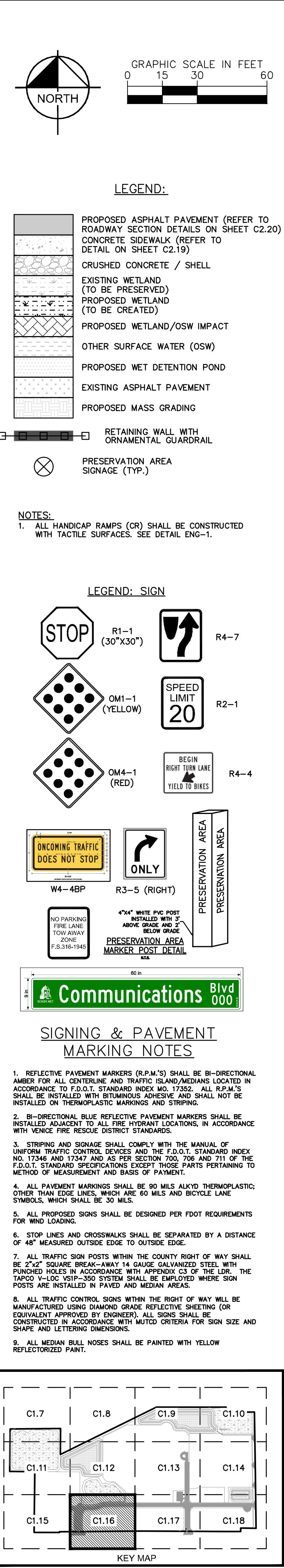
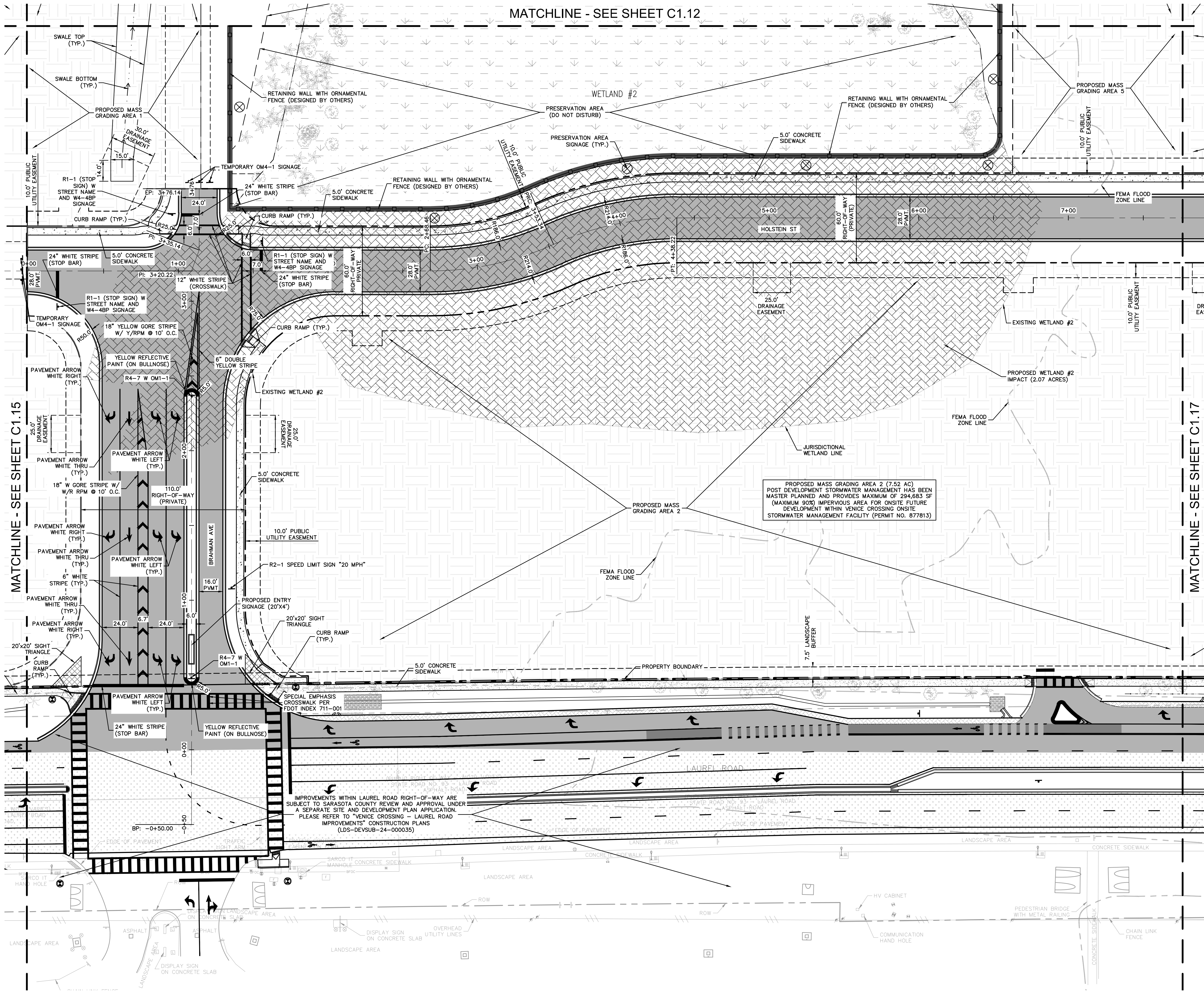
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2/20/25

BY
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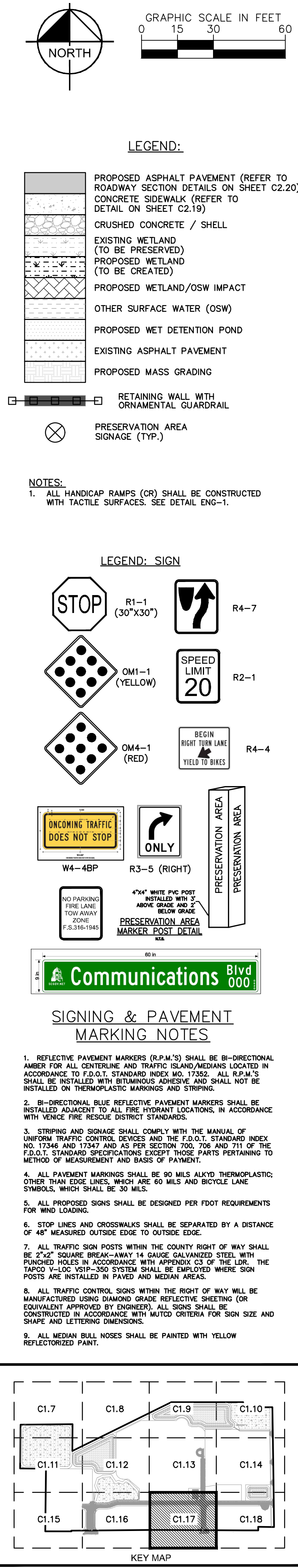
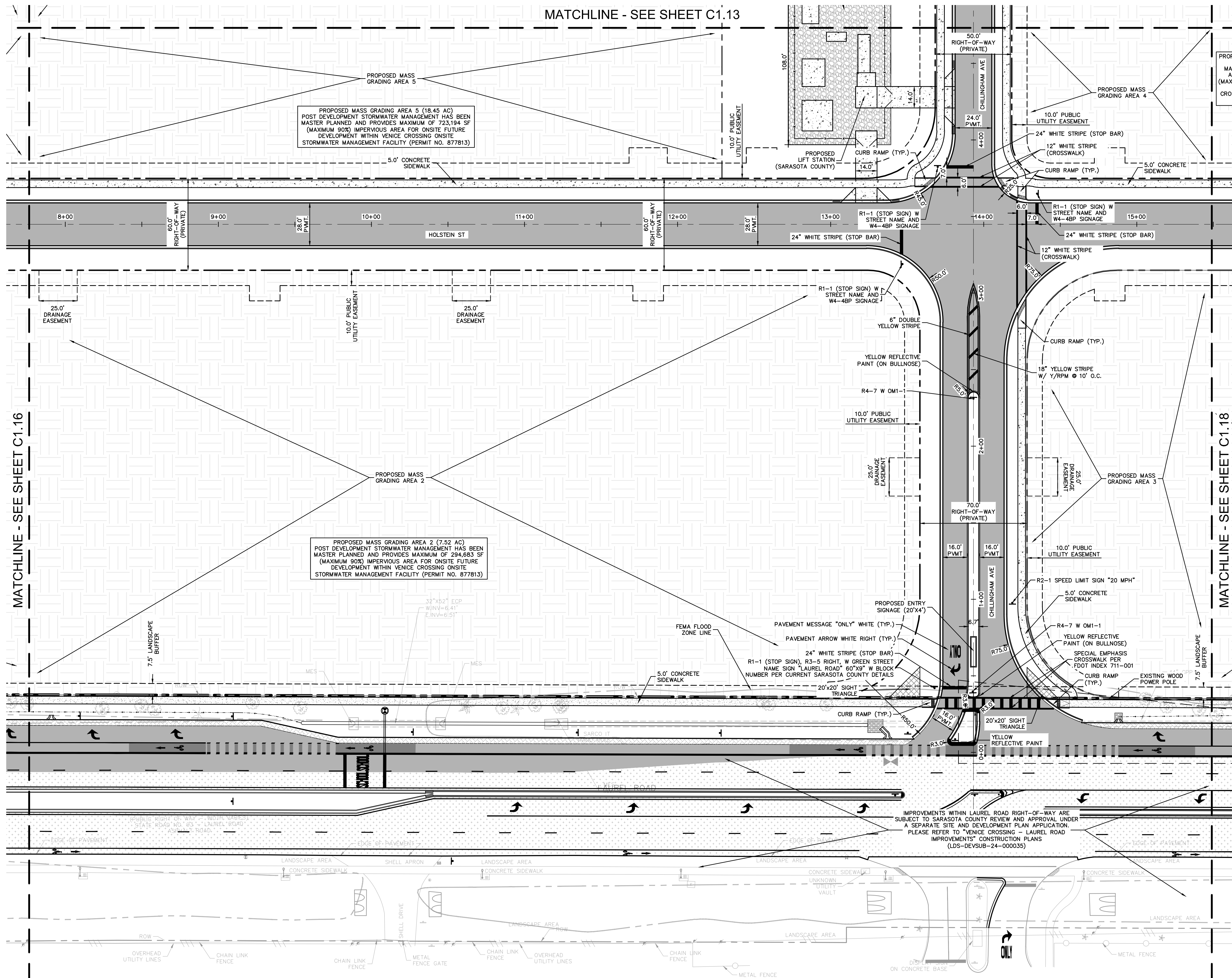
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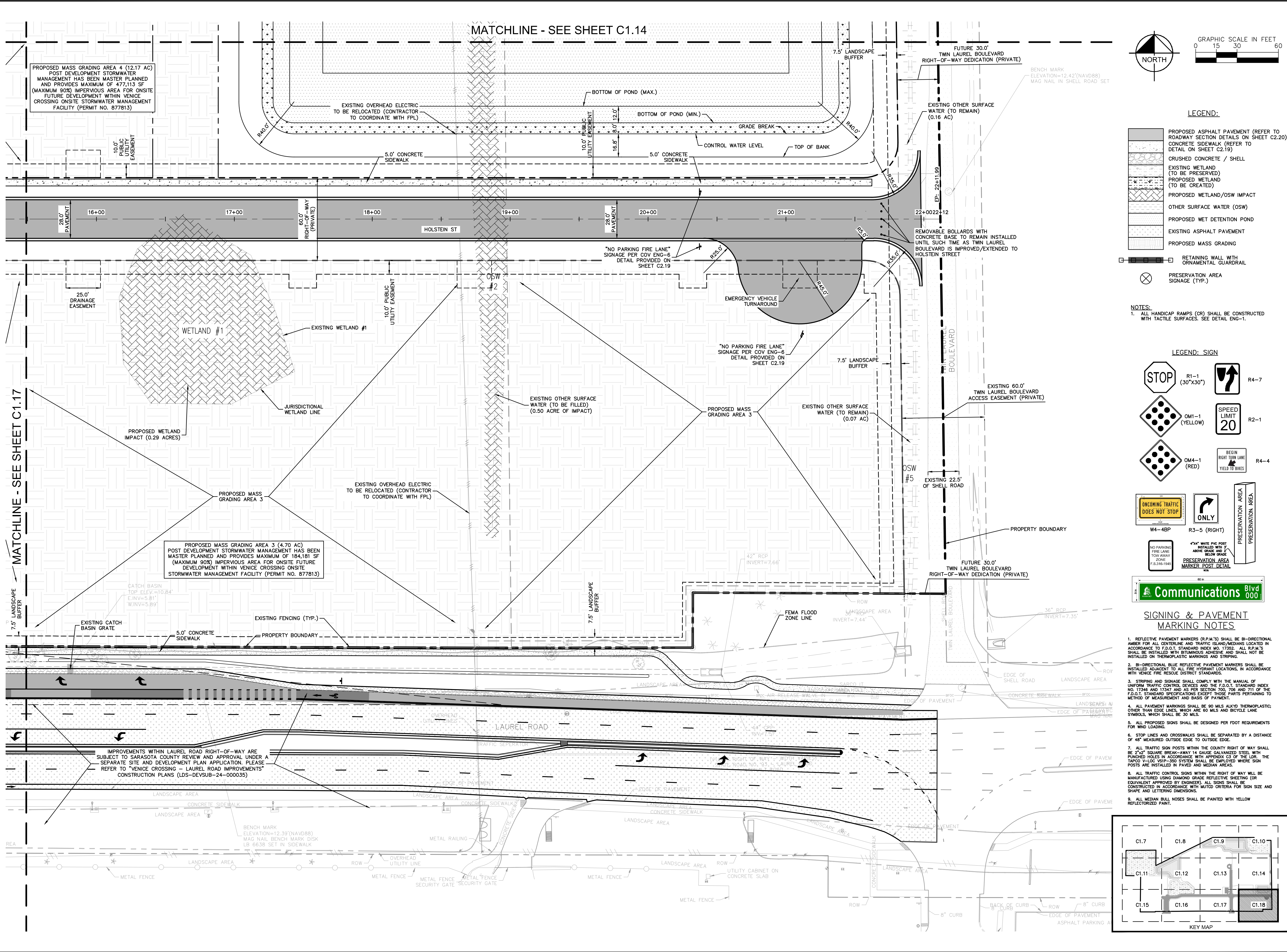
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PREPARED FOR 2001 LAUREL LLC		SITE, SIGNAGE, AND PAVEMENT MARKING PLAN		KHA PROJECT 2481 350.0.3 DATE MARCH 2025		LICENSED PROFESSIONAL ANDREW J. PUTA, P.E. FLORIDA LICENSE NUMBER 92225		Kimley»»»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106		CP ENCPC23-00307 UP UTIL-REVIEW-23-00008 ERP 877813 PPI 23-59PP PERMIT NUMBERS PP LS & FOND ADJUST PP COMMERCIAL REVISIONS		COV SWFMD COV AHJ 8/13/24/AJP 2/20/25/AJP		PERMIT <input checked="" type="checkbox"/> IFC <input type="checkbox"/> RECORD <input type="checkbox"/>			
				CHECKED BY EAM		DATE:				No.		REVISIONS		DATE		DRAWING TYPE	



VENICE CROSSING - PHASE 0 PREPARED FOR 2001 LAUREL LLC CITY OF VENICE FLORIDA	SHEET NUMBER C1.17		VENICE CROSSING, AND SITE, SIGNAGE, AND PAVEMENT MARKING PLAN				KHA PROJECT 24813500.3 DATE MARCH 2025 SCALE AS SHOWN DESIGNED BY KP DRAWN BY RKK CHECKED BY EAM				LICENSED PROFESSIONAL ANDREW J. PUTA, P.E. FLORIDA LICENSE NUMBER 92225 DATE: --- -- --		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106				CPI ENCP23--00307 UP UTIL--REVIEW--23--00008 ERI 877813 PP 23--59PP PERMIT NUMBERS AHJ PP LS & POND ADJUST 8/13/24(AJP) PP COMMERCIAL REVISIONS 2/20/25(AJP) No. DATE REVISIONS				PERMIT <input checked="" type="checkbox"/> PERMIT <input type="checkbox"/> IFC <input type="checkbox"/> RECORD DRAWING TYPE
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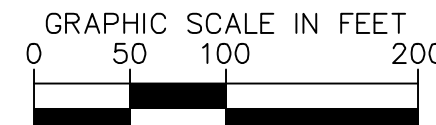
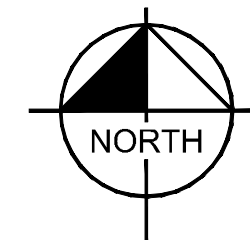
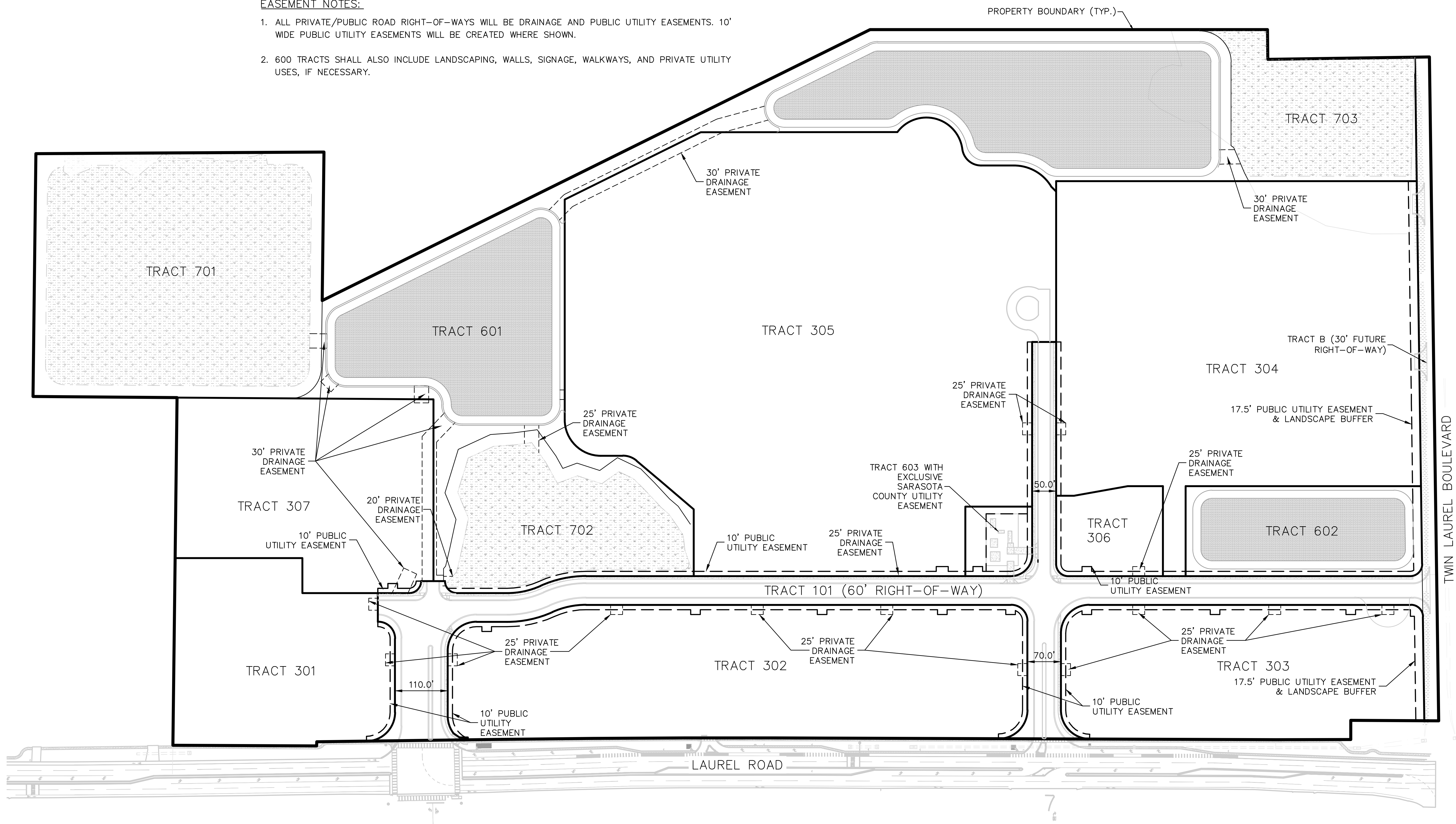
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	CITY OF VENICE	FLORIDA
SITE, SIGNAGE, AND PAVEMENT MARKING PLAN		
KHA PROJECT 24813500.3	LICENSED PROFESSIONAL ANDREW J. PLUTIA, P.E. FLORIDA LICENSE NUMBER 92225	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106
DATE MARCH, 2025	SCALE AS SHOWN	CP I ENCP23--00307 COV
DRAWN BY RKK	DESIGNED BY KP	UP UTIL--REVIEW--23--0000B COUNTY SWF-WMD
CHECKED BY	EAM	PERMIT NUMBERS AHJ
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		PP II COMMERCIAL REVISIONS 2/20/23/AJP
		No. REVISIONS DATE BY DRAWING TYPE
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TRACT LABELING LEGEND

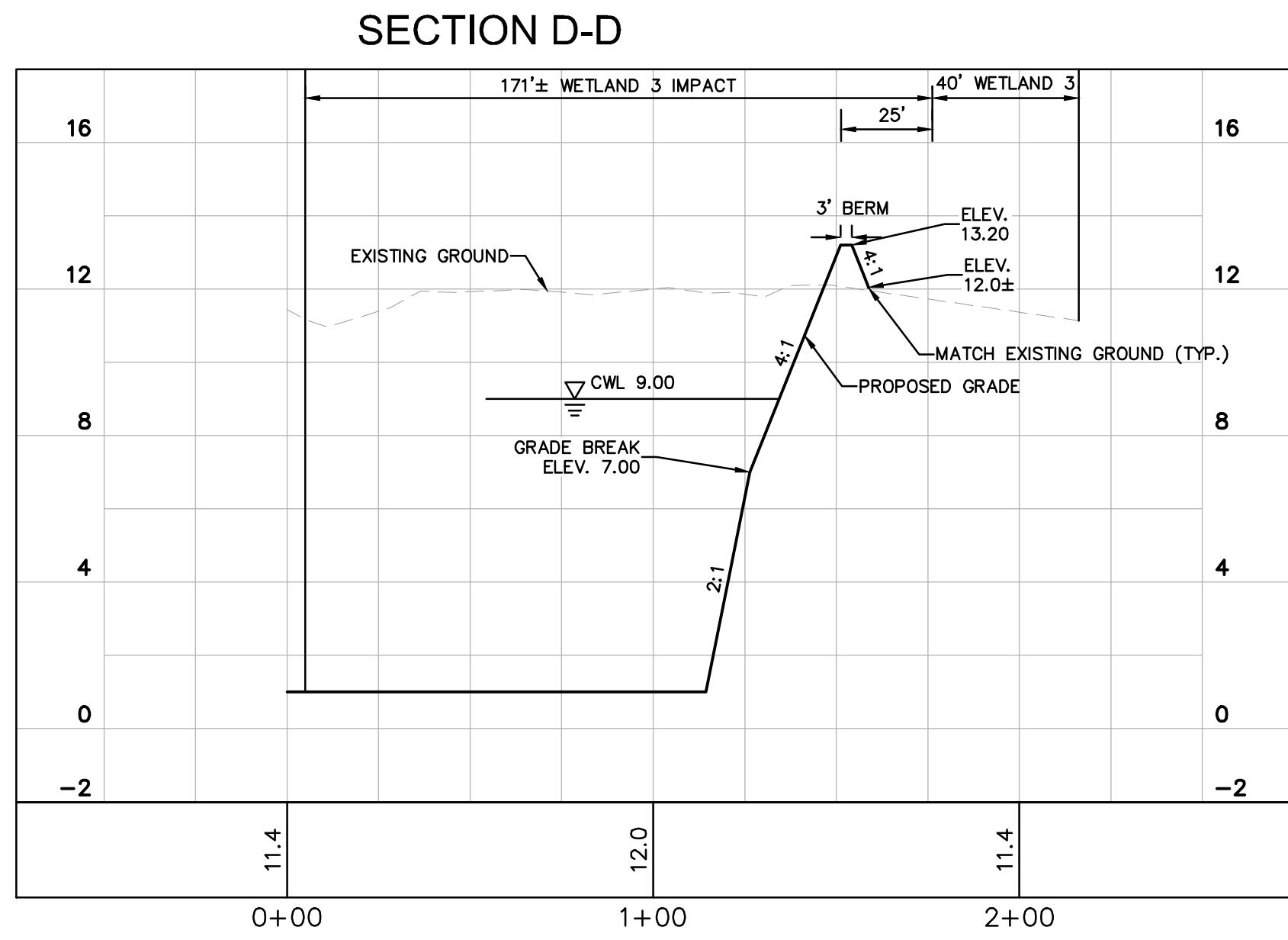
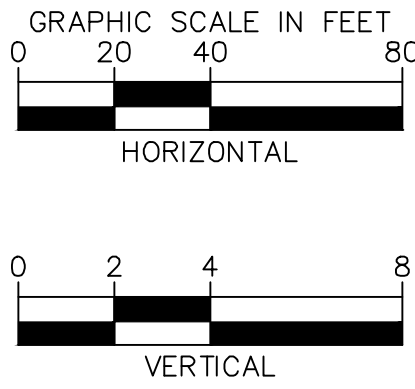
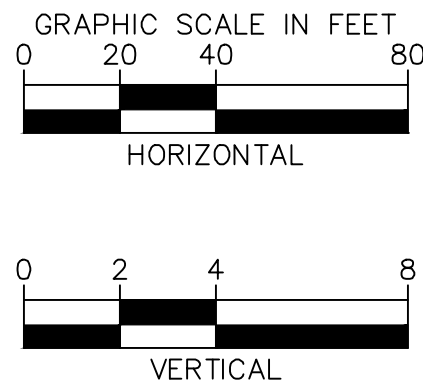
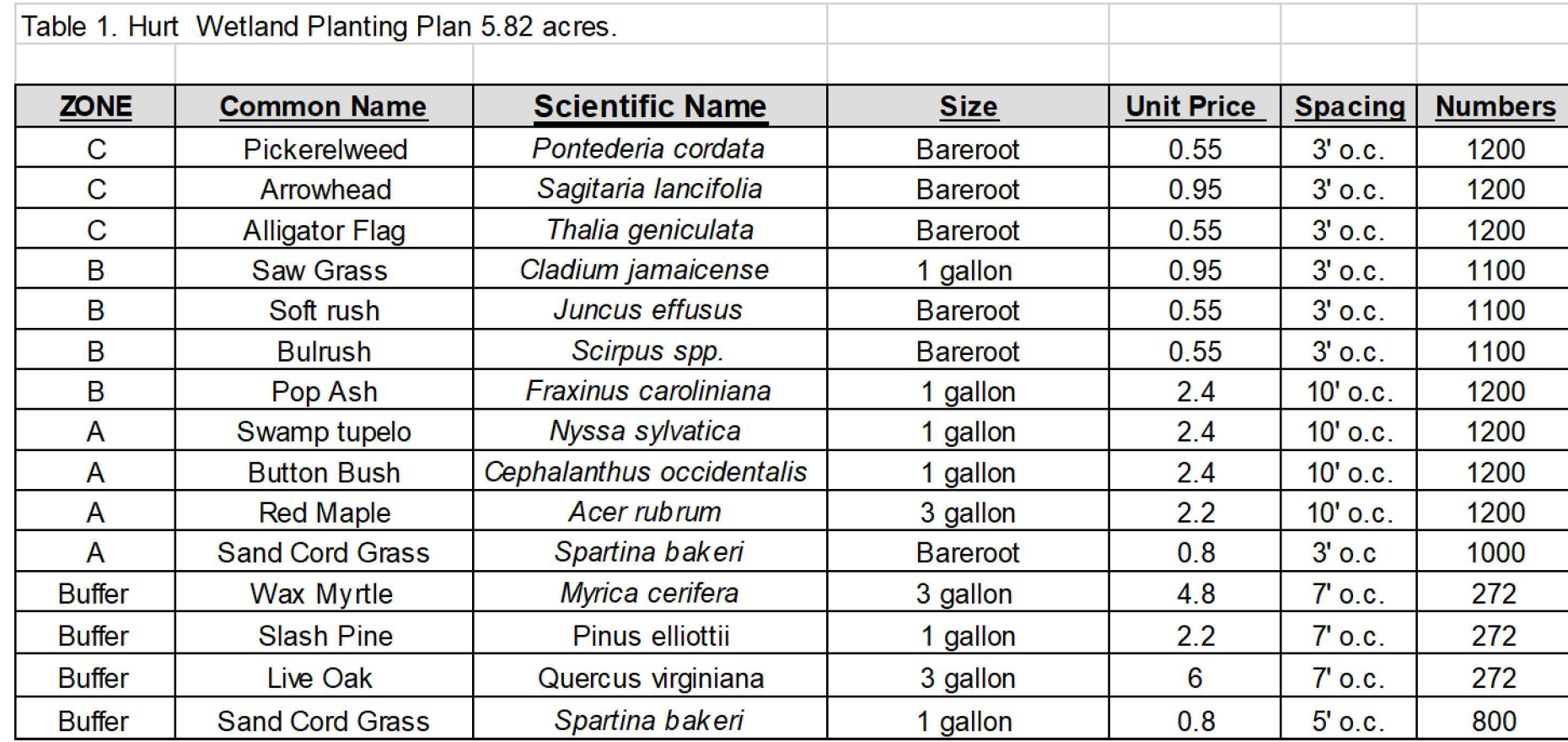
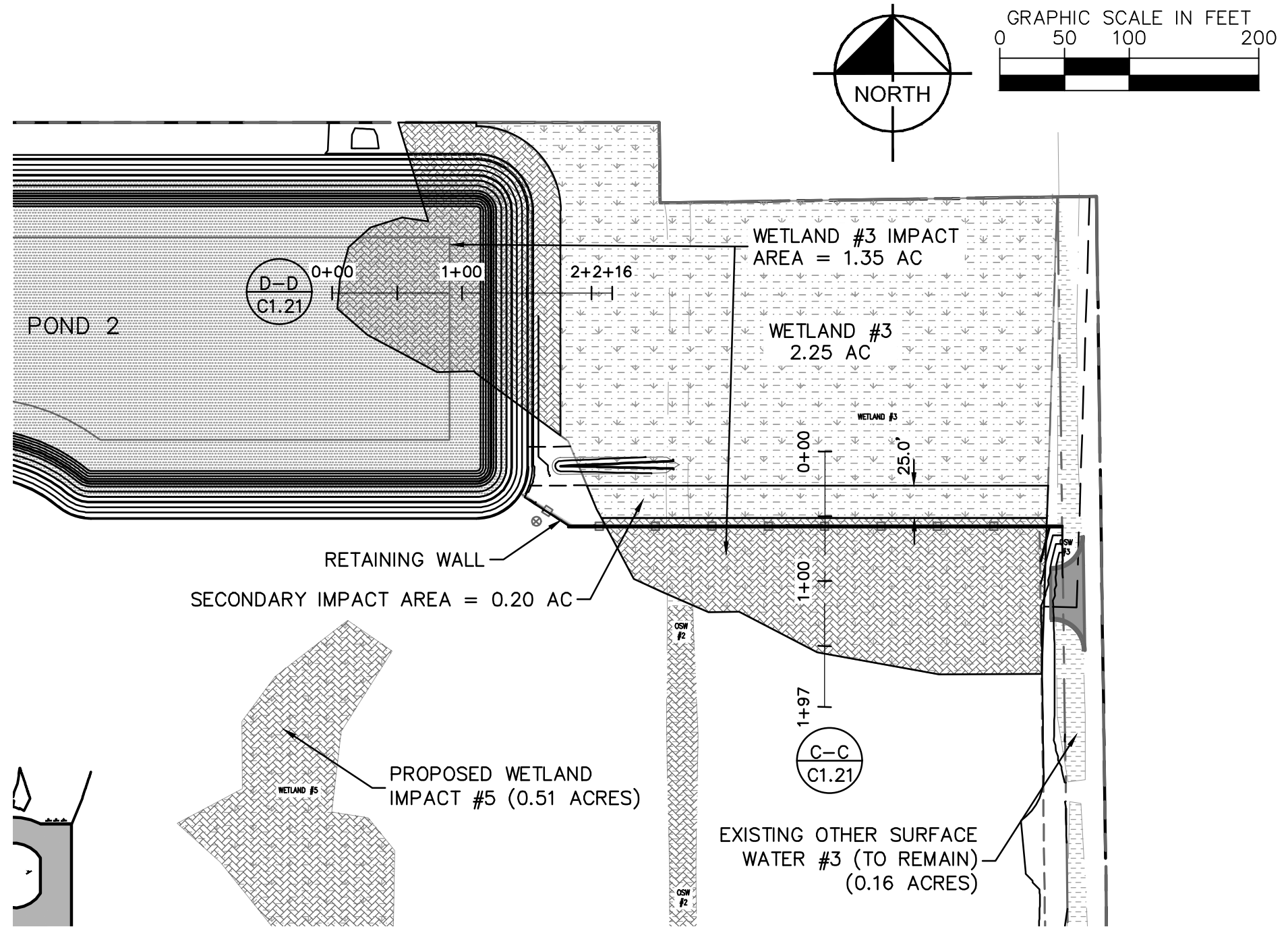
100's = PRIVATE ROAD RIGHT-OF-WAY, DRAINAGE AND PUBLIC UTILITY EASEMENTS (PUBLIC/PRIVATE)
300's = PRIVATE FUTURE DEVELOPMENT, DRAINAGE AND PUBLIC UTILITY EASEMENTS (PUBLIC/PRIVATE)
600's = COMMON AREA & DRAINAGE AREA (PRIVATE)(PUBLIC UTILITY EASEMENT - SHOWN AS DASHED)
700's = PRESERVE AREA (PRIVATE)
TRACT LS-A = LIFT STATION A
TRACT B = 30' FUTURE TWIN LAUREL BOULEVARD RIGHT-OF-WAY

EASEMENT NOTES:

1. ALL PRIVATE/PUBLIC ROAD RIGHT-OF-WAYS WILL BE DRAINAGE AND PUBLIC UTILITY EASEMENTS. 10' WIDE PUBLIC UTILITY EASEMENTS WILL BE CREATED WHERE SHOWN.
2. 600 TRACTS SHALL ALSO INCLUDE LANDSCAPING, WALLS, SIGNAGE, WALKWAYS, AND PRIVATE UTILITY USES, IF NECESSARY.



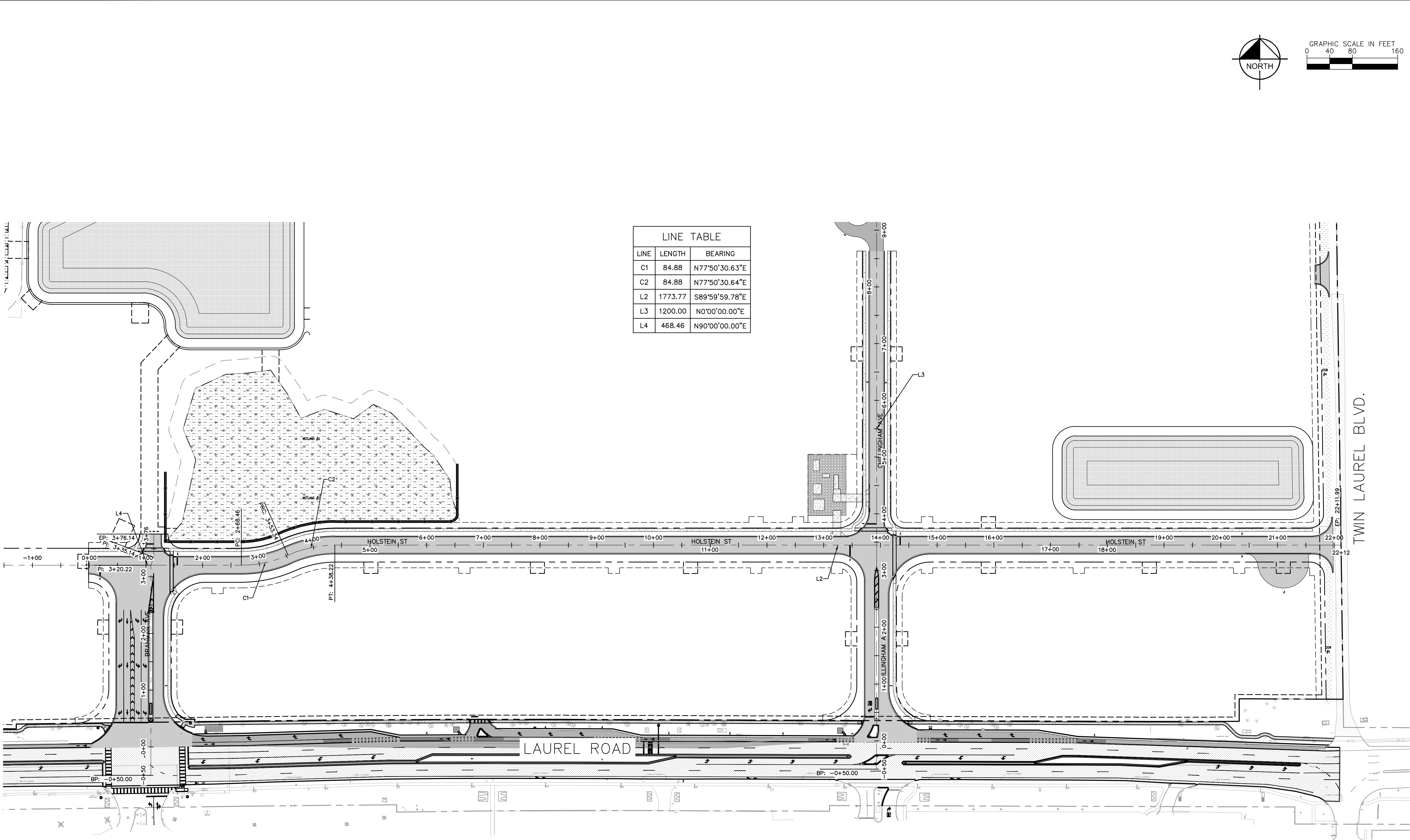
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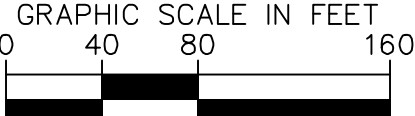
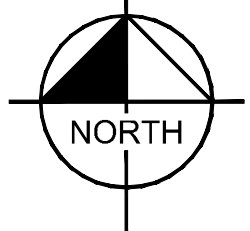
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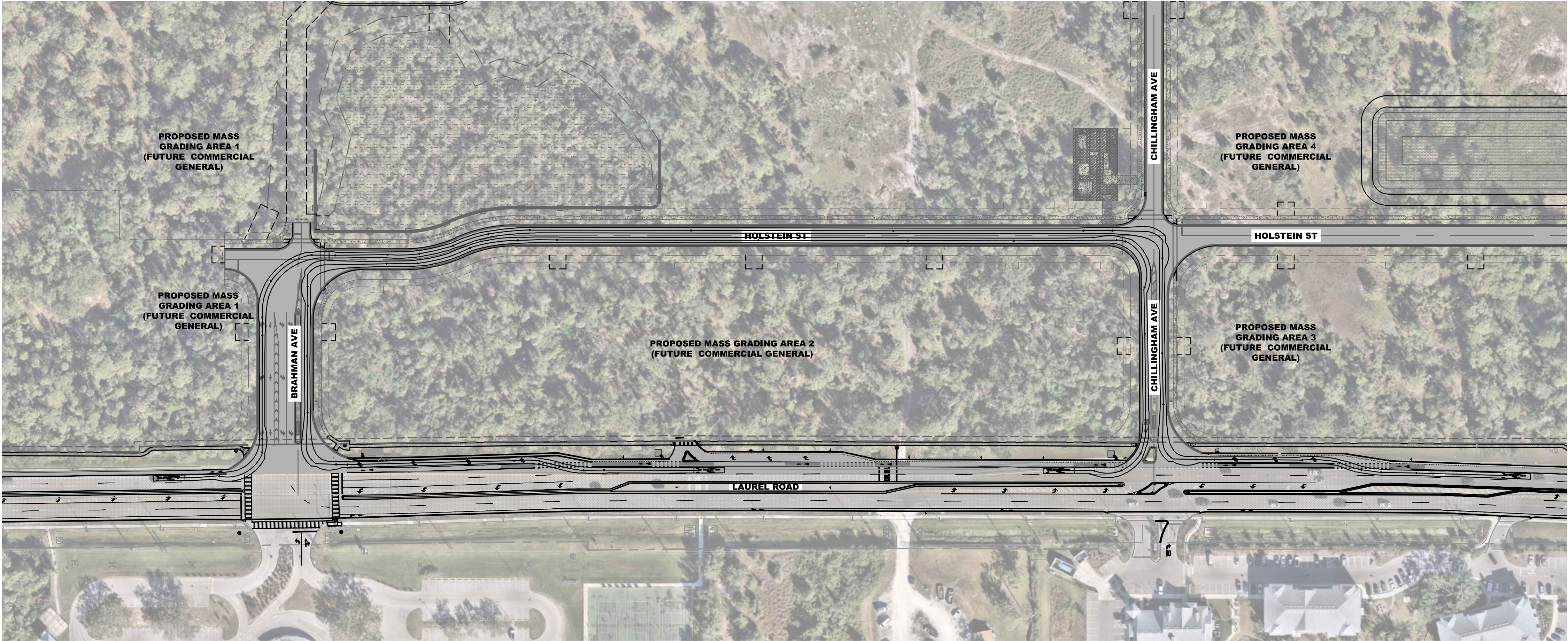


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LINE	LENGTH	BEARING
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C2	84.88	N77°50'30.64"E
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L3	1200.00	N0°00'00.00"E
L4	468.46	N90°00'00.00"E

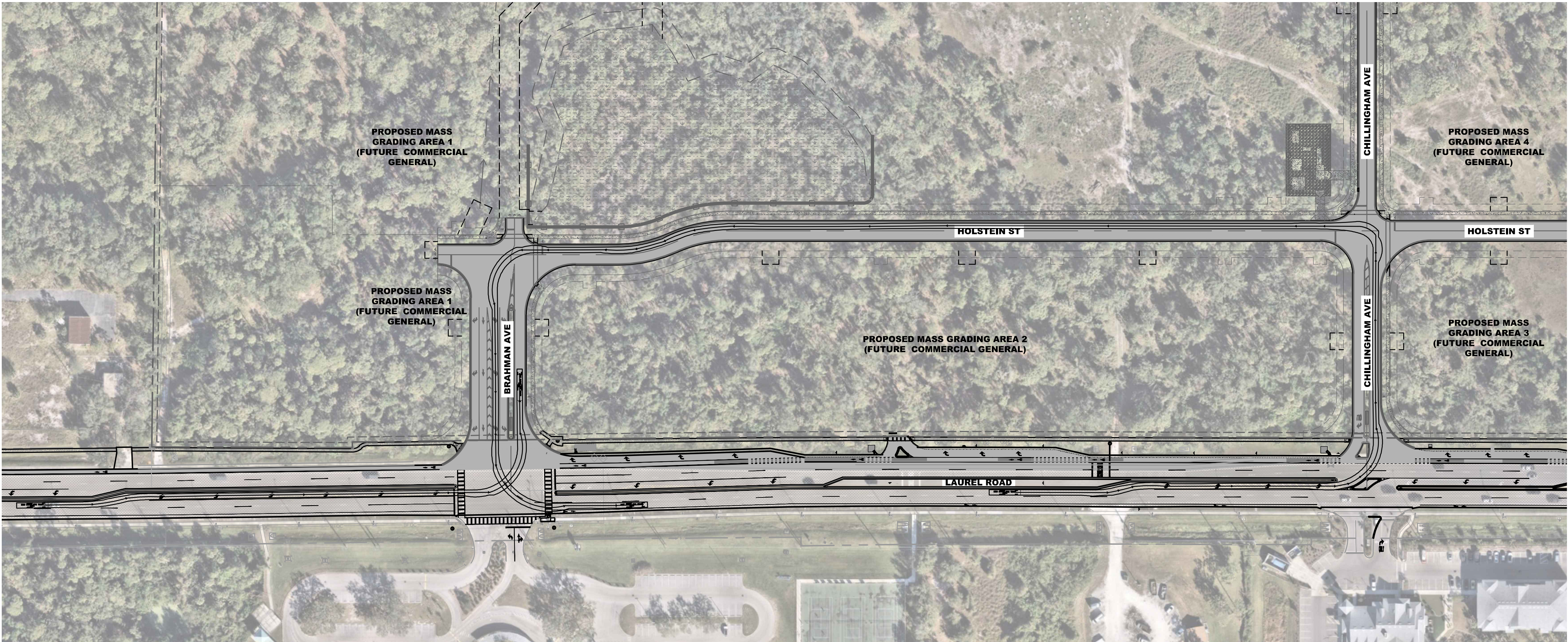


VENICE CROSSING - PHASE 0 PREPARED FOR 2001 LAUREL LLC	HORIZONTAL CONTROL PLAN	KHA PROJECT 24813500.3 DATE MARCH 2025 SCALE AS SHOWN DESIGNED BY KP DRAWN BY RKK CHECKED BY EAM	LICENSED PROFESSIONAL ANDREW J. PLUTA, P.E. FLORIDA LICENSE NUMBER 92225	KIMLEY»HORN © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM	PERMIT	COV	CP
					IFC	COV	UP
					RECORD	COV	EP
					BY	DATE	NO.
CITY OF VENICE	FLORIDA	VENICE CROSSING - PHASE 0	VENICE CROSSING - PHASE 0	VENICE CROSSING - PHASE 0	VENICE CROSSING - PHASE 0	VENICE CROSSING - PHASE 0	VENICE CROSSING - PHASE 0
SHEET NUMBER C1.22							

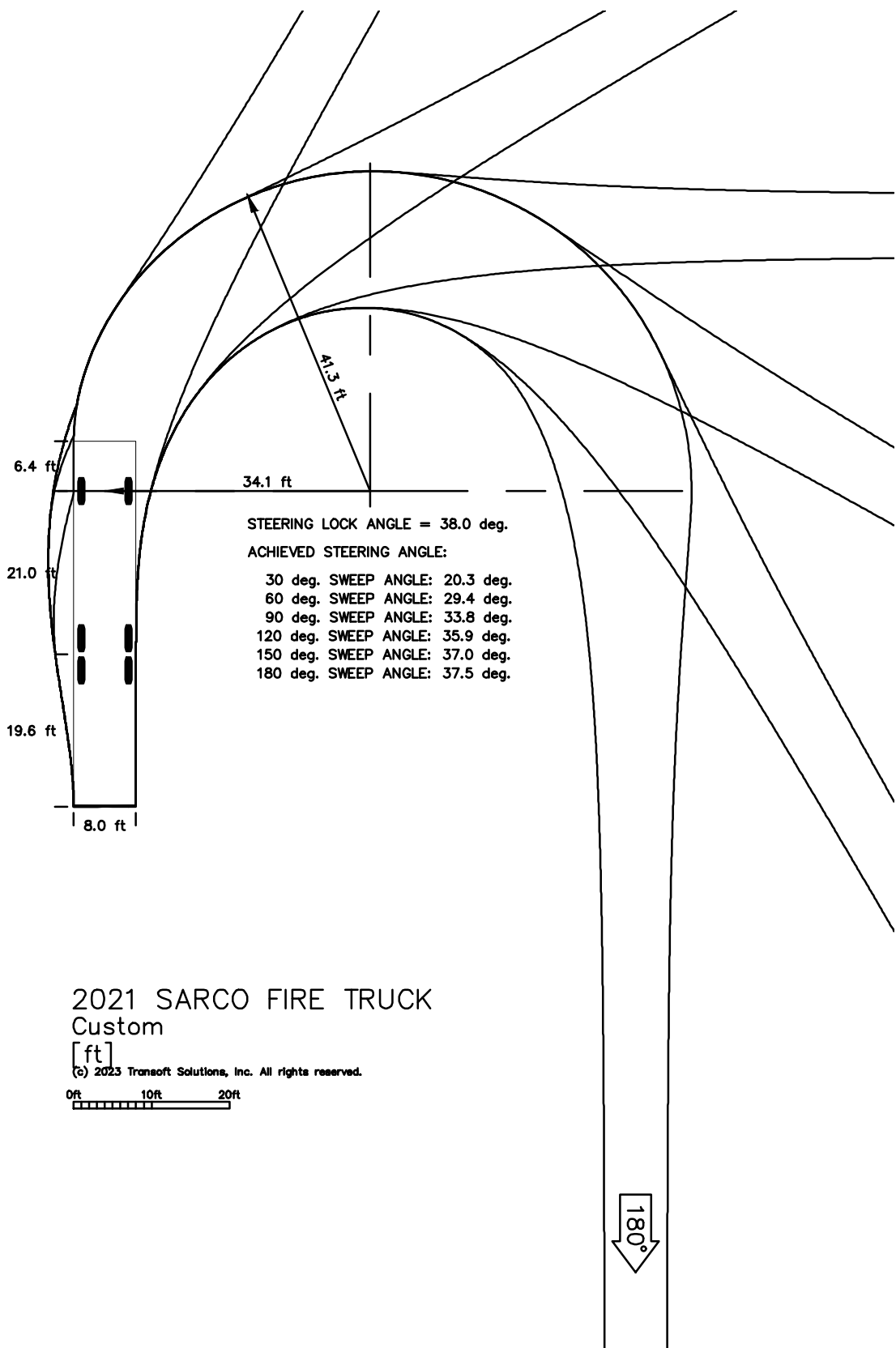
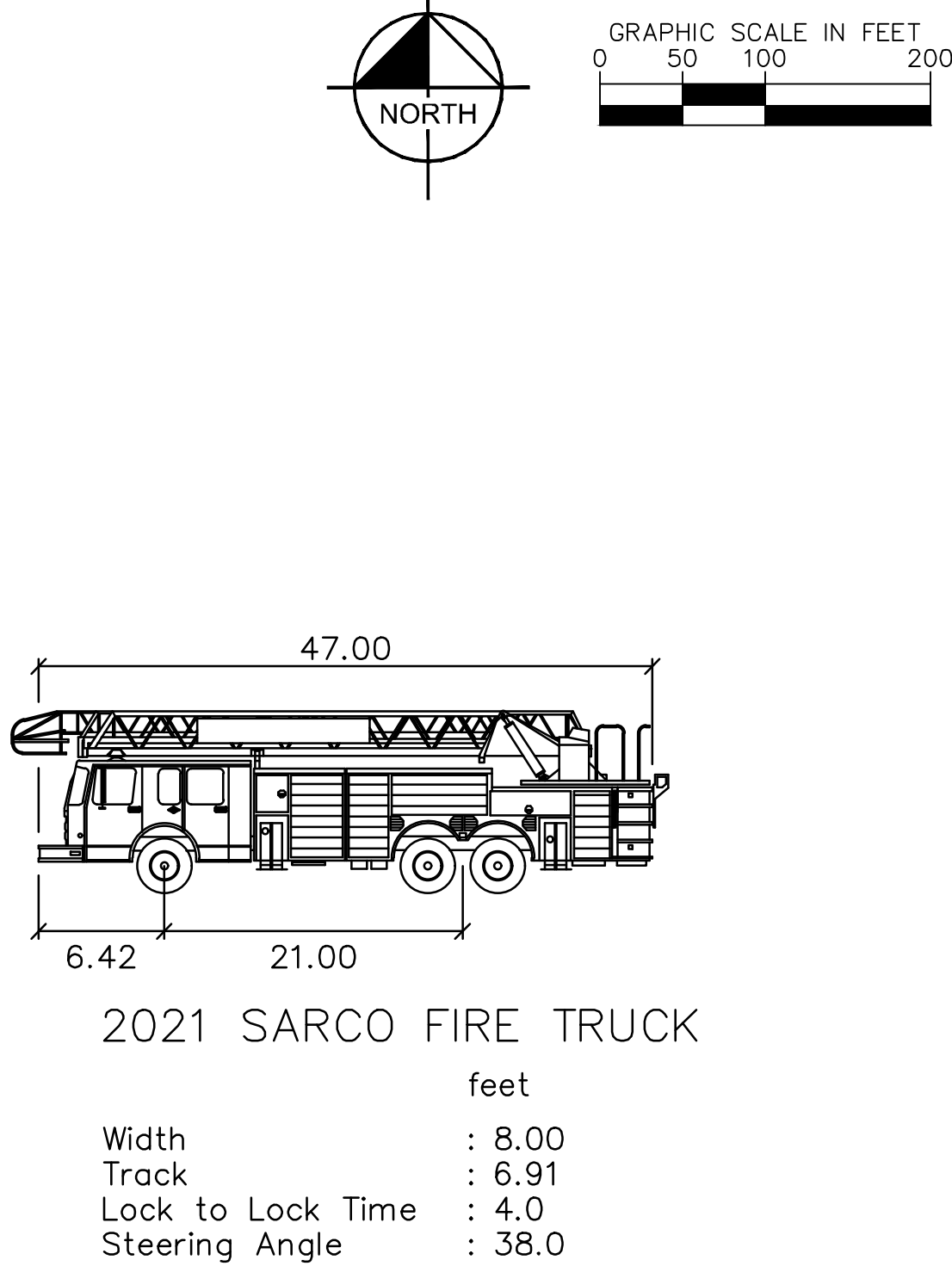
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INGRESS LEFT IN MOVEMENT

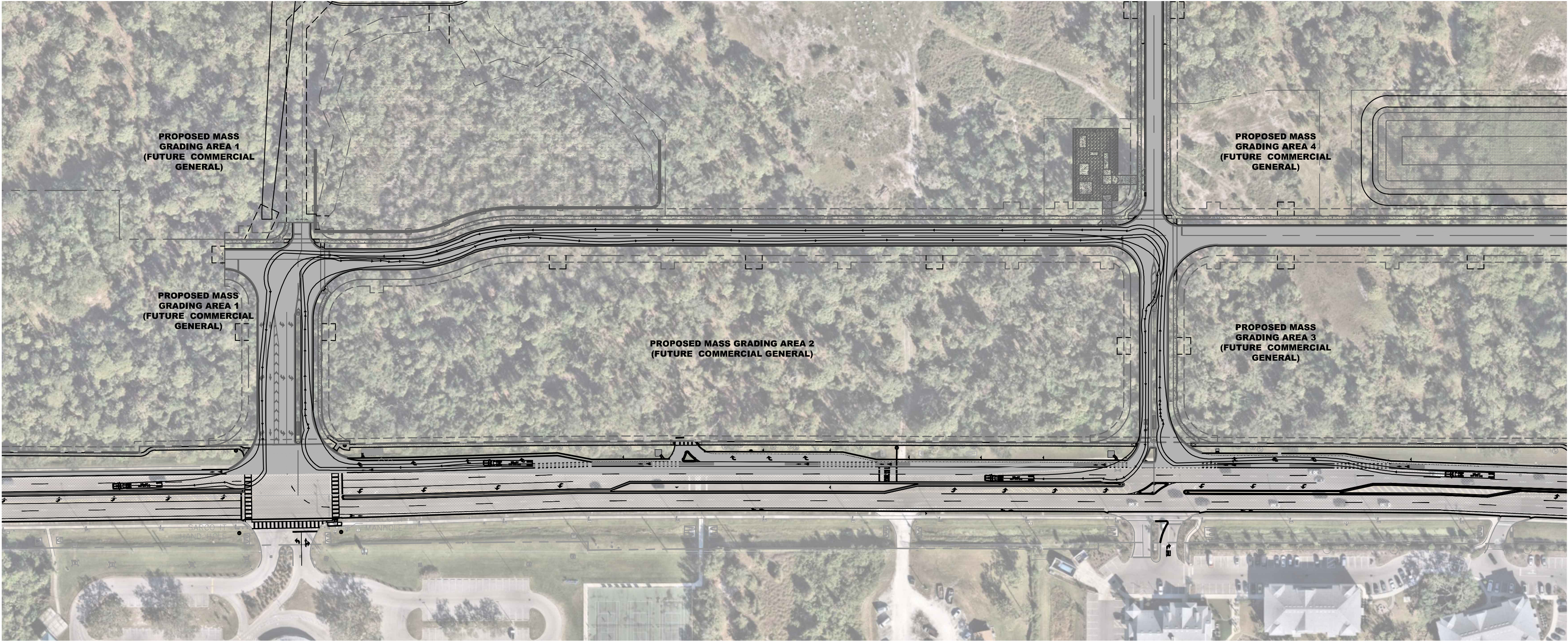


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SHEET NUMBER		C1.23		PREPARED FOR 2001 LAUREL LLC	
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DRAWN BY		CHECKED BY		EAM	
DATE		DATE		DATE	
PERMIT		COV		COUNTY	
UP		UTL		REVIEW	
PP		23-59PP		SWFWMD	
PERMIT NUMBERS		AHJ		COV	
PP		LS & POND ADJUST		8/13/24AJP	
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BY		DATE		DRAWING TYPE	

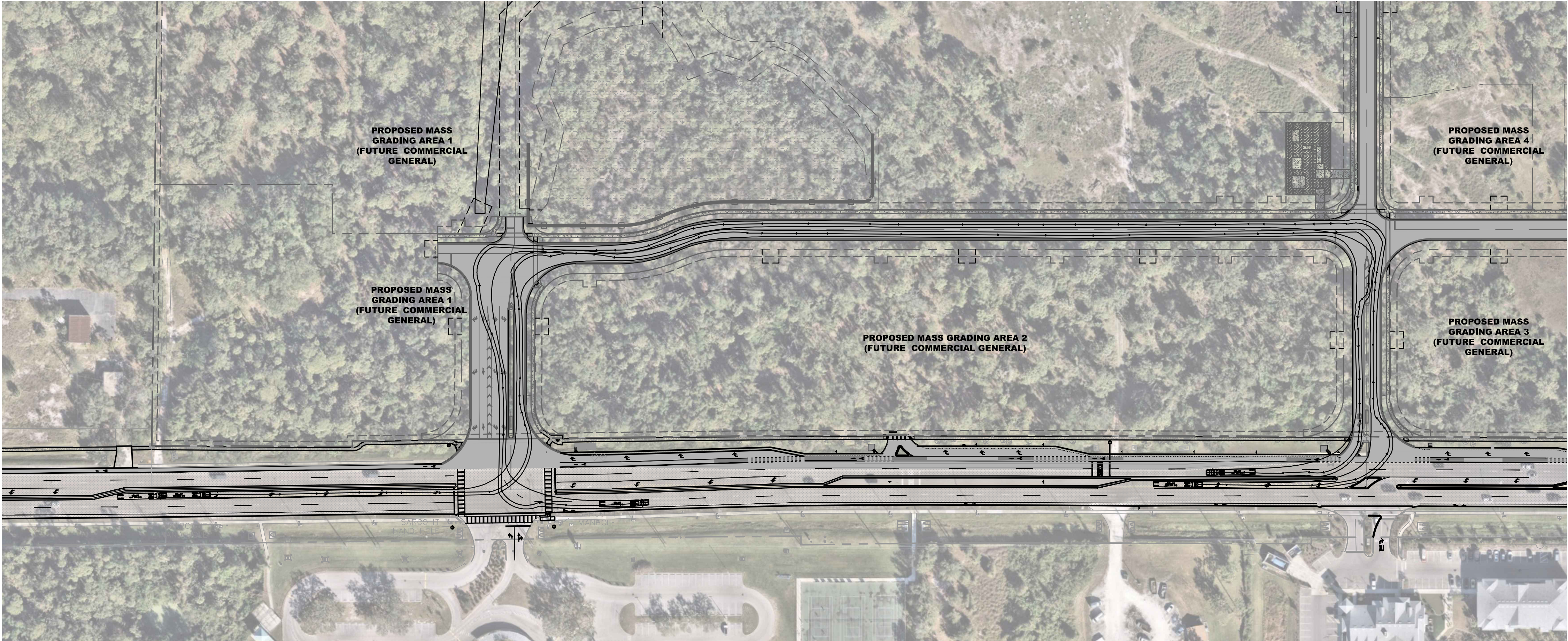
Kimley»Horn

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1800 2ND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7800
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

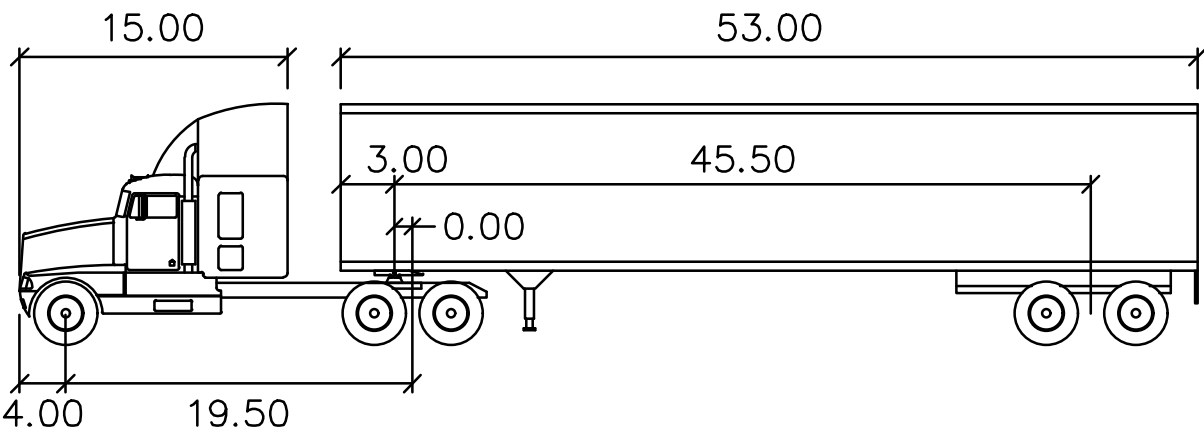
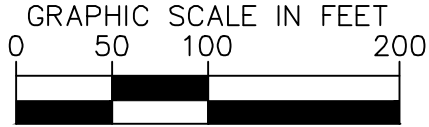
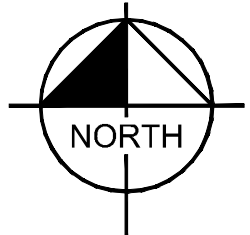
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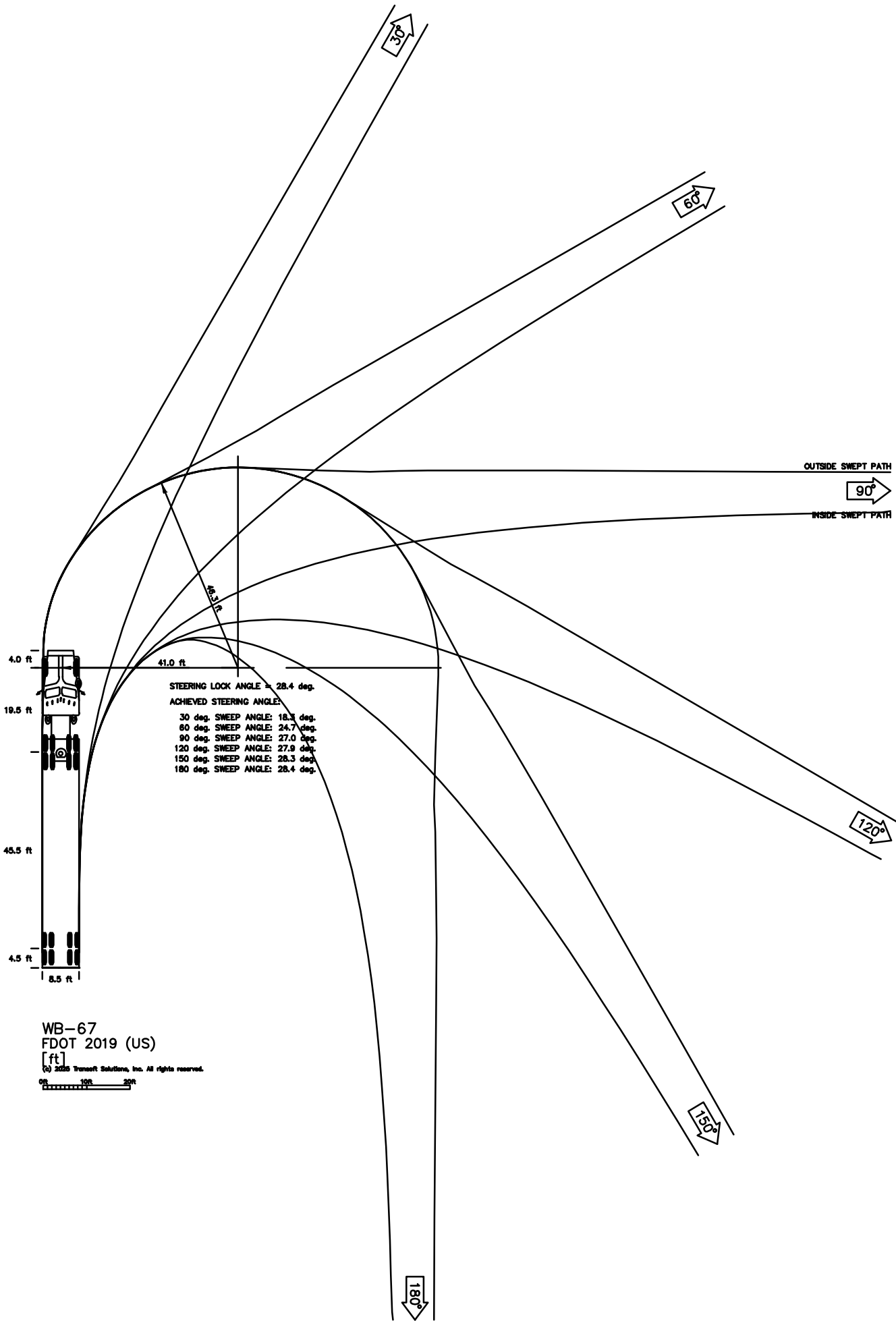


INGRESS LEFT IN MOVEMENT



WB-67

	feet		
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Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



VENICE CROSSING - PHASE 0		DELIVERY TRUCK TURNING TEMPLATE		FLORIDA	
SHEET NUMBER		C1.24		CITY OF VENICE	
PREPARED FOR		2001 LAUREL LLC		FLORIDA	
KHA PROJECT		248135003		LICENSED PROFESSIONAL	
DATE		MARCH 2025		ANDREW J. PLUTA, P.E.	
SCALE		AS SHOWN		FLORIDA LICENSE NUMBER	
DESIGNED BY		KP		92225	
DRAWN BY		RKG		EAM	
CHECKED BY		EAM		DATE:	
CP ENCP23-00307		COV		PERMIT	
UP LUTL-REVIEW-23-00008		COUNTY		SWFWMD	
EPF 877813		COV		AHJ	
PP 23-59PP		PERMIT NUMBERS		8/13/24AJ	
PP LS & POND ADJUST		REVISIONS		2/20/25AJ	
PP COMMERCIAL REVISIONS		DATE		BY	
No.		REVISIONS		DRAWING TYPE	
Kimley»Horn		© 2025 KIMLEY-HORN AND ASSOCIATES, INC.		REGISTRY NO. 35106	
1800 2ND STREET, SUITE 900, SARASOTA, FL 34236		PHONE: 941-379-7800		WWW.KIMLEY-HORN.COM	

Plotted By: Pluta, Andrew Sheet Set: Hurl Assembly Phase 0 Venice Crossing - Phase 0 Best Management Practices Plan March 27, 2025 02:32:45pm K:\SAR-Civil\248135003-Hurl Assembly Phase 0\CAD\PlanSheets\Phase 0\C2.1 BEST MANAGEMENT PRACTICES PLAN.dwg
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BEST MANAGEMENT PRACTICE GUIDELINES

- # TYP TYPICAL BEST MANAGEMENT DEVICE LOCATION. SEE BMP DETAIL DRAWING FOR BMP PLACEMENT AND DETAILS. (SHEET C2.3)
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES OR AS DIRECTED BY THE ENGINEER.
 2. 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.
 3. 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.
 4. 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.
 5. 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 SWFWMD ENVIRONMENTAL RESOURCE PERMIT

BEST MANAGEMENT PRACTICES NOTES:

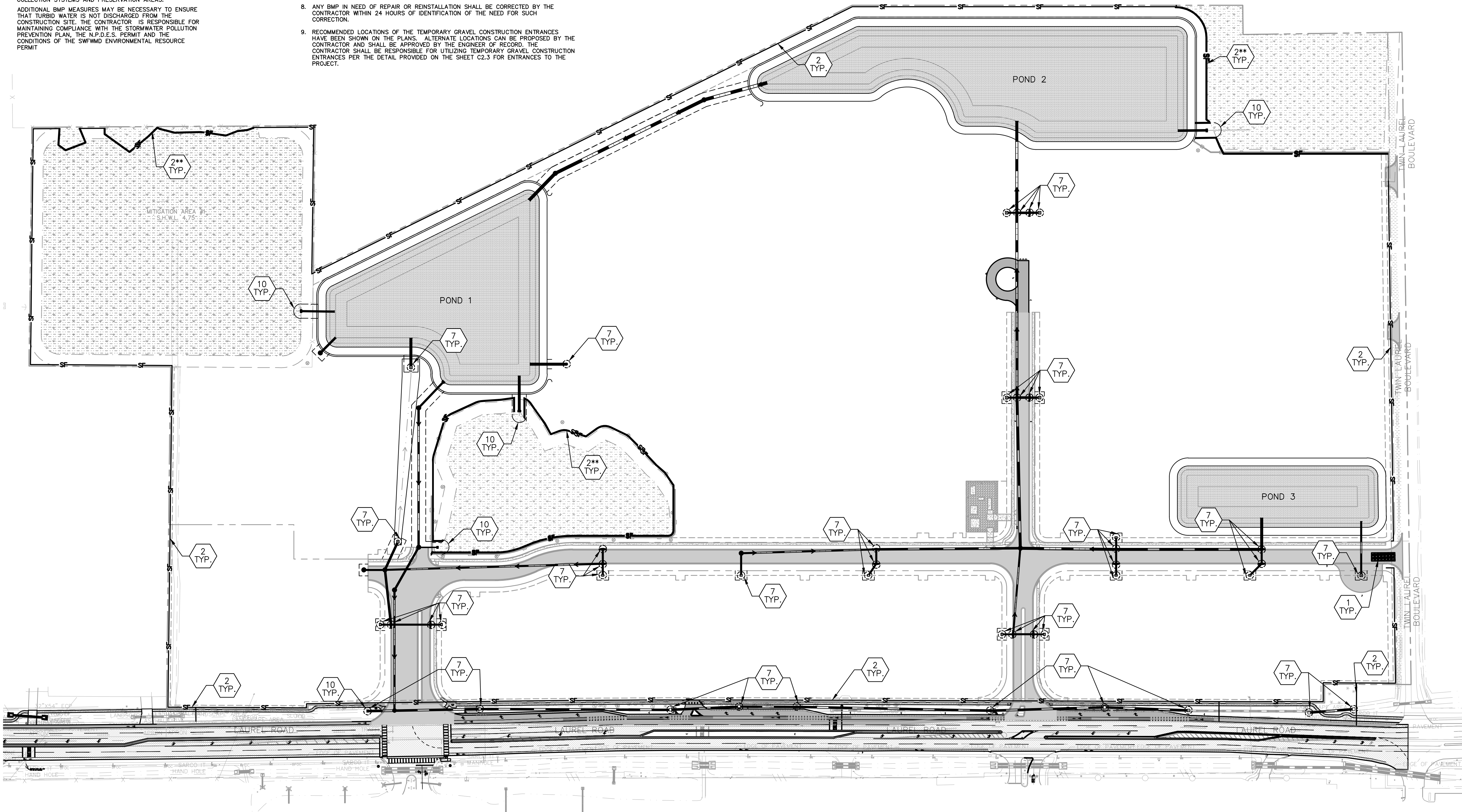
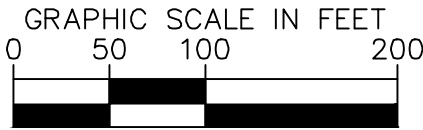
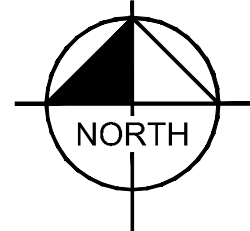
1. SILT FENCE SHOWN ON THESE PLANS SHALL BE INSTALLED IN THE LOCATIONS INDICATED AND ALONG THE OSW LINE UNLESS OTHERWISE NOTED ON THE PLANS. IF THERE IS A OSW IMPACT, ALL SILT FENCE SHALL BE INSTALLED 2' WATER WARD OF TOE OF SLOPE AS SHOWN ON THESE PLANS. NO SILT FENCE SHALL BE INSTALLED IN PRESERVED WETLANDS OR UPLANDS EXCEPT AS PROTECTION AROUND TEMPORARY IMPACTS.
2. BEST MANAGEMENT PRACTICES SHOWN FOR OPEN THROAT AND GRATED SWALE INLETS SHALL BE INSTALLED AS APPROPRIATE FOR VARIOUS PROJECT PHASES.
3. ALL LAKES SHALL BE SODDED FROM CML TO 2' BACK OF LAKE CONTROL LINE (TOP OF BANK).
4. ALL CURBING, EDGE OF PAVEMENT WHERE CURB IS NOT PRESENT SHALL HAVE A 2' WIDE STRIP OF SOD.
5. ALL DRAINAGE STRUCTURES SHALL BE SODDED ALONG THE EDGE OF THE STRUCTURE 2' MINIMUM SOD WIDTH.
6. ALL DRAINAGE SWALES SHALL BE SODDED TO 2' BACK OF TOP OF BANK.
7. 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.
8. 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.
9. 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 C2.3 FOR ENTRANCES TO THE PROJECT.

DEWATERING NOTES:

1. 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.
2. 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.
3. ALL WATER REMOVED FROM THE EXCAVATIONS SHALL BE DISPOSED OF IN SUCH A MANNER AS WILL NOT ENDANGER PUBLIC HEALTH, DAMAGE PUBLIC OR PRIVATE PROPERTY, OR AFFECT ADVERSELY ANY PORTION OF THE WORK UNDER CONSTRUCTION OR COMPLETED.
4. PUBLIC RIGHTS-OF-WAY AND PROPERTIES SHALL NOT BE UTILIZED FOR THE DISPOSAL OF WATER REMOVED FROM THE GROUND BY THE DEWATERING PROCESS.
5. 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.
6. SHOULD DEWATERING BE REQUIRED, CONTRACTOR IS TO FOLLOW, AT A MINIMUM, THE TYPICAL DEWATERING DISCHARGE PLAN AS DETAILED ON SHEET C2.3 FOR ALL PUMPED WATER.
7. 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.
8. NO DIRECT PUMPING DISCHARGE IS PERMITTED INTO ANY EXISTING WETLANDS.

LEGEND

- SF SILT FENCE
- INLET PROTECTION
- # TYP TYPICAL BEST MANAGEMENT DEVICE LOCATION. SEE BMP DETAIL DRAWING FOR BMP PLACEMENT AND DETAILS. (SHEET C2.3)



VENICE CROSSING - PHASE 0		FLORIDA	
SHEET NUMBER		C2.1	
PREPARED FOR		CITY OF VENICE	
2001 LAUREL LLC			
BEST MANAGEMENT PRACTICES PLAN			
KHA PROJECT		LICENSED PROFESSIONAL	
248135003		ANDREW J. PLUTA, P.E.	
DATE		FLORIDA LICENSE NUMBER	
MARCH 2025		92225	
SCALE		EAM DATE:	
AS SHOWN			
DESIGNED BY			
KF			
DRAWN BY			
RKC			
CHECKED BY			
CP ENG P23-00307		COV	
UP UTIL-REVIEW-23-00008		COUNTY	
EPE 877813		SWFWMD	
PPI 23-59PP		COV	
PPI LS & POND ADJUST		AHJ	
PPI COMMERCIAL REVISIONS		PERMIT NUMBERS	
2/20/25JAP		8/13/24JAP	
No.		REVISIONS	
		DATE	
		BY	
		DRAWING TYPE	
		RECORD	
		IFC	
		PERMIT	
		X	

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

BEST MANAGEMENT PRACTICE GUIDELINES

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DEWATERING NOTES:

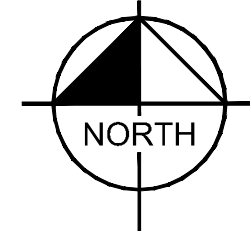
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LEGEND

_____SF_____ SILT FENCE

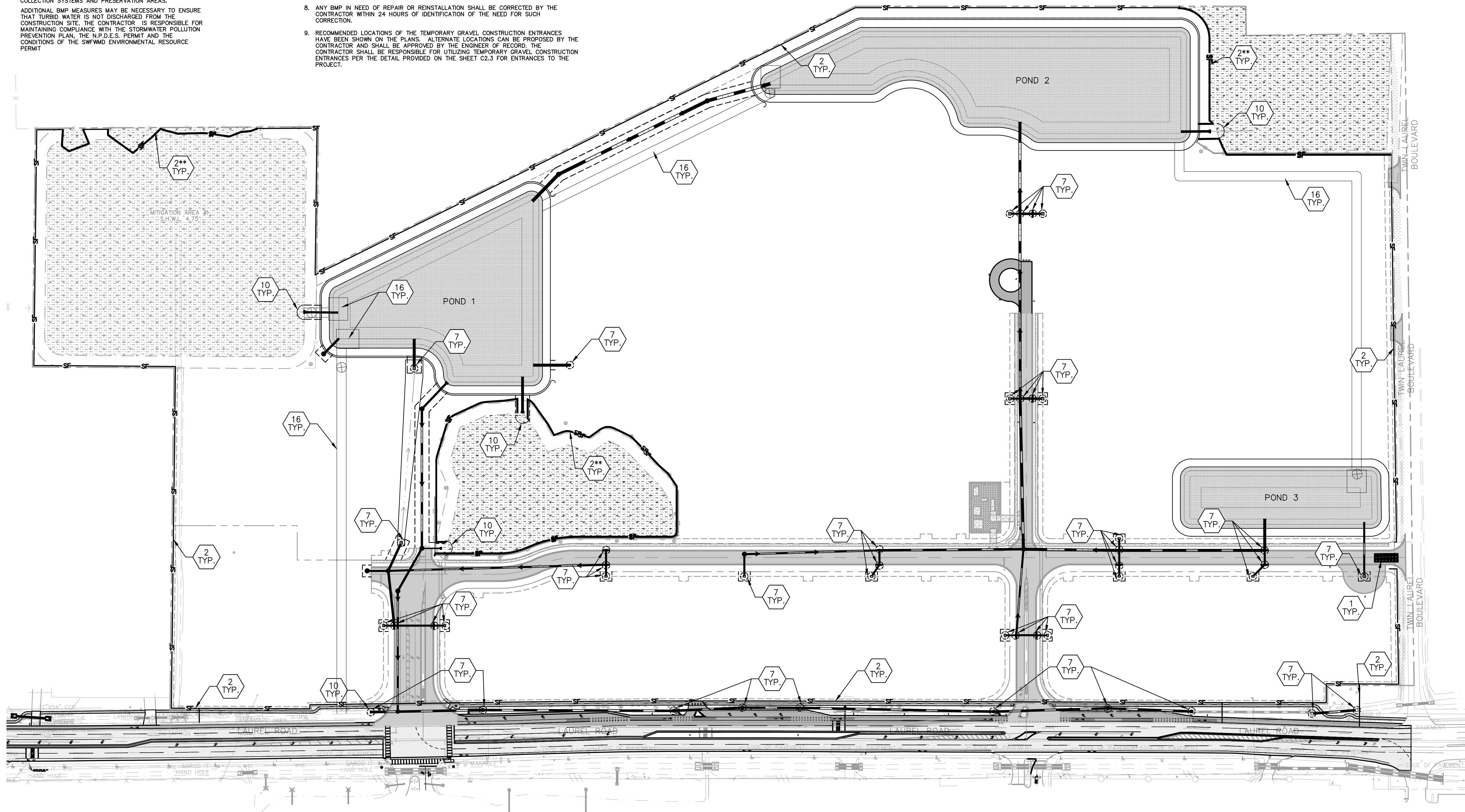
 INLET PROTECTION

 TYPICAL BEST MANAGEMENT
DEVICE LOCATION.
SEE BMP DETAIL DRAWING
FOR BMP PLACEMENT
AND DETAILS. (SHEET C2.3)



GRAPHIC SCALE IN FEET

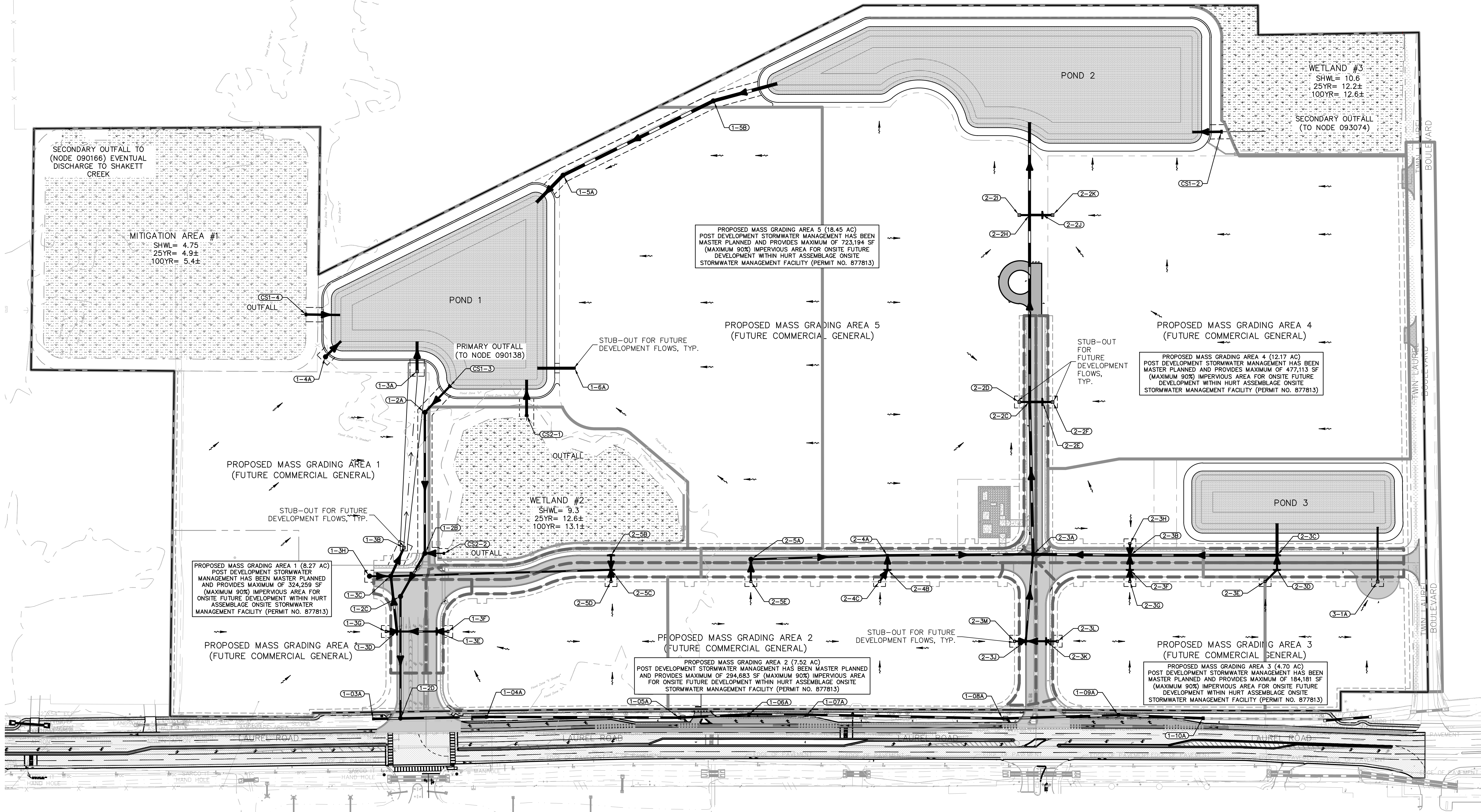
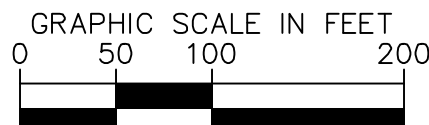
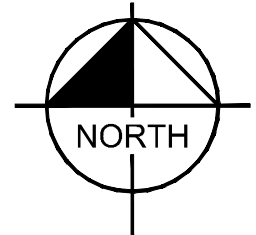
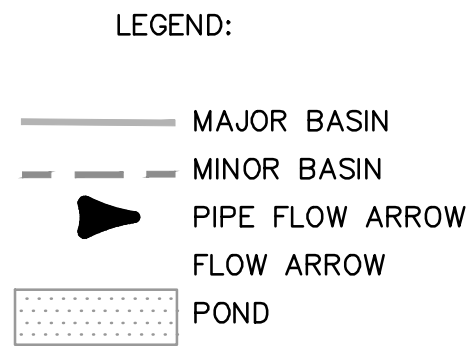
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VENICE CROSSING - PHASE 0		DEWATERING PLAN		KHA PROJECT 24813500.3		LICENSED PROFESSIONAL		Kimley»Horn		CP ENC23-00307		COV		PERMIT	
PREPARED FOR 2001 LAUREL LLC				DATE MARCH 2025		ANDREW J. PLUTA, P.E.		© 2025, KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM		UP1 UTIL-REVIEW-23-00008		COUNTY SFWMD		IFC	
CITY OF VENICE				SCALE AS SHOWN		FLORIDA LICENSE NUMBER 92225				EPI 877813		COV		RECORD	
				DRAWN BY		DESIGNED BY				PP1 23-59PP		AHJ		DRAWING TYPE	
				CHECKED BY		RKC				PP1 LS & POND ADJUST		8/13/23(AJP)		BY	
				EAM		DATE:				PP1 COMMERCIAL REVISIONS		2/20/23(AJP)		DATE	
										No.		REVISIONS		DRAWING TYPE	

POND SUMMARY TABLE							
POND	--	TOB	DHWL	CWL	BREAK	MIN. BOTTOM	MAX. BOTTOM
POND 1	ELEV (FT)	13.2	13.1	9.0	7.0	1.0	-11.0
	AREA (AC)	3.43	3.41	2.83	2.56	2.17	1.47
POND 2	ELEV (FT)	13.2	13.1	9.0	7.0	1.0	-11.0
	AREA (AC)	4.56	4.54	3.70	3.31	2.74	1.70
POND 3	ELEV (FT)	13.2	13.1	9.0	7.0	1.0	-11.0
	AREA (AC)	1.70	1.69	1.26	1.07	0.80	0.33

APPLICANT WILL DEMONSTRATE DURING CONSTRUCTION PLAN REVIEW THAT POST DEVELOPMENT RUN-OFF SHALL NOT EXCEED PRE-DEVELOPMENT RUNOFF FOR PEAK FLOW RATE AND TOTAL VOLUME FOR THE 25-YEAR, 24-HOUR STORM EVENT.



GP	ENGP23-00307	COV	<input checked="" type="checkbox"/> PERMIT <input type="checkbox"/> IFC <input type="checkbox"/> RECORD
UP	UTIL-REVIEW-23-00008	COUNTY	
ERP	877813	SFWMD	
PP	23-59PP	COV	
PERMIT NUMBERS			AHJ
PP	LS & POND ADJUST	8/13/24/AJP	
PP	COMMERCIAL REVISIONS	2/20/25/AJP	
No.	REVISIONS	DATE	DRAWING TYPE

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KHA PROJECT 248135003	LICENSED PROFESSIONAL
DATE	ANDREW J. PLUTA, P.E.
MARCH 2025	FLORIDA LICENSE NUMBER
SCALE AS SHOWN	92225
DESIGNED BY KP	DATE:
DRAWN BY RKK	
CHECKED BY EAM	

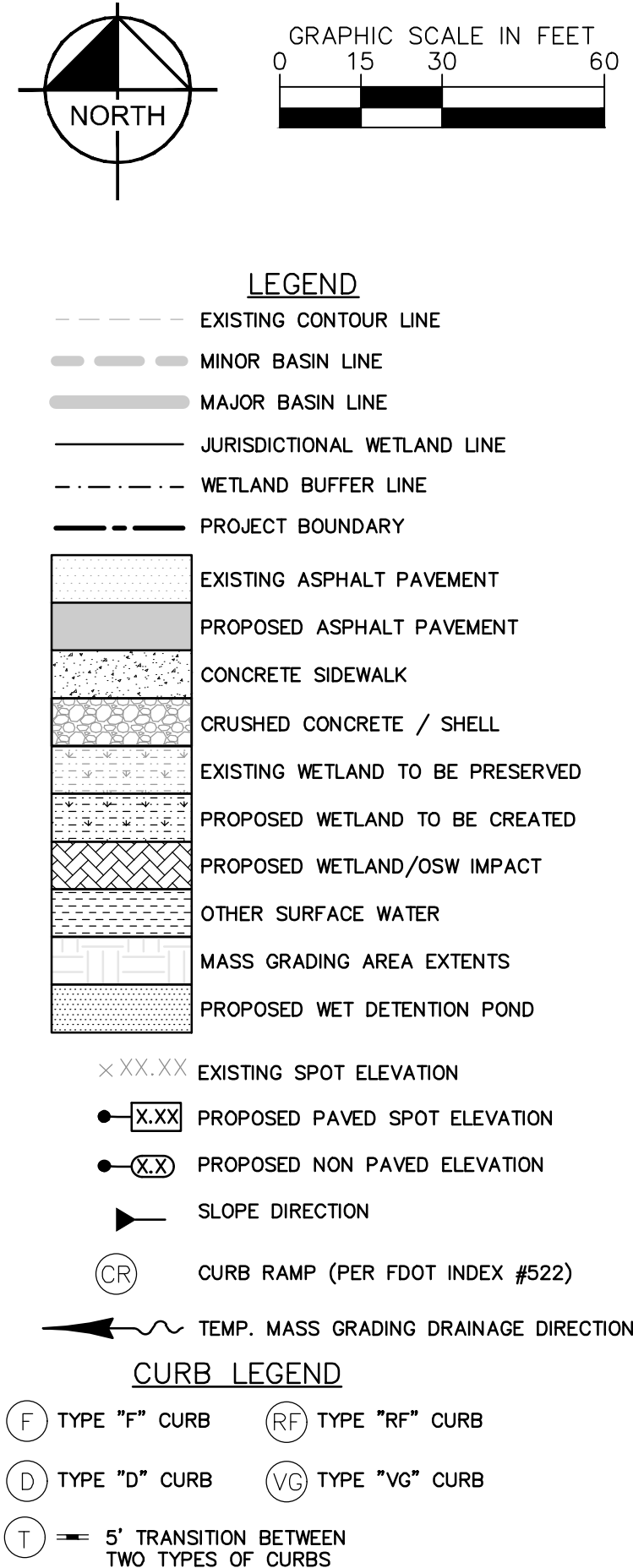
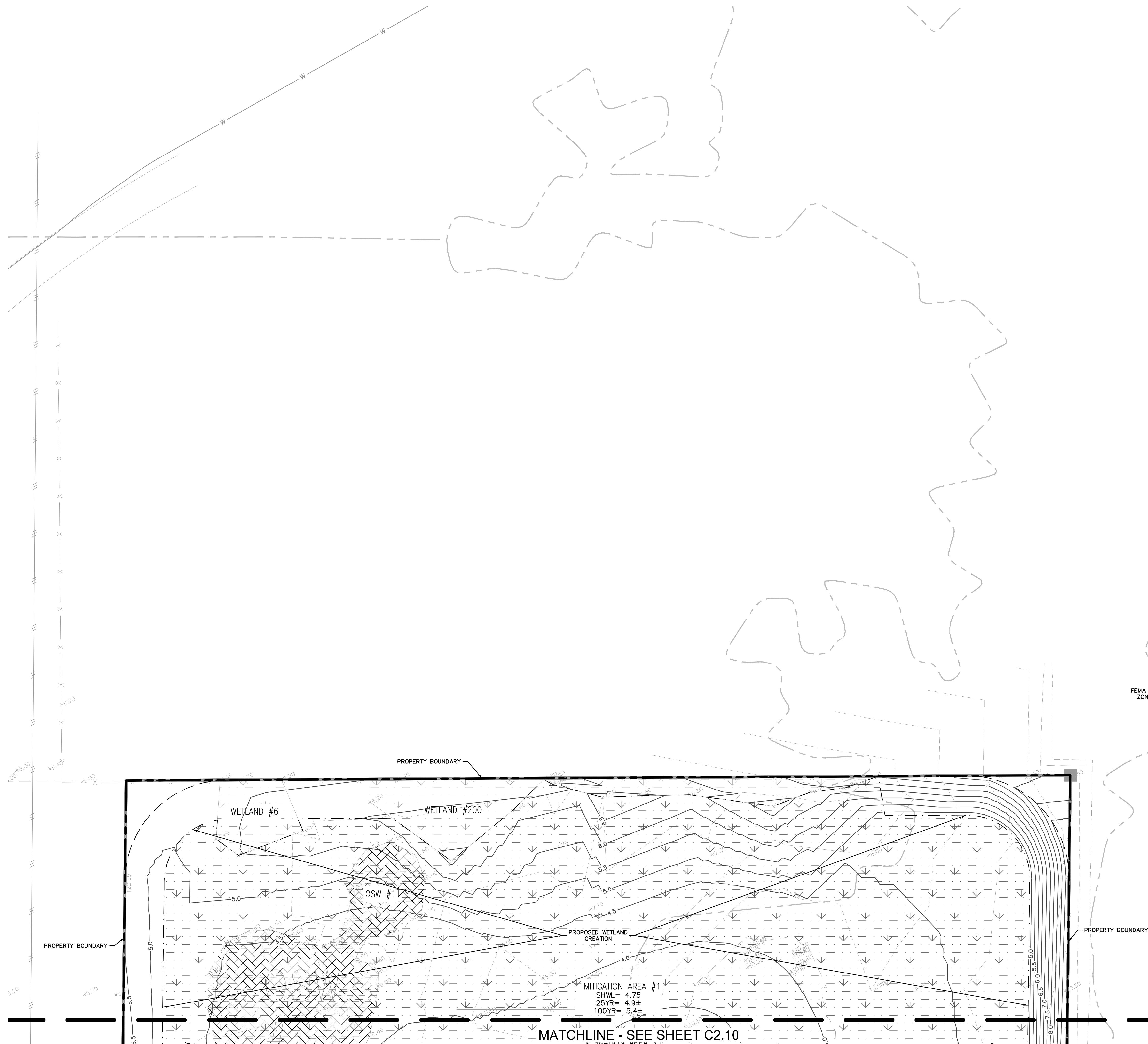
MASTER DRAINAGE PLAN

VENICE CROSSING - PHASE 0

PREPARED FOR
2001 LAUREL LLC

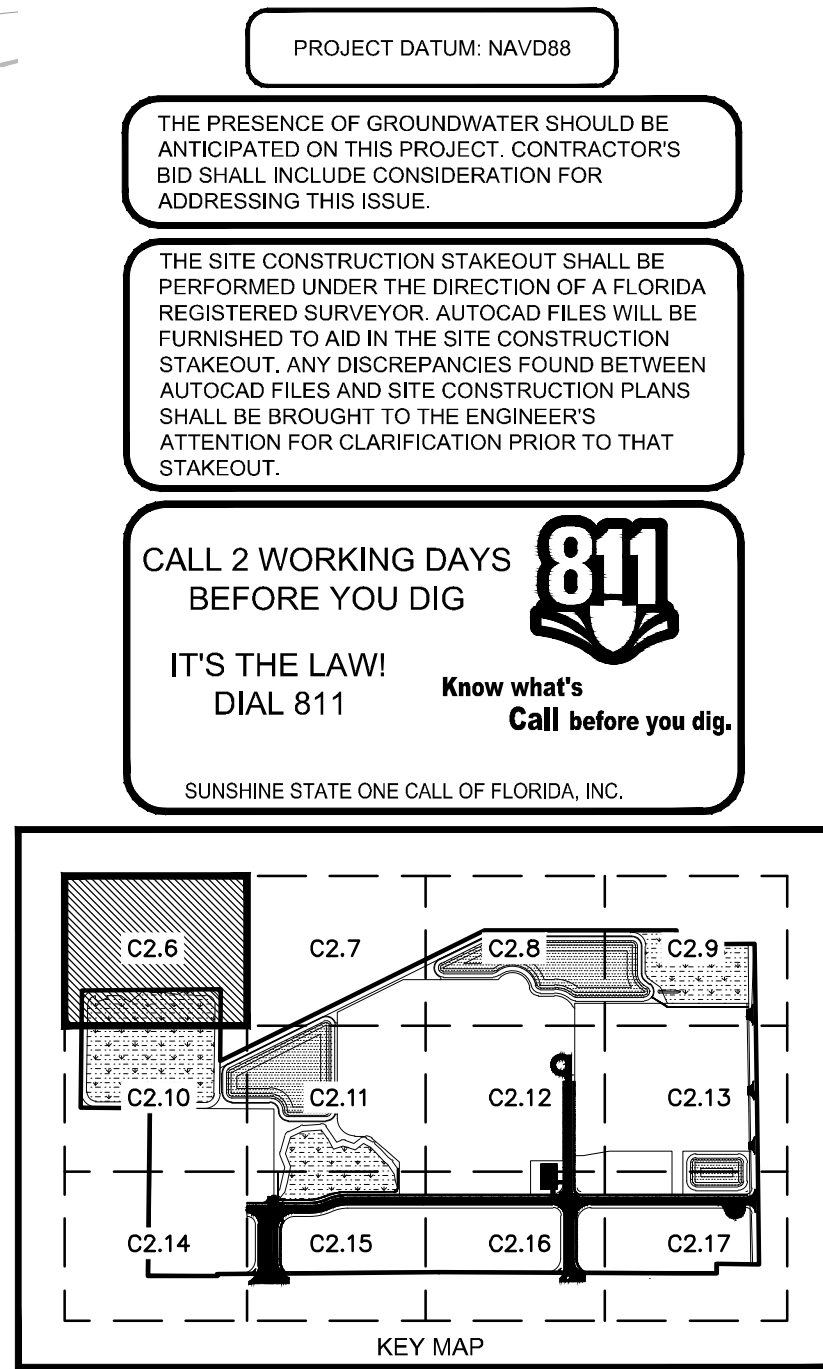
SHEET NUMBER
C2.4

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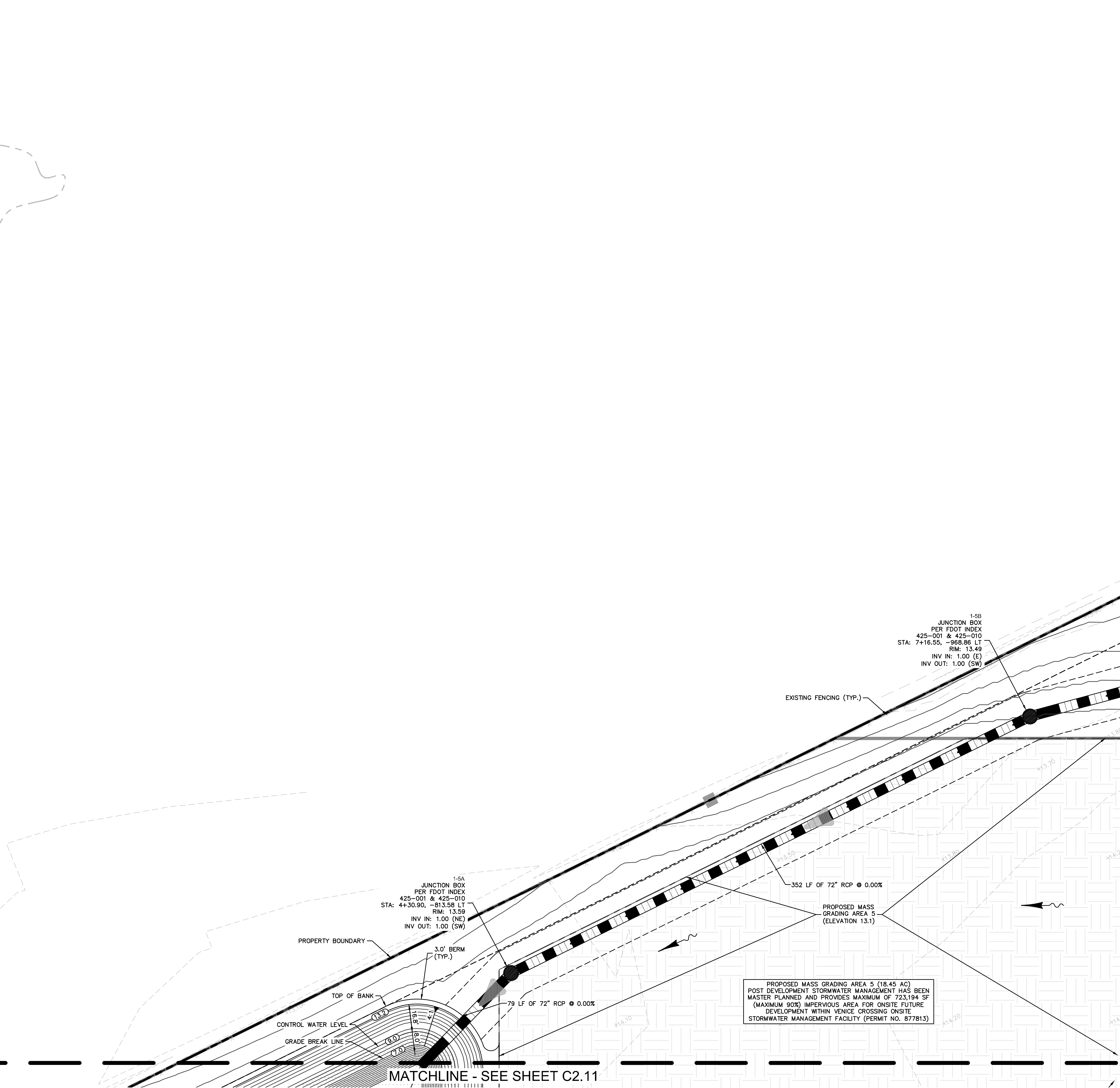
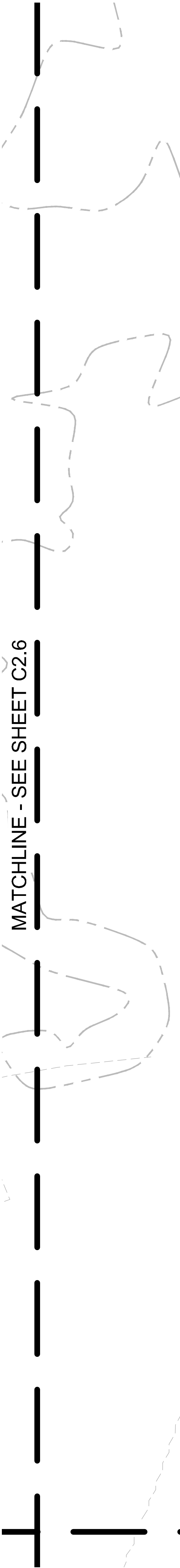
NOTES:

1. STORM PIPING SHALL BE AS FOLLOWS:
ROR 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
2. JOINTS SHALL BE WATER TIGHT.
3. STORM PIPE MATERIAL MUST BE APPROVED BY CITY OF
VENICE & SARASOTA COUNTY.
4. TACTILE SURFACE MUST MEET MOST CURRENT ADA STANDARDS,
BE FDOT COMPLIANT, AND BE RED IN COLOR.
5. ANY PAVEMENT CUTS WITHIN SARASOTA COUNTY
RIGHT-OF-WAY SHALL BE RESTORED ACCORDING TO UDC
ARTICLE 18, APPENDIX F.
6. POND BOTTOM EXCAVATION TO BE BACKFILLED WITH MINIMUM
1.0" CLEAN SAND OVER EXPOSED CLAY.

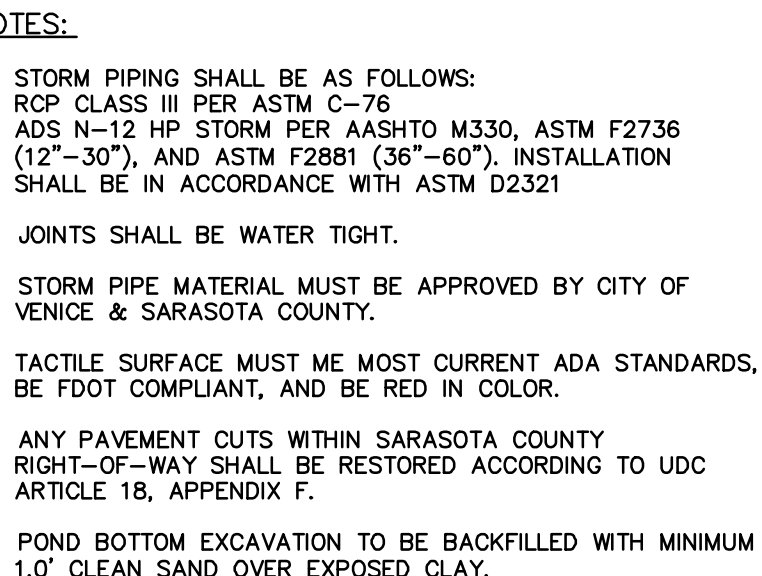


	CITY OF VENICE	FLORIDA	SHEET NUMBER C2.6	VENICE CROSSING - PHASE 0 PREPARED FOR 2001 LAUREL LLC	PAVING GRADING AND DRAINAGE PLAN	KHA PROJECT 24813500.3 DATE MARCH 2025 SCALE AS SHOWN DESIGNED BY KP DRAWN BY RKK CHECKED BY EAM	LICENSED PROFESSIONAL ANDREW J. PLUTA, P.E. FLORIDA LICENSE NUMBER 92225 DATE: --- -- --	Kimley»Horn © 2025, KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	CP ENCIP23--00307 UP UTIL--REVIEW--23--0000B EXPI 877813 PP 23--59PP PERMIT NUMBERS PP LS & POND ADJUST 8/13/24(AJP) PP COMMERCIAL REVISIONS 2/20/25(AJP) No. DATE BY DRAWING TYPE	COV COUNTY SWF-WMD COV AHJ RECORD IFC PERMIT	<input checked="" type="checkbox"/> PERMIT <input type="checkbox"/> IFC <input type="checkbox"/> RECORD
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MATCHLINE - SEE SHEET C2.6



PROPOSED MASS GRADING AREA 5 (18.45 AC)
POST DEVELOPMENT STORMWATER MANAGEMENT HAS BEEN
MASTER PLANNED AND PROVIDES MAXIMUM OF 723,194 SF
(MAXIMUM 90%) IMPERVIOUS AREA FOR ONSITE FUTURE
DEVELOPMENT WITHIN VENICE CROSSING ONSITE
STORMWATER MANAGEMENT FACILITY (PERMIT NO. 877813)



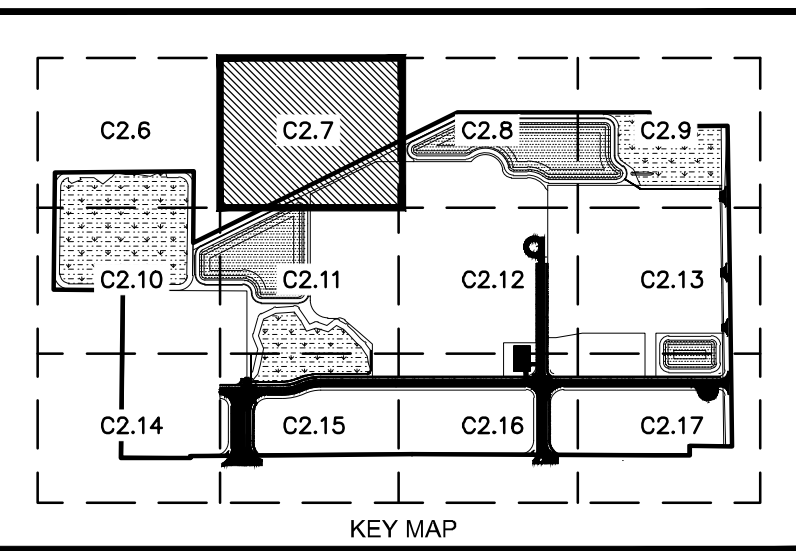
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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 AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.



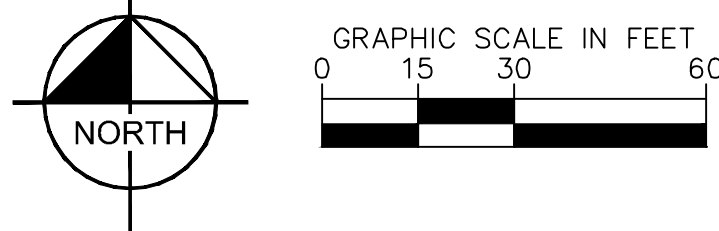
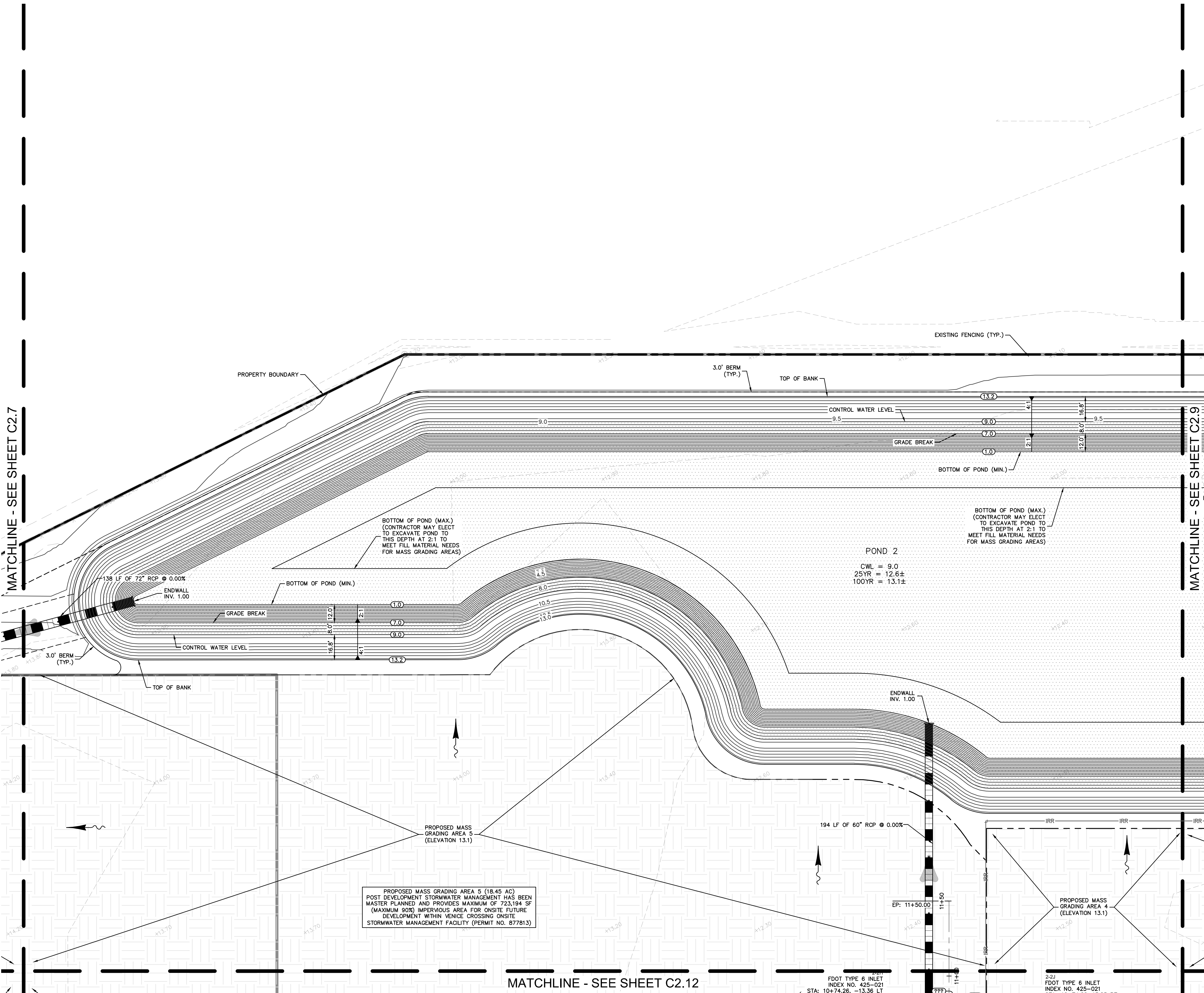
**Know what's
Call before you dig**

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

[illegible]

Plotted By: Plug, Andrew, Sheet Set: Hurl, Assembly: Phase 0, Layout: C2.8, March 27, 2025, 02:35:44am, K:\SAR Civil\248135003-Hurl, Assembly: Phase 0, Layout: C2.8, C2.17 PAVING GRADING AND DRAINAGE PLAN.dwg
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MATCHLINE - SEE SHEET C2.7



- LEGEND**
- EXISTING CONTOUR LINE
 - MINOR BASIN LINE
 - MAJOR BASIN LINE
 - JURISDICTIONAL WETLAND LINE
 - WETLAND BUFFER LINE
 - PROJECT BOUNDARY
 - EXISTING ASPHALT PAVEMENT
 - PROPOSED ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CRUSHED CONCRETE / SHELL
 - EXISTING WETLAND TO BE PRESERVED
 - PROPOSED WETLAND TO BE CREATED
 - PROPOSED WETLAND/OSW IMPACT
 - OTHER SURFACE WATER
 - MASS GRADING AREA EXTENTS
 - PROPOSED WET DETENTION POND
 - EXISTING SPOT ELEVATION
 - PROPOSED PAVED SPOT ELEVATION
 - PROPOSED NON PAVED ELEVATION
 - SLOPE DIRECTION
 - CURB RAMP (PER FDOT INDEX #522)
 - TEMP. MASS GRADING DRAINAGE DIRECTION
- CURB LEGEND**
- F TYPE "F" CURB
 - RF TYPE "RF" CURB
 - D TYPE "D" CURB
 - VG TYPE "VG" CURB
 - 5' TRANSITION BETWEEN TWO TYPES OF CURBS

- NOTES:**
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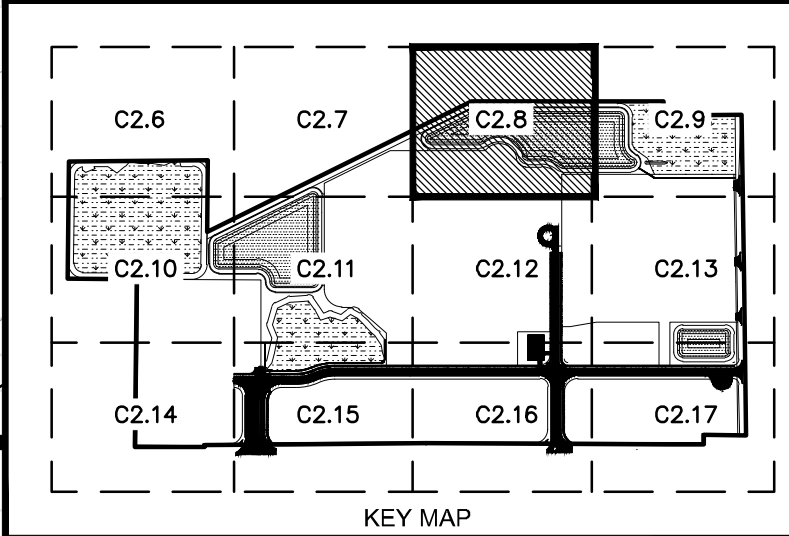
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CP	ENGP23-00307	COV	PERMIT	DATE	BY	DRAWING TYPE
UP	UTIL-REVIEW-23-00008	COUNTY	SWFWMD			
EP	877813	COV	IFC			
PP	23-59PP	COV	RECORD			
PP	LS & POND ADJUST	PERMIT NUMBERS				
PP	COMERCIAL REVISIONS	REVISIONS				

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

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

PROJECT
KHA PROJECT
248135003

DATE
MARCH 2025

SCALE
AS SHOWN

DESIGNED BY
KFP

DRAWN BY
RKK

CHECKED BY
EAM

DATE

VENICE CROSSING - PHASE 0

PAVING GRADING AND DRAINAGE PLAN

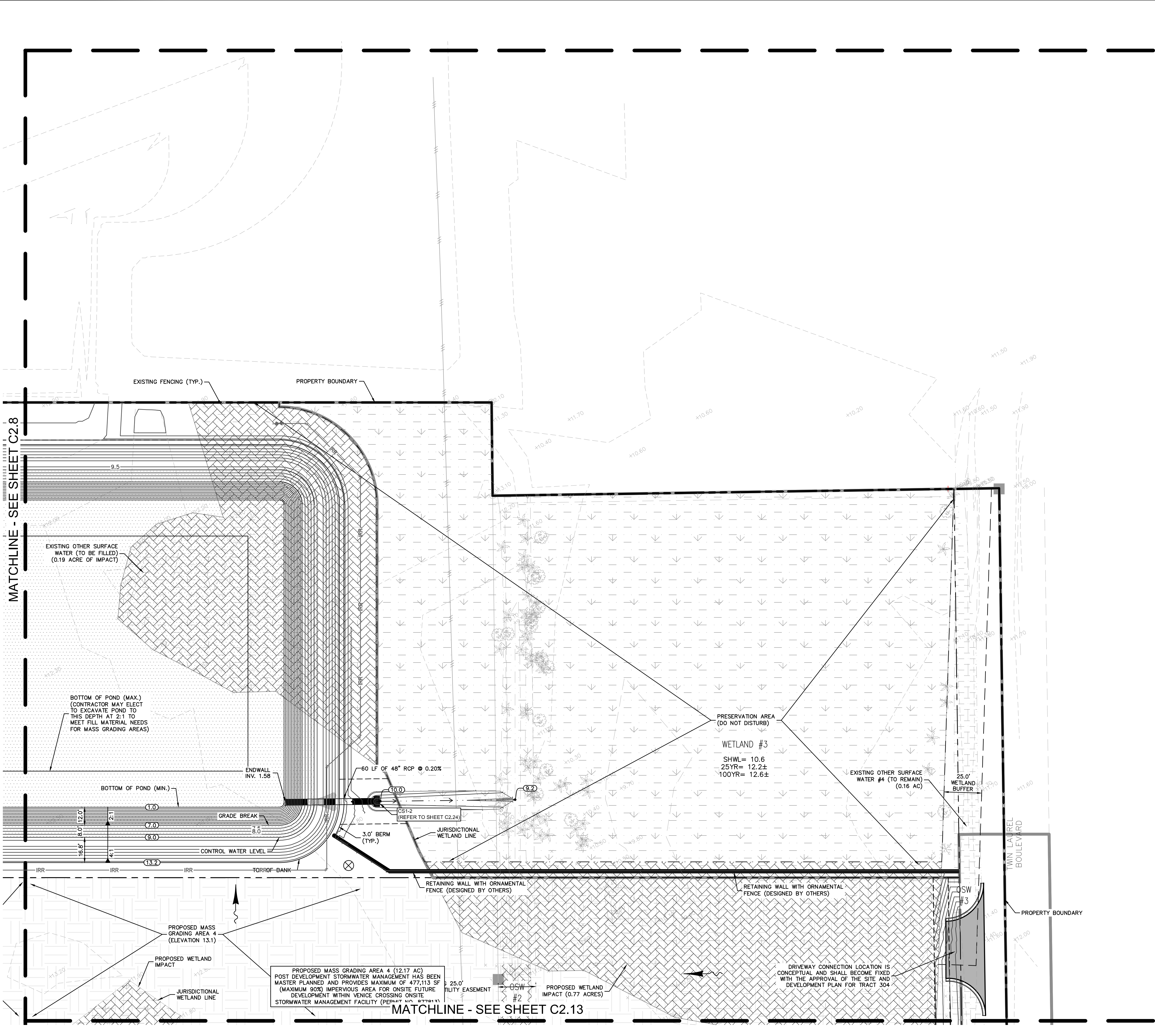
PREPARED FOR
2001 LAUREL LLC

CITY OF VENICE

FLORIDA

SHEET NUMBER
C2.8

Plotted By: Plug, Andrew, Sheet Set: Hurl, Assembly: Phase 0, Date: 2/27/2025, 02:35:54pm, K:\SAR Civil\248135003-Hurl Assembly\Phase 0\248135003-Hurl Paving Grading and Drainage Plan.dwg
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NORTH

GRAPHIC SCALE IN FEET

0 15 30 60

LEGEND

--- EXISTING CONTOUR LINE

--- MINOR BASIN LINE

--- MAJOR BASIN LINE

--- JURISDICTIONAL WETLAND LINE

--- WETLAND BUFFER LINE

--- PROJECT BOUNDARY

EXISTING ASPHALT PAVEMENT

PROPOSED ASPHALT PAVEMENT

CONCRETE SIDEWALK

CRUSHED CONCRETE / SHELL

EXISTING WETLAND TO BE PRESERVED

PROPOSED WETLAND TO BE CREATED

PROPOSED WETLAND/OSW IMPACT

OTHER SURFACE WATER

MASS GRADING AREA EXTENTS

PROPOSED WET DETENTION POND

× XX.XX EXISTING SPOT ELEVATION

● XX.XX PROPOSED PAVED SPOT ELEVATION

○ XX.XX PROPOSED NON PAVED ELEVATION

▶ SLOPE DIRECTION

CR CURB RAMP (PER FDOT INDEX #522)

TEMP. MASS GRADING DRAINAGE DIRECTION

CURB LEGEND

F TYPE "F" CURB RF TYPE "RF" CURB

D TYPE "D" CURB VG TYPE "VG" CURB

T 5' TRANSITION BETWEEN TWO TYPES OF CURBS

- NOTES:**
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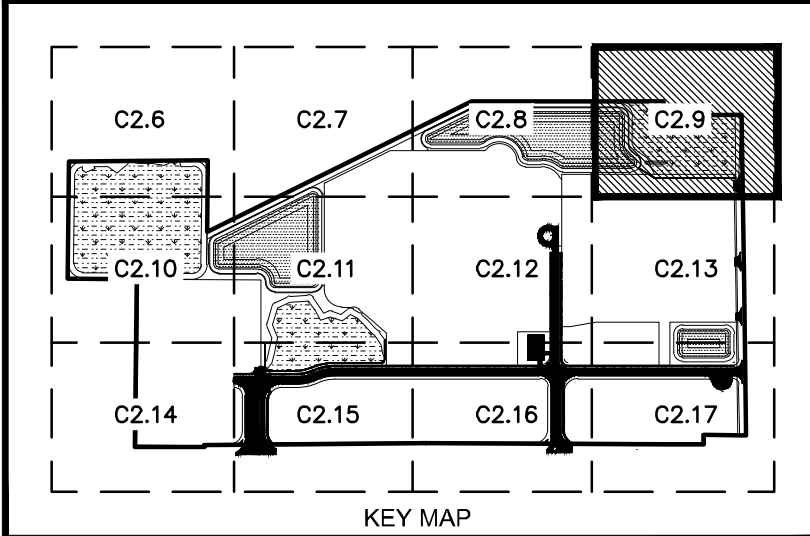
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☒ COV

UP UTIL-REVIEW-23-00008

EPF 877813

PP 23-59PP

PP LS & POND ADJUST

PP COMMERCIAL REVISIONS

2/20/25AJP

No.

COUNTY

SWFWMD

COV

AHJ

PERMIT NUMBERS

8/13/24AJP

REVISIONS

DATE

BY

DRAWING TYPE

Kimley»Horn

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RKC

CHECKED BY

EAJ

DATE

VENICE CROSSING - PHASE 0

PREPARED FOR

2001 LAUREL LLC

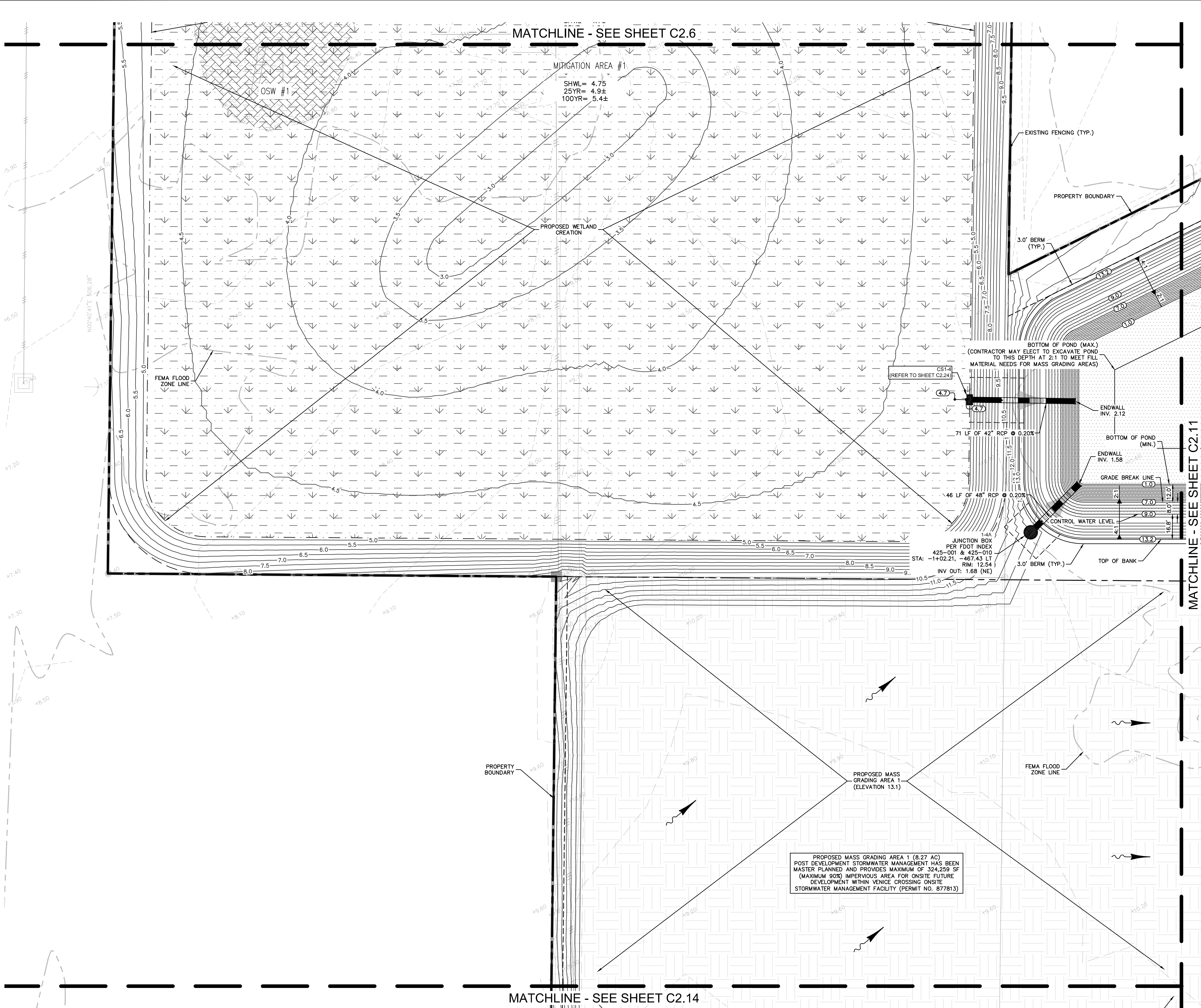
CITY OF VENICE

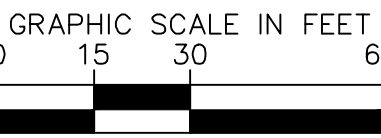
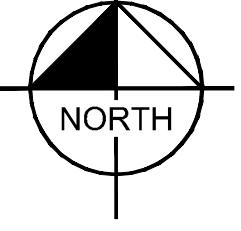
FLORIDA

SHHEET NUMBER

C2.9

Plotted By: ELP, Andrew, Sheet Set: Hurl, Assembly: Phase 0, CAD: PlanSheet, Phase 0, C2.6-C2.17 PAVING GRADING AND DRAINAGE PLAN.dwg
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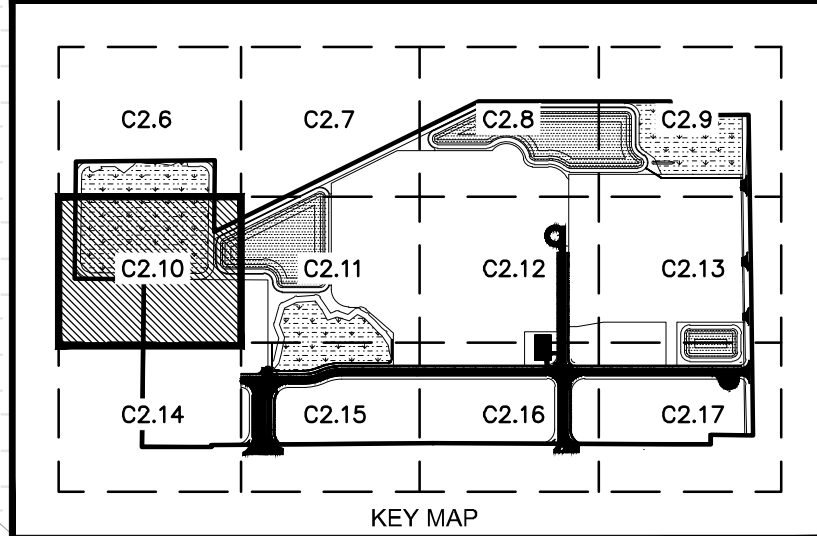

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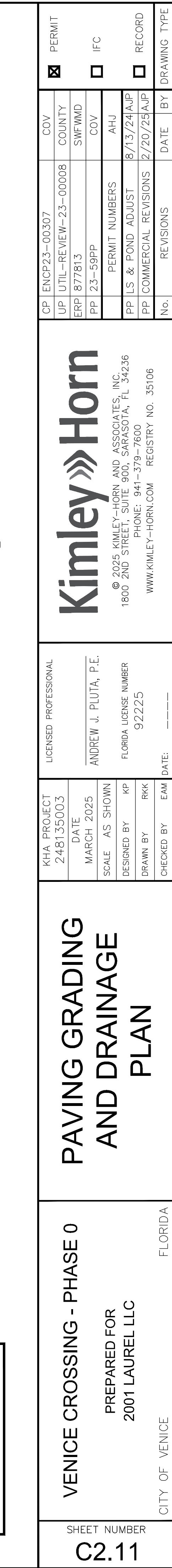
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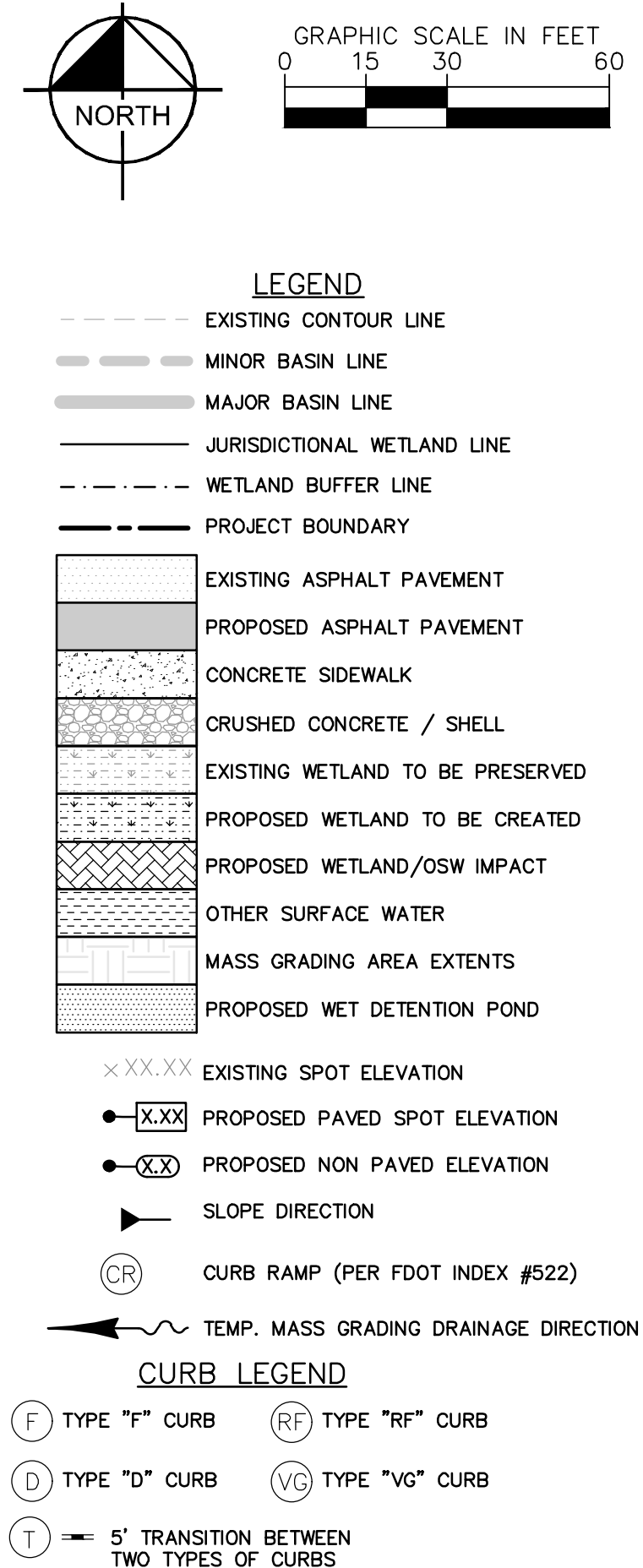
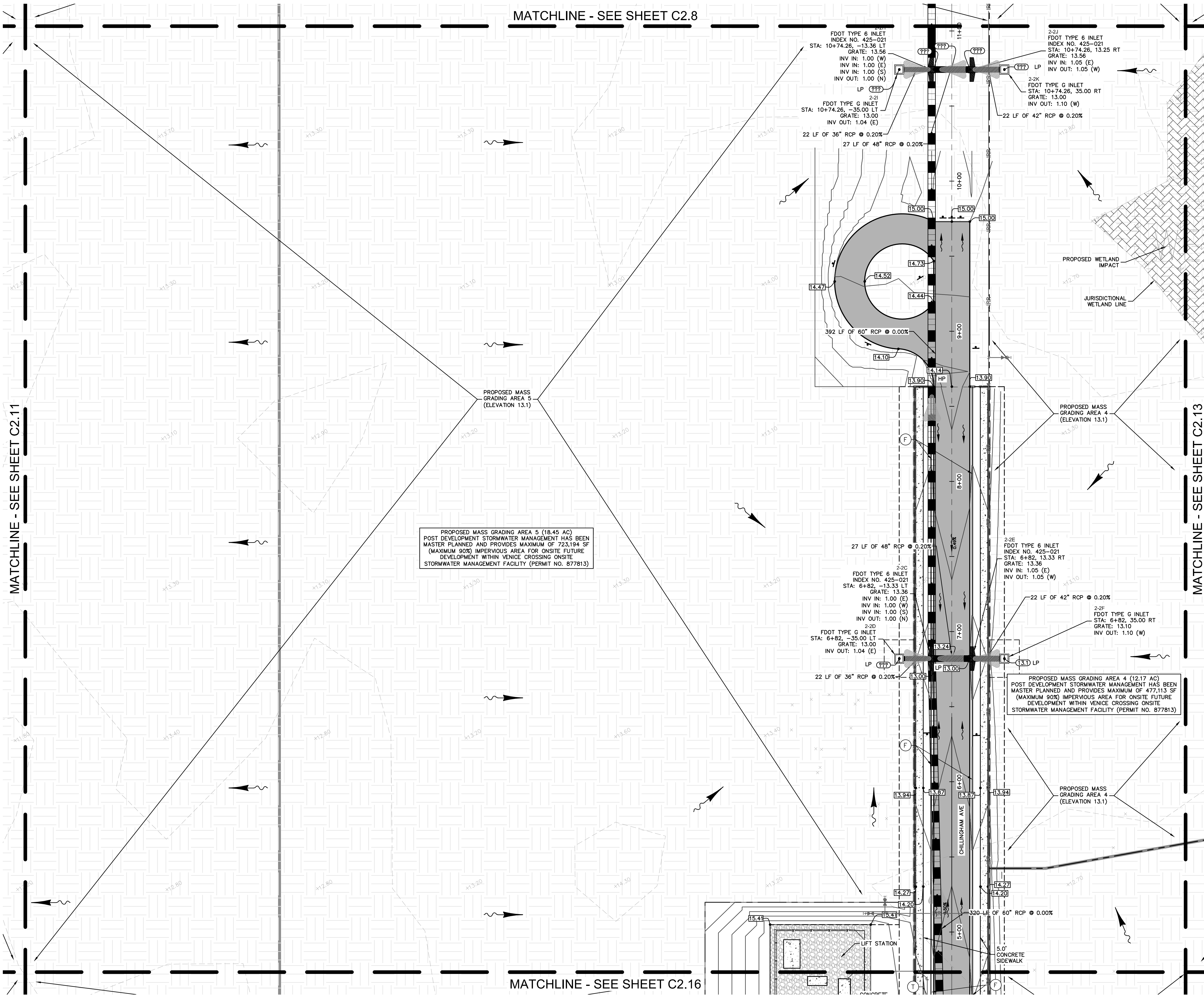


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PP 23-59PP	PERMIT NUMBERS	8/13/24AJP	DATE
PP LS & POND ADJUST	COV	2/20/25AJP	
PP COMMERCIAL REVISIONS	REVISIONS		
No.	BY	DRAWING TYPE	
VENICE CROSSING - PHASE 0			FLORIDA
PREPARED FOR 2001 LAUREL LLC			
SHEET NUMBER C2.10			



MATCHLINE - SEE SHEET C2:11

MATCHLINE - SEE SHEET C2.16



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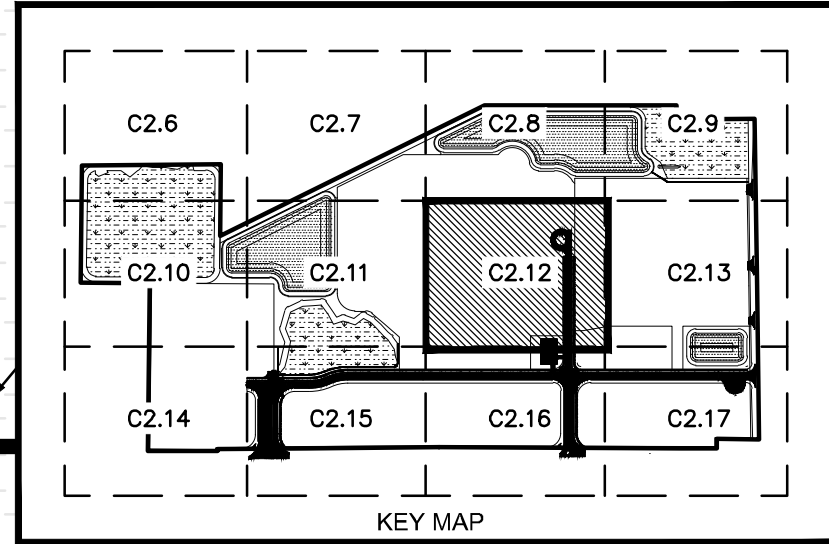
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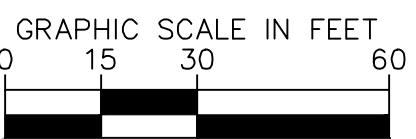
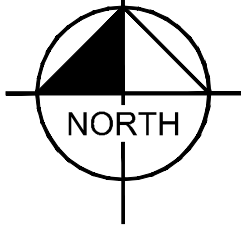
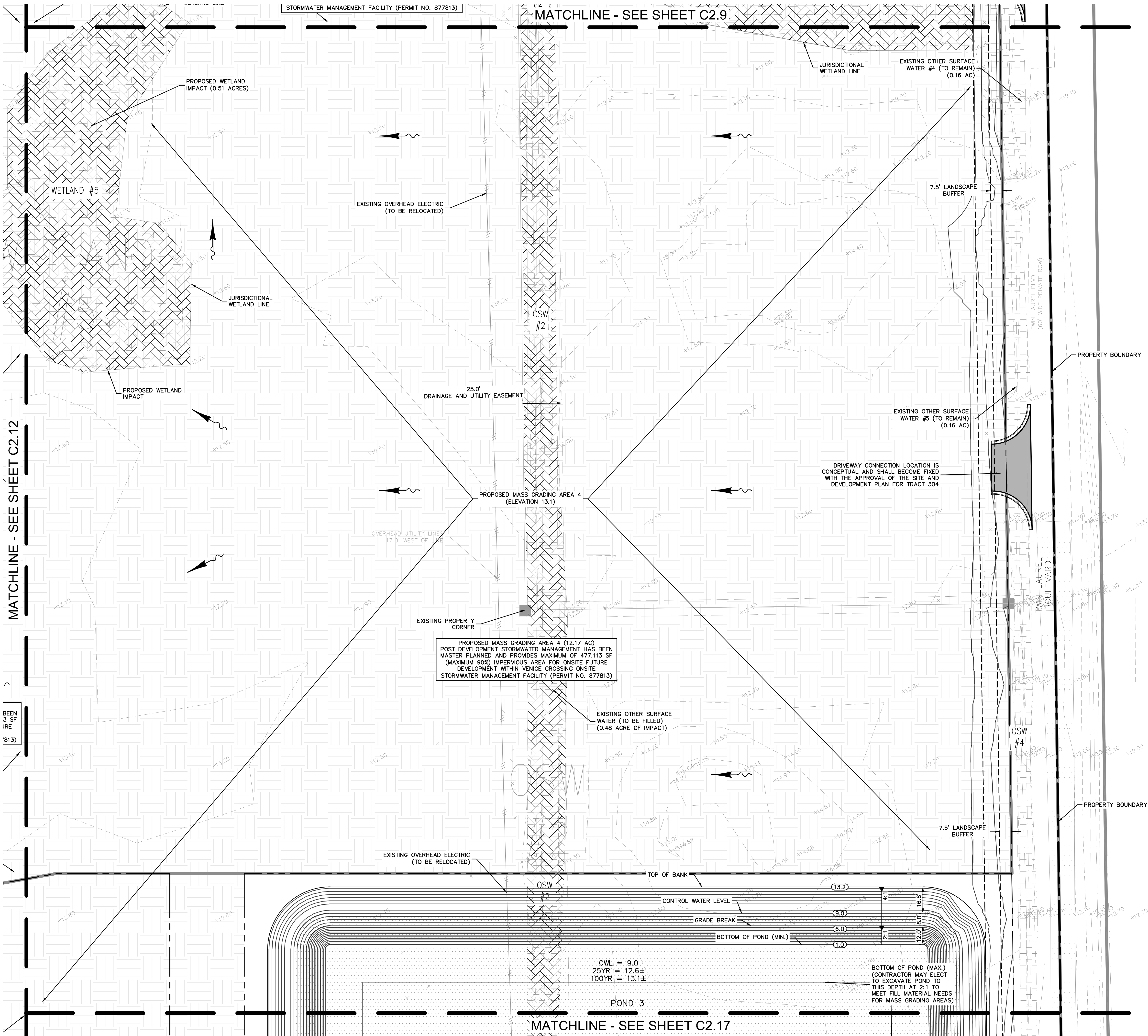


VENICE CROSSING - PHASE 0		PAVING GRADING AND DRAINAGE PLAN		KHA PROJECT 248135003 DATE MARCH 2025 SCALE AS SHOWN DESIGNED BY KP DRAWN BY RKK CHECKED BY EAM DATE: _____		LICENSED PROFESSIONAL ANDREW J. PLUTA, P.E. FLORIDA LICENSE NUMBER 92225		Kimley»»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900, FORT WORTH, TX 76102 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106		CP ENCP23-00307 UP UTIL-REVIEW-23-00008 EPI 877813 PP 23-59PP PERMIT NUMBERS PP LS & POND ADJUST 8/13/24/AJP PP COMMERCIAL REVISIONS 2/20/25/AJP		COV COUNTY SWFWMD COV COV AHJ		PERMIT <input checked="" type="checkbox"/> PERMIT <input type="checkbox"/> IFC <input type="checkbox"/> RECORD	
SHEET NUMBER C2.12		CITY OF VENICE		FLORIDA		No.		REVISIONS		DATE		BY		DRAWING TYPE	

Plotted By: J. Pluta, Andrew, Sheet Set: Hurl Assemblies - Phase 0, Layout: C2.13, March 27, 2025, 02:36:38pm, K:\SAB_CUA\248135003-Hurl Assemblies Phase 0\CAD_PlanSheets\Phase 0\C2.6-C2.17 PAVING GRADING AND DRAINAGE PLAN.dwg
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MATCHLINE - SEE SHEET C2.12

BEEN
3 SF
JRE
'813)



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PAVING GRADING
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SHEET NUMBER
C2.13

VENICE CROSSING - PHASE 0

PREPARED FOR
2001 LAUREL LLC

CITY OF VENICE

FLORIDA

PAVING GRADING
AND DRAINAGE
PLAN

SHEET NUMBER
C2.13

VENICE CROSSING - PHASE 0

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VENICE CROSSING - PHASE 0

PREPARED FOR
2001 LAUREL LLC

CITY OF VENICE

FLORIDA

PAVING GRADING
AND DRAINAGE
PLAN

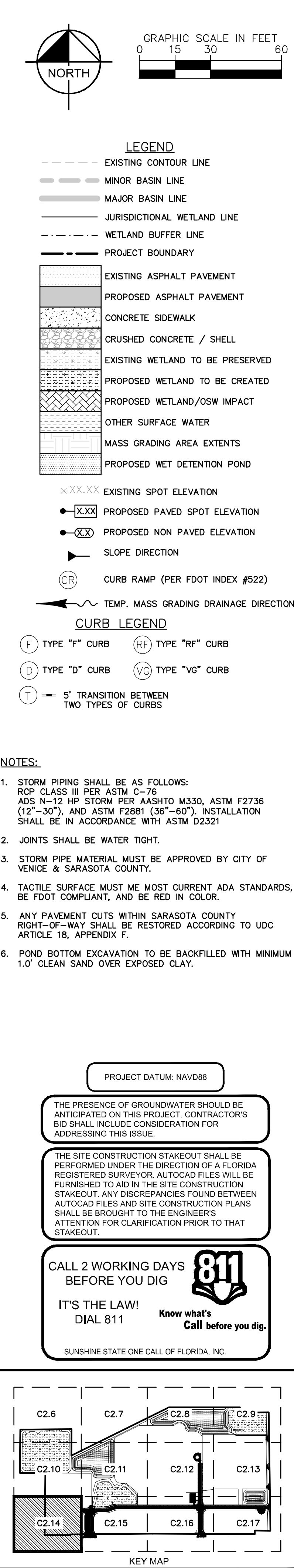
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C2.13

VENICE CROSSING - PHASE 0

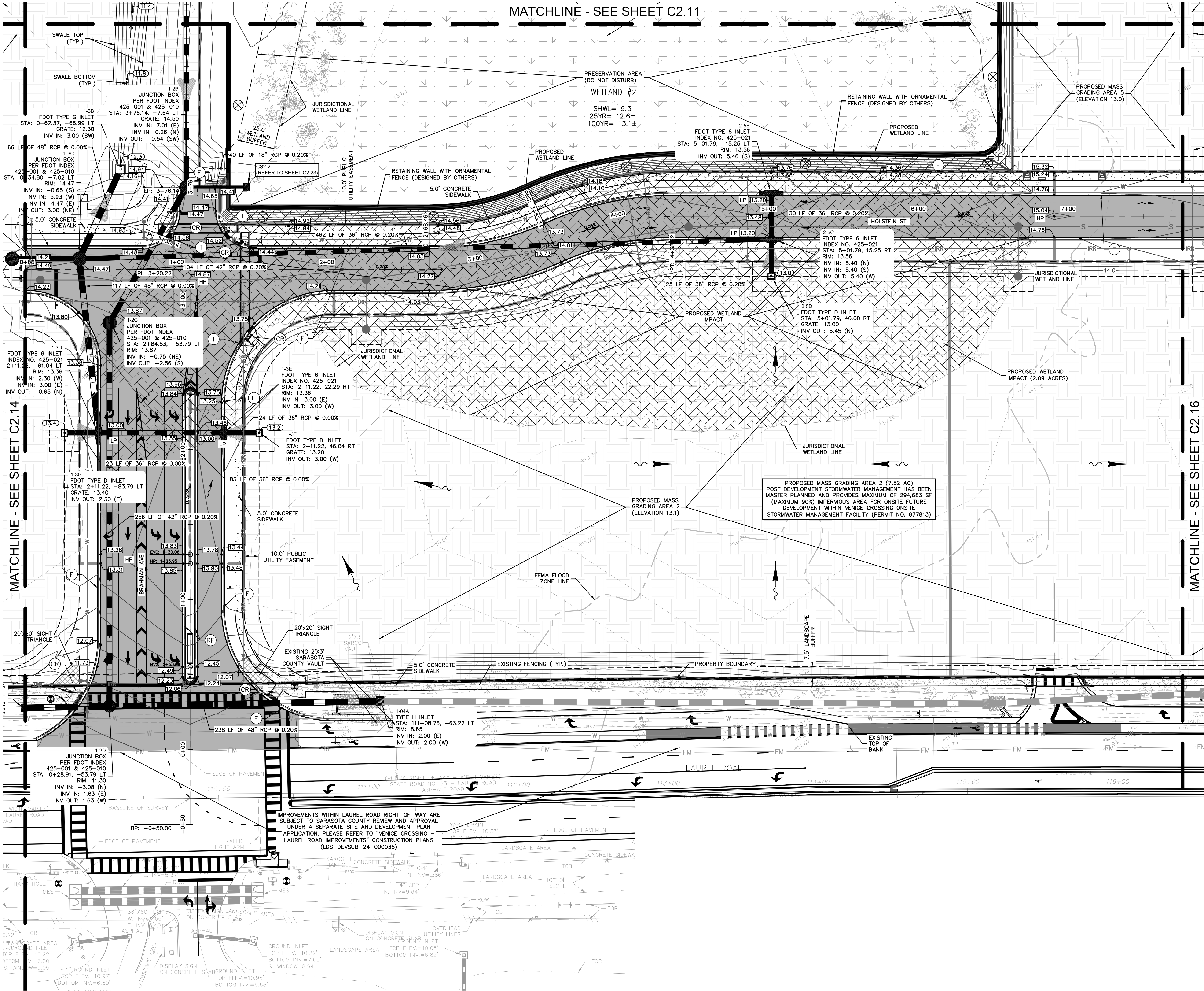
PREPARED FOR
2001 LAUREL LLC

CITY OF VENICE

FL

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Plotted By: Andrew, Andrew, Sheet Set: Venice Crossing - Phase 0, Sheet: C2.15, Date: 02-27-2025, 02:37:02pm, K:\SAB_CAD\248135003-Hurt Assemblies Phase 0\CAD\PlanSheets\Phase 0\C2.6-C2.17 PAVING GRADING AND DRAINAGE PLAN.dwg
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NORTH

GRAPHIC SCALE IN FEET

0 15 30 60

LEGEND

--- EXISTING CONTOUR LINE
--- MINOR BASIN LINE
--- MAJOR BASIN LINE
--- JURISDICTIONAL WETLAND LINE
--- WETLAND BUFFER LINE
--- PROJECT BOUNDARY

EXISTING ASPHALT PAVEMENT
PROPOSED ASPHALT PAVEMENT
CONCRETE SIDEWALK
CRUSHED CONCRETE / SHELL
EXISTING WETLAND TO BE PRESERVED
PROPOSED WETLAND TO BE CREATED
PROPOSED WETLAND/OSW IMPACT
OTHER SURFACE WATER
MASS GRADING AREA EXTENTS
PROPOSED WET DETENTION POND

XX.XX EXISTING SPOT ELEVATION
X.XX PROPOSED PAVED SPOT ELEVATION
O.OO PROPOSED NON PAVED ELEVATION
SLOPE DIRECTION
CR CURB RAMP (PER FDOT INDEX #522)
--- TEMP. MASS GRADING DRAINAGE DIRECTION

CURB LEGEND

F TYPE "F" CURB RF TYPE "RF" CURB
D TYPE "D" CURB VG TYPE "VG" CURB
T 5' TRANSITION BETWEEN TWO TYPES OF CURBS

- NOTES:
- 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 & SARASOTA COUNTY.
 - TACTILE SURFACE MUST ME MOST CURRENT ADA STANDARDS, BE FDOT COMPLIANT, AND BE RED IN COLOR.
 - ANY PAVEMENT CUTS WITHIN SARASOTA COUNTY RIGHT-OF-WAY SHALL BE RESTORED ACCORDING TO UDC ARTICLE 18, APPENDIX F.
 - POND BOTTOM EXCAVATION TO BE BACKFILLED WITH MINIMUM 1.0' CLEAN SAND OVER EXPOSED CLAY.

PROJECT DATUM: NAVD88

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

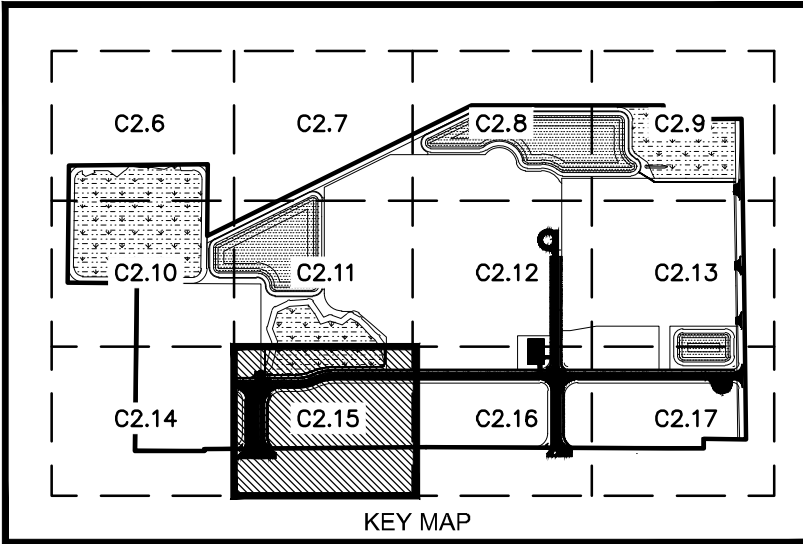
THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR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

CALL 2 WORKING DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



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SWFWD

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No.

ENG23-00307

UTL-REVIEW-23-00008

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23-59PP

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2/20/25

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REVISIONS

DATE

BY

DRAWING TYPE

Kimley»Horn

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1800 2ND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL

ANDREW J. PLUTA, P.E.

FLORIDA LICENSE NUMBER

92225

KHA PROJECT

248135003

DATE

MARCH 2025

SCALE

AS SHOWN

DESIGNED BY

KP

DRAWN BY

RKC

CHECKED BY

EAM

DATE:

VENICE CROSSING - PHASE 0

PAVING GRADING AND DRAINAGE PLAN

PREPARED FOR

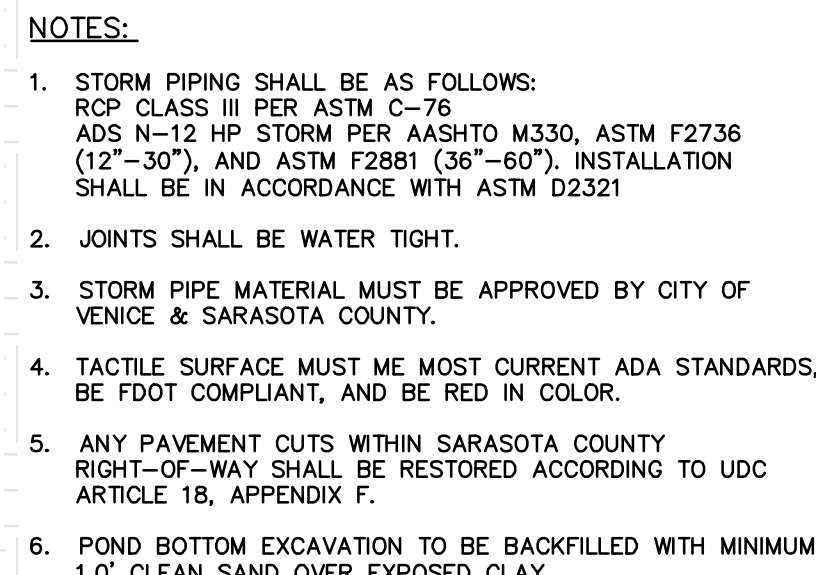
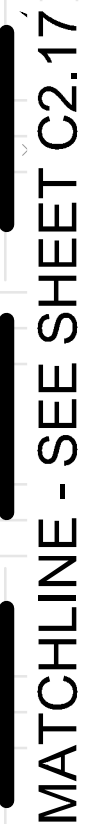
2001 LAUREL LLC

CITY OF VENICE

FLORIDA

SHEET NUMBER

C2.15



PROJECT DATUM: NAVD88


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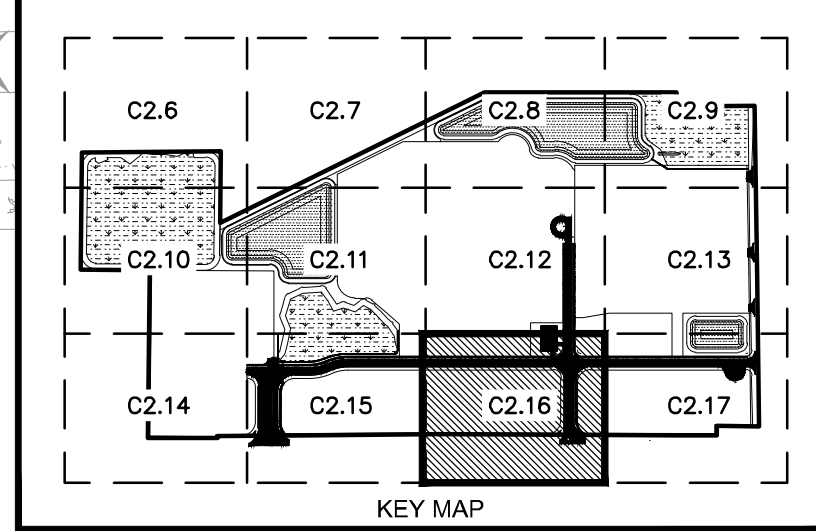
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IT'S THE LAW!
DIAL 811

Know what's
Call before you dig.



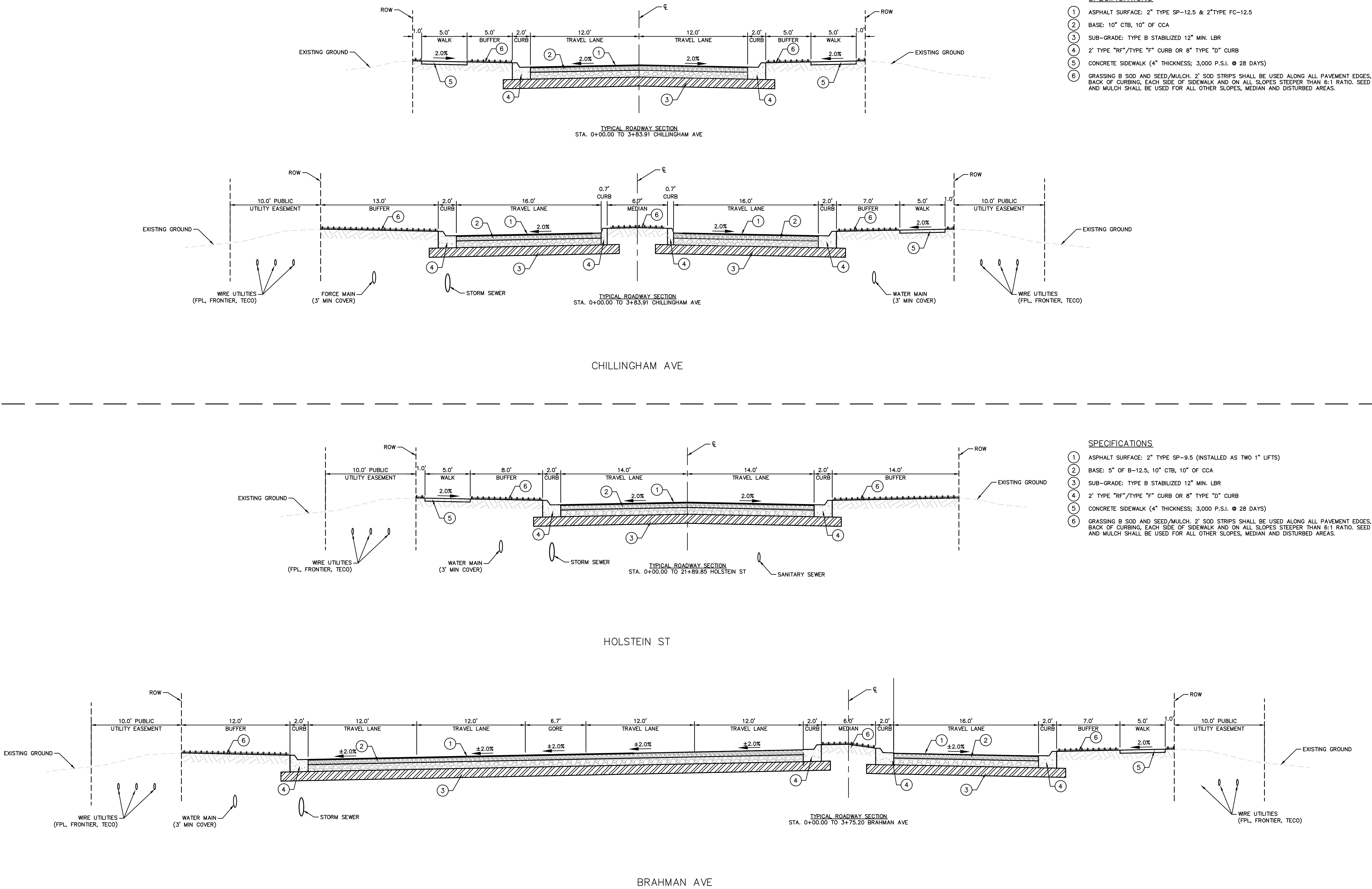
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



	CITY OF VENICE	SHEET NUMBER C2.16	VENICE CROSSING - PHASE 0 PREPARED FOR 2001 LAUREL LLC	PAVING GRADING AND DRAINAGE PLAN	KHA PROJECT 248135003 DATE MARCH 2025 SCALE AS SHOWN DESIGNED BY KP DRAWN BY RKG CHECKED BY EAM	LICENSED PROFESSIONAL <u>ANDREW J. PUTTA, P.E.</u> FLORIDA LICENSE NUMBER 92225 DATE: -----	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	CP ENCP23--00307 UP UTIL--REVIEW--23--00008 RP 877813 PP 23--59PP PERMIT NUMBERS AHJ PP LS & POND ADJUST 8/13/24(AJP) PP COMMERCIAL REVISIONS 2/20/25(AJP)	COV COUNTY SWFWMD COV COV NO. DATE REVISONS DATE IBY DRAWING TYPE	<input checked="" type="checkbox"/> PERMIT <input type="checkbox"/> FC <input type="checkbox"/> RECORD
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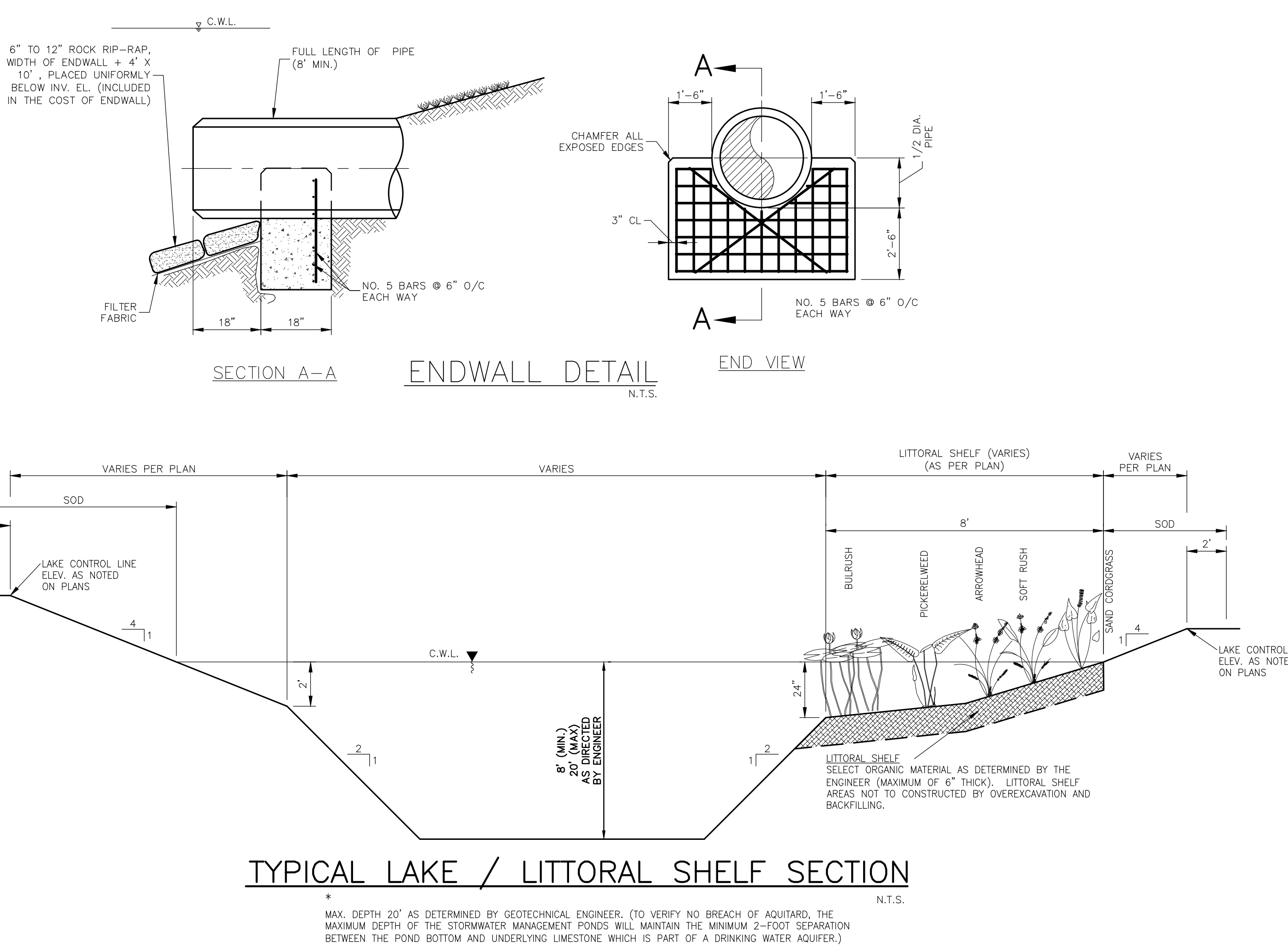
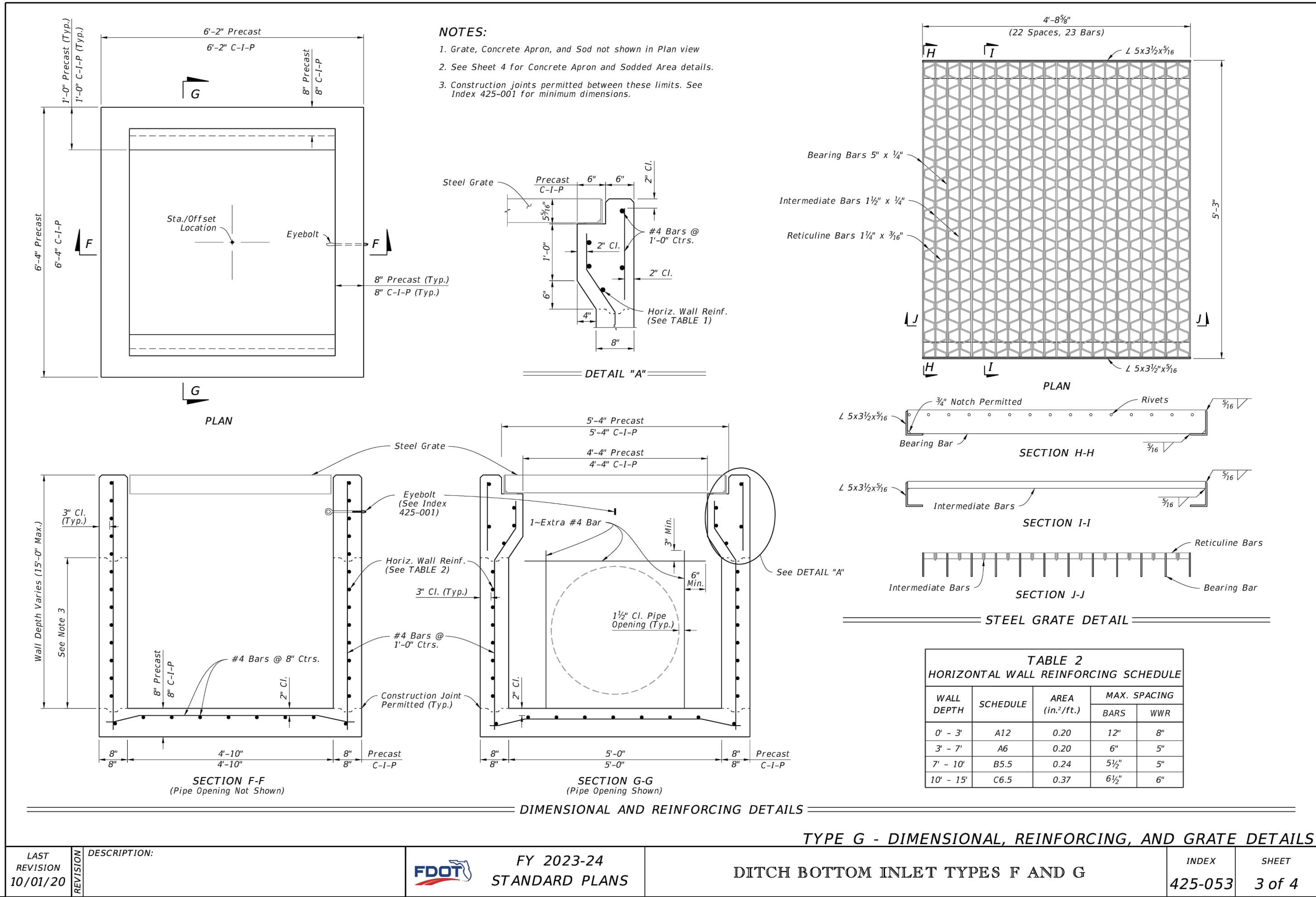
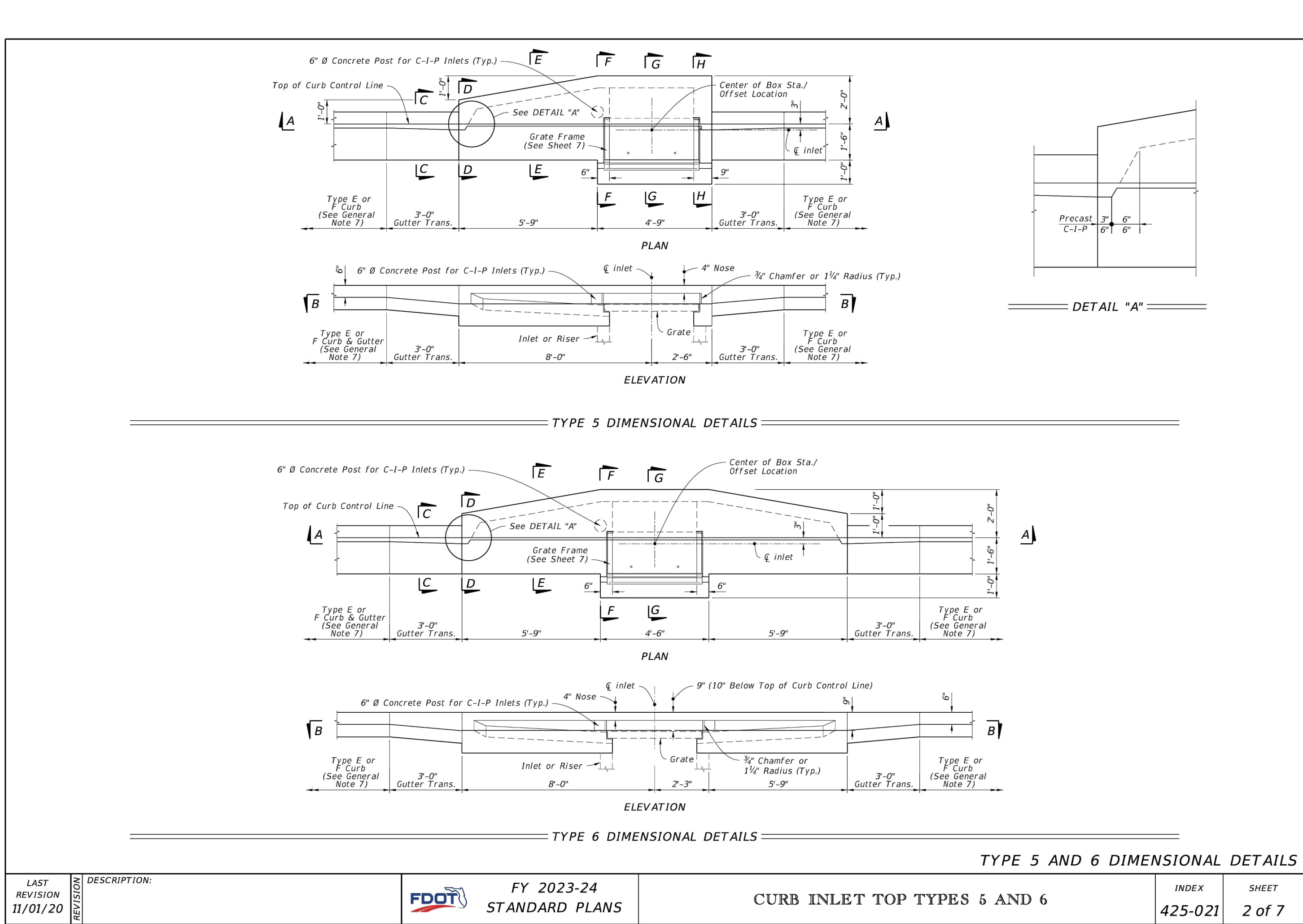
	CITY OF VENICE	FLORIDA	SHEET NUMBER C2.18	VENICE CROSSING - PHASE 0 PREPARED FOR 2001 LAUREL LLC	PERIMETER SECTIONS	KHA PROJECT 248135003 DATE MARCH 2025 SCALE AS SHOWN DESIGNED BY KP DRAWN BY RKC CHECKED BY EAM DATE:	LICENSED PROFESSIONAL ANDREW J. PLUTA, P.E. FLORIDA LICENSE NUMBER 92225	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-379-7800 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	CP ENCP23--00307 UP UTIL--REVIEW--23--00008 ERP 877813 PP 23--59PP PERMIT NUMBERS AHJ PP L.S. & POND ADJUST 8/13/24/MP PP COMMERCIAL REVISIONS 12/20/23A/J.P.	COV COUNTY SWF MMD GOV GOV PERMIT NUMBERS AHJ L.S. & POND ADJUST 8/13/24/MP COMMERCIAL REVISIONS 12/20/23A/J.P.	COV COUNTY SWF MMD GOV GOV PERMIT NUMBERS AHJ L.S. & POND ADJUST 8/13/24/MP COMMERCIAL REVISIONS 12/20/23A/J.P.	PERMIT <input checked="" type="checkbox"/> IFC <input type="checkbox"/> RECORD <input type="checkbox"/> DRAWING TYPE
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Plotted By: Pluta, Andrew Sheet Set: Hurt Assemblies - Phase 0 - Layout: C2.20 TYPICAL ROADWAY SECTIONS March 27, 2025 02:37:57pm K:\SAR_Civil\248135003-Hurt Assemblies\Phase 0\C2.20 TYPICAL SECTIONS.dwg
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VENICE CROSSING - PHASE 0		CITY OF VENICE		FLORIDA	
SHEET NUMBER		C2.20			
PREPARED FOR		2001 LAURELL LLC			
TYPICAL ROADWAY SECTIONS		KHA PROJECT		24813500.3	
DATE		MARCH 2025			
SCALE		AS SHOWN			
DESIGNED BY		KP			
DRAWN BY		RKC			
CHECKED BY		EAM			
LICENSED PROFESSIONAL		ANDREW J. PLUTA, P.E.			
FLORIDA LICENSE NUMBER		92225			
WWW.KIMLEY-HORN.COM		REGISTRY NO. 35106			
PHONE: 941-379-7600					
1800 2ND STREET, SUITE 900, SARASOTA, FL 34236					
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Kimley»Horn					
CP ENP23-00307		COV		PERMIT	
UP UTIL-REVIEW-23-00008		COUNTY		<input checked="" type="checkbox"/>	
EPE 877813		SWFWMD		<input type="checkbox"/>	
PPI 23-59PP		COV		IFC	
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No.		REVISIONS		DATE	
BY		DATE		DRAWING TYPE	

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COV

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COUNTY

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UP: UTIL-REVIEW-23-00008

IFC

☐

COV

EPE: 877813

RECORD

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COV

PPI: 23-59PP

DATE

8/13/24

REVISIONS

2/20/25

BY

PP

COMMERCIAL REVISIONS

8/13/24

DATE

8/13/24

REVISIONS

2/20/25

BY

PP

COMMERCIAL REVISIONS

8/13/24

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WWW.KIMLEY-HORN.COM

REGISTRY NO. 35106

LICENSED PROFESSIONAL

ANDREW J. PLUTA, P.E.

FLORIDA LICENSE NUMBER

92225

KHA PROJECT

248135003

DATE

MARCH 2025

SCALE

AS SHOWN

DESIGNED BY

KP

DRAWN BY

RKK

CHECKED BY

DATE

VENICE CROSSING - PHASE 0

PREPARED FOR

2001 LAUREL LLC

CITY OF VENICE

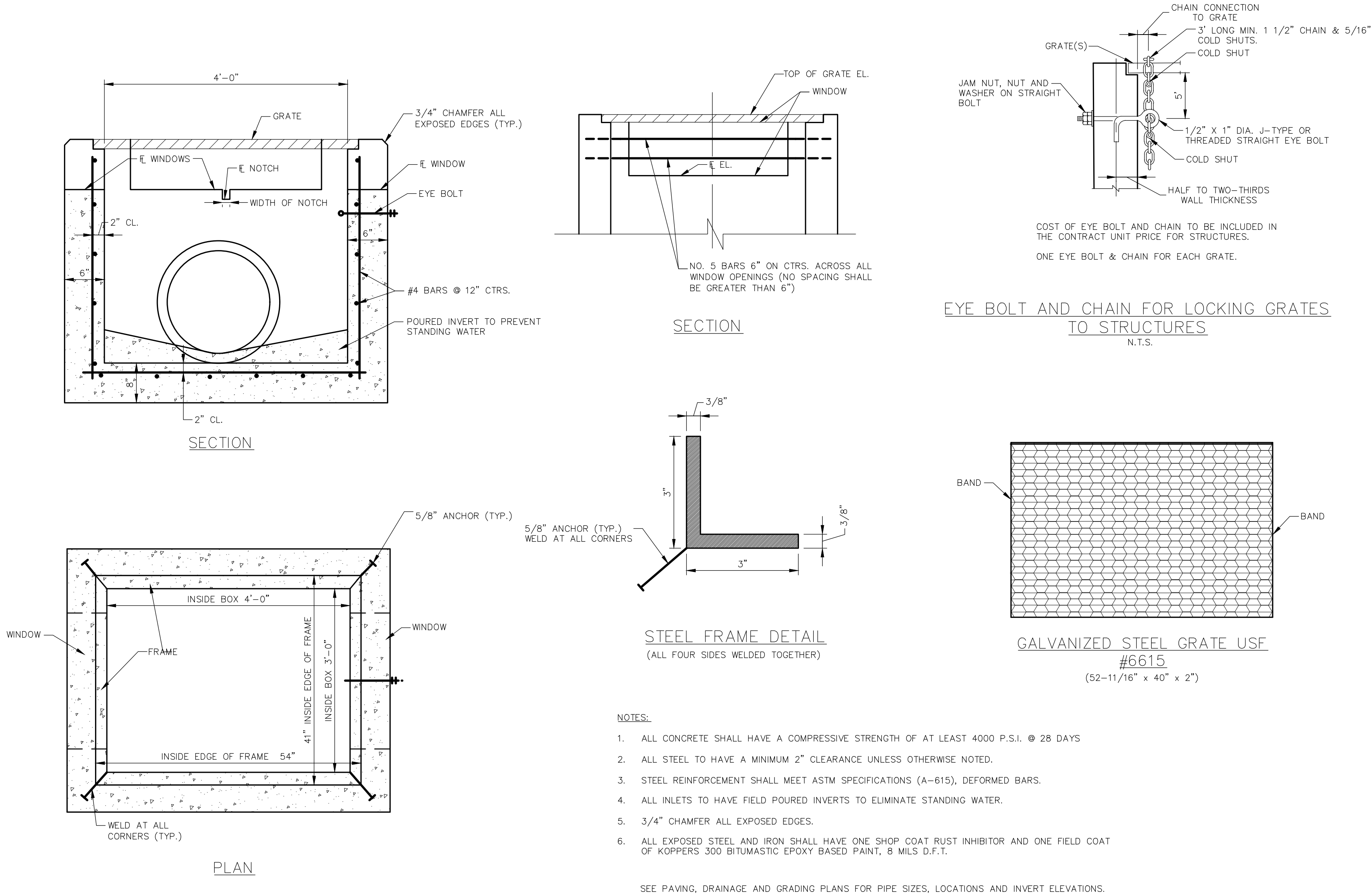
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SHEET NUMBER

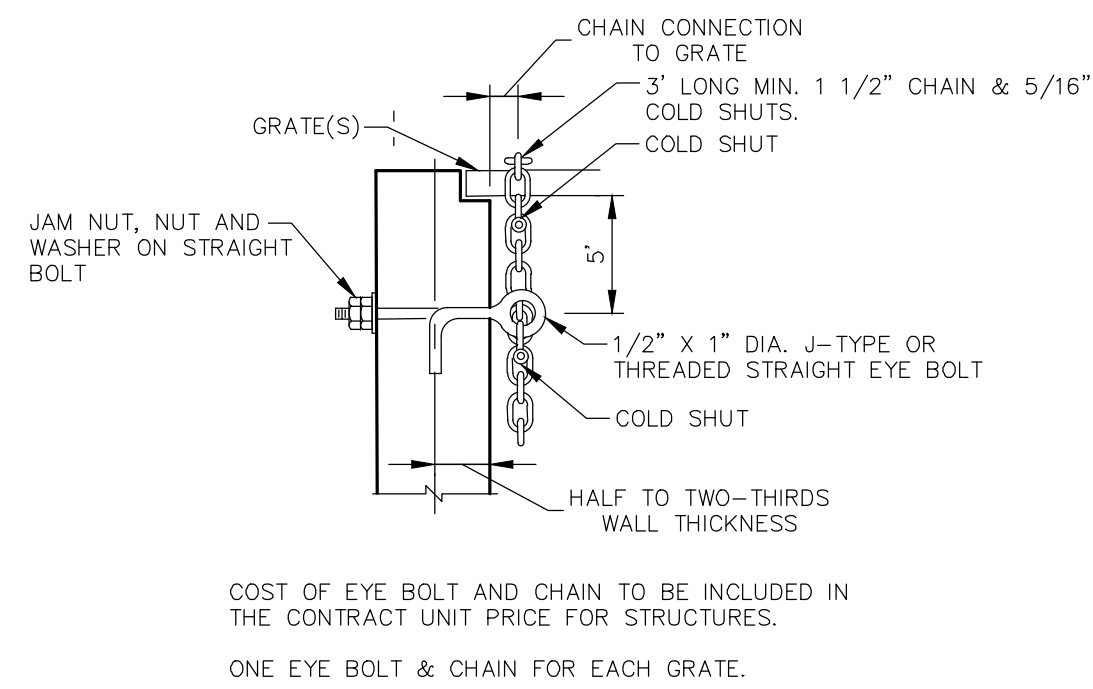
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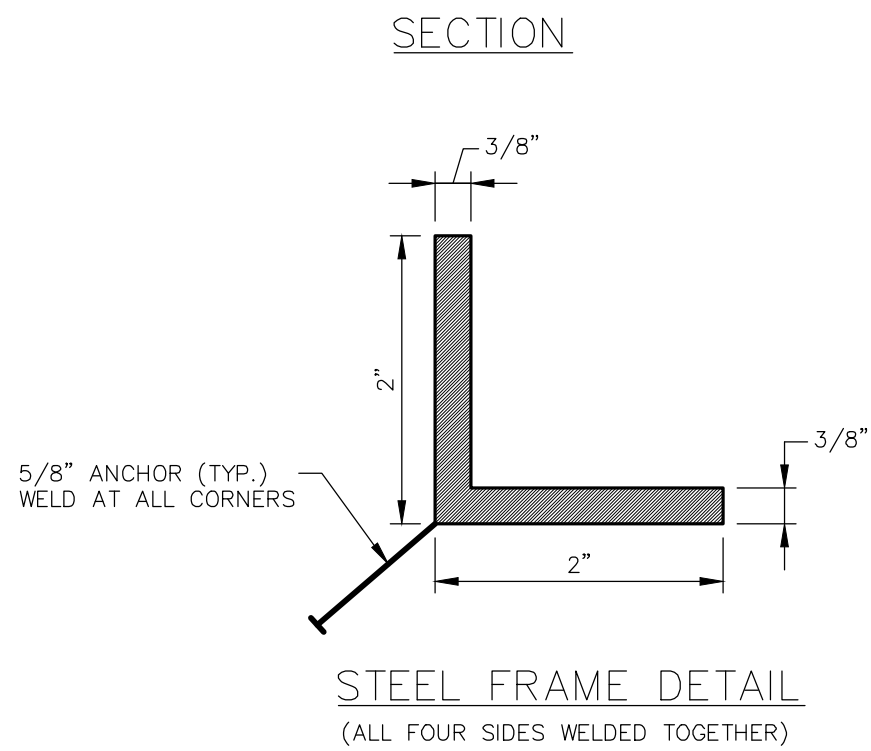
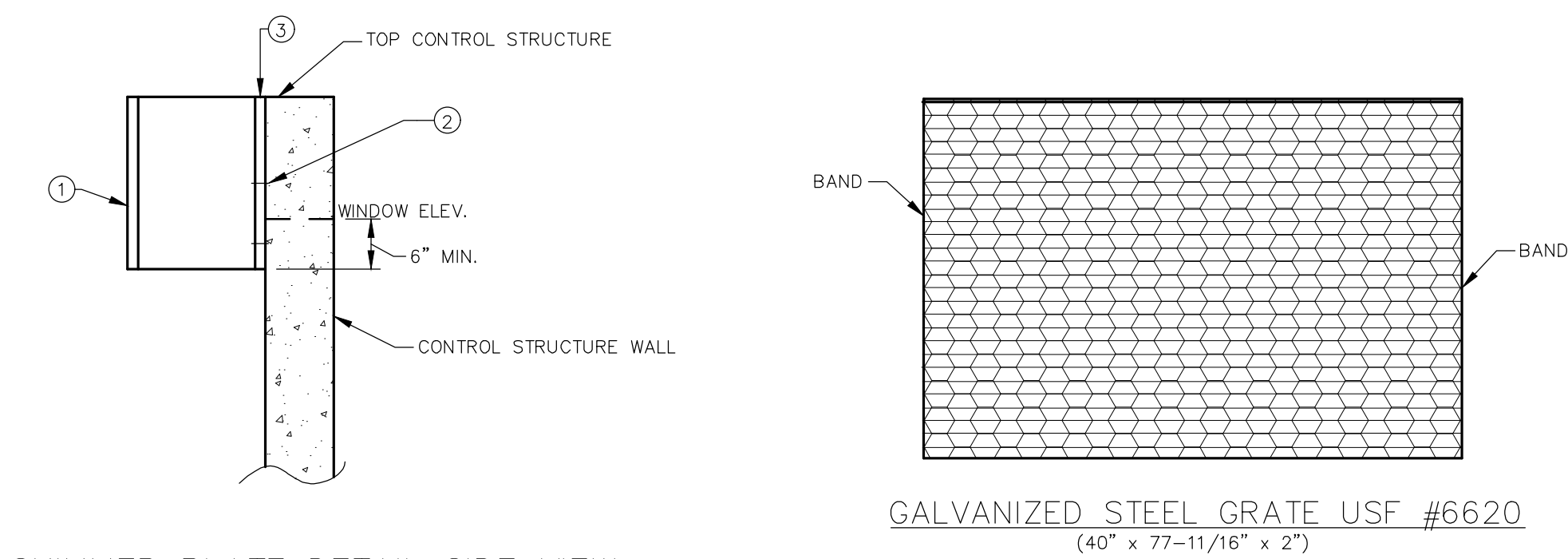
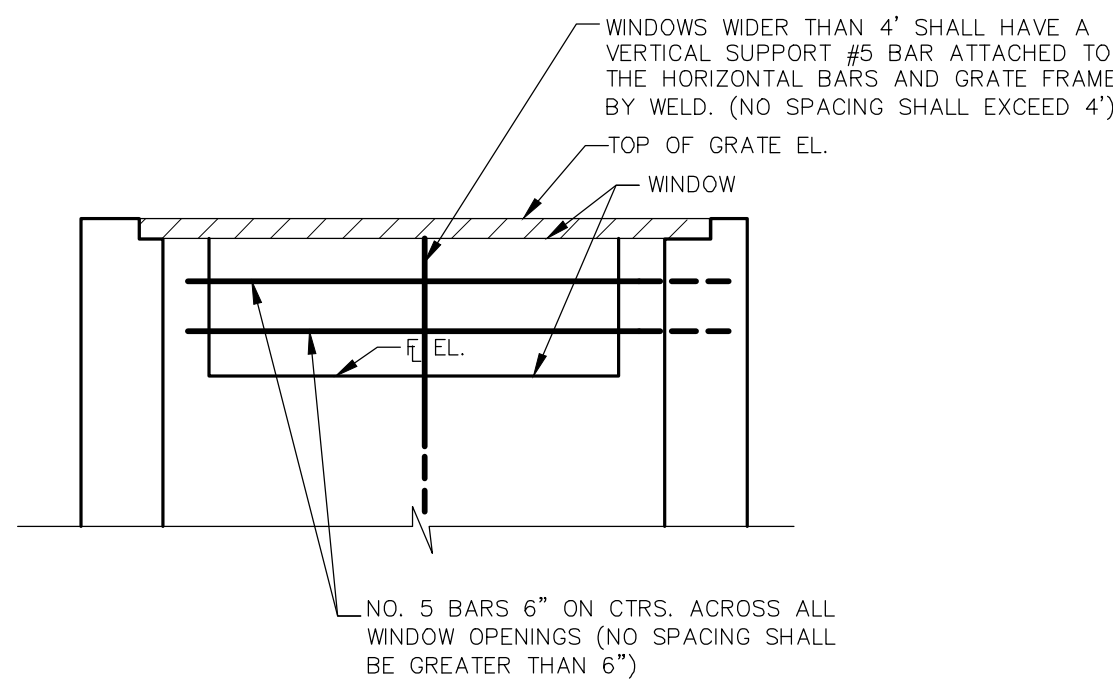
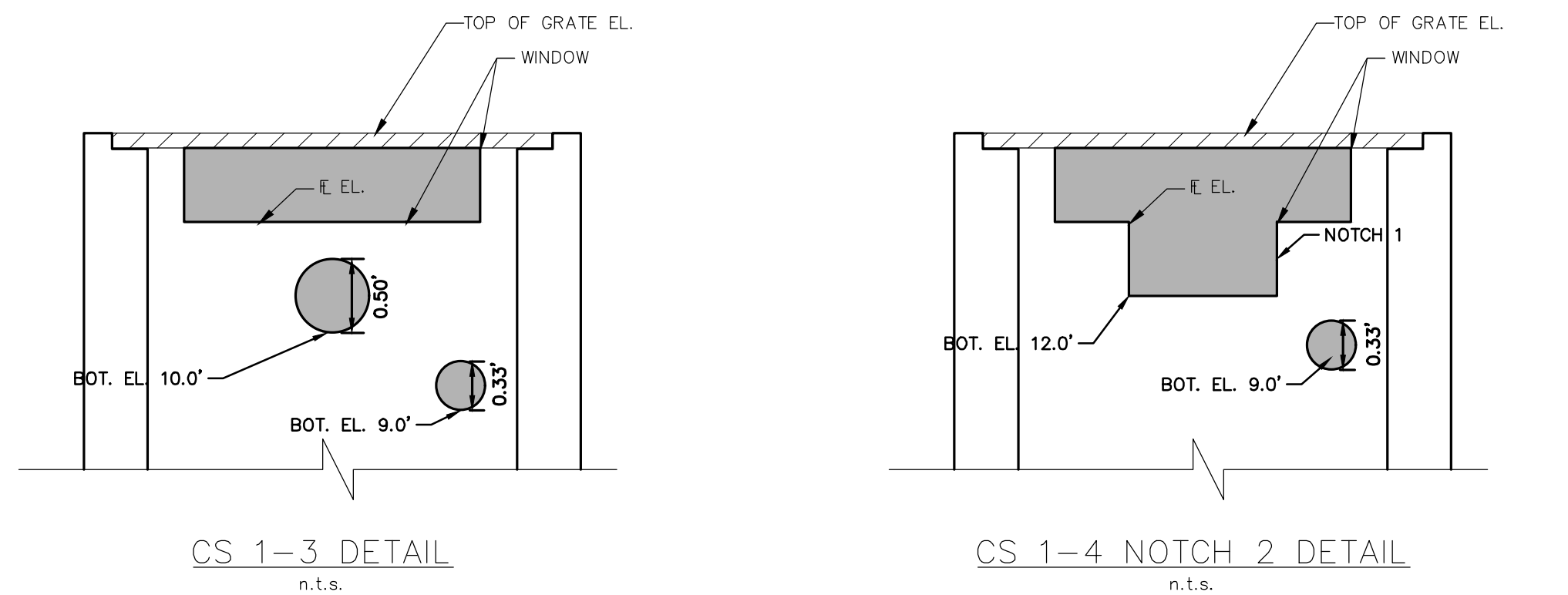
STRUCTURE TABLE																	
CONTROL STRUCTURE NO.	TOP OF STRUCTURE / GRATE ELEV. (FT)	FLOWLINE WINDOW ELEV. (FT)	RECTANGULAR WIER SIZE (SLOT) (FT)				NOTCH 1 ELEV. (FT)	NOTCH 1 WIDTH (FT)	NOTCH 1 HEIGHT (FT)	NOTCH 2 ELEV. (FT)	NOTCH 2 WIDTH (FT)	NOTCH 2 HEIGHT (FT)	PIPE SIZE / TYPE (IN)	OUTFALL PIPE INVERT (FT)	SKIMMER? YES / NO	BUBBLER? YES / NO	SPECIAL COMMENT
			FRONT	REAR	SIDES	TOTAL											
CS 2-2	13.3						9.3	0.33*					18.0	7.09	N	N	*ORIFACE
(RECORD DATA)																	
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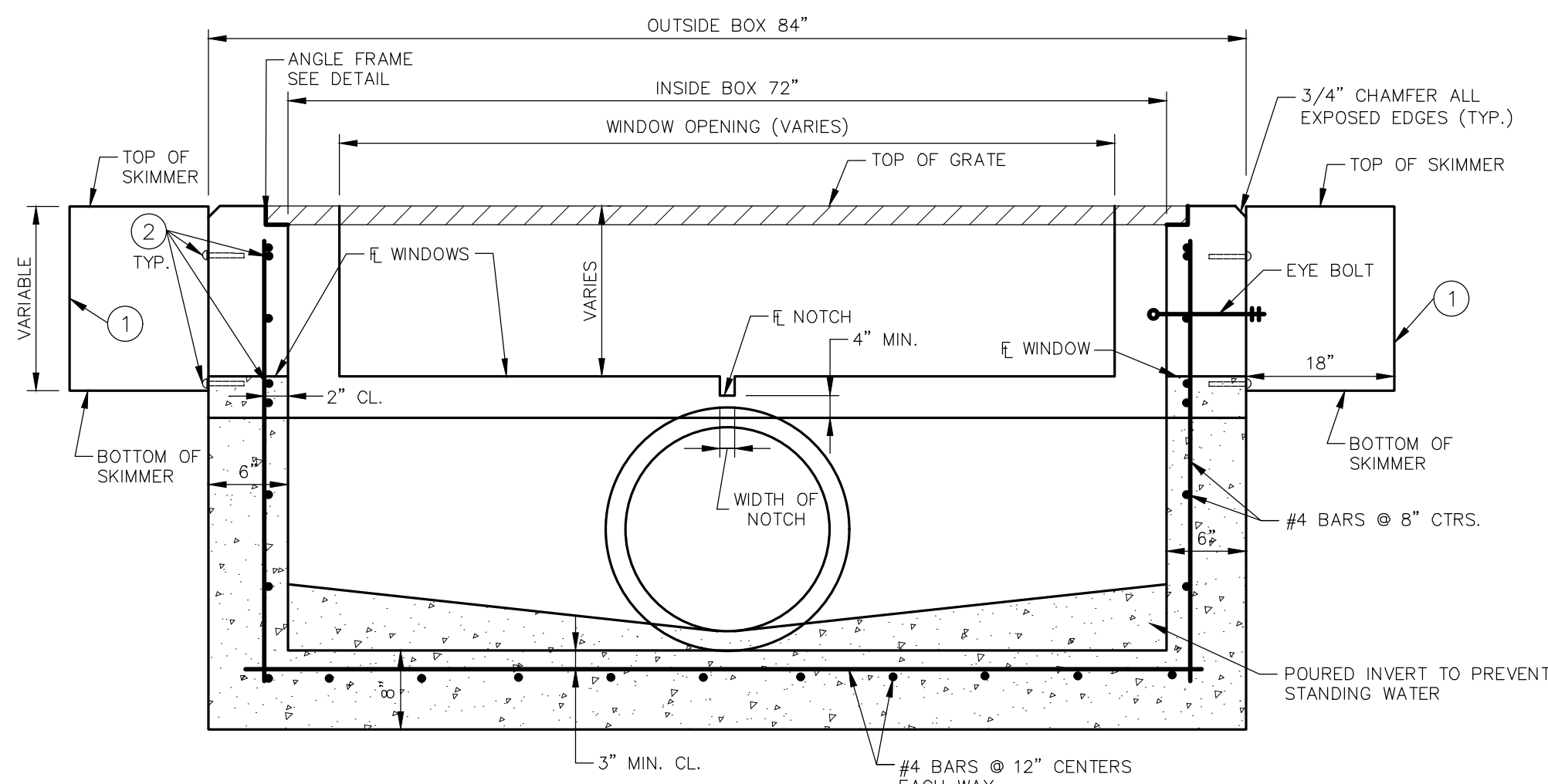
VENICE CROSSING - PHASE 0 PREPARED FOR 2001 LAUREL LLC	FLORIDA CITY OF VENICE	SHEET NUMBER C2.23	KIMLEY»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM										LICENSED PROFESSIONAL ANDREW J. PLUTA, P.E. FLORIDA LICENSE NUMBER 92225		KHA PROJECT 24813500.3 DATE MARCH 2025 SCALE AS SHOWN DESIGNED BY KP DRAWN BY RKK CHECKED BY EAM		PERMIT <input checked="" type="checkbox"/> PERMIT <input type="checkbox"/> IFC <input type="checkbox"/> RECORD	
			COV	COUNTY	SWFWD	COV	AHJ	PERMIT NUMBERS	DATE	BY	DRAWING TYPE							
			ENGP23-00307	UP	UTIL-REVIEW-23-00008	EPF 877813	PP 23-59PP	PERMIT NUMBERS	8/13/24AJP	2/20/25AJP	REVISIONS	No.						
			COV	COUNTY	SWFWD	COV	AHJ	PERMIT NUMBERS	DATE	BY	DRAWING TYPE							

[illegible]

EYE BOLT AND CHAIN FOR LOCKING GRATES TO STRUCTURES N.T.S.



ALL BUBBLER BOXES SHALL HAVE AN INSIDE BOTTOM ELEVATION 18" BELOW PIPE INVERT. THE CONTRACTOR IS REQUIRED TO PROTECT THESE SUMPS AND PIPES FROM DEBRIS AND SILTATION. ALL PIPES AND SUMPS SHALL BE FREE OF DEBRIS AND SILTATION AT FINAL PROJECT ACCEPTANCE. DO NOT POUR INVERTS IN BUBBLER BOXES.



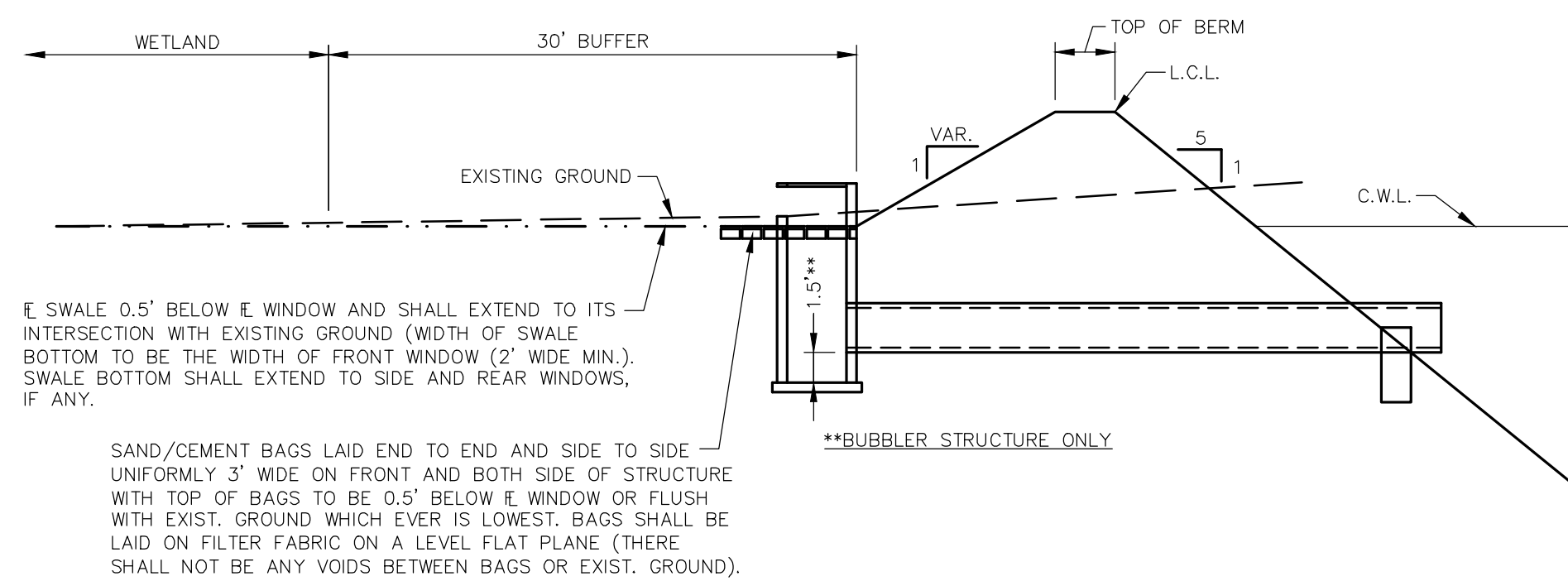
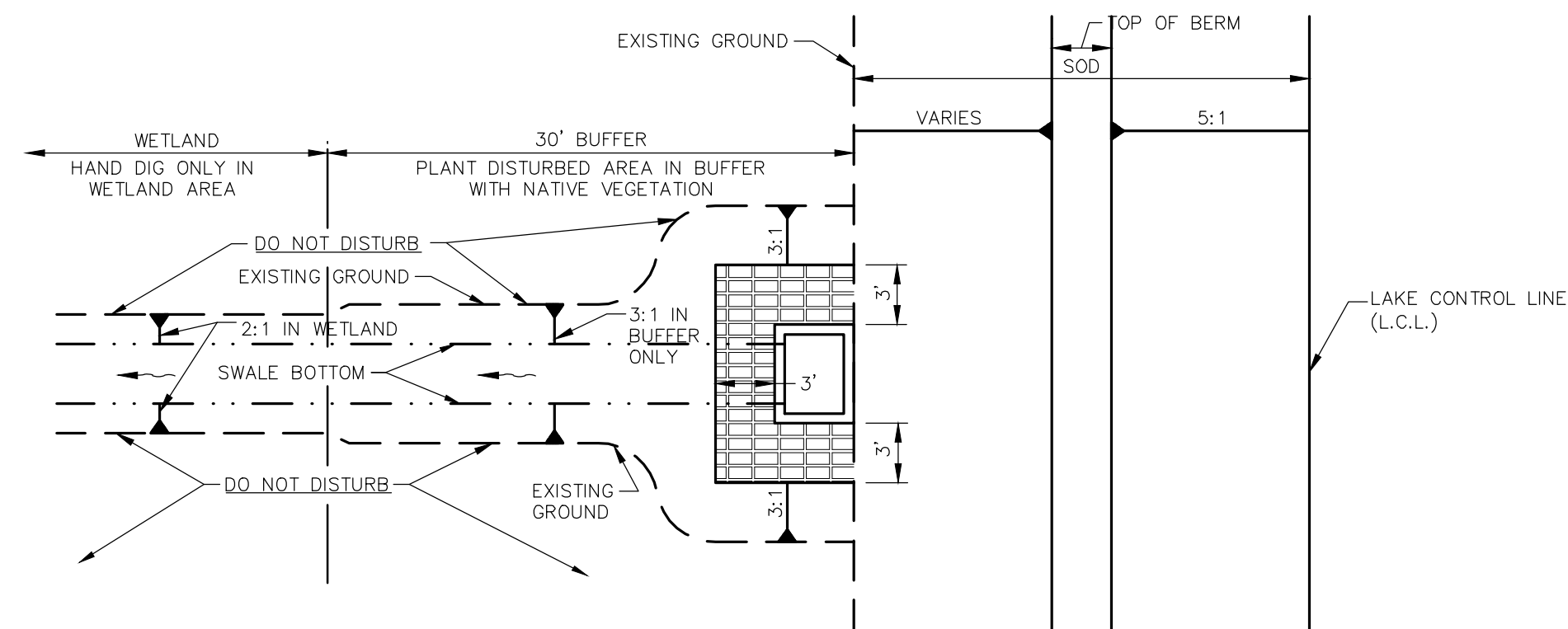
NOTES:

1. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4000 P.S.I. @ 28 DAYS.
2. ALL STEEL TO HAVE A MINIMUM 2" CLEARANCE UNLESS OTHERWISE NOTED.
3. STEEL REINFORCEMENT SHALL MEET ASTM SPECIFICATIONS (A-615), DEFORMED BARS
4. ALL INLETS TO HAVE FIELD POURED INVERTS TO ELIMINATE STANDING WATER.
5. 3/4" CHAMFER ALL EXPOSED EDGES.
6. ALL EXPOSED STEEL AND IRON SHALL HAVE ONE SHOP COAT RUST INHIBITOR AND ONE FIELD COAT OF KOPPERS 300 BITUMASTIC EPOXY BASED PAINT, 8 MILS D.F.T.

- ① 1/4" THICK ALUMINUM FABRICATED SKIMMER PLATE WITH OPEN TOP AND BOTTOM.
- ② 3/8" DIAMETER STAINLESS STEEL EXPANSION ANCHORS, 3" LONG (MIN.) WITH STAINLESS STEEL WASHERS AND NUTS. THREE REQUIRED EACH SIDE OF SKIMMER.
- ③ 3/16" THICK NEOPRENE GASKET BETWEEN SKIMMER AND CONCRETE.
- ④ THE LARGE WINDOWS WILL REQUIRE A STIFFENER TOP AND BOTTOM ON THE LONG FRONT SIDE SKIMMER. THIS MAY BE AN ANGLE BAR OF LIKE MATERIAL USED FOR SKIMMER, WELDED TO SKIMMER PLATE FACE. DO NOT MIX MATERIALS.
- ⑤ SKIMMER LONGER THAN 4 FEET WILL REQUIRE BRACES, BOTH AT TOP AND BOTTOM TO SKIMMER TO THE CONTROL STRUCTURE. NO SPACING SHALL EXCEED 4 FEET WITHOUT A BRACE.

SEE PAVING, DRAINAGE AND GRADING PLANS FOR PIPE SIZES,
LOCATIONS AND INVERT ELEVATIONS

MEDIUM CONTROL STRUCTURE

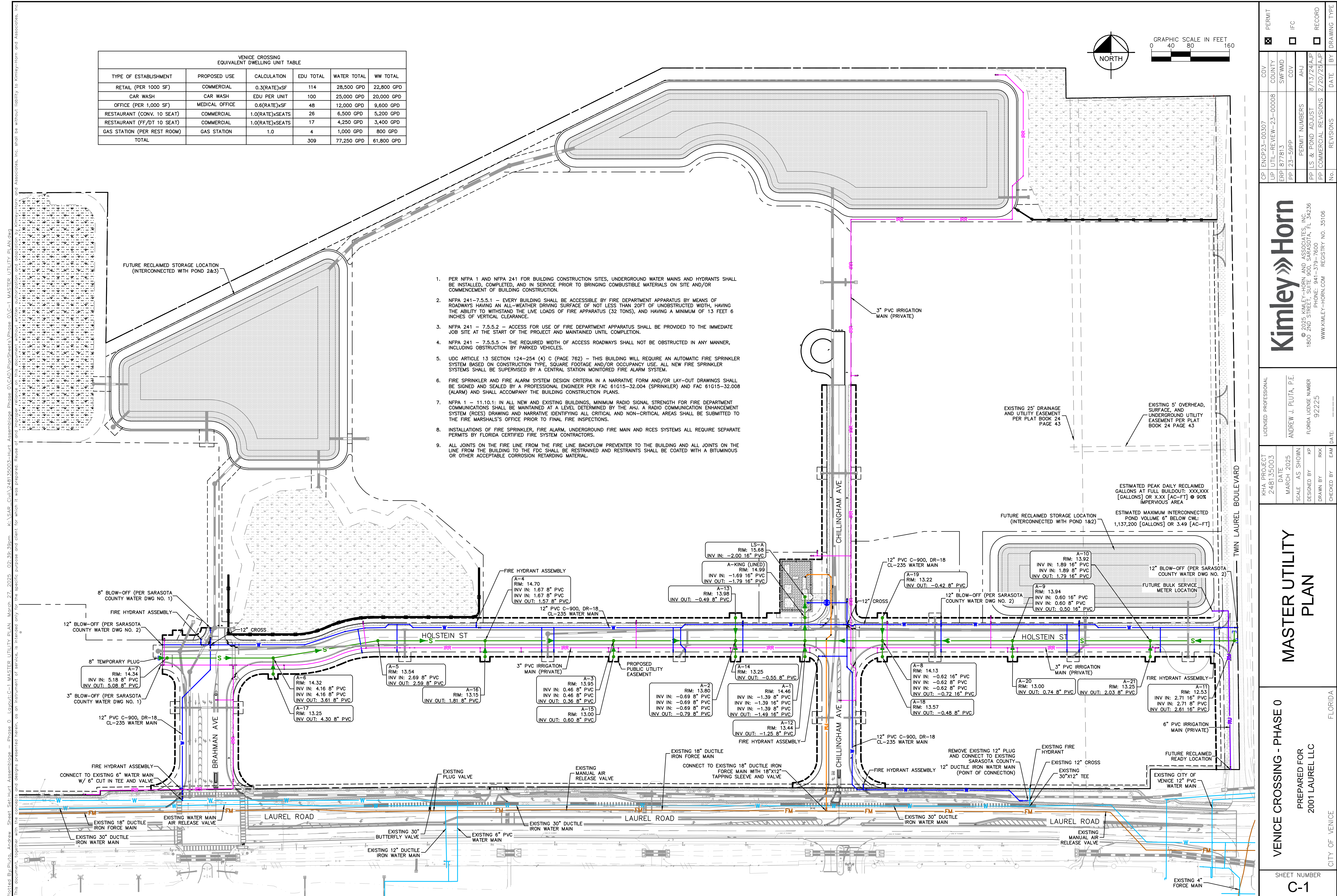


NOTE:
CONSTRUCTION IN WETLANDS SHOULD BE ACCESSED FROM THE UPLAND SIDE.
ANY TEMPORARY IMPACT AREAS IN THE WETLAND SHOULD BE REGRADED AND
RESTORED TO THEIR NATURAL CONDITION. CONSTRUCTION LIMITS IN WETLAND
SHOULD NOT EXTEND MORE THAN 10 FEET FROM THE EDGE OF THE
STRUCTURE UNLESS WETLAND SWALE IS REQUIRED.

CONTROL STRUCTURE WHEN LOCATED AT WETLAND

VENICE CROSSING - PHASE 0		MEDIUM CONTROL STRUCTURE DETAILS		LICENSED PROFESSIONAL		KIMLEY»HORN		CITY OF VENICE		FLORIDA	
SHEET NUMBER		C2.24		KHA PROJECT 2481350.03		DATE MARCH 2025		ANDREW J. PLUTA, P.E.		© 2025, KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900 SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM	
PREPARED FOR 2001 LAUREL LLC		SCALE AS SHOWN DESIGNED BY KP		FLORIDA LICENSE NUMBER 92225		UP ENCP23--00307 UP UTIL--REVIEW-23--0000B ERP 877813 PPI 23--59PP		COUNTY SWFMD COV		PERMIT <input checked="" type="checkbox"/> IFC <input type="checkbox"/> RECORD	
CITY OF VENICE		DRAWN BY RKK		CHECKED BY EAM		PPI LS & POND ADJUST 8/13/24(AJP) PPI COMMERCIAL REVISIONS 2/20/25(AJP)		PERMIT NUMBERS AHJ		NO. DATE BY DRAWING TYPE	

TYPE OF ESTABLISHMENT	PROPOSED USE	CALCULATION	EDU TOTAL	WATER TOTAL	WW TOTAL
RETAIL (PER 1000 SF)	COMMERCIAL	0.3(RATE)xSF	114	28,500 GPD	22,800 GPD
CAR WASH	CAR WASH	EDU PER UNIT	100	25,000 GPD	20,000 GPD
OFFICE (PER 1,000 SF)	MEDICAL OFFICE	0.6(RATE)xSF	48	12,000 GPD	9,600 GPD
RESTAURANT (CONV. 10 SEAT)	COMMERCIAL	1.0(RATE)xSEATS	26	6,500 GPD	5,200 GPD
RESTAURANT (FF/DT 10 SEAT)	COMMERCIAL	1.0(RATE)xSEATS	17	4,250 GPD	3,400 GPD
GAS STATION (PER REST ROOM)	GAS STATION	1.0	4	1,000 GPD	800 GPD
TOTAL			309	77,250 GPD	61,800 GPD



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1800 2ND STREET SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KITA PROJECT 248135003	LICENSED PROFESSIONAL
DATE	ANDREW J. PLUTA, P.E.
MARCH 2025	FLORIDA LICENSE NUMBER
SCALE AS SHOWN	92225
DESIGNED BY KP	DATE:
DRAWN BY RKK	
CHECKED BY EAM	

MASTER UTILITY PLAN

VENICE CROSSING - PHASE 0

PREPARED FOR
2001 LAUREL LLC

SHEET NUMBER
C-1