

# PRELIMINARY PLAT/SITE PLAN

## FOR

# PRESERVES OF VENICE

### GENERAL NOTES

\*OWNERSHIP & UNIFIED CONTROL STATEMENT: THE SUBJECT PROJECT WILL BE OWNED BY WINDHAM DEVELOPMENT, INC., 36400 WOODWARD AVENUE, STE. 205, BLOOMFIELD HILLS, MI 48304 (248) 290-5300.  
 \*SITE ADDRESS IS BORDER ROAD, VENICE, FL 34292.  
 \*CHARACTER & INTENDED USE STATEMENT: THE SITE IS CURRENTLY PASTURE. THE SUBJECT PROJECT PROPOSES A 118 UNIT SINGLE FAMILY SUBDIVISION.  
 \*MAINTENANCE OF COMMON FACILITIES STATEMENT: ALL SITE IMPROVEMENTS (GREEN AREA/OPEN SPACE TRACTS, STORM WATER MANAGEMENT FACILITIES, R/W, AMENITY AREAS), EXCEPT WHERE NOTED ON THE PLANS, ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER/HOA AND SHALL NOT BE DEDICATED TO OR MAINTAINED BY THE PUBLIC.  
 \*ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VENICE LAND DEVELOPMENT REGULATIONS, LATEST VERSION.  
 \*WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE LAND DEVELOPMENT REGULATIONS, LATEST EDITION.  
 \*THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FP&L, AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ON-SITE OR OFF-SITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.  
 \*THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE 'X', PER FEMA MAP PANEL 125144 0332E (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD W/ AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD), LATEST REVISED SEPT. 3, 1992.  
 \*EXISTING ZONING: OUE (OPEN USE ESTATE)  
 \*PROPOSED ZONING: RFS-2 W/ REQUEST FOR VARIANCE FROM STANDARDS.  
 \*PARCEL ID NO.: 0399-04-0001  
 \*NUMBER OF LOTS PROPOSED: 118  
 \*DENSITY: 2.98 UNITS/ACRE (118 UNITS PROPOSED/39.64 AC. = 2.98 UNITS/AC.)  
 \*TOTAL DEVELOPED AREA: 39.64 ACRES (100.0%)  
 \*OPEN SPACE REQUIRED: N/A  
 \*MINIMUM LOT WIDTH: 80' (REQUEST VARIANCE TO 52')  
 \*MINIMUM LOT SIZE: 10,000 SF (REQUEST VARIANCE TO 6,240 SF)  
 \*MAXIMUM LOT COVERAGE: 30% (W/ REQUEST FOR VARIANCE FOR 58% MAX. LOT COVERAGE)  
 \*SETBACKS:  
 \*20' FRONT, 10' REAR, 8' MIN./18' BETWEEN BUILDINGS (W/ REQUEST FOR VARIANCE FOR 6' SIDE SETBACK/12' BETWEEN BUILDINGS), 20' WATER FRONT  
 \*LOT LINE EASEMENTS:  
 \*10' FRONT, 1.5' SIDE, 8' REAR;  
 \*STREETS: PRIVATE  
 \*BUILDING HEIGHT: 35'  
 \*BUILDING COVERAGE: N/A  
 \*PARKING: REQUIRED PARKING: 2 SPACES/UNIT; PARKING PROVIDED: 2 SPACES/UNIT.  
 \*THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ONE PHASE.  
 \*SIGNAGE: ONE PROJECT SIGN IS PROPOSED FOR THE SUBJECT PROJECT. SIGN PLANS WILL BE PERMITTED THROUGH THE BUILDING DEPARTMENT.  
 \*LIGHTING: NO FREE-STANDING LIGHTING IS PROPOSED FOR THE SUBJECT PROJECT AT THIS TIME.  
 \*LANDSCAPE BUFFERS: SEE LANDSCAPE BUFFERS TYPES AND LOCATION ON MASTER SITE PLAN.  
 \*UTILITY PROVIDERS:  
 \*WATER/WASTEWATER/RECLAIMED: CITY OF VENICE, 401 W. VENICE AVENUE, VENICE, FL 34295 (941) 486-2626  
 \*ELECTRIC: FPL, 2344 12th STREET, SARASOTA, FL 34237 (941) 917-0708  
 \*TELECOMMUNICATIONS: VERIZON, 1701 RINGLING BLVD., SARASOTA, FL 34236 (941) 365-0054  
 \*DEP WATER AND WASTEWATER PERMITS ARE REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.  
 \*A CITY OF VENICE UTILITIES CONSTRUCTION PERMIT IS REQUIRED FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.  
 \*A CITY OF VENICE RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED.  
 \*A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATIVE REMOVAL WITHIN THE TREE DRILLING OF A TREE AND/OR TREE REMOVAL.  
 \*IRRIGATION SOURCE SHALL BE VIA A 4" REUSE MAIN CONNECTING TO A CITY OF VENICE 24" RECLAIM MAIN ALONG AUBURN RD. UNITS WILL BE INDIVIDUALLY METERED.  
 \*TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO WELLS LOCATED ON THE SUBJECT SITE. ANY EXISTING WELLS DISCOVERED WILL BE PLUGGED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL PERTINENT REGULATIONS.  
 \*TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO SEPTIC TANKS ON THE SUBJECT SITE. ANY EXISTING SEPTIC TANKS DISCOVERED ON THE SUBJECT SITE WILL BE ABANDONED AND REMOVED IN ACCORDANCE WITH ALL PERTINENT REGULATIONS.  
 \*SEDIMENT AND EROSION CONTROL/BEST MANAGEMENT PRACTICES (BMP'S):  
 \*THE FOLLOWING PERTAINS TO SEDIMENT & EROSION CONTROL/BEST MANAGEMENT PRACTICES AND SHALL BE ADHERED TO ACCORDINGLY:  
 \*SAID MEASURES AND PRACTICES SHALL BE IMPLEMENTED DURING CONSTRUCTION BY THE CONTRACTOR.  
 \*SITE SPECIFIC MEASURES SHALL PREVENT SEDIMENT AND OTHER DELETERIOUS SUBSTANCES FROM ENTERING UTILITY AND STORM WATER DRAINAGE SYSTEMS INCLUDING BUT NOT LIMITED TO DITCHES, WATER BODIES, WETLANDS, AND ADJACENT PROPERTIES.  
 \*THE EFFECTIVENESS OF THE BMP'S SHALL BE CHECKED DAILY DURING CONSTRUCTION BY THE CONTRACTOR.  
 \*METHODS USED SHALL INCLUDE BUT NOT BE LIMITED TO SODDING OF RETENTION AREAS AND SHALES IMMEDIATELY UPON THEIR COMPLETION, SILT FENCE, AND HAY BALES.  
 \*THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SILTATION ENTERING THE STORM WATER MANAGEMENT SYSTEM AND/OR ANY ON-SITE OR OFF-SITE DRAINAGE AREAS.  
 \*ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITION, OR BETTER, TO THE SATISFACTION OF THE OWNER.  
 \*ALL FACILITIES CONTAINED HEREIN HAVE BEEN DESIGNED FOR HANDICAP ACCESSIBILITY IN ACCORDANCE WITH BOTH THE FLORIDA ACCESSIBILITY CODE 1997 EDITION AND THE AMERICAN DISABILITY ACT STANDARDS.  
 \*REFUSE & RECYCLABLE TO BE CURBSIDE PICKUP ON DESIGNATED TRASH PICK UP DAYS.  
 \*IRRIGATION SOURCE SHALL BE AN EX. 24" RECLAIMED WATER MAIN ON THE WEST SIDE OF AUBURN ROAD.  
 \*THERE ARE NO KNOWN HISTORIC SITES OR HISTORIC BUILDINGS LOCATED ON THE SITE.  
 \*NO FOUNDATION MOUNDS OR HIDDEN AREAS OF HISTORIC ORIGIN ARE LOCATED ON SITE.  
 \*HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FACILITIES CONTAINED HEREIN COMPLY WITH ALL APPLICABLE STANDARDS, INCLUDING THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS (GREEN BOOK), DEVELOPED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE CITY OF VENICE LAND DEVELOPMENT REGULATIONS.

### CONSTRUCTION NOTES

\*ALL TACTILE SURFACES ON CURB CUT RAMPS SHALL CONFORM TO FDOT INDEX NO. 304  
 \*SIGN POSTS SHALL BE 2'x2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES.  
 \*ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 280.  
 \*RIP-RAP SHALL MEET ALL SPECIFICATIONS OF SECTION 530 OF THE FDOT 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION', LATEST EDITION.  
 \*PAVER BLOCKS IN TRAVELWAYS/WALKWAYS SHALL CONFORM TO FDOT SECTION 526 OF THE FDOT 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION', LATEST EDITION.  
 \*ALL ROADWAY AND DRAINAGE RELATED STRUCTURES SHALL BE 3,000 PSI CONCRETE.  
 \*A MINIMUM OF 2 FEET OF SOD SHALL BE PLACED AT THE BACK OF ALL CURBS AND PAVEMENT EDGES, EXCEPT LANDSCAPE AREAS. ALL SHALES, BERMS, AND DETENTION AREAS TO THE NORMAL WATER LEVEL SHALL BE SODDED.  
 \*ALL PAVEMENT MARKINGS, EXCEPT PARKING STALLS, SHALL BE "ALKYD THERMOPLASTIC" 90 MILS IN THICKNESS, AND CONFORM TO FDOT AND MUTCD STANDARDS INCLUDING HANDICAP ACCESSIBLES AND CROSSWALKS.  
 \*CLOSURE PLAN: NO STOCKPILED VEGETATIVE DEBRIS WILL BE LOCATED ON-SITE. SITE CONTRACT WITH CONTRACTOR WILL PROVIDE FOR REMOVAL OF ALL VEGETATIVE DEBRIS AND FILL FROM THE SITE IN THE EVENT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO PROJECT COMPLETION AND WILL ALLOW CONTRACTOR TO LIEN PROPERTY FOR COMPENSATION.  
 \*VEGETATION FROM CLEARING AND GRUBBING WILL BE DISPOSED OFF-SITE OR IF USED ON-SITE, MUST BE VERIFIED WITH THE COUNTY AND THE ENGINEER FOR LOCATION, DEPTH, AND WIDTH AND BE LOCATED ABOVE SEASONAL HIGH WATER LEVEL. A MIXING SPECIFICATION WILL BE PROVIDED FOR REVIEW.  
 \*A SEPARATE BUILDING PERMIT WILL BE REQUIRED PRIOR TO ANY RETAINING WALL SYSTEM AND ALL MASONRY OR ENGINEERED STYROFOAM PRIVACY WALLS.  
 \*IF EVIDENCE OF THE EXISTENCE OF HISTORIC RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL, ALL WORK SHALL CEASE IN THE AREA OF EFFECT AS DETERMINED BY THE DIRECTOR. THE DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF SHALL NOTIFY THE DEPARTMENT OF HISTORICAL RESOURCES (HISTORY CENTERS) WITHIN TWO WORKING DAYS. EVIDENCE OF HISTORIC RESOURCES INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MIDDENS, OR SAND MOUNDS. THE DIRECTOR SHALL ASSESS THE SIGNIFICANCE OF THE FINDS AND MITIGATE ANY ADVERSE EFFECTS AS SOON AS POSSIBLE, BUT NO LATER THAN WITHIN THREE WORKING DAYS OF NOTIFICATION.  
 \*IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, ALL WORK IN THE AREA MUST CEASE, AND THE PERMITTEE MUST IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE AND NOTIFY THE DEPARTMENT OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. ACCORDING TO CHAPTER 872, FLORIDA STATUTES, IT IS UNLAWFUL TO DISTURB, VANDALIZE, OR DAMAGE A HUMAN BURIAL.  
 \*ALL STREET STOP SIGNS WILL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR AN EQUIVALENT). ALL OTHER TRAFFIC/STREET SIGNS SHALL BE MANUFACTURED USING (MINIMUM) HIGH INTENSITY REFLECTIVE SHEETING. TRAFFIC SIGN POSTS AND STREET NAME SIGNS SHALL BE INSTALLED CONSISTENT WITH THE CITY OF VENICE LDR. THE POLETECH SYSTEM (OR AN EQUIVALENT) SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.  
 \*THE CONSTRUCTION SITE MUST COMPLY WITH NFPA 241, RE: WATER SUPPLY. FIRE HYDRANTS MUST BE INSTALLED AND ACTIVATED PRIOR TO COMBUSTIBLE CONSTRUCTION MATERIAL ARRIVING ONSITE. STABLE ROAD SURFACES MUST BE PROVIDED TO ALL AREAS OF CONSTRUCTION FOR EMERGENCY VEHICLES.  
 \*TOPOGRAPHIC INFORMATION SHOWN WITHIN THESE PLANS IS NGVD 29.

### 118 UNIT SINGLE FAMILY SUBDIVISION

### PROJECT TEAM

#### OWNER/CLIENT:

Windham Development Corporation  
 36400 Woodward Avenue, Ste. 205  
 Bloomfield Hills, MI 48304  
 (248) 290-5300  
 (248) 290-5306

#### CIVIL ENGINEER:

CAVOLI Engineering, Inc.  
 5824 Bee Ridge Road, # 325  
 Sarasota, FL 34233-5065  
 (941) 927-3647  
 Fax: (941) 927-3646

#### ENVIRONMENTAL CONSULTANT:

ECo Consultants, Inc.  
 1523 8th Avenue West, Ste. B  
 Palmetto, FL 34221  
 (941) 722-0901  
 Fax: (941) 722-4931

#### SURVEYOR:

Schappacher Engineering & Surveying, LLC  
 3604 53rd Avenue East  
 Sarasota, FL 34240  
 (941) 748-8340  
 Fax: (941) 869-9938

#### GEOTECHNICAL CONSULTANT:

Universal Engineering Sciences, Inc.  
 1748 Independence Blvd., Ste. B-1  
 Sarasota, FL 34234  
 (941) 358-7410  
 Fax: (941) 358-7353

#### TRANSPORTATION CONSULTANTS:

TR Transportation Consultants, Inc.  
 2726 Oak Ridge Court, # 503  
 Fort Myers, FL 33901  
 (239) 378-3090  
 Fax: (239) 278-1906

#### LANDSCAPE ARCHITECT:

Kurt R. Crist - Landscape Architect, Inc.  
 2350 Bern Creek Loop  
 Sarasota, FL 34240  
 (941) 378-8080  
 Fax: (941) 378-8181

### INDEX OF DRAWINGS

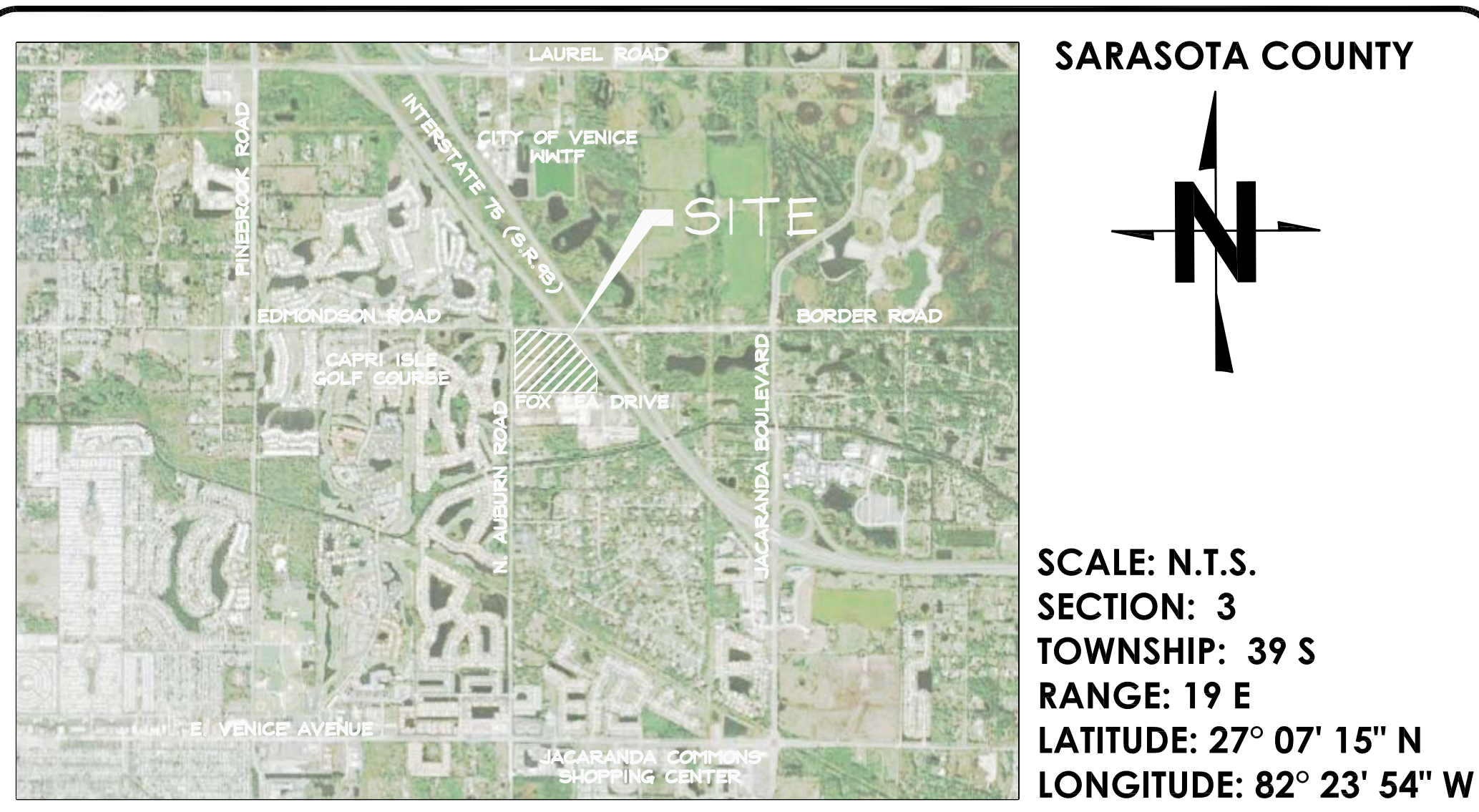
- 1 COVER SHEET
- 2 AERIAL WITH SITE PLAN
- 3 EXISTING CONDITIONS/DEMOLITION PLAN
- 3A PRE-DEVELOPMENT NODE/REACH DIAGRAM
- 3B POST-DEVELOPMENT NODE/REACH DIAGRAM
- 4 MASTER SITE PLAN
- 5-6 PRELIMINARY PLAT
- 7-8 PAVING, GRADING AND DRAINAGE PLAN
- 9-10 MASTER UTILITY PLAN

### TABULATION OF PROJECT ACREAGE

TOTAL PROJECT:	39.64 Ac.
RIGHT-OF-WAY:	4.66 Ac. (11.76%)
Pavement:	2.43 Ac. (6.13%)
IMPERVIOUS LOT AREA:	9.80 Ac. (24.72%)
STORMWATER MANAGEMENT POND:	8.50 Ac. (21.44%)
LANDSCAPE BUFFERS:	2.55 Ac. (6.43%)
OPEN SPACE/TRACT:	11.70 Ac. (29.52%)

### LEGEND

EX MH	EXISTING MANHOLE	MH #5	PROPOSED MANHOLE
EX F. HYD.	EXISTING FIRE HYDRANT	FF 36.75	PROPOSED FINISH FLOOR ELEVATION
33x 91	EXISTING SPOT GRADE	FH #2	PROPOSED FIRE HYDRANT
	OVERLAND DRAINAGE FLOW DIRECTION	6" PVC WM (TYP)	PROPOSED WATER MAIN SIZE WITH SPECIFICATION (POLYVINYL CHLORIDE PIPE)
	PAVEMENT DRAINAGE FLOW DIRECTION	WM1	PROPOSED WATER MAIN
(54.00)	PROPOSED SPOT GRADE		PROPOSED DOUBLE SANITARY SEWER SERVICE
D.E.	PROPOSED DRAINAGE EASEMENT		PROPOSED SINGLE SANITARY SEWER SERVICE
CB #5	PROPOSED CATCH BASIN		PROPOSED DOUBLE WATER SERVICE
JB	PROPOSED JUNCTION BOX		PROPOSED SINGLE WATER SERVICE
E/W W/ RIP-RAP INV. 29.05	PROPOSED END WALL WITH RIP-RAP AND INVERT	FM1	PROPOSED FORCEMAIN
57 LF 36" RCP AT 1.72%	PROPOSED LINEAR FEET OF REINFORCED CONCRETE PIPE AND SLOPE PERCENTAGE	(TYP)	TYPICAL
INV.	PROPOSED INVERT	&	PROPOSED HANDICAP PARKING SPACE
BM	BENCHMARK	6" CL. MIN.	6" CLEAR MINIMUM
	SEASONAL HIGH/NORMAL WATER LINE		PROPOSED DRAINAGE BASIN
	PROPOSED RIGHT-OF-WAY		PROPOSED EASEMENT (SEE PLANS FOR TYPE)



SCALE: N.T.S.  
 SECTION: 3  
 TOWNSHIP: 39 S  
 RANGE: 19 E  
 LATITUDE: 27° 07' 15" N  
 LONGITUDE: 82° 23' 54" W

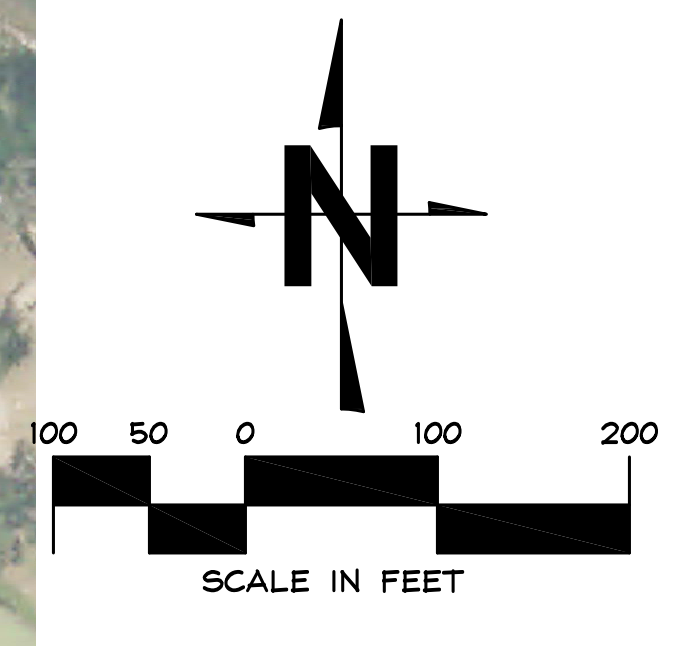
**CAVOLI Engineering, Inc.**  
 Consulting Civil Engineers  
 FL Cert. of Auth. No. 8875  
 5824 Bee Ridge Road, #325 Sarasota, FL 34233

(941) 927-3647  
 Fax: (941) 927-3646  
 email: info@cavoliengineering.com

CITY USE

JOHN F. CAVOLI, P.E.  
 FL LICENSE NO.: 48692





NO.	REVISIONS	DATE	BY
2	PER CITY COMMENTS	12/29/16	JRR
1	PER CITY COMMENTS	6/20/16	JRR

JOHN F. CAVOLI, P.E.  
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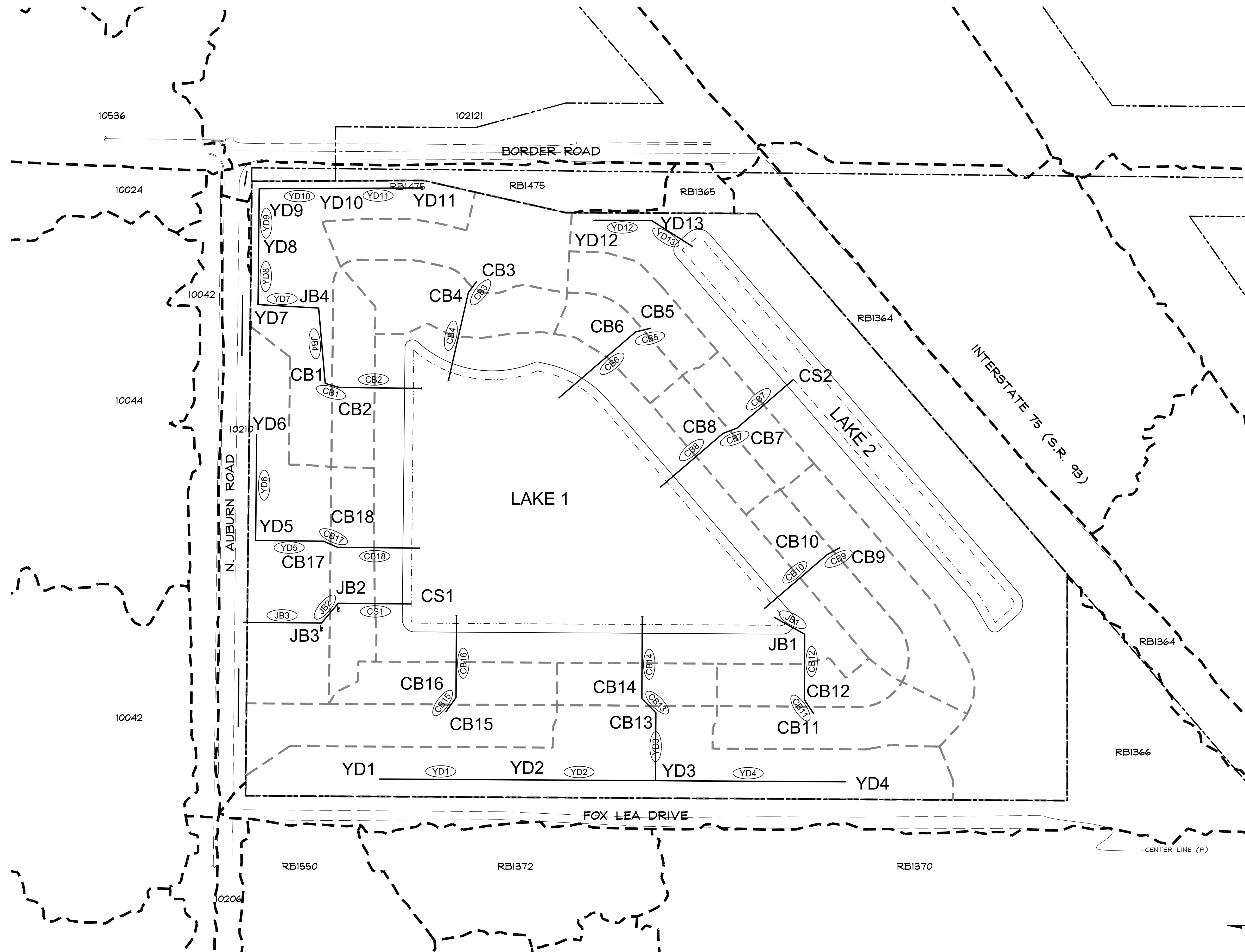
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JOB NO.	WHAM101
SHEET	2



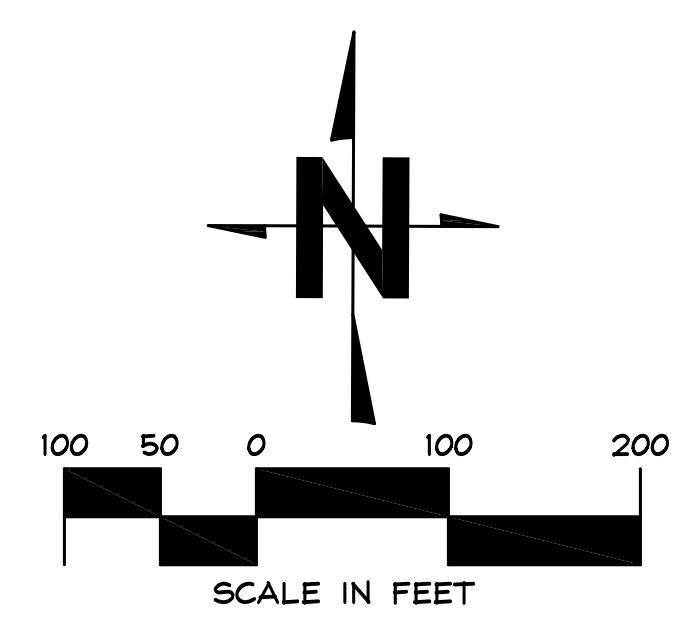








40159 NODE W/BASIN DCIA  
 (40159) PIPE/DROP STRUCTURE REACH



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

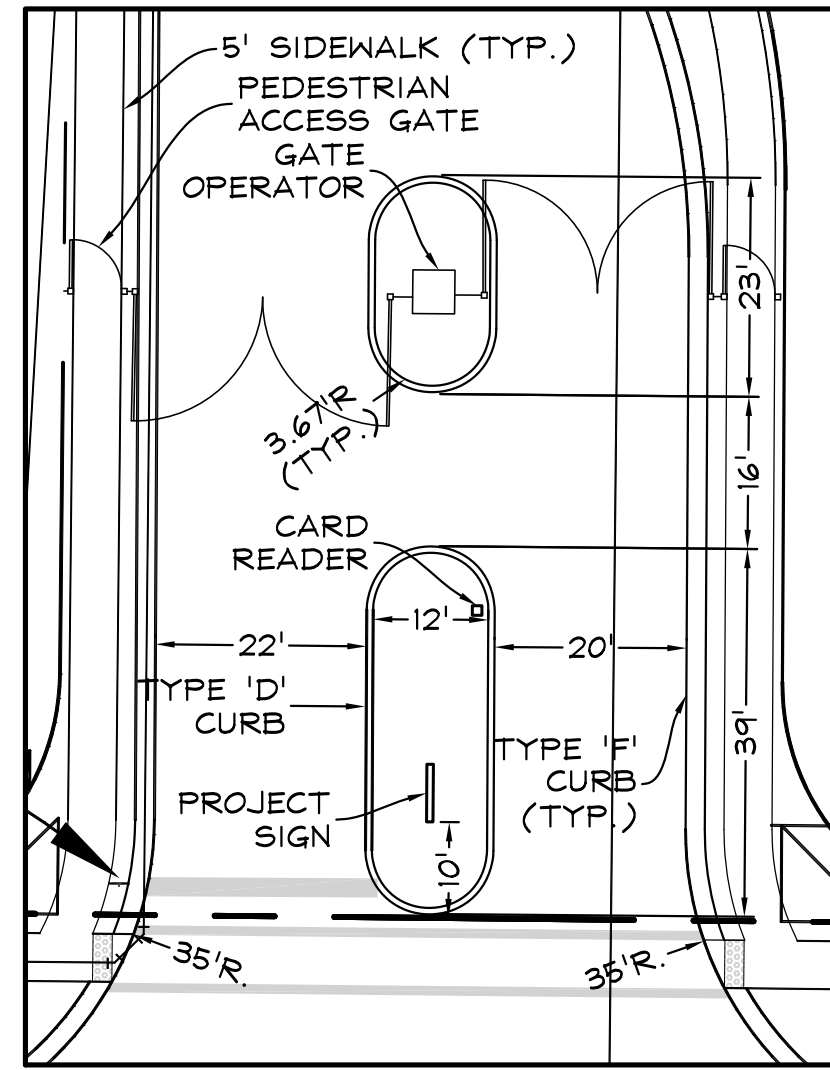
NO.	REVISIONS	DATE	BY

JOHN F. CAVOLI, P.E.  
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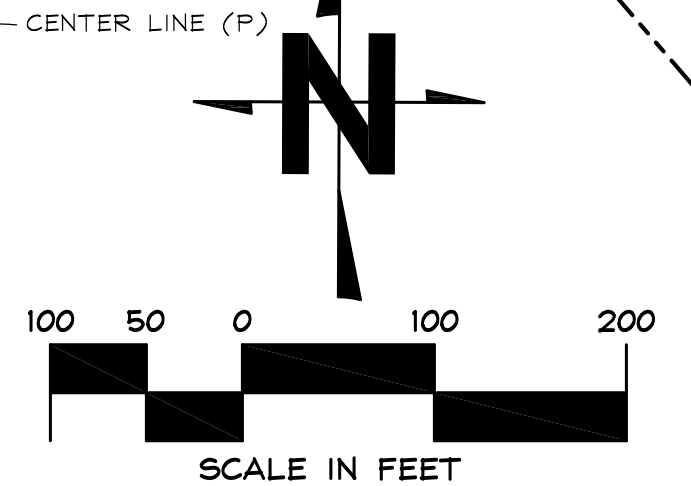
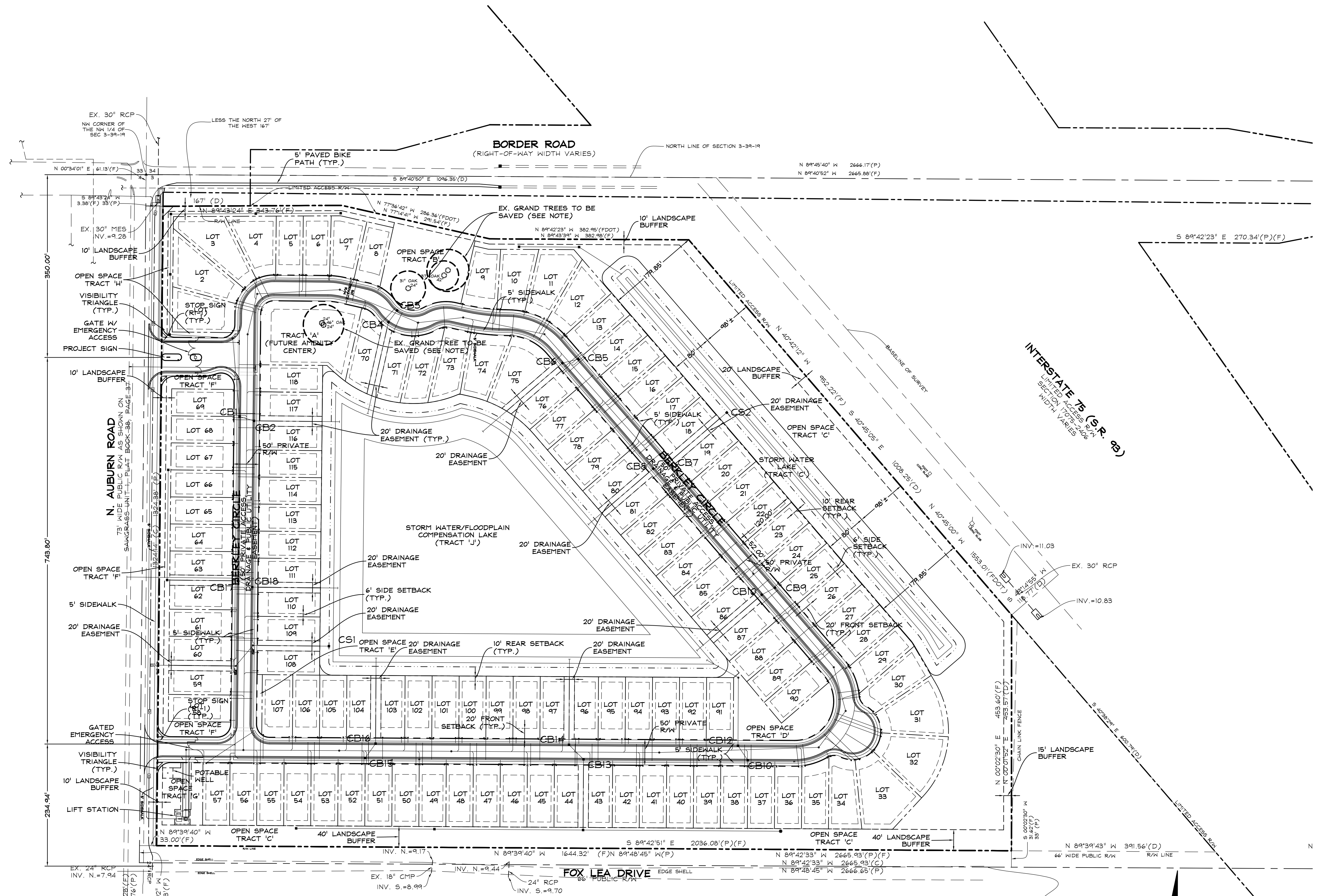
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 JRR  
 CHECKED  
 JFC  
 DATE  
 1/4/17  
 SCALE  
 1" = 100'  
 JOB NO.  
 WHAM01  
 SHEET



NOTE:  
 NO CLEARING WITH HEAVY EQUIPMENT, FILLING OR PLACEMENT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED, PER SECTION 54-588(1)(b) OF THE SARASOTA COUNTY CODE. THE PROTECTED ROOT ZONE IS DEFINED AS THE DRIPLINE OF THE TREE. ONLY HAND CLEARING OR MOWING IS PERMITTED WITHIN THE PROTECTED ROOT ZONE OF CANOPY TREES TO BE SAVED IF AUTHORIZED BY THE ADMINISTRATOR.



ENTRY GATE PLAN  
 SCALE: 1" = 20'



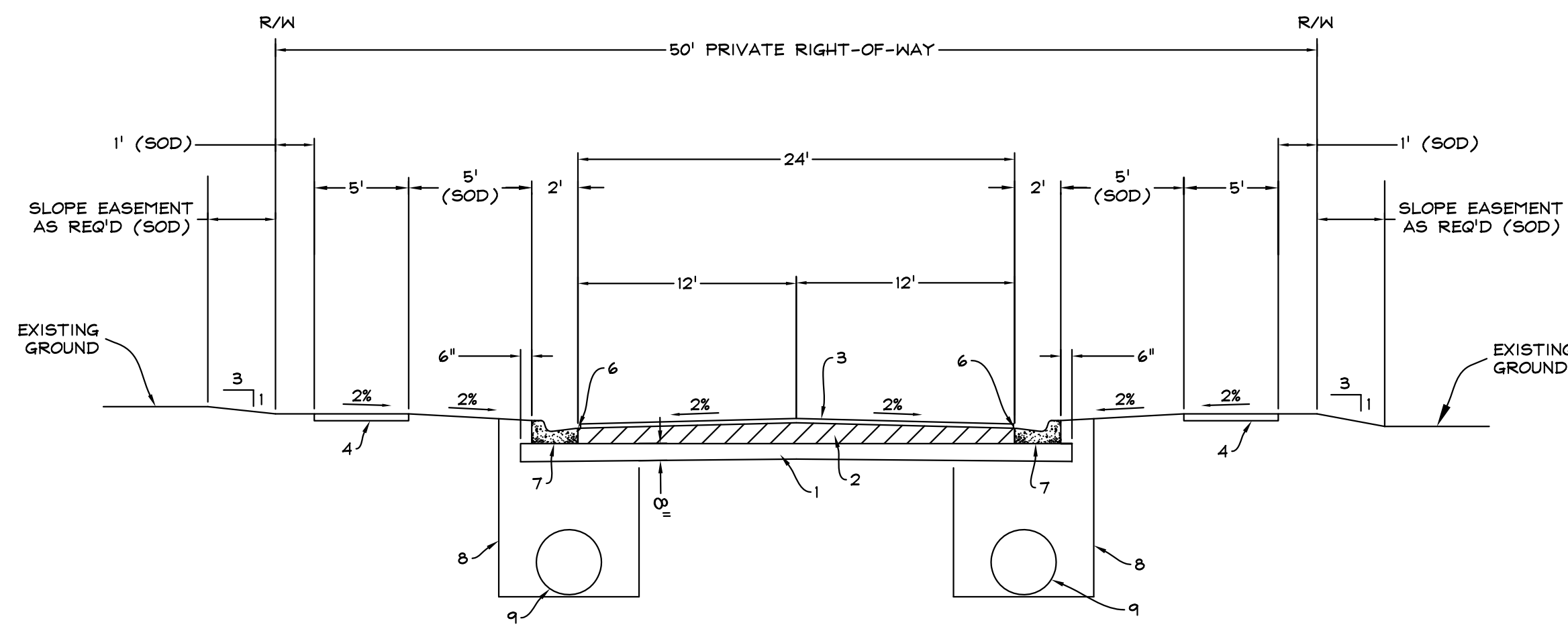
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

NO.	REVISIONS	DATE	BY
4	PER CITY COMMENTS	12/29/16	JRR
3	PER CLIENT REVISIONS	8/19/16	JRR
2	PER CITY COMMENTS	7/27/16	JRR
1	PER CITY COMMENTS	6/20/16	JRR

JOHN F. CAVOLI, P.E.  
 FL LICENSE NO.: 485692

DRAWN	JRR
CHECKED	JFC
DATE	2/2/16
SCALE	1" = 100'
JOB NO.	WHAM01
SHEET	4





\* GRADED SLOPES SHALL NOT BE STEEPER THAN 3H:1V OR AS SHOWN

**NOTES:**

- 1 STABILIZED SUBGRADE (LBR 40)
- 2 BASE MATERIAL (CRUSHED CONCRETE, STABILIZED CEMENT)
- 3 STRUCTURAL COURSE (TYPE TYPE S-1)
- 4 5' CONCRETE SIDEWALK (4" THICK)

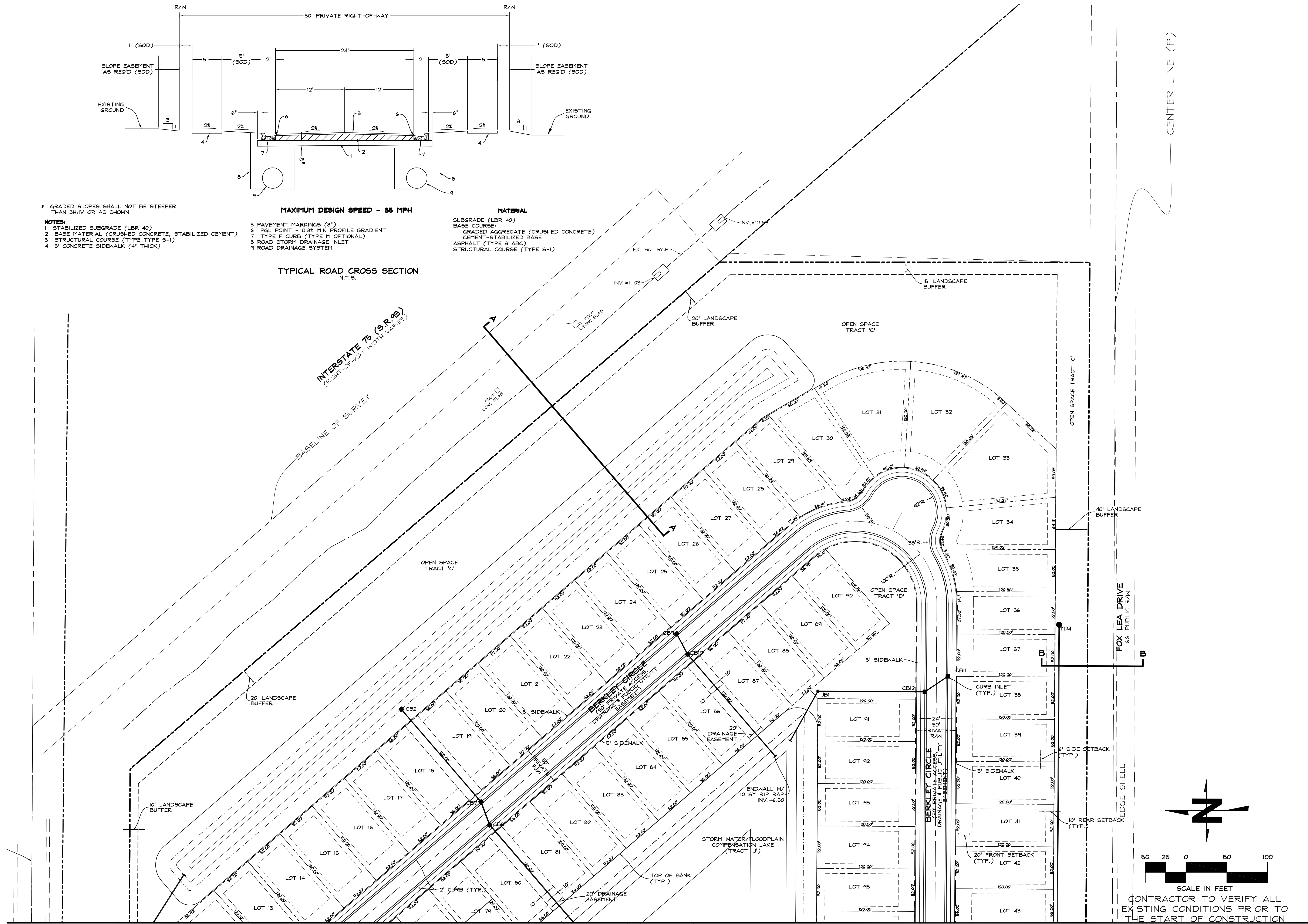
**MAXIMUM DESIGN SPEED - 35 MPH**

- 5 PAVEMENT MARKINGS (8")
- 6 PGL POINT - 0.3% MIN PROFILE GRADIENT
- 7 TYPE F CURB (TYPE M OPTIONAL)
- 8 ROAD STORM DRAINAGE INLET
- 9 ROAD DRAINAGE SYSTEM

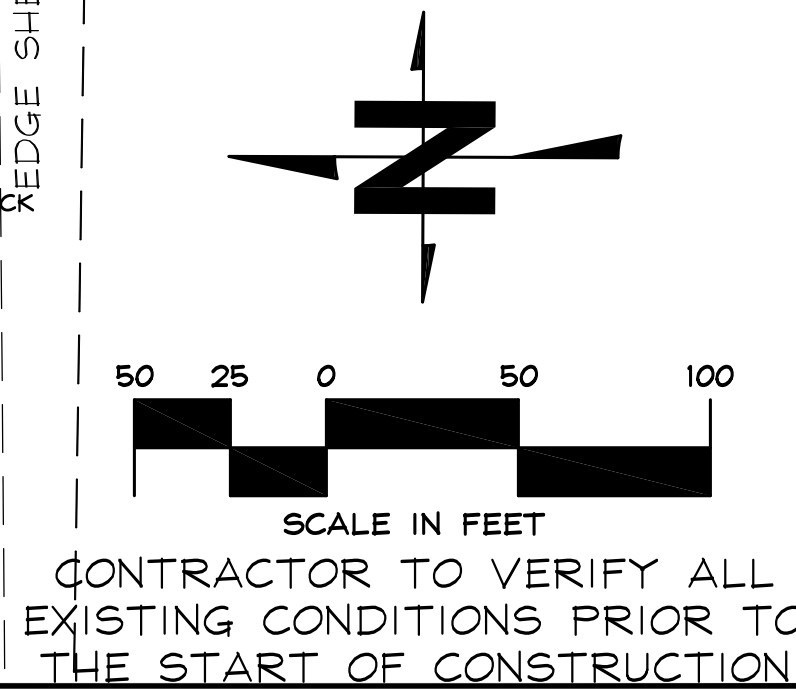
**MATERIAL**

- SUBGRADE (LBR 40)
- BASE COURSE:
  - GRADED AGGREGATE (CRUSHED CONCRETE)
  - CEMENT-STABILIZED BASE
  - ASPHALT (TYPE 3 ABC)
  - STRUCTURAL COURSE (TYPE S-1)

**TYPICAL ROAD CROSS SECTION**  
N.T.S.



MATCHLINE - SEE SHEET 6



**CAVOLI Engineering, Inc.**  
Consulting Civil Engineers  
P.O. Box 1000, Sarasota, FL 34233-5045  
Phone: (941) 927-3647  
Fax: (941) 927-3646  
Email: info@covoliengineering.com

CLIENT: WINDHAM DEVELOPMENT, INC.  
PROJECT: PRESERVES OF VENICE  
SHEET: PRELIMINARY PLAT - EAST

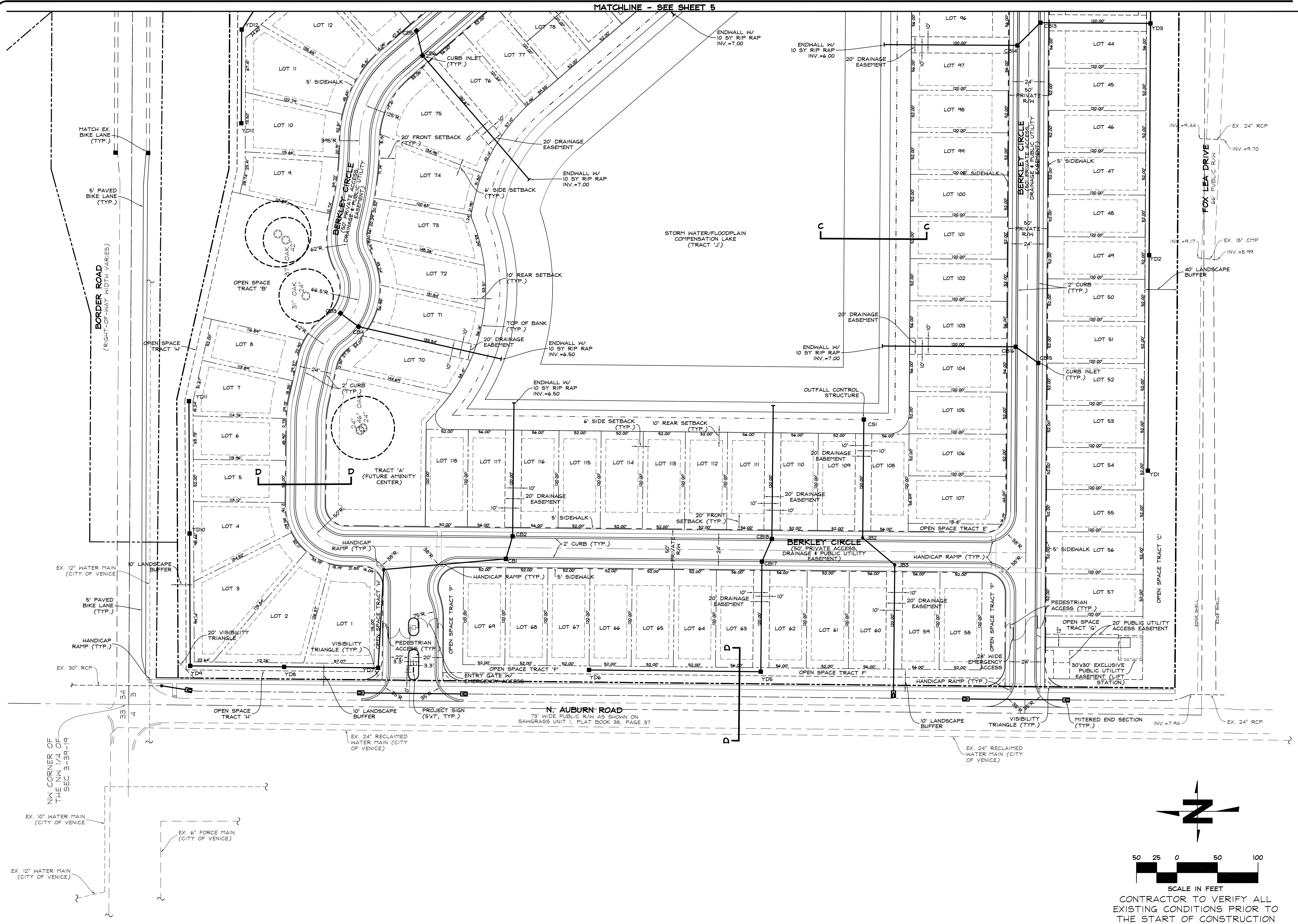
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1	PER CITY COMMENTS	6/20/16	JRR

JOHN F. CAVOLI, P.E.  
FL LICENSE NO.: 46592

DRAWN: JRR  
CHECKED: JFC  
DATE: 2/2/16  
SCALE: 1" = 50'  
JOB NO.: WHAM01  
SHEET: **5**

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

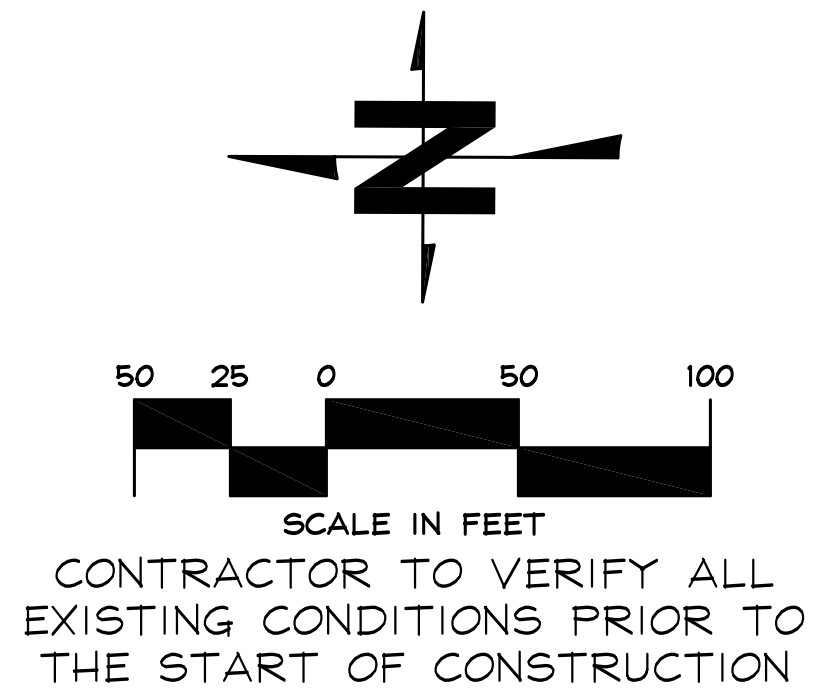




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1	PER CITY COMMENTS	6/20/16	JRR

JOHN F. CAVOLI, P.E.  
 FL LICENSE NO.: 486692

DRAWN: JRR  
 CHECKED: JFC  
 DATE: 2/2/16  
 SCALE: 1" = 50'  
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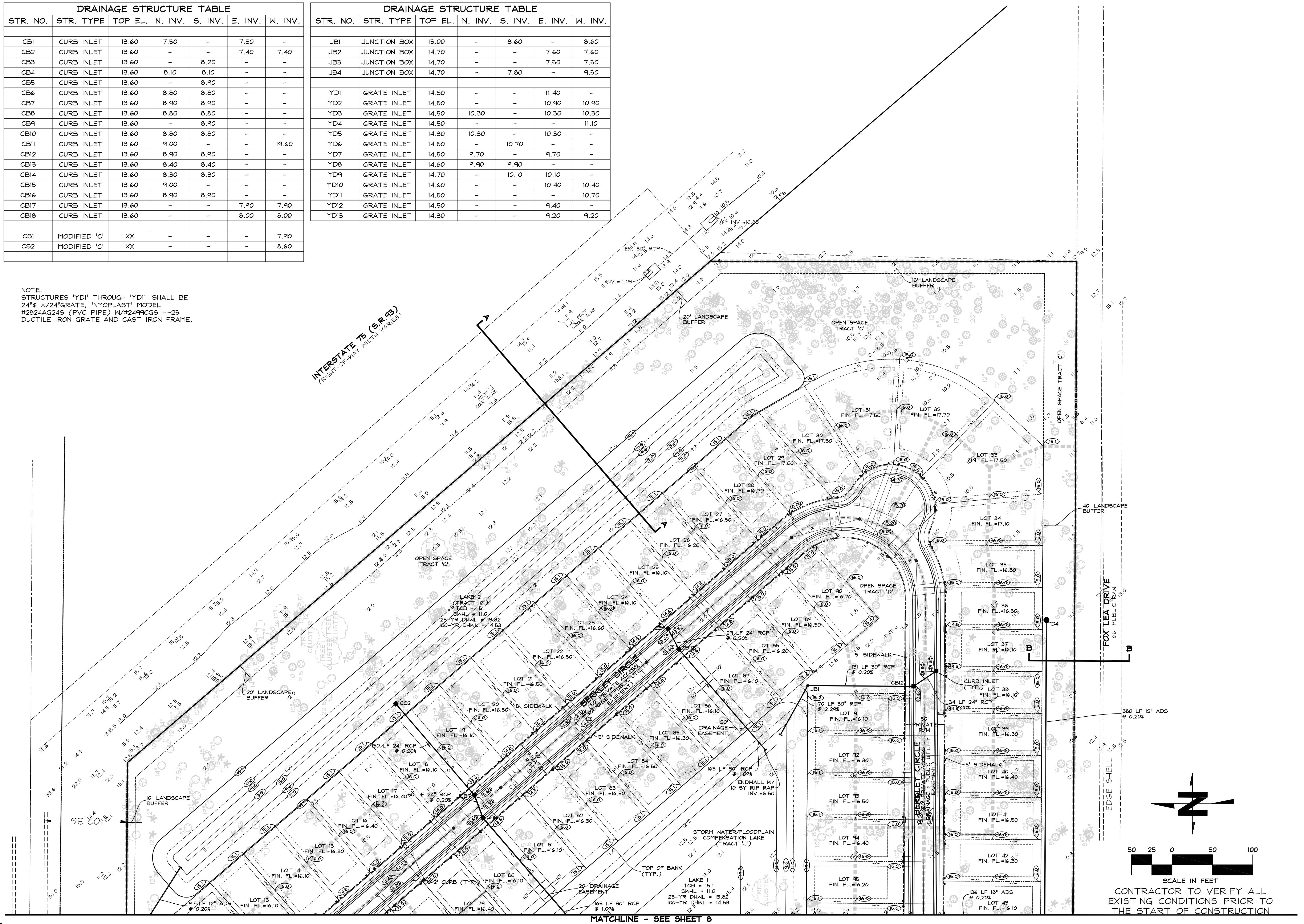




DRAINAGE STRUCTURE TABLE						
STR. NO.	STR. TYPE	TOP EL.	N. INV.	S. INV.	E. INV.	W. INV.
CB1	CURB INLET	13.60	7.50	-	7.50	-
CB2	CURB INLET	13.60	-	-	7.40	7.40
CB3	CURB INLET	13.60	-	8.20	-	-
CB4	CURB INLET	13.60	8.10	8.10	-	-
CB5	CURB INLET	13.60	-	8.90	-	-
CB6	CURB INLET	13.60	8.80	8.80	-	-
CB7	CURB INLET	13.60	8.90	8.90	-	-
CB8	CURB INLET	13.60	8.80	8.80	-	-
CB9	CURB INLET	13.60	-	8.90	-	-
CB10	CURB INLET	13.60	8.80	8.80	-	-
CB11	CURB INLET	13.60	9.00	-	-	19.60
CB12	CURB INLET	13.60	8.90	8.90	-	-
CB13	CURB INLET	13.60	8.40	8.40	-	-
CB14	CURB INLET	13.60	8.30	8.30	-	-
CB15	CURB INLET	13.60	9.00	-	-	-
CB16	CURB INLET	13.60	8.90	8.90	-	-
CB17	CURB INLET	13.60	-	-	7.90	7.90
CB18	CURB INLET	13.60	-	-	8.00	8.00
CS1	MODIFIED 'C'	XX	-	-	-	7.90
CS2	MODIFIED 'C'	XX	-	-	-	8.60

DRAINAGE STRUCTURE TABLE						
STR. NO.	STR. TYPE	TOP EL.	N. INV.	S. INV.	E. INV.	W. INV.
JB1	JUNCTION BOX	15.00	-	8.60	-	8.60
JB2	JUNCTION BOX	14.70	-	-	7.60	7.60
JB3	JUNCTION BOX	14.70	-	-	7.50	7.50
JB4	JUNCTION BOX	14.70	-	7.80	-	9.50
YD1	GRATE INLET	14.50	-	-	11.40	-
YD2	GRATE INLET	14.50	-	-	10.90	10.90
YD3	GRATE INLET	14.50	10.30	-	10.30	10.30
YD4	GRATE INLET	14.50	-	-	-	11.10
YD5	GRATE INLET	14.30	10.30	-	10.30	-
YD6	GRATE INLET	14.50	-	10.70	-	-
YD7	GRATE INLET	14.50	9.70	-	9.70	-
YD8	GRATE INLET	14.60	9.90	9.90	-	-
YD9	GRATE INLET	14.70	-	10.10	10.10	-
YD10	GRATE INLET	14.60	-	-	10.40	10.40
YD11	GRATE INLET	14.50	-	-	-	10.70
YD12	GRATE INLET	14.50	-	-	9.40	-
YD13	GRATE INLET	14.30	-	-	9.20	9.20

NOTE:  
STRUCTURES 'YD1' THROUGH 'YD11' SHALL BE  
24"Ø W/24"GRATE, 'NYOPLAST' MODEL  
#2824AG24S (PVC PIPE) W/#2499CG5 H-25  
DUCTILE IRON GRATE AND CAST IRON FRAME.



NO.	REVISIONS	DATE	BY
2	PER CLIENT REVISIONS	8/17/16	JRR
1	PER CITY COMMENTS	6/20/16	JRR

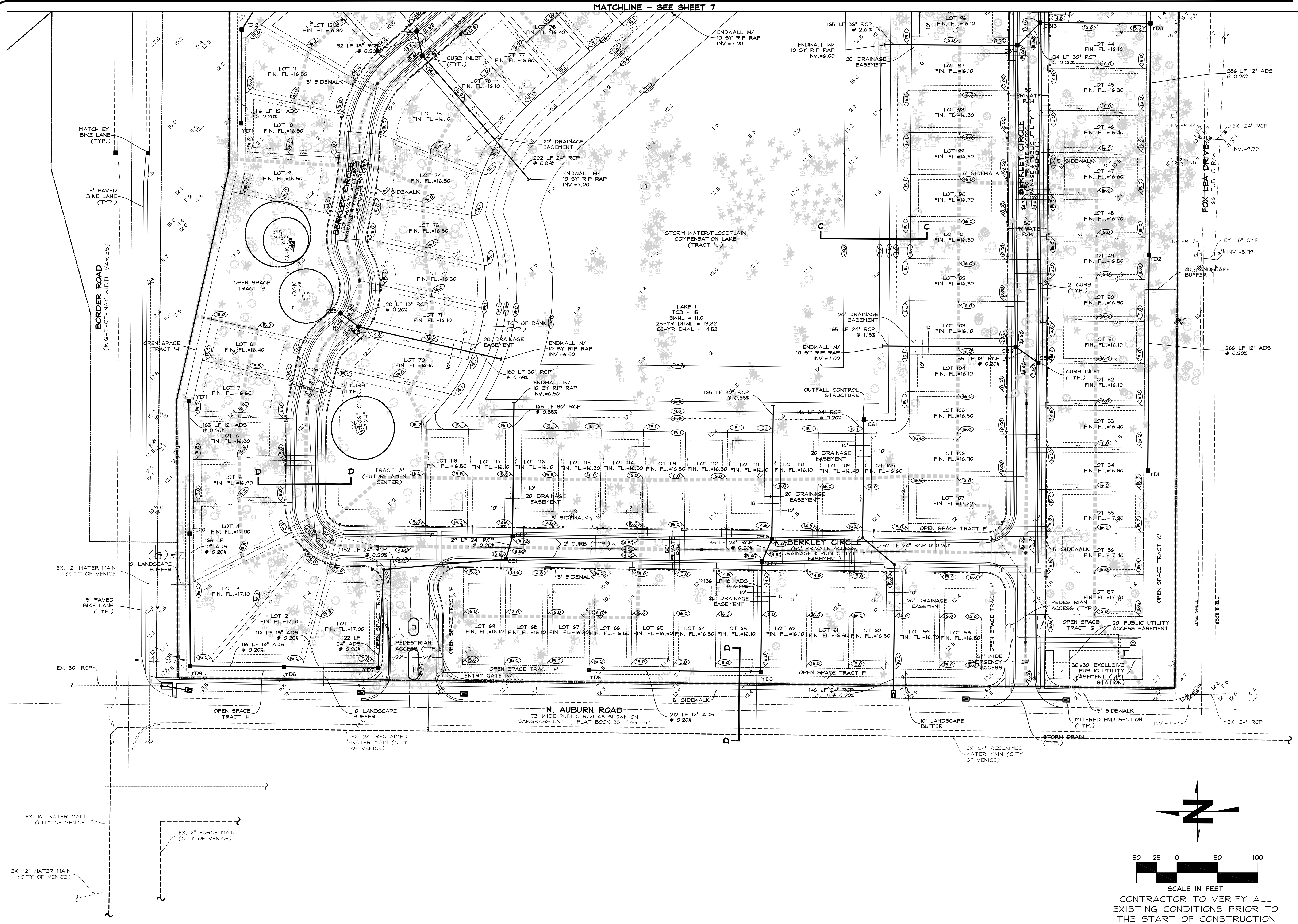
JOHN F. CAVOLI, P.E.  
FL LICENSE NO.: 486592

DRAWN: JRR  
CHECKED: JFC  
DATE: 2/2/16  
SCALE: 1" = 50'  
JOB NO.: WHAM01  
SHEET: 7

CONTRACTOR TO VERIFY ALL  
EXISTING CONDITIONS PRIOR TO  
THE START OF CONSTRUCTION



MATCHLINE - SEE SHEET 7



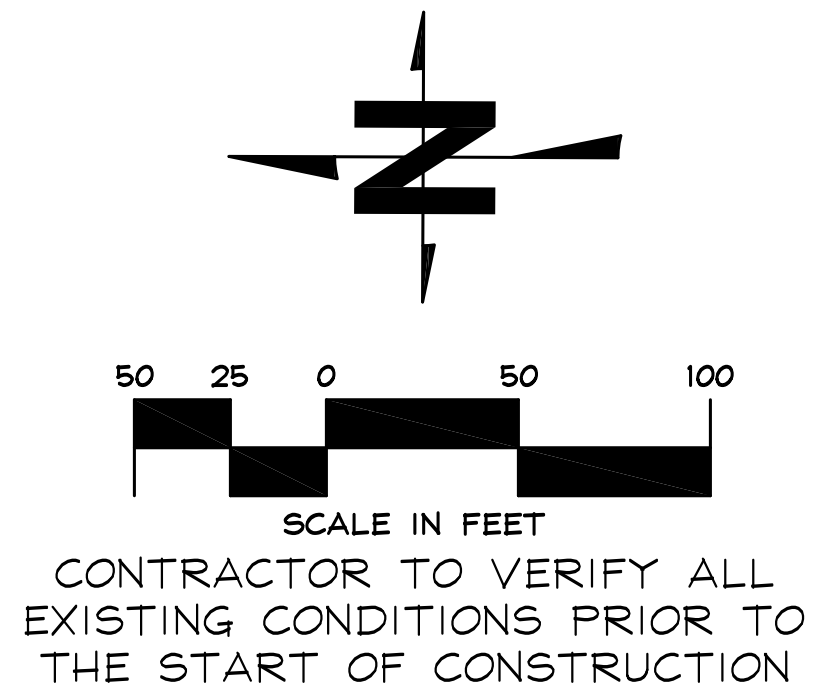
**CAVOLI Engineering, Inc.**  
 Consulting Civil Engineers  
 P. O. Box 1000  
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5045  
 (941) 927-3647  
 Fax: (941) 927-3646  
 email: info@covoliengineering.com

CLIENT: WINDHAM DEVELOPMENT, INC.  
 PROJECT: PRESERVES OF VENICE  
 SHEET: PAVING, GRADING AND DRAINAGE PLAN - WEST

NO.	REVISIONS	DATE	BY
2	PER CLIENT REVISIONS	8/17/16	JRR
1	PER CITY COMMENTS	6/20/16	JRR

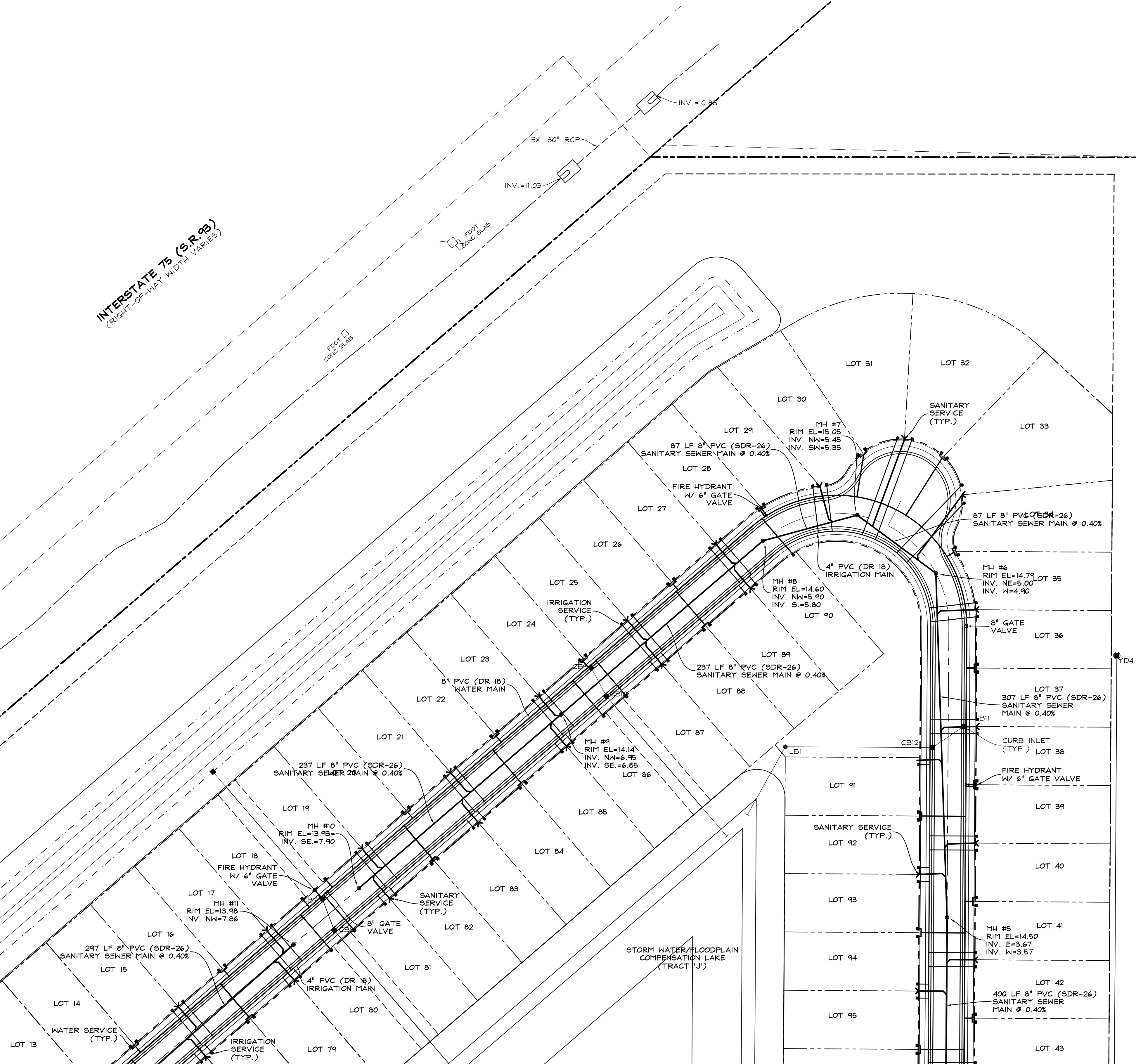
JOHN F. CAVOLI, P.E.  
 FL LICENSE NO.: 486992

DRAWN: JRR  
 CHECKED: JFC  
 DATE: 2/2/16  
 SCALE: 1" = 50'  
 JOB NO.: WHAM01  
 SHEET: 8





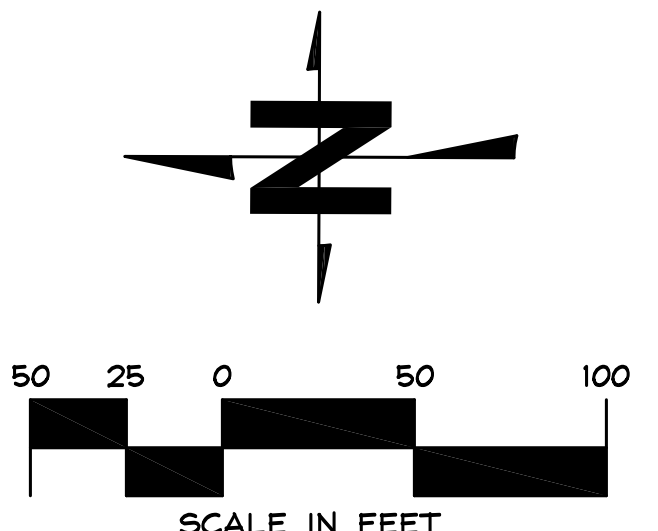
INTERSTATE 75 (S.R. 98)  
(RIGHT-OF-WAY WIDTH VARIES)



MATCHLINE - SEE SHEET 10

FOX LEA DRIVE  
66' PUBLIC R/W

EDGE SHELL



CONTRACTOR TO VERIFY ALL  
EXISTING CONDITIONS PRIOR TO  
THE START OF CONSTRUCTION

NO.	REVISIONS	DATE	BY
3	PER CITY COMMENTS	12/29/16	JRR
2	PER CLIENT REVISIONS	8/19/16	JRR
1	PER CITY COMMENTS	6/20/16	JRR

JOHN F. CAYOLI, P.E.  
FL LICENSE NO.: 48692

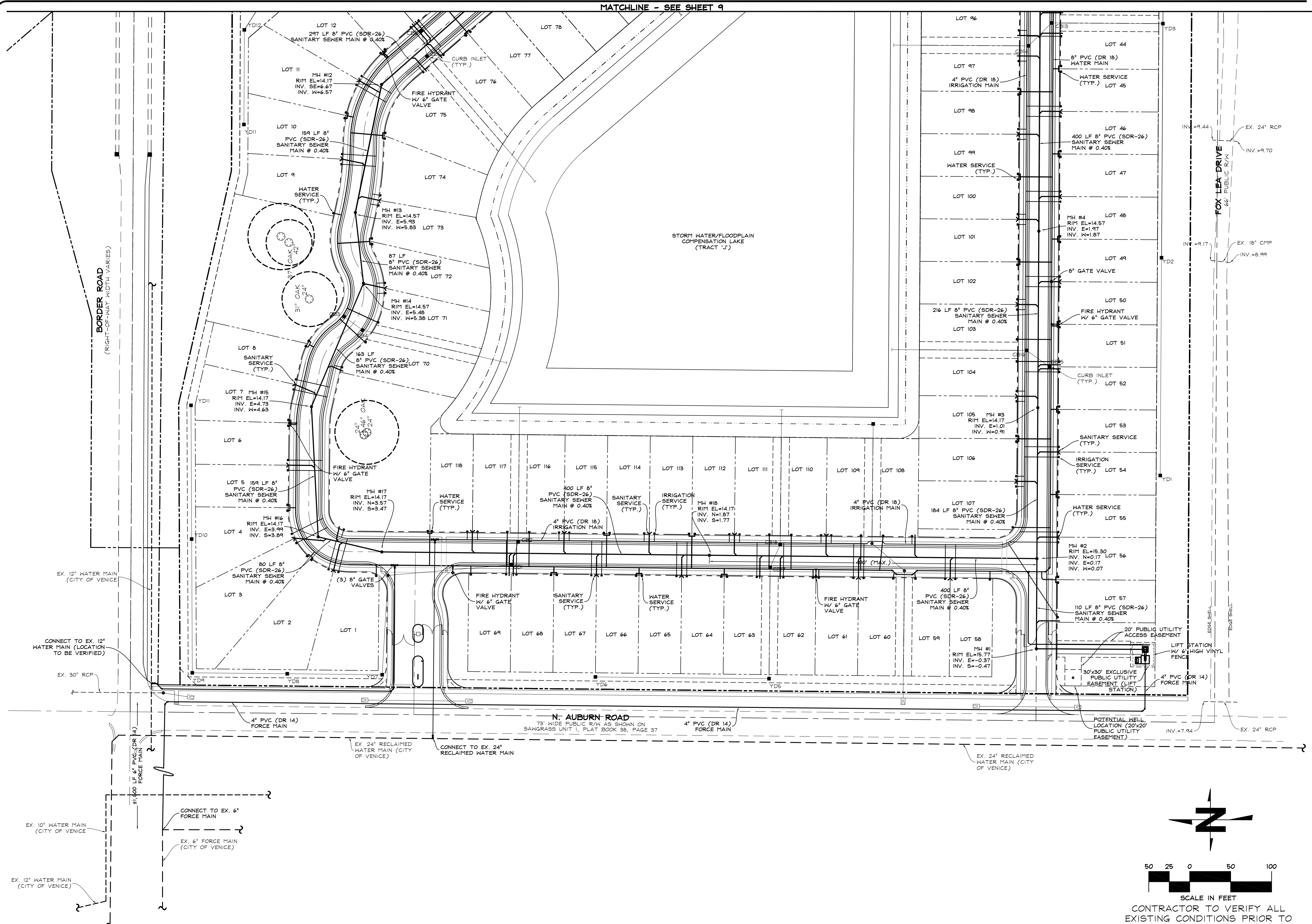
DRAWN  
JRR  
CHECKED  
JFC  
DATE  
2/2/16  
SCALE  
1" = 50'  
JOB NO.  
WHAM01  
SHEET

9

CLIENT: WINDHAM DEVELOPMENT, INC.  
PROJECT: PRESERVES OF VENICE  
SHEET: MASTER UTILITY PLAN

**CAYOLI Engineering, Inc.**  
Consulting Civil Engineers  
FL Lic. or Auth. No. 8875  
5824 Bee Ridge Road, #325, Sarasota, FL 34233-5045  
email: info@cayoleng.com  
(941) 927-3647  
Fax: (941) 927-3646





**CAVOLI Engineering, Inc.**  
 Consulting Civil Engineers  
 P. O. Box 1000  
 5824 Bee Ridge Road, #325 Sarasota, FL 34233-5045  
 (941) 927-3647  
 Fax: (941) 927-3646  
 Email: info@covoliengineering.com

CLIENT: WINDHAM DEVELOPMENT, INC.  
 PROJECT: PRESERVES OF VENICE  
 SHEET: MASTER UTILITY PLAN

NO.	REVISIONS	DATE	BY
3	PER CITY COMMENTS	12/29/16	JRR
2	PER CLIENT REVISIONS	8/19/16	JRR
1	PER CITY COMMENTS	6/20/16	JRR

JOHN F. CAVOLI, P.E.  
 FL LICENSE NO.: 48692

DRAWN: JRR  
 CHECKED: JFC  
 DATE: 2/2/16  
 SCALE: 1" = 50'  
 JOB NO.: WHAM01  
 SHEET: 10

