

SITE AND DEVELOPMENT PLANS FOR VENICE RETAIL CENTER

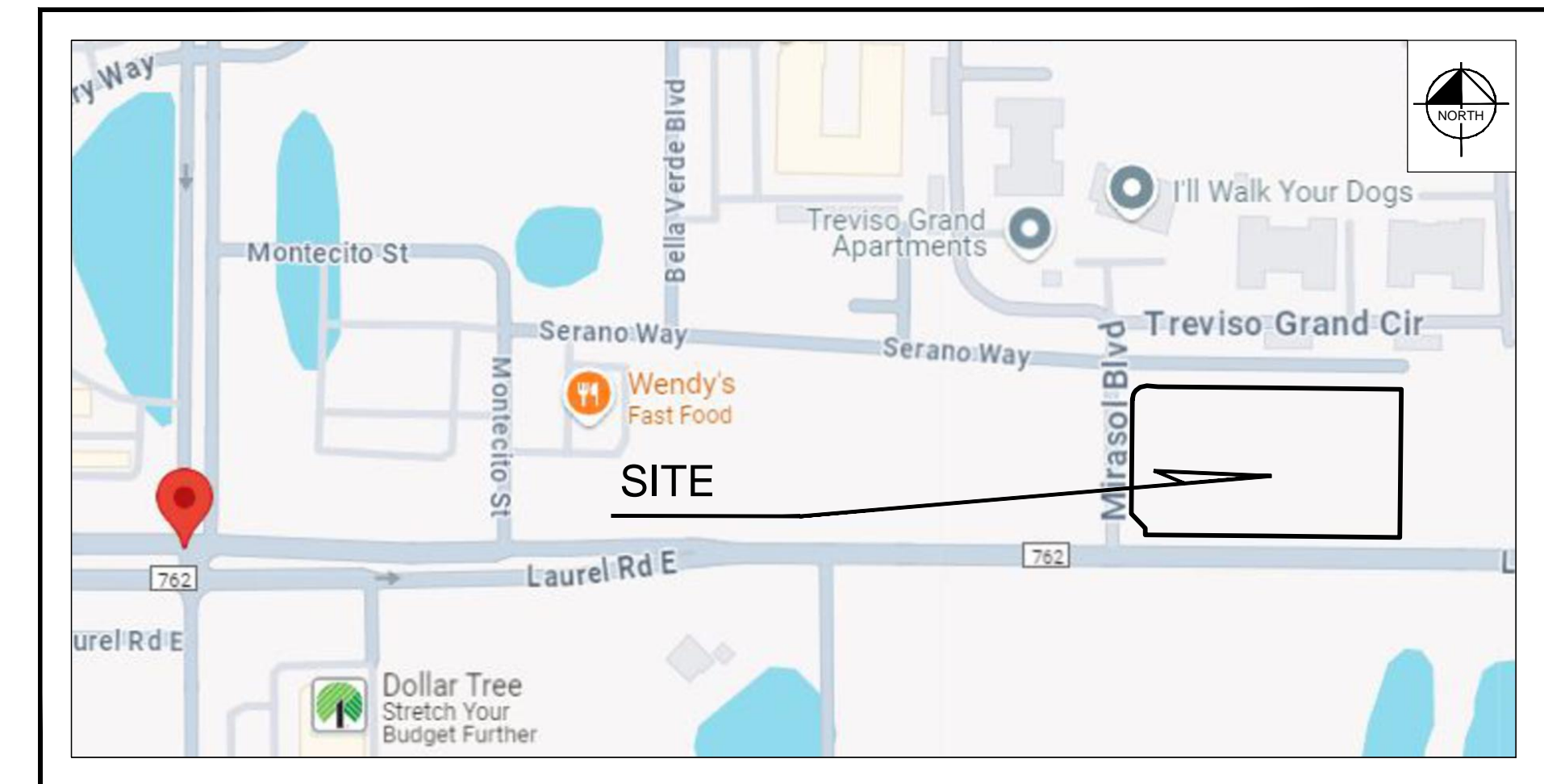
SARASOTA COUNTY PARCEL ID NOs.
0376130006, 0376130007

LAUREL ROAD AND MARISOL BOULEVARD
CITY OF VENICE, FL 34275

APRIL 14, 2025



PROJECT LOCATION



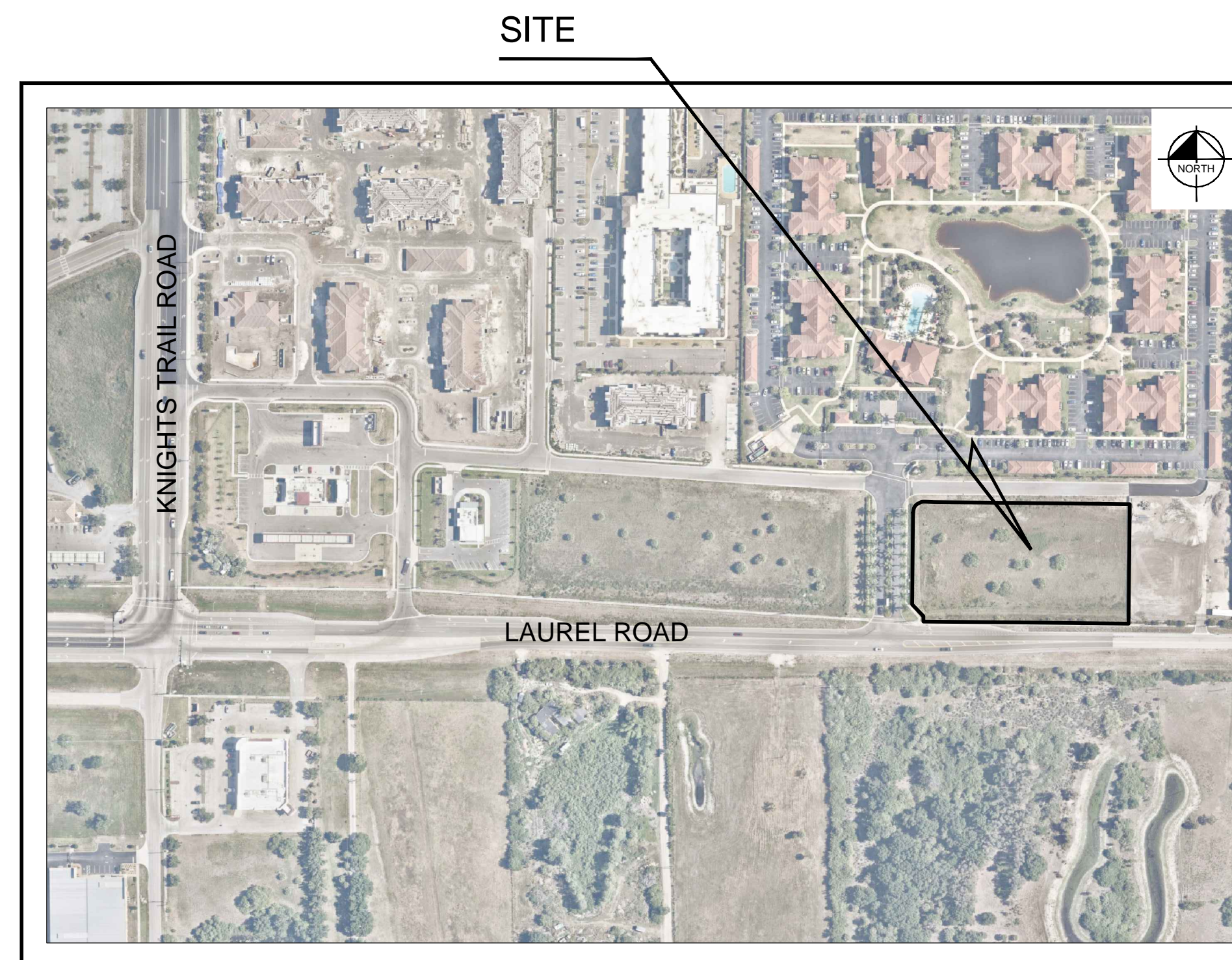
VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

LOTS 11 AND 12, MIRASOL TOWN CENTER, PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 54, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

CITY OF VENICE REQUIRED NOTES:

1. ALL WORK CONDUCTED IN THE CITY VENUE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A ROW PERMIT.
2. ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY OF VENICE.
4. POST DEVELOPMENT RUNOFF SHALL NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
5. ALL FIRE DEVIATION WORKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS 1, 11 OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. §63.521.
6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
7. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
8. CONTACT PUBLIC WORKS/SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.
9. NO MINIMUM LOT DIMENSIONS ARE REQUIRED BY THE CMU.
10. SUBSEQUENT PERMITS REQUIRED: SITE AND DEVELOPMENT PLAN APPROVAL DOES NOT AUTHORIZE THE DEVELOPMENT OF LAND. ALL CONSTRUCTION ACTIVITIES ARE REQUIRED TO OBTAIN ANY/ALL NECESSARY PERMITS AND APPROVALS AUTHORIZING SUCH ACTIVITIES. ALL CONSTRUCTION SHALL BE CONSISTENT WITH THE APPROVED SITE AND DEVELOPMENT PLAN. PLEASE ENSURE TO OBTAIN PERMITS, INCLUDING BUT NOT LIMITED TO:
 - BUSINESS TAX RECEIPT
 - BUILDING PERMITS THROUGH BUILDING DEPARTMENT
 - SITE PREPARATION PERMIT(S) AND CONSTRUCTION PLAN REVIEW THROUGH THE CITY'S ENGINEERING DEPARTMENT
 - RIGHT-OF-WAY PERMITS FOR ALL CONNECTIONS TO COUNTY FACILITIES THROUGH SARASOTA COUNTY



SECTION 27 , TOWNSHIP 38S, RANGE 19E
AERIAL MAP
N.T.S.

PROJECT TEAM

OWNER/APPLICANT:

OWNERS:
LAUREL ROAD DEVELOPMENT, LLC
7350 POINT OF ROCKS ROAD,
SARASOTA, FL 34242

APPLICANT:
ASHTON GRAY REAL ESTATE
12360 MARKET DRIVE,
OKLAHOMA CITY, OK 73114
CONTACT: GREY REED

SURVEYOR:

BLEW
3825 NORTH SHILOH DRIVE,
FAYETTEVILLE, AR 72703
CONTACT: PETER G. JOHNSON
PHONE: (479) 443-4506

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH ORANGE AVENUE, SUITE 600
ORLANDO, FL 32801
CONTACT: JOE PELLARIN, P.E.
PHONE: (407) 898-1511
EMAIL: JOE.PELLARIN@KIMLEY-HORN.COM

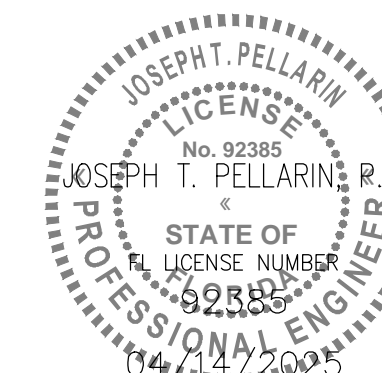
LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOCIATES, INC.
200 S ORANGE AVENUE, SUITE 600
ORLANDO, FL 32801
CONTACT: ZACK HALL
PHONE: (407) 768-3222
EMAIL: ZACK.HALL@KIMLEY-HORN.COM

PREPARED BY

Kimley»»Horn

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106



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UTILITY PROVIDERS

POTABLE WATER & SANITARY

SEWER:

CITY OF VENICE
200 WARFIELD AVENUE NORTH
VENICE, FL 34285
PHONE: (941) 480-3333

TELECOM:

FRONTIER
JAKE WATERS
1701 RINGLING BOULEVARD
SARASOTA, FL 34236

GAS:

TECO PEOPLES GAS
LISA GRIESMAN
8261 VICO CT.
SARASOTA, FL. 34240
PHONE: (813) 917-6165

TELECOM:

COMCAST
MARC E LOUIS
12641 CORPORATE LAKES DR
FORT MYERS, FL. 33913
PHONE: (239) 986-7043

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SANITARY SYSTEM
<div>1. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER, AND LATERALS SHALL BE A MINIMUM 6" DIAMETER.</div> <div>2. ALL GRAVITY SEWERS MUST BE SDR 26 PVC. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 & ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212.</div> <div>3. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 4" @ 2.00%; 6" @ 1.00% ; AND 8" @ 0.40%.</div> <div>4. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE CITY OF VENICE UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.</div> <div>5. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.</div>
SANITARY TESTING AND INSPECTION
<div>1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A DEFLECTION TEST, AIR TEST, AND TELEVISION INSPECTION OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE DEFLECTION TEST, AIR TEST, AND TELEVISION INSPECTION TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY. LAMPING IS NOT AN ACCEPTED TEST METHOD IN CITY OF VENICE. ALL SANITARY SEWER TESTING AND INSPECTIONS SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE UTILITY MANUAL, SECTION 4.16</div> <div>2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATON TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.</div> <div>3. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:<div>A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.</div><div>B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET</div><div>C. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.</div></div> <div>4. CONTRACTOR TO PERFORM APPROPRIATE DEFLECTION TESTS FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:<div>A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.</div><div>B. USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX TO WHICH THE PIPE IS MANUFACTURED.</div><div>C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.</div></div> <div>5. CONTRACTOR TO INSPECT & TEST MANHOLE FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.</div>
POTABLE WATER SYSTEM
<div>1. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. REFER TO NOTE #4 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES (PER AWWA, FDEP, AND CITY OF VENICE CRITERIA) AGAINST CORROSION SHALL BE UTILIZED.</div> <div>2. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED TO COMPLY WITH CITY OF VENICE STANDARDS AND SPECIFICATIONS.</div> <div>3. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.</div> <div>4. ALL DUCTILE IRON PIPE, 4" TO 24", SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.</div> <div>5. ALL WATER SYSTEM CONSTRUCTION, FROM THE POINT OF CONNECTION IN THE RIGHT OF WAY UP TO AND INCLUDING POINT OF METERING AND BACK FLOW PREVENTION (IF REQUIRED), SHALL BE BUILT ACCORDING TO CITY OF VENICE STANDARDS AND SPECIFICATIONS.</div> <div>6. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ASSURE ADEQUATE (PER AWWA, FDEP, AND CITY OF VENICE CRITERIA) FLUSHING AND DISINFECTION/CHLORINATION.</div> <div>7. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND CITY OF VENICE UTILITIES DEPARTMENT SPECIFICATIONS.</div> <div>8. ALL PVC WATER MAIN, 6" TO 12" DIAMETER PIPING, SHALL BE AWWA C-900 DR-18. JOINTS SHALL BE RUBBER GASKETED PUSH-ON CONFORMING TO ASTM D1869.</div> <div>9. POTABLE WATER MAINS WILL BE PVC SDR 21 (200 PSI) FOR PIPES LESS THEN 4". SCHEDULE 40 AND SCHEDULE 80 PIPING MATERIAL ARE ALSO ACCEPTABLE FOR PIPES SIZES LESS THAN 4". THE ABOVE TYPE INSTALLATIONS MUST BEAR THE "NFS" STAMP FOR COMPATIBILITY WITH POTABLE WATER USE.</div> <div>10. ALL POLYVINYL CHLORIDE PIPE SHALL BE LAID WITH AN INSULATED 10 GAUGE A.W.G. SOLID STRAND COPPER WIRE ON TOP OF THE PIPE. THIS WIRE IS TO BE CONTINUOUS WITH SPLICES MADE ONLY BY METHODS APPROVED BY THE ENGINEER. THIS WIRE IS TO BE SECURED TO ALL VALVES, TEES AND ELBOWS.</div> <div>11. ALL POTABLE WATER WORK SHALL CONFORM WITH APPLICABLE CITY OF VENICE UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.</div> <div>12. PVC PIPE BURIED BENEATH ROADWAYS, PARKING LOTS OR PARKING LOT ENTRANCES SHALL MEET AWWA SPECIFICATION C900 OR C905, LATEST REVISION. ALL 6" TO 12" PIPE IN SUCH LOCATIONS SHALL BE A MINIMUM OF CLASS 200, DR-14, AND ALL 14" TO 36" PIPE SHALL BE A MINIMUM OF CLASS 235, DR-18.</div>
POTABLE WATER TESTING AND INSPECTION
<div>1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL BE PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH CITY OF VENICE UTILITY MANUAL SECTION 3.7. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 2 FULL BUSINESS DAYS IN ADVANCE OF PERFORMING TESTS.</div> <div>2. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER FOR CERTIFICATION PURPOSES.</div> <div>3. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY THE CITY OF VENICE UTILITIES DEPARTMENT INSPECTOR.</div>

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



VENICE RETAIL CENTER FOR ASHTON GRAY REAL ESTATE CITY OF VENICE FLORIDA

SHEET NUMBER C1.1

GENERAL NOTES

KHA PROJECT 249607000

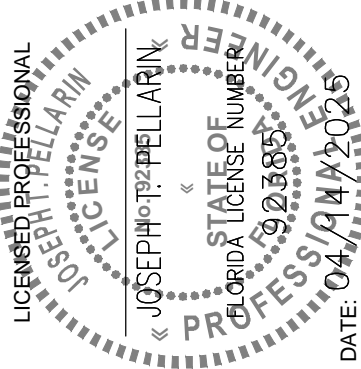
DATE 04/14/2025

SCALE AS SHOWN

DESIGNED BY JTP

DRAWN BY JBD

CHECKED BY JTP



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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

REVISIONS

No.

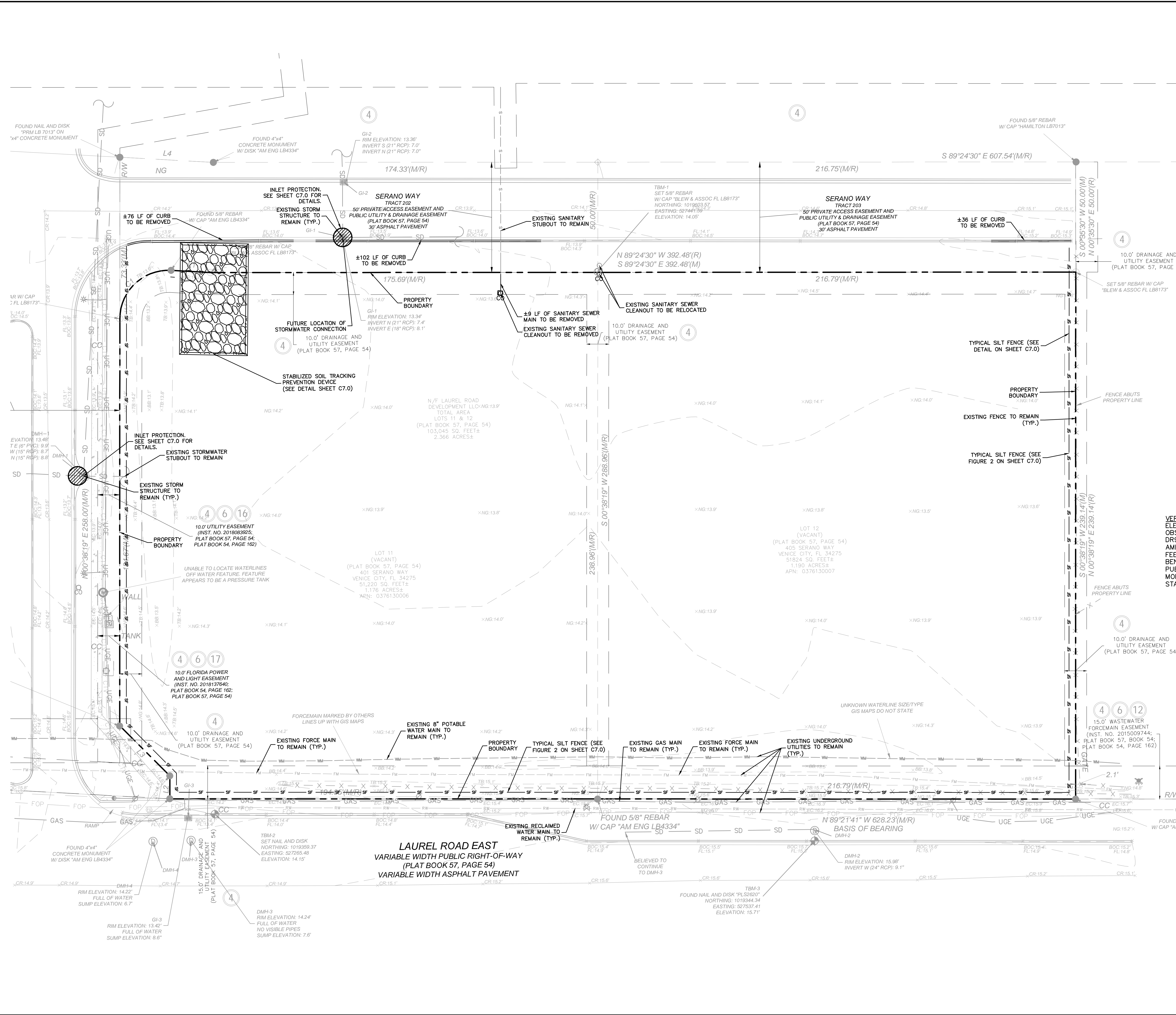
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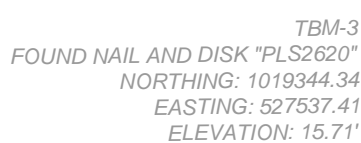
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Always call 811 two full business days before you dig to have underground utilities located and marked.

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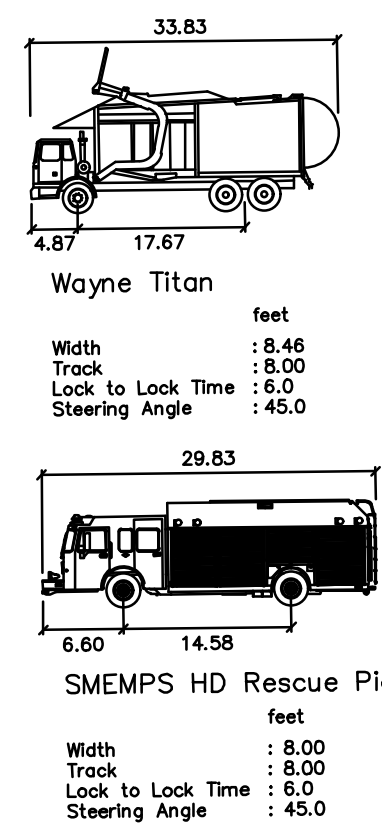
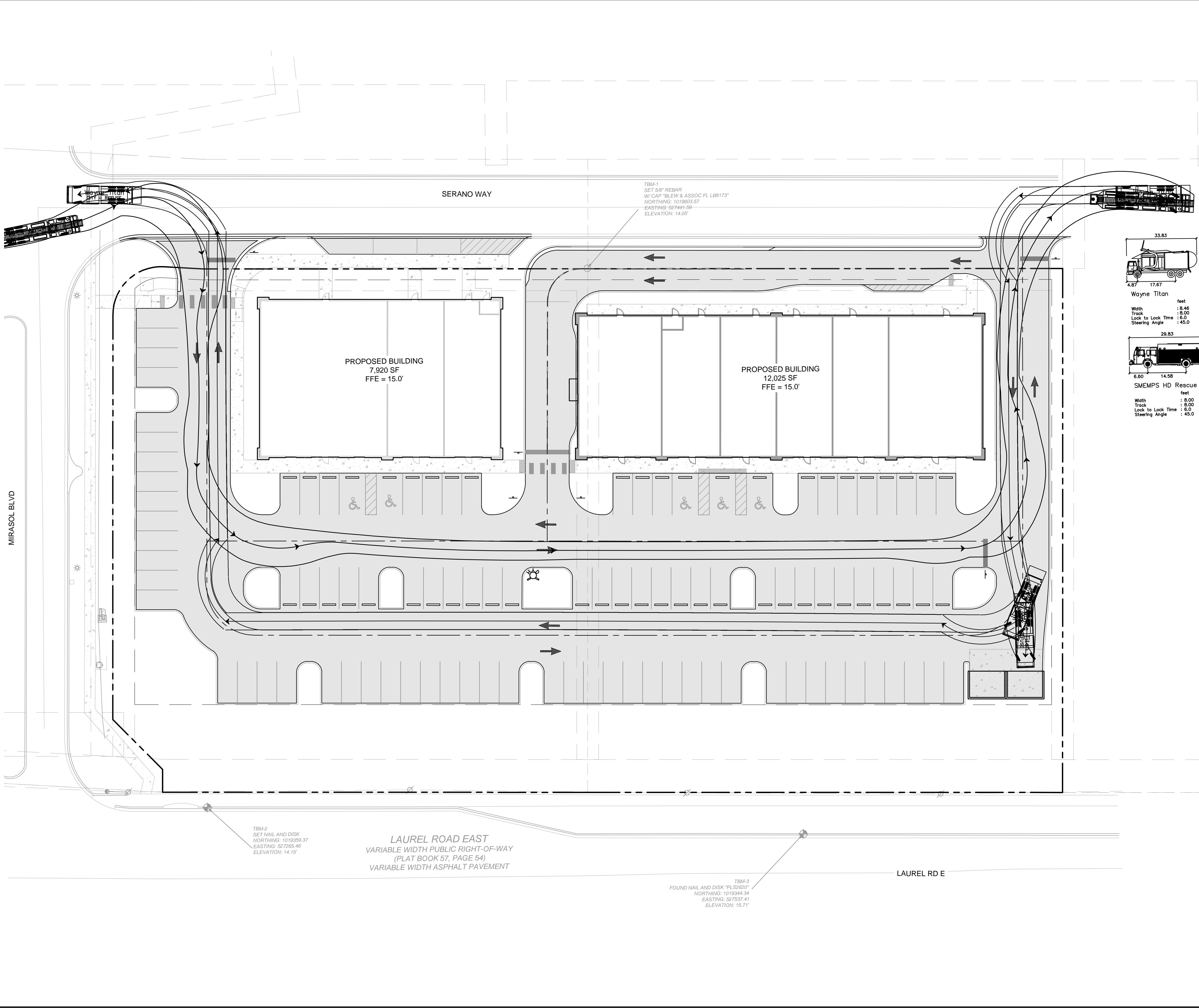


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VENICE RETAIL CENTER FOR ASHTON GRAY REAL ESTATE CITY OF VENICE	SHEET NUMBER C4.0
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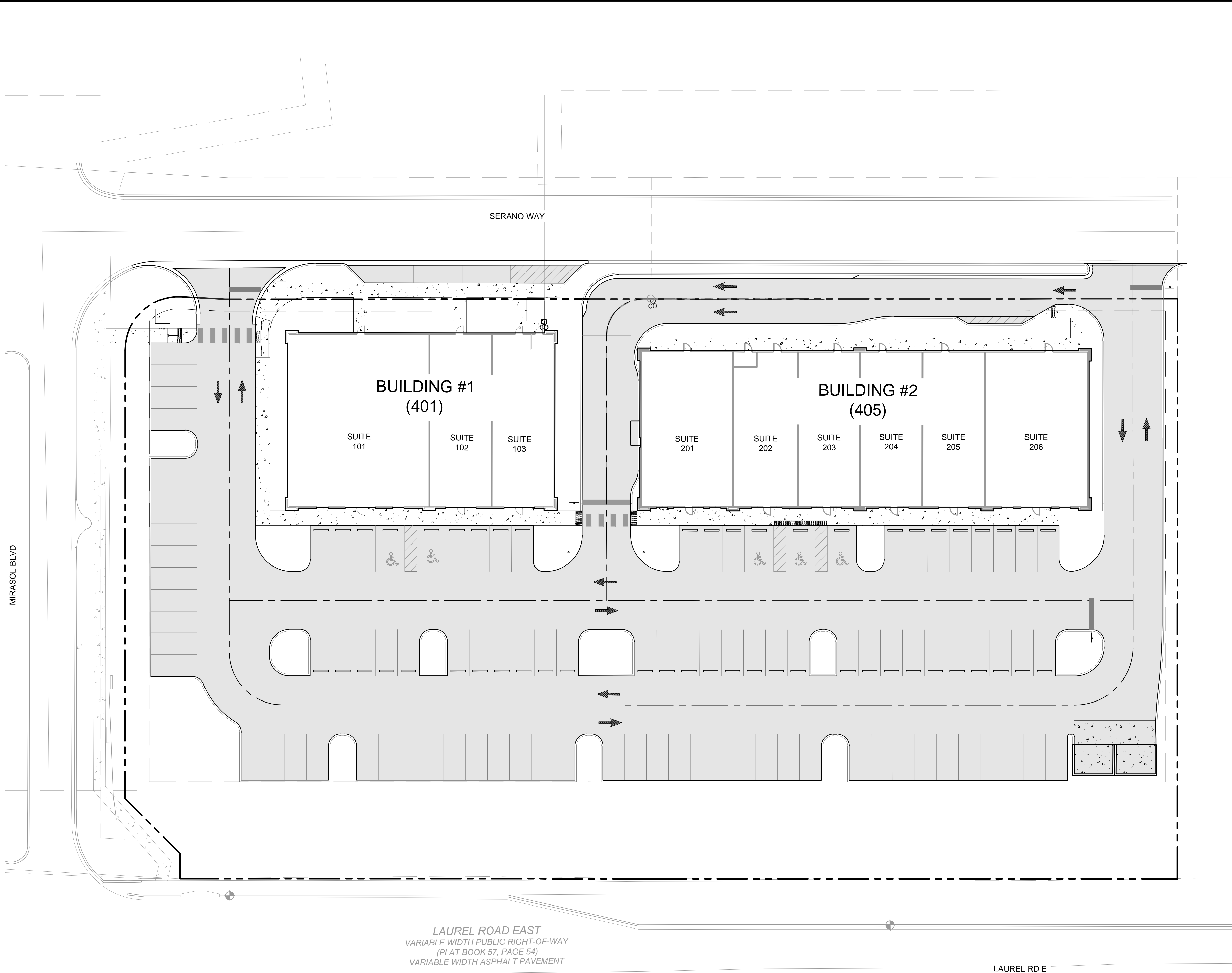
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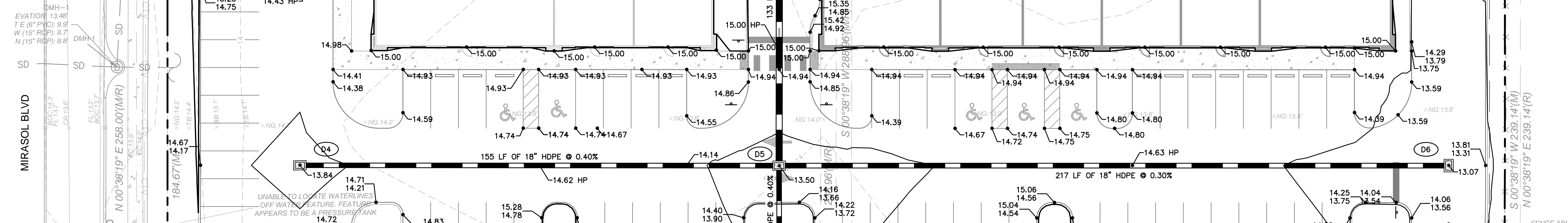


A graphic scale bar labeled "GRAPHIC SCALE IN FEET" with markings at 0, 10, 20, and 40 feet. Below the scale bar is a north arrow pointing upwards, with the word "NORTH" written inside the circle.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

SHEET NUMBER C4.2	VENICE RETAIL CENTER FOR ASHTON GRAY REAL ESTATE CITY OF VENICE FLORIDA	ADDRESSING PLAN	<table border="1"><tr><td>KHA PROJECT 249607000</td><td>LICENSED PROFESSIONAL ARCHITECT/P.L.L.C. #038387</td></tr><tr><td>DATE 04/14/2025</td><td></td></tr><tr><td>SCALE AS SHOWN</td><td>Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL PHONE: (407) 888-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35108</td></tr><tr><td>DESIGNED BY JTP</td><td></td></tr><tr><td>DRAWN BY JBD</td><td></td></tr><tr><td>CHECKED BY JTP</td><td></td></tr></table>	KHA PROJECT 249607000	LICENSED PROFESSIONAL ARCHITECT/P.L.L.C. #038387	DATE 04/14/2025		SCALE AS SHOWN	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL PHONE: (407) 888-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35108	DESIGNED BY JTP		DRAWN BY JBD		CHECKED BY JTP		<table border="1"><tr><th>No.</th><th>REVISIONS</th><th>DATE</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	No.	REVISIONS	DATE	BY																				
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1. CURB RUMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD SPECIFICATIONS.
2. PRIVATE CURB RUMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLANGES.
3. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS (RAMP, CURB RUMPS, STRIPING, AND PAVEMENT MARKINGS) SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
4. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES TO AND FROM SHALL BE MAINTAINED. ACCESSIBLE RAMP EXCEED 1 VERTICAL TO 12 HORIZONTAL, IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT, IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
5. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SURFACES PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO EXAVING ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
6. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE, MAX. 5.0% ROPE SLOPE.
7. ALL HANDICAP ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE IN ALL DIRECTIONS.
8. PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE.
9. CONTRACTOR TO FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.
10. FOR GROUND CONTROL NOTES REFER TO SHEET C2.0.
11. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
12. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD FOR ANY CHANGES TO CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
13. ALL EXISTING VALVES, BOXES, MANHOLE LIDS, COVERS, AND SIMILAR APPURTENANCES MUST BE ADJUSTED ACCORDINGLY TO MATCH FINISHED GRADE.
14. ALL ASPHALT PAVEMENT SECTIONS TO BE CONSTRUCTED OF TYPE SP-12 OR SP-12.5 ASPHALTIC CONCRETE (1500 MARSHALL STABILITY), LIME/ROCK BASE (LBR 100) COMPACTED TO A MIN. OF 98% X MAX DENSITY PER AASHTO T-180 MODIFIED PROCTOR, AND STABILIZED SUB-BASE (LBR 40) COMPACTED TO A MIN. OF 98% X MAX DENSITY PER AASHTO T-180 MODIFIED PROCTOR. SEE SHEET C6.0 FOR LAYER THICKNESS.

VERTICAL DATUM:
ELEVATIONS ESTABLISHED WITH GPS STATIC
OBSERVATIONS WITH ORIGINATING BENCHMARK PID
DR9212. VERTICAL DATUM BASED UPON NORTH
AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY
FEET.
BENCHMARK ID: PID DR9212
PUBLISHED ELEVATION: 15.29'
MONUMENT DESCRIPTION: FLANGE-ENCASED STEEL ROD
STAMPED "5917 D 2023"

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 13.60 E. INV. OUT: 9.24 (18" HDPE)
D2	MH TOP: 13.65 E. INV. IN: 7.51 (24" HDPE) W. INV. IN: 9.00 (18" HDPE) N. INV. OUT: 7.41 (24" RCP)
D3	TYPE "9" CURB INLET PER FDOT INDEX #425-021 TOP: 13.42 S. INV. IN: 7.81 (24" HDPE) E. INV. IN: 8.14 (8" PVC) W. INV. OUT: 7.71 (24" HDPE)
D4	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 13.84 E. INV. OUT: 8.69 (18" HDPE)

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D5	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 13.50 E. INV IN: 8.07 (18" HDPE) W. INV IN: 8.07 (18" HDPE) S. INV IN: 8.07 (18" HDPE) N. INV OUT: 8.07 (24" HDPE)
D6	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 13.07 W. INV OUT: 8.72 (18" HDPE)
D8	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 13.34 N. INV OUT: 8.24 (18" HDPE)

PROPERTY LINE (TYP.)
PROPOSED CONTOUR LINE
PROPOSED STORM PIPE
PROPOSED STORM MANHOLE
PROPOSED STORM INLET
EXISTING CONTOUR LINE
EXISTING STORM PIPE
EXISTING STORM MANHOLE
EXISTING STORM INLET

PROPOSED ELEV. TOP OF CURB
PROPOSED ELEV. BOTT. OF CURB

PROPOSED SPOT ELEV.

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VENICE RETAIL
CENTER
FOR
HUTTON GRAY REAL ESTATE
VENICE

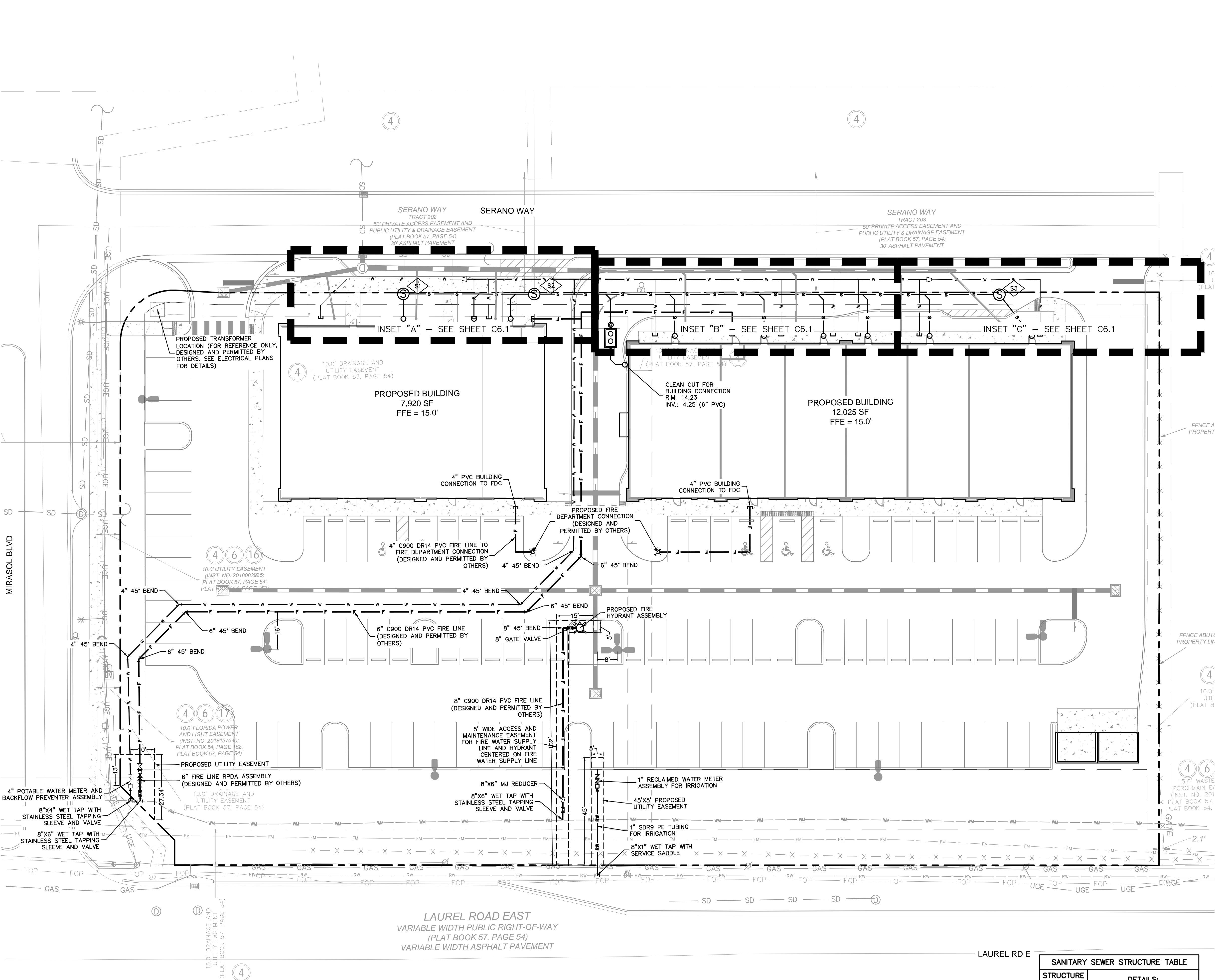
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1000 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32837
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
JOSEPH T. PELLARIN
LICENSE
No. 92385
JOSEPH T. PELLARIN
STATE OF
FLORIDA
LICENSE NUMBER
92385
DATE: 04/20/2025

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	JTP
249607000	04/14/2025			DRAWN BY	JBD
				CHECKED BY	JTP

SHEET NUMBER
C5.0

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NOTES:

- ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED AFTER THE POINT OF CONNECTION..
- MAINTAIN A MINIMUM OF 3'-FT OF COVER OVER ALL PROPOSED WATER LINES AND 4'-FT MINIMUM OF COVER FOR WASTEWATER LINES.
- REFER TO ADDITIONAL UTILITY NOTES AND DETAILS ON SHEETS C1.1.
- ALL WATER MAINS, AND DOMESTIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF VENICE UTILITY STANDARDS.
- BEDDING AND BACKFILL SHALL BE INSTALLED PER CITY OF VENICE. GRANULAR BACKFILL IS REQUIRED UNDER PAVEMENT AND WITHIN 5 FEET OF PAVEMENT.
- ALL SANITARY SEWER LINES SHALL BE GREEN SDR26 PVC.
- UTILITY DISRUPTIONS AND CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF VENICE UTILITIES DEPARTMENT & ADJACENT PROPERTIES.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1-800-432-4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE CITY OF VENICE SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS, TO THE MAXIMUM EXTENT, DURING INSTALLATION OF UTILITIES. IF TRAFFIC IS TO BE OBSTRUCTED CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL PLAN WITH THE LOCAL MUNICIPALITY.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
- SEE PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
- ELECTRIC, TELEPHONE, AND OTHER DRY UTILITIES SHALL BE PLACED WITHIN CONDUIT, MEETING PRIVATE UTILITY STANDARDS, WHEN ROUTE CROSSES PAVED DRIVES AND PARKING AREAS.
- ALL UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ONSITE.
- CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
- CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
- ALL ELECTRIC, CABLE, AND TELECOMMUNICATION UTILITIES FOR BUILDING SERVICE TO BE INSTALLED UNDERGROUND.
- ALL CLEANOUTS IN PAVEMENT SHALL BE TRAFFIC BEARING.
- ANY CLEANOUT LOCATED IN THE PAVEMENT OR CONCRETE SHALL HAVE A TRAFFIC BEARING RING & COVER AND CONCRETE PAD.
- A MINIMUM OF 36" SEPARATION IS REQUIRED BETWEEN RECLAIMED WATER IRRIGATION AND DOMESTIC WATER CONNECTIONS AND 36" FROM ANY FITTING OR JOINT.
- MINIMUM SEPARATION DISTANCE BETWEEN TAPPING SLEEVES IS 24".

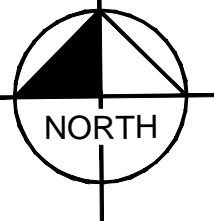
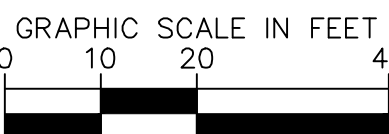
LEGEND

- | | |
|--|--|
| | EXISTING WATER LINE |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER VALVE |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING SANITARY SEWER MANHOLE |
| | EXISTING GAS LINE |
| | EXISTING OVERHEAD UTILITY LINE |
| | EXISTING UNDERGROUND ELECTRIC |
| | EXISTING TELECOMMUNICATION LINE |
| | STORM SEWER LINE (REFER TO PAVING, GRADING & DRAINAGE PLANS) |
| | STORM MANHOLE |
| | STORM INLET |
| | PROPOSED SANITARY SEWER LINE |
| | PROPOSED SANITARY MANHOLE |
| | PROPOSED SANITARY CLEANOUT |
| | PROPOSED FORCE MAIN |
| | PROPOSED LIFT STATION |
| | PROPOSED WATER LINE |
| | PROPOSED GATE VALVE |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED FIRE DEPARTMENT CONNECTION |

Always call 811 two full business days before you dig to have underground utilities located and marked.



SANITARY SEWER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S1	SANITARY MANHOLE TOP: 14.42 S. INV IN: 3.99 (6" PVC) E. INV OUT: 3.99 (6" PVC)
S2	SANITARY MANHOLE TOP: 15.13 W. INV IN: 3.32 (6" PVC) E. INV IN: 3.32 (6" PVC)
S3	SANITARY MANHOLE TOP: 14.62 SE. INV IN: 5.26 (6" PVC) W. INV OUT: 5.26 (6" PVC)



Kimley»Horn



KHA PROJECT	DATE
249607000	04/14/2025
SCALE	AS SHOWN
DESIGNED BY	JTP
DRAWN BY	JBD
CHECKED BY	JTP

UTILITY PLAN

VENICE RETAIL CENTER

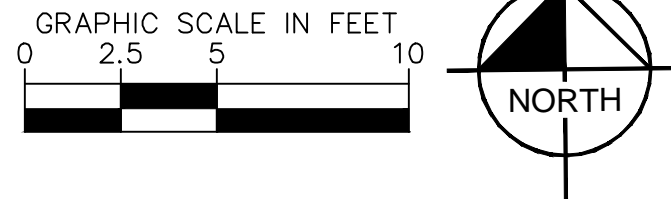
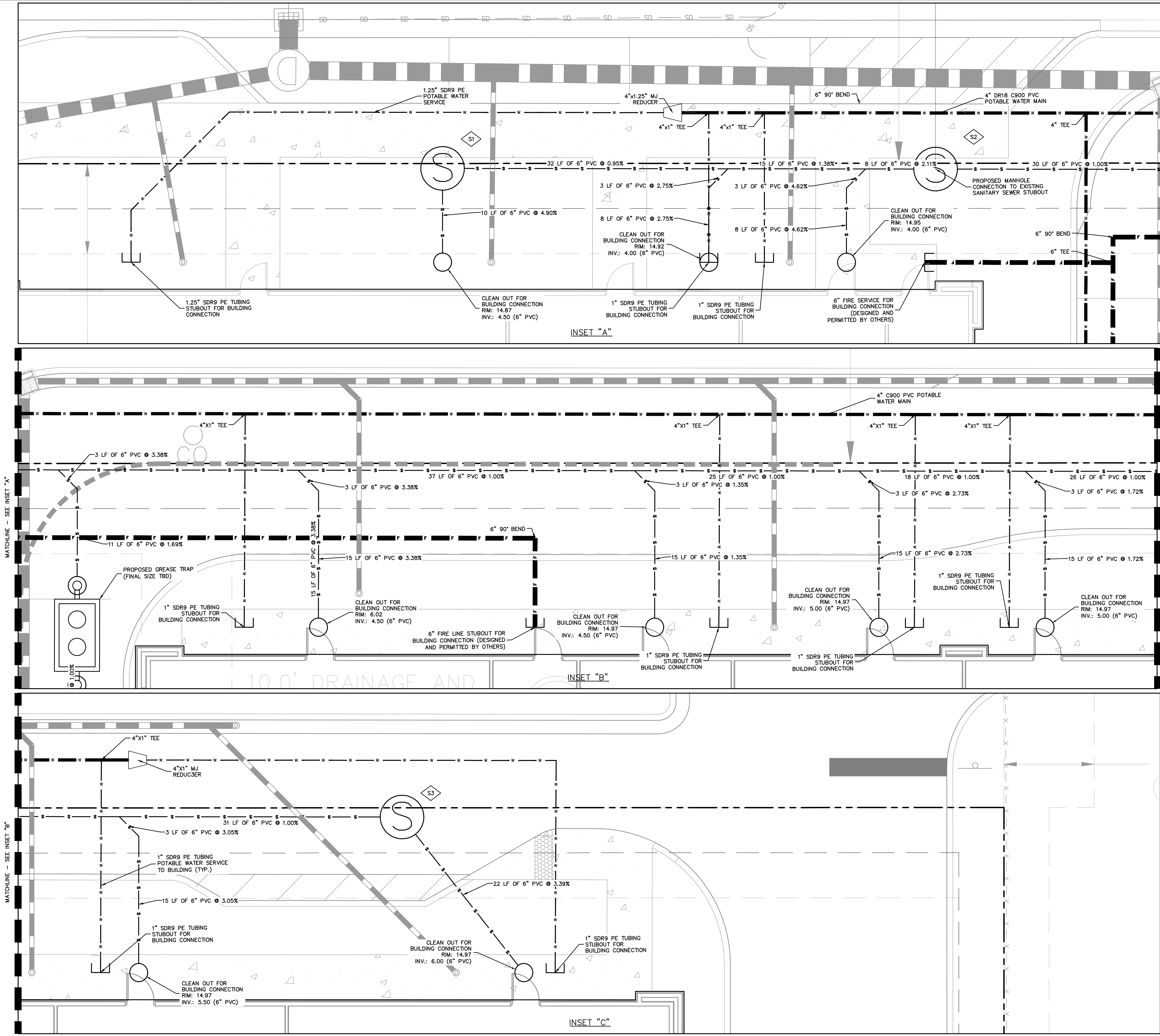
FOR
ASHTON GRAY REAL ESTATE

CITY OF VENICE FLORIDA

SHEET NUMBER
C6.0

NO.	REVISIONS	DATE	BY

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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
249607000	04/14/2025	AS SHOWN	JTP	JBD	JTP

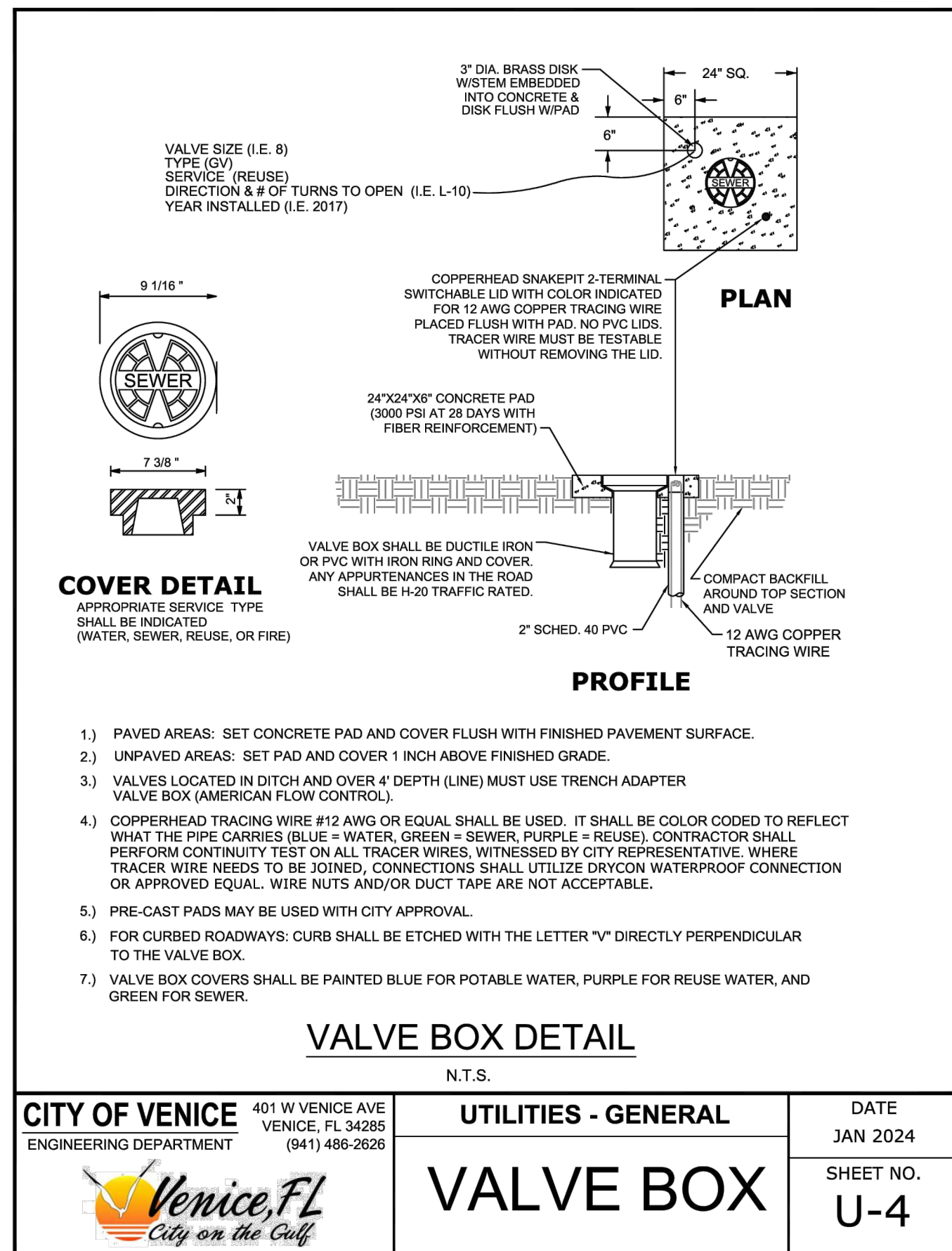
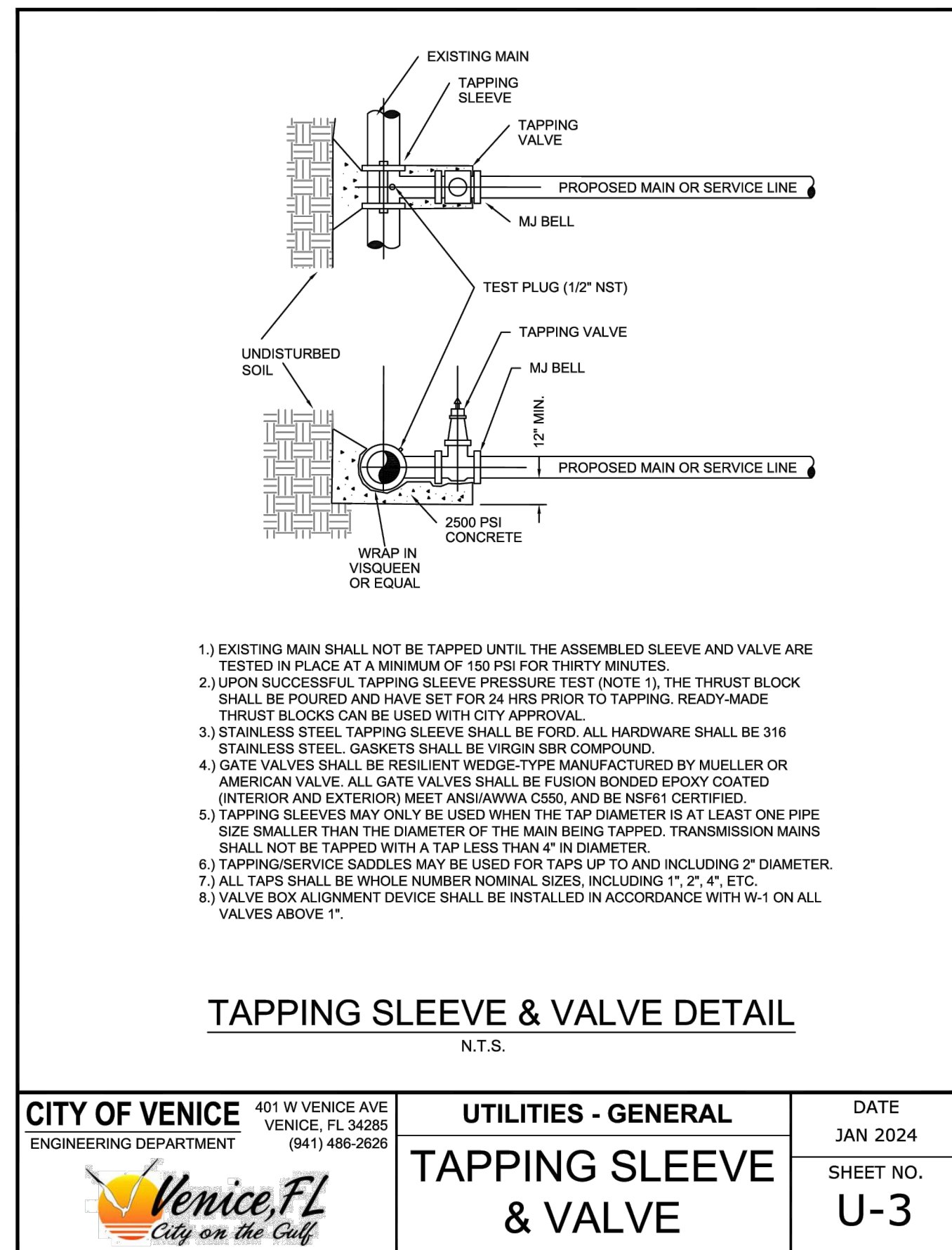
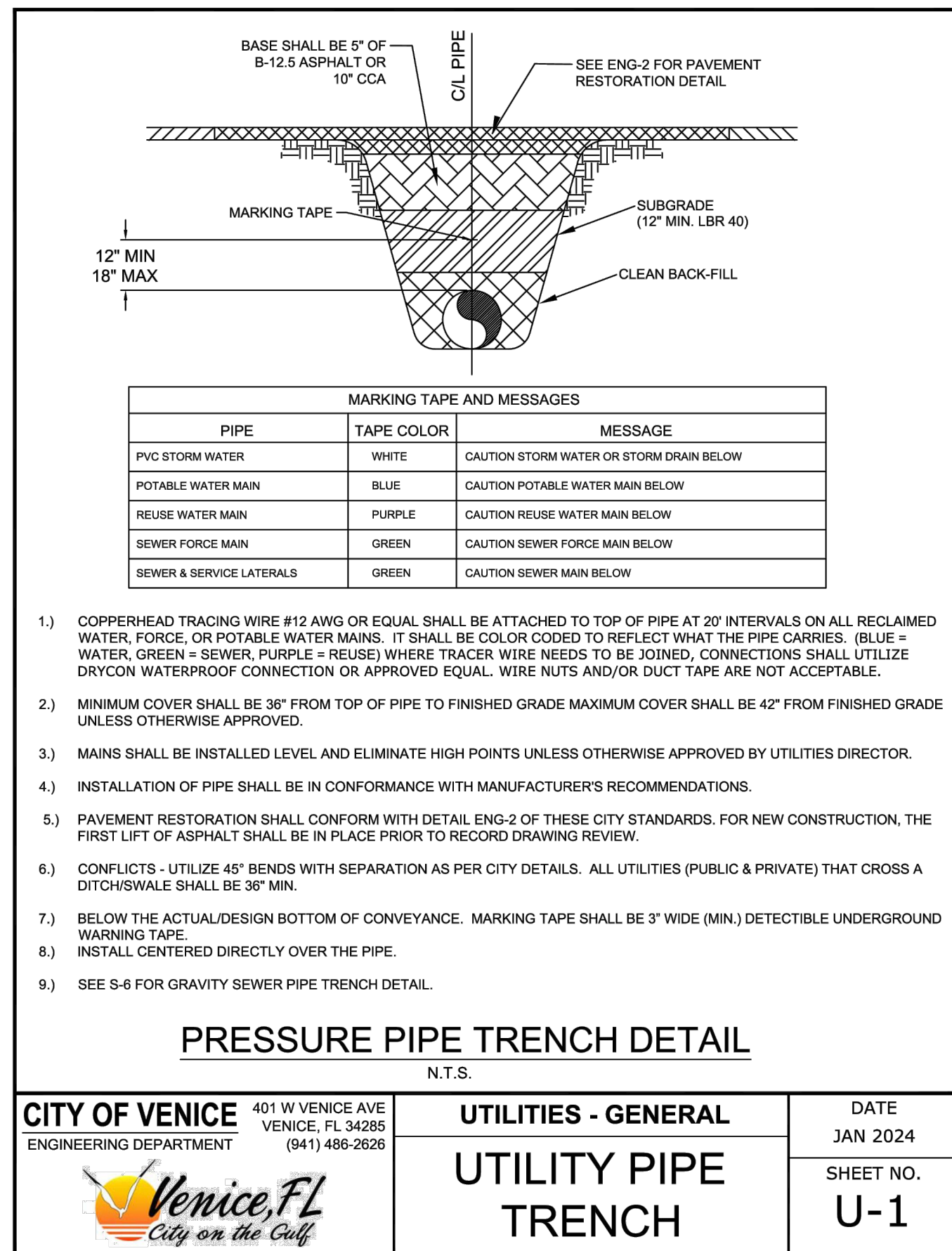
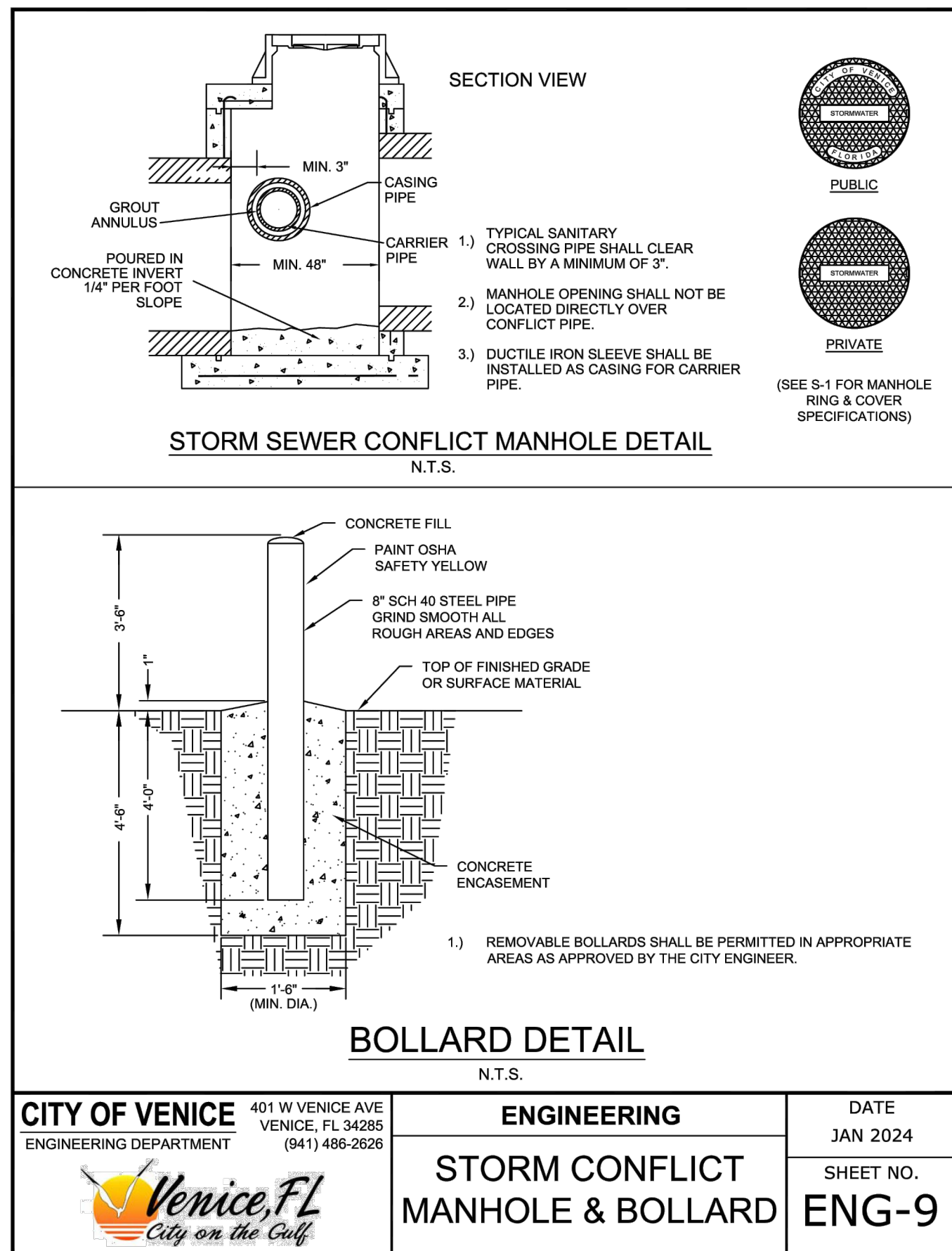
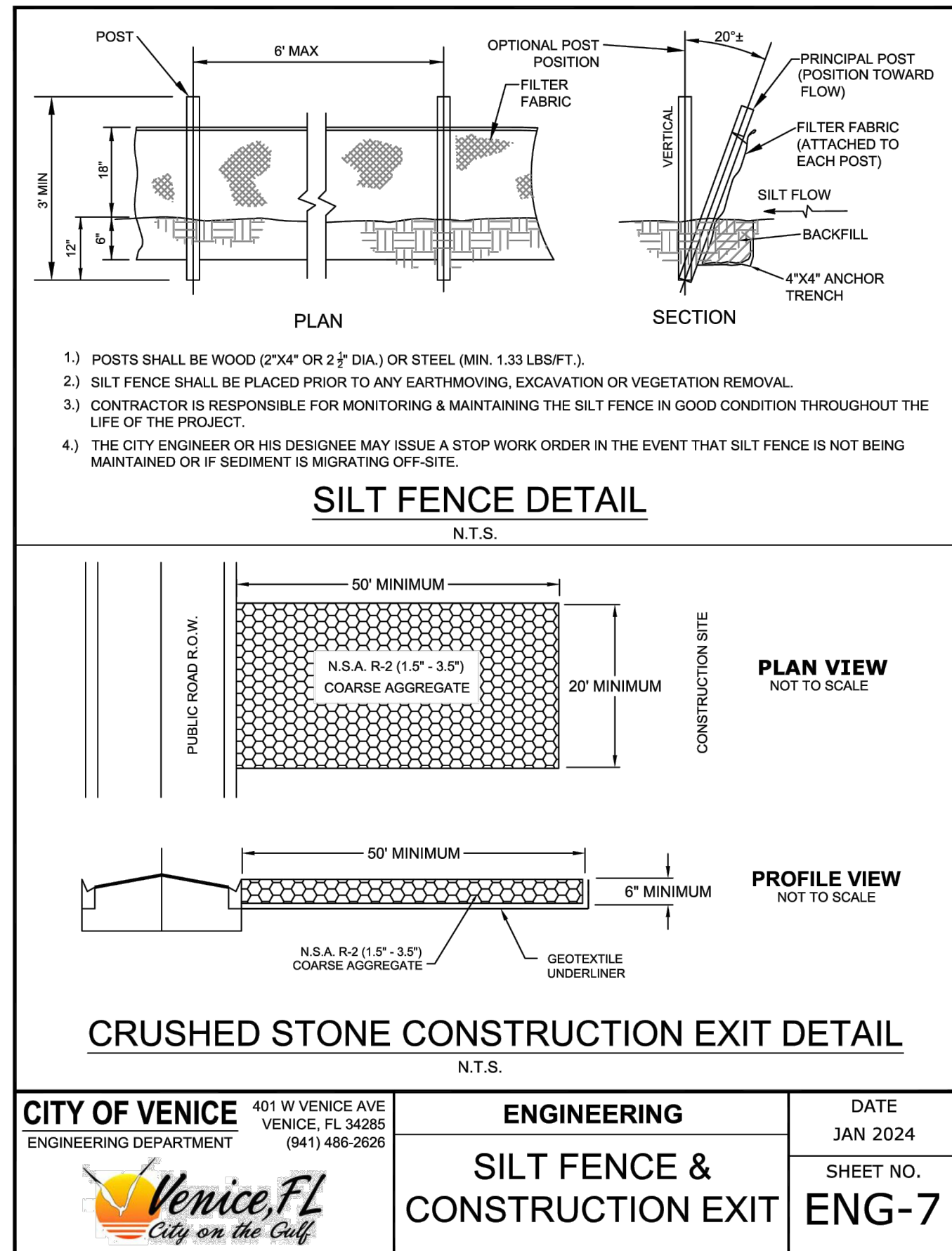
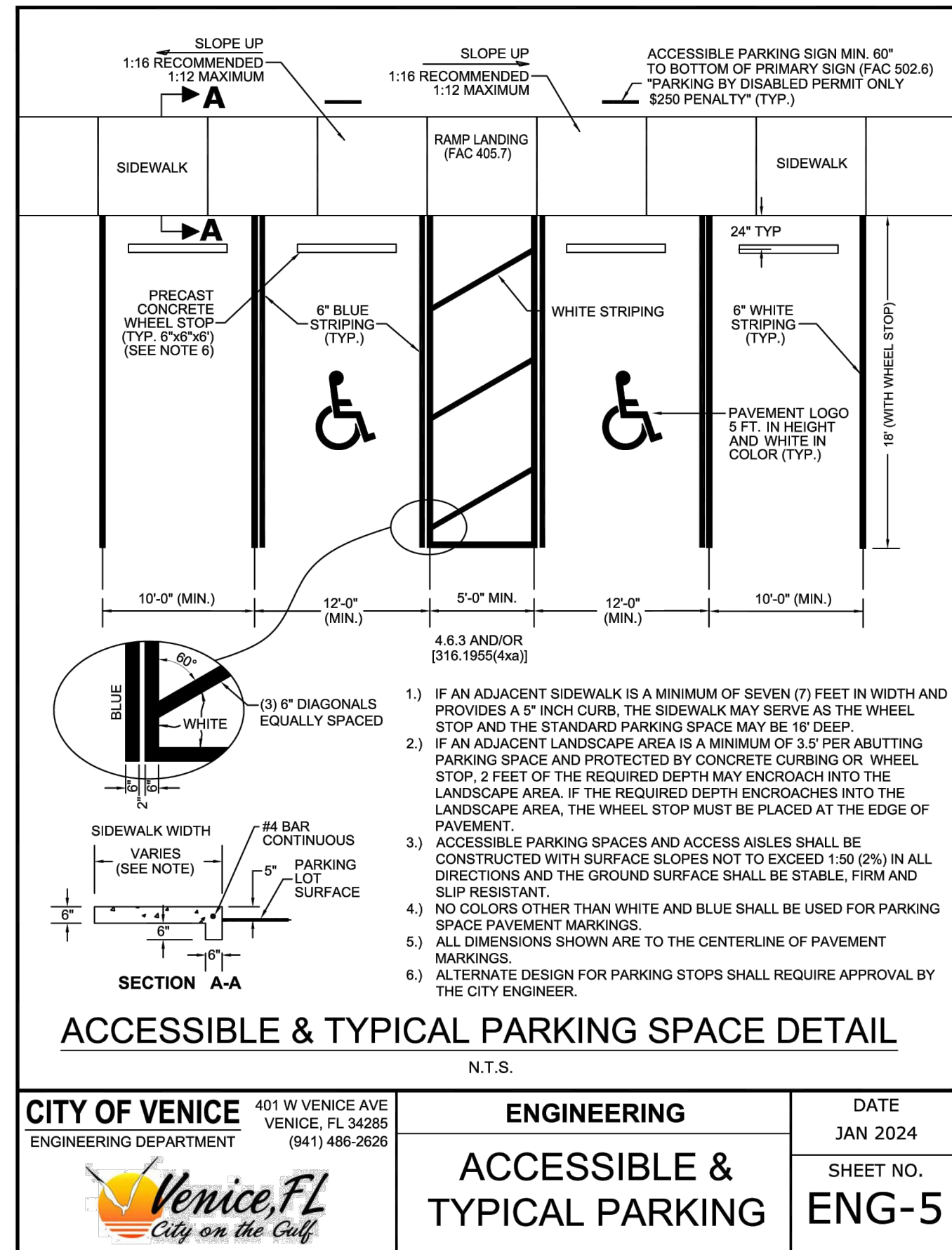
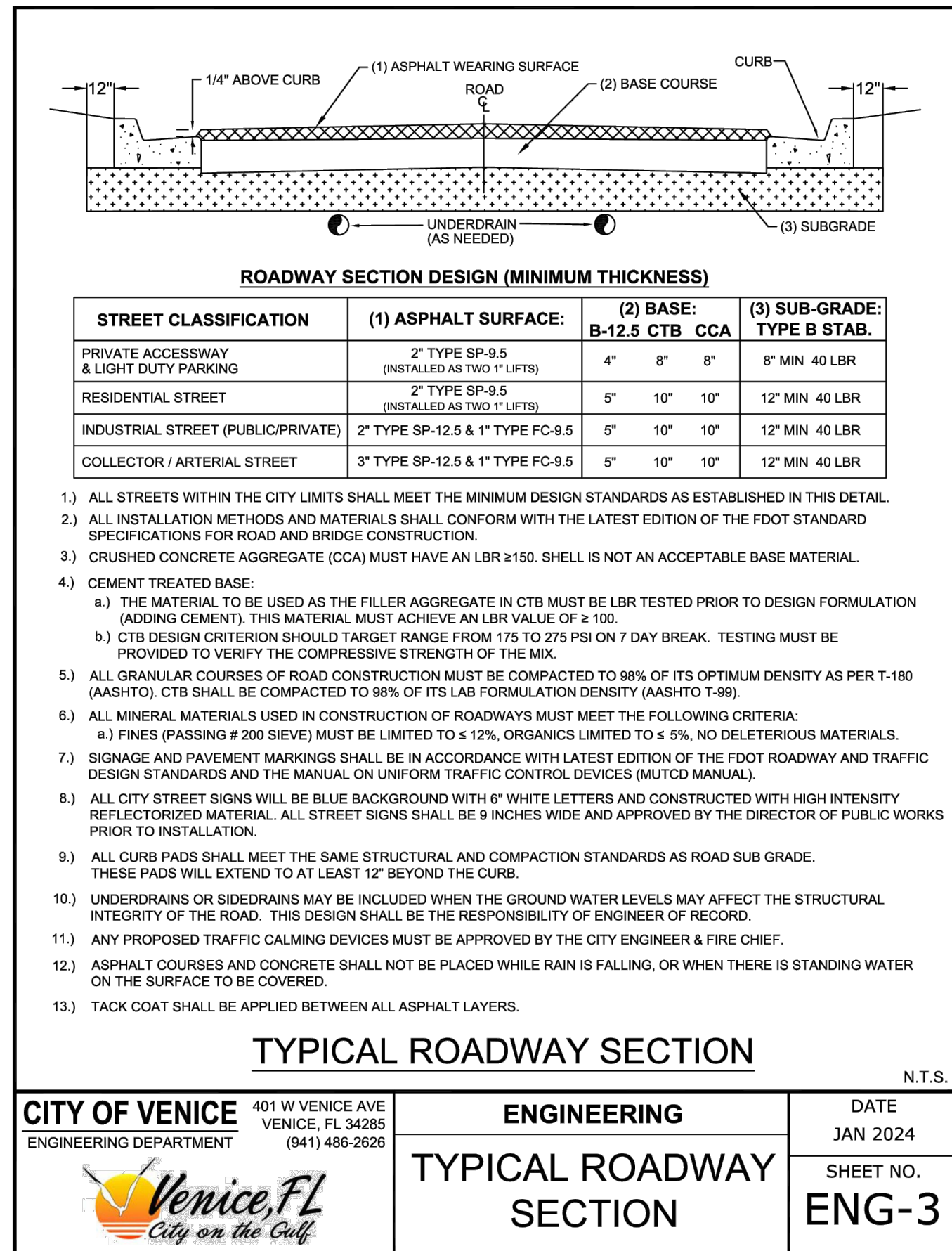
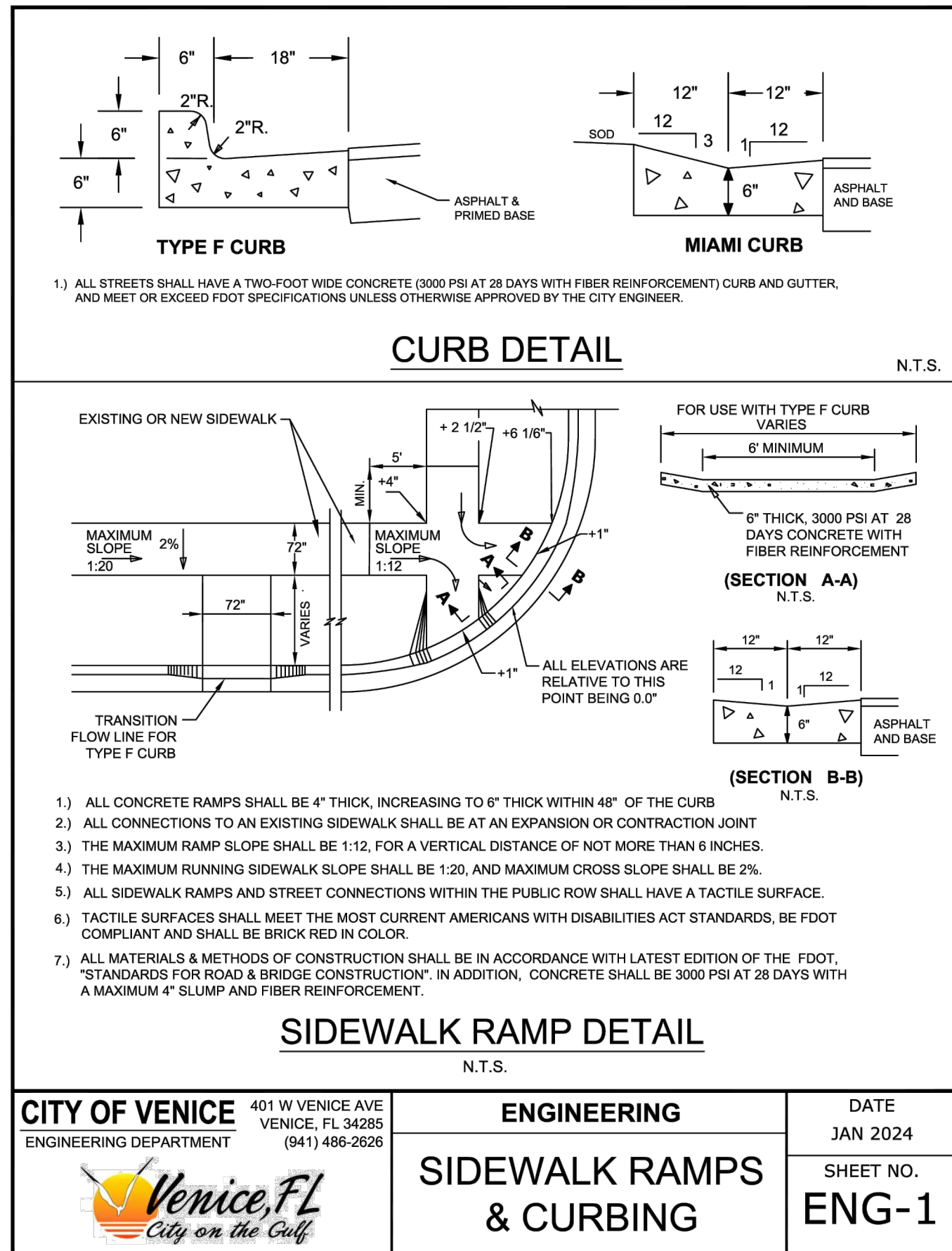
UTILITY PLAN

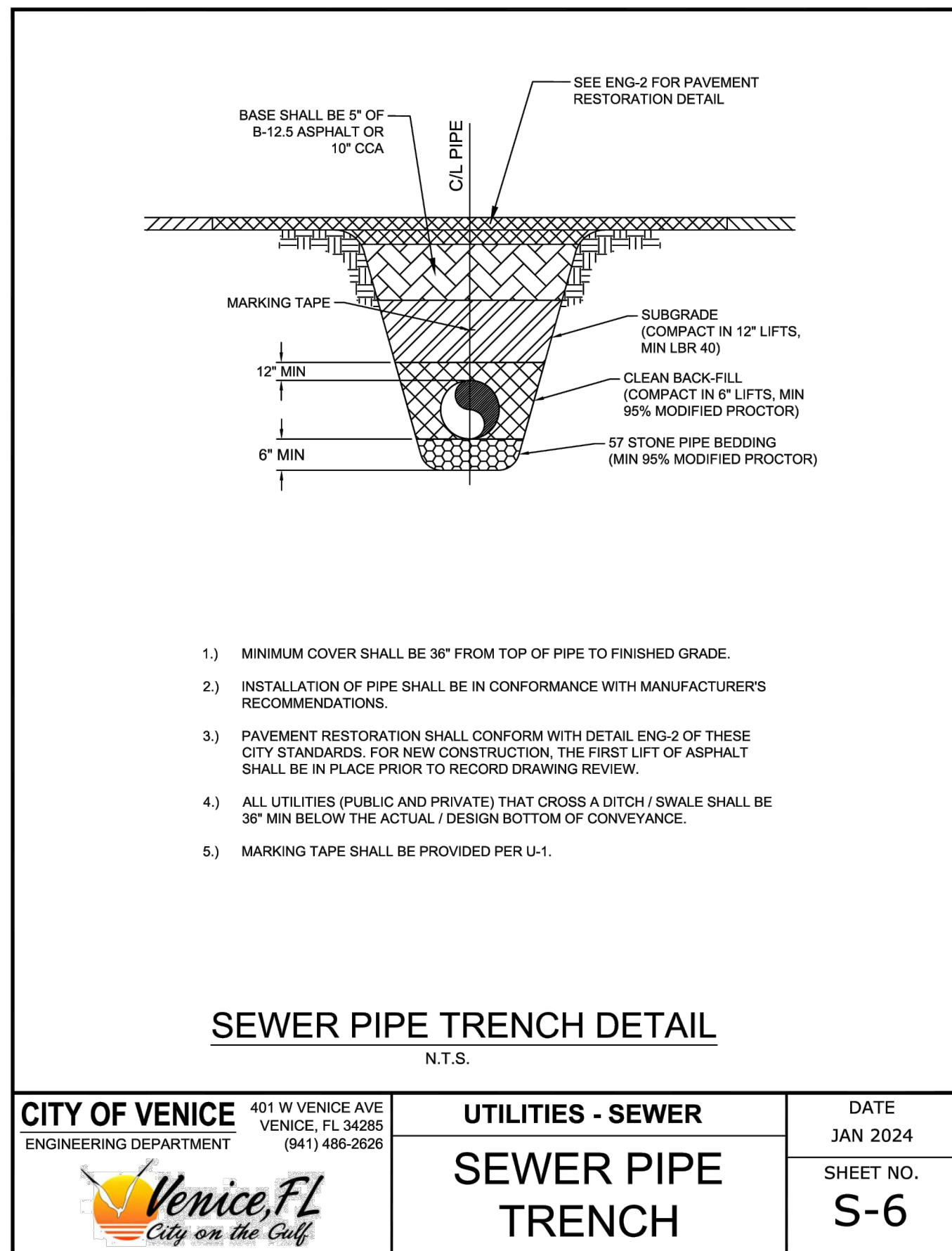
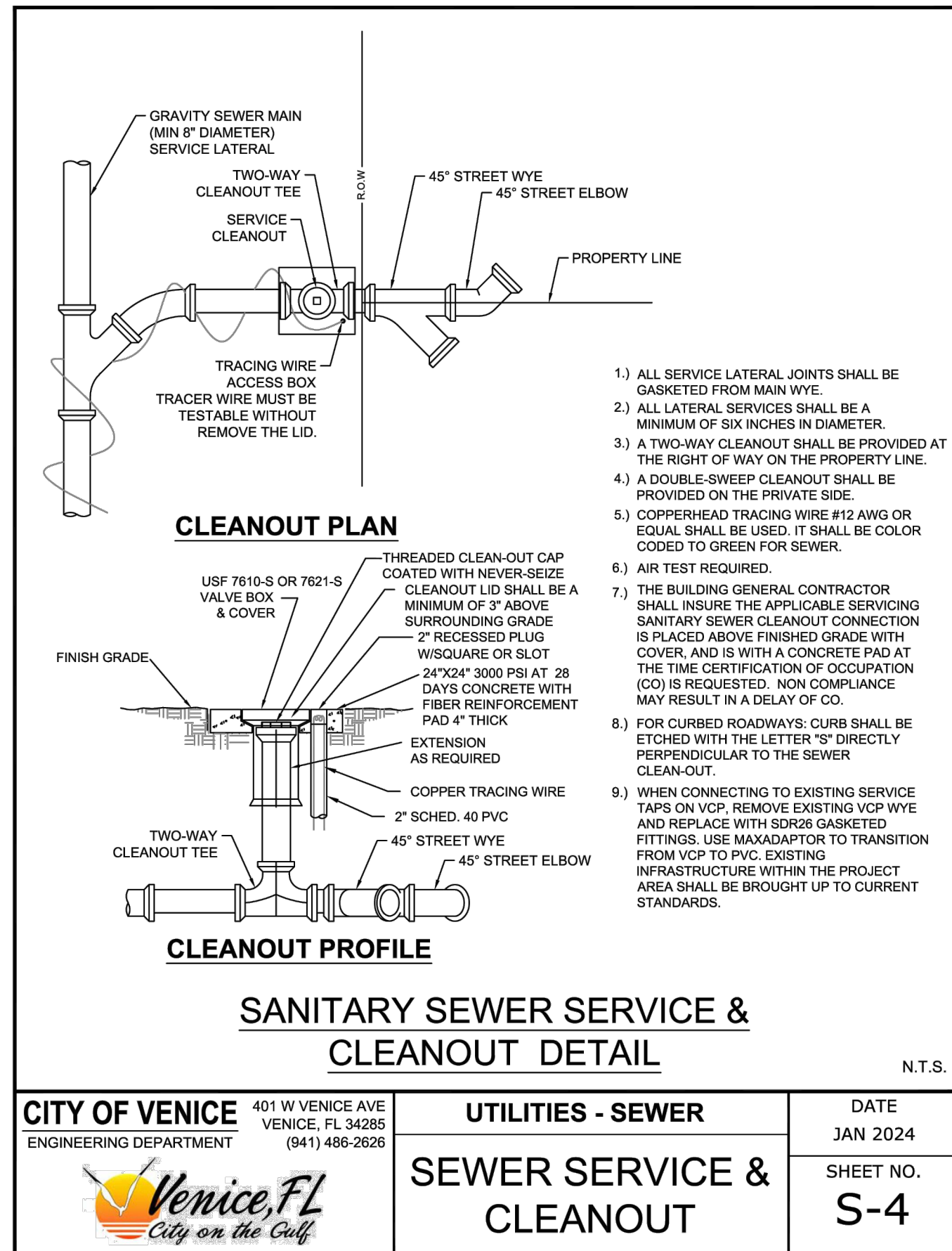
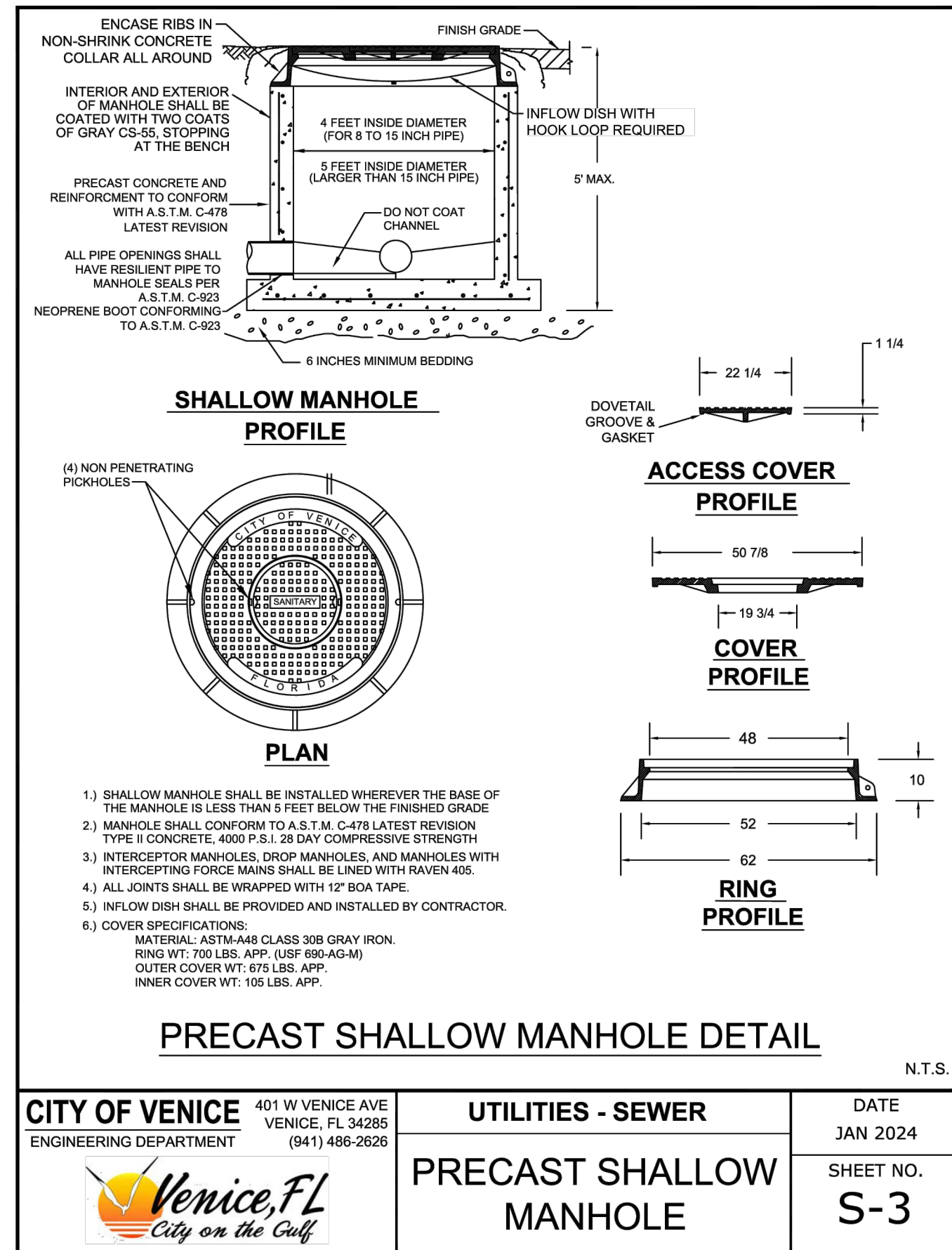
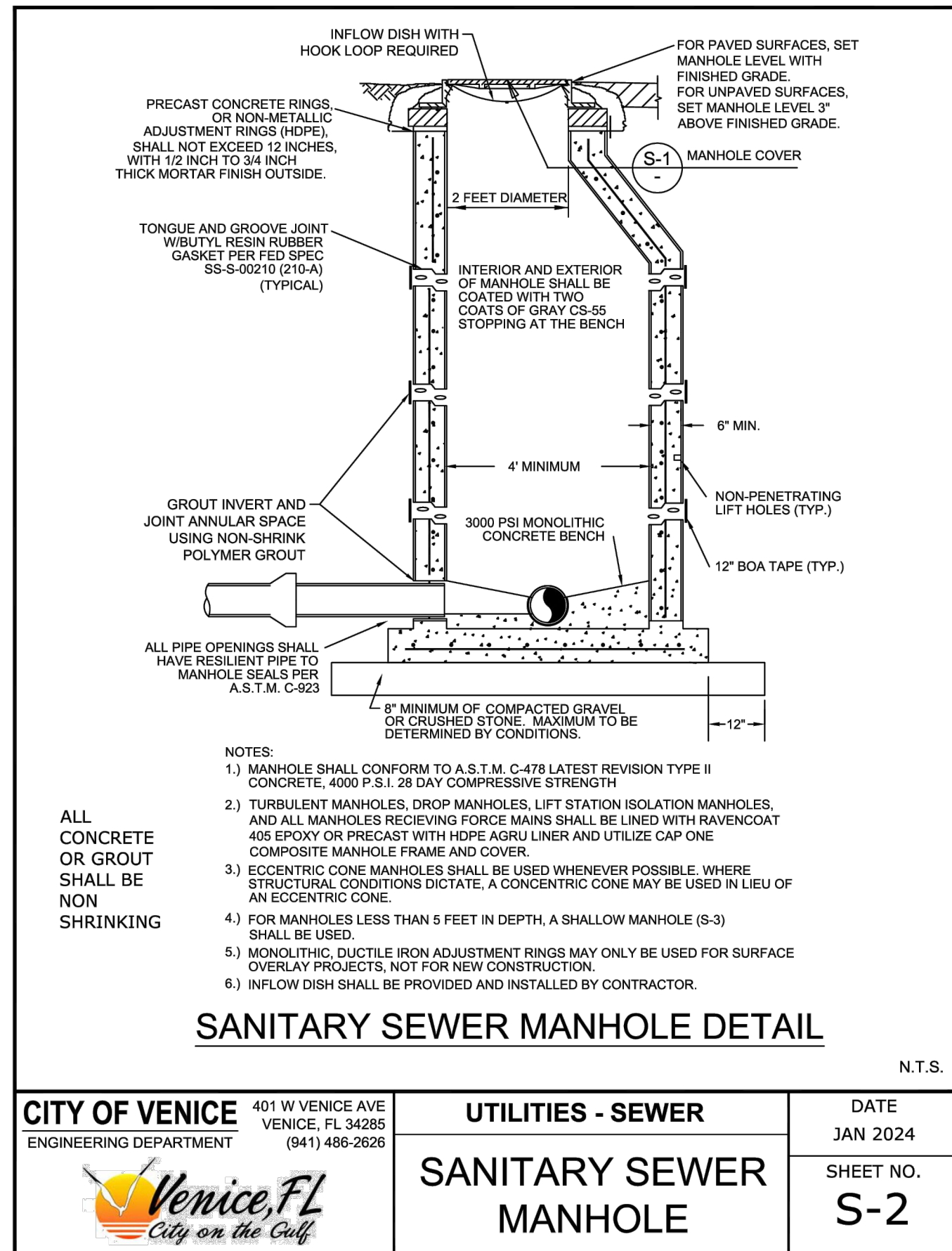
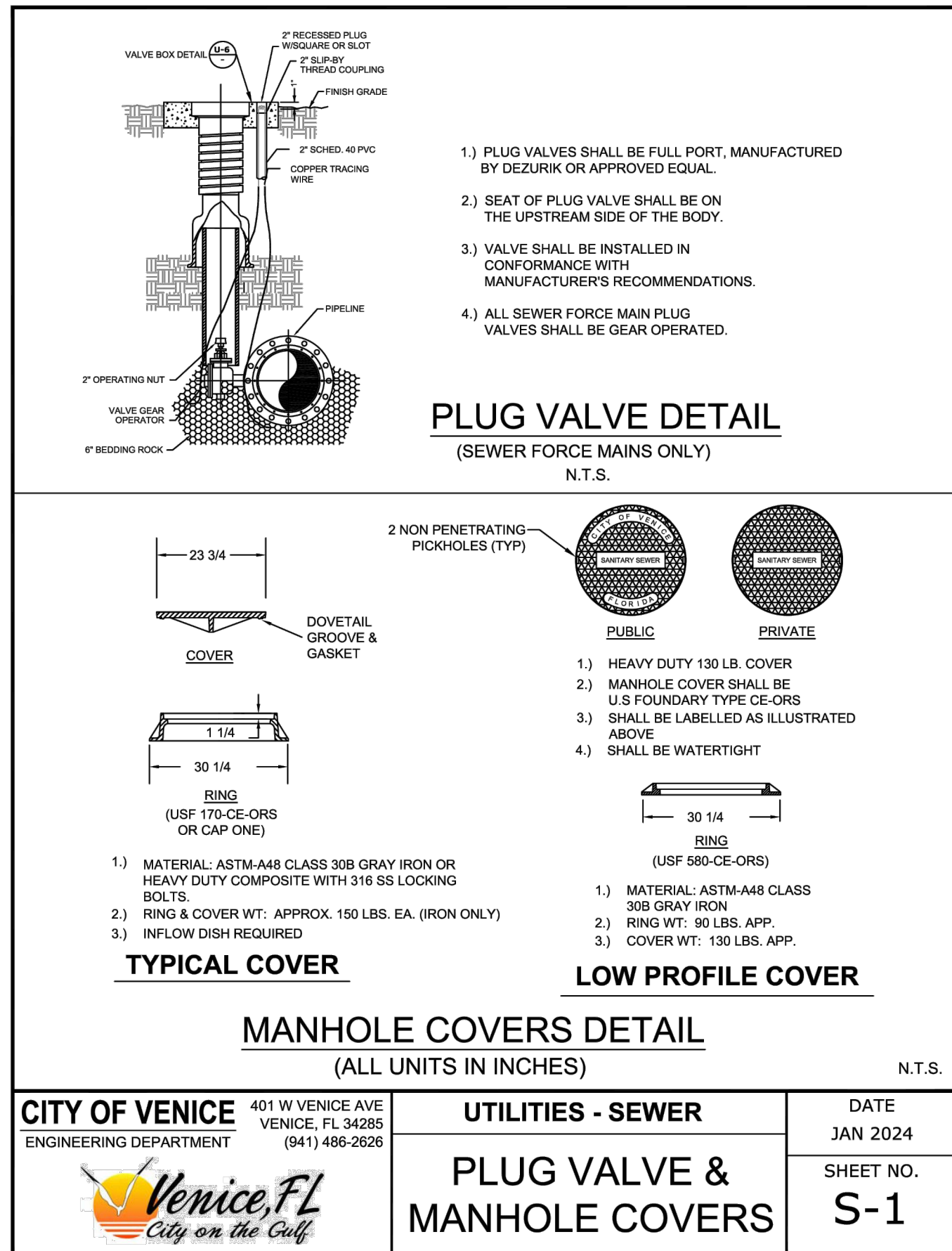
VENICE RETAIL CENTER
FOR
ASHTON GRAY REAL ESTATE
CITY OF VENICE, FLORIDA

SHEET NUMBER
C6.1

Always call 811 two full business days before you dig to have underground utilities located and marked.

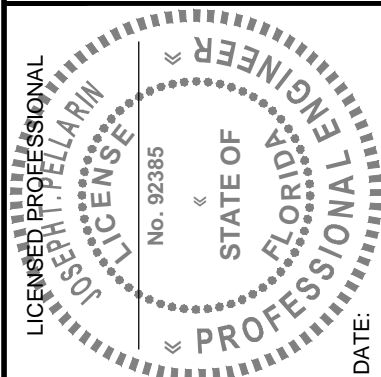
Sunshine811.com



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Kimley»»Horn

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2200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32835
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106



KHA PROJECT	DATE
249607000	04/14/2025
SCALE AS SHOWN	
DESIGNED BY JTFF	
DRAWN BY JBOD	
CHECKED BY JTFF	

CITY OF VENICE DETAILS

VENICE RETAIL
CENTER
FOR
ASHTON GRAY REAL ESTATE
CITY OF VENICE
FLORIDA

SHEET NUMBER
C8.2