

PRELIMINARY PLAT FOR TRIPLE DIAMOND COMMERCE PLAZA LOT 52 SUBDIVISION

101 TRIPLE DIAMOND BOULEVARD, NOKOMIS, FL 34275
LOCATED IN: SECTION 28, TOWNSHIP 38 SOUTH, RANGE 19 EAST

GENERAL NOTES:

1. **OWNERSHIP AND UNIFIED CONTROL STATEMENT:**
THE PROPOSED PROJECT IS OWNED BY PGT INDUSTRIES, INC. AND KNIGHTS TRAIL BUSINESS SUITES, BUILDING B.
2. **CHARACTER AND INTENDED USE STATEMENT:**
INDUSTRIAL USES
3. **EXISTING LAND USE:**
INDUSTRIAL LAND / PARKING LOT
4. **ZONING/PROPERTY ID:**
PLANNED INDUSTRIAL DEVELOPMENT (PID) / PROPOSED LOT 52A 0377-16-0001, PROPOSED LOT 52B 0377-16-1001 THROUGH 1013
5. **FLOOD ZONE:**
THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "X" BASE FLOOD ELEVATION 10.982 (NAVD 88), PER FIRM MAP# 1211502244F, REVISED NOVEMBER 4, 2016.
6. **SITE COVERAGES:**

LOT:	52A	52B	TOTAL
EXISTING	37,315 SF	52,993 SF (48.8%)	65,692 SF (83.7%)
IMPERVIOUS:	21,378 SF	55,700 SF (51.4%)	12,758 SF (18.3%)
PERVIOUS:	108,693 SF	78,450 SF (100.0%)	88,458 SF (106.6%)
TOTAL:			187,143 SF (100.0%)
7. **PARKING CALCULATIONS**

LOT	52A	52B	TOTAL
REQUIRED PARKING RATIO:	1 SPACE FOR EVERY 7 CHILDREN FOR WHICH THE FACILITY IS LICENSED. PER CITY OF VENICE CODE, SECTION 122-434.2.	1 SPACE FOR EACH COMPANY VEHICLE OPERATING FROM THE PREMISES + 1 SPACE FOR EVERY 1,000 SF OF FLOOR AREA PER CITY OF VENICE CODE, SECTION 122-434.4	
REQUIRED PARKING RATIO:	148 / 7 = 21.14 (22 SPACES)	0 VEHICLES (0 SPACES)	
PROVIDED PARKING SPACES:	72 EXISTING SPACES + 10 NEW SPACES = 82 SPACES (INCLUDES 2 HANDICAP SPACES)	22,750.50 SF / 1,000 SF = 22.75 (23 SPACES)	
REQUIRED PARKING SPACES:		0 SPACES + 23 SPACES = 23 SPACES	
PROVIDED PARKING SPACES:		53 EXISTING SPACES (INCLUDES 2 HANDICAP SPACES)	
8. **UTILITY PROVIDERS:**

WATER / SEWER	ELECTRICITY	TELEPHONE / CATV	TELEPHONE / CATV
CITY OF VENICE 500 WAREFIELD AVE VENICE, FL 34285 (941) 480-3333 (941) 486-2084 fax	FLORIDA POWER & LIGHT 5876 S. MONTICLOH RD. SARASOTA, FL 34233 (941) 927-4218	COMCAST 5205 FRUITVILLE ROAD SARASOTA, FLORIDA 34240 (941) 371-6700	VERIZON 1659 U.S. 41 BYPASS SOUTH VENICE, FL 34293 (941) 906-6719 (941) 952-5793 fax
9. **EASEMENTS:**
A RECIPROCAL EASEMENT AGREEMENT FOR THE SHARED USE OF ACCESS, AND UTILITY FACILITIES HAS BEEN PREPARED BY SHUMAKER, LOOP & KENDRICK, LLP, BUT HAS NOT YET BEEN RECORDED.
10. **CITY OF VENICE REQUIRED NOTES:**
 1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY USE PERMIT.
 2. ALL WORK CONDUCTED IN SARASOTA COUNTY ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
 3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM SARASOTA COUNTY NATURAL RESOURCES DEPARTMENT.
 4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
 5. ALL FIRE SERVICE BACKFLOW 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. 633.521.
 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.
11. **VERTICAL DATUM: THE CONTOURS, AND ELEVATIONS WITHIN THESE PLANS ARE IN NAVD 1988 DATUM.**
 - A. ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. BENCH MARK USED WAS PBM #1, PER PLAT BOOK 43, PAGE 48B, WITH A PUBLISHED ELEVATION=15.361'
 - B. THIS SURVEY DATA WAS CONVERTED FROM NVD0 29, TO NAVD 88 USING VERTCON (http://www.ngs.noaa.gov/cgi-bin/vertcon/vert_con.pl), BASED ON LATITUDE: 27°08'44.5", AND LONGITUDE: 82°24'05.6", RESULTING IN A VERTICAL SHIFT OF -1.112 FT.

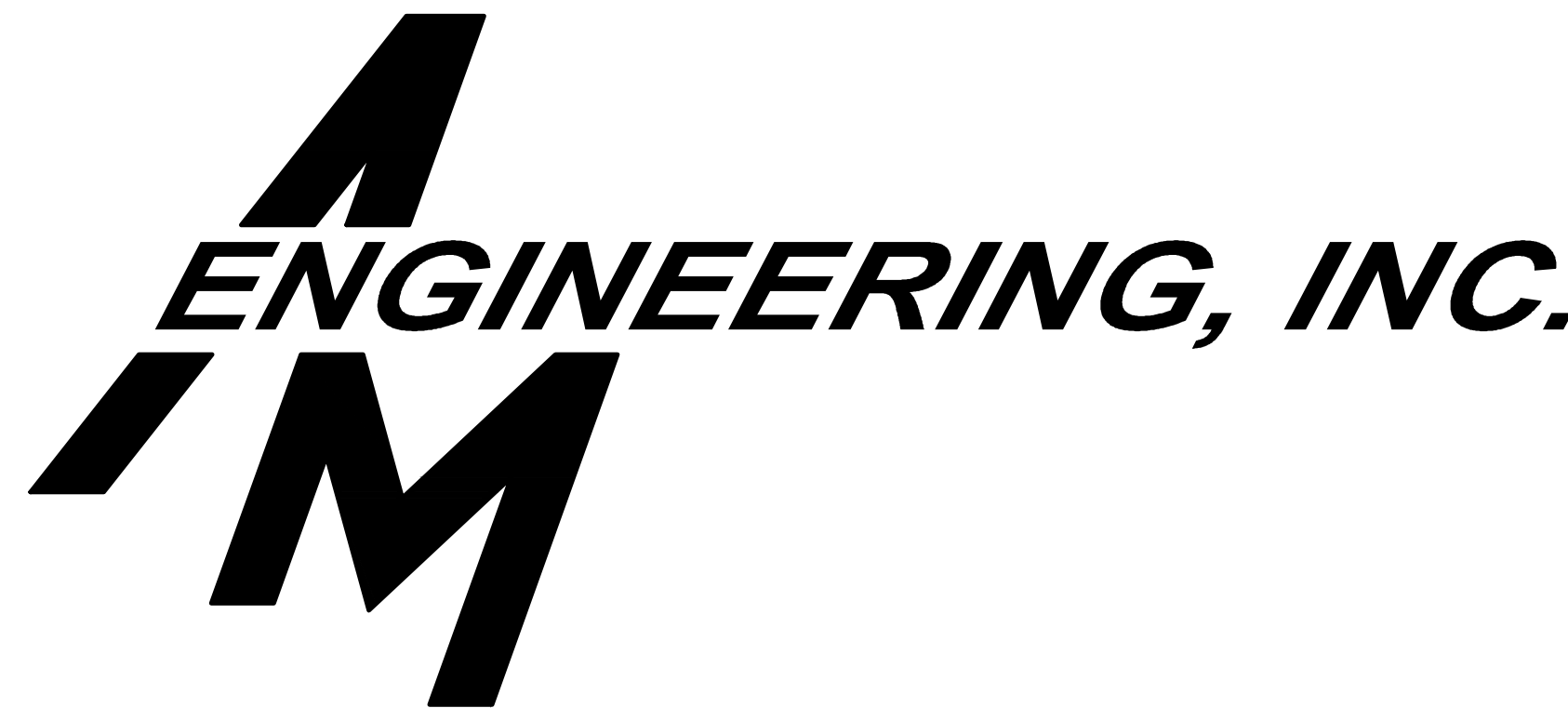
OWNER/DEVELOPER:
PGT INDUSTRIES, INC.
1070 TECHNOLOGY DRIVE
NOKOMIS, FL 34275
(941) 480-1600

CONTRACTOR:
WILLIS SMITH CONSTRUCTION, INC.
5001 LAKEWOOD RANCH BLVD N
SARASOTA, FL 34240
(941) 366-3116

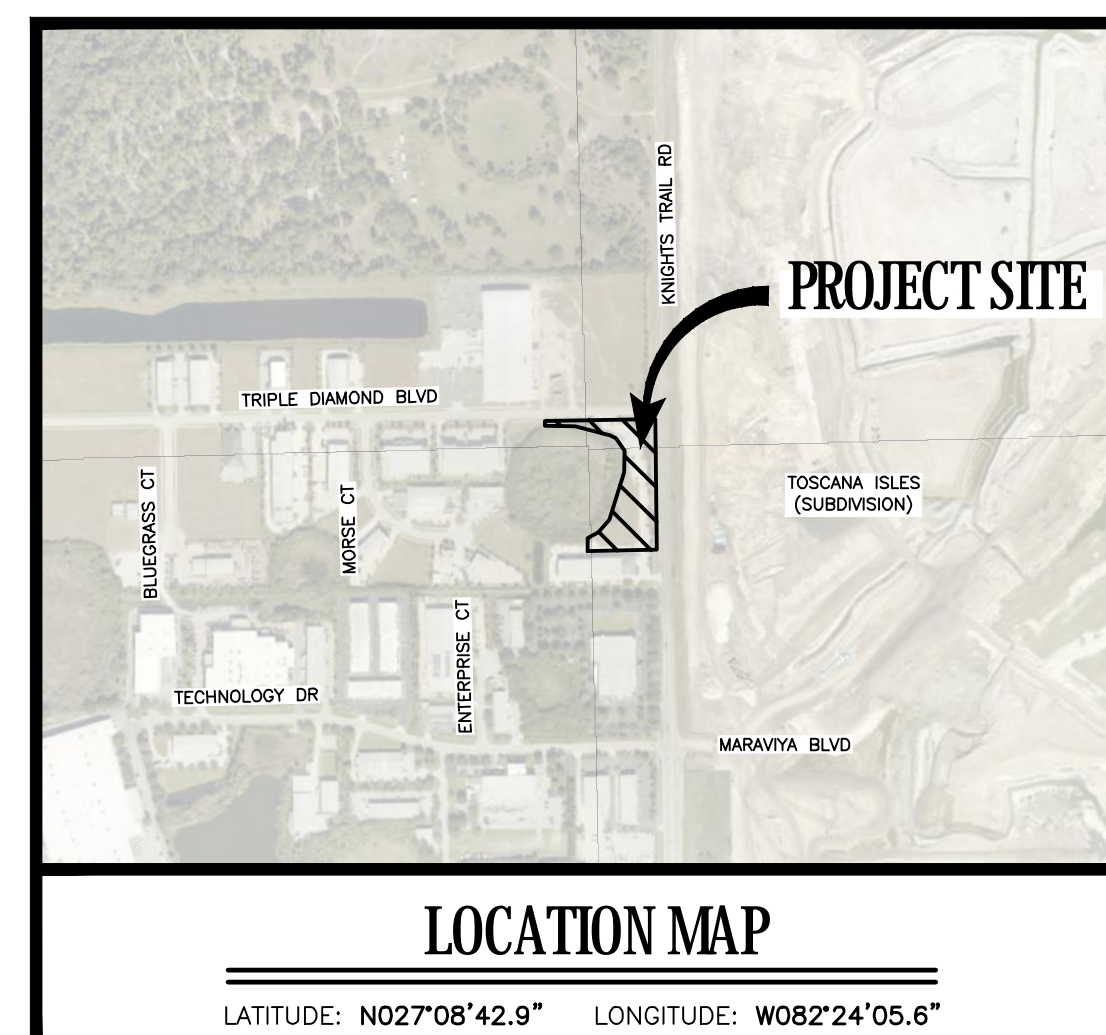
ENGINEER / SURVEYOR:
AM ENGINEERING, INC.
8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
(941) 377-9178
CERTIFICATE OF AUTHORIZATION No. 4334

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY PLAT



REVISIONS		
BY	DATE	DESCRIPTION
MK	04/11/17	REVISED PER REVIEWER COMMENTS DATED 03/31/17
MK	02/28/17	REVISED PER REVIEWER COMMENTS DATED 02/01/17



LEGAL DESCRIPTION:
LOT 52, TRIPLE DIAMOND COMMERCE PLAZA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGES 48, 48A THROUGH 48D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS AND EXCEPT THE LANDS DESCRIBED AS KNIGHTS TRAIL BUSINESS SUITES BLDG. B, PHASE I, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS INSTRUMENT #200609096 AND ACCORDING TO THE PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 39, PAGES 25, 25A AND 25B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CONTAINS 108,693 SF (MORE OR LESS)

D. SHAWN LEINS, P.E.
DATE _____
FLORIDA P.E. No. #41078

©AM Engineering 2017. Sheet: 1/12/2017 10:42:33 AM. MKR/KANS | W:\active\AM\10055\design\vertical\vertical\preliminary plat\0105-01-COV.dwg\layout



BENCHMARK (BM-936)
 AM BM #936, CHISEL SQUARE IN
 CENTERLINE WEST END OF WEIR
 WALL. ELEVATION=15.51' (NOVD29)
 EL. 14.41' (NAVD88)

PGT CHILDCARE FACILITY
 PROPERTY BOUNDARY

LOT 52A
 (P.I.D.#0377-16-0001)
 (108,693 SF MORE OR LESS)

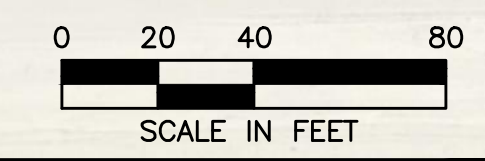
LOT 52B
 (P.I.D.#0377-16-0002)
 (108,693 SF MORE OR LESS)
 KNIGHTS TRAIL BUSINESS SUITES BLDG. B,
 A CONDOMINIUM PHASE 1B-25B
 (CONDOMINIUM BOOK 03, PAGES 15-25B)

LAUREL INTERCHANGE BUSINESS CENTER
 (PLAT BOOK 37, PAGES 15-16B)

TRIPLE DIAMOND BOULEVARD
 (70' PUBLIC RIGHT OF WAY, PUBLIC DRAINAGE AND UTILITY EASEMENT)

KNIGHTS TRAIL ROAD
 (A.K.A. HAUL ROAD PRIOR TO 7-27-89)
 (80' PUBLIC RIGHT-OF-WAY PER ROAD PLAT BOOK 3, PAGE 52)

BENCHMARK (TP-11)
 (NO DESCRIPTION)
 EL. 14.64' (NAVD88)



ELEVATIONS ARE NAVD 1988 DATUM

SARASOTA COUNTY
 FLORIDA

SECTION	TOWNSHIP	RANGE
28	38 S	19 E

CALL BEFORE YOU DIG!
 "SUNSHINE STATE ONE-CALL CENTER"
 1-800-432-4770
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL
 CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF
 EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

REVISIONS		
BY	DATE	DESCRIPTION
MK	04/11/17	REVISED PER REVIEWER COMMENTS DATED 03/31/17
MK	02/28/17	REVISED PER REVIEWER COMMENTS DATED 02/01/17

ENGINEERING, INC.
 3440 CONSUMER COURT
 SARASOTA, FL 34240
 EB #4334
 PHONE: (941) 377-9178

PROJ:	PGT CHILDCARE FACILITY
SCALE:	1"=40'
DATE:	07/18/16
CLIENT:	PGT INDUSTRIES, INC.
TITLE:	EXISTING CONDITIONS PLAN
APPROVED BY:	D. SHAWN LEINS, P.E. FLORIDA CERTIFICATE NO. 41078
DRAWN BY:	MK
JOB NO.:	SMTH0055
SHEET NO.:	2

©2016 Engineering, Inc. All rights reserved. Project: 16-0001, PGT Childcare Facility, Existing Conditions Plan, Sheet 2 of 2.

