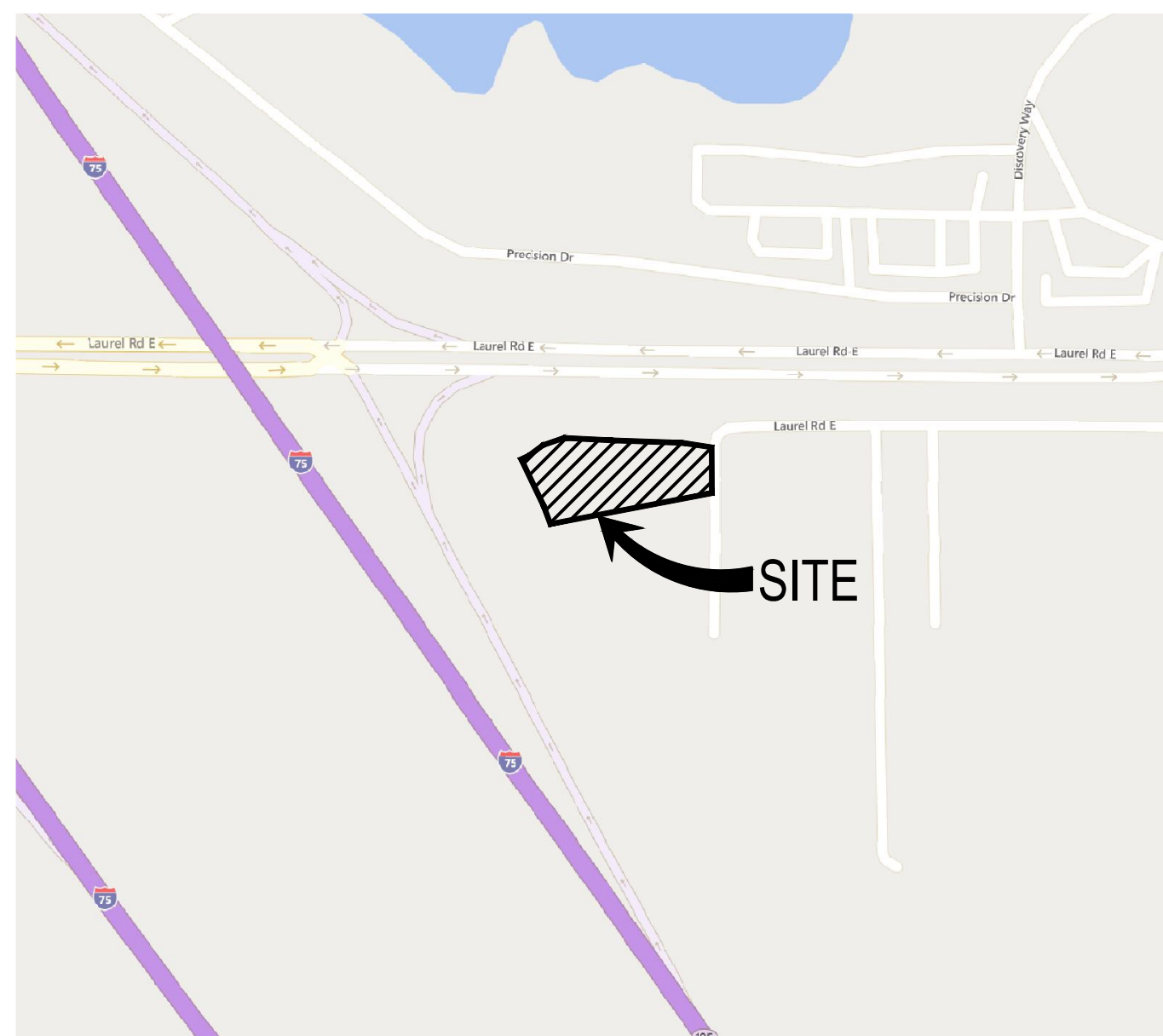


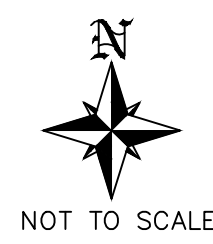
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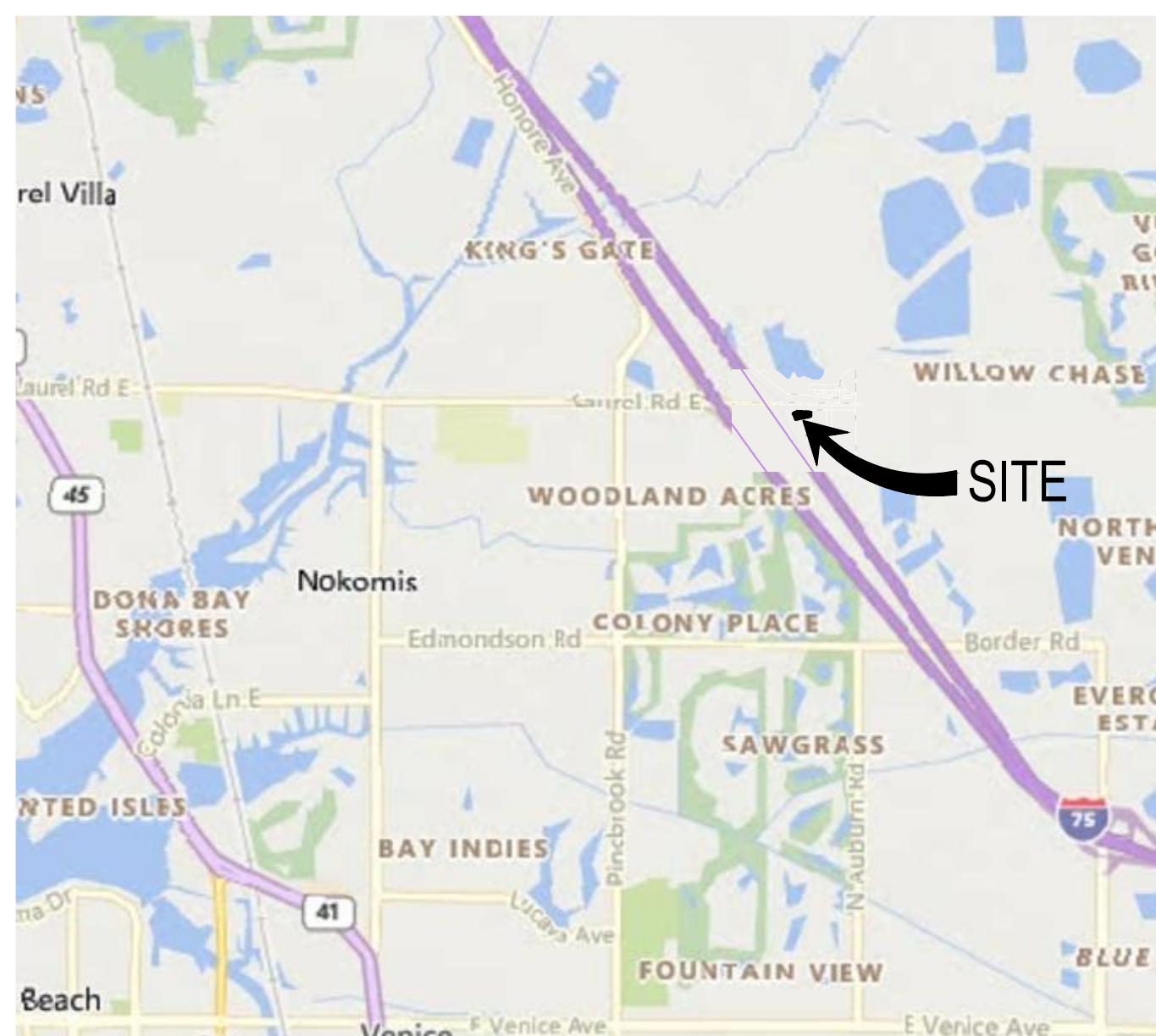
NOT TO SCALE



GENERAL LOCATION MAP



NOT TO SCALE



LOCATION MAP

SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST
VENICE, FLORIDA

SITE INFORMATION

PROJECT AREA: 2.26 ACRES
PARCEL STRAP NO.: 0387010001
PARCEL ADDRESS: 3480 E. LAUREL RD.
NOKOMIS, FL 34275
CURRENT ZONING: CG-COMMERCIAL GENERAL
CURRENT LAND USE: VACANT, COMMERCIAL
PROPOSED USE: HOTEL

SITE DEVELOPMENT PLANS

PREPARED FOR:
HOTEL 75 INVESTMENTS LLC.
 6800 BIRD RD. STE. 133
 MIAMI, FLORIDA 33155

UTILITY SERVICE PROVIDERS

WATER:
 CITY OF VENICE UTILITIES DEPARTMENT 200 NORTH WARFIELD AVENUE
 VENICE FLORIDA 34285
 PHONE: (941) 480-3333

SEWER:
 CITY OF VENICE UTILITIES DEPARTMENT 200 NORTH WARFIELD AVENUE
 VENICE FLORIDA 34285
 PHONE: (941) 480-3333

ELECTRIC:
 FLORIDA POWER AND LIGHT 2245 MURPHY CT.
 NORTH PORT, FLORIDA 34289
 PHONE: (800) 375-8490

PHONE:
 VERIZON 1701 RINGLING BOULEVARD
 SARASOTA FLORIDA 34236
 PHONE: (941) 952-5482

CABLE:
 XFINITY / COMCAST 1617 US 41 BY-PASS SOUTH
 VENICE, FLORIDA 34293

FIRE PROTECTION:
 CITY OF VENICE, FIRE DEPARTMENT 5300 EAST LAUREL RD.
 VENICE, FLORIDA 34275
 PHONE: (941) 480-3030

SOLID WASTE DISPOSAL:
 CITY OF VENICE, WASTE AND RECYCLING 221 SOUTH SEABOARD AVENUE
 VENICE, FL. 34285
 PHONE: (941) 486-2422

PROJECT CONTACTS

CIVIL ENGINEER:
 BANKS ENGINEERING 4161 TAMiami TRAIL - BLDG 5 UNIT 501
 STEVEN R. SONBERG, P.E., P.S.M. PROJECT MANAGER PORT CHARLOTTE, FLORIDA 33952
 PHONE: (941) 625-1165

SURVEYOR:
 BRITT SURVEYING, INC. 606 CYPRESS AVENUE
 RANDALL E. BRITT, RLS VENICE, FLORIDA 34285
 PHONE: (941) 493-1396

ENVIRONMENTAL:
 IAN VINCENT & ASSOCIATES 4050 ROCK CREEK DRIVE
 IAN M. VINCENT PORT CHARLOTTE, FLORIDA 33948
 PHONE: (941) 457-6272

ARCHITECT:
 BASE4 2901 CLINT MOORE RD. #114
 BOCA RATON, FLORIDA 33496
 PHONE: (888) 901-8008

LANDSCAPE ARCHITECT:
 JOHN T. SWEN, P.A. P.O. BOX 494466
 PORT CHARLOTTE, FLORIDA 33949
 PHONE: (941) 626-7365

INDEX OF SHEETS

SHEET	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS & AERIAL MAP
3	SITE DEVELOPMENT PLAN
4	PAVING, GRADING, & DRAINAGE PLAN
5	CROSS SECTIONS
6	UTILITY PLAN
7	UTILITY PLAN

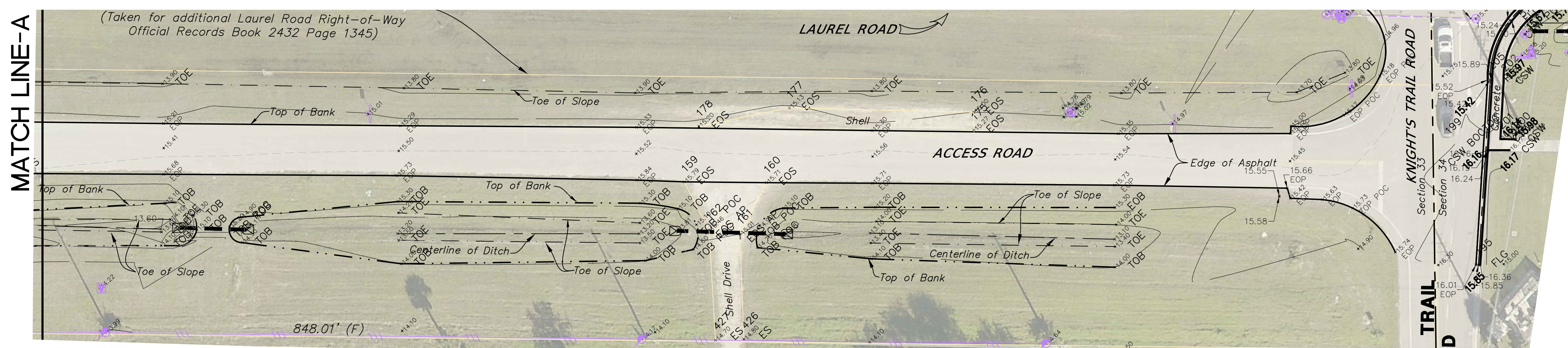
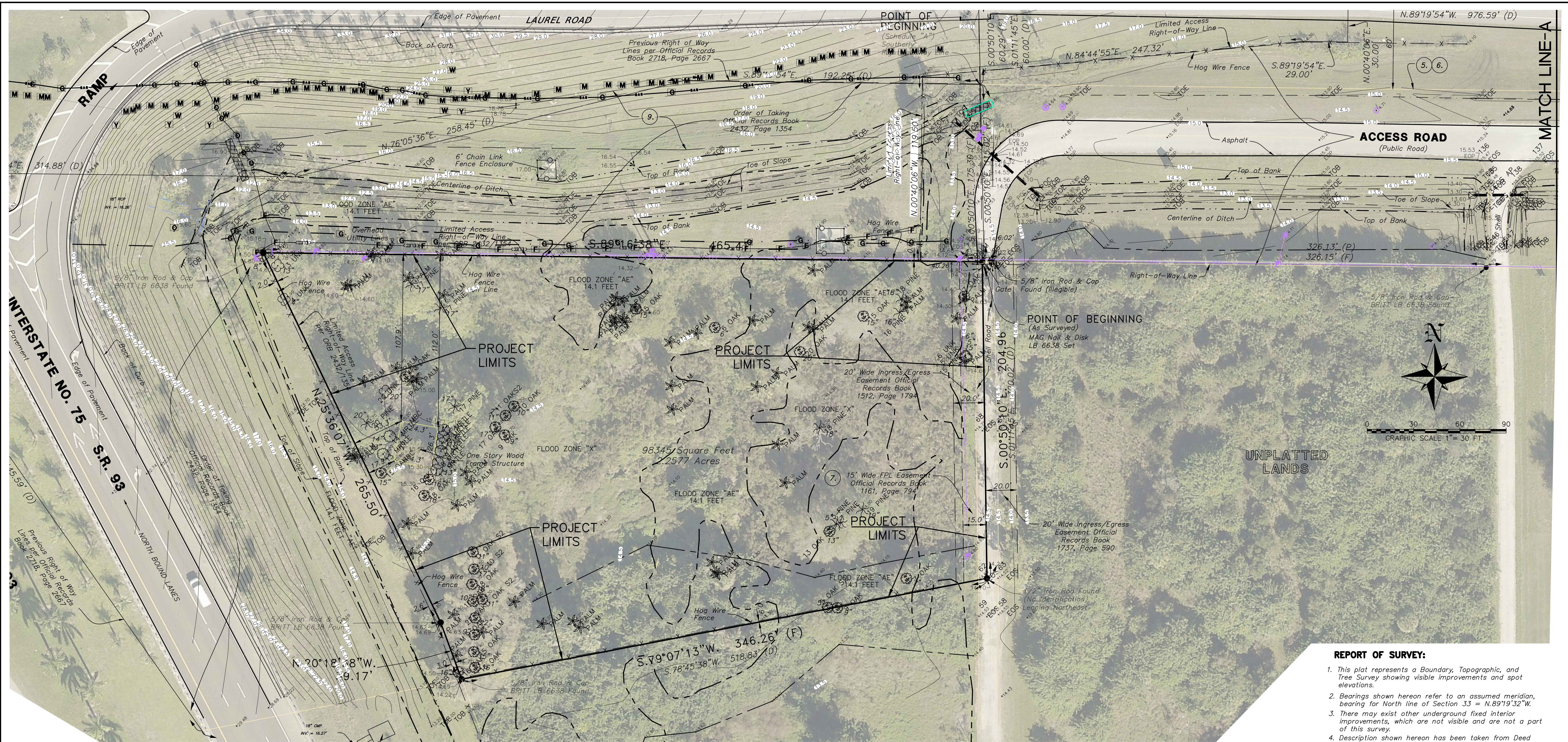
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 Serving The State Of Florida

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 PHONE: (941) 625-1165 FAX: (941) 625-1149
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
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STEVEN R. SONBERG, P.E., P.S.M.
 LICENSE # 92103

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88			
NO.	DATE	REVISION DESCRIPTION	BY



REPORT OF SURVEY:

- This plat represents a Boundary, Topographic, and Tree Survey showing visible improvements and spot elevations.
- Bearings shown hereon refer to an assumed meridian, bearing for North line of Section 33 = N.89°19'32"W.
- There may exist other underground fixed interior improvements, which are not visible and are not a part of this survey.
- Description shown hereon has been taken from Deed recorded in ORI #2006020990.
- Subject to easements and rights of way of record, if any. Easements shown hereon per recording information.
- This plat has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.
- Parcel shown hereon is situated in Flood Zone "X", base flood elevation Not Determined, and Flood Zone "AE", base flood elevation = 14.1 feet, per Flood Insurance Rate Map 12115C0244F, Index Map dated November 4, 2016.
- Accuracy: The expected use of the land is "Suburban". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- (P) Denotes information obtained from record Plat.
- (F) Denotes information obtained from Field measurement.
- Elevations shown hereon are NAVD88 and refer to Sarasota County Bench Mark #200, published elevation = 18.14 feet (NGVD29) converted to 16.99 feet (NAVD88) using corpcson 6.

NOTE:
EXISTING CONDITIONS BASED ON SURVEY PROVIDED BY BRITT SURVEYING, DATED 6/10/21

PREPARED FOR:
HOTEL 75 INVESTMENTS LLC.
6800 BIRD RD. STE. 133
MIAMI, FLORIDA 33155

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NO.	DATE	REVISION DESCRIPTION	BY

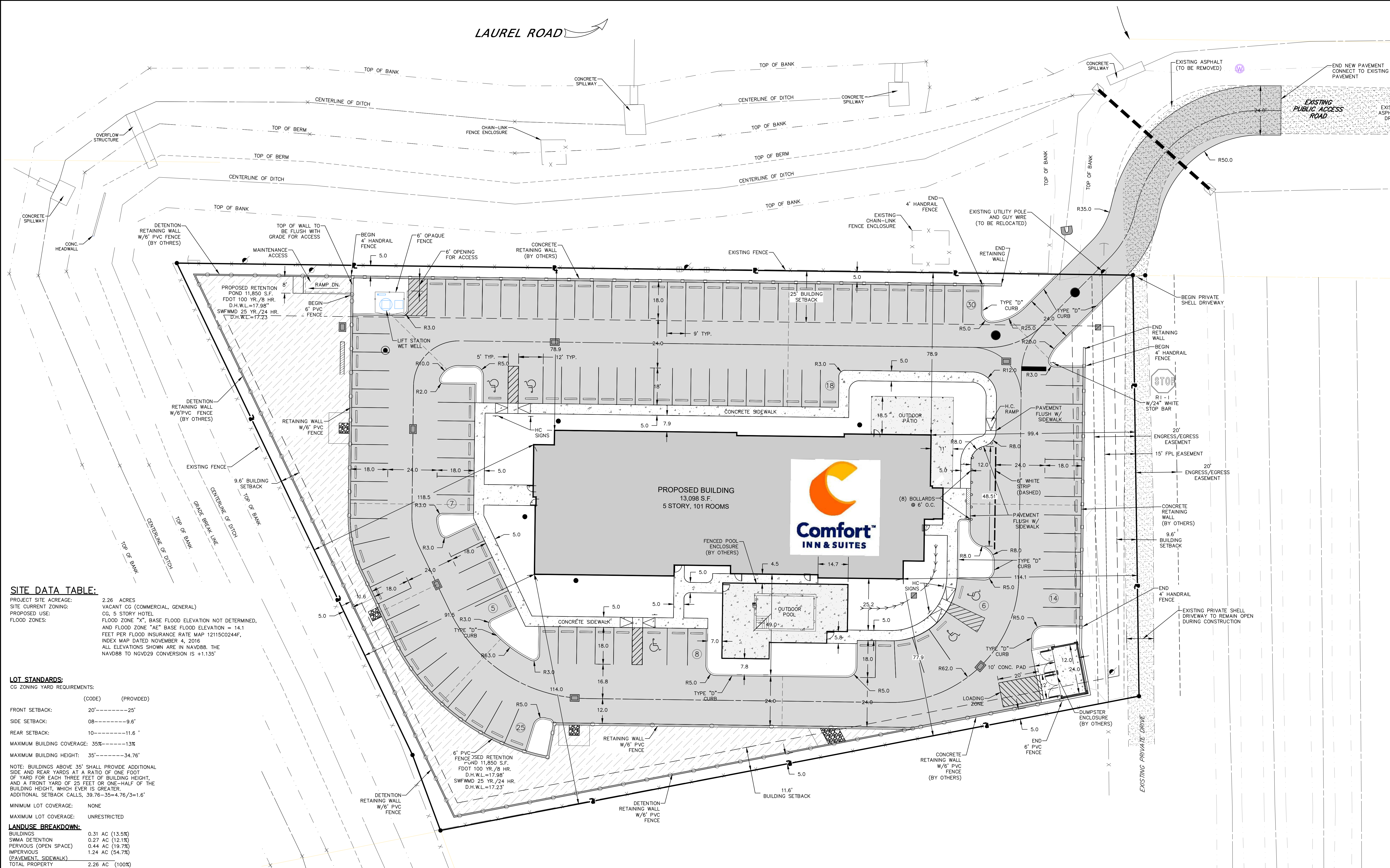
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LICENSE # 92103

EXISTING CONDITION & AERIAL MAP						
COMFORT INN AND SUITES						
VENICE, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
1-5-22	4393	EX-COND-AER	SRS	FLS	TTR	1"=30'
						SHEET 2

LAUREL ROAD



SITE DATA TABLE:

PROJECT SITE ACREAGE: 2.26 ACRES
 SITE CURRENT ZONING: VACANT CG (COMMERCIAL, GENERAL)
 PROPOSED USE: CG, 5 STORY HOTEL
 FLOOD ZONE: "X", BASE FLOOD ELEVATION NOT DETERMINED, AND FLOOD ZONE "AE" BASE FLOOD ELEVATION = 14.1 FEET PER FLOOD INSURANCE RATE MAP 12115C0244F, INDEX MAP DATED NOVEMBER 4, 2016
 FLOOD ZONES: ALL ELEVATIONS SHOWN ARE IN NAVD88. THE NAVD88 TO NGVD29 CONVERSION IS +1.135'

LOT STANDARDS:

CG ZONING YARD REQUIREMENTS:

(CODE)	(PROVIDED)
FRONT SETBACK:	20'-----25'
SIDE SETBACK:	08'-----9.6'
REAR SETBACK:	10'-----11.6'
MAXIMUM BUILDING COVERAGE:	35%-----13%
MAXIMUM BUILDING HEIGHT:	35'-----34.76'

NOTE: BUILDINGS ABOVE 35' SHALL PROVIDE ADDITIONAL SIDE AND REAR YARDS AT A RATIO OF ONE FOOT OF YARD FOR EACH THREE FEET OF BUILDING HEIGHT, AND A FRONT YARD OF 25 FEET OR ONE-HALF OF THE BUILDING HEIGHT, WHICHEVER IS GREATER. ADDITIONAL SETBACK CALLS, 39.76'-35'=4.76/3=1.6'

LANDUSE BREAKDOWN:

BUILDINGS	0.31 AC (13.5%)
SWMA DETENTION	0.27 AC (12.1%)
PERVIOUS (OPEN SPACE)	0.44 AC (19.7%)
IMPERVIOUS (PAVEMENT, SIDEWALK)	1.24 AC (54.7%)
TOTAL PROPERTY	2.26 AC (100%)

PARKING CALCULATION:

HOTEL:
 1 SPACE PER UNIT + 1 SPACE PER 10 UNITS
 101 UNITS X 1 SPACE = 101 PARKING SPACES
 101 UNITS / 10 = 11 SPACES
 TOTAL PARKING PROVIDED: 113 SPACES
 HANDICAPPED SPACES REQUIRED: 5 SPACES
 HANDICAPPED SPACES PROVIDED: 5 SPACES

FLOOR AREA RATIO:

13,098 SF X 5 STOR=65,490 SF/1.5 AC.
 GROSS LOT AREA = 2.26 AC.
 FAR = 1.5 AC. = 0.67
 2.26 AC.

PREPARED FOR:
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 6800 BIRD RD. STE. 133
 MIAMI, FLORIDA 33155

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 LICENSE # 92103

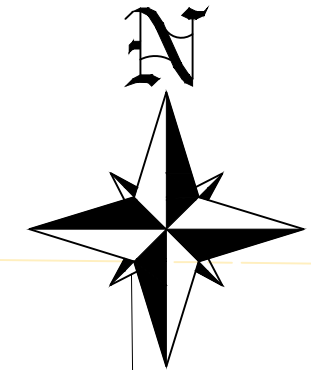
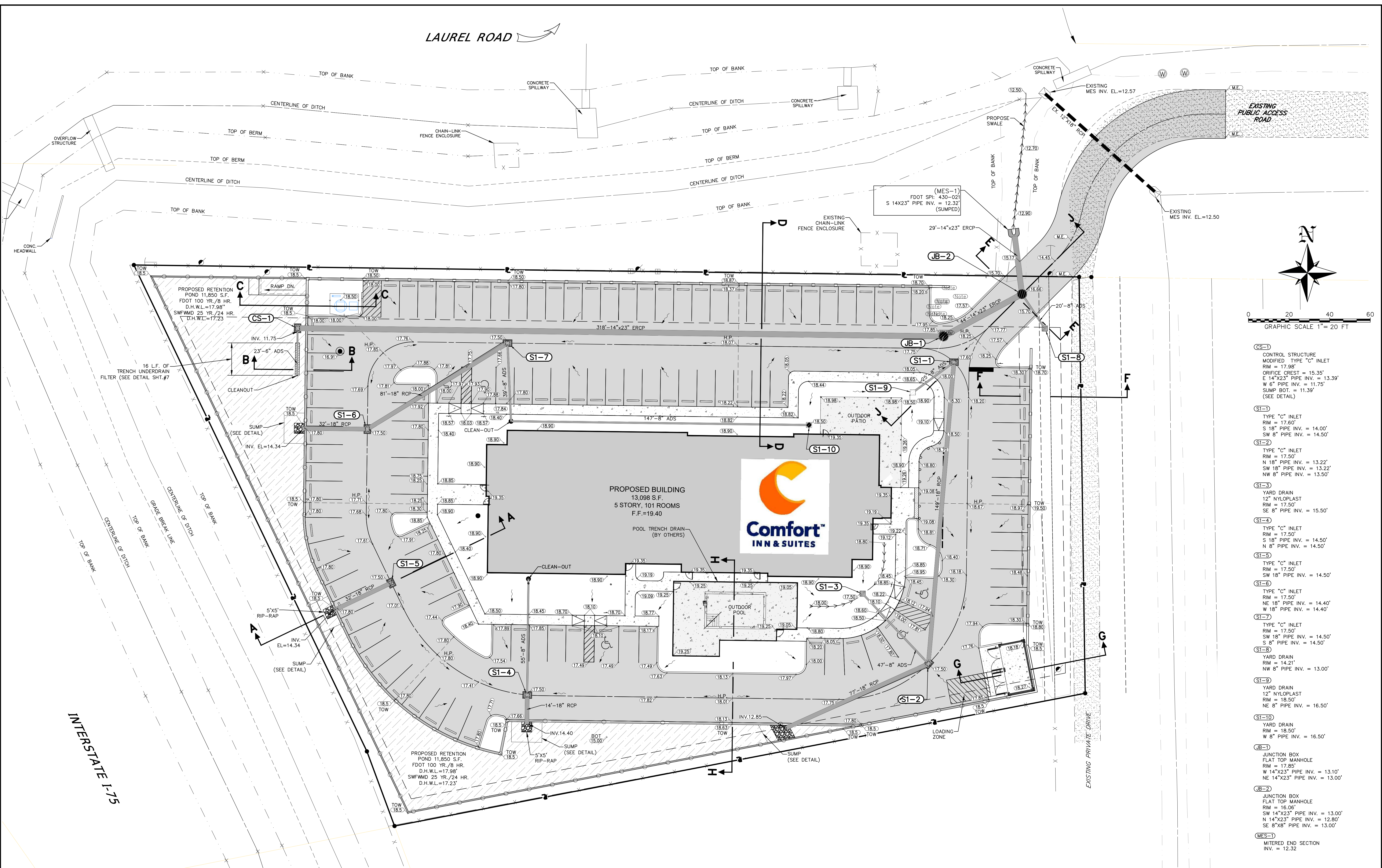
SITE DEVELOPMENT PLAN
COMFORT INN AND SUITES
 VENICE, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
1-5-22	4393	SDP	SRS	FLS	TTR	1"=20'	3

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4393 - COMFORT INN AND SUITES

LAUREL ROAD



0 20 40 60
GRAPHIC SCALE 1" = 20 FT

- (CS-1)** CONTROL STRUCTURE
MODIFIED TYPE "C" INLET
RIM = 17.98'
ORIFICE CREST = 15.35'
E 14"x23" PIPE INV. = 13.39'
W 6" PIPE INV. = 11.75'
SUMP BOT. = 11.39'
(SEE DETAIL)
- (SI-1)** TYPE "C" INLET
RIM = 17.60'
S 18" PIPE INV. = 14.00'
SW 8" PIPE INV. = 14.50'
- (SI-2)** TYPE "C" INLET
RIM = 17.50'
N 18" PIPE INV. = 13.22'
SW 18" PIPE INV. = 13.22'
NW 8" PIPE INV. = 13.50'
- (SI-3)** YARD DRAIN
12" NYLOPLAST
RIM = 17.50'
SE 8" PIPE INV. = 15.50'
- (SI-4)** TYPE "C" INLET
RIM = 17.50'
S 18" PIPE INV. = 14.50'
N 8" PIPE INV. = 14.50'
- (SI-5)** TYPE "C" INLET
RIM = 17.50'
SW 18" PIPE INV. = 14.50'
- (SI-6)** TYPE "C" INLET
RIM = 17.50'
NE 18" PIPE INV. = 14.40'
W 18" PIPE INV. = 14.40'
- (SI-7)** TYPE "C" INLET
RIM = 17.50'
SW 18" PIPE INV. = 14.50'
S 8" PIPE INV. = 14.50'
- (SI-8)** YARD DRAIN
RIM = 14.21'
NW 8" PIPE INV. = 13.00'
- (SI-9)** YARD DRAIN
12" NYLOPLAST
RIM = 18.50'
NE 8" PIPE INV. = 16.50'
- (SI-10)** YARD DRAIN
RIM = 18.50'
W 8" PIPE INV. = 16.50'
- (JB-1)** JUNCTION BOX
FLAT TOP MANHOLE
RIM = 17.85'
W 14"x23" PIPE INV. = 13.10'
NE 14"x23" PIPE INV. = 13.00'
- (JB-2)** JUNCTION BOX
FLAT TOP MANHOLE
RIM = 16.05'
SW 14"x23" PIPE INV. = 13.00'
N 14"x23" PIPE INV. = 12.80'
SE 8"x8" PIPE INV. = 13.00'
- (MES-1)** MITERED END SECTION
INV. = 12.32

INTERSTATE I-175

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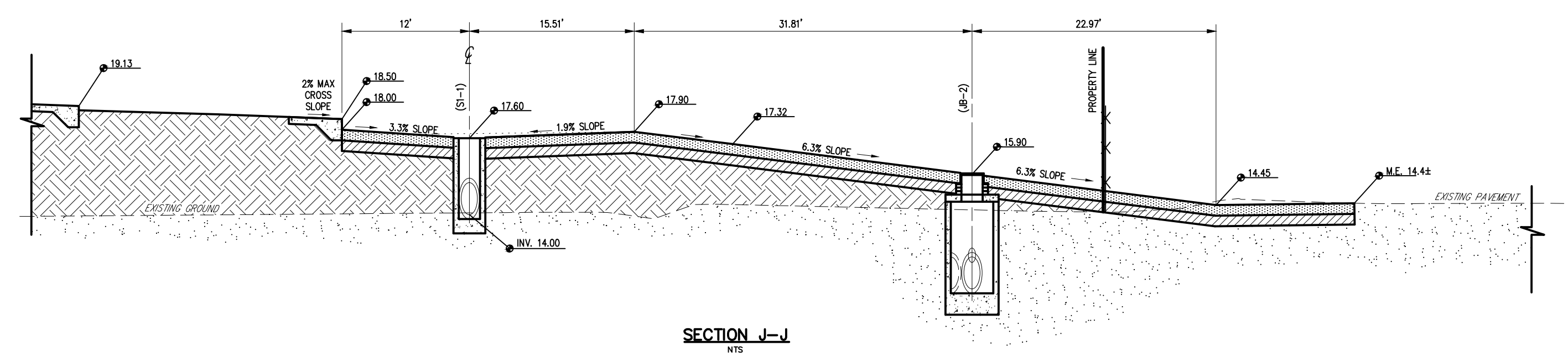
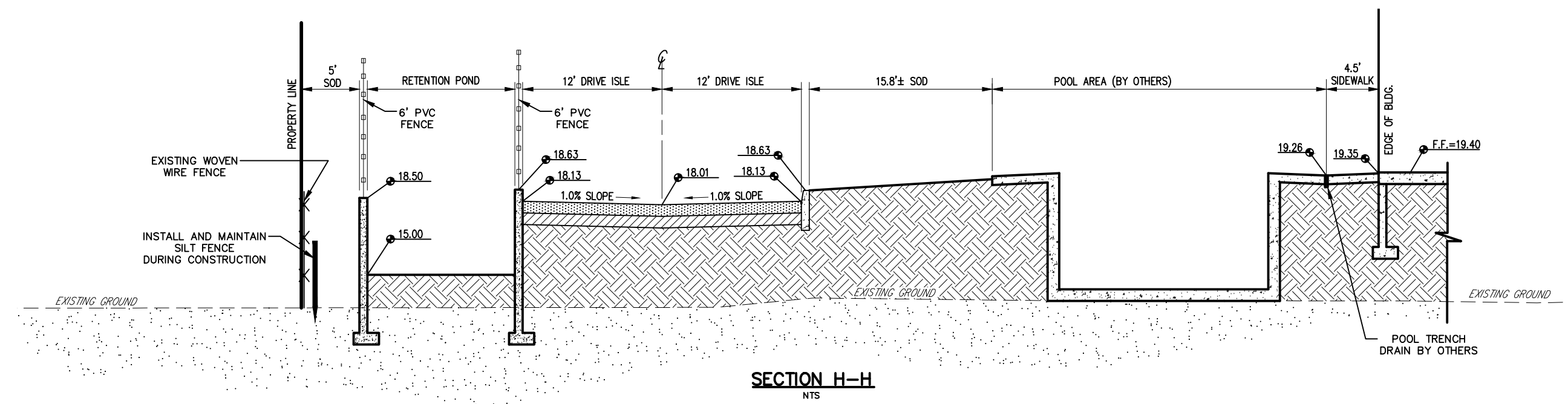
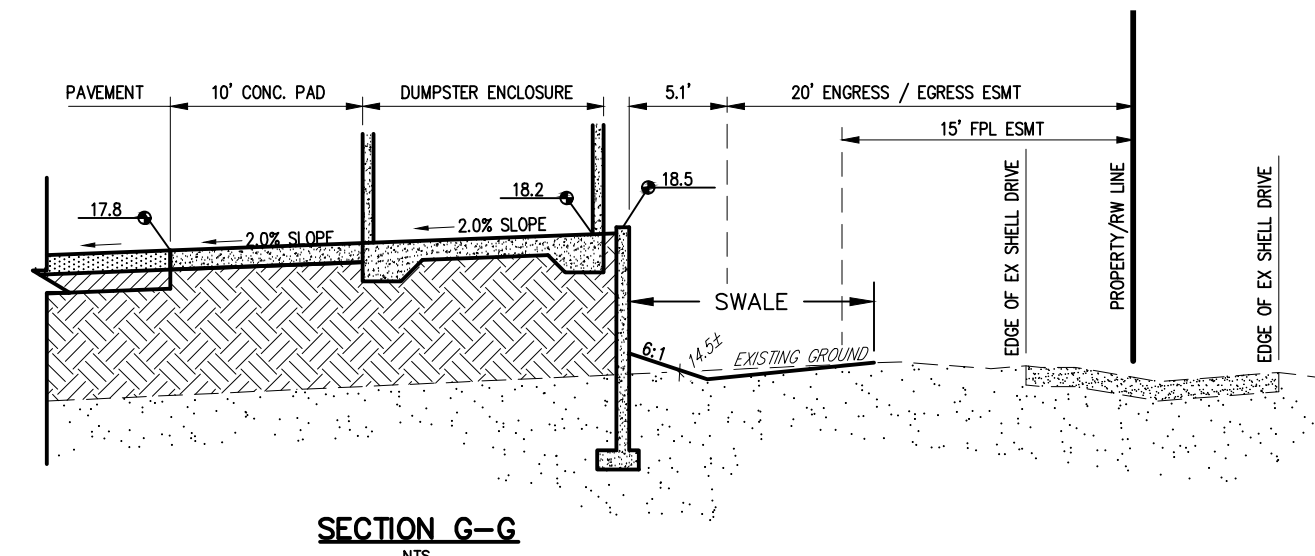
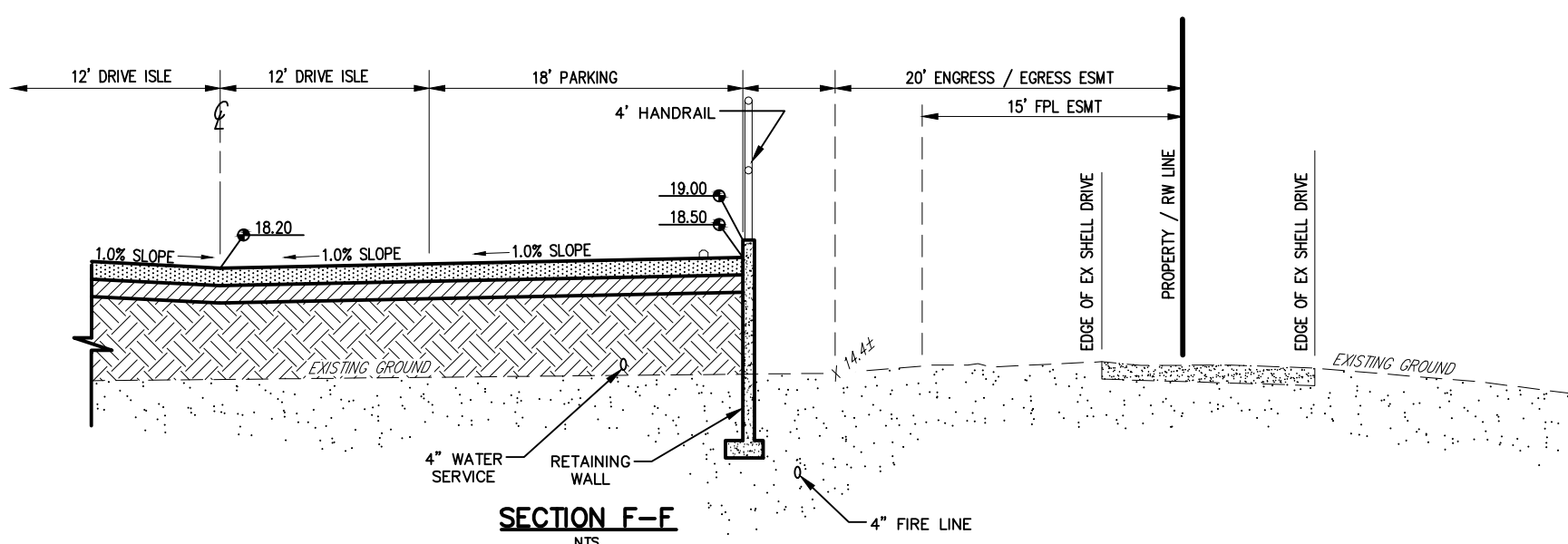
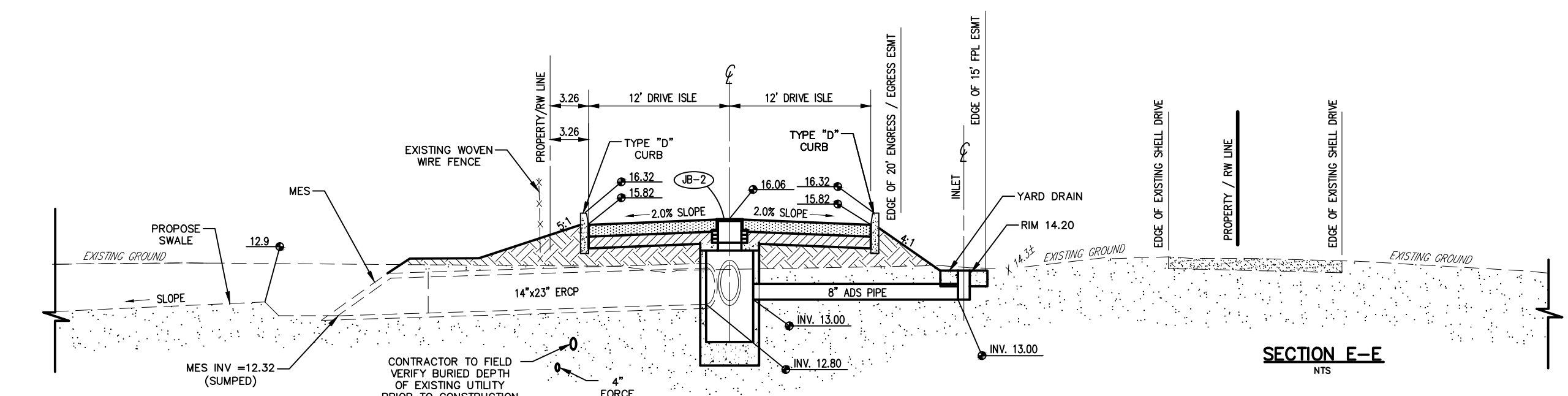
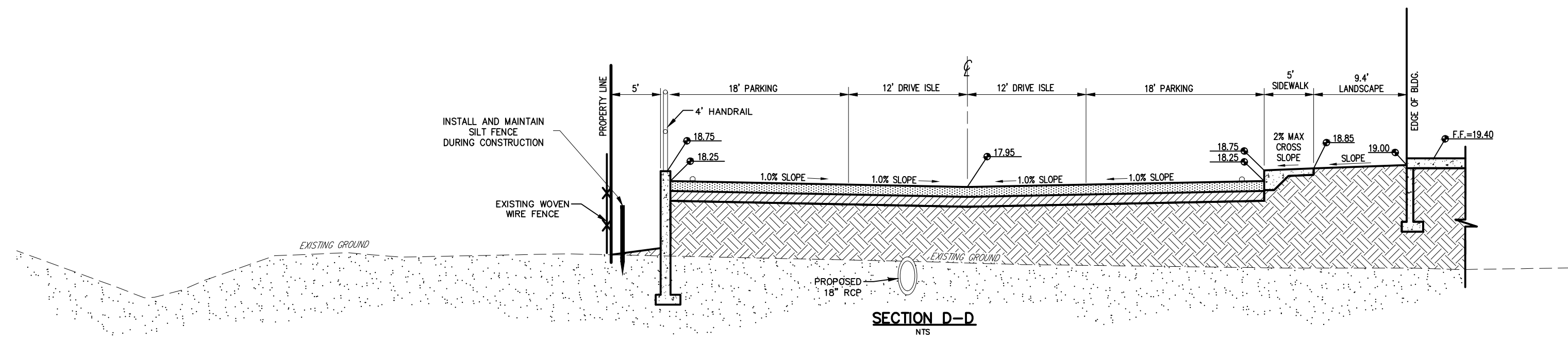
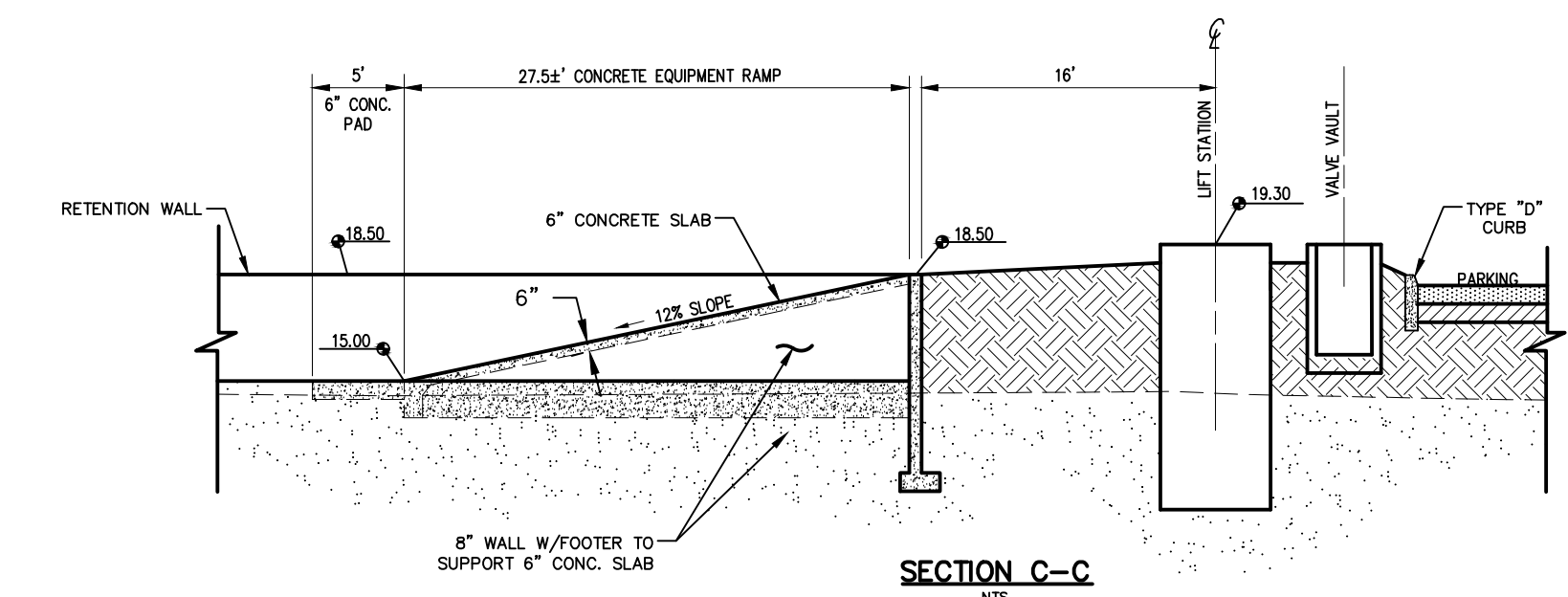
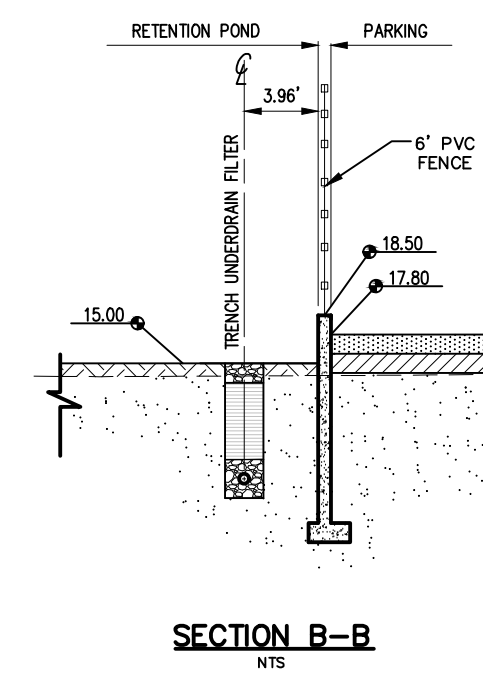
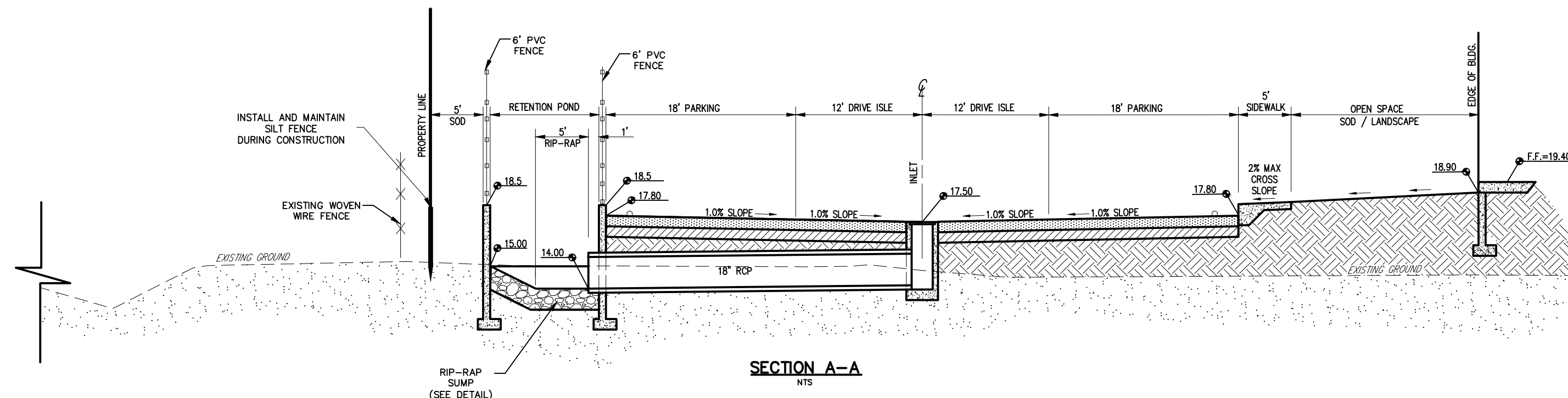
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STEVEN R. SONBERG, P.E., P.S.M.
LICENSE # 92103

PAVING, GRADING & DRAINAGE PLAN							COMFORT INN AND SUITES		VENICE, FLORIDA	
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET			
1-5-22	4393	PGD	SRS	FLS	TTR	1"=20'	4			

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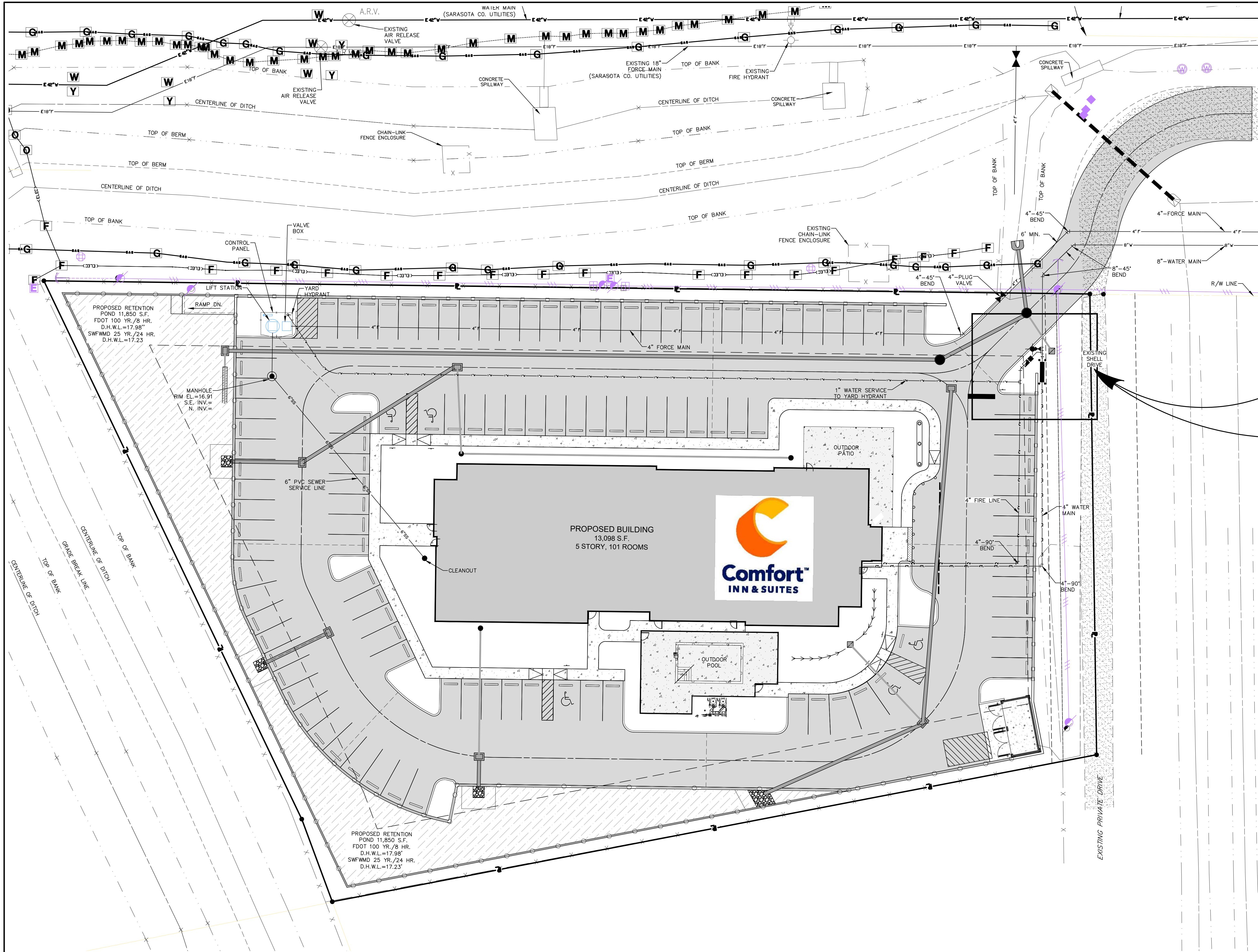
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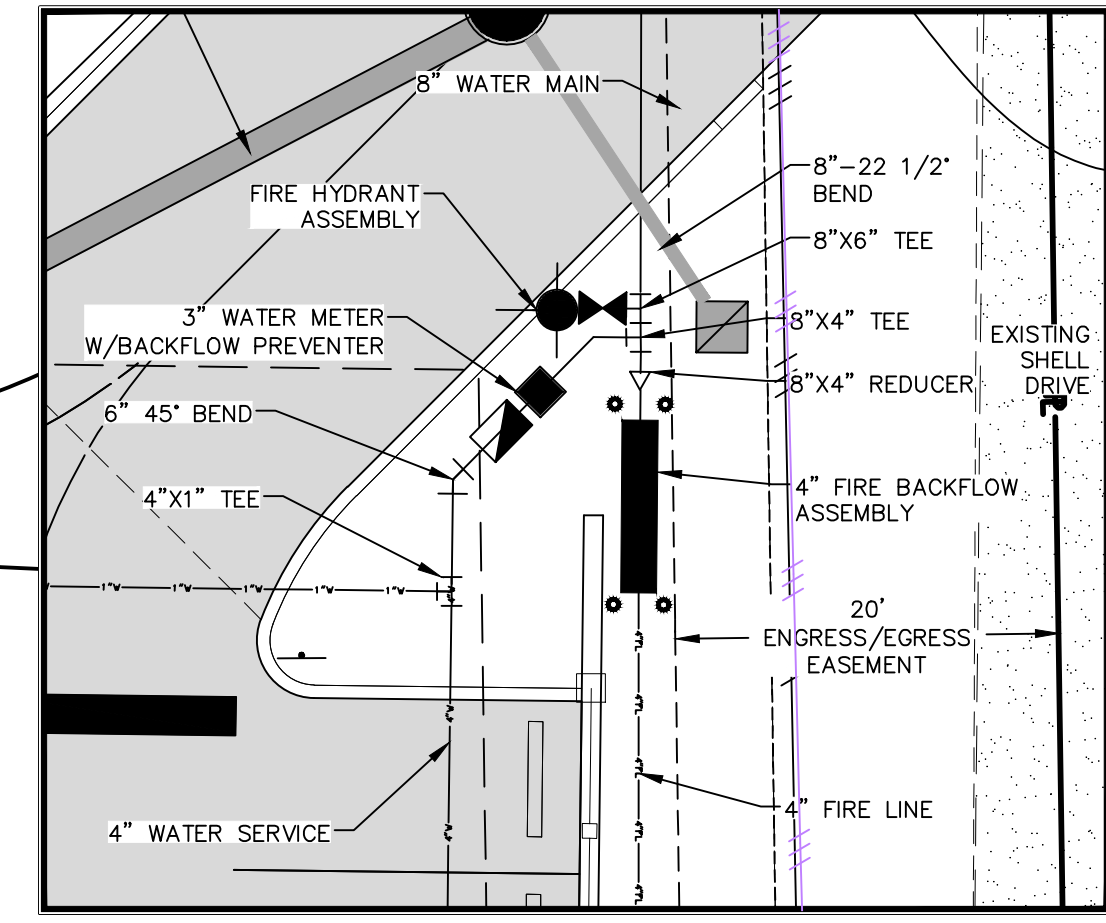
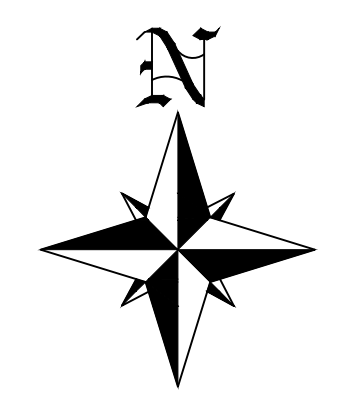
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CROSS SECTIONS COMFORT INN AND SUITES VENICE, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
1-5-22	4393	X-SEC	SRS	FLS	TTR	NTS



MATCH LINE-A



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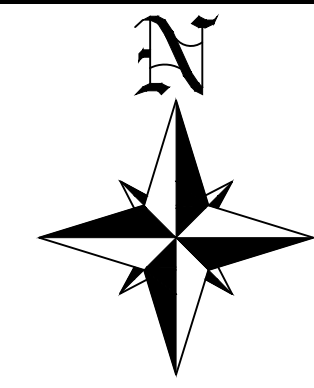
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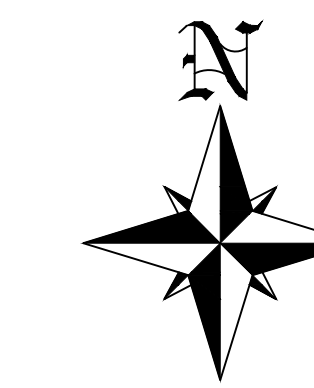
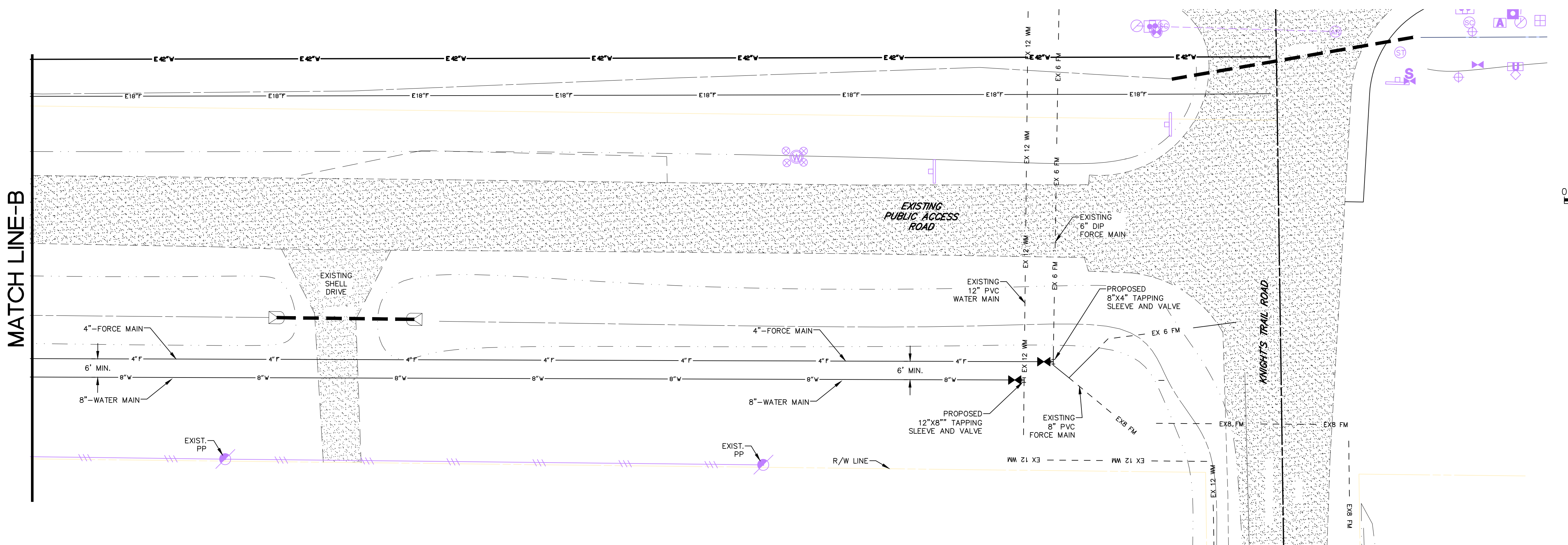
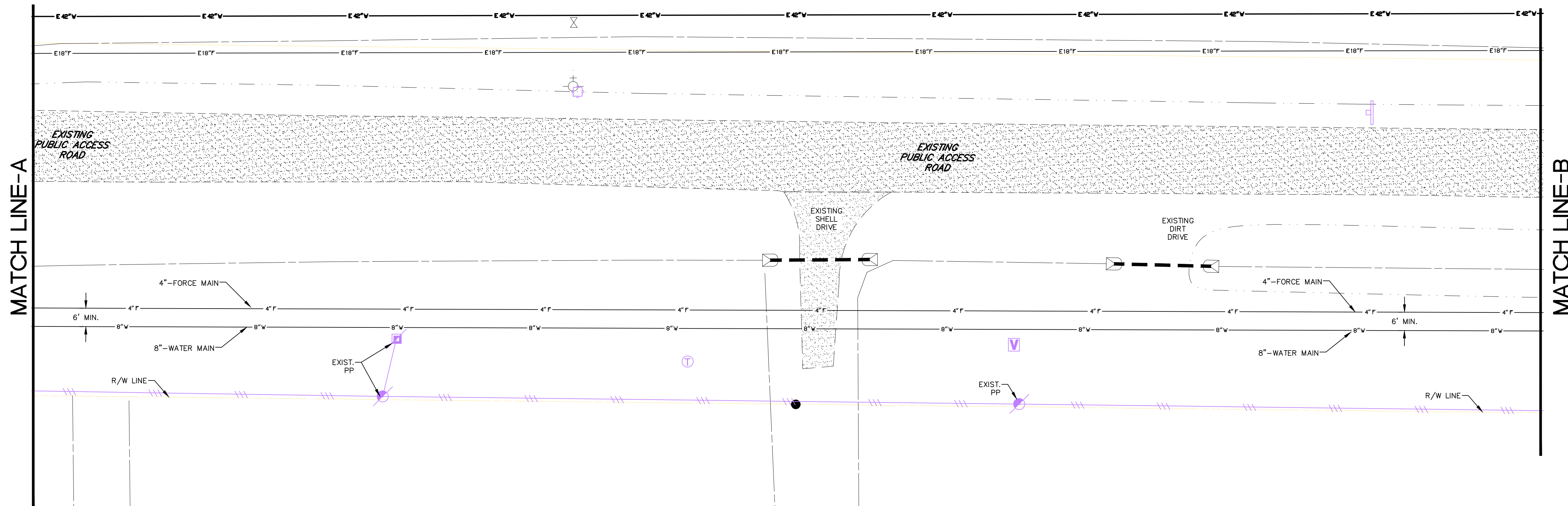
UTILITY PLAN COMFORT INN AND SUITES VENICE, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
1-5-22	4393	UT-PL	SRS	FLS	TTR	1"=20'
						SHEET 6

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4393 - COMFORT INN AND SUITES



0 20 40 60
GRAPHIC SCALE 1"=20 FT



0 20 40 60
GRAPHIC SCALE 1"=20 FT

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LICENSE # 92103

UTILITY PLAN
COMFORT INN AND SUITES
VENICE, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
1-5-22	4393	UT-PL	SRS	FLS	TTR	1"=20'	7

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COMFORT INN AND SUITES