



501 E Kennedy Boulevard
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #3932

Site Data Table

TAX PARCEL ID:	0387-12-0003	
ZONING:	OPI	
EXISTING LAND USE:	SINGLE FAMILY DETACHED	
PROPOSED LAND USE:	MEDICAL OFFICE BUILDING	
FLOOD ZONE:	X	DATED: 03/27/2024
FEMA PANEL NUMBER:	12115C0243G	
TOTAL PARCEL AREA:	217,950 SF	5.00 ACRES
BUILDING FOOTPRINT AREA:	18,075 SF	
GROSS BUILDING AREA:	54,222 SF	
FLOOR AREA RATIO:	0.249	MAX per JPA/LSBA is 0.5
NUMBER OF FLOORS:	3	
BUILDING HEIGHT:	46' MAX WITH HEIGHT EXCEPTION FOR OPI	43'-4" PROPOSED
TOTAL PERVIOUS AREA (INCLUDING PONDS):	80,604 SF	1.85 ACRES
TOTAL IMPERVIOUS AREA:	137,346 SF	3.15 ACRES
REQUIRED PARKING:	217 STALLS	@ 4 STALLS PER 1,000 SF
PROPOSED PARKING:	STANDARD (9'x18') & (10'x18'):	255 STALLS
	ACCESSIBLE (12'x18') W/ 5' ACCESS AISLE:	13 STALLS
TOTAL PARKING PROVIDED:	268	STALLS
2 LOADING SPACES PROVIDED:	10' X 40' REQUIRED, 18' X 40' PROVIDED	
BUILDING TO BE SPRINKLED:		

Legend

	PROPERTY BOUNDARY
	LANDSCAPE BUFFER
	SIDEWALK EASEMENT
	BUILDING SETBACK
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	CURB RAMP, ALPHA-IDENTIFICATION SEE DETAIL 03-05/C6.01

Signage & Striping Notes

- ALL PAVEMENT MARKINGS AND STRIPING - EXCEPT FOR STANDARD PARKING STALL LINES - MUST BE THERMOPLASTIC IN COMPLIANCE WITH SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- STANDARD PARKING STALL LINES MAY USE PAINT IN COMPLIANCE WITH SECTION 710 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- RETRO-REFLECTIVE PAVEMENT MARKERS MUST BE PLACED IN ACCORDANCE WITH THE PLANS AND FDOT STANDARD INDEX, LATEST EDITION.
- 24" STOP BARS REQUIRED AT ALL STOP SIGN LOCATIONS. STOP BAR MUST BE LOCATED FOUR FEET BEHIND CROSSWALK WHERE PRESENT. STOP SIGNS SHALL BE PLACED IN LINE WITH STOP BARS.
- ALL PROPOSED CROSSWALKS MUST BE COMPLIANT WITH ACCESSIBILITY STANDARDS.
- ALL STRIPING AND SIGNAGE PER FDOT STANDARDS AND SPECIFICATIONS MANUAL LATEST EDITION (INDEX NO. 711-001), MUTCD AND THE CITY OF VENICE ROAD CONSTRUCTION SPECIFICATIONS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE REQUIREMENTS.
- ALL TACTILE WARNING SURFACES MUST CONFORM TO CITY DETAIL ENG-1 ON SHEET C6.02.

Site Plan Notes

- ALL CURB AND EDGE OF PAVEMENT RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- SIGN POSTS MUST BE INSTALLED IN COMPLIANCE WITH FDOT INDEX 700-010.
- ALL SIGNS REQUIRED TO HAVE 7" VERTICAL CLEARANCE FROM THE BOTTOM OF SIGN TO GRADE.

Sign Legend

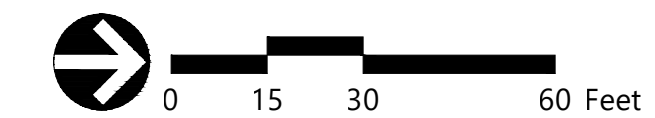
No.	M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
1	R1-1	30"	30"	
2	R1-1	24"	24"	
3	R6-2	18"	24"	
4	R5-1	24"	24"	

Site Keynote Legend

NO.	DESCRIPTION
S100	6" THICK CONCRETE PAVEMENT, SEE DETAIL 04/C6.00
S101	TRANSITION CURB TYPE
S102	FDOT TYPE "D" CURB, SEE DETAIL 01 & 02/C6.01
S103	DUMPSTER ENCLOSURE, SEE ARCH PLANS
S104	6" WHITE PAINT STRIPE
S105	9'x18' STANDARD PARKING SPACES
S106	10'x18' STANDARD PARKING SPACES
S107	12'x18' ACCESSIBLE PARKING SPACES & SIGN, SEE DETAILS 05 & 08/C6.00
S108	CONCRETE SIDEWALK, SEE DETAIL 03/C6.00
S109	CROSSWALK STRIPING, SEE DETAIL 06/C6.00
S110	ASPHALT PAVEMENT, SEE DETAIL 01/C6.00
S111	SOLID WHITE DIRECTIONAL ARROWS
S112	24" WIDE WHITE THERMOPLASTIC STOP BAR
S113	DECORATIVE BOLLARDS, SEE DETAIL 01-03/C6.02
S114	TACTICAL WARNING PAVERS, SEE DETAIL 04/C6.02
S115	CONCRETE FLUME, SEE DETAIL 04/C8.00
S116	4'x4' TRANSFORMER PAD AND 8'x8' CLEARANCE ZONE
S117	MONUMENT SIGN, SEE ARCH PLANS
S118	FLUSH SIDEWALK, SEE DETAIL 02/C6.00
S119	FLUSH CONCRETE CURB, SEE DETAIL 07/C6.01
S120	FDOT VALLEY GUTTER, SEE DETAIL 01/6.01
S121	FDOT TYPE "F" CURB, SEE DETAIL 01 & 02/C6.01

Height Exception Data

FINISHED FLOOR ELEVATION	17.166'
BASE FLOOD ELEVATION	14.49' PER STORMWATER CALCULATIONS
FLOOD DESIGN CLASS 4 BUILDING USE	BFE + 2'
VENICE OPI MAX PROPOSED HEIGHT	46'
	43'-4"



Benchmark Notes

Elevations shown hereon refer NAVD88, based on NGS Bench Mark # L 699 published elevation = 12.00 feet (NAVD 88)

Flagship Venice MOB

2625 Curry Lane
Nokomis, FL 34275

No.	Revision	Date	Apprd.

Designed by	Checked by
EG	ST
Issued for	Date
Permit Plans	February 2026

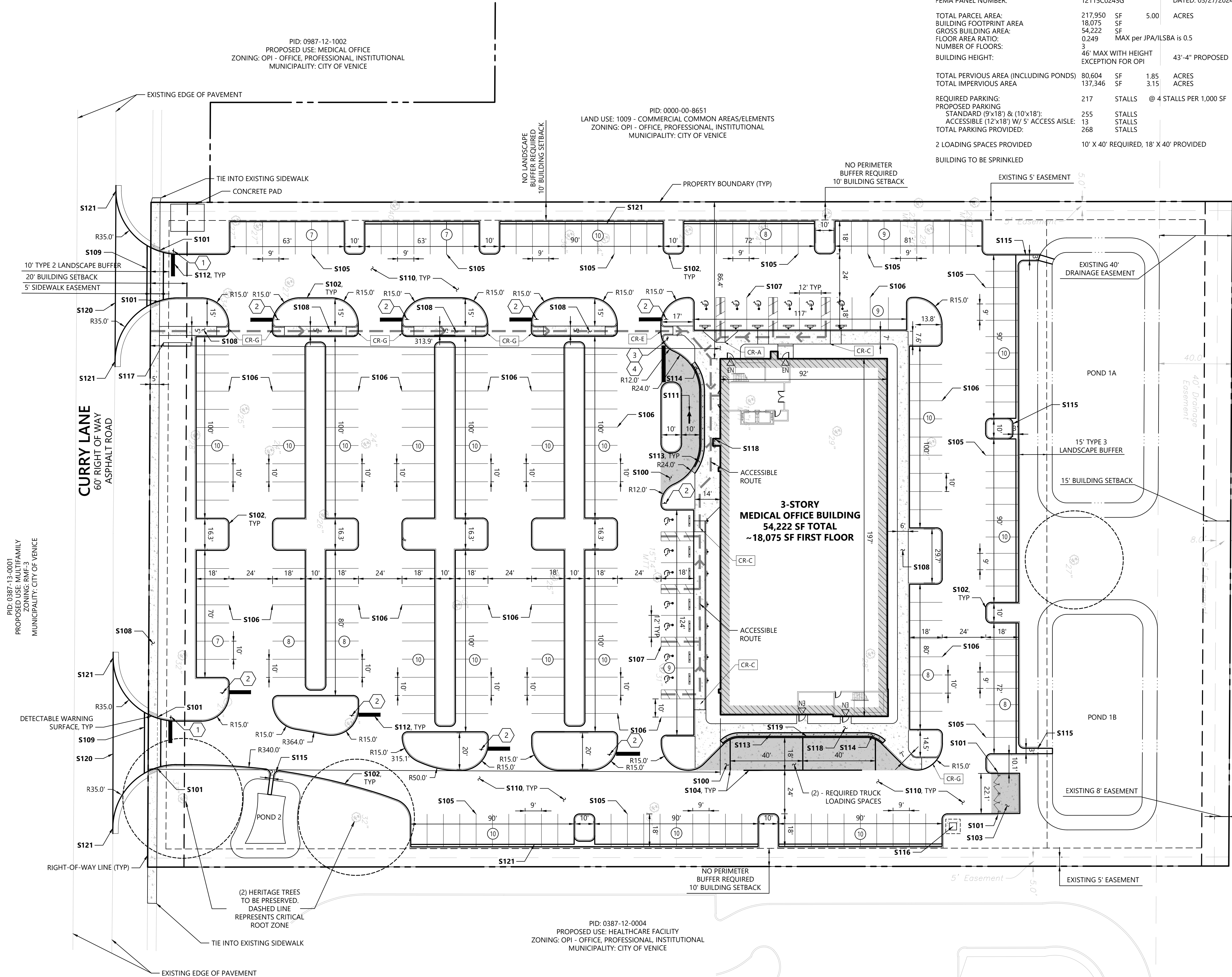
Site Plan

This item has been digitally signed and sealed by Cameron M. Langermann, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

C3.00

Sheet

Project Number
66548.01



PID: 0987-12-1002
PROPOSED USE: MEDICAL OFFICE
ZONING: OPI - OFFICE, PROFESSIONAL, INSTITUTIONAL
MUNICIPALITY: CITY OF VENICE

PID: 0000-00-8651
LAND USE: 1009 - COMMERCIAL COMMON AREAS/ELEMENTS
ZONING: OPI - OFFICE, PROFESSIONAL, INSTITUTIONAL
MUNICIPALITY: CITY OF VENICE

PID: 0387-12-0004
PROPOSED USE: HEALTHCARE FACILITY
ZONING: OPI - OFFICE, PROFESSIONAL, INSTITUTIONAL
MUNICIPALITY: CITY OF VENICE

PID: C387-13-0001
PROPOSED USE: MULTIFAMILY
ZONING: RMF-3
MUNICIPALITY: CITY OF VENICE

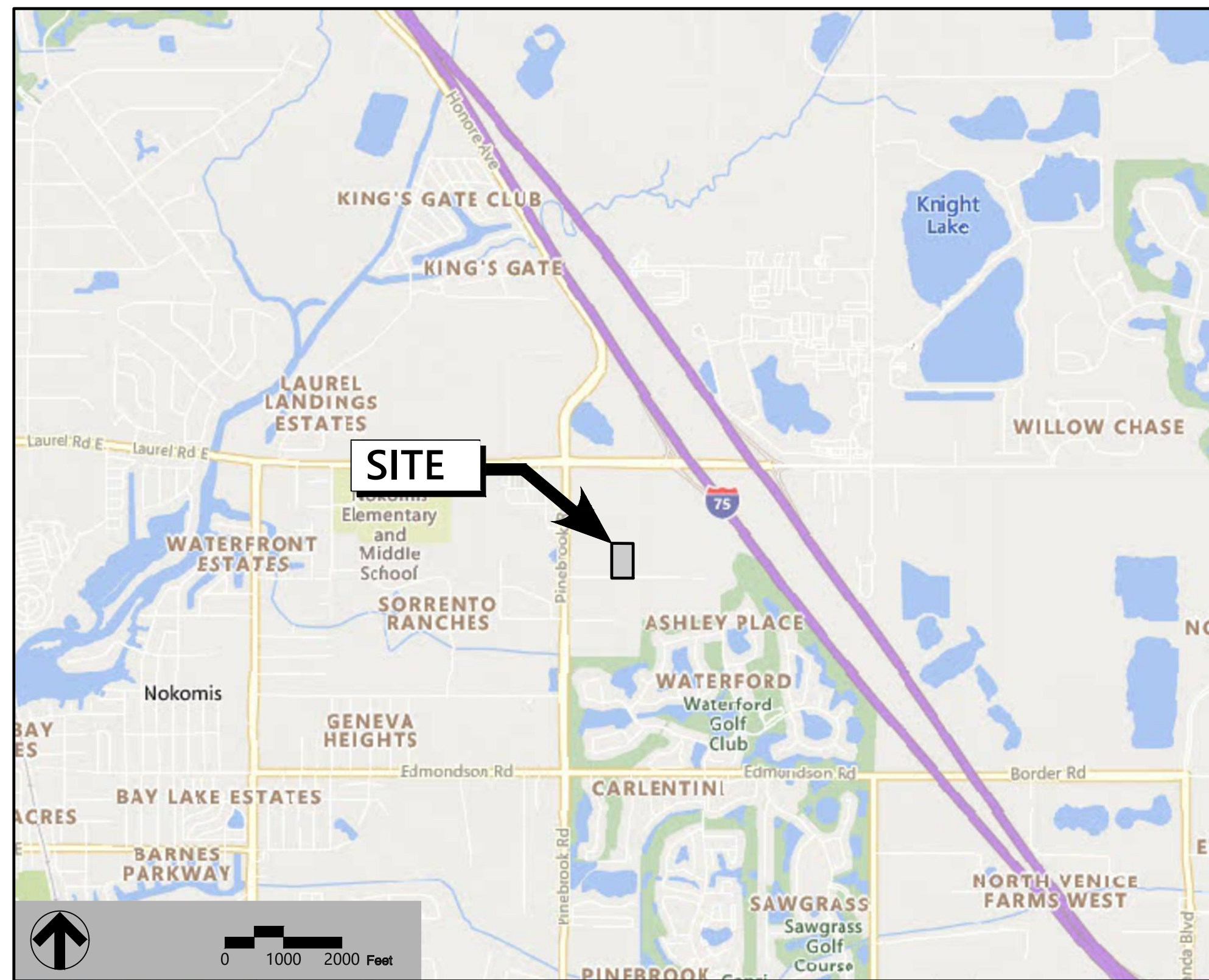
(2) HERITAGE TREES TO BE PRESERVED. DASHED LINE REPRESENTS CRITICAL ROOT ZONE

Site and Development Plans

Issued for: Permit Plans
 Date Issued: 04/11/2025
 Latest Issue: 02/06/2026

Flagship Venice MOB

2625 Curry Lane
 Nokomis, Florida
 Parcel ID: 0387120003



501 E Kennedy Blvd
 Suite 1010
 Tampa, FL 33602
 813.327.5450
 Certificate of Authorization
 Number FL #3932

Legal Description

LOT 3, WOODLAND ACRES, AS RECORDED IN PLAT BOOK 20, PAGE 3, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
 BEING IN SEC. 33, TWP. 38S, RGE. 19E, SARASOTA COUNTY, FLA.

Civil Sheet List Table

Sheet Number	Sheet Title
C0.00	Cover
C1.00	General Notes
C1.01	General Notes
C2.00	Demo & Erosion Control Plan
C3.00	Site Plan
C4.00	Grading & Drainage Plan
C4.01	Cross Sections
C4.02	Cross Sections
C5.00	Utility Plan
C6.00	Site Details
C6.01	Site Details
C6.02	Site Details
C7.00	Utility Details
C7.01	Utility Details
C8.00	Grading & Drainage Details
C8.01	Grading & Drainage Details

Landscape Sheet List Table

Sheet No.	Sheet Title
L1.00	Tree Mitigation & Code Requirements Plan
L2.00	Code Minimum Planting Plan
L3.00	Planting Notes & Schedule
L3.01	Planting Specifications
L3.02	Planting Details
L4.00	Code Schematic Irrigation Plan
L5.00	Irrigation Specifications & Details
L5.01	Irrigation Details
L5.02	Irrigation Details

Survey Sheet List Table

Sheet No.	Sheet Title
1 of 1	A Boundary Survey

Owner/Applicant

Flagship Healthcare Properties, LLC
 2701 Coltsgate Road
 Suite 300
 Charlotte, NC 28211
 P 704-442-0222

Civil Engineer

Vanasse Hangen Brustlin, Inc (VHB)
 501 East Kennedy Blvd.
 Suite 1010
 Tampa, FL 33602-5200
 P 813-327-5450

Architect

LS3P
 4651 Salisbury Rd
 Suite 330
 Jacksonville FL
 843-577-4444

Landscape Architect

Vanasse Hangen Brustlin, Inc (VHB)
 501 East Kennedy Blvd.
 Suite 1010
 Tampa, FL 33602-5200
 P 813-327-5450

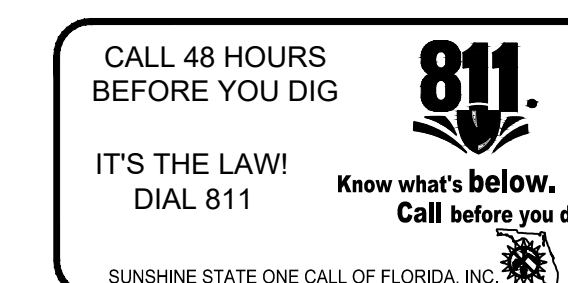
Geotechnical Engineer

Nissi Geotechnical Engineering, LLC
 408 West Renfro St.
 Suite 107J
 Plant City FL 33563
 813-704-5306

Survey

Britt Surveying, Inc.
 680 US41 Bypass N.
 Suite 1
 Venice FL 34285
 941-493-1396

This item has been digitally signed and sealed by Cameron M. Langermann, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.



CALL 1-800-432-4770
 SUNSHINE STATE, ONE CALL OF FLORIDA, INC. PER CHAPTER 556, F.S.

Abbreviations

General	Utility
ABN	ABANDON
ADJ	ADJUST
APPROX	APPROXIMATE
CONC	CONCRETE
CS	COMPACT SPACE
DWS	DETECTABLE WARNING SURFACE
EL	ELEVATION
ELEV	ELEVATION
EXIST	EXISTING
FEE	FINISHED FLOOR ELEVATION
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
PERF	PERFORATED
P/L	PROPERTY LINE
PROP	PROPOSED
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
TOB	TOP OF BANK
TOS	TOP OF SLOPE
TP	TYPICAL

Miscellaneous

- THESE DRAWINGS ARE TO BE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNTIL ALL PERMIT APPROVALS ARE CONFIRMED RECEIVED BY THE ENGINEER OF RECORD (EOR).
- THESE DRAWINGS MAY CURRENTLY BE UNDER REVIEW BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWD) AND OTHER REGULATORY AGENCIES. THE FINAL APPROVED PLANS MAY DEVIATE CONSIDERABLY FROM THESE DRAWINGS. THE CONTRACTOR MUST ASSURE CONSTRUCTION IS IN ACCORDANCE WITH THE APPROVED DRAWINGS. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT THE EOR TO VERIFY APPROPRIATE PLANS ARE BEING UTILIZED.
- ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION AS OF THE ISSUE DATE OF THE ISSUED FOR CONSTRUCTION SET, UNLESS OTHERWISE NOTED.
- WHENEVER A CONFLICT OCCURS BETWEEN ANY SPECIFICATION, ANY INFORMATION SHOWN ON THE PLANS AND/OR ANY REGULATORY REQUIREMENT, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- THESE DRAWINGS SHALL NOT BE UTILIZED FOR CONSTRUCTION PRIOR TO OBTAINING REQUIRED PERMITS FROM ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM WORK WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY AND INSURE THAT ALL OTHER REQUIRED PERMITS ARE APPROVED PRIOR TO COMMENCING THE WORK.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE EOR'S SPECIFICATIONS. THE CONTRACTOR SHALL REVIEW ALL ACQUIRED PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
- ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING STATE AND LOCAL BUILDING CODES.
- CONSTRUCTION SHOWN ON THESE PLANS IS PERMITTED ONLY FOR THE WORK LOCATED WITHIN THE PRIVATE PROPERTY. ALL WORK WITHIN THE RIGHT-OF-WAY AND EASEMENTS WILL REQUIRE A SEPARATE PERMIT AND MAY REQUIRE AN ALTERATION TO THE CONSTRUCTION OR MATERIALS SHOWN ON THESE PLANS.
- ALL RIGHT-OF-WAY INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
- UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
- SOME OF THE DETAILS SHOWN INCLUDED IN THIS DRAWING SET ARE PROVIDED BY THE REVIEWING REGULATORY AGENCIES AND ARE REQUIRED BY THOSE AGENCIES TO BE SHOWN ON THE DRAWINGS FOR PERMIT APPROVAL. BY SIGNING AND SEALING THESE DRAWINGS, THE EOR IS NOT ASSUMING RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS ON THESE DETAILS. CONTRACTOR SHALL VERIFY THE DETAILS ARE THE LATEST ISSUED BY THE REGULATORY AGENCY. THE DETAILS COMPLY WITH THE LATEST TECHNICAL MANUAL SPECIFICATIONS, AND THE REGULATORY AGENCY INSPECTOR DOES NOT HAVE ANY ALTERNATE REQUIREMENTS NOT SHOWN ON THE DETAILS.
- ALL PLUMBING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) THE FLORIDA BUILDING CODE PLUMBING SECTION, AND LOCAL REGULATORY REQUIREMENTS.

Construction

- SURVEY INFORMATION AND LEGAL DESCRIPTIONS SHOWN HEREON WERE OBTAINED BY OTHERS. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, BUT MAY HAVE BEEN ALTERED WITHOUT THE EOR'S KNOWLEDGE. THE CONTRACTOR SHALL VERIFY THIS INFORMATION AND BE FAMILIAR WITH ALL SITE CONDITIONS (INCLUDING SUB-SURFACE CONDITIONS AND UTILITIES) PRIOR TO COMMENCING THE WORK. DAMAGES TO ANY EXISTING FACILITIES (ABOVE-GROUND AND UNDERGROUND) SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHETHER OR NOT SHOWN HEREON.
- CONTRACTOR SHALL LOCATE PROPERTY LINES AS REQUIRED TO AVOID ENCRoACHMENT ONTO ADJACENT PROPERTY.
- ANY U.S.C. & G.S. MONUMENTS FOUND WITHIN LIMITS OF CONSTRUCTION ARE TO BE PROTECTED.

Safety

- DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
- SIGNS AND BARRICADES TO BE ACCORDING TO FDOT MANUAL OF SAFE PRACTICES; REFERENCE FDOT INDICES 102-600 THRU 102-680.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MAINTENANCE OF TRAFFIC AND PEDESTRIAN CONTROL, AT THE CONTRACTOR'S EXPENSE, PER APPROPRIATE FDOT SPECIFICATIONS. SEE FDOT INDEX NUMBERS 102-600 THRU 102-680.
- LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN HIS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH HIS HEALTH AND SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING HIS EMPLOYEES AND SUBCONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUBCONTRACTORS AND SUBCONTRACTORS' EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AND STANDARDS AS THE ENVIRONMENTAL PROTECTION LAWS, THE FOLLOWING IS NOT PERCEIVED AS THE ENTIRE SAFETY PROGRAM, BUT JUST BASIC REQUIREMENTS.
 - ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS. AS TO THE PARTICULAR REQUIREMENTS TO THE CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART P.
 - FDOE ONLY] WHERE TRENCH EXCAVATION EXCEEDS FIVE (5) FEET IN DEPTH, LAWS OF FLORIDA, CHAPTER 90-96, SHALL BE FOLLOWED FOR TRENCH SAFETY. THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THESE LAWS. A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE AND A TRENCH SAFETY SYSTEM DESIGN.]
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
 - THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, MARKERS AND SIGNS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN PROJECT LIMITS.
 - ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL AND TRAFFIC DESIGN STANDARD INDEX PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
 - CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES, TURBIDITY BARRIERS OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE IF THERE IS ANY EROSION. REPLACEMENT, RELOCATION OR REPAIR OF UNPROCESSED EXISTING IRRIGATION, USE OF CONTINGENCY FUNDS MUST BE APPROVED IN WRITING PRIOR TO USE AND ANY REMAINING UNUSED CONTINGENCY FUNDS SHALL BE RETURNED AT THE END OF THE PROJECT.
 - CONTRACTOR SHALL ASSUME UTILIZATION OF THE EXISTING BASE COURSE UNDER ASPHALT WHERE GRASS ALLOWS FOR BID PURPOSES.
 - IN AREAS WHERE ASPHALT IS SHOWN TO BE REMOVED, BASE MAY REMAIN IF AREA IS PROPOSED TO BE COVERED WITH CONCRETE (WALKS, PAVEMENT, ETC.)
 - ADDITIONAL ASPHALT AREAS, NOT SHOWN HEREON, MAY REQUIRE REMOVAL IF REGRADING NEEDS TO OCCUR FOR PROPER DRAINAGE. SEE PROPOSED GRADING PLAN FOR DETAILS.
 - ALL FILL SHALL CONSIST OF SATISFACTORY SOIL MATERIALS, DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS (G, GP, GM, SW, SM AND SPI FREE OF RUBBLE, ORGANICS, CLAY, DEBRIS AND OTHER SIMILAR UNSUITABLE MATERIALS. UNSATISFACTORY SOIL MATERIALS ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS (GC, SC, ML, MH, CL, CH, OH, AND PT), UNLESS OTHERWISE NOTED, ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% AASHTO T-180, METHOD D.
 - ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, IN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE PROVIDED STABILIZATION HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS CONDITION PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED, NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM LOCAL REGULATORY AGENCY AND THE OWNER.
 - THE CONTRACTOR MUST SELECT, IMPLEMENT, AND OPERATE ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF WATER QUALITY STANDARD AS SPECIFIED IN THE FLORIDA ADMINISTRATIVE CODE AND FLORIDA STATUTES.
 - THE CONTRACTOR IS ENCOURAGED TO USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS AS DESCRIBED IN THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DER, 1988).
 - EROSION CONTROL DEVICES AND MEASURES DESCRIBED IN THESE GENERAL NOTES ARE GRAPHICALLY SHOWN ON THE PLANS. REFER TO THE FLORIDA STORMWATER AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL (LATEST EDITION) AND THE FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL (LATEST EDITION)

Tree/Wetland Protection &

Landscaping

- PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE CONSTRUCTION PLANS SHALL BE PROTECTED BY STABILIZATION. HOWEVER, TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED. NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM LOCAL REGULATORY AGENCY AND THE OWNER.
- THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AS NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE PROTECTED BY STABILIZATION. LOCAL MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
- EXISTING TREES & LANDSCAPING SHOWN ON THESE PLANS. SEE PROPOSED LANDSCAPING PLAN FOR TREE RELOCATION OR REMOVAL AND NEW LANDSCAPING. CONTRACTOR SHALL CONTACT THE EOR AND/OR OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES WHICH ARE NOT MARKED TO BE REMOVED.

FOR ADDITIONAL DETAILS, INSTRUCTIONS AND SCHEDULING AS APPLICABLE.

- THE CONTRACTOR WILL BE REQUIRED TO ADHERE TO THE SPECIFIC EROSION CONTROL MEASURES DESCRIBED ABOVE AND SHOWN ON THE PLANS ALONG WITH A SPECIFIC CONSTRUCTION SCHEDULE FOR IMPLEMENTATION. THE CONTRACTOR WILL ALSO BE REQUIRED TO MODIFY THE PLAN OR MATERIALS TO ADAPT TO SEASONAL VARIATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ADDITIONAL CONTROLS ARE NEEDED, AND DEVELOPING SCHEDULES FOR THE IMPLEMENTATION OF ALL EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
- SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.

Demolition

- DEMOLITION WORK SHALL NOT BE LIMITED TO THESE DOCUMENTS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND EXTENT OF REMOVAL OF ITEMS SHOWN PRIOR TO USING THIS INFORMATION FOR BID PURPOSES.
- ANY STRUCTURE NOT SHOWN TO BE REMOVED IS TO REMAIN UNLESS OTHERWISE INSTRUCTED BY THE OWNER OR ARCHITECT, OR REQUIRED BY FIELD CONDITIONS.
- CONTRACTOR TO COMPLETELY REMOVE EXISTING ITEMS ON SITE INCLUDING BUILDINGS, CURBS, ASPHALT, BASE COURSE, CONCRETE AND EXISTING UTILITIES AS APPLICABLE AS SHOWN AND NECESSARY TO ALLOW FOR NEW CONSTRUCTION.
- LOCAL CODES APPLY FOR ANY DEMOLITION SHOWN HEREON.
- A SEPARATE PERMIT FOR THE DEMOLITION OF THE EXISTING BUILDINGS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO STARTING WORK AS APPLICABLE.
- CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES, FOR ANY UTILITIES SHOWN TO BE EXISTING WETLANDS, DRAINAGEWAYS, CONSERVATION AREAS, NATURAL AREAS AND OFFSITE AREAS, AS WELL AS NEWLY CONSTRUCTED ROADWAYS, STORMWATER FACILITIES AND MITIGATION AREAS. THIS WILL REQUIRE ADDITIONAL MEASURES FROM THOSE SHOWN ON THE CONSTRUCTION PLANS, SUCH AS WINDOWING, DIVERSION SWALES, SEED & MULCH, STAKED HAY BALES, OR OTHER EROSION CONTROL MEASURES NECESSARY TO REACT TO VARYING SITE CONDITIONS OR INCIDENT WEATHER. IF EROSION OCCURS, THE CONTRACTOR SHALL IMMEDIATELY REMEDY THE DAMAGE CAUSED BY SUCH EROSION BY CONTROLLED REMOVAL OF SEDIMENTS, REPLANTING IF NECESSARY AND RE-ESTABLISHMENT OF EROSION PROTECTION DEVICES, AT THE CONTRACTOR'S SOLE EXPENSE.
- THE CONTRACTOR SHALL INSTALL WATER QUALITY AND EROSION CONTROL DEVICES ALONG THE PROJECT PERIMETER AS DESIGNATED ON THESE PLANS. THE CONTRACTOR SHALL RECEIVE THE ENGINEER'S APPROVAL OF THE INSTALLATION PRIOR TO ANY OTHER SITE CONSTRUCTION.
- DAILY INSPECTION OF THE EROSION CONTROL WILL BE REQUIRED BY THE CONTRACTOR. ANY DISTURBANCE OF THESE DEVICES SHALL BE REPAIRED IMMEDIATELY.
- CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES, TURBIDITY BARRIERS OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE IF THERE IS ANY EROSION. REPLACEMENT, RELOCATION OR REPAIR OF UNPROCESSED EXISTING IRRIGATION, USE OF CONTINGENCY FUNDS MUST BE APPROVED IN WRITING PRIOR TO USE AND ANY REMAINING UNUSED CONTINGENCY FUNDS SHALL BE RETURNED AT THE END OF THE PROJECT.
- CONTRACTOR SHALL ASSUME UTILIZATION OF THE EXISTING BASE COURSE UNDER NEW ASPHALT WHERE GRASS ALLOWS FOR BID PURPOSES.
- IN AREAS WHERE ASPHALT IS SHOWN TO BE REMOVED, BASE MAY REMAIN IF AREA IS PROPOSED TO BE COVERED WITH CONCRETE (WALKS, PAVEMENT, ETC.)
- ADDITIONAL ASPHALT AREAS, NOT SHOWN HEREON, MAY REQUIRE REMOVAL IF REGRADING NEEDS TO OCCUR FOR PROPER DRAINAGE. SEE PROPOSED GRADING PLAN FOR DETAILS.
- ALL FILL SHALL CONSIST OF SATISFACTORY SOIL MATERIALS, DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS (G, GP, GM, SW, SM AND SPI FREE OF RUBBLE, ORGANICS, CLAY, DEBRIS AND OTHER SIMILAR UNSUITABLE MATERIALS. UNSATISFACTORY SOIL MATERIALS ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS (GC, SC, ML, MH, CL, CH, OH, AND PT), UNLESS OTHERWISE NOTED, ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% AASHTO T-180, METHOD D.
- ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, IN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE PROVIDED STABILIZATION HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS CONDITION PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED, NO TREE SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM LOCAL REGULATORY AGENCY AND THE OWNER.
- THE CONTRACTOR MUST SELECT, IMPLEMENT, AND OPERATE ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF WATER QUALITY STANDARD AS SPECIFIED IN THE FLORIDA ADMINISTRATIVE CODE AND FLORIDA STATUTES.
- THE CONTRACTOR IS ENCOURAGED TO USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS AS DESCRIBED IN THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DER, 1988).
- EROSION CONTROL DEVICES AND MEASURES DESCRIBED IN THESE GENERAL NOTES ARE GRAPHICALLY SHOWN ON THE PLANS. REFER TO THE FLORIDA STORMWATER AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL (LATEST EDITION) AND THE FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL (LATEST EDITION)

RESPONSIBILITY FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

- GEOTECHNICAL ENGINEERING CONSULTATION, OBSERVATION, AND MATERIALS TESTING SHOULD BE EXERCISED DURING ALL PHASES OF SITE PREPARATION AND EARTHWORK. REFER TO SUBSURFACE SOILS EXPLORATION REPORT, PREPARED BY NISI'S GEOTECHNICAL ENGINEERING DATED MARCH 24, 2025 FOR RECOMMENDATIONS.
- ANY NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE MATERIALS TESTING COMPANY OR THE EOR AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE ABOVE REFERENCED SOILS REPORT.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE MATERIALS TESTING FIRM. TESTS WILL BE REQUIRED PURSUANT TO THE LOCAL REGULATORY AGENCY OR THE EOR SPECIFICATIONS. UPON COMPLETION OF PROPOSED CONSTRUCTION, THE CONTRACTOR'S MATERIALS TESTING FIRM SHALL PROVIDE A CERTIFICATION SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA, CERTIFYING THAT THE TESTING PROGRAM HAS BEEN COMPLETED IN ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND LOCAL REGULATORY REQUIREMENTS, AND THAT THE COMPLETED PROJECT COMPLIES WITH THE TESTING CRITERIA CONTAINED THEREIN.
- A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE CONTRACTOR'S PROPER MEANS AND METHODS OF EARTHWORK OPERATIONS THAT TOOK PLACE DURING CONSTRUCTION BY DOING SO.
- COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%).
- (WET POND EXCAVATION NOTE) NO EXCAVATION SHALL EXCEED BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE, AND NO SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED. REELOCATE AND LOCAL REGULATORY DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. EPC MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS. IN THE ABSENCE OF ANY CONFINING OR SEMI-CONFINING UNIT CLAYEY SOILS, A MINIMUM OF FIVE FEET OF UNDISTURBED SOILS SHALL REMAIN ABOVE THE UNDERLYING LIMESTONE.

PROTECTION (FDEP) PERMITS HAVE BEEN ACQUIRED. CONTRACTOR SHALL REVIEW SPECIFIC CONDITIONS DEPICED ON FDEP PERMITS, WHICH MAY NOT BE SHOWN HEREON.

- CONTRACTOR IS TO COORDINATE ALL WORK WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED. THE CONTRACTOR SHALL PROVIDE AT LEAST 2 BUSINESS DAYS NOTICE TO THE VARIOUS UTILITY OWNERS PRIOR TO CONSTRUCTION.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THE FEASIBILITY OF CONSTRUCTING GRAVITY SEWER SYSTEMS (IE. VERIFY EXISTING INVERTS AT POINTS OF CONNECTION, EXIT INVERTS OF BUILDING PLUMBING, GREASE TRAP CONFIGURATION, MINIMUM SLOPES, ETC.).
- PIPE LENGTHS, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED AS REQUIRED, UTILIZING DEFLECTION OR FITTINGS AS NECESSARY. CONTRACTOR TO PROVIDE REDLINE MARKUPS AND CERTIFIED AS-BUILT SURVEYS OF ALL FIELD CHANGES MADE. PRIOR TO BACKFILL, IT MAY BE NECESSARY TO PROVIDE OPEN PIPING ABOVE GRADE TO EACH DISTURBED AREA. FITTINGS AND ACCURATE AS-BUILT INFORMATION MAY BE OBTAINED. CONTRACTOR TO ASSURE THIS IS DONE AT EACH CHANGE OF DIRECTION OR ELEVATION, OR RE-EXCAVATION FOR SURVEYING WILL BE NECESSARY.
- PORTIONS OF WORK AND/OR MATERIALS FOR THE UTILITY CONNECTIONS MAY BE PROVIDED BY THE GOVERNING MUNICIPALITY. CONTRACTOR TO VERIFY AND COORDINATE.
- THE FIRE LINE SHOWN HEREON IS FOR GENERAL INFORMATION ONLY. THE FIRE LINE IS PART OF THE FIRE PROTECTION SYSTEM FOR THE BUILDING AND WILL BE DESIGNED BY A FIRE PROTECTION SYSTEM ENGINEER IN ACCORDANCE WITH CHAPTER 61G15-32 FLORIDA ADMINISTRATIVE CODE (F.A.C.). THE FIRE PROTECTION SYSTEM ENGINEER WILL PREPARE THE FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS IN ACCORDANCE WITH CHAPTER 61G15-32.003 F.A.C. AND SUBMIT THEM TO THE LOCAL REGULATORY AGENCY FOR REVIEW AND APPROVAL. AS PART OF THE BUILDING PLAN REVIEW AND PERMITTING, CONTRACTOR SHALL COORDINATE THIS EFFORT AS NECESSARY.
- IF CHEMICAL ADDITIVES OR AN AUXILIARY WATER SOURCE ARE USED IN THE FIRE PROTECTION SYSTEM, THEN THE DOUBLE DETECTOR CHECK VALVE (DDCV) BACKFLOW ASSEMBLY ON THE MAIN FIRE SERVICE, AS SHOWN HEREON, WILL NEED TO BE CHANGED OUT TO A REDUCED PRESSURE ZONE (RPZ) BACKFLOW ASSEMBLY. CONTRACTOR TO VERIFY WITH THE FIRE PROTECTION SYSTEM ENGINEER PRIOR TO INSTALLATION. THE RPZ CAN NOT BE INSTALLED IN AN AREA THAT MAY BECOME FLOODED (SUCH AS AN UNDERGROUND VAULT), SO ACCOMMODATIONS WILL NEED TO BE MADE TO AVOID THAT. CONTRACTOR TO COORDINATE ALL THIS WITH THE EOR PRIOR TO ORDERING OF MATERIALS AS NECESSARY.
- WATER AND SANITARY SEWER SYSTEMS SHALL NOT BE PLACED INTO SERVICE UNTIL INSPECTED AND APPROVED BY THE FDEP AND OTHER PERTINENT REGULATORY AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND OBTAINING THE FOLLOWING ITEMS.
 - INSPECTOR APPROVALS
 - LIFT STATION START-UP TEST
 - CURRENT BACTERIOLOGICAL TEST RESULTS
 - PRESSURE, EXFILTRATION AND OTHER APPROPRIATE TEST RESULTS
 - LOCATING WIRE CONTINUITY TESTS
 - AS-BUILT SURVEYS

ALL APPLICABLE ITEMS ABOVE SHALL BE PROVIDED TO THE ENGINEER OF RECORD (EOR) A MINIMUM OF 60 DAYS PRIOR TO FINAL ACCEPTANCE AND PLACEMENT INTO OPERATION.

- PROVIDE CLEARANCES OF 7'-6" IN THE FRONT AND TO THE SIDES OF ALL FIRE HYDRANTS.

Benchmark Notes

Elevations shown hereon refer NAVD88, based on NGS Bench Mark # 1 G99 published elevation = 12.00 feet (NAVD 88)

Flagship Venice MOB

2625 Curry Lane

Nokomis, FL 34275

No.	Revision	Date	Appr'd

Designed by	Checked by
EG	ST
Issued for	Date

Permit Plans

February 2026

General Notes

- CONSTRUCT STORMWATER POND(S) AT THE BEGINNING OF PROJECT CONSTRUCTION. POND(S) TO BE GRADED AND MAINTAINED TO REMAIN FUNCTIONALLY EFFECTIVE DURING ALL PHASES OF CONSTRUCTION.
- DOWNSPOUT COLLECTOR PIPE LENGTHS ARE SHOWN FOR MAIN PIPE RUNS ONLY (FOR CLARITY PURPOSES), BUT ADDITIONAL ROOFPRAIN PIPE MAY HAVE TO BE INSTALLED TO COLLECT ALL DOWNSPOUTS AND CANOPY COLLECTION DRAINAGE. DETAILS SHOWN ON THE ARCHITECTURAL OR PLUMBING PLANS.
- SEE SITE UTILITY PLANS FOR FLOOR DRAIN AND CONDENSATE CONNECTIONS TO STORM SYSTEM. FLOOR DRAINS AND CONDENSATE LINES SHALL NOT BE CONNECTED TO ROOFPRAIN COLLECTION SYSTEM UNLESS BACKWATER VALVE IS PROVIDED.

This item has been digitally signed and sealed by Cameron M. Langemann, PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

C1.00

Sheet

Project Number
66548.01

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Certificate of Authorization

Number FL #3932

Paving & Grading

- PROPOSED SPOT ELEVATIONS REPRESENT FINISHED SIDEWALK, PAVEMENT, SLAB, STRUCTURE TOP, OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
- CONTRACTOR SHALL TRIM, SAW CUT, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
- CURBING WILL BE PLACED IN LOCATIONS SHOWN ON THE PLANS TO THE DIMENSIONS AND SPECIFICATIONS SHOWN ON THE DETAILS PROVIDED. LOCAL REGULATORY REQUIREMENTS, OR PER FDOT DESIGN STANDARDS, CONTRACTOR TO VERIFY LOCATIONS AND DIMENSIONS WITH THE ENGINEER OF RECORD (EOR) PRIOR TO POURING CONCRETE.
- CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (BUILDINGS, OTHER POURED CONCRETE, ETC.), UNLESS OTHERWISE NOTED ON DRAWINGS.
- ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT, LEAD FREE MATERIAL. THERMOPLASTIC PER FDOT SPECIFICATIONS AT DRIVEWAY INTERSECTIONS AND IN RIGHTS-OF-WAY. FAST DRY TRAFFIC PAINT (WATER BORNE) PER FDOT SPECIFICATIONS FOR PARKING LOT STRIPING AND ON-SITE TRAFFIC MARKINGS. PROVIDE PAVEMENT MARKINGS AS SHOWN PER FDOT INDEX NO. 711-01.
- ALL DIMENSIONS ARE TO OUTSIDE WALL OF BUILDING, ASSUMED CENTER POINT OF EXISTING TREE TRUNK (PER SURVEY SYMBOL), FRONT FACE OF CURB/SIDEWALK, EDGE OF PAVEMENT (IF NO CURB) PAVEMENT STRIPING CENTERLINE, OR PROPOSED TOP OF BANK/TOE OF SLOPE, UNLESS OTHERWISE NOTED.
- PRIOR TO BASE OR PAVING CONSTRUCTION, THE CONTRACTOR SHALL ENSURE ALL NEW OR FUTURE UNDERGROUND UTILITIES, I.E. ELECTRIC, IRRIGATION, PVC SLEEVES OR CONDUITS, ETC. HAVE BEEN INSTALLED, INSPECTED AND AS-BUILT. IF PAVING IS TO OCCUR BEFORE THE INSTALLATION OF ANY UNDERGROUND UTILITIES, THE CONTRACTOR SHALL ENSURE THE NECESSARY SLEEVES/CONDUITS ARE PROVIDED AND SHALL COORDINATE THE LOCATIONS WITH THE CONSTRUCTION PLANS.
- ALL PEDESTRIAN ROUTES, SIDEWALKS AND RAMPS, AS WELL AS ALL HANDICAPPED SIGNS, SYMBOLS, PARKING SPACES, ETC. SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL ADA REQUIREMENTS WHETHER OR NOT SHOWN HEREON. CONTRACTOR SHALL VERIFY REQUIREMENTS WITH LOCAL INSPECTORS PRIOR TO POURING SIDEWALKS AND RAMPS.

Signage

- PROVIDE TRAFFIC SIGNAGE SHOWN PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2003 EDITION, UNLESS OTHERWISE SHOWN. INSTALL TRAFFIC SIGNAGE PER FDOT INDEX 700-101. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE REQUIREMENTS, AS APPLICABLE.
- INSTALL SIGNAGE SO THAT THE BOTTOM EDGE OF THE BOTTOM SIGN IS AT LEAST 7'-0" ABOVE FINISHED GRADE AT THE SIGN POST, THE ADJACENT EDGE OF PAVEMENT (E.O.P.) OR THE ADJACENT TOP OF CURB, WHICHEVER IS GREATER. SIGN POSTS TO BE 11' LONG.
- INSTALL SIGNAGE SO THAT THE VERTICAL EDGE OF THE SIGN CLOSEST TO THE ROAD IS AT LEAST 2' HORIZONTALLY FROM THE ADJACENT E.O.P.

Historical Preservation Note

IF DURING CONSTRUCTION ACTIVITIES, ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC POTTERY FOUNDINGS ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND THE LOCAL REGULATORY AGENCY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES BEING FOUND ON THE SITE.

Protected Plant/Animal Note

IF DURING CONSTRUCTION ACTIVITIES, ANY EVIDENCE OF THE PRESENCE OF STATE AND/OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) AND THE LOCAL REGULATORY AGENCY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES BEING FOUND ON THE SITE.

National Pollutant Discharge

Elimination System (NPDES)

THE CONTRACTOR ACKNOWLEDGES THE REQUIREMENT OF THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), WHICH HAS PUBLISHED RULES FOR OBTAINING COVERAGE UNDER THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GENERIC PERMIT FOR STORMWATER DISCHARGES FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.

IN OCTOBER 2000, EPA AUTHORIZED THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) TO IMPLEMENT THE NPDES STORMWATER PERMITTING PROGRAM IN THE STATE OF FLORIDA (IN ALL AREAS EXCEPT INDIAN COUNTRY LANDS). DEP'S AUTHORITY TO ADMINISTER THE NPDES PROGRAM IS SET FORTH IN SECTION 403.0885, FLORIDA STATUTES (F.S.). THE NPDES STORMWATER PROGRAM REGULATES POINT SOURCE DISCHARGES OF STORMWATER INTO SURFACE WATERS OF THE STATE OF FLORIDA FROM CERTAIN MUNICIPAL, INDUSTRIAL AND CONSTRUCTION ACTIVITIES. AS THE NPDES STORMWATER PERMITTING AUTHORITY, DEP IS RESPONSIBLE FOR PROMULGATING RULES AND ISSUING PERMITS, MANAGING AND REVIEWING PERMIT APPLICATIONS, AND PERFORMING COMPLIANCE AND ENFORCEMENT ACTIVITIES.

THE CONTRACTOR AGREES TO ASSIST THE OWNER IN THE PREPARATION, AND IMPLEMENTATION, OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE EPA HAS PUBLISHED SUMMARY GUIDANCE FOR "DEVELOPING POLLUTION PREVENTION PLANS AND BEST MANAGEMENT PRACTICES" (EPA 832-R-92-005, SEPTEMBER 1992).

Record Drawing

Requirements

THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.

B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.

C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.

D. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS.

E. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.

F. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY A REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILTS DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

Stormwater System

Operation & Maintenance

THE OPERATION AND MAINTENANCE ENTITY FOR THE DEVELOPMENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PONDS, SURFACE AND SUBSURFACE DRAINAGE SYSTEMS. THIS WILL REQUIRE INSPECTION, ON AT LEAST AN ANNUAL BASIS, OF THE ON-SITE DRAINAGE SYSTEM, INCLUDING BUT NOT LIMITED TO INLETS, STORM MANHOLES, STORM PIPES, DITCHES, SWALES, DETENTION AREAS, AND CONTROL STRUCTURES, MAKING SURE THAT THE SYSTEM IS FREE FROM EXCESS SILT, DEBRIS AND SEDIMENTATION BUILD-UP. THIS MAY REQUIRE PERIODIC MAINTENANCE AS DESCRIBED BELOW AND AS NEEDED TO MAINTAIN THE VIABILITY OF THE ORIGINAL DESIGN INTENT. THE WORK SPECIFIED CONSISTS OF THE OPERATION AND MAINTENANCE ACTIVITIES REQUIRED TO INSURE CONTINUED AND PROPER PERFORMANCE OF THE STORMWATER MANAGEMENT SYSTEM. THE OPERATION AND MAINTENANCE ENTITY SHOULD PERFORM THE FOLLOWING OPERATION AND MAINTENANCE PROCEDURES:

1. PONDS & SWALES SHALL BE PERIODICALLY MOWED AND CLEANED. DURING THE MOWING OPERATION, PONDS & SWALES SHALL BE INSPECTED FOR BARE SPOTS, DAMAGE, AND EROSION. ANY BARE SPOTS GREATER THAN ONE SQUARE FOOT IN AREA SHALL BE SOODED TO REPLACE THE GRASS COVER. IN CASE OF EROSION OR DAMAGE WHERE UNDERLYING SOIL IS MISSING, THE MISSING SOIL SHALL BE REPLACED AND THE AREA BROUGHT TO GRADE, THEN SOODED AS REQUIRED.
2. INLET GRATES WILL BE CHECKED MONTHLY FOR DAMAGE OR BLOCKAGE. ANY DAMAGED GRATES WILL BE REPLACED OR REPAIRED. ANY DEBRIS BLOCKING FULL FLOW THROUGH THE GRATE WILL BE REMOVED.
3. PIPES & INLETS WILL BE INSPECTED YEARLY FOR DAMAGE OR BLOCKAGE. ANY DAMAGED PIPES OR INLETS WILL BE REPAIRED OR REPLACED. ANY TRASH, DEBRIS, OR SAND DEPOSITS WILL BE REMOVED.
4. DISCHARGE STRUCTURES AND CONTROL DEVICES SHOULD BE MAINTAINED OPERATIONAL BY ELIMINATING CLOGGING OF THE BAFFLES, GRATES, ETC., CAUSED BY TRASH, DEBRIS AND SEDIMENT. THE INSPECTION FOR PROPER OPERATION AND MAINTENANCE OF THESE DEVICES SHOULD BE CONDUCTED QUARTERLY. ADDITIONAL MONITORING AND MAINTENANCE SHOULD BE CONDUCTED AFTER SEVERE RAINFALL EVENTS.
5. DRY DETENTION AND RETENTION AREAS SHOULD BE MAINTAINED OPERATIONAL BY REMOVING SEDIMENTS, TRASH AND INVADER VEGETATION WHICH CAN HINDER PROPER FUNCTIONING. THE INSPECTION SHOULD BE CONDUCTED QUARTERLY. ADDITIONAL MONITORING AND MAINTENANCE SHOULD BE CONDUCTED AFTER SEVERE RAINFALL EVENTS.
6. ALL GRASS IN THE DRY POND AREA SHOULD BE MOWED PERIODICALLY AND ALL CLIPPINGS RECOVERED AND DISPOSED OF OFF-SITE. IF PERCOLATION BECOMES RESTRICTED DUE TO A BUILD UP OF FINES THE BOTTOM MUST BE CLEANED AND REGRADED TO DESIGN ELEVATIONS.

Land Surveying

- BOUNDARY, TREE, AND TOPOGRAPHIC SURVEYS WERE CONDUCTED BY BRITT SURVEYING, INC.
- BENCHMARKS SHOWN ON THESE PLANS REFER NAVD88, BASED ON NGS BM #1699. ELEVATION BEING 12.00 FEET (NAVD 88). REFERENCE SHALL BE MADE TO SURVEYS ENTITLED "A BOUNDARY SURVEY LOT 3, WOODLAND ACRES 2695 CURRY LANE, NOKOMIS, FL 34275", WITH DATE SURVEYED 11/03/2025.
- ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988, U.S. SURVEY FEET.
- ALL BENCHMARKS USED FOR CONSTRUCTION LAYOUT SHALL BE VERIFIED BY A PROFESSIONAL SURVEYOR AND MAPPER, PRIOR TO USE, TO VERIFY THEIR ACCURACY. ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD (EOR) IN WRITING.
- ALL FIELD SURVEY LAYOUT FOR THE FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE THE CONTROL POINTS TO THEIR ORIGINAL CONDITION AT THEIR OWN EXPENSE.

Testing

EARTHWORK/COMPACTION:

QUALITY CONTROL TESTING DURING CONSTRUCTION: ALLOW TESTING SERVICE TO INSPECT AND APPROVE EACH SUBGRADE AND FILL LAYER BEFORE FURTHER BACKFILL OR CONSTRUCTION WORK IS PERFORMED. RECOMMENDED TESTING IS AS FOLLOWS:

ONE (1) FIELD DENSITY TEST, IN ACCORDANCE WITH ASTM D-1556, WILL BE PERFORMED PER 5,000 SQUARE FEET FOR ASPHALT OR CONCRETE PARKING/LOADING AREAS AND DRIVES.

- ONE (1) FIELD DENSITY TEST, IN ACCORDANCE WITH ASTM D-1556, WILL BE PERFORMED AROUND EACH MANHOLE OR INLET.

- ONE (1) FIELD DENSITY TEST, IN ACCORDANCE WITH ASTM D-1556, WILL BE PERFORMED PER 100 FEET OF TRENCHED UTILITIES FOR EACH LIFT. THERE SHALL BE A MINIMUM OF ONE TEST BETWEEN STRUCTURES.

- FILL MATERIAL: MAKE AT LEAST ONE (1) FIELD DENSITY TEST FOR EACH 2,000 SQUARE FEET OF FILL MATERIAL, BUT IN NO CASE LESS THAN FOUR TESTS. TESTS SHALL BE PERFORMED FOR EACH LIFT OF FILL.

- IF IN OPINION OF ENGINEER, BASED ON TESTING SERVICE REPORTS AND INSPECTION OF THE CROWN OF FILLS WHICH HAVE BEEN PLACED ARE BELOW SPECIFIED DENSITY, PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL CHARGE TO THE OWNER.

WATER/FORCE MAIN SYSTEMS:

WATER DISTRIBUTION SYSTEM AND WASTEWATER FORCE MAIN PIPE INSTALLED BELOW GRADE, OR OUTSIDE BUILDING SHALL BE TESTED IN ACCORDANCE WITH FOLLOWING PROCEDURES:

PERFORM THE TESTING OF PIPE MATERIALS, JOINTS, AND/OR OTHER MATERIALS INCORPORATED INTO THE CONSTRUCTION OF WATER MAINS AND FORCE MAINS TO DETERMINE LEAKAGE AND WATERTIGHTNESS. ALL PRESSURE PIPELINE SHALL BE TESTED IN ACCORDANCE WITH SECTION 4 OF AWWA C600 LATEST EDITION. IN THE EVENT ANY STATE OR LOCAL CODE REQUIRES A MORE STRINGENT TEST, THE MORE STRINGENT SHALL APPLY.

PRESSURE TEST: AFTER THE PIPE HAS BEEN LAID, ALL NEWLY LAID PIPE OR ANY VALVED SECTION THEREOF SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF AT LEAST 1.5 TIMES THE WORKING PRESSURE AT THE POINT OF TESTING AND NOT LESS THAN 125 TIMES THE WORKING PRESSURE AT THE HIGHEST POINT ALONG THE TEST SECTION.

LEAKAGE TEST: THE LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH THE PRESSURE TEST. LEAKAGE IS DEFINED AS THE QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE NEWLY LAID PIPELINE, OR ANY VALVED SECTION THEREOF, TO MAINTAIN PRESSURE WITHIN 5 PSI OF THE SPECIFIED TEST PRESSURE AFTER THE AIR IN THE PIPELINE HAS BEEN EXPULLED AND THE PIPELINE HAS BEEN FILLED WITH WATER. LEAKAGE SHALL NOT BE MEASURED BY A DROP IN PRESSURE IN A TEST SECTION OVER A PERIOD OF TIME. NO PIPELINE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULA:

$$S^{1.75} \cdot P$$

$$148,000$$

L = ALLOWABLE LEAKAGE PER HOUR (GALLONS)

S = LENGTH OF PIPE (FEET)

D = NOMINAL DIAMETER OF PIPE TESTED (INCHES)

P = AVERAGE PRESSURE DURING TEST (PSI)

VISIBLE LEAKAGE: ALL VISIBLE LEAKS SHALL BE REPAIRED REGARDLESS OF THE AMOUNT OF LEAKAGE.

ACCEPTANCE OF INSTALLATION: IF ANY TEST OF PIPE LAID IN PLACE DISCLOSES LEAKAGE GREATER THAN THAT SPECIFIED, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE THE LEAK AND MAKE REPAIRS AS NECESSARY UNTIL THE LEAKAGE IS WITHIN THE SPECIFIED ALLOWANCE. CONTRACTOR SHALL SUPPLY ALL WATER FOR TESTING AT NO ADDITIONAL COST TO THE OWNER.

PROVIDE ONE COPY OF RESULTS OF HYDROSTATIC PRESSURE TEST TO ENGINEER (AND UTILITY COMPANY AS NECESSARY) UPON COMPLETION OF WATER DISTRIBUTION/WASTEWATER FORCE MAIN BACKFILLING OPERATIONS.

ADJUSTING AND CLEANING (WATER DISTRIBUTION ONLY): DISINFECT DISTRIBUTION SYSTEM WITH CHLORINE BEFORE ACCEPTANCE FOR DOMESTIC OPERATION. AMOUNT OF CHLORINE SHALL BE SUCH AS TO PROVIDE DOSAGE OF NOT LESS THAN 50 PARTS/MILLION, THOROUGHLY FLUSH LINES BEFORE INTRODUCTION OF CHLORINATING MATERIALS AND AFTER CONTACT PERIOD OF NOT LESS THAN 24 HOURS. SYSTEM SHALL BE FLUSHED WITH CLEAN WATER UNTIL RESIDUAL CHLORINE CONTENT IS NOT GREATER THAN 10 PARTS/MILLION. OPEN AND CLOSE VALVES IN LINES BEING DISINFECTED SEVERAL TIMES DURING CONTACT PERIOD. AFTER DISINFECTION, TAKE TWO CONSECUTIVE DAYS OF WATER SAMPLES AND BACTERIOLOGICAL TESTS IN ACCORDANCE WITH AWWA SPECIFICATIONS. PROVIDE ONE COPY OF RESULTS OF BACTERIOLOGICAL TESTS (W/RESIDUAL CHLORINE LEVELS) TO ENGINEER (AND UTILITY COMPANY AS NECESSARY) UPON COMPLETION. RESAMPLING IS REQUIRED IF THERE IS MORE THAN SIXTY (60) CALENDAR DAYS BETWEEN THE TIME THE SAMPLE WAS TAKEN AND THE FORMAL ACCEPTANCE OF THE PROJECT. DO NOT PLACE DISTRIBUTION SYSTEM IN SERVICE UNTIL APPROVAL IS OBTAINED FROM APPLICABLE GOVERNING AUTHORITIES (AS NECESSARY).

GRAVITY SANITARY SEWER:

TESTING: PERFORM TESTING OF COMPLETED PIPING IN ACCORDANCE WITH LOCAL AUTHORITIES HAVING JURISDICTION. ALL PIPES SHALL BE CLEANED BY FLUSHING WITH WATER PRIOR TO TESTING. A HIGH VELOCITY JET OR OTHER METHODS MAY BE NECESSARY.

APPROPRIATE DEFLECTION TESTS ARE SPECIFIED FOR ALL FLEXIBLE PIPE INCLUDING PVC. 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: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) 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; AND 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES. (RSWF 33.85)

LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM; 2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; AND 3) 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. (RSWF 33.93, 33.94, AND 33.95)

EXFILTRATION OR LEAKAGE TESTING OF GRAVITY LINES SHALL BE PERFORMED BY BULKHEADING THE SEWER UNDER TEST AT THE MANHOLE AT THE LOWEST END AND FILLING THE SEWER WITH CLEAR WATER UNTIL THE WATER IS UP A MINIMUM OF TWO FEET ABOVE THE CLEANOUT AT THE HIGHEST POINT IN THE SYSTEM, OR TO THE CROWN OF THE MANHOLE AT THE HIGHEST POINT IN THE SYSTEM. LEAKAGE WILL BE THE MEASURED AMOUNT OF WATER ADDED TO MAINTAIN THE LEVEL IN THE HIGHEST END STRUCTURE. TESTS SHALL BE CARRIED ON A MINIMUM OF FOUR HOURS WITH READINGS AT 30-MINUTE INTERVALS. THE QUANTITY OF LEAKAGE FOR ANY SECTION OF THE SEWER SHALL NOT EXCEED 50 GALLONS/MILE OF PIPE/DAY/INCH PIPE DIAMETER.

INFILTRATION TESTING OF GRAVITY LINES SHALL BE PERFORMED WHEN THE GROUNDWATER LEVEL IS A MINIMUM OF TWO FEET ABOVE THE CROWN OF THE SEWER AT THE HIGHEST POINT IN THE TEST SECTION. INFILTRATION TESTS WILL BE MADE BY MEASURING THE INFILTRATED AMOUNT OF WATER AT A TEMPORARY BULKHEAD SET UP IN THE LAST INVERT OF THE SEWER SYSTEM. THE BULKHEAD SHALL BE PULLED AND THE INFILTRATED WATER COLLECTED AND MEASURED. TESTS SHALL BE CARRIED ON A MINIMUM OF FOUR HOURS. THE QUANTITY OF INFILTRATED WATER FOR ANY SECTION OF THE SEWER SHALL NOT EXCEED 50 GALLONS/MILE OF PIPE/DAY/INCH PIPE DIAMETER.

ASPHALT PAVEMENT:

MINIMUM ONE (1) TEST FOR EVERY 20,000 SQUARE FEET (OR AS RECOMMENDED BY THE PRIVATE TESTING COMPANY).

TEST IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS, COMPACTION AND SURFACE SMOOTHNESS. TEST EACH SOURCE OF ASPHALT CONCRETE MATERIAL FOR COMPLIANCE WITH FDOT SPECIFICATIONS. REPAIR OR REMOVE AND REPLACE UNACCEPTABLE PAVING AS RECOMMENDED BY DESIGN ENGINEER AT NO ADDITIONAL COST TO THE OWNER.

COMPACTION TEST PER FM 5-511.

THICKNESS TEST PER ASTM D-3549. IN-PLACE COMPACTED THICKNESS WILL NOT BE ACCEPTABLE IF EXCEEDING FOLLOWING ALLOWABLE VARIATION FROM REQUIRED THICKNESS:

BASE COURSE: 1/2", PLUS OR MINUS.

SURFACE COURSE: 1/4", PLUS OR MINUS.

SURFACE SMOOTHNESS: TEST FINISHED SURFACE OF EACH ASPHALT CONCRETE COURSE FOR SMOOTHNESS, USING 10' STRAIGHT EDGE APPLIED PARALLEL WITH, AND AT RIGHT ANGLES TO CENTERLINE OF PAVED AREA. SURFACES WILL NOT BE ACCEPTABLE IF EXCEEDING THE FOLLOWING TOLERANCES FOR SMOOTHNESS.

BASE COURSE SURFACE: 1/4".

WEARING COURSE SURFACE: 3/16".

PAVING BASE COURSE: PERFORM TESTING OF IN-PLACE BASE COURSE FOR COMPLIANCE WITH REQUIREMENTS FOR MOISTURE, THICKNESS AND DENSITY. TEST EACH SOURCE OF BASE MATERIAL FOR COMPLIANCE WITH FDOT SPECIFICATIONS. REPAIR OR REMOVE AND REPLACE UNACCEPTABLE PAVING AS RECOMMENDED BY DESIGN ENGINEER AT NO ADDITIONAL COST TO THE OWNER.

MOISTURE CONTENT TEST PER ASTM D-698.

MECHANICAL ANALYSIS TEST PER AASHTO T-88.

PLASTICITY INDEX TEST PER ASTM D-4318.

BASE MATERIAL THICKNESS TEST PER FDOT SPECIFICATIONS.

FIELD DENSITY TEST PER ASTM D-1557.

CONCRETE PAVEMENT:

TEST CONCRETE IN ACCORDANCE WITH ACI 318 TO VERIFY COMPLIANCE WITH MINIMUM DESIGN STRENGTHS. TAKE ONE SLUMP TEST, AIR TEST AND STRENGTH TEST FOR EACH DAYS POUR.

TEST SHALL CONSIST OF 3 CYLINDERS, OF WHICH ONE WILL BE TESTED AT 7 DAYS AND THE OTHER AT 28 DAYS. THE THIRD CYLINDER SHALL BE TESTED SHALL BE TESTED IN THE EVENT ANY OF THE OTHER TWO FAIL TO MEET THE SPECIFICATIONS.

Television Inspection

STORM DRAINS AND SANITARY SEWER PIPING REQUIRE A CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION. BE CONDUCTED PRIOR TO PIPELINE ACCEPTANCE AND PRIOR TO AND AFTER COMPLETION OF PIPELINE REHABILITATION. THE CCTV INSPECTION SHALL DOCUMENT AND VERIFY THE FOLLOWING:

- THE OVERALL CONDITION OF THE HOST PIPELINE
- LINE AND GRADE
- CLEANLINESS
- THAT POST-INSTALLATION PER THE CONTRACT HAS TAKEN PLACE.

THE CCTV INSPECTION SHALL BE DOCUMENTED IN AN ELECTRONIC REPORT (INSPECTION REPORT) AND DIGITAL VIDEO RECORDING, PER THE LOCAL REGULATORY AGENCY REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE INDEXING, REPORT AND VIDEO DOCUMENTATION FORMAT IS IN THE LATEST, MOST UP-TO-DATE FORMAT REQUIRED BY THE AGENCY. CCTV INSPECTION OF NEW CONSTRUCTION SHALL BE PERFORMED AFTER ALL REQUIRED TESTING IS SATISFACTORILY COMPLETED. CLEANING STORM DRAINS

SHALL BE PERFORMED PRIOR TO THE TELEVISION INSPECTION IN A SEPARATE OPERATION, UNLESS OTHERWISE SHOWN. THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION ON ALL STORM DRAINS AND SANITARY SEWER PIPING BETWEEN MANHOLES, STORM DRAIN INLETS, AND LATERALS.

Pressure Testing

Scheduling

- CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND SCHEDULING WITH COUNTY INSPECTOR.
- NOTIFY VHB A MINIMUM OF THREE (3) WORKING DAYS 72 HOURS PRIOR TO THE DESIRED TEST DATE.
- ONCE THE NOTIFICATION HAS BEEN GIVEN VHB WILL EMAIL A BLANK COPY OF THE PRESSURE TEST FORM TO THE REQUESTER TO BE FILLED OUT BY THE PERSON PERFORMING THE TEST.
- ONCE FILLED OUT IT WILL BE EMAILED BACK TO VHB WITH A COPY OF THE AS-BUILT VERIFYING THE CORRECT PIPE TYPE AND QUANTITY THAT WILL BE TESTED PER THE PLAN. IF THE TYPE OR QUANTITY IS DIFFERENT THAN THE PLANS, A CHANGE DOC WILL NEED TO BE ADDED TO EXPLAIN THE DIFFERENCE IN THE DESIGN VS INSTALLED.
- THE INSPECTOR OF APPROVING AUTHORITY AND EOR WILL BE WITNESSING THE PRESSURE TEST REPORT. THE CONTRACTOR SHOULD MAKE EVERY EFFORT TO ASSURE THE LINE WILL PASS BEFORE SCHEDULING THE PRESSURE TEST.
- THE TESTING GAUGE USED MUST BE IN 2 LB INCREMENTS OR LESS.



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Benchmark Notes

Elevations shown hereon refer NAVD88, based on NGS Bench Mark # 1 699 published elevation = 12.00 feet (NAVD 88)

Flagship Venice MOB

2625 Curry Lane
Nokomis, FL 34275

No.	Revision	Date	Apprd.

Designed by	Checked by
EG	ST
Issued for	Date

Permit Plans

February 2026

General Notes

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C1.01

Sheet

Project Number

66548.01



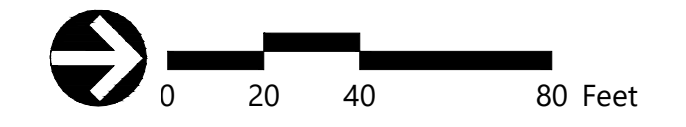
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Legend

- PROPERTY BOUNDARY
- SILT FENCE
- REMOVE BUILDING/STRUCTURE
- REMOVE CONCRETE
- REMOVE FEATURES/UTILITIES
- REMOVE TREE; SEE LANDSCAPE PLANS FOR TREE MITIGATION
- SOIL BORING
- TREE BARRICADE; SEE LANDSCAPE PLANS FOR TREE MITIGATION AND DETAIL 06/C6.02
- CHAIN LINK FENCE TREE BARRICADE; SEE LANDSCAPE PLANS FOR TREE MITIGATION AND DETAIL 06/C6.02

Demolition Notes

1. SEE SURVEY FOR EXISTING TREE LEGEND.
2. EXISTING ITEMS TO REMAIN MUST BE PROTECTED BY THE CONTRACTOR. DAMAGE MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST.
3. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER TO PREVENT SILTATION OF ADJACENT PROPERTY STREETS, STORM SEWERS, AND WATERWAYS. BARRIERS ARE TO BE BUILT BEFORE LAND ALTERATION, MAINTAINED EFFECTIVELY DURING CONSTRUCTION, AND REMOVED AFTER FINAL SOIL STABILIZATION. IN ADDITION, CONTRACTOR MUST PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
4. LOCATION, ELEVATION, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN IN ACCORDANCE WITH THE INFORMATION AVAILABLE AT TIME OF THE PREPARATION OF THESE PLANS BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. CONTRACTOR MUST FIELD VERIFY THIS INFORMATION AND BE FAMILIAR WITH ALL SITE CONDITIONS (INCLUDING SUB-SURFACE CONDITIONS AND UTILITIES) PRIOR TO COMMENCING THE WORK. DAMAGES TO ANY EXISTING FACILITIES (ABOVE-GROUND AND UNDERGROUND) ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHETHER OR NOT SHOWN HEREON.
5. CONTRACTOR MUST INVESTIGATE FOR EXISTING UTILITIES BEFORE ORDERING MATERIALS AND CASTING STRUCTURES OR BEFORE BEGINNING CONSTRUCTION. NOTIFY ENGINEER IN THE EVENT OF CONFLICT.
6. CONTRACTOR MUST CONTACT THE ENGINEER AND/OR OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES WHICH ARE NOT MARKED TO BE REMOVED.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE SAFE MAINTENANCE OF VEHICULAR AND PEDESTRIAN TRAFFIC PER APPROPRIATE FDOT SPECIFICATIONS. SEE FDOT INDEX# 102-100 THROUGH 102-680.
8. UNDERGROUND UTILITIES NOT LOCATED. CONTRACTOR TO SUBMIT AN 811 TICKET AND COORDINATE UTILITY RELOCATIONS. EXISTING RESIDENTIAL UTILITIES ARE TO BE REMOVED.
9. TREE REMOVAL AND MITIGATION TABLES SHOWN ON LA PLANS.
10. EXISTING WELL 767014 TO BE ABANDONED. EXISTING WELL TO BE PLUGGED BY FILLING FROM BOTTOM TO TOP WITH GROUT. THE WORK SHALL BE PERFORMED BY A LICENSED WATER WELL CONTRACTOR. SEE DEMOLITION NOTE 7 ON SHEET C1.00.



Benchmark Notes

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2625 Curry Lane
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No.	Revision	Date	Appr.

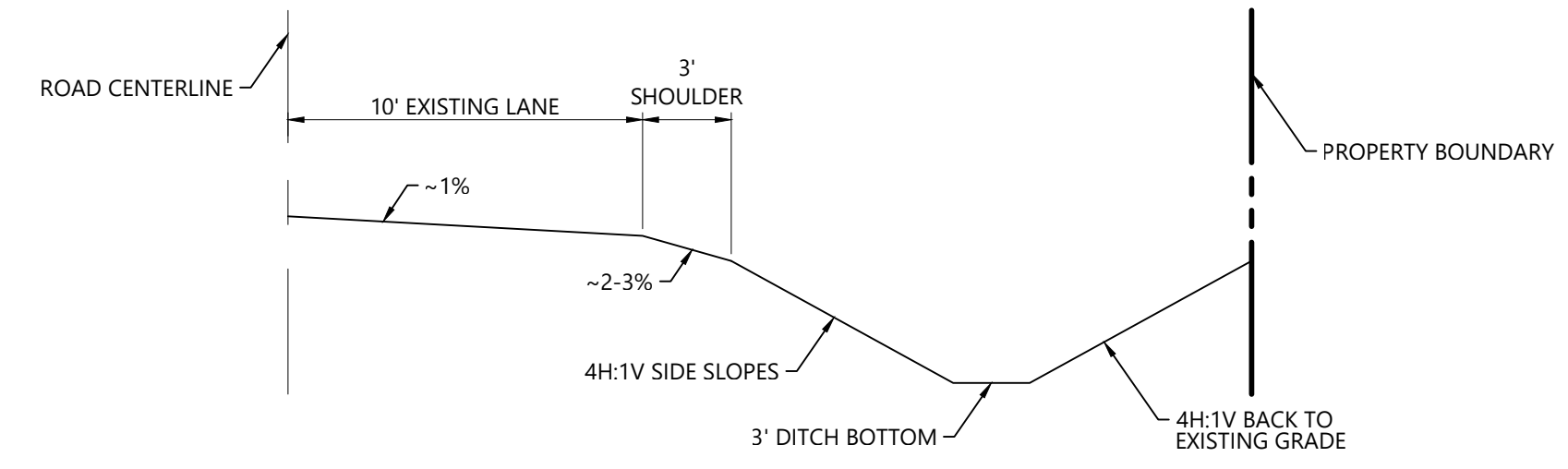
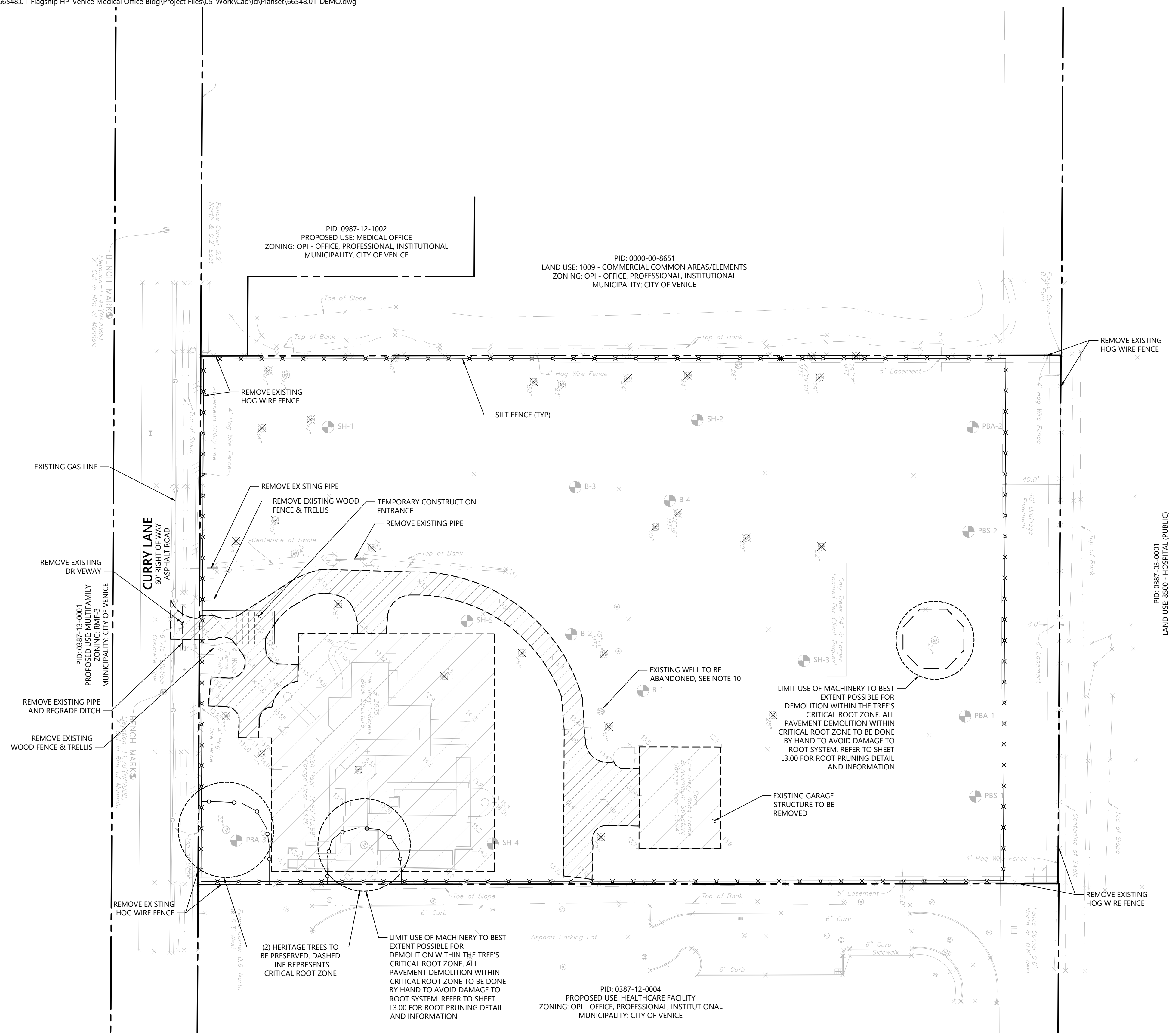
Designed by EG	Checked by ST
Issued for Permit Plans	Date February 2026

Demo & Erosion Control Plan

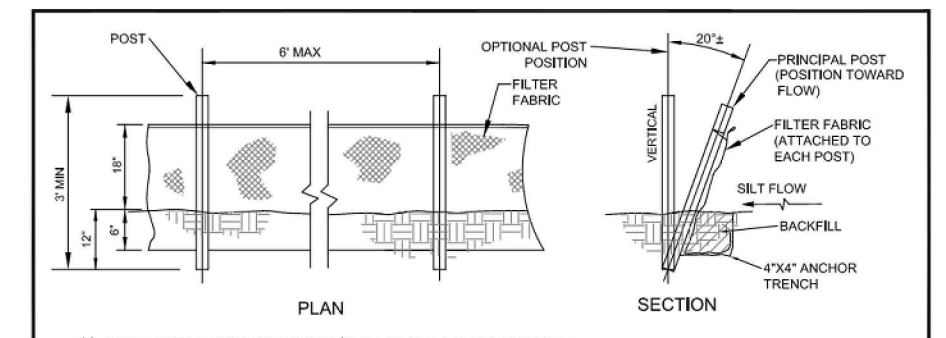
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C2.00

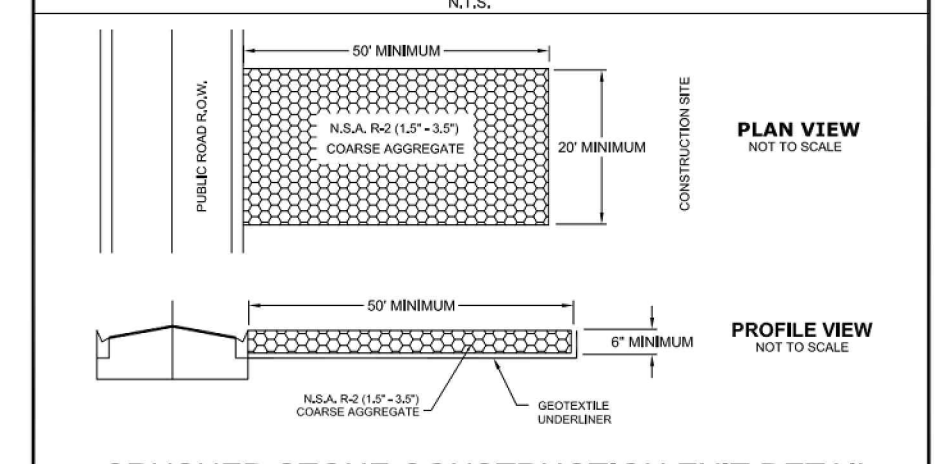
Sheet
Project Number
66548.01



Typical Ditch Section



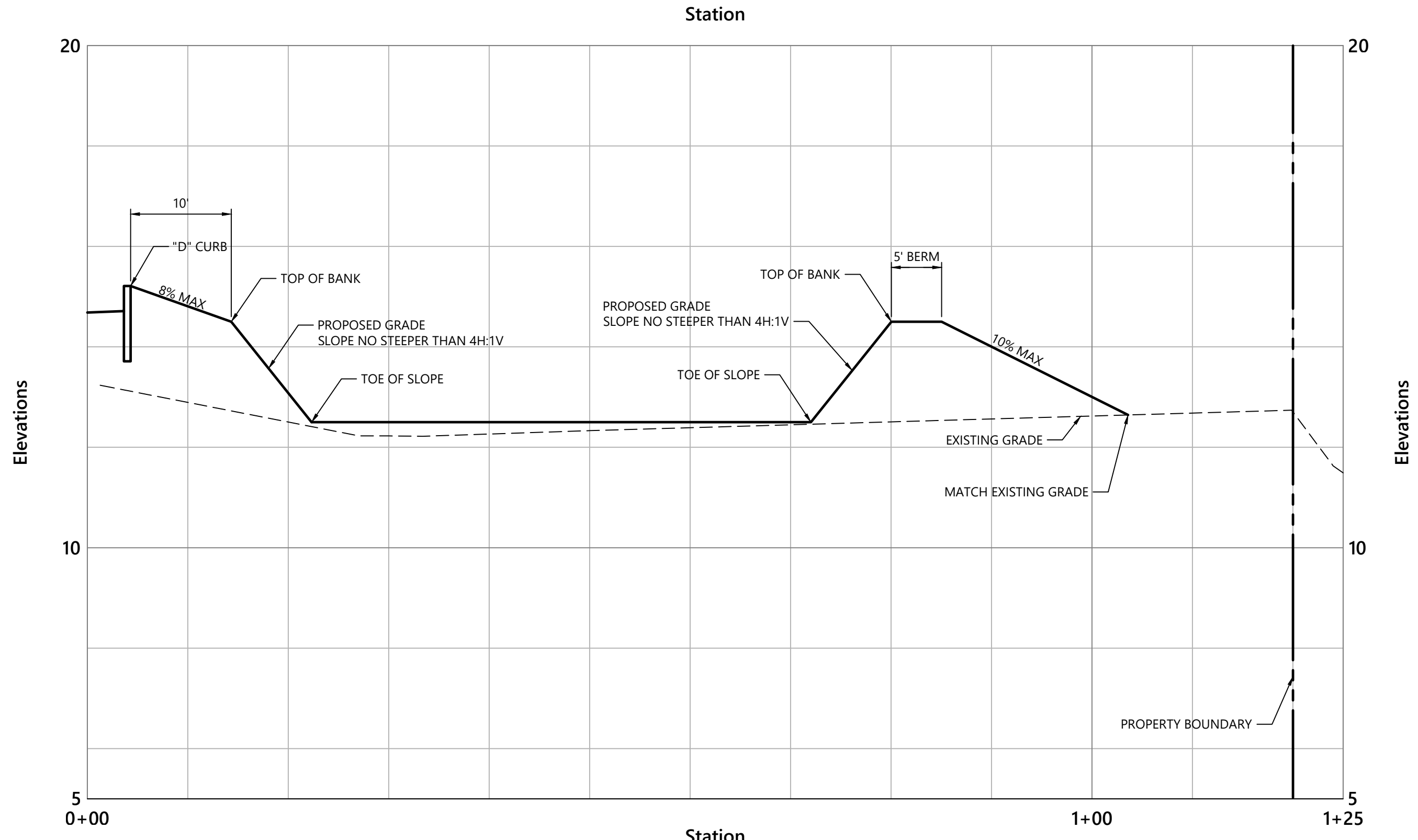
- 1.) POSTS SHALL BE WOOD (2"x4" OR 2" DIA) OR STEEL (MIN. 1.33 LB/FT²).
- 2.) SILT FENCE SHALL BE PLACED PRIOR TO ANY EARTHMOVING, EXCAVATION OR VEGETATION REMOVAL.
- 3.) CONTRACTOR IS RESPONSIBLE FOR MONITORING & MAINTAINING THE SILT FENCE IN GOOD CONDITION THROUGHOUT THE LIFE OF THE PROJECT.
- 4.) THE CITY ENGINEER OR HIS DESIGNEE MAY ISSUE A STOP WORK ORDER IN THE EVENT THAT SILT FENCE IS NOT BEING MAINTAINED OR IF EROSION IS OCCURRING OFFSITE.



CITY OF VENICE ENGINEERING DEPARTMENT <i>Venice, FL</i> City on the Gulf	401 W. VENICE AVE. VENICE, FL 34285 (813) 485-2629	ENGINEERING DATE JAN 2025
	SILT FENCE & CONSTRUCTION EXIT	SHEET NO. ENG-7

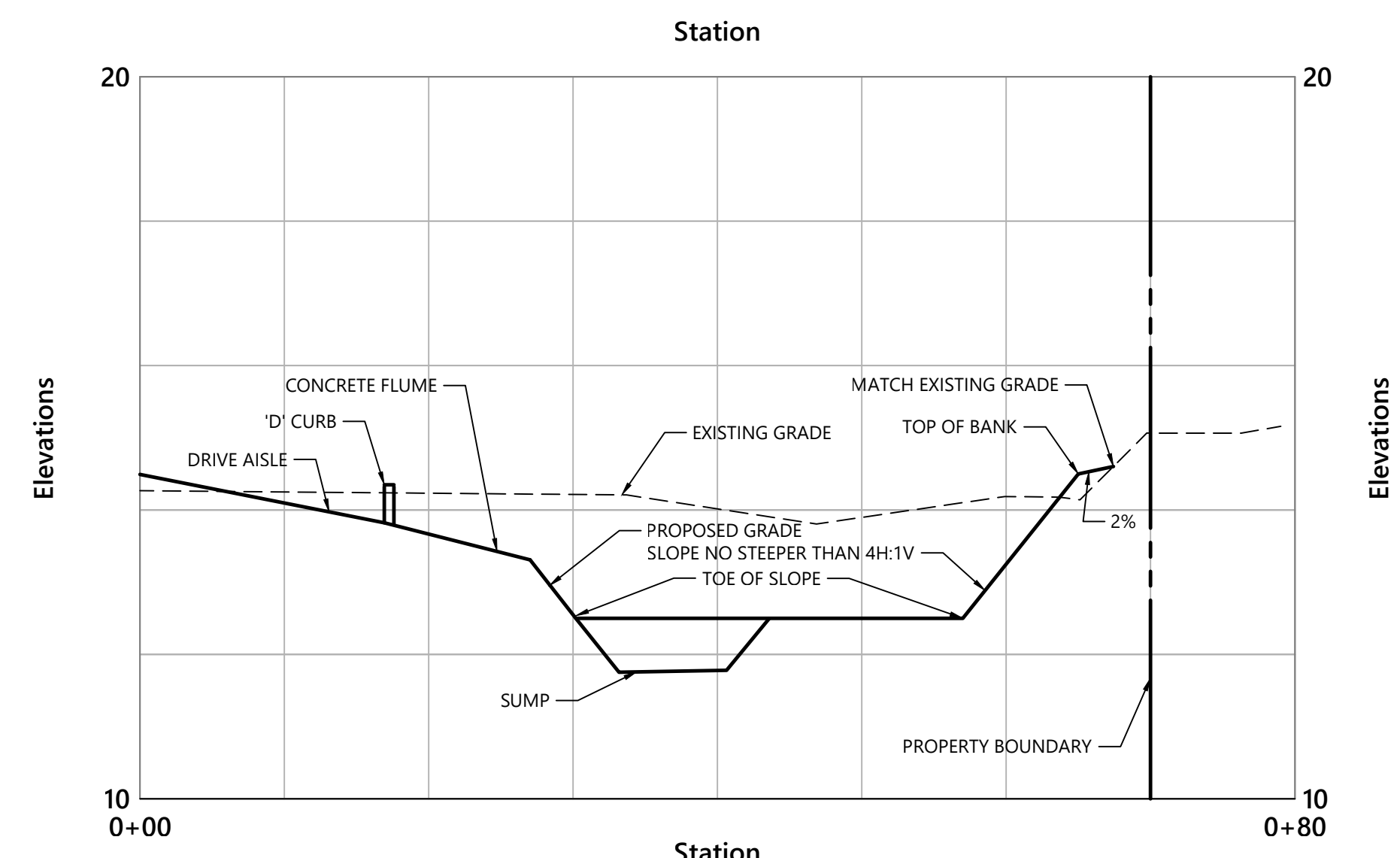


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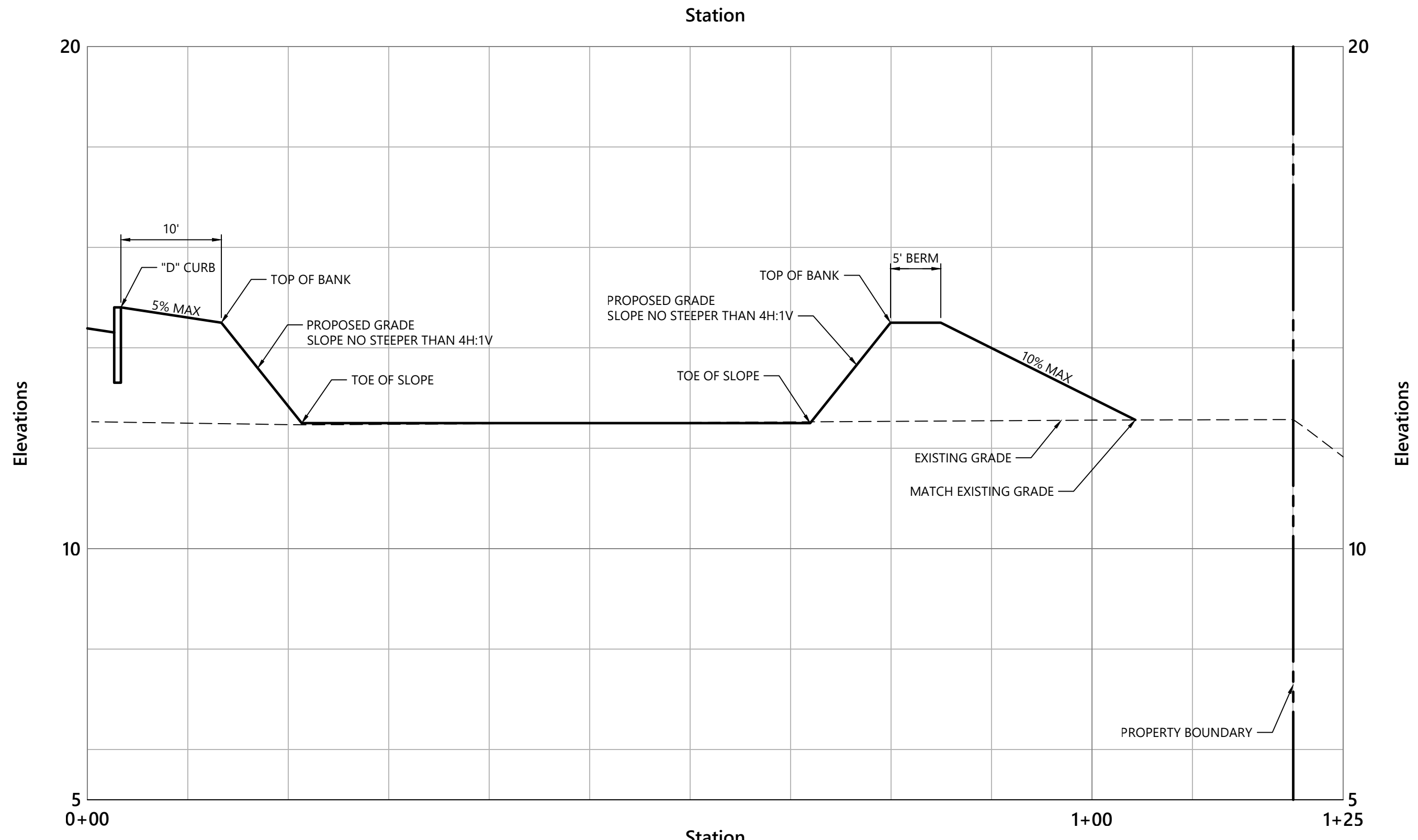
Section 1B Pond

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



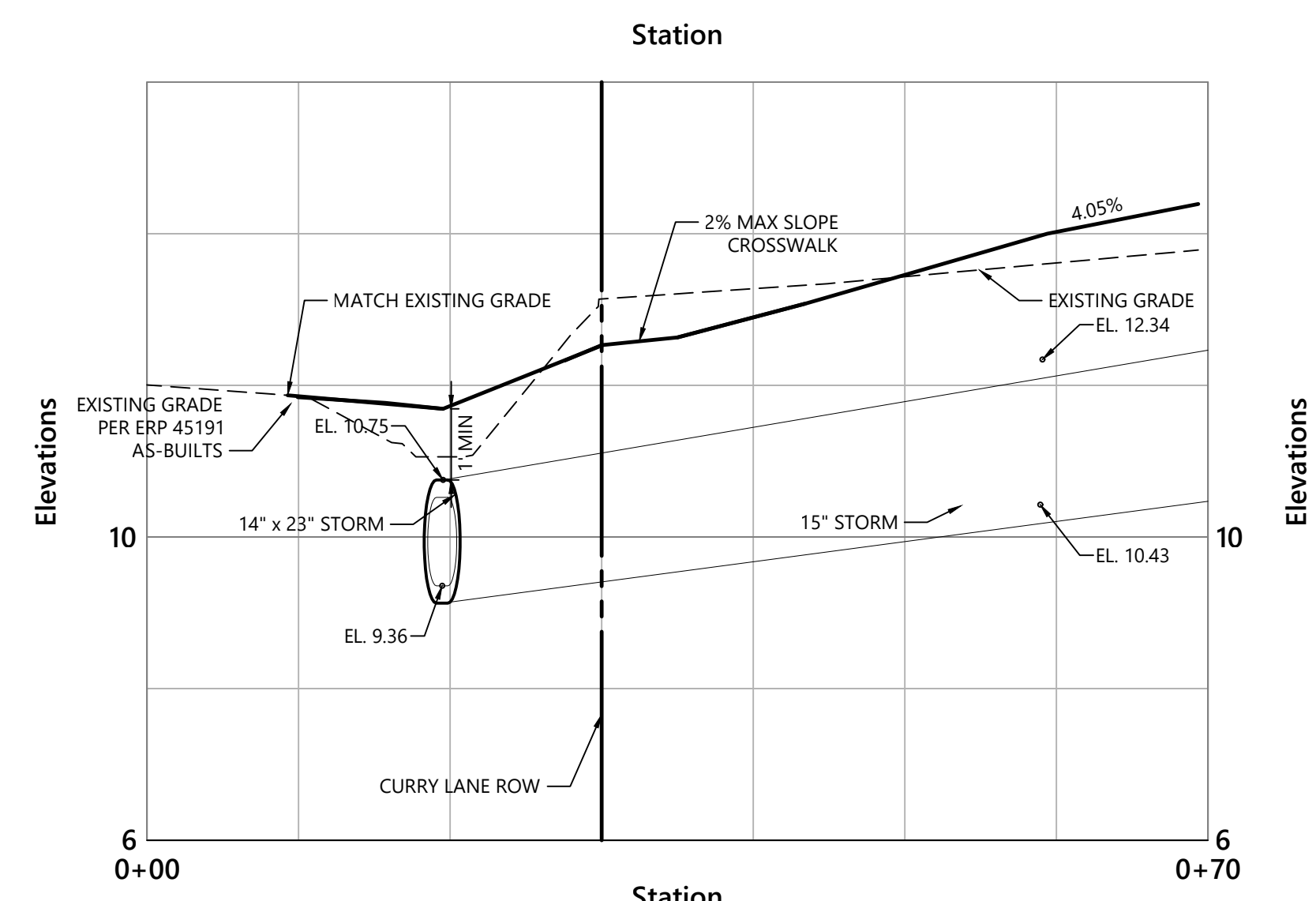
Section 2 Pond

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



Section 1A Pond

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



Section 3 Driveway

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'

Benchmark Notes
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Flagship Venice MOB
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Cross Sections

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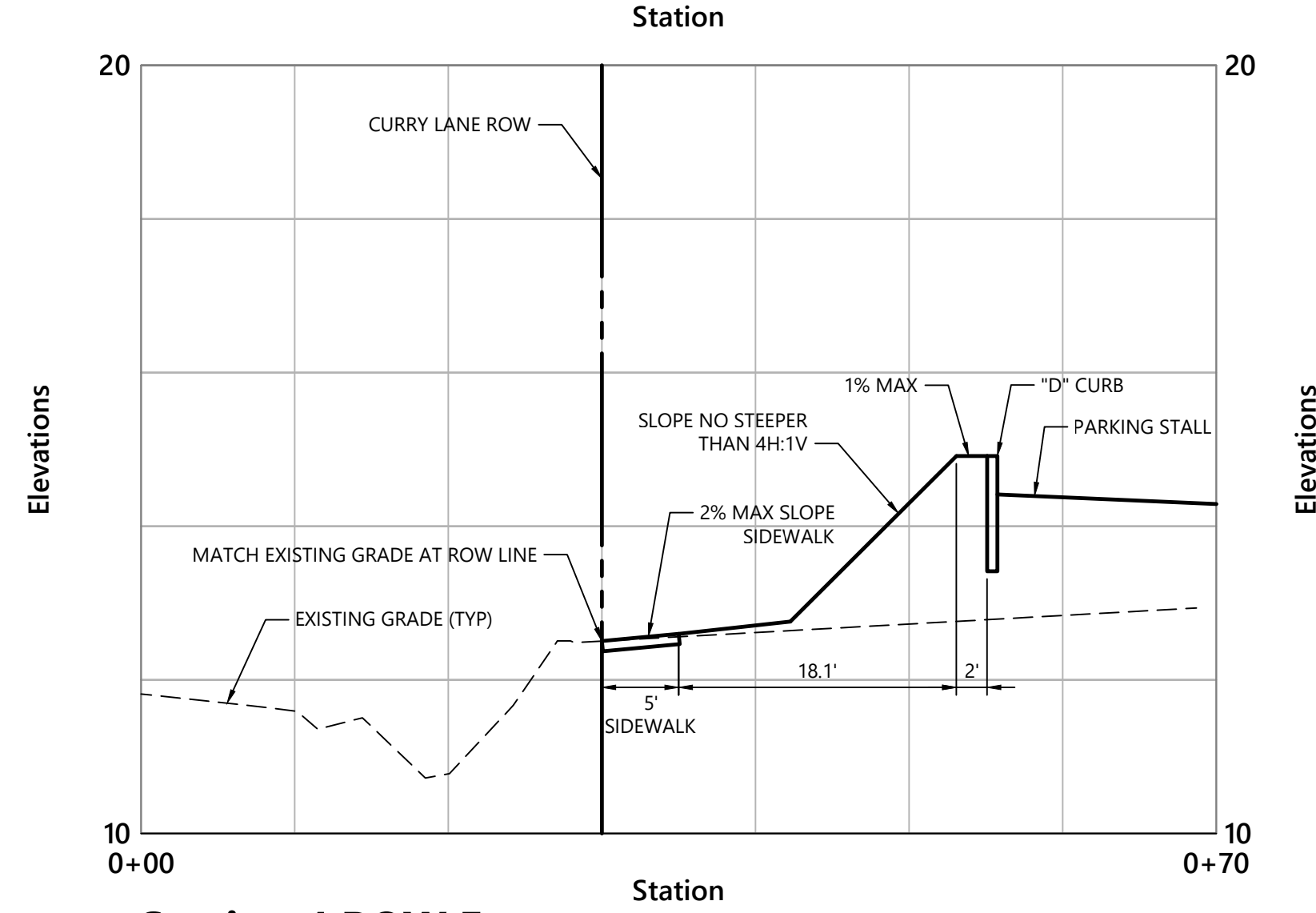
C4.01

Sheet

Project Number
66548.01

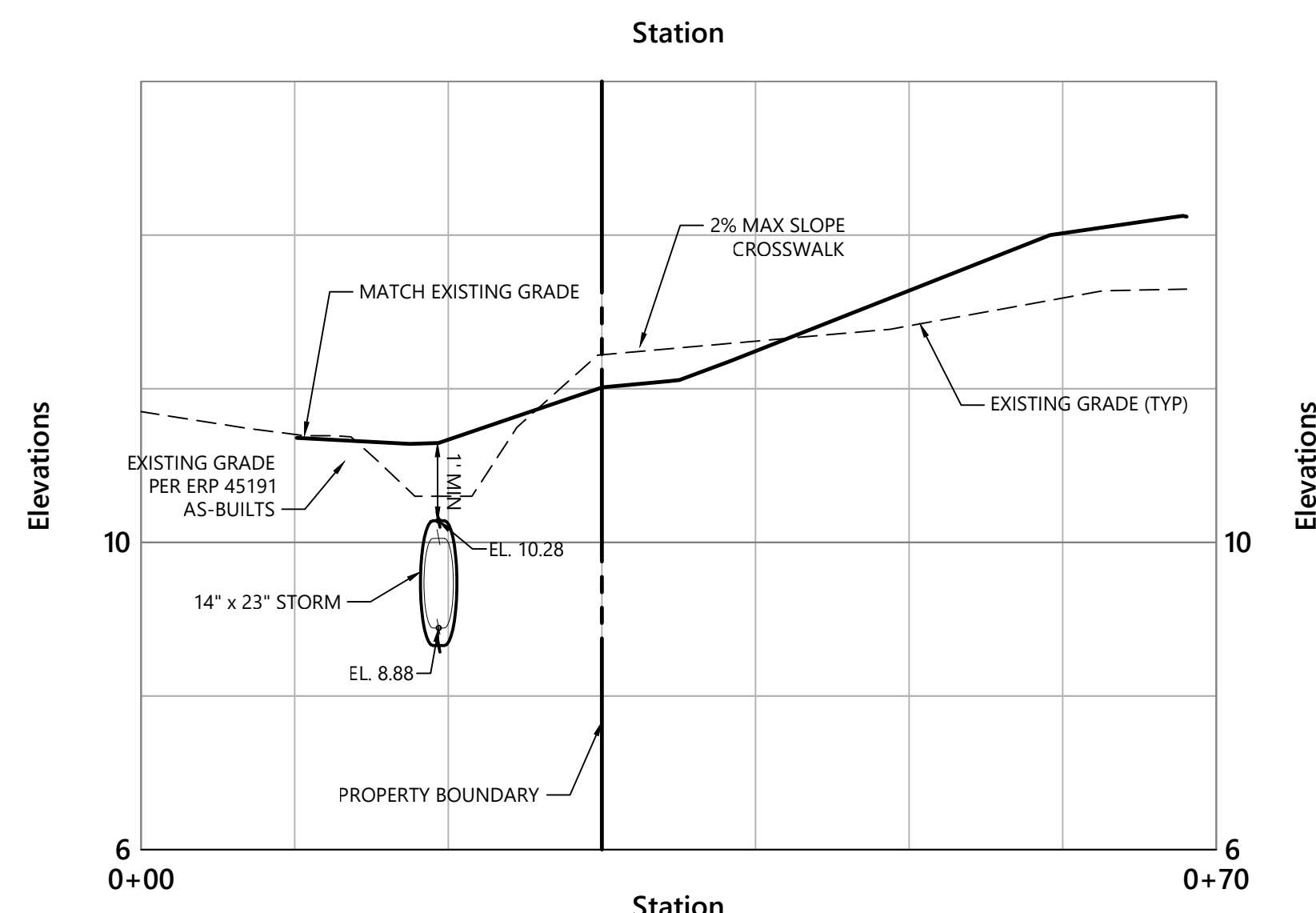


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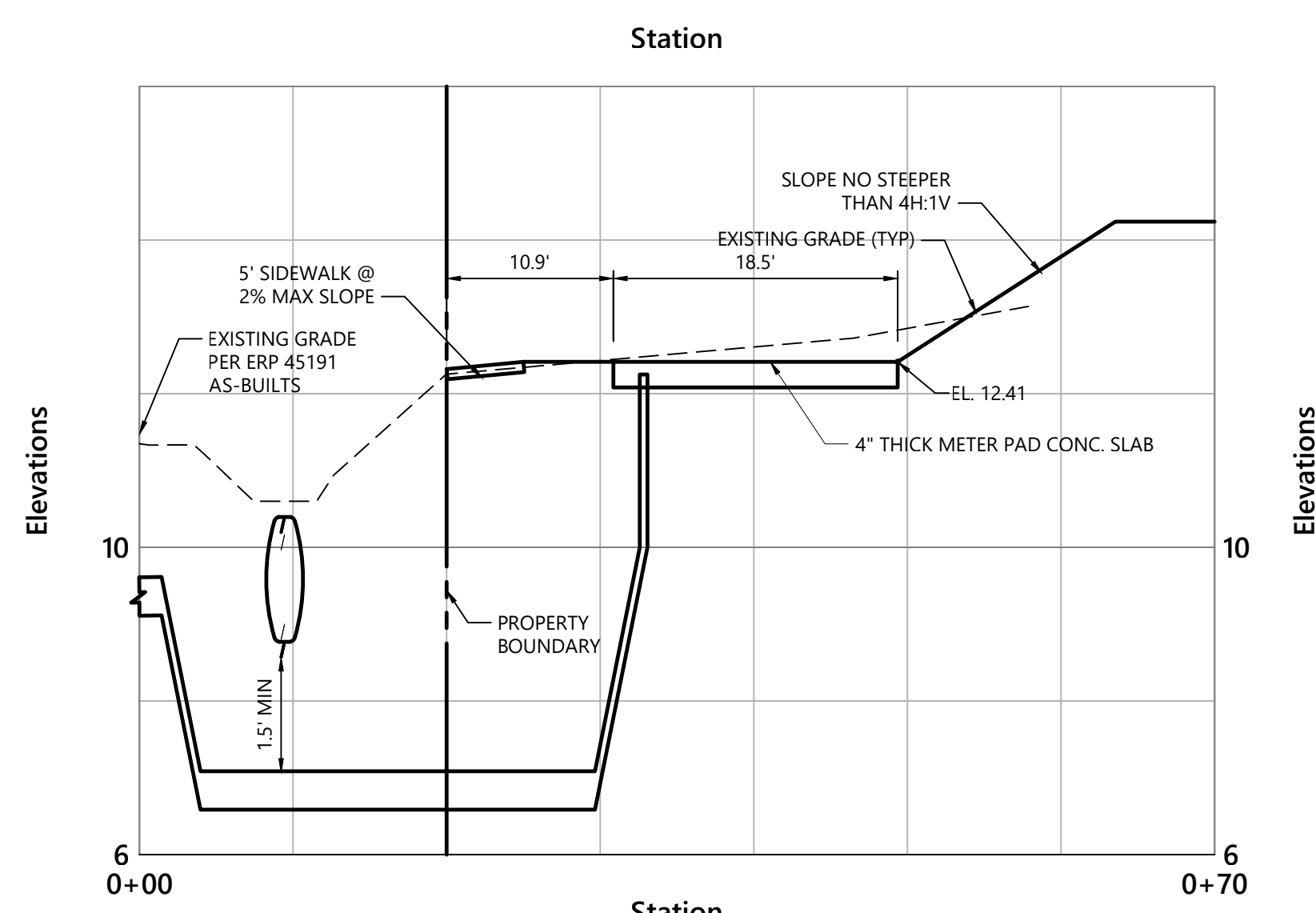
Section 4 ROW Frontage

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VERTICAL SCALE: 1"=2'



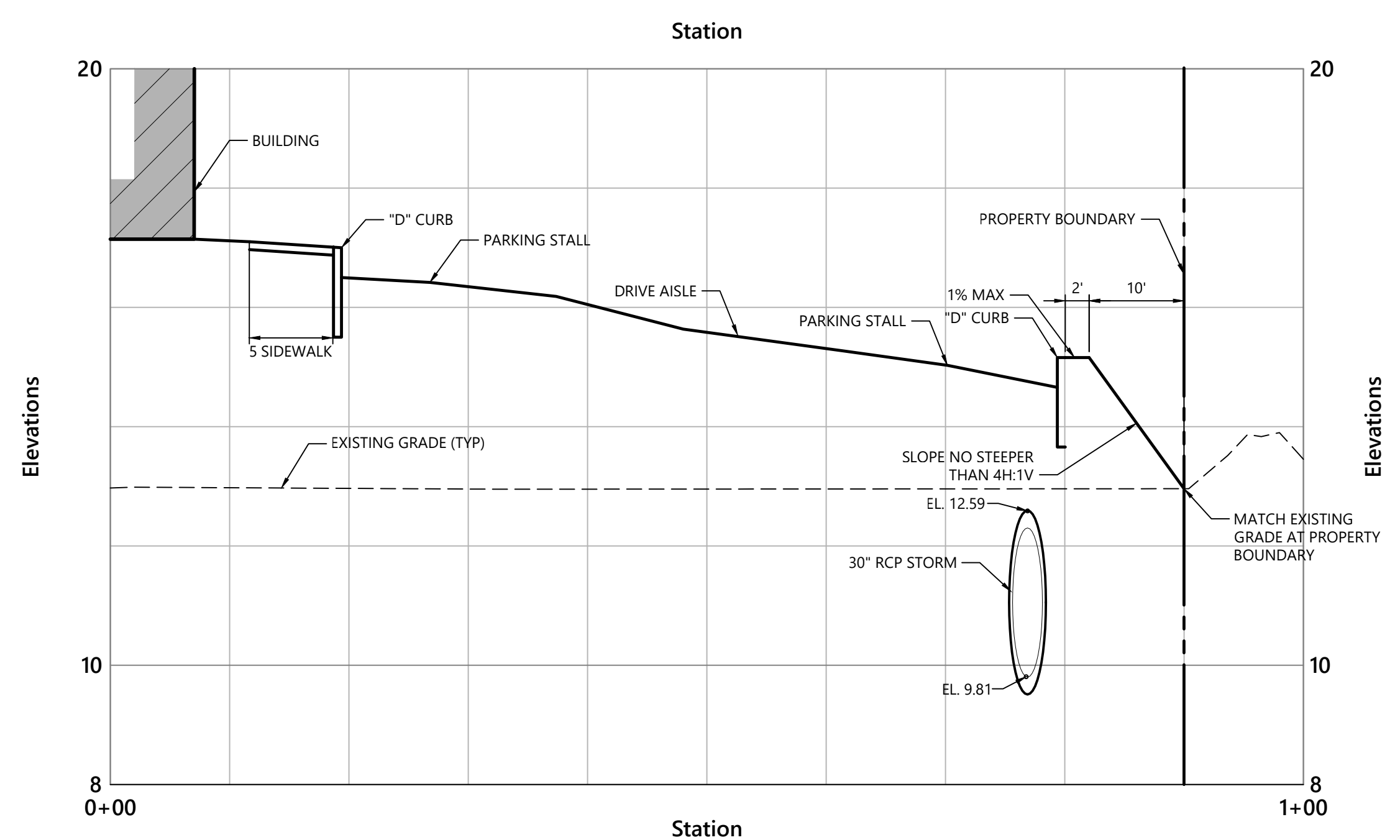
Section 5 Driveway

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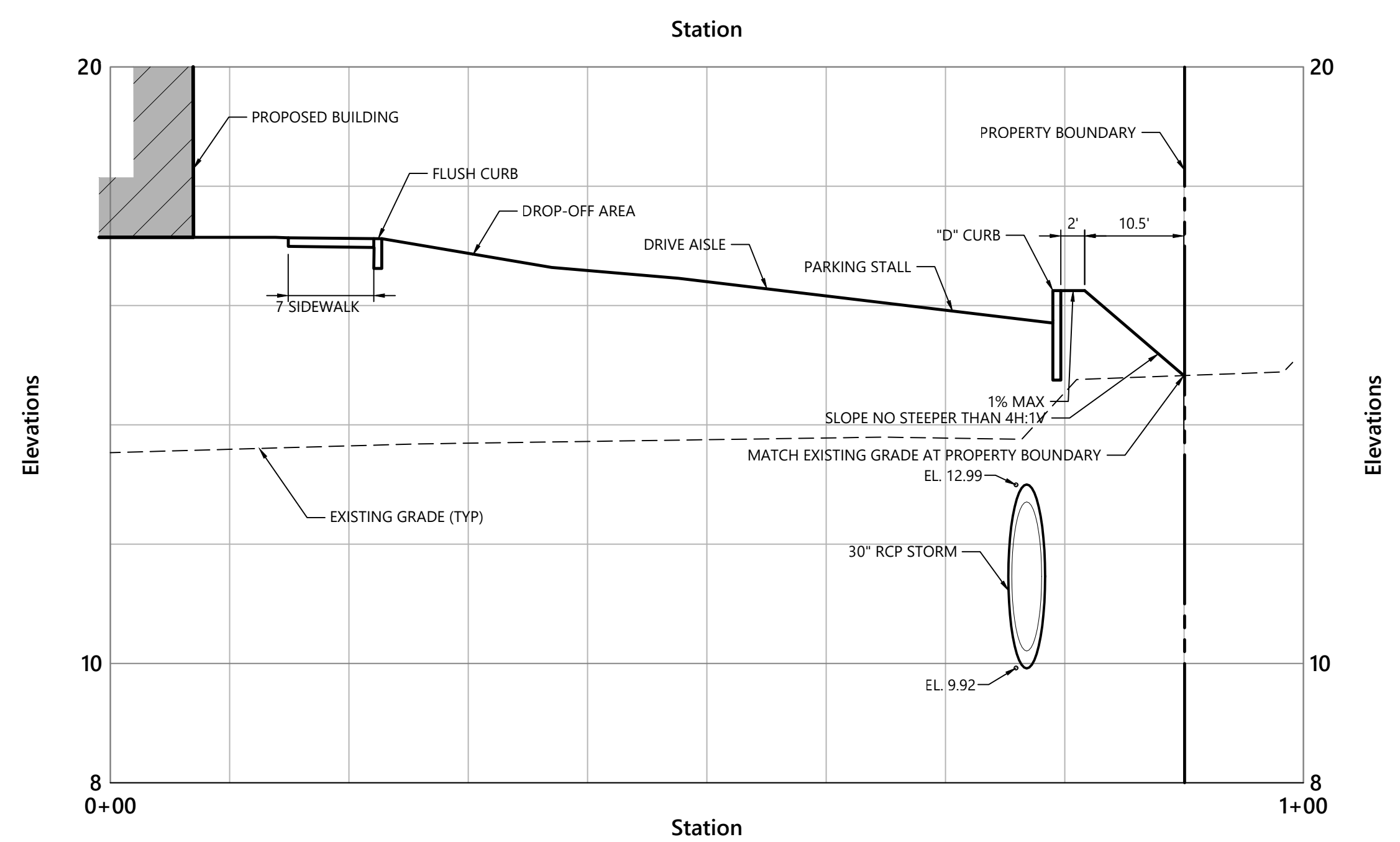
Section 6

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



Section 7

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



Section 8

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'

Benchmark Notes
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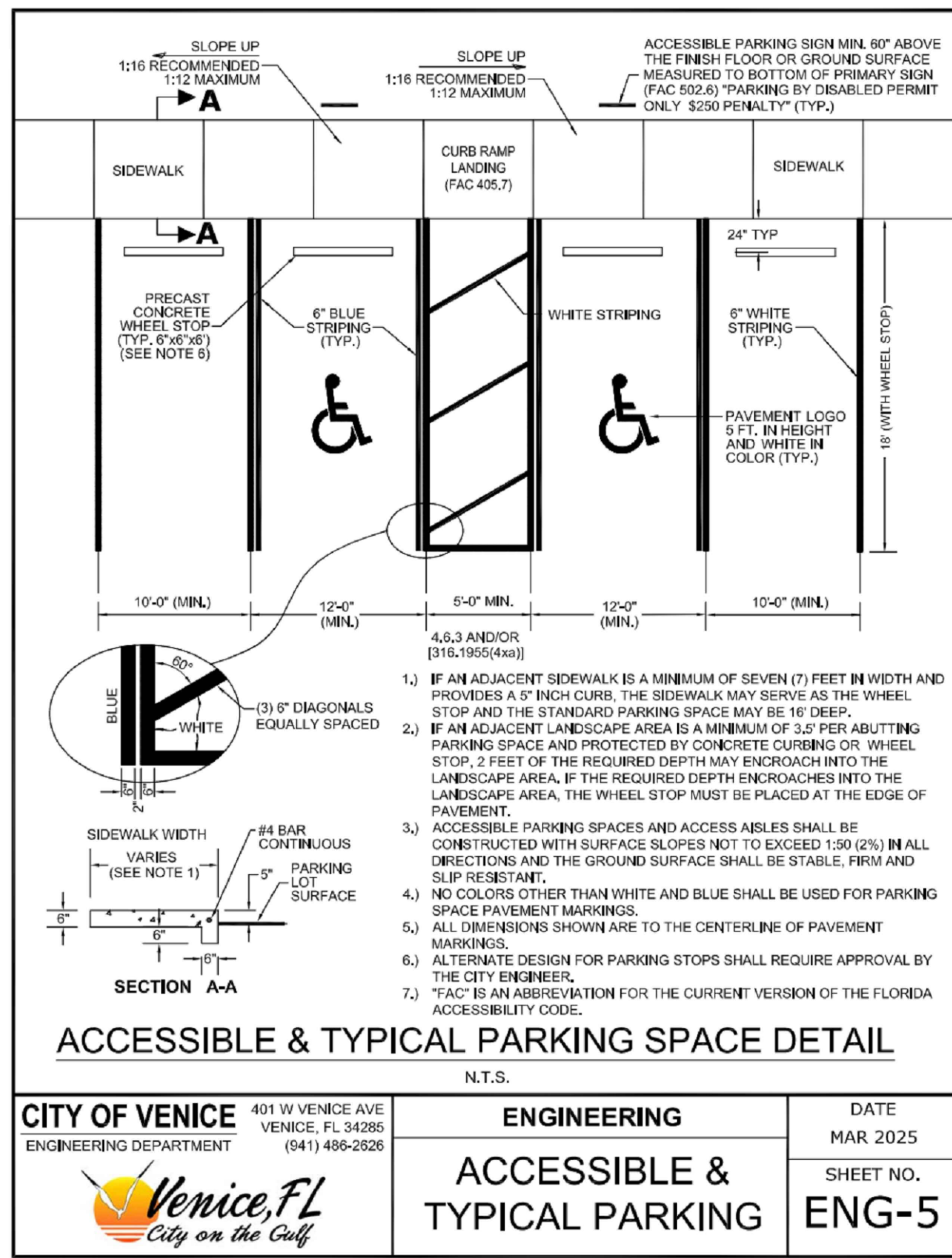
Cross Sections

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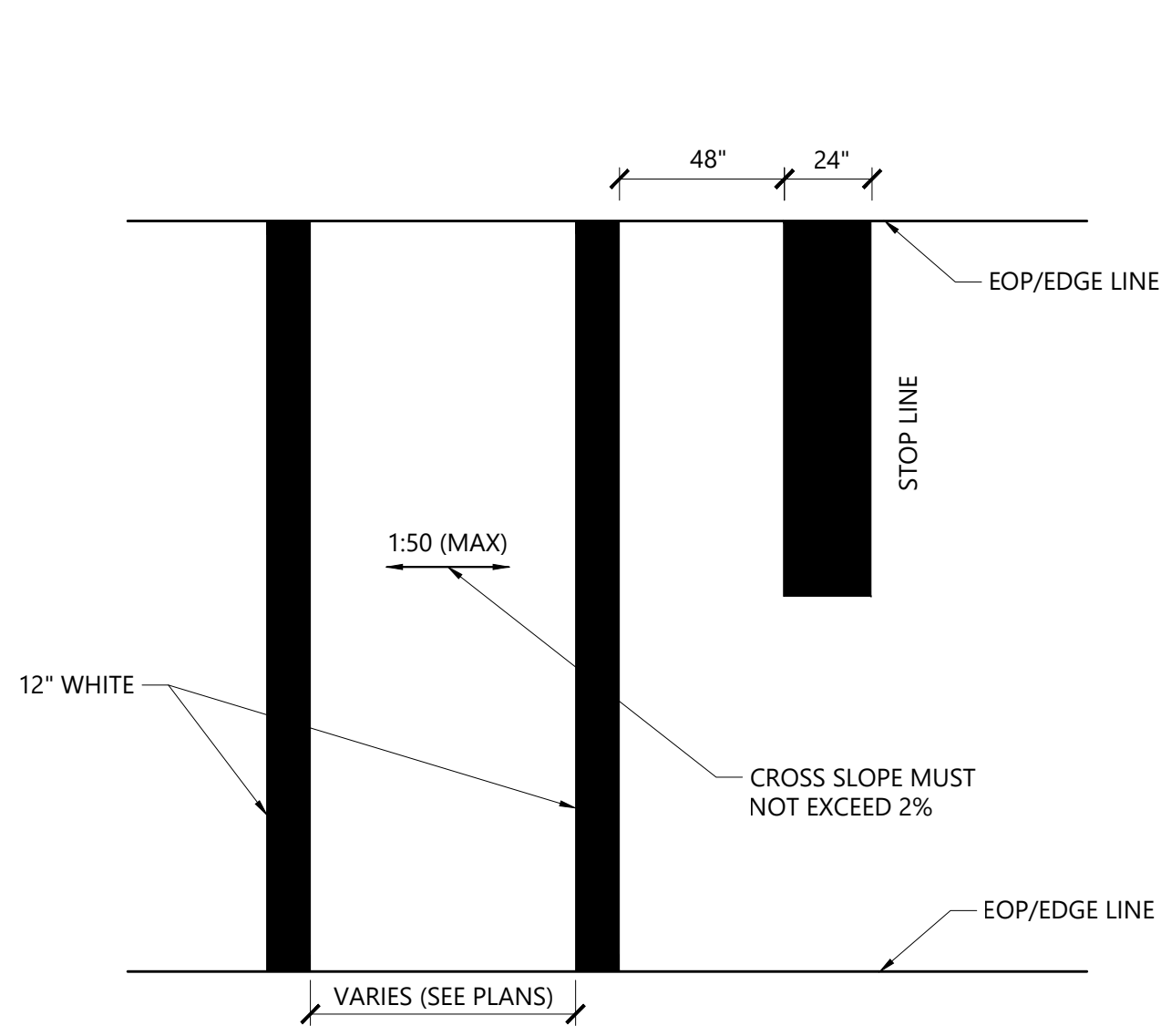
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Project Number
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City of Venice Index ENG-5

N.T.S. Detail 08

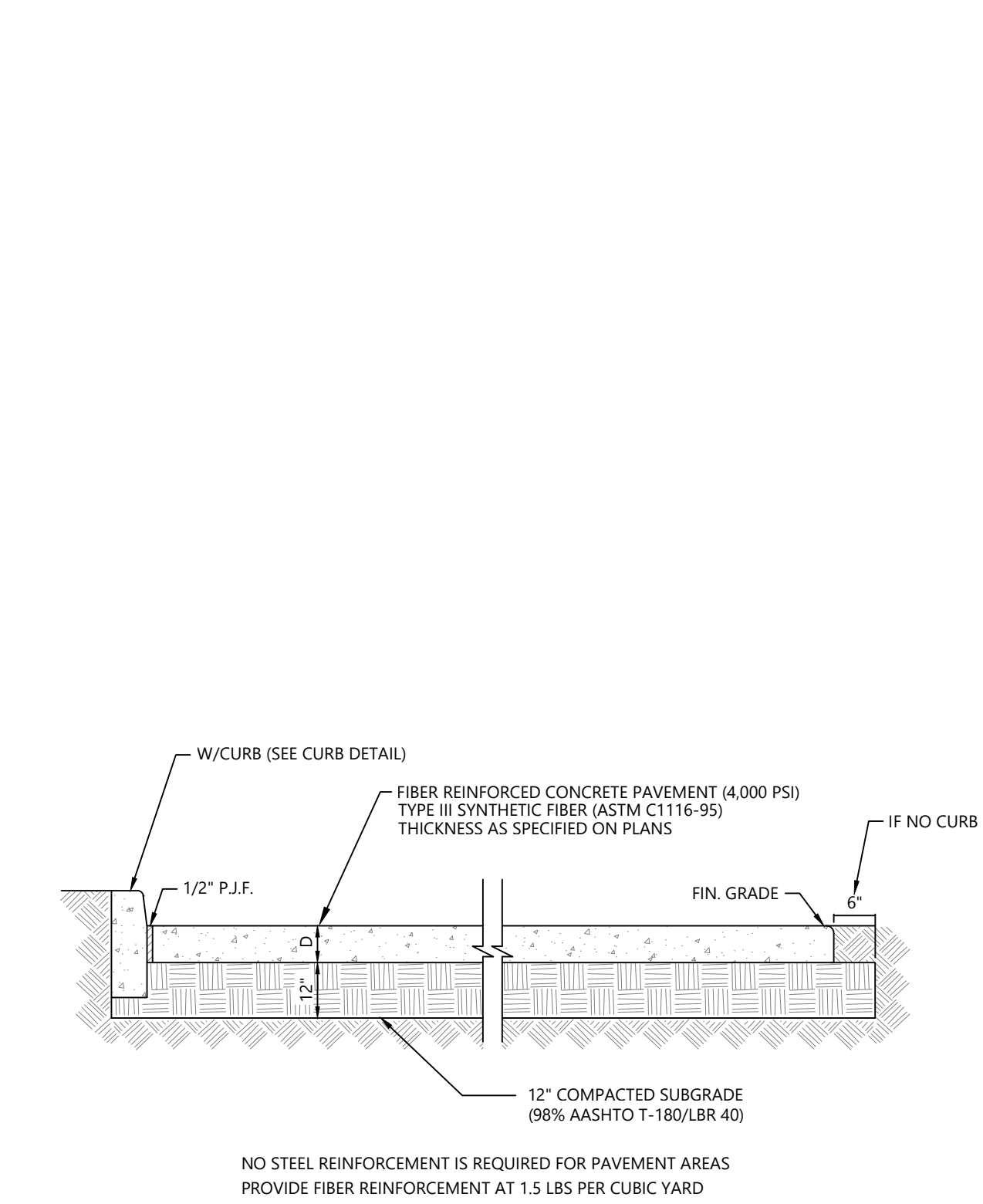


NOTES:

1. TWELVE INCH (12") LINES MUST BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
2. FOR CROSSWALK WIDTH, EXCEED WIDTH OF THE ADJACENT SIDEWALK, BUT DO NOT MAKE WIDTH LESS THAN 6' FOR INTERSECTION CROSSWALKS AND 10' FOR MIDDLEBLOCK CROSSWALKS. MEASURE WIDTH FROM THE INSIDE OF THE TRANSVERSE CROSSWALK MARKINGS.
3. REFER TO FDOT INDEX 522-002 WHEN CURB RAMP ARE PRESENT.

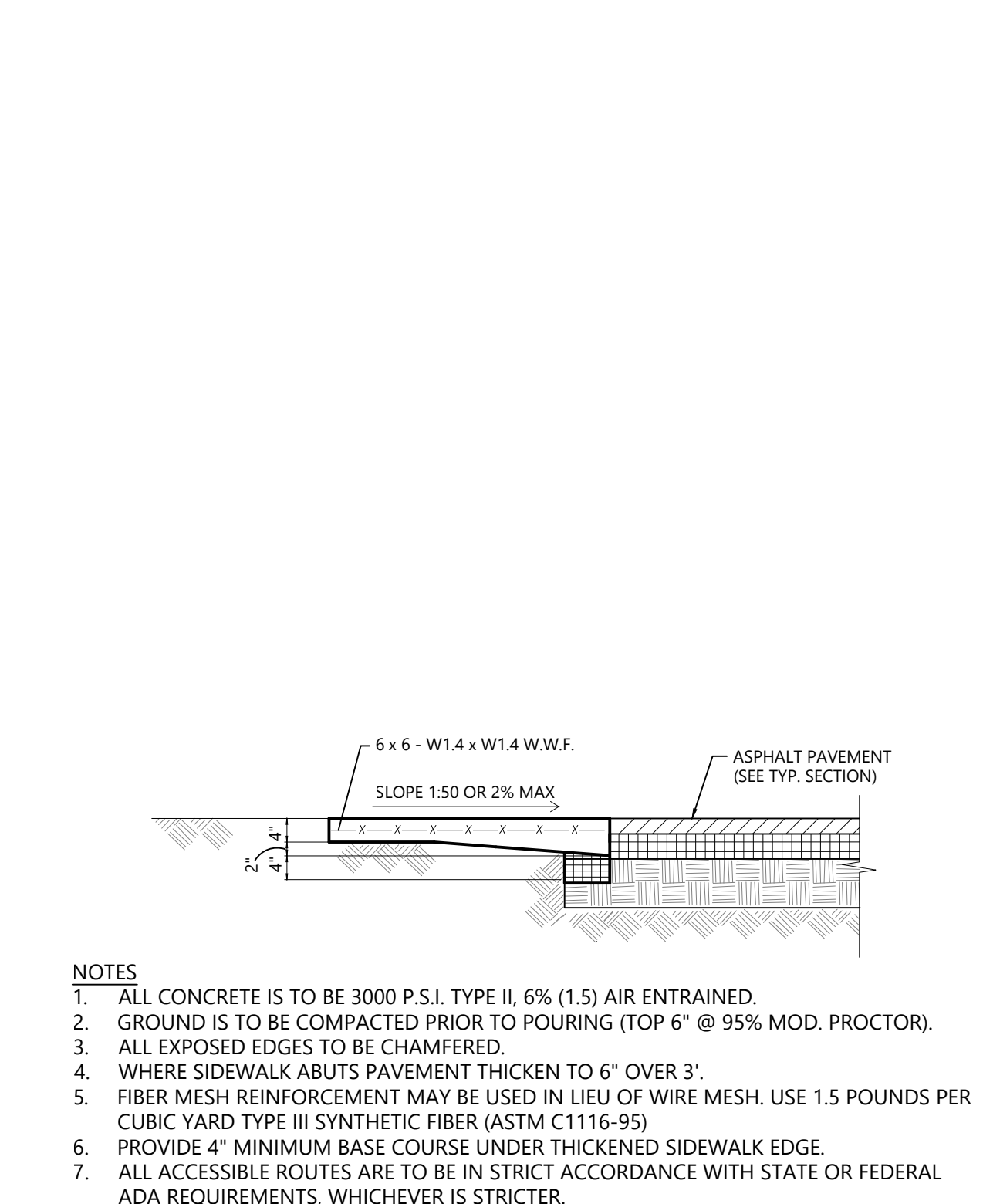
Standard Crosswalk

N.T.S. Detail 06



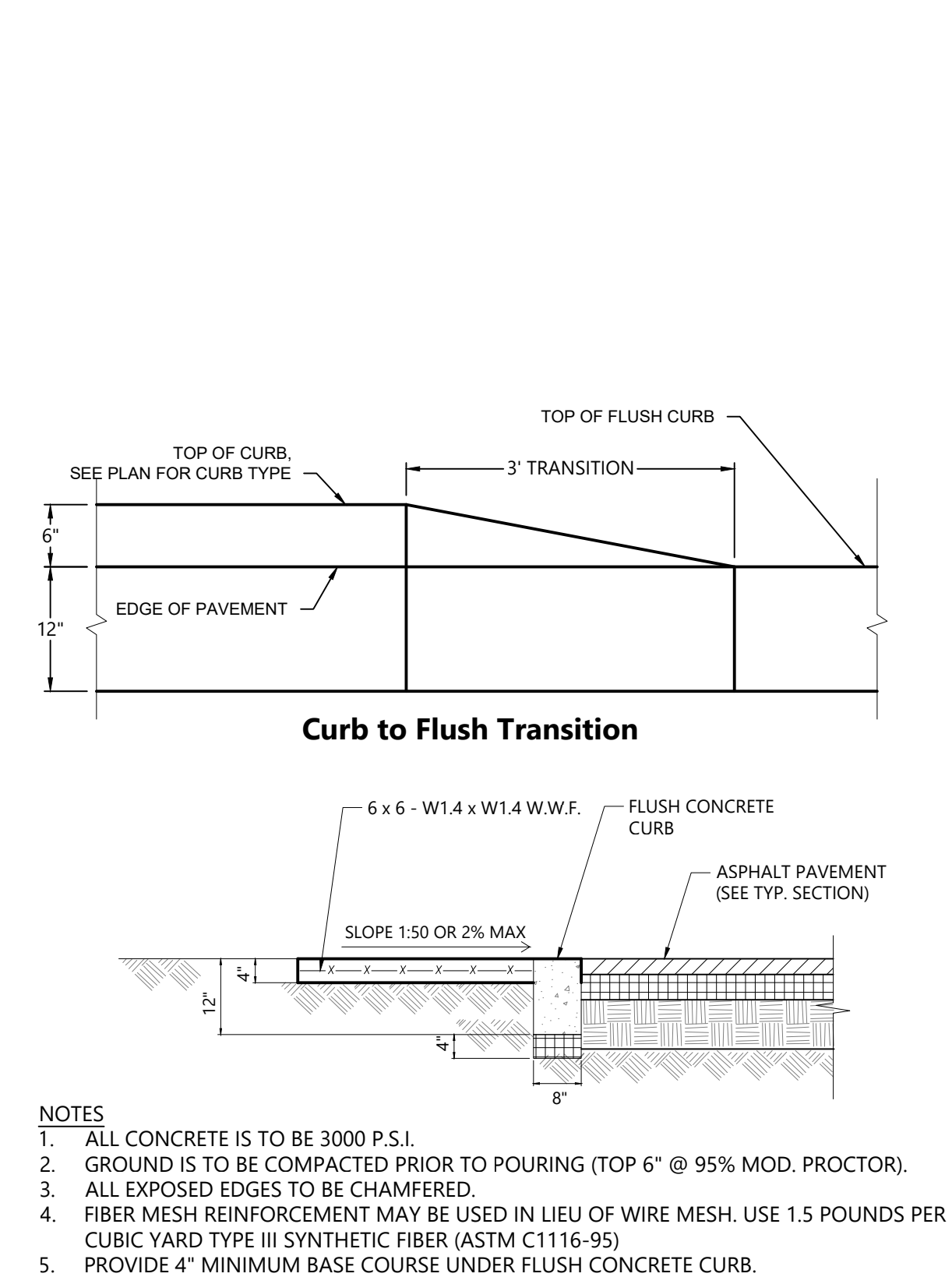
Typical Concrete Pavement Detail

N.T.S. Detail 04



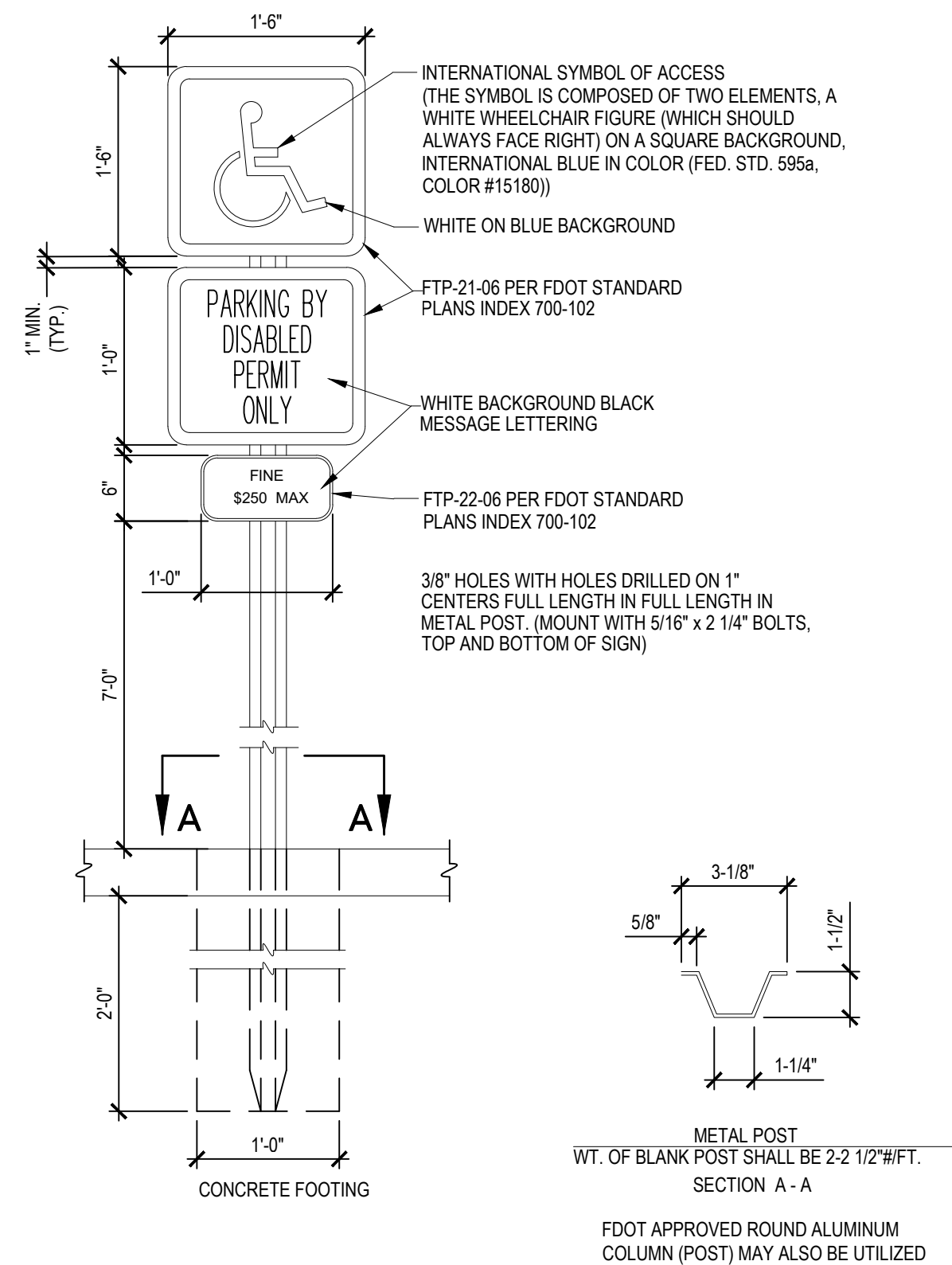
Flush Sidewalk Section

N.T.S. Detail 02



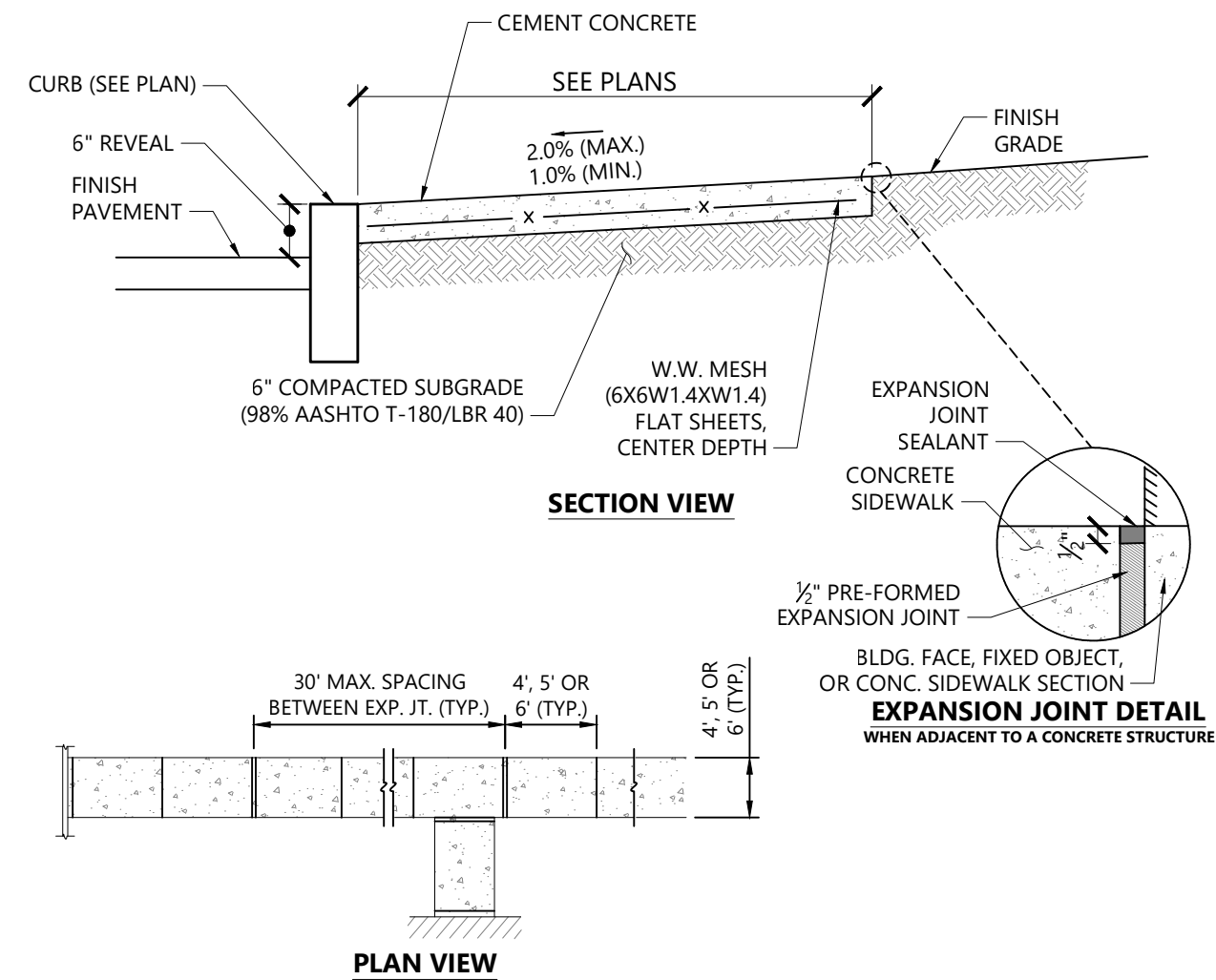
Flush Curb Section

N.T.S. KMB Detail 07



Accessible Parking Sign Detail

N.T.S. Detail 05

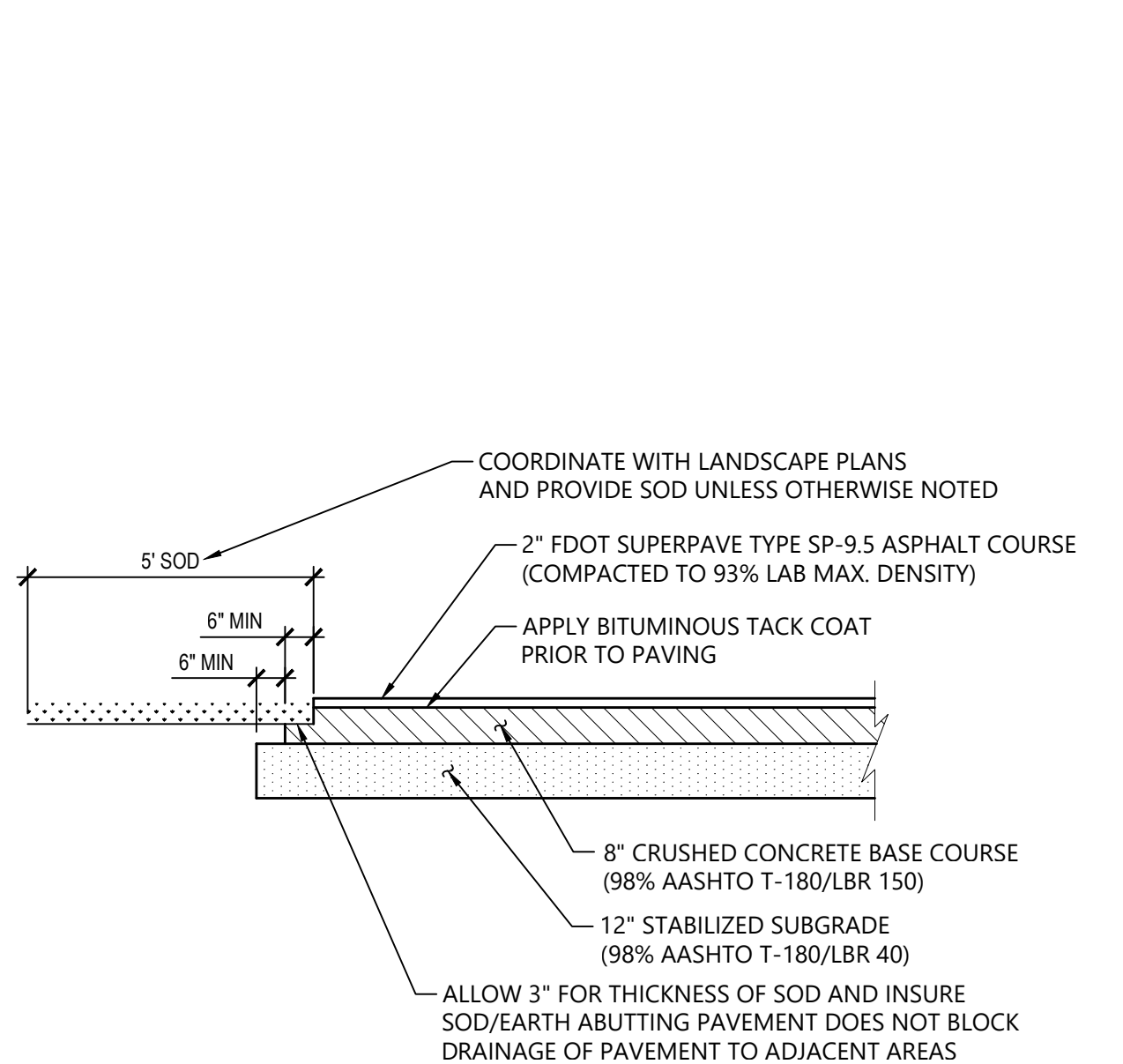


NOTES:

1. ALL SIDEWALKS MUST BE 4" THICK, FIBER REINFORCED CONCRETE.
2. PROVIDE EXPANSION JOINTS AT MIN. 30FT. O.C. WITH PRE-FORMED JOINT FILLER.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CONTRACTION JOINTS MUST BE SPACED @ 4' INTERVALS FOR 4' SIDEWALKS, 5' INTERVALS FOR 5' SIDEWALKS AND 6' INTERVALS FOR 6'-0" SIDEWALKS.
5. FOR 10' SIDEWALKS, SPACE CONTRACTION JOINTS AT 5'-0" INTERVALS AND A LONGITUDINAL CONTRACTION JOINT IN THE CENTERLINE OF SIDEWALK.
6. CONTRACTION JOINTS MUST BE 1" DEEP AND EDGED WITH 1/8" RADIUS.
7. 1/2" EXPANSION MATERIAL REQUIRED WHERE CONCRETE SIDEWALK ABUT CONCRETE STRUCTURE, CURB OR PAVEMENT.
8. A LAYER OF 15# FELT IS REQUIRED BETWEEN WALK AND ADJACENT PARALLELING CONCRETE CURB.
9. CONCRETE FOR SIDEWALKS TO BE 3000 PSI, TYPE II MIX, 6% (1.5±) AIR ENTRAINED.
10. ALL ACCESSIBLE ROUTES ARE TO BE IN STRICT ACCORDANCE WITH STATE OR FEDERAL ADA REQUIREMENTS, WHICHEVER IS STRICTER.

Typical Concrete Sidewalk Details

N.T.S. Detail 03



NOTES:

1. CONTRACTOR MUST COORDINATE THE SCHEDULING OF THE FINAL LIFT OF ASPHALT TO ENSURE THAT THE FINAL SURFACE LAYER IS NOT DAMAGED BY CONSTRUCTION ACTIVITIES.
2. ASPHALT THICKNESS MAY BE REDUCED TO 1.5" FOR PARKING STALLS.
3. BASE COURSE MAY BE REDUCED TO 6" FOR PARKING STALLS.
4. 5.5" OF CRUSHED CONCRETE BASE COURSE (98% AASHTO T-180/LBR 150) MAY BE USED INSTEAD OF 12" STABILIZED SUBGRADE (98% AASHTO T-180/LBR 40).
5. EXTEND BASE COURSE AND SUB-GRADE COURSE BEYOND EDGE OF PAVEMENT AS SHOWN WHEN NOT ADJACENT TO A CONCRETE CURB.
6. REFER TO GEOTECH REPORT BY (NISSI), PROJECT NO. (NGE-25-088) FOR ADDITIONAL RECOMMENDATIONS AND TESTING.
7. ALL PAVEMENT CONSTRUCTION AND INSTALLATION SHALL COMPLY WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), INCLUDING LATEST FDOT APPROVED INTERIM SPECIFICATIONS AND FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY (LATEST EDITION), INCLUDING LATEST FDOT APPROVED INTERIM DETAILS.

Asphalt Pavement Detail

N.T.S. Detail 01

Benchmark Notes

Elevations shown hereon refer NAVD88, based on NGS Bench Mark # L 699 published elevation = 12.00 feet (NAVD 88)

Flagship Venice MOB

2625 Curry Lane
Nokomis, FL 34275

No.	Revision	Date	Apprd
-	Permit Comments	08/29/2022	
Designed by		Checked by	
EG		ST	
Issued for		Date	
Permit Plans		February 2026	

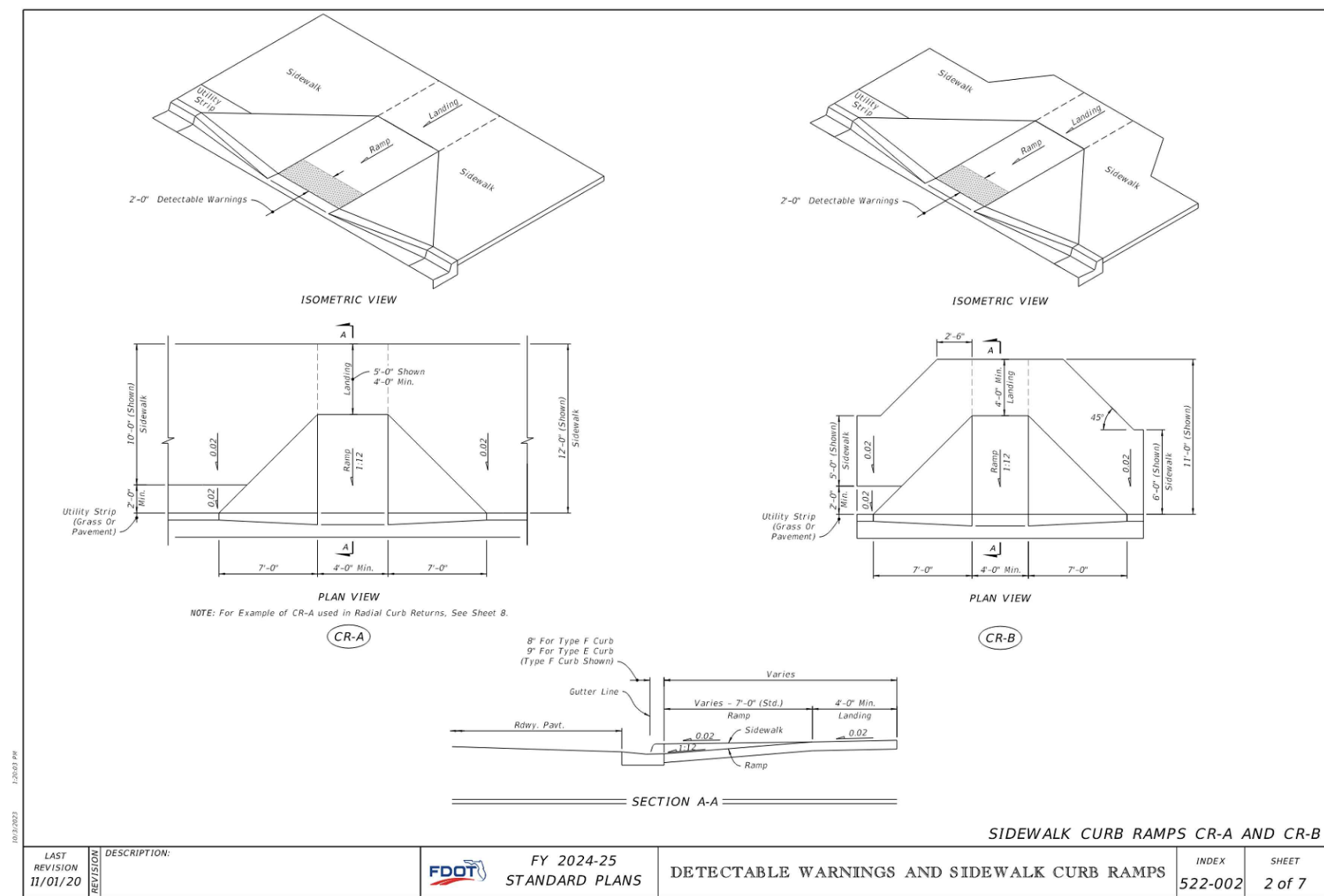
Site Details

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C6.00

Sheet

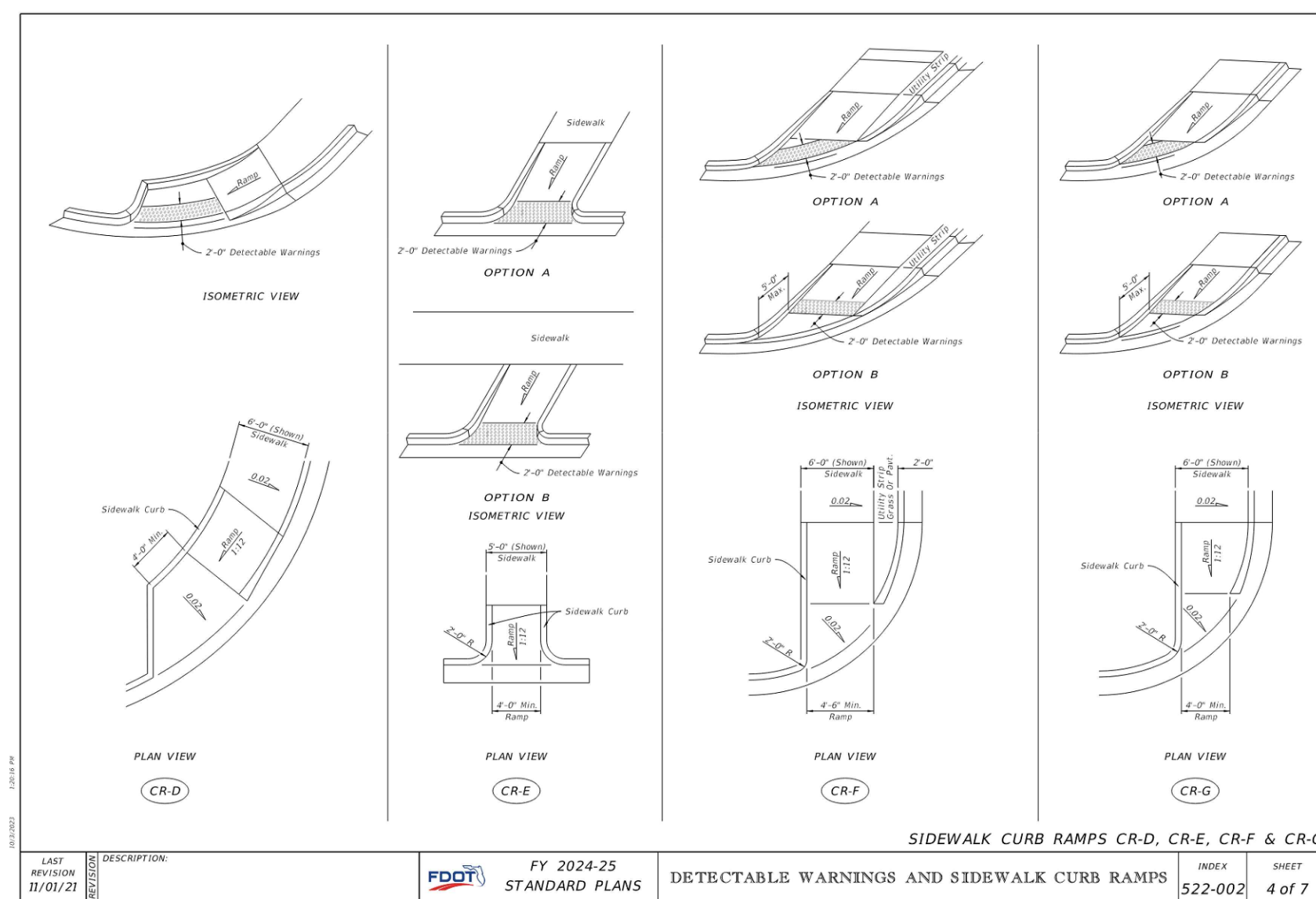
Project Number
66548.01



FDOT Index 522-002

N.T.S.

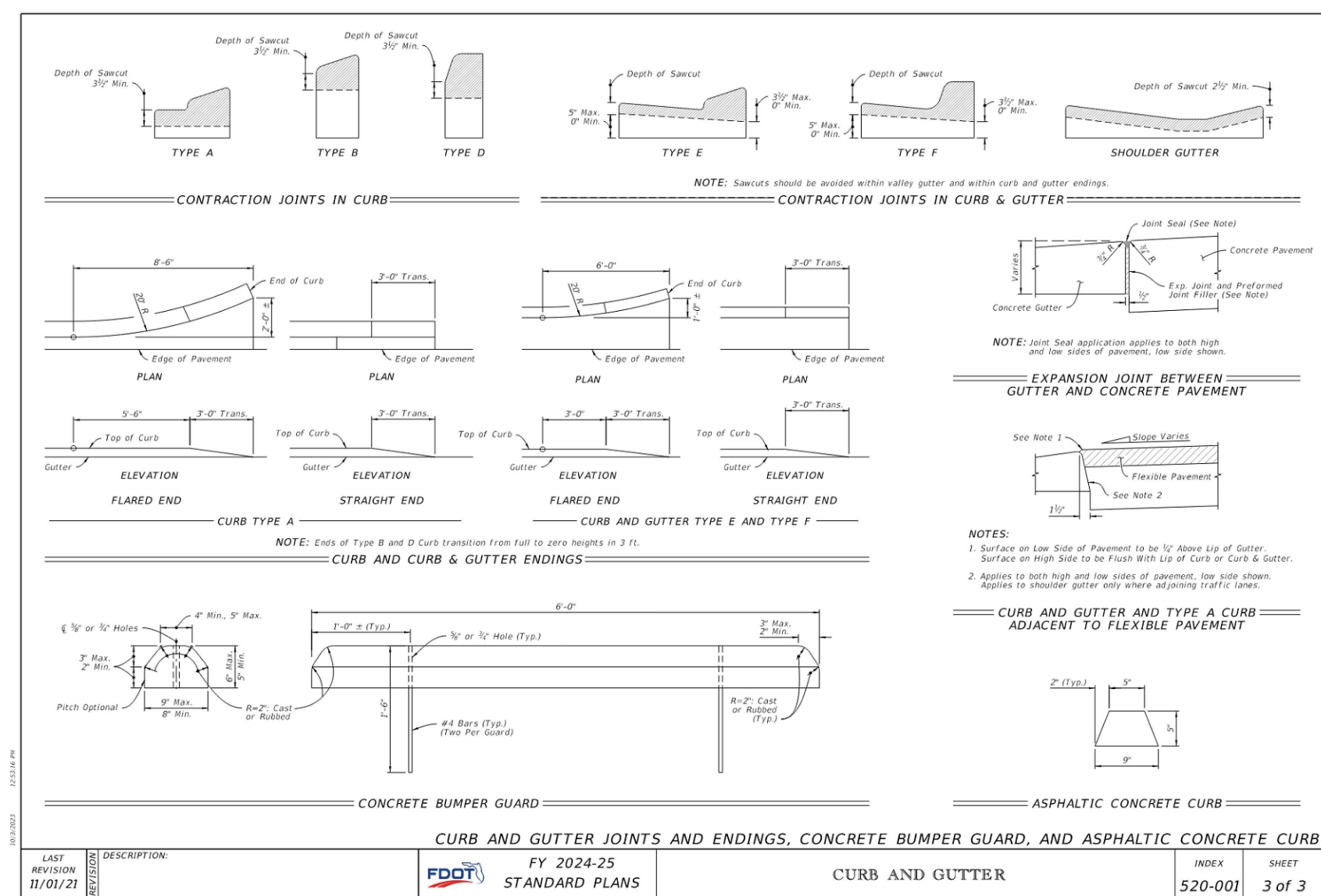
Detail 03



FDOT Index 522-002

N.T.S.

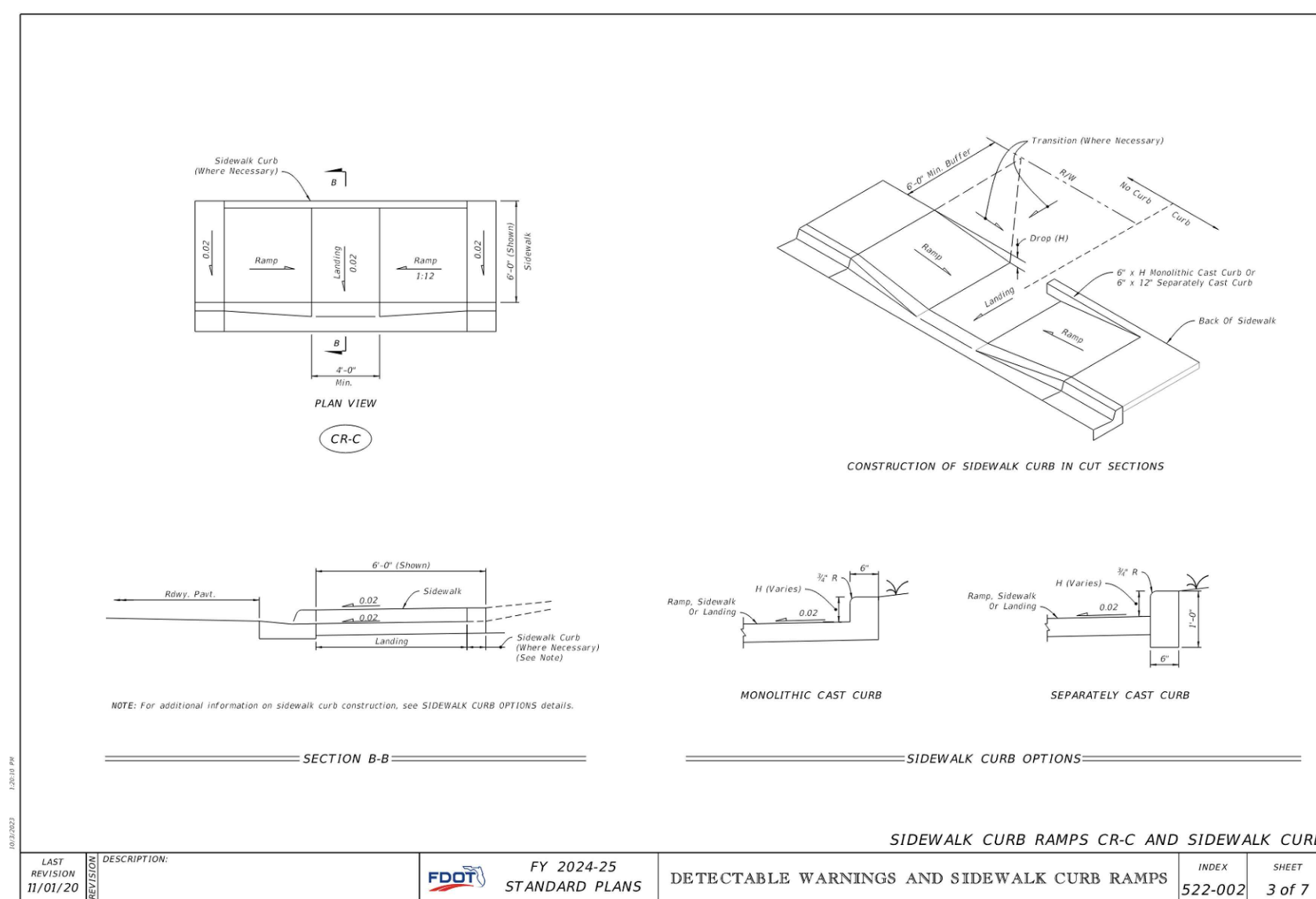
Detail 05



FDOT Index 520-001

N.T.S.

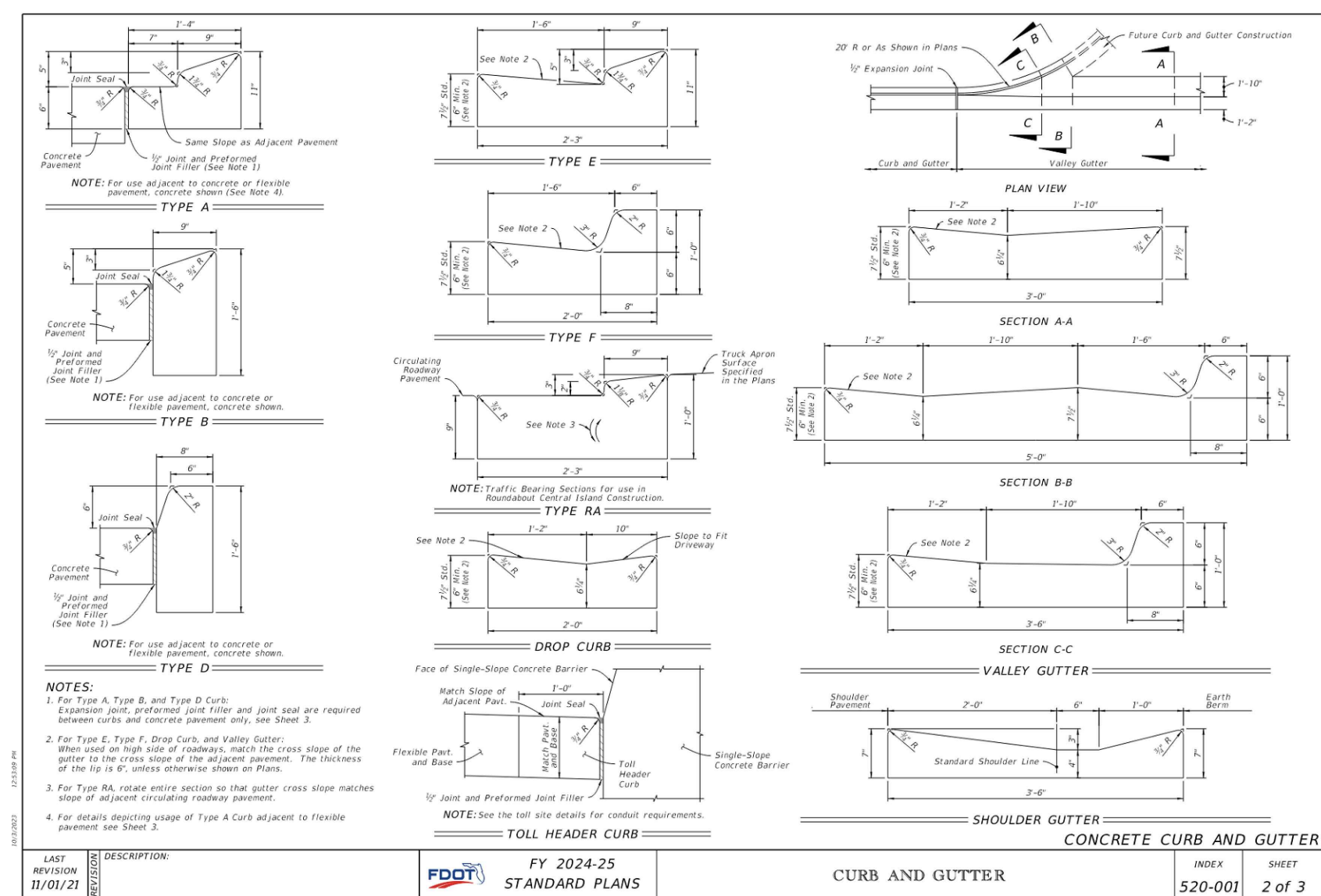
Detail 02



FDOT Index 522-002

N.T.S.

Detail 04



FDOT Index 520-001

N.T.S.

Detail 01

Benchmark Notes

Elevations shown hereon refer NAVD88, based on NGS Bench Mark # L 699 published elevation = 12.00 feet (NAVD 88)

Flagship Venice MOB

2625 Curry Lane
Nokomis, FL 34275

No.	Revision	Date	Apprd.
-	Permit Comments	08/29/2022	

Designed by	Checked by
EG	ST
Issued for	Date
Permit Plans	February 2026

Site Details

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C6.01

Sheet

Project Number
66548.01



501 E Kennedy Boulevard
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #3932

TAPPING SLEEVE & VALVE DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34285 (841) 486-2626	UTILITIES - GENERAL	DATE MAR 2025
		TAPPING SLEEVE & VALVE	SHEET NO. U-3

SANITARY SEWER MANHOLE DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34285 (841) 486-2626	UTILITIES - SEWER	DATE MAR 2025
		SANITARY SEWER MANHOLE	SHEET NO. S-2

REUSE METER, WATER METER, & BACKFLOW PREVENTION ASSEMBLY
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34285 (841) 486-2626	UTILITIES - WATER	DATE MAR 2025
		WATER & REUSE METER & BACKFLOW	SHEET NO. W-4

VALVE BOX DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34285 (841) 486-2626	UTILITIES - GENERAL	DATE MAR 2025
		VALVE BOX	SHEET NO. U-4

City of Venice Index U-3

N.T.S. Detail 08

City of Venice Index S-2

N.T.S. Detail 06

City of Venice Index W-4

N.T.S. Detail 04

City of Venice Index U-4

N.T.S. Detail 02

SANITARY SEWER SERVICE & CLEANOUT DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34285 (841) 486-2626	UTILITIES - SEWER	DATE MAR 2025
		SEWER SERVICE & CLEANOUT	SHEET NO. S-4

FIRE HYDRANT ASSEMBLY DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34285 (841) 486-2626	UTILITIES - WATER	DATE MAR 2025
		FIRE HYDRANT ASSEMBLY	SHEET NO. W-2

FIRE SERVICE BACKFLOW ASSEMBLY
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34285 (841) 486-2626	UTILITIES - WATER	DATE MAR 2025
		FIRE SERVICE BACKFLOW ASSEMBLY	SHEET NO. W-9

GATE VALVE DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34285 (841) 486-2626	UTILITIES - WATER	DATE MAR 2025
		GATE VALVE	SHEET NO. W-1

City of Venice Index S-4

N.T.S. Detail 07

City of Venice Index W-2

N.T.S. Detail 05

City of Venice Index W-9

N.T.S. Detail 03

City of Venice Index W-1

N.T.S. Detail 01

Benchmark Notes
Elevations shown hereon refer NAVD88, based on NGS Bench Mark # L 699 published elevation = 12.00 feet (NAVD 88)

Flagship Venice MOB

2625 Curry Lane
Nokomis, FL 34275

No.	Revision	Date	Apprd.
-	Permit Comments	08/29/2022	

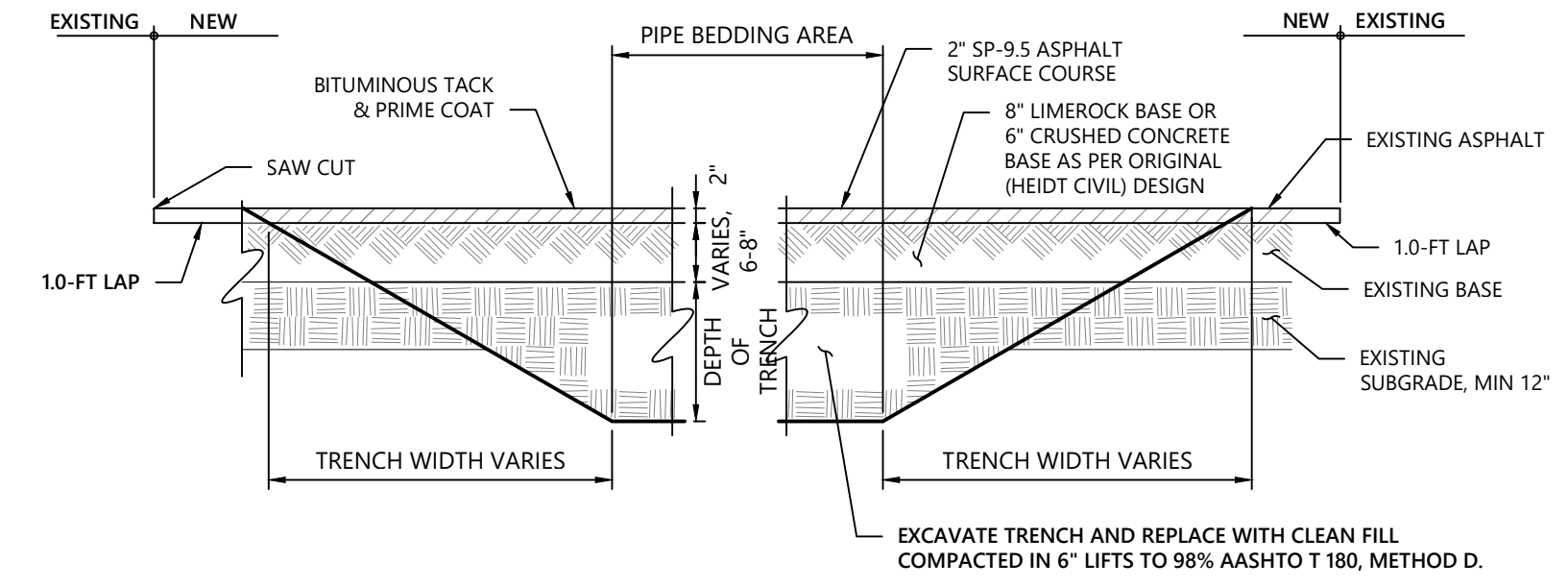
Designed by EG
Issued for ST
Permit Plans February 2026

Utility Details

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C7.00

Sheet



NOTES:

1. TRENCH EXCAVATION SHALL COMPLY WITH APPLICABLE OSHA SAFETY REGULATION. IT MUST BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE APPLICABLE OSHA REGULATIONS ARE MET.

Typical Repair of Asphalt for Pipe Connection

N.T.S.

Detail 02

Benchmark Notes

Elevations shown hereon refer NAVD88, based on NGS Bench Mark # L 699 published elevation = 12.00 feet (NAVD 88)

Flagship Venice MOB

2625 Curry Lane
Nokomis, FL 34275

No.	Revision	Date	Appr'd.
-	Permit Comments	08/29/2022	

Designed by	Checked by
EG	ST
Issued for	Date
Permit Plans	February 2026

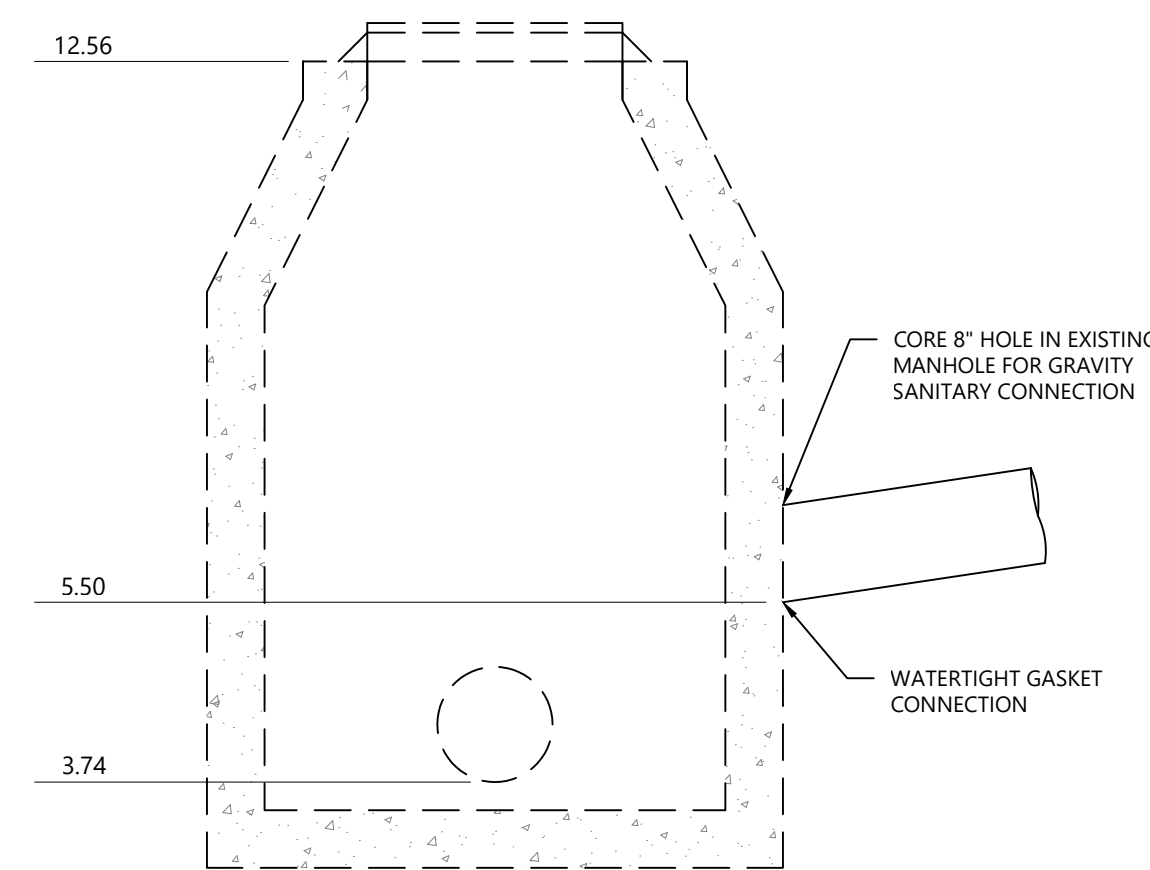
Utility Details

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C7.01

Sheet

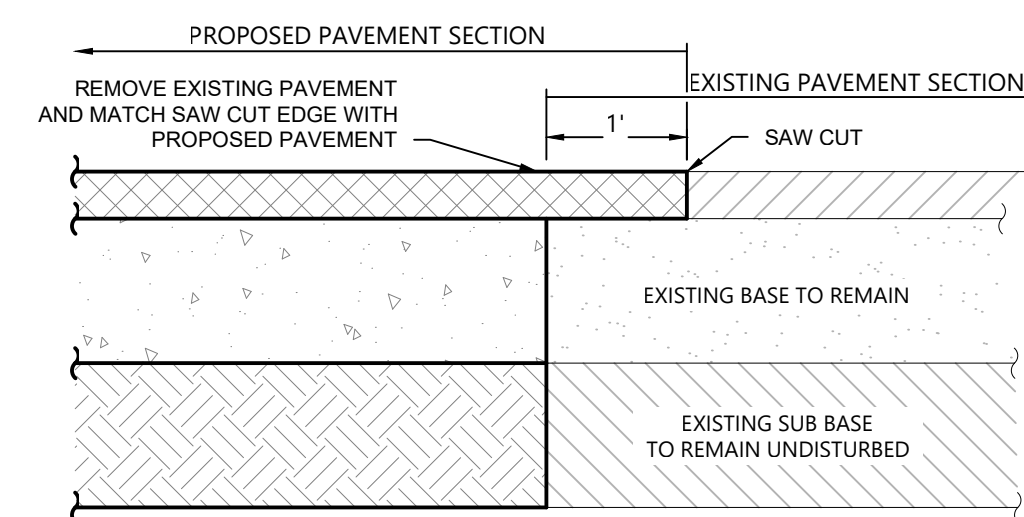
Project Number
66548.01



Existing Manhole Connection

N.T.S.

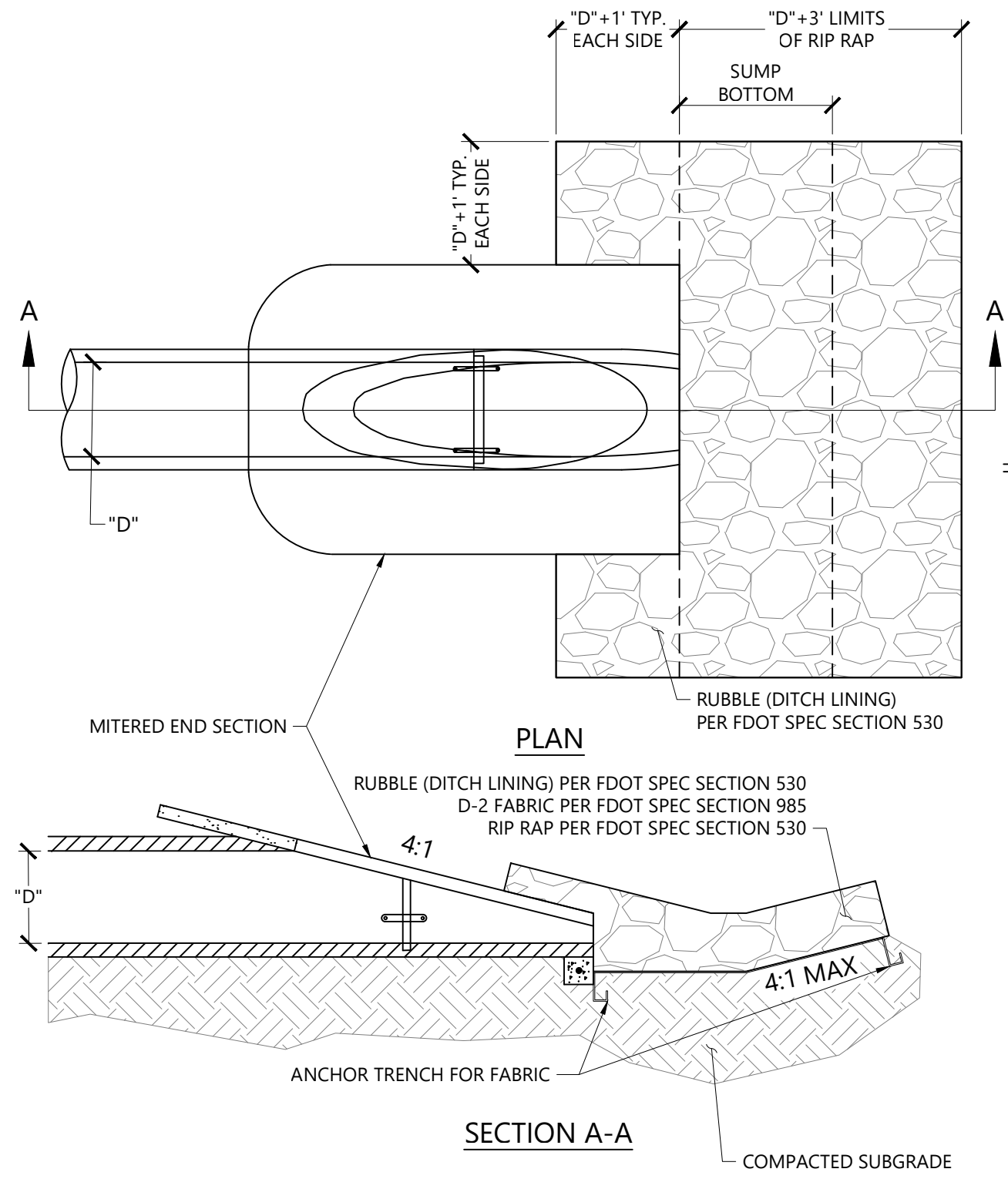
Detail 03



Proposed / Existing Asphalt Pavement Interface

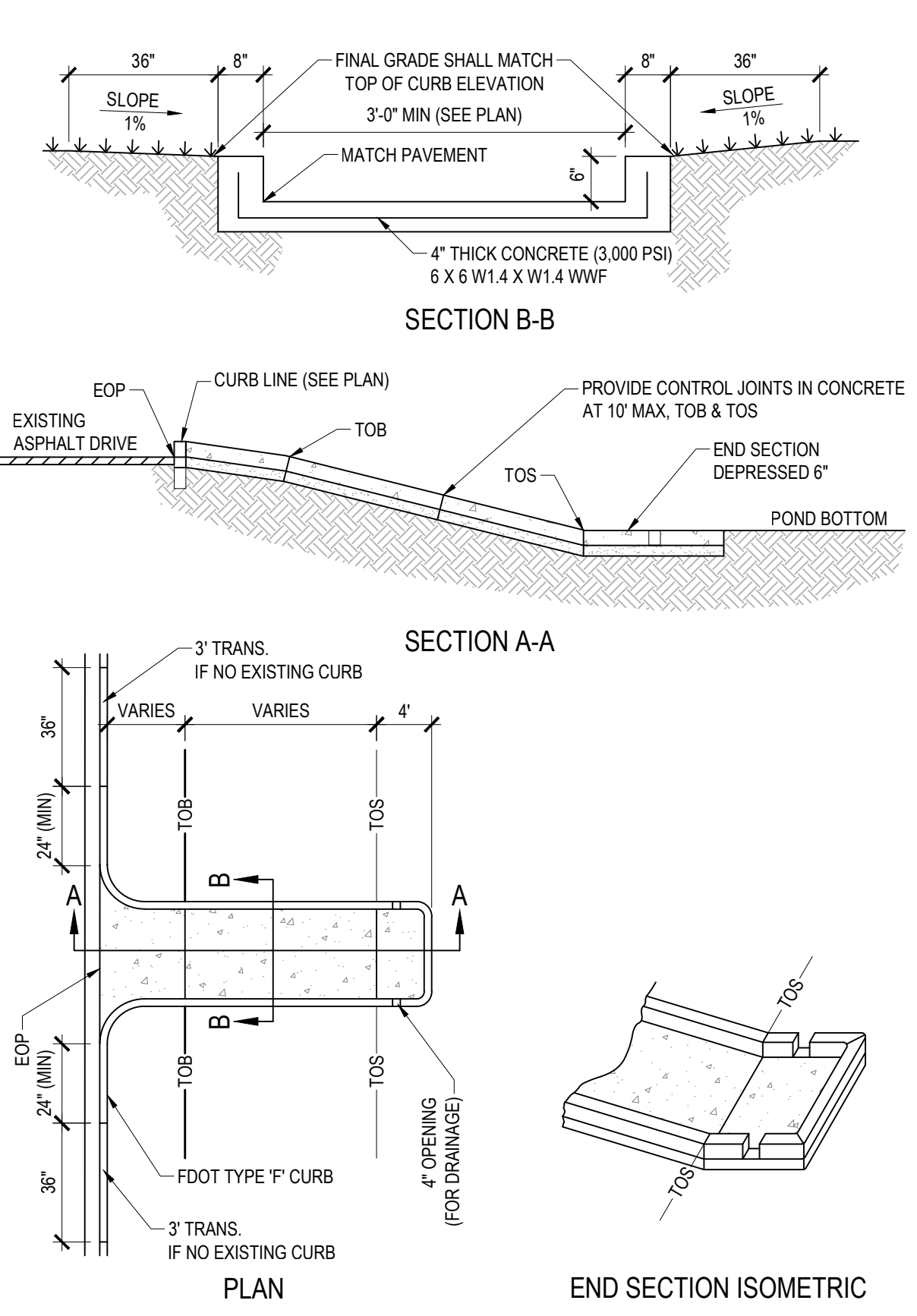
N.T.S.

Detail 01

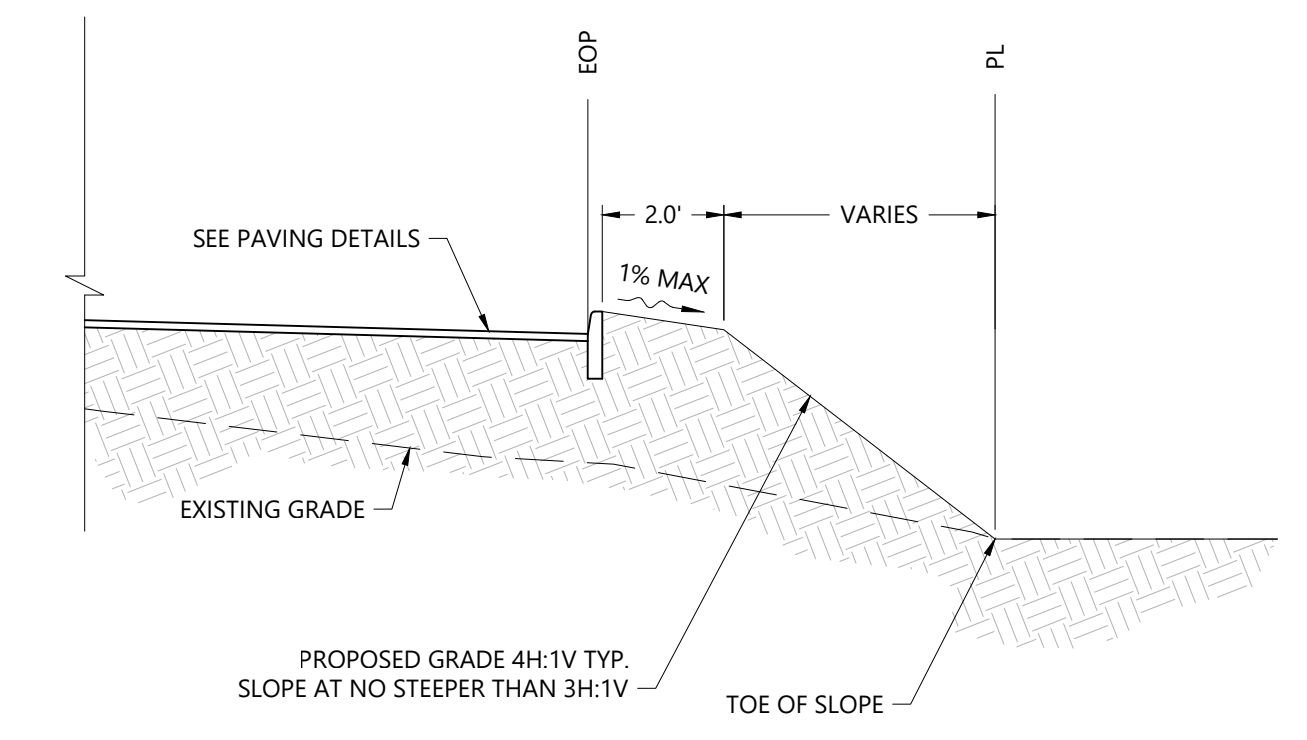


NOTES:
1. STAKE SOD OR PROVIDE TEMPORARY EROSION CONTROL AROUND PERIMETER OF RIP RAP AS NECESSARY UNTIL GROUND COVER IS ESTABLISHED TO PREVENT FURTHER EROSION.

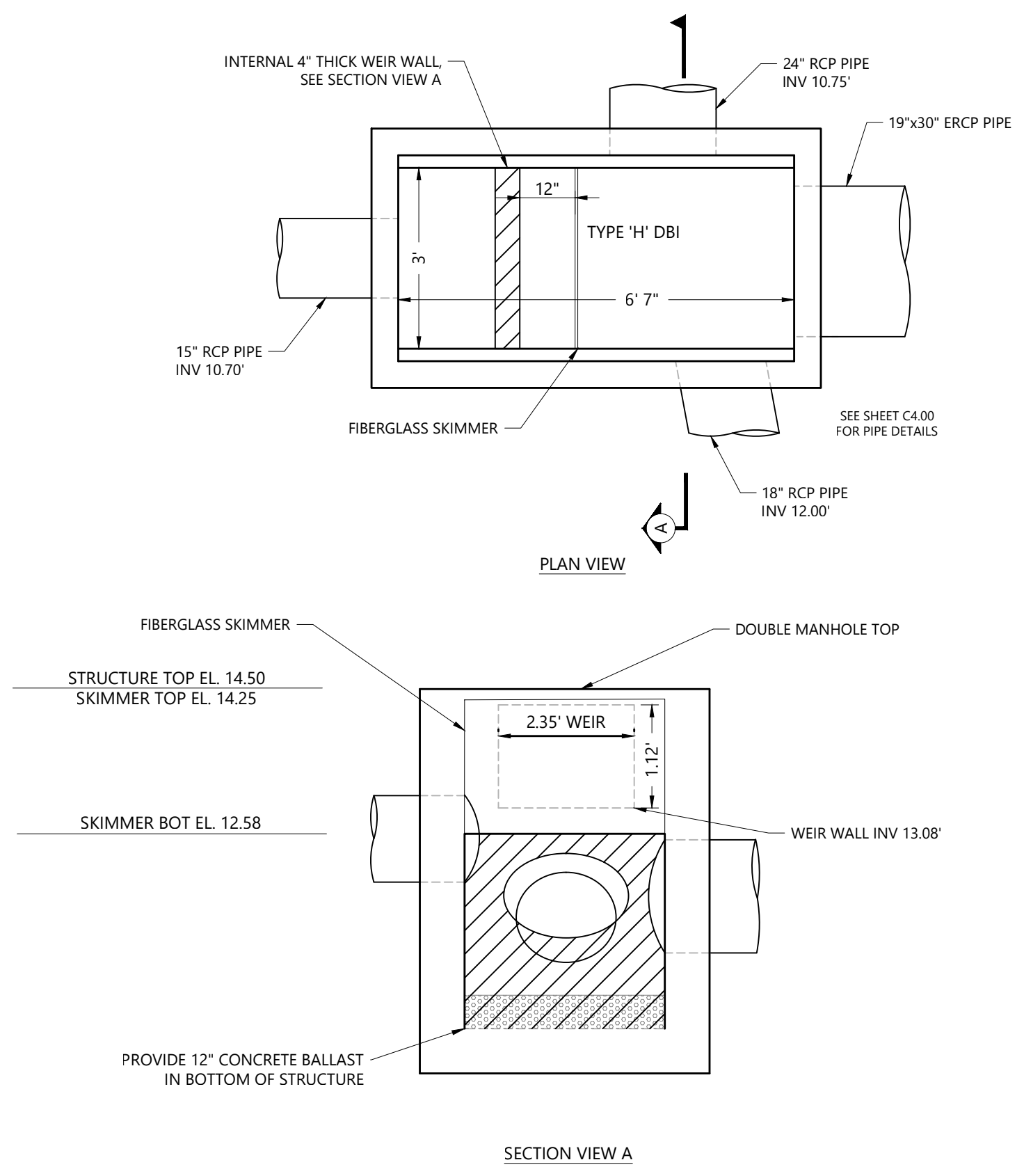
Mitered End Section (MES) with Rip Rap
N.T.S. Detail 05



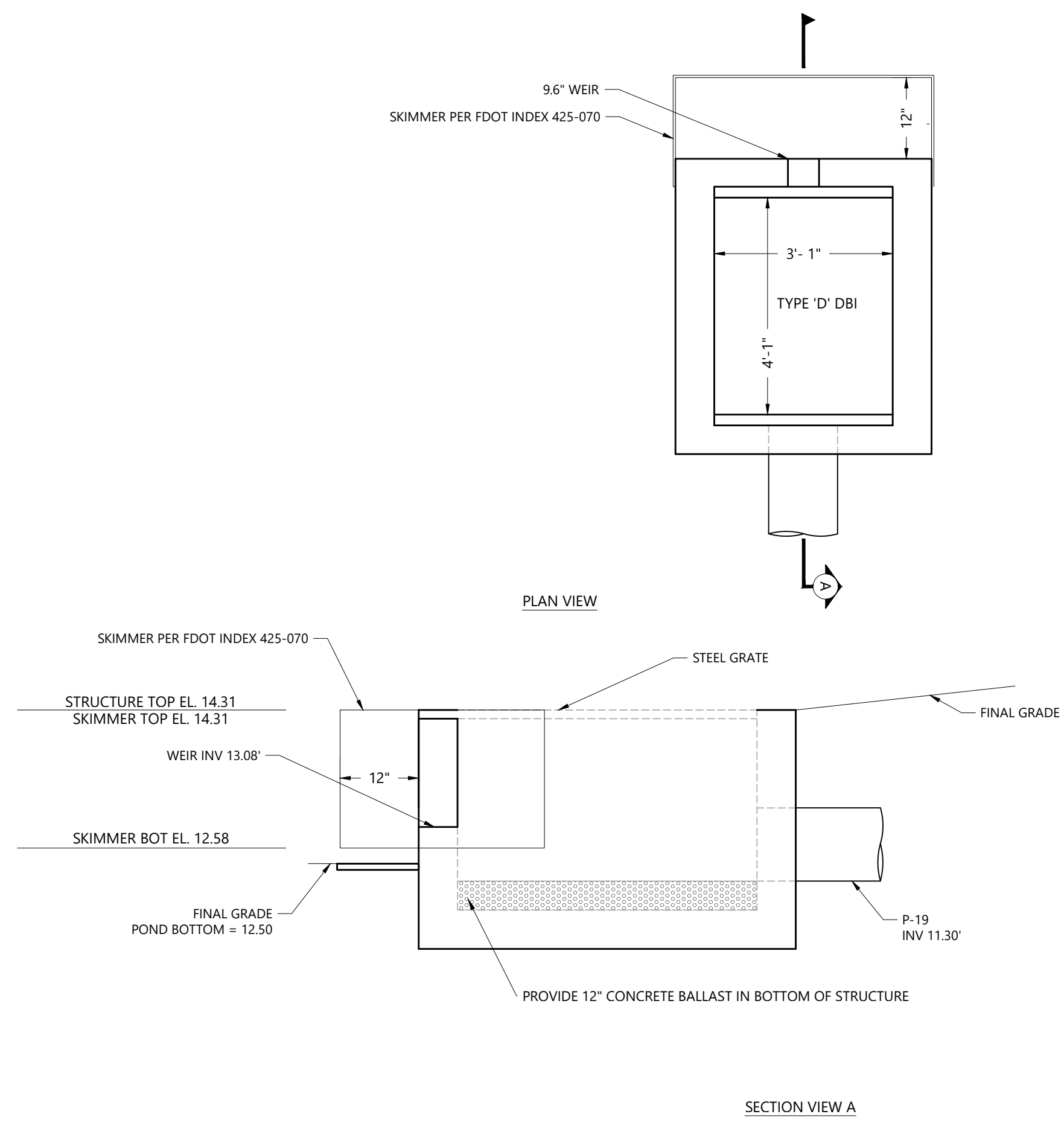
Concrete Flume Detail
N.T.S. Detail 04



Typical Grading Beyond Edge of Pavement
N.T.S. Detail 02



Control Structure 2 Detail
N.T.S. Detail 03



Control Structure 1 Detail
N.T.S. Detail 01

Benchmark Notes
Elevations shown hereon refer NAVD88, based on NGS Bench Mark # L 699 published elevation = 12.00 feet (NAVD 88)

Flagship Venice MOB
2625 Curry Lane
Nokomis, FL 34275

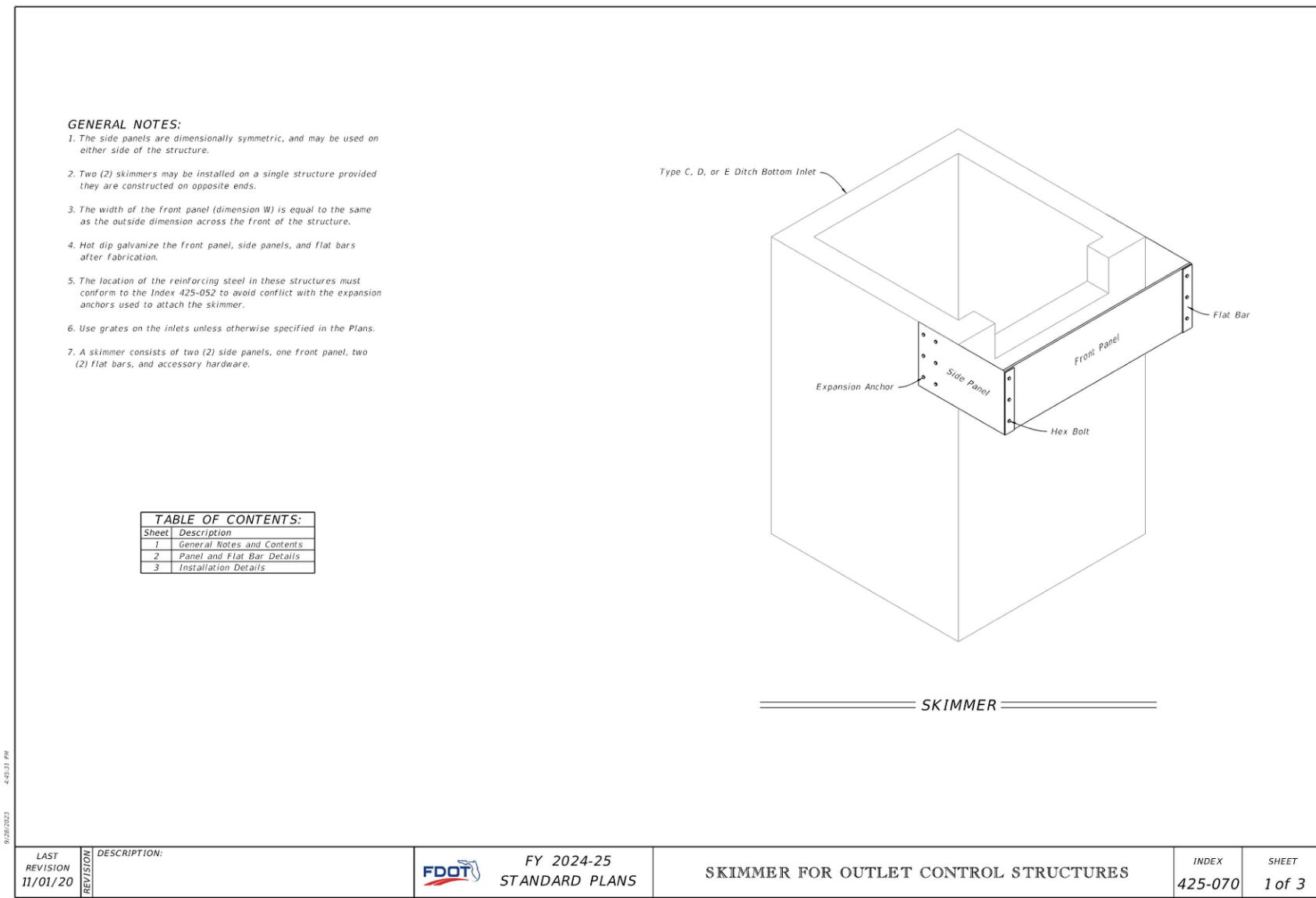
No.	Revision	Date	Apprd.
-	Permit Comments	08/29/2022	

Designed by: EG
Checked by: ST
Issued for: ST
Date: February 2026

Grading & Drainage Details

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C8.00



FDOT Index 425-070

N.T.S.

Detail 06

**TABLE 1
SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES**

Dia. (ft)	Pipe Length (ft)	SINGLE PIPE				MULTIPLE PIPE			
		Volume (cu yd)	Weight (lb)	Area (sq ft)	Perimeter (ft)	Volume (cu yd)	Weight (lb)	Area (sq ft)	Perimeter (ft)
18"	10'	0.001	1.0	0.001	0.001	0.001	0.001	0.001	0.001
24"	10'	0.002	1.5	0.002	0.002	0.002	0.002	0.002	0.002
30"	10'	0.003	2.0	0.003	0.003	0.003	0.003	0.003	0.003
36"	10'	0.004	2.5	0.004	0.004	0.004	0.004	0.004	0.004
42"	10'	0.005	3.0	0.005	0.005	0.005	0.005	0.005	0.005
48"	10'	0.006	3.5	0.006	0.006	0.006	0.006	0.006	0.006
54"	10'	0.007	4.0	0.007	0.007	0.007	0.007	0.007	0.007
60"	10'	0.008	4.5	0.008	0.008	0.008	0.008	0.008	0.008
66"	10'	0.009	5.0	0.009	0.009	0.009	0.009	0.009	0.009
72"	10'	0.010	5.5	0.010	0.010	0.010	0.010	0.010	0.010
78"	10'	0.011	6.0	0.011	0.011	0.011	0.011	0.011	0.011
84"	10'	0.012	6.5	0.012	0.012	0.012	0.012	0.012	0.012
90"	10'	0.013	7.0	0.013	0.013	0.013	0.013	0.013	0.013
96"	10'	0.014	7.5	0.014	0.014	0.014	0.014	0.014	0.014
102"	10'	0.015	8.0	0.015	0.015	0.015	0.015	0.015	0.015
108"	10'	0.016	8.5	0.016	0.016	0.016	0.016	0.016	0.016
114"	10'	0.017	9.0	0.017	0.017	0.017	0.017	0.017	0.017
120"	10'	0.018	9.5	0.018	0.018	0.018	0.018	0.018	0.018
126"	10'	0.019	10.0	0.019	0.019	0.019	0.019	0.019	0.019
132"	10'	0.020	10.5	0.020	0.020	0.020	0.020	0.020	0.020
138"	10'	0.021	11.0	0.021	0.021	0.021	0.021	0.021	0.021
144"	10'	0.022	11.5	0.022	0.022	0.022	0.022	0.022	0.022
150"	10'	0.023	12.0	0.023	0.023	0.023	0.023	0.023	0.023
156"	10'	0.024	12.5	0.024	0.024	0.024	0.024	0.024	0.024
162"	10'	0.025	13.0	0.025	0.025	0.025	0.025	0.025	0.025
168"	10'	0.026	13.5	0.026	0.026	0.026	0.026	0.026	0.026
174"	10'	0.027	14.0	0.027	0.027	0.027	0.027	0.027	0.027
180"	10'	0.028	14.5	0.028	0.028	0.028	0.028	0.028	0.028
186"	10'	0.029	15.0	0.029	0.029	0.029	0.029	0.029	0.029
192"	10'	0.030	15.5	0.030	0.030	0.030	0.030	0.030	0.030
198"	10'	0.031	16.0	0.031	0.031	0.031	0.031	0.031	0.031
204"	10'	0.032	16.5	0.032	0.032	0.032	0.032	0.032	0.032
210"	10'	0.033	17.0	0.033	0.033	0.033	0.033	0.033	0.033
216"	10'	0.034	17.5	0.034	0.034	0.034	0.034	0.034	0.034
222"	10'	0.035	18.0	0.035	0.035	0.035	0.035	0.035	0.035
228"	10'	0.036	18.5	0.036	0.036	0.036	0.036	0.036	0.036
234"	10'	0.037	19.0	0.037	0.037	0.037	0.037	0.037	0.037
240"	10'	0.038	19.5	0.038	0.038	0.038	0.038	0.038	0.038
246"	10'	0.039	20.0	0.039	0.039	0.039	0.039	0.039	0.039
252"	10'	0.040	20.5	0.040	0.040	0.040	0.040	0.040	0.040
258"	10'	0.041	21.0	0.041	0.041	0.041	0.041	0.041	0.041
264"	10'	0.042	21.5	0.042	0.042	0.042	0.042	0.042	0.042
270"	10'	0.043	22.0	0.043	0.043	0.043	0.043	0.043	0.043
276"	10'	0.044	22.5	0.044	0.044	0.044	0.044	0.044	0.044
282"	10'	0.045	23.0	0.045	0.045	0.045	0.045	0.045	0.045
288"	10'	0.046	23.5	0.046	0.046	0.046	0.046	0.046	0.046
294"	10'	0.047	24.0	0.047	0.047	0.047	0.047	0.047	0.047
300"	10'	0.048	24.5	0.048	0.048	0.048	0.048	0.048	0.048
306"	10'	0.049	25.0	0.049	0.049	0.049	0.049	0.049	0.049
312"	10'	0.050	25.5	0.050	0.050	0.050	0.050	0.050	0.050
318"	10'	0.051	26.0	0.051	0.051	0.051	0.051	0.051	0.051
324"	10'	0.052	26.5	0.052	0.052	0.052	0.052	0.052	0.052
330"	10'	0.053	27.0	0.053	0.053	0.053	0.053	0.053	0.053
336"	10'	0.054	27.5	0.054	0.054	0.054	0.054	0.054	0.054
342"	10'	0.055	28.0	0.055	0.055	0.055	0.055	0.055	0.055
348"	10'	0.056	28.5	0.056	0.056	0.056	0.056	0.056	0.056
354"	10'	0.057	29.0	0.057	0.057	0.057	0.057	0.057	0.057
360"	10'	0.058	29.5	0.058	0.058	0.058	0.058	0.058	0.058
366"	10'	0.059	30.0	0.059	0.059	0.059	0.059	0.059	0.059
372"	10'	0.060	30.5	0.060	0.060	0.060	0.060	0.060	0.060
378"	10'	0.061	31.0	0.061	0.061	0.061	0.061	0.061	0.061
384"	10'	0.062	31.5	0.062	0.062	0.062	0.062	0.062	0.062
390"	10'	0.063	32.0	0.063	0.063	0.063	0.063	0.063	0.063
396"	10'	0.064	32.5	0.064	0.064	0.064	0.064	0.064	0.064
402"	10'	0.065	33.0	0.065	0.065	0.065	0.065	0.065	0.065
408"	10'	0.066	33.5	0.066	0.066	0.066	0.066	0.066	0.066
414"	10'	0.067	34.0	0.067	0.067	0.067	0.067	0.067	0.067
420"	10'	0.068	34.5	0.068	0.068	0.068	0.068	0.068	0.068
426"	10'	0.069	35.0	0.069	0.069	0.069	0.069	0.069	0.069
432"	10'	0.070	35.5	0.070	0.070	0.070	0.070	0.070	0.070
438"	10'	0.071	36.0	0.071	0.071	0.071	0.071	0.071	0.071
444"	10'	0.072	36.5	0.072	0.072	0.072	0.072	0.072	0.072
450"	10'	0.073	37.0	0.073	0.073	0.073	0.073	0.073	0.073
456"	10'	0.074	37.5	0.074	0.074	0.074	0.074	0.074	0.074
462"	10'	0.075	38.0	0.075	0.075	0.075	0.075	0.075	0.075
468"	10'	0.076	38.5	0.076	0.076	0.076	0.076	0.076	0.076
474"	10'	0.077	39.0	0.077	0.077	0.077	0.077	0.077	0.077
480"	10'	0.078	39.5	0.078	0.078	0.078	0.078	0.078	0.078
486"	10'	0.079	40.0	0.079	0.079	0.079	0.079	0.079	0.079
492"	10'	0.080	40.5	0.080	0.080	0.080	0.080	0.080	0.080
498"	10'	0.081	41.0	0.081	0.081	0.081	0.081	0.081	0.081
504"	10'	0.082	41.5	0.082	0.082	0.082	0.082	0.082	0.082
510"	10'	0.083	42.0	0.083	0.083	0.083	0.083	0.083	0.083
516"	10'	0.084	42.5	0.084	0.084	0.084	0.084	0.084	0.084
522"	10'	0.085	43.0	0.085	0.085	0.085	0.085	0.085	0.085
528"	10'	0.086	43.5	0.086	0.086	0.086	0.086	0.086	0.086
534"	10'	0.087	44.0	0.087	0.087	0.087	0.087	0.087	0.087
540"	10'	0.088	44.5	0.088	0.088	0.088	0.088	0.088	0.088
546"	10'	0.089	45.0	0.089	0.089	0.089	0.089	0.089	0.089
552"	10'	0.090	45.5	0.090	0.090	0.090	0.090	0.090	0.090
558"	10'	0.091	46.0	0.091	0.091	0.091	0.091	0.091	0.091
564"	10'	0.092	46.5	0.092	0.092	0.092	0.092	0.092	0.092
570"	10'	0.093	47.0	0.093	0.093	0.093	0.093	0.093	0.093
576"	10'	0.094	47.5	0.094	0.094	0.094	0.094	0.094	0.094
582"	10'	0.095	48.0	0.095	0.095	0.095	0.095	0.095	0.095
588"	10'	0.096	48.5	0.096	0.096	0.096	0.096	0.096	0.096
594"	10'	0.097	49.0	0.097	0.097	0.097	0.097	0.097	0.097
600"	10'	0.098	49.5	0.098	0.098	0.098	0.098	0.098	0.098
606"	10'	0.099	50.0	0.099	0.099	0.099	0.099	0.099	0.099
612"	10'	0.100	50.5	0.100	0.100	0.100	0.100	0.100	0.100
618"	10'	0.101	51.0	0.101	0.101	0.101	0.101	0.101	0.101
624"	10'	0.102	51.5	0.102	0.102	0.102	0.102	0.102	0.102
630"	10'	0.103	52.0	0.103	0.103	0.103	0.1		