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GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF VENICE LAND DEVELOPMENT REGULATIONS.
2. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
3. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT. CONVERSION FACTOR: NAVD 1988 + 1.11 FT = NGVD 1929.
4. ALL AREAS DESIGNATED AS "PRESERVE OR CONSERVATION" TO BE CLEARLY DELINEATED PRIOR TO CONSTRUCTION.

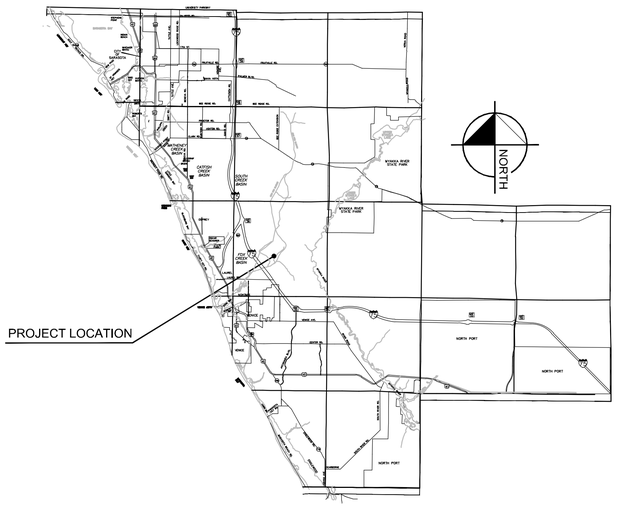
GENERAL CONSTRUCTION NOTES:

1. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER OR CITY OF VENICE.
2. ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
3. IT IS THE INTENT OF THE OWNER THAT CERTAIN TREES BE DESIGNATED TO BE SAVED AND PROTECTED BY THE CONTRACTOR, IT IS ASSUMED THESE TREES ARE HEALTHY AND ARE EXPECTED TO BE PART OF THE LANDSCAPE DEVELOPMENT. THEREFORE, IF ANY TREE(S) DAMAGED BY CONSTRUCTION OPERATION OR BY OTHER MEANS (EXCLUDING LIGHTNING, WINDSTORM AND OTHER ACTS OF GOD) PERISHES WITHIN THE CONSTRUCTION PERIOD, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THOSE TREES. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL OR MACHINERY REQUIRED TO REMOVE SAID TREE(S). EXOTIC VEGETATION (E.G., MELALEUCA AND BRAZILIAN PEPPER) EXISTING WITHIN THE PROJECT AREA SHALL BE REMOVED AND PROPERLY DISPOSED OF IN AN APPROVED LANDFILL.
4. WHERE EXCAVATIONS ARE IN CLOSE PROXIMITY OF TREES, THE CONTRACTOR SHALL USE EXTREME CARE IN NOT DAMAGING THE ROOT SYSTEM. NO EQUIPMENT, SUPPLIES OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRIP LINE OF TREES TO REMAIN AND BE PRESERVED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
5. LAY SOD AROUND ALL INLETS, MITERED ENDWALLS, HEADWALLS, SWALES, LAKE SLOPES, AND TWO FEET (2') WIDE STRIP ADJACENT TO ALL CURBING, AND AS DIRECTED BY THE ENGINEER. ALL PROPOSED GROUND ELEVATIONS ARE FINISHED SOD ELEVATIONS. FINISH EARTHWORK GRADING WILL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR SOD THICKNESS. SODDING INCLUDES MAINTAINING SLOPES AND SOD UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST. ALL EROSION SILTATION AND MAINTAINING GRADES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THEN.
6. CALL "SUNSHINE" (1-800-432-4770), COMCAST, FPL, CITY OF VENICE UTILITIES DEPARTMENT, TECO, AND FRONTIER PRIOR TO CONSTRUCTION AND CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
7. ALL UTILITY LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO MANHOLES, CLEANOUTS, SEWER AND WATER SERVICES, VALVES, FIRE HYDRANTS AND INLETS WILL BE CONSTRUCTED TO ALIGNMENT AND LOCATIONS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
8. CLEARING, GRUBBING, STRIPPING, AND COMPACTION WILL BE INSPECTED BY THE ENGINEER PRIOR TO FILLING.
9. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, CONSERVATION/PRESERVE AREAS, EXISTING LAKES & WATERWAYS WITHIN AND ADJOINING THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRICADES AND/OR SILT BARRIERS. TREE PROTECTION BARRICADES SHALL MEET THE STANDARDS OF THE CITY OF VENICE. SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "BEST MANAGEMENT PRACTICES PLAN" AND THE "BMP DETAILS" SHOWN ON DWGS. B-1 THROUGH B-2 OF THE FULL CIVIL CONSTRUCTION PLANS. THE ENGINEER WILL DETERMINE THE EXTENT AND TYPE OF PROTECTIVE MEASURES TO BE CONSTRUCTED FOR PROTECTION OF CONSERVATION/PRESERVE AREAS, THE ENGINEER SHALL BE NOTIFIED WHEN PRESERVE AREA BARRICADES AND BARRIERS ARE IN PLACE.
10. THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
11. ALL DRAINAGE PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 280, SHEET 1.
12. ROADWAY AND DRAINAGE STRUCTURES SHALL MEET FDOT STANDARD SPECIFICATIONS SECTION 346 OF 3000 PSI CONCRETE.
13. THE WETLAND AND ASSOCIATED UPLAND VEGETATIVE BUFFER SHALL BE MAINTAINED IN ACCORDANCE WITH MANAGEMENT GUIDELINES CONTAINED WITHIN THE COMPREHENSIVE PLAN AS A CONSERVATION AREA OR PRESERVE. ALL ACTIVITIES INVOLVING FILLING, EXCAVATING, WELL DRILLING, ALTERING VEGETATION (INCLUDING TRIMMING OF BOTH TREES AND UNDERSTORY) AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN PRESERVATION AREAS, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM RESOURCE PROTECTION SERVICES TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE REMOVAL OF NUISANCE/INVASIVE VEGETATION.
14. A TREE REMOVAL AND PROTECTION PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, CLEARING OR TREE REMOVAL. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE CODE.
15. EROSION AND SEDIMENT CONTROL BMPS IN ADDITION TO THOSE PRESENTED ON THE PLANS AND OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN (ECP), BEST MANAGEMENT PRACTICES (BMP) PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS. OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
16. OFFSITE SURFACE WATER DISCHARGES, DISCHARGES TO THE MS4, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO THE CITY OF VENICE WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
17. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO THE CITY OF VENICE. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
18. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND THE CITY OF VENICE SHALL BE CONTACTED.
19. FERTILIZER APPLICATION SHALL BE CONSISTENT WITH THE CITY OF VENICE CODE.
20. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM - STORMWATER:
    - i. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(A), F.A.C.
    - ii. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART III.C.2, F.A.C..
    - iii. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO AIR AND WATER QUALITY IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART III.D.1, F.A.C..
    - iv. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART V.D.6, F.A.C., AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO AIR AND WATER QUALITY AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
    - v. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO STATE INSPECTORS.
    - vi. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM - DEWATERING: THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR TO ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE DEP. PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING. ANALYTICAL RESULTS FROM PRE-DISCHARGE TESTING SHALL BE PROVIDED TO AIR AND WATER QUALITY.
21. THE CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(c)1., FLORIDA ADMINISTRATIVE CODE, FROM THE CONSTRUCTION SITE BY TAKING ADEQUATE MEASURES TO STABILIZE AFFECTED AREAS.
22. DEPARTMENT OF ENVIRONMENTAL PROTECTION WATER AND WASTEWATER PERMITS ARE REQUIRED.
23. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
24. IN THE EVENT THAT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO THE PROJECT COMPLETION, ALL CONSTRUCTION AND VEGETATIVE DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED LANDFILL FACILITY.
25. A SEPARATE BUILDING PERMIT MUST BE APPLIED FOR AND ISSUED FOR EVERY SIGN, WALL, OUTDOOR LIGHTING AND STRUCTURE ON THE SITE. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE NECESSARY BUILDING PERMITS.

SITE AND DEVELOPMENT PLANS
FOR
NOKOMIS GROVES
MULTI-FAMILY PHASE I & II

SECTION 22, TOWNSHIP 38 S, RANGE 19 E
NORTH VENICE, FLORIDA

AUGUST 2022



VICINITY MAP

REQUIRED APPROVALS:

- SITE AND DEVELOPMENT PLAN APPROVAL
- SPECIAL EXCEPTION - FOR MODIFICATION TO PARKING STANDARDS.
- CONDITIONAL USE - FOR BUILDING HEIGHT IN EXCESS OF 42 FEET.

GENERAL INFORMATION STATEMENTS FOR SITE AND DEVELOPMENT PLANS:

1. SUBSEQUENT PERMITS REQUIRED: SITE AND DEVELOPMENT PLAN APPROVAL DOES NOT AUTHORIZE THE DEVELOPMENT OF LAND. ALL CONSTRUCTION ACTIVITIES ARE REQUIRED TO OBTAIN ANY/ALL NECESSARY PERMITS AND APPROVALS AUTHORIZING SUCH ACTIVITIES. ALL CONSTRUCTION SHALL BE CONSISTENT WITH THE APPROVED SITE AND DEVELOPMENT PLAN. PLEASE ENSURE TO OBTAIN NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO:
   - BUSINESS TAX RECEIPT,
   - BUILDING PERMITS THROUGH THE BUILDING DEPARTMENT,
   - SITE PREPARATION PERMITS(S) AND CONSTRUCTION PLAN REVIEW THROUGH THE CITY'S ENGINEERING DEPARTMENT, AND
   - RIGHT-OF-WAY PERMITS FOR ALL CONNECTIONS TO COUNTY FACILITIES THROUGH SARASOTA COUNTY.
2. PROJECT CONSTRUCTION: THE PROJECT ENGINEER OR AGENT FOR THE OWNER IS REQUIRED TO MAINTAIN CONSISTENCY WITH ALL APPROVED PLANS AND PERMITS THROUGH THE DURATION OF THE PROJECT'S CONSTRUCTION. NOTE: CHANGES DURING CONSTRUCTION MAY REQUIRE CHANGES TO ISSUED PERMITS OR OTHER APPROVALS FOR THE PROJECT, SUCH AS THE SITE AND DEVELOPMENT PLAN. CHANGES ARE NOT PERMITTED UNTIL THE APPROPRIATE APPROVALS HAVE BEEN OBTAINED.
3. MAINTENANCE OF APPROVED PLANS/CONSTRUCTION PERPETUITY: THE PROPERTY OWNER IS REQUIRED TO MAINTAIN THE PROPERTY CONSISTENT WITH THE APPROVED PLANS IN PERPETUITY (UNLESS OTHERWISE PROVIDED IN THE APPROVED PLANS). ANY CHANGE TO LOCATION, LAYOUT, CONSTRUCTION, USE OR ANY OTHER MODIFICATION NOT CONSISTENT WITH THE APPROVED PLANS MAY REQUIRE MODIFICATION PERMITS AND MODIFICATIONS TO THE SITE PLAN APPROVAL AS APPLICABLE.
4. DURATION OF SITE PLAN APPROVAL: A SITE PLAN APPROVAL IS VALID FOR TWO YEARS FROM THE DATE OF APPROVAL (A MAXIMUM ONE-YEAR EXTENSION MUST BE AUTHORIZED BY THE PLANNING COMMISSION), ALL PORTIONS OF A PROJECT NOT INITIATED THROUGH THE ISSUANCE OF BUILDING PERMITS SPECIFIC TO THAT PART OF THE PROJECT MUST BE ISSUED PRIOR TO THE EXPIRATION DATE OF THE SITE PLAN APPROVAL.

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LAND USE DEVELOPMENT DATA

PARCEL AREA: 60.44 ACRES

PRESENT ZONING: OPEN USE ESTATE (OUE-1)

ABUTTING ZONING: WEST: OUE-1 - OPEN USE ESTATE
EAST: PID - PLANNED INDUSTRIAL DEVELOPMENT
NORTH: OUE-1 - OPEN USE ESTATE
SOUTH: PUD - PLANNED UNIT DEVELOPMENT

PROJECT ADDRESS: 2100 KNIGHTS TRAIL ROAD
NOKOMIS, FL 34275

PID: 0366-00-3010, 0366-00-0311, 0366-00-3020*
* A PORTION OF PID 0366-00-3020 IS NOT WITHIN THIS REQUEST.

PROJECT AREA: 60.44 ACRES (PARCEL AREA) - 7.17 ACRES (FUTURE SELF STORAGE) = 53.27 ACRES

OVERALL DENSITY: 630 UNITS / 53.27 AC. = 11.8 UNITS PER ACRE < 13 UNITS PER ACRE MAXIMUM

PROPOSED COMMERCIAL GENERAL (CG) ZONING:
PROPOSED NUMBER OF UNITS SHOWN: 630 MULTI-FAMILY RENTAL APARTMENT HOMES WITH A 17,680 SQ FT CLUBHOUSE
PROPOSED COMMERCIAL AREA: 456,685 SQ FT AREA (10.48 ACRES)

LAND USE:

BUILDING (MULTI-FAMILY APARTMENTS + PARKING GARAGE + AMENITY CENTER)	7.71 ACRES	(± 14.47%)
ROADS, SIDEWALKS, PAVERS AND PARKING	14.68 ACRES	(± 27.56%)
FUTURE COMMERCIAL AREA	11.42 ACRES	(± 21.44%)
LAKES @ CONTROL WATER EL.	6.89 ACRES	(± 12.93%)
OTHER PERVIOUS AREA	12.57 ACRES	(± 23.60%)
TOTAL AREA	53.27 ACRES	(100%)

PROPOSED BUILDING SETBACKS: BUILDING SETBACK FROM PER COMMERCIAL GENERAL ZONING (CG): FRONT 20', SIDE AND REAR 15'
BUILDING SETBACK PER CG DISTRICT ZONING FOR MULTIPLE-FAMILY DWELLINGS: FRONT 20', SIDE AND REAR 15', WATERFRONT YARDS 20'

RECLAIMED WATER: PROVIDED BY CITY OF VENICE.

WATER: POTABLE WATER SUPPLY WILL BE FROM CITY OF VENICE UTILITIES, BUT WILL BE MASTER METERED.

SEWER: WASTEWATER SERVICES WILL BE PROVIDED BY CITY OF VENICE UTILITIES.

GARBAGE: GARBAGE PICKUP WILL BE PROVIDED BY CITY OF VENICE.

ROADWAYS: ACCESS TO THIS PROJECT IS PROVIDED FROM KNIGHTS TRAIL ROAD, GENE GREEN ROAD, AND EAST RUSTIC ROAD.

PARKING LOT: TO BE PRIVATELY MAINTAINED.

LOADING ZONES REQUIRED (RESIDENTIAL): 16

LOADING ZONES PROVIDED (RESIDENTIAL): 16

EASEMENTS: REFER TO SHEETS A-4 AND A-6 THROUGH A-10 FOR EXISTING AND PROPOSED EASEMENT INFORMATION, RESPECTIVELY.

TREE LOCATION: REFER TO TREE SURVEY.

FEMA DESIGNATION:
NOTE: THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, FLORIDA, COMMUNITY NO. 12115C0245F, DATED NOVEMBER 4, 2016, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FEMA DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

ENVIRONMENTAL AND SURFACE WATER MANAGEMENT SYSTEM:
DRAINAGE SYSTEM WILL BE PRIVATELY MAINTAINED.

WELLS: THERE IS ONE EXISTING WELL LOCATED IN THE MIDDLE OF THE PARCEL, TOWARDS THE NORTHERN PROPERTY LINE. THIS WELL WILL BE CUT, CAPPED, AND PLUGGED BY A LICENSED WELL CONTRACTOR PRIOR TO CONSTRUCTION.

IMPERVIOUS/PERVIOUS AREAS:	ACRES	PERCENTAGE
IMPERVIOUS AREA:	33.81	63.47%
PERVIOUS AREA (INCL. LAKE):	19.46	36.53%
TOTAL:	53.27	100%

ADA: ALL SIDEWALK STREET CROSSINGS AT CURBS, GUTTERS AND INTERSECTIONS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA ACCESSIBILITY CODE.

LANDSCAPE PLANS: REFER TO SEPARATE LANDSCAPE PLANS.

TREE MITIGATION PLANS: REFER TO TREE SURVEY AND LANDSCAPE PLANS.

UNIT SPLIT:
1 BEDROOM UNITS = 252
2 BEDROOM UNITS = 336
3 BEDROOM UNITS = 42
TOTAL UNITS = 630

REQUIRED PARKING CALCULATION:
REQUIRED PARKING SPACES = 630 UNITS * 2 SPACES + 17,680 SF AMENITY CENTER * (1 SPACE PER 200 SF) = 1260 SPACES + 89 SPACES
TOTAL SPACES REQUIRED = 1349 SPACES REQUIRED (13 ADA)

PARKING SPACES PROVIDED:
PROVIDED PARKING SPACES = 293 (24 GARAGES) + 884 (SURFACE) - 16 (RESIDENTIAL LOADING ZONES)
TOTAL SPACES PROVIDED = 1161 SPACES PROVIDED (28 ADA)
PARKING RATIO = 1.84
(NOTE: PARKING REDUCTION WILL BE REQUESTED UNDER SEPARATE SPECIAL EXCEPTION APPLICATION)

DEVELOPER: COMMERCIAL STREET PARTNERS, LLC
64 COMMERCIAL ST
ROCHESTER, NY 14614
PH:(404) 400-1322

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200
SARASOTA, FL 34236
PH: (941) 379-7600
CONTACT: ANDREW J. PLUTA, P.E.

SURVEYOR : BRITT SURVEYING, INC.
680 U.S. BYPASS N, UNIT 1
VENICE, FL 34285
PH : (941) 493-1396
CONTACT: RANDALL E. BRITT, P.L.S.

ARCHITECT: PASSERO ASSOCIATES
1824 STATESVILLE AVE, SUITE 103
BUILDING C, SUITE 250
CHARLOTTE, NC 28206
PH: (980) 621-8366
CONTACT: JEREMY WHITE, AIA

LANDSCAPE ARCHITECT:
KIMLEY HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200
SARASOTA, FL 34236
PH: (941) 379-7600
CONTACT: EDWARD M. DEAN, PLA

CITY OF VENICE REQUIRED NOTES:

1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW PERMIT.
2. ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF STATE ISSUED PERMITS.
3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY OF VENICE.
4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
5. ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS I, II, OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521.
6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
7. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
8. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

UTILITY COMPANIES:

FPL
5657 NORTH McINTOSH ROAD
SARASOTA, FLORIDA 34233

FRONTIER
1701 RINGLING BLVD.
SARASOTA, FLORIDA 34236
PH: (941) 906-6711

VENICE UTILITIES
401 W. VENICE AVE.
VENICE, FL 34285
PH: (941) 882-7297
CONTACT: PATIENCE ANATASIO

TECO GAS
8261 VICO COURT
SARASOTA, FLORIDA 34240-7844

COMCAST CABLE
5205 FRUITVILLE ROAD
SARASOTA, FLORIDA 34232

PREPARED BY
Kimley»Horn

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE (941) 379-7600
WWW.KIMLEY-HORN.COM CA 000035106

ANDREW J. PLUTA
No.92225
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDREW J. PLUTA, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ANDREW J. PLUTA, P.E. No.: 92225
KIMLEY-HORN AND ASSOCIATES, INC.
REGISTRY No.: 35106
1777 MAIN STREET, SUITE 200
SARASOTA, FLORIDA 34236

I HEREBY CERTIFY THAT THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTIONS 335.075(1) AND (4), FLORIDA STATUTES.

Andrew J Pluta

Digitally signed by Andrew J Pluta
DN: C=US, E=andrew.pluta@kimley-horn.com, O=Kimley-Horn and Associates, Inc., CN=Andrew J Pluta
Date: 2022.08.31 10:09:04 -04'00'

08/31/2022

ANDREW J. PLUTA, P.E.
FLA. P.E. LICENSE # 92225
CA. NO. 00035106

DATE:

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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER
92225
DATE: _____

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____

GENERAL NOTES

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
A-2

N:\NK_Civil\248035001--Nokomis Groves Private\CAD\References

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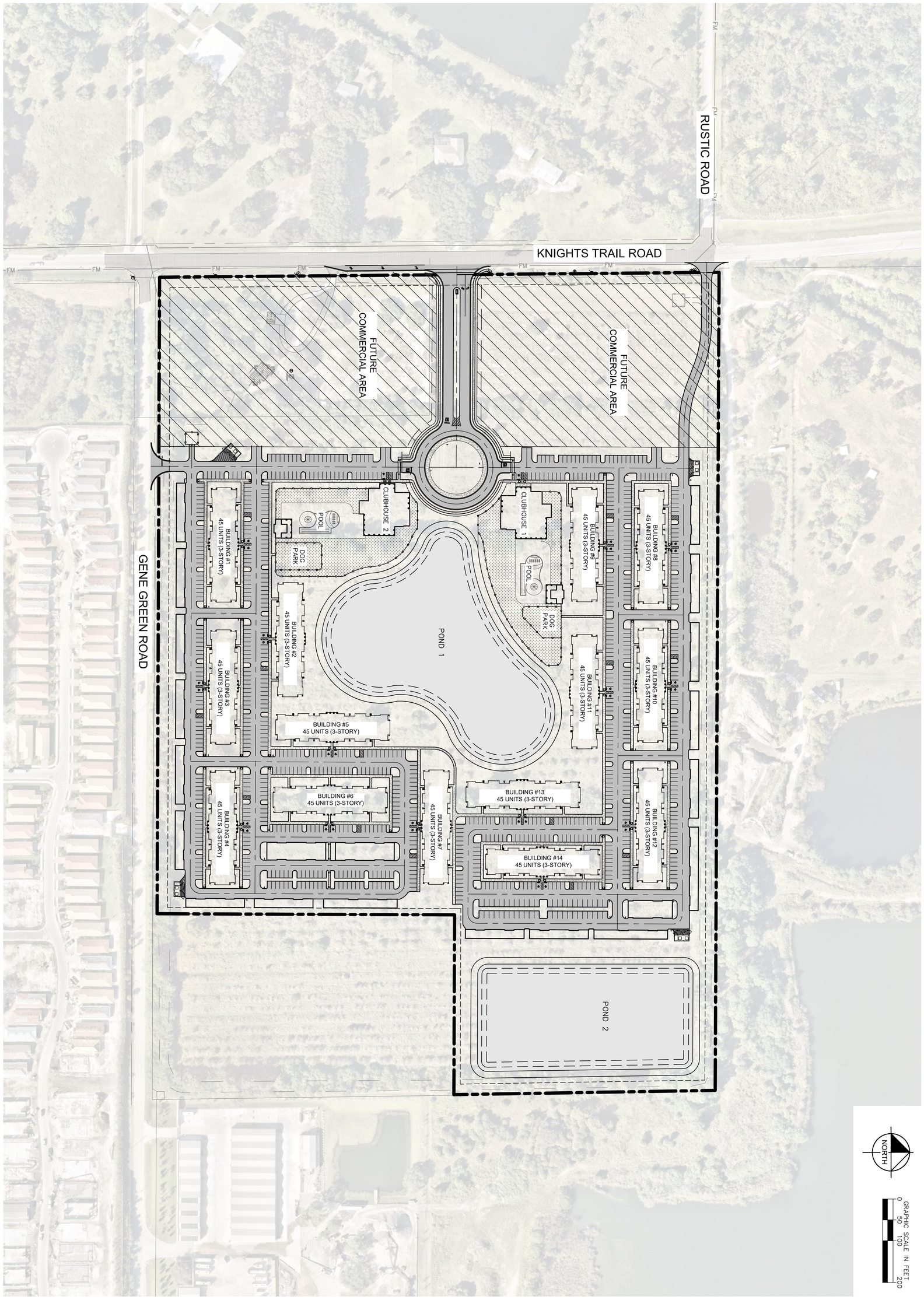

SHEET NUMBER A-3

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

AERIAL SITE PLAN

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER 92225
DATE: _____

Kimley»Horn
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No.	REVISIONS	DATE	BY

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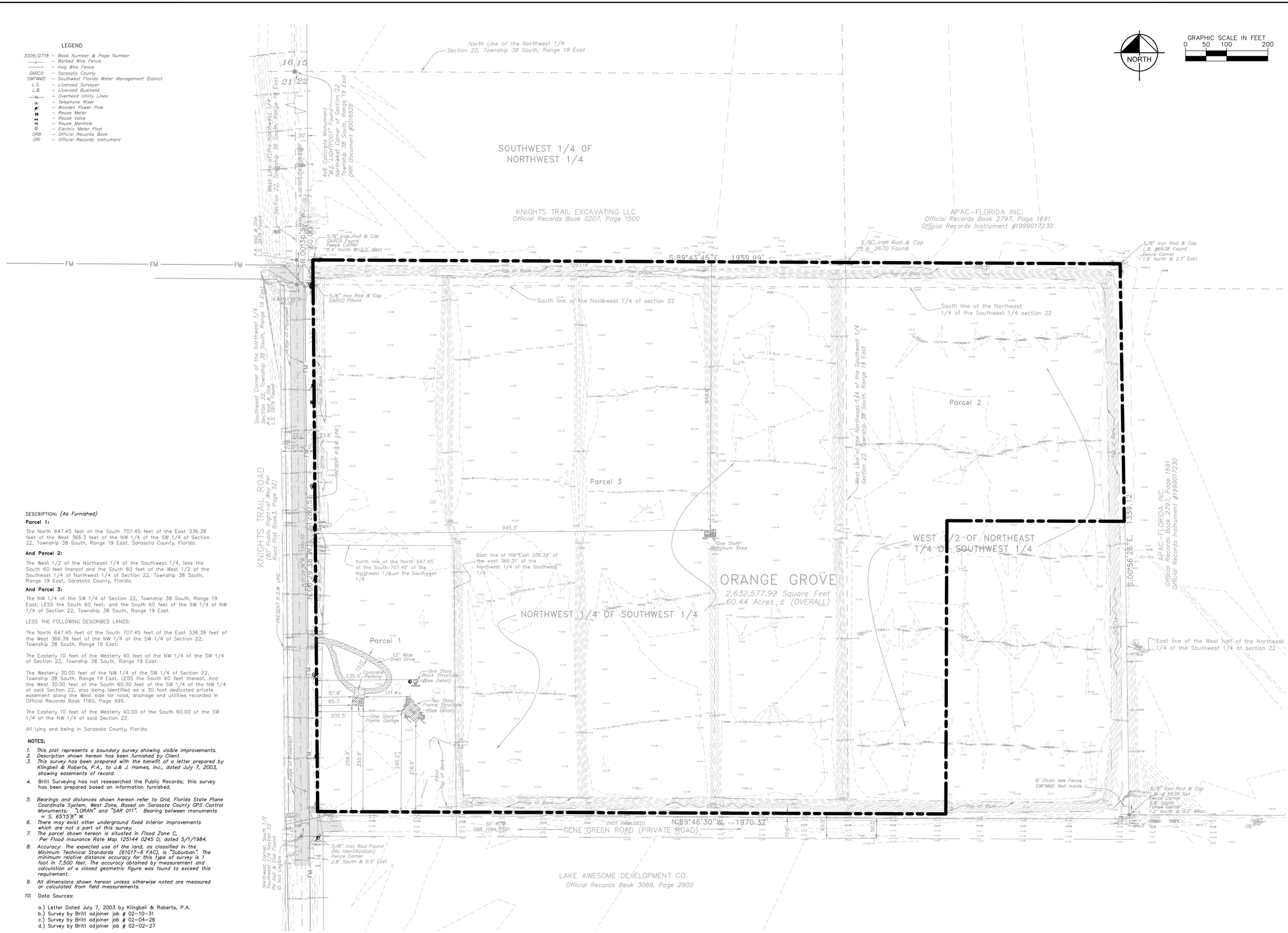
LEGEND

3009/2718	– Book Number & Page Number
—X—	– Barbed Wire Fence
———	– Hog Wire Fence
SARCO	– Sarasota County
SWFWMD	– Southwest Florida Water Management District
L.S.	– Licensed Surveyor
L.B.	– Licensed Business
—OH—	– Overhead Utility Lines
⍟	– Telephone Riser
⍟	– Wooden Power Pole
RM	– Reuse Meter
RV	– Reuse Valve
⍟	– Reuse Manhole
⍟	– Electric Meter Post
ORB	– Official Records Book
ORI	– Official Records Instrument



DESCRIPTION: *(As Furnished)*

Parcel 1:

The North 647.45 feet of the South 707.45 feet of the East 336.39 feet of the West 366.3 feet of the NW 1/4 of the SW 1/4 of Section 22, Township 38 South, Range 19 East, Sarasota County, Florida.

And Parcel 2:

The West 1/2 of the Northeast 1/4 of the Southwest 1/4, less the South 60 feet thereof and the South 60 feet of the West 1/2 of the Southeast 1/4 of Northwest 1/4 of Section 22, Township 38 South, Range 19 East, Sarasota County, Florida.

And Parcel 3:

The NW 1/4 of the SW 1/4 of Section 22, Township 38 South, Range 19 East, LESS the South 60 feet; and the South 60 feet of the SW 1/4 of NW 1/4 of Section 22, Township 38 South, Range 19 East.

LESS THE FOLLOWING DESCRIBED LANDS:

The North 647.45 feet of the South 707.45 feet of the East 336.39 feet of the West 366.39 feet of the NW 1/4 of the SW 1/4 of Section 22, Township 38 South, Range 19 East:

The Easterly 10 feet of the Westerly 40 feet of the NW 1/4 of the SW 1/4 of Section 22, Township 38 South, Range 19 East.

The Westerly 30.00 feet of the NW 1/4 of the SW 1/4 of Section 22, Township 38 South, Range 19 East, LESS the South 60 feet thereof, And the West 30.00 feet of the South 60.00 feet of the SW 1/4 of the NW 1/4 of said Section 22, also being identified as a 30 foot dedicated private easement along the West side for road, drainage and utilities recorded in Official Records Book 1160, Page 495.

The Easterly 10 feet of the Westerly 40.00 of the South 60.00 of the SW 1/4 of the NW 1/4 of said Section 22.

All lying and being in Sarasota County, Florida.

NOTES:

1. *This plat represents a boundary survey showing visible improvements.*
2. *Description shown hereon has been furnished by Client.*
3. *This survey has been prepared with the benefit of a letter prepared by Klingbeil & Roberts, P.A., to J.& J. Homes, Inc., dated July 7, 2003, showing easements of record.*
4. Britt Surveying has not reseaerched the Public Records; this survey has been prepared based on information furnished.
5. *Bearings and distances shown hereon refer to Grid, Florida State Plane Coordinate System, West Zone, Based on Sarasota County GPS Control Monuments: "LORAN" and "SAR 011". Bearing between monuments = S. 65°15'8" W.*
6. *There may exist other underground fixed interior improvements which are not a part of this survey.*
7. *The parcel shown hereon is situated in Flood Zone C, Per Flood Insurance Rate Map 125144 0245 D, dated 5/1/1984.*
8. *Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (61G17–6 FAC), is "Suburban". The minimum relative distance accuracy for this type of 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.*
9. *All dimensions shown hereon unless otherwise noted are measured or calculated from field measurements.*
10. Data Sources:

    a.) Letter Dated July 7, 2003 by Klingbeil & Roberts, P.A.
    b.) Survey by Britt adjoiner job # 02–10–31
    c.) Survey by Britt adjoiner job # 02–04–26
    d.) Survey by Britt adjoiner job # 02–02–27

No.	REVISIONS	DATE	BY

Kimley»Horn
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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941–379–7600
WWW.KIMLEY–HORN.COM REGISTRY NO. 35106

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

EXISTING CONDITIONS PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
A-4

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LEGEND

3009/2718 – Book Number & Page Number
—X— – Barbed Wire Fence
——— – Hog Wire Fence
SARCO – Sarasota County
SWFWMD – Southwest Florida Water Management District
L.S. – Licensed Surveyor
L.B. – Licensed Business
——W—— – Overhead Utility Lines
℗ – Telephone Riser
– Wooden Power Pole
– Reuse Meter
– Reuse Valve
– Reuse Manhole
© – Electric Meter Post
ORB – Official Records Book
ORI – Official Records Instrument

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

North Line of the Northwest 1/4
Section 22, Township 38 South, Range 19 East

16 15 21 22

West Line of the Northwest 1/4
Section 22, Township 38 South, Range 19 East

4"x6" Concrete Monument
"W.E. LICHTFOOT" Found
Northwest Corner of Section 22
Township 38 South, Range 19 East
DNR Document #0018828

N.00°30'57"W. 2620.90'

30'

SOUTHWEST 1/4 OF
NORTHWEST 1/4

KNIGHTS TRAIL EXCAVATING LLC
Official Records Book 0207, Page 1500

APAC–FLORIDA INC.
Official Records Book 2797, Page 1691
Official Records Instrument #1999017230

P.K. Nail & Disk
L.S. 3979 Found

5/8" Iron Rod & Cap
SARCO Found
Fence Corner
0.4' North & 2.0' West

N.00°30'57"W. 60.00'

S.89°43'45"E. 1959.99'

5/8" Iron Rod & Cap
L.B. 2670 Found

5/8" Iron Rod & Cap
L.B. #6638 Found
Fence Corner
1.9' North & 2.7' East

FM

N.89°43'45"W. 40.00'

5/8" Iron Rod & Cap
SARCO Found

Top of Bank

(293.18')

DITCH

(866.81')

South line of the Northwest 1/4 of section 22

South line of the Northeast
1/4 of the Southwest 1/4 section 22

PROPERTY LINE

Southwest Corner of the Northwest 1/4
Section 22, Township 38 South, Range 19 East
P.K. Nail & Disk
L.S. 3979 Found

Edge of Movement

649.8'

West Line of the Northeast 1/4 of the Southwest 1/4
Section 22, Township 38 South, Range 19 East

Parcel 2

32.1'

40.0' 40.0'

123.8'

PRESENT R.O.W. LINE

KNIGHTS TRAIL ROAD
(80' Public Right-of Way Per
Road Plat Book 3, Page 52)

N.00°30'57"W. 1280.58'

Parcel 3

EXISTING WELL TO BE
PLUGGED BY LICENSED WELL
DRILLING CONTRACTOR IN
APPROVED MANNER

ONE STORY ALUMINUM
SHED STRUCTURE
TO BE REMOVED

One Story
Aluminum Shed

945.3'

PROPERTY LINE

WEST 1/2 OF NORTHEAST
1/4 OF SOUTHWEST 1/4

S.00°56'23"E. 1339.12'

APAC–FLORIDA INC.
Official Records Book 2797, Page 1691
Official Records Instrument #1999017230

North line of the North 647.45'
of the South 707.45' of the
Northwest 1/4 of the Southwest
1/4

East line of the East 336.39' of
the west 366.31' of the
Northwest 1/4 of the Southwest
1/4

ORANGE GROVE
2,632,577.92 Square Feet
60.44 Acres ± (OVERALL)

NORTHWEST 1/4 OF SOUTHWEST 1/4

SHELL DRIVEWAY
TO BE REMOVED

34" HERITAGE TREE
(PROPOSED FOR REMOVAL)

Parcel 1

12' Wide
Shell Drive

ONE STORY CONCRETE
BLOCK STRUCTURE
TO BE REMOVED

One Story
Block Structure
(See Detail)

32" HERITAGE TREE
(PROPOSED FOR REMOVAL)

5" Concrete
Parking

135.0'

111.4'

87.8'

85.3'

205.5'

Two Story
Frame Structure
(See Detail)

One Story
Frame Garage

TWO STORY
FRAME STRUCTURE
TO BE REMOVED

ONE STORY
FRAME GARAGE
STRUCTURE
TO BE REMOVED

258.9'

255.9'

216.6'

Pond

Top of Bank

38" HERITAGE TREE
(PROPOSED FOR REMOVAL)

PROPERTY LINE

East line of the West half of the Northeast
1/4 of the Southwest 1/4 of section 22

8' Chain link Fence
SWFWMD Well Inside

5/8" Iron Rod & Cap
L.B. # 6638 Set
Fence Corner
9.8' South
Fence Corner
1.2' North & 0.5' West

28.3'

Top of Bank

DITCH

Top of Bank

50' R/W
ORB 1084/1581

(NOT INCLUDED)
GENE GREEN ROAD (PRIVATE ROAD)

N.89°46'30"W. 1970.37'

10.0'

60.0'

50.0'

Northwest Corner, South 1/2
Section 22, Township 38
PK Nail & Disk Found
ID Not Legible

5/8" Iron Rod Found
(No Identification)
Fence Corner
2.8' South & 0.5' East

LAKE AWESOME DEVELOPMENT CO.
Official Records Book 3089, Page 2900

LEGEND
BUILDING OR SHELL
DRIVE TO BE REMOVED

NOTE:
A SEPARATE DEMOLITION PERMIT WILL BE REQUIRED FOR THE DEMOLITION OF THE EXISTING STRUCTURES.

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER
92225
DATE: ———

KHA PROJECT
248035001
DATE
AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ———
DRAWN BY ———
CHECKED BY ———

DEMOLITION PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
A-5

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

RUSTIC ROAD

KNIGHTS TRAIL ROAD

FUTURE
COMMERCIAL AREA

SHEET A-7

SHEET A-8

SHEET A-9

SHEET A-10

BUILDING #8
45 UNITS (3-STORY)

BUILDING #10
45 UNITS (3-STORY)

BUILDING #12
45 UNITS (3-STORY)

BUILDING #9
45 UNITS (3-STORY)

BUILDING #11
45 UNITS (3-STORY)

DOG
PARK

CLUBHOUSE 1

POOL

BUILDING #13
45 UNITS (3-STORY)

BUILDING #14
45 UNITS (3-STORY)

BUILDING #7
45 UNITS (3-STORY)

CLUBHOUSE 2

POOL

DOG
PARK

BUILDING #5
45 UNITS (3-STORY)

BUILDING #6
45 UNITS (3-STORY)

BUILDING #2
45 UNITS (3-STORY)

BUILDING #1
45 UNITS (3-STORY)

BUILDING #3
45 UNITS (3-STORY)

BUILDING #4
45 UNITS (3-STORY)

GENE GREEN ROAD

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER
92225
DATE: ____

KHA PROJECT
248035001
DATE
AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

MASTER SITE PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
A-6

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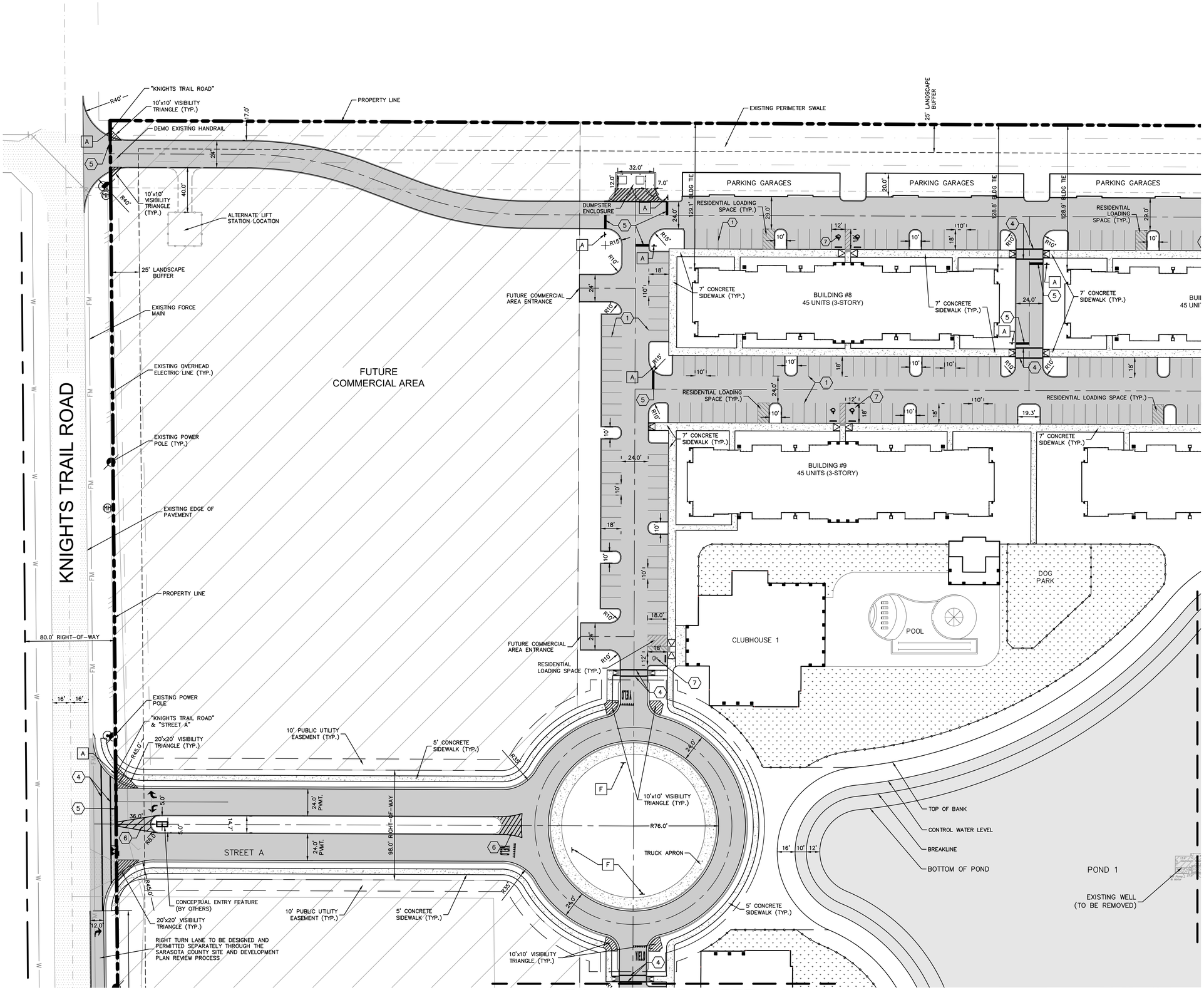

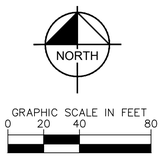

LEGEND:

- (#) PARKING COUNT
- PROPOSED ASPHALT PAVEMENT (REFER TO PAVEMENT SECTION ON SHEET B-5)
- WATER SURFACE
- CONCRETE PAVEMENT

SIGNAGE & PAVEMENT MARKING LEGEND

- (1) 4" WIDE SOLID WHITE STRIPE
- (2) 4" WIDE SOLID BLUE STRIPE
- (3) 6" WIDE SOLID WHITE STRIPE (LANE LINE)
- (4) 12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK)
- (5) 24" WIDE SOLID WHITE LINE (STOP LINE)
- (6) 18" WIDE SOLID YELLOW LINE (GORE)
- (7) HANDICAP PARKING (SEE SHEET B-5 FOR DETAILS)

- [A] "STOP" SIGN & POST (R1-1, W/R, 30"x30")
- [B] 25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")
- [C] PEDESTRIAN CROSSING SIGN AND POST (W11-2, B/Y, 30"x30")
- [D] HANDICAP PARKING SIGN AND POST (R7-8)
- [E] "KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)
- [F] ROUNDABOUT DIRECTIONAL (R6-4A)

NOTES:
1. ALL EDGE OF PAVEMENT RADII ARE 3', UNLESS OTHERWISE NOTED.
2. ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE

PROJECT DATUM: NAVD88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

THE SITE CONSTRUCTION STAKEOUT SHALL BE PREFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
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FLORIDA LICENSE NUMBER
92225
DATE: ——

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

SITE PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
A-7

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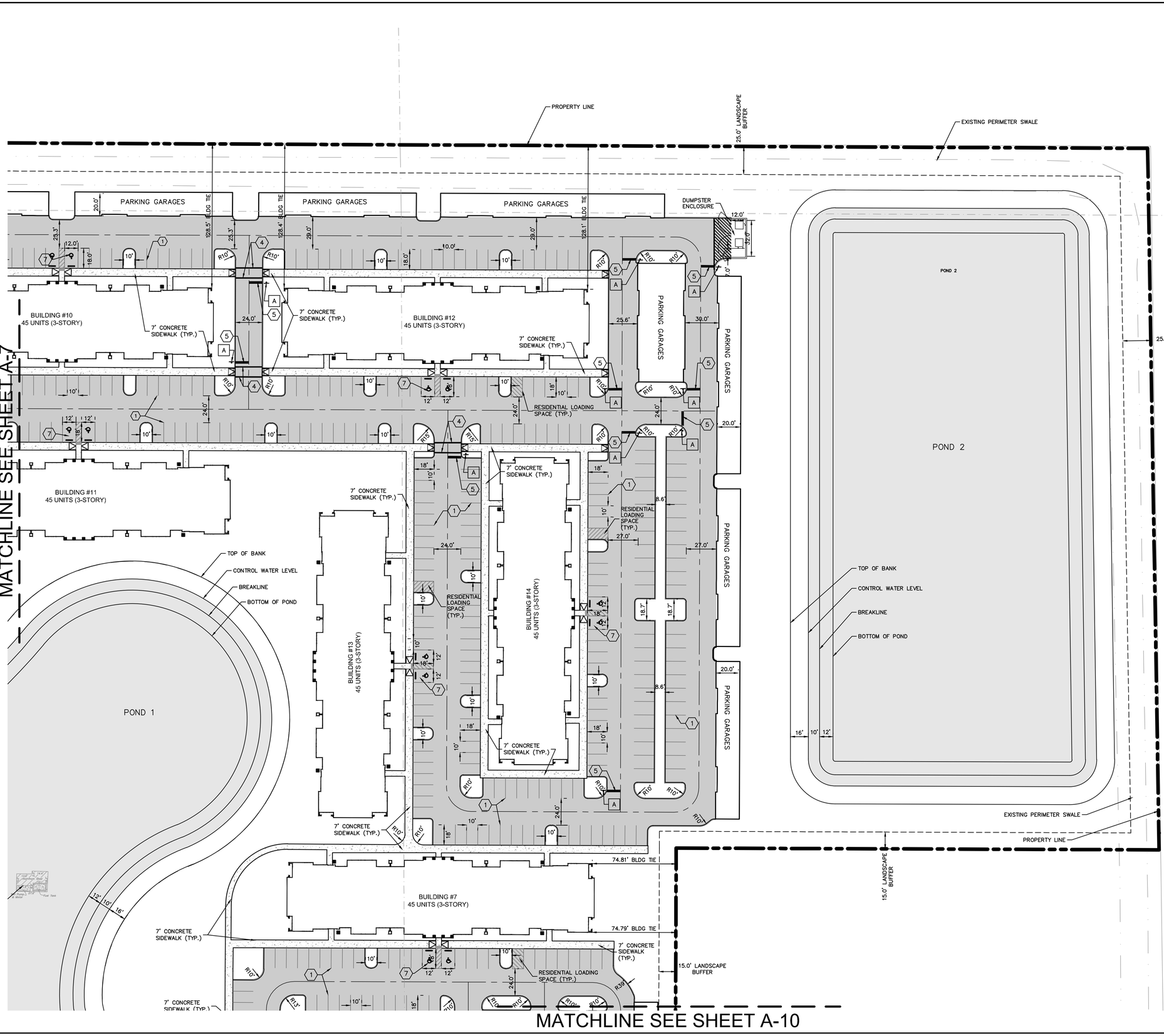

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND:

- (#) PARKING COUNT
- PROPOSED ASPHALT PAVEMENT (REFER TO PAVEMENT SECTION ON SHEET B-5)
- WATER SURFACE
- CONCRETE PAVEMENT

SIGNAGE & PAVEMENT MARKING LEGEND

- (1) 4" WIDE SOLID WHITE STRIPE
- (2) 4" WIDE SOLID BLUE STRIPE
- (3) 6" WIDE SOLID WHITE STRIPE (LANE LINE)
- (4) 12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK)
- (5) 24" WIDE SOLID WHITE LINE (STOP LINE)
- (6) 18" WIDE SOLID YELLOW LINE (GORE)
- (7) HANDICAP PARKING (SEE SHEET B-5 FOR DETAILS)
- [A] "STOP" SIGN & POST (R1-1, W/R, 30"x30")
- [B] 25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")
- [C] PEDESTRIAN CROSSING SIGN AND POST (W11-2, B/Y, 30"x30")
- [D] HANDICAP PARKING SIGN AND POST (R7-8)
- [E] "KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)
- [F] ROUNDABOUT DIRECTIONAL (R6-4A)

NOTES:
1. ALL EDGE OF PAVEMENT RADII ARE 3', UNLESS OTHERWISE NOTED.
2. ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE

PROJECT DATUM: NAVD88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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CHECKED BY ——

SITE PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
A-8

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MATCHLINE SEE SHEET A-7

MATCHLINE SEE SHEET A-10

KNIGHTS TRAIL ROAD

FUTURE COMMERCIAL AREA

RIGHT TURN LANE TO BE DESIGNED AND PERMITTED SEPARATELY THROUGH THE SARASOTA COUNTY SITE AND DEVELOPMENT PLAN REVIEW PROCESS

EXISTING SHELL DRIVEWAY (TO BE REMOVED)

EXISTING STRUCTURE (TO BE REMOVED)

EXISTING FORCE MAIN

EXISTING OVERHEAD ELECTRIC LINE (TYP.)

EXISTING GARAGE (TO BE REMOVED)

25.0' LANDSCAPE BUFFER

EXISTING HOUSE (TO BE REMOVED)

PROPERTY LINE

80.0' RIGHT-OF-WAY

EXISTING POWER POLE (TYP.)

EXISTING POND (TO BE REMOVED)

EXISTING EDGE OF PAVEMENT

FUTURE COMMERCIAL AREA ENTRANCE

RESIDENTIAL LOADING SPACE (TYP.)

CLUBHOUSE 2

7' CONCRETE SIDEWALK (TYP.)

POOL

DOG PARK

BOTTOM OF POND

BREAKLINE

CONTROL WATER LEVEL

TOP OF BANK

POND 1

BUILDING #2
45 UNITS (3-STORY)

5' CONCRETE SIDEWALK (TYP.)

RESIDENTIAL LOADING SPACE (TYP.)

BUILDING #1
45 UNITS (3-STORY)

DUMPSTER ENCLOSURE

LIFT STATION LOCATION

20'x20' VISIBILITY TRIANGLE (TYP.)

BLDG TIE

PARKING GARAGES

"GENE GREEN ROAD"

60.0'

50.0'

25.0' LANDSCAPE BUFFER

GENE GREEN ROAD (PRIVA

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND:

- (#) PARKING COUNT
- PROPOSED ASPHALT PAVEMENT (REFER TO PAVEMENT SECTION ON SHEET B-5)
- WATER SURFACE
- CONCRETE PAVEMENT

SIGNAGE & PAVEMENT MARKING LEGEND

- 1 4" WIDE SOLID WHITE STRIPE
- 2 4" WIDE SOLID BLUE STRIPE
- 3 6" WIDE SOLID WHITE STRIPE (LANE LINE)
- 4 12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK)
- 5 24" WIDE SOLID WHITE LINE (STOP LINE)
- 6 18" WIDE SOLID YELLOW LINE (GORE)
- 7 HANDICAP PARKING (SEE SHEET B-5 FOR DETAILS)
- A "STOP" SIGN & POST (R1-1, W/R, 30"x30")
- B 25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")
- C PEDESTRIAN CROSSING SIGN AND POST (W11-2, B/Y, 30"x30")
- D HANDICAP PARKING SIGN AND POST (R7-8)
- E "KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)
- F ROUNDABOUT DIRECTIONAL (R6-4A)

NOTES:
1. ALL EDGE OF PAVEMENT RADII ARE 3', UNLESS OTHERWISE NOTED.
2. ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE

PROJECT DATUM: NAVD88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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92225
DATE: ——

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

SITE PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
A-9

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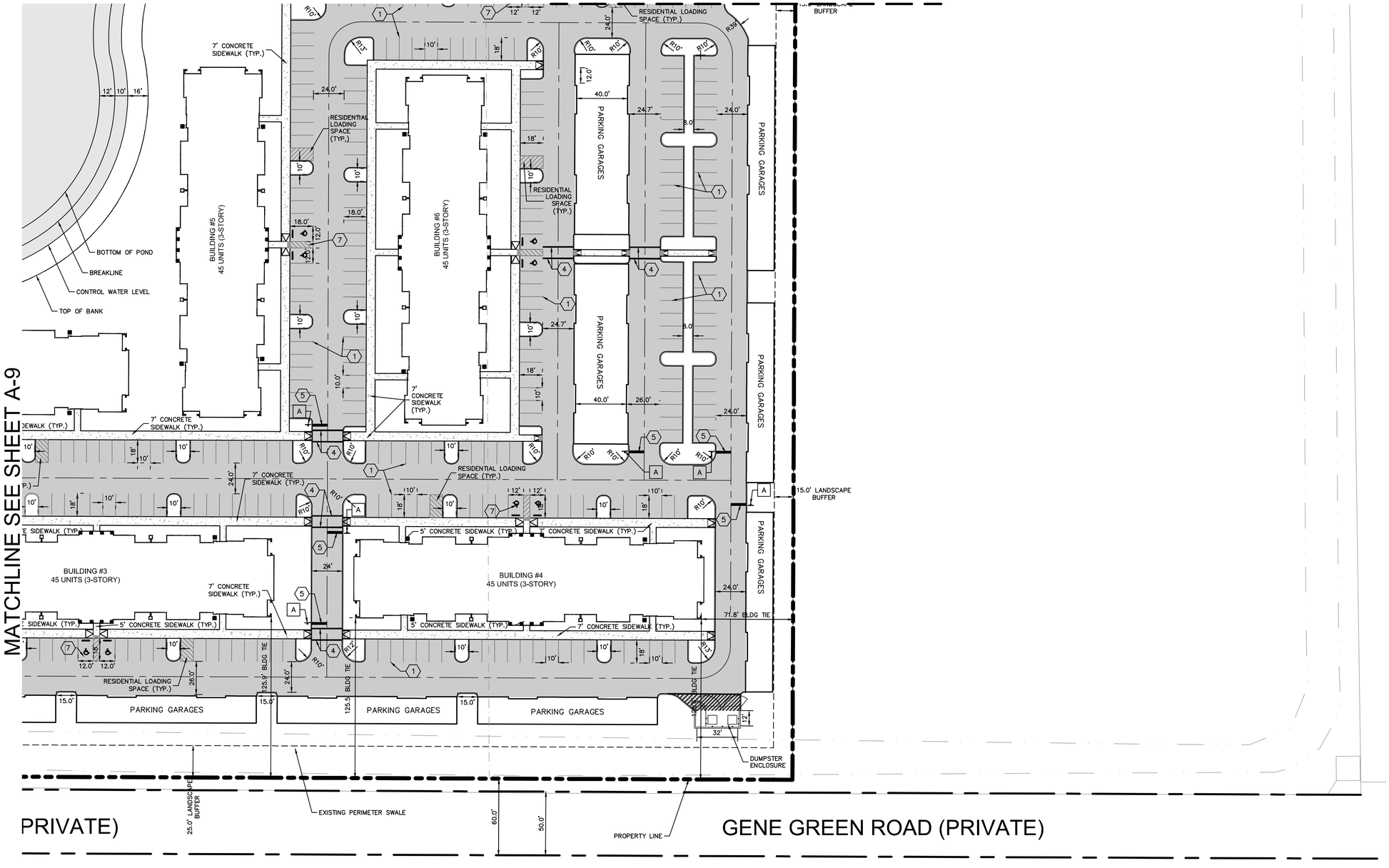
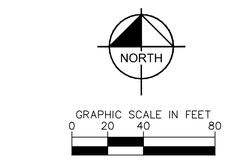
MATCHLINE SEE SHEET A-9

MATCHLINE SEE SHEET A-8





LEGEND:

- (#) PARKING COUNT
- PROPOSED ASPHALT PAVEMENT (REFER TO PAVEMENT SECTION ON SHEET B-5)
- WATER SURFACE
- CONCRETE PAVEMENT

SIGNAGE & PAVEMENT MARKING LEGEND

- (1) 4" WIDE SOLID WHITE STRIPE
- (2) 4" WIDE SOLID BLUE STRIPE
- (3) 6" WIDE SOLID WHITE STRIPE (LANE LINE)
- (4) 12" WIDE SOLID WHITE LINE (STANDARD CROSSWALK)
- (5) 24" WIDE SOLID WHITE LINE (STOP LINE)
- (6) 18" WIDE SOLID YELLOW LINE (GORE)
- (7) HANDICAP PARKING (SEE SHEET B-5 FOR DETAILS)
- [A] "STOP" SIGN & POST (R1-1, W/R, 30"x30")
- [B] 25 M.P.H. SPEED LIMIT SIGN & POST (R2-1, B/W, 24"x30")
- [C] PEDESTRIAN CROSSING SIGN AND POST (W11-2, B/Y, 30"x30")
- [D] HANDICAP PARKING SIGN AND POST (R7-8)
- [E] "KEEP RIGHT" (GRAPHIC) SIGN AND POST (R4-7, B/W, 24"x30") AND 18"x18" REFLECTOR TYPE I AMBER OBJECT MARKER (OM1-3)
- [F] ROUNDABOUT DIRECTIONAL (R6-4A)

NOTES:
1. ALL EDGE OF PAVEMENT RADII ARE 3', UNLESS OTHERWISE NOTED.
2. ALL HANDICAP RAMPS (CR) SHALL BE CONSTRUCTED WITH TACTILE

PROJECT DATUM: NAVD88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

THE SITE CONSTRUCTION STAKEOUT SHALL BE PREFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

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PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER
92225
DATE: ____

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

SITE PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
A-10

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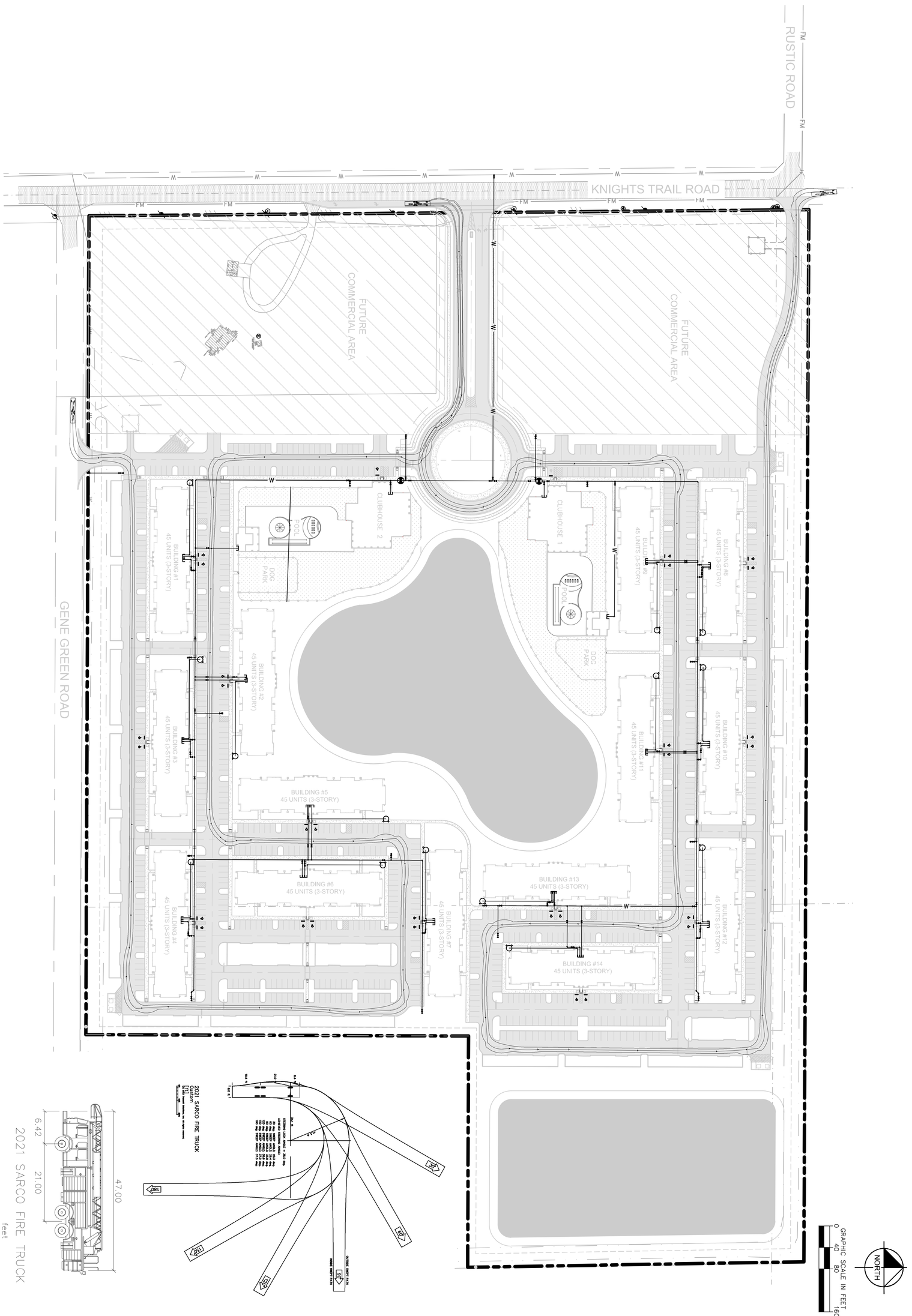

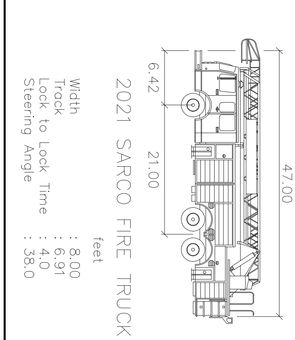

SHEET NUMBER A-11

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

FIRE TRUCK TURNING TEMPLATE

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
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DRAWN BY ____
CHECKED BY ____

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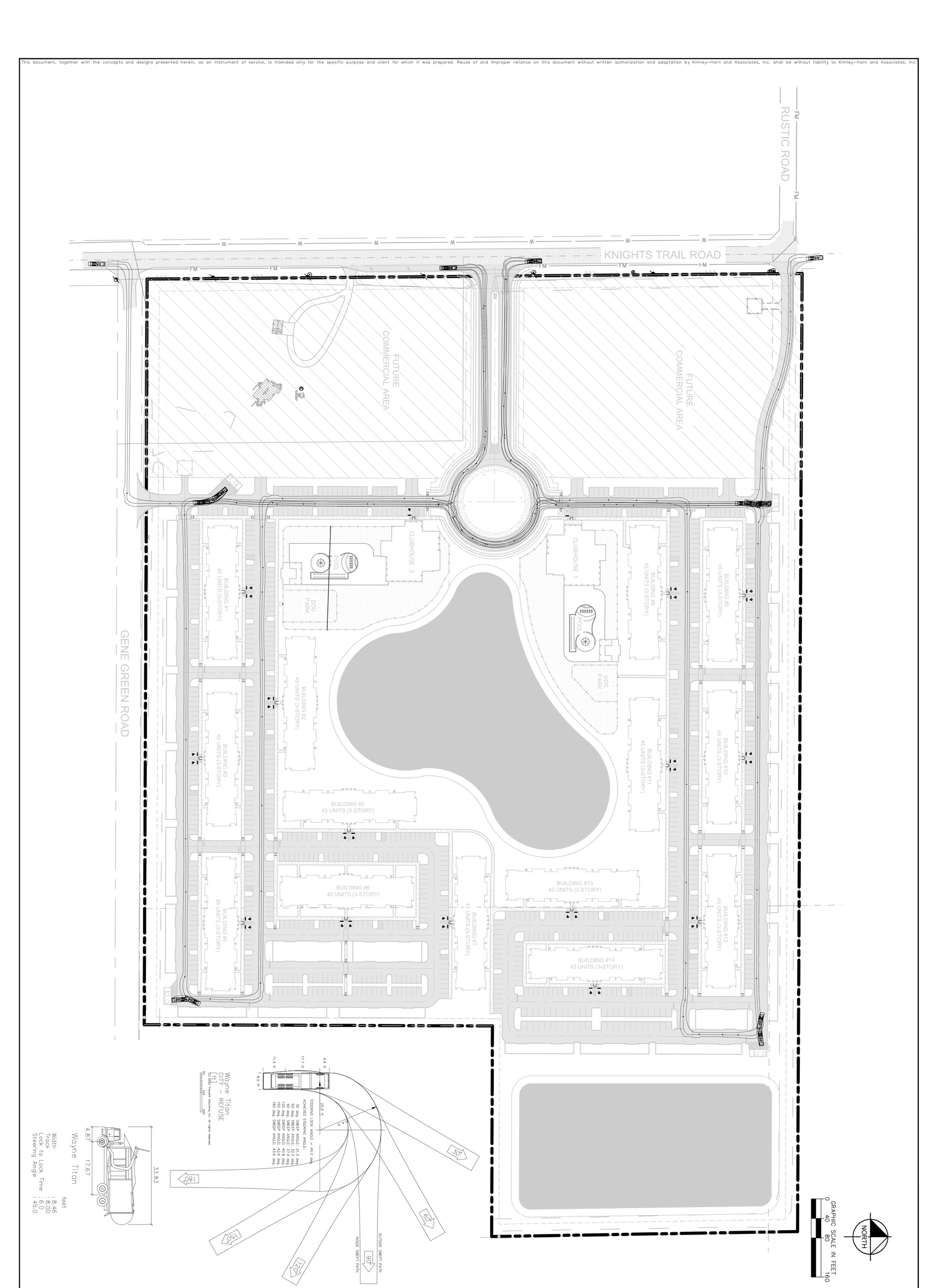

SHEET NUMBER A-12

NOKOMIS GROVES
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COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SOLID WASTE TURNING TEMPLATE

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
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ANDREW J. PLUTA, P.E.
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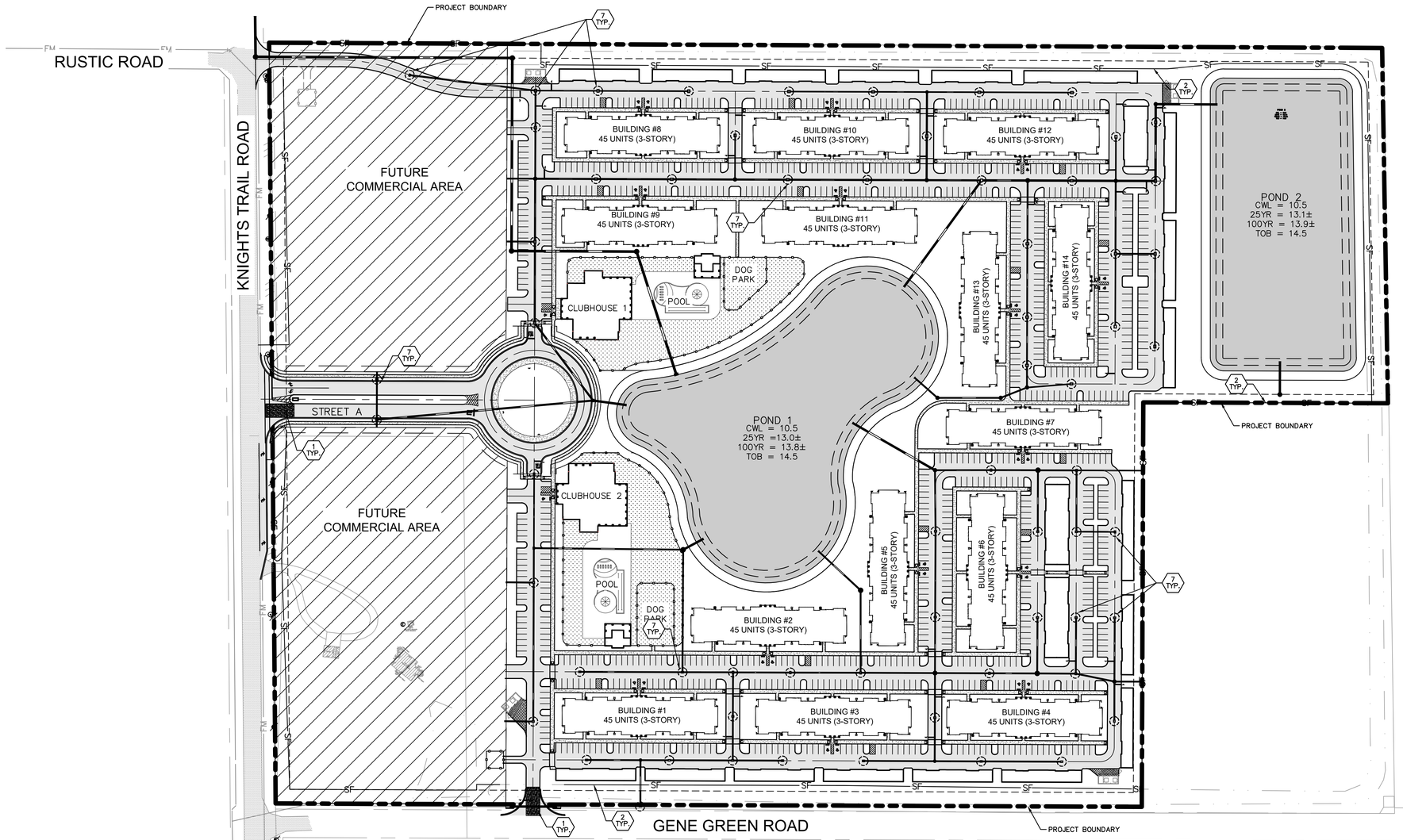

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

SILT FENCE

INLET PROTECTION

7 TYP. TYPICAL BEST MANAGEMENT DEVICE LOCATION. SEE BMP DETAIL DRAWING FOR BMP PLACEMENT AND DETAILS. (SHEET B-2)

BEST MANAGEMENT PRACTICE GUIDELINES

7 TYP. TYPICAL BEST MANAGEMENT DEVICE LOCATION. SEE BMP DETAIL DRAWING FOR BMP PLACEMENT AND DETAILS. (SHEET B-2)

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES OR AS DIRECTED BY THE ENGINEER.
2. PRIOR TO ANY EARTHMOVING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL REQUIRED BMP DEVICES PER CITY OF VENICE. ALL BMP DEVICES SHALL BE LOCATED AS SHOWN ON PLANS.
3. ALL GRASSING BY EITHER SEED OR SOD SHALL BE INSTALLED AS SOON AS PRACTICAL UPON THE COMPLETION OF FINAL GRADING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL GRASSING IN A HEALTHY GROWING ENVIRONMENT UNTIL ACCEPTANCE BY THE ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF WIND AND DUST DURING ALL PHASES OF CONSTRUCTION BY USING WATER TRUCKS, WIND FENCING OR OTHER DEVICES AS APPROVED BY THE ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO SAFELY STORE EQUIPMENT, FUEL, OIL AND OTHER HAZARDOUS DEVICES IN A MANNER TO PREVENT GREASE, OIL, FUEL AND OTHER HAZARDOUS SUBSTANCES FROM CONTAMINATING THE STORMWATER MANAGEMENT AND COLLECTION SYSTEMS AND PRESERVATION AREAS.

   ADDITIONAL BMP MEASURES MAY BE NECESSARY TO ENSURE THAT TURBID WATER IS NOT DISCHARGED FROM THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN, THE N.P.D.E.S. PERMIT AND THE CONDITIONS OF THE SWFWMD ENVIRONMENTAL RESOURCE PERMIT

BEST MANAGEMENT PRACTICES NOTES:

1. SILT FENCE SHOWN ON THESE PLANS SHALL BE INSTALLED IN THE LOCATIONS INDICATED AND ALONG THE OSW LINE UNLESS OTHERWISE NOTED ON THE PLANS. IF THERE IS A OSW IMPACT, ALL SILT FENCE SHALL BE INSTALLED 2' WATER WARD OF TOE OF SLOPE AS SHOWN ON THESE PLANS. NO SILT FENCE SHALL BE INSTALLED IN PRESERVED WETLANDS OR UPLANDS EXCEPT AS PROTECTION AROUND TEMPORARY IMPACTS.
2. BEST MANAGEMENT PRACTICES SHOWN FOR OPEN THROAT AND GRATED SWALE INLETS SHALL BE INSTALLED AS APPROPRIATE FOR VARIOUS PROJECT PHASES.
3. ALL LAKES SHALL BE SODDED FROM CWL TO 2' BACK OF LAKE CONTROL LINE (TOP OF BANK).
4. ALL CURBING, EDGE OF PAVEMENT WHERE CURB IS NOT PRESENT SHALL HAVE A 2' WIDE STRIP OF SOD.
5. ALL DRAINAGE STRUCTURES SHALL BE SODDED ALONG THE EDGE OF THE STRUCTURE 2' MINIMUM SOD WIDTH.
6. ALL DRAINAGE SWALES SHALL BE SODDED TO 2' BACK OF TOP OF BANK.
7. CONTRACTOR TO INSPECT AND REPAIR ALL BMP's ON A WEEKLY BASIS. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE AND WILL BE SUBMITTED TO THE DISTRICT ON A MONTHLY BASIS.
8. ANY BMP IN NEED OF REPAIR OR REINSTALLATION SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS OF IDENTIFICATION OF THE NEED FOR SUCH CORRECTION.
9. RECOMMENDED LOCATIONS OF THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCES HAVE BEEN SHOWN ON THE PLANS. ALTERNATE LOCATIONS CAN BE PROPOSED BY THE CONTRACTOR AND SHALL BE APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILIZING TEMPORARY GRAVEL CONSTRUCTION ENTRANCES PER THE DETAIL PROVIDED ON THE SHEET B-2 FOR ENTRANCES TO THE PROJECT.

DEWATERING NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ARRANGEMENT, LOCATION AND DEPTHS OF THE DEWATERING SYSTEM NECESSARY TO ACCOMPLISH THE WORK DESCRIBED ON THESE PLANS.
2. THE CONTRACTOR, IF REQUIRED, IS RESPONSIBLE FOR SUBMITTING TO THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT FOR REVIEW A DEWATERING PLAN AND SUPPORTING CALCULATIONS. THIS PLAN SHALL DETAIL THE DEWATERING METHODS PROPOSED, THE DURATION OF DEWATERING, FLOW PATHS, AND POINTS OF DISCHARGE.
3. ALL WATER REMOVED FROM THE EXCAVATIONS SHALL BE DISPOSED OF IN SUCH A MANNER AS WILL NOT ENDANGER PUBLIC HEALTH, DAMAGE PUBLIC OR PRIVATE PROPERTY, OR AFFECT ADVERSELY ANY PORTION OF THE WORK UNDER CONSTRUCTION OR COMPLETED.
4. PUBLIC RIGHTS-OF-WAY AND PROPERTIES SHALL NOT BE UTILIZED FOR THE DISPOSAL OF WATER REMOVED FROM THE GROUND BY THE DEWATERING PROCESS.
5. THE METHODS AND PROVISIONS UTILIZED TO PREVENT SILTATION AND EROSION SHALL CONFORM TO CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PRACTICES AND REGULATIONS AND ANY OTHER LOCAL LEGAL PROVISIONS WHICH MAY APPLY. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE STRICTER REQUIREMENTS SHALL APPLY.
6. SHOULD DEWATERING BE REQUIRED, CONTRACTOR IS TO FOLLOW, AT A MINIMUM, THE TYPICAL DEWATERING DISCHARGE PLAN AS DETAILED ON THIS SHEET FOR ALL PUMPED WATER.
7. THE PUMPING RATE SHALL BE MONITORED AND ADJUSTED, IF NECESSARY IN ORDER TO PREVENT THE DISCHARGE OF TURBID WATER INTO THE PUBLIC RIGHTS-OF-WAY OR EXISTING WETLANDS.
8. NO DIRECT PUMPING DISCHARGE IS PERMITTED INTO ANY EXISTING WETLANDS.

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BEST MANAGEMENT PRACTICES PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
B-1

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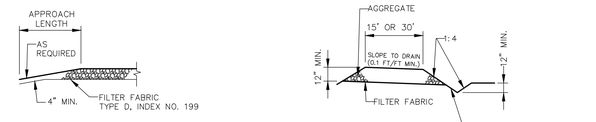
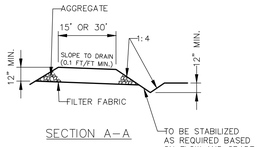
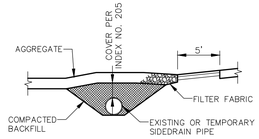


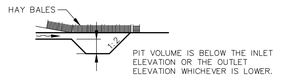
TRANSITION DETAIL



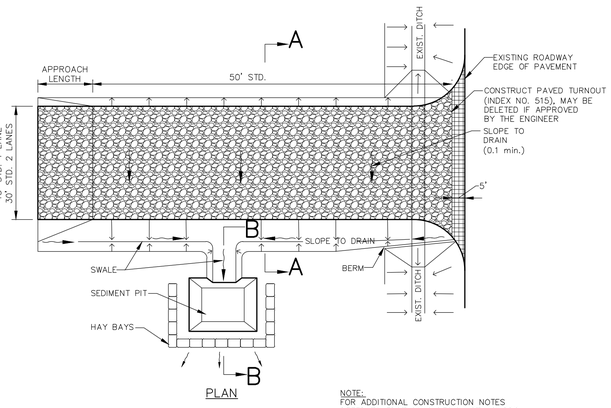
SECTION A–A



RURAL CONNECTION DETAIL



SECTION B–B



PLAN

NOTE:
FOR ADDITIONAL CONSTRUCTION NOTES REFER TO FDOT 2008 DESIGN STANDARDS, INDEX NO. 106 SOIL TRACKING PREVENTION DEVICE, TYPE A.

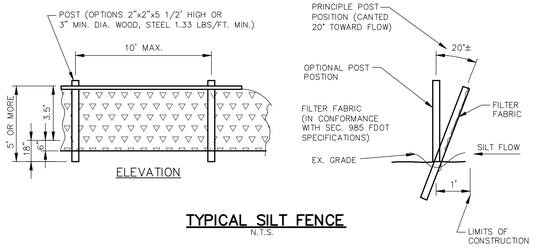
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

N.T.S.

FIGURE 1

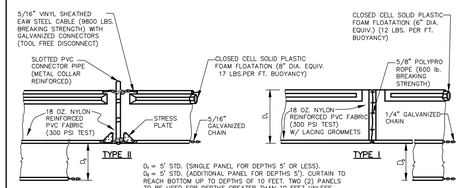


ELEVATION

TYPICAL SILT FENCE

N.T.S.

FIGURE 2



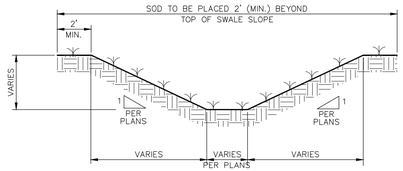
D_1 = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
D_2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS 5'). CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET. TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

NOTE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS

N.T.S.

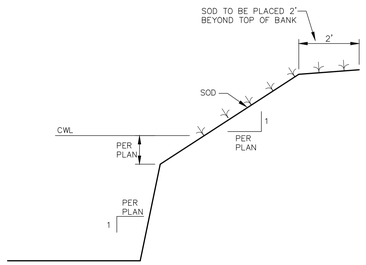
FIGURE 4



TYPICAL SWALE SECTION

N.T.S.

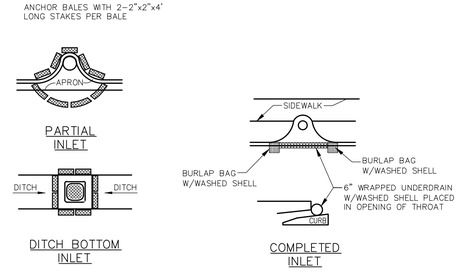
FIGURE 5



TYPICAL RETENTION/DETENTION POND SECTION

N.T.S.

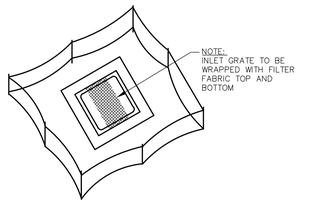
FIGURE 6



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

N.T.S.

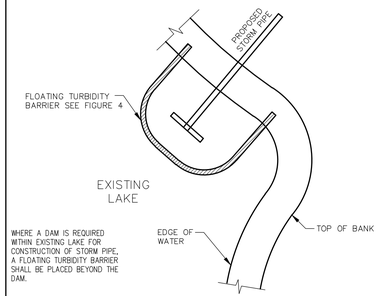
FIGURE 7



STAKED SILT BARRIER OR SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

N.T.S.

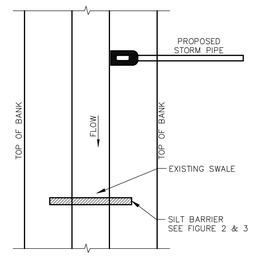
FIGURE 8



FLOATING TURBIDITY BARRIER AT CONNECTION OF STORM PIPE TO EXISTING LAKE

N.T.S.

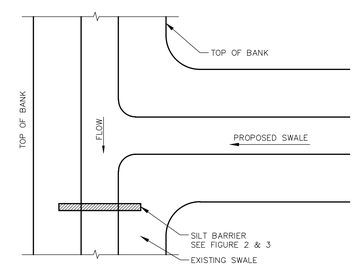
FIGURE 9



SILT BARRIER AT CONNECTION OF STORM PIPE TO EXISTING SWALE

N.T.S.

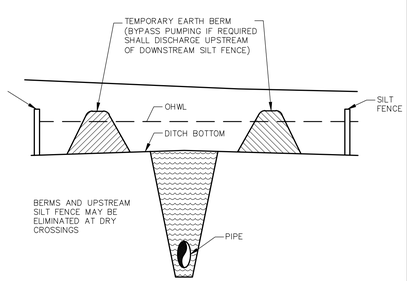
FIGURE 10



SILT BARRIER AT CONNECTION OF SWALE TO EXISTING SWALE

N.T.S.

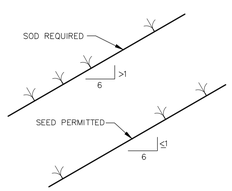
FIGURE 11



UNDERGROUND PIPE CROSSING

N.T.S.

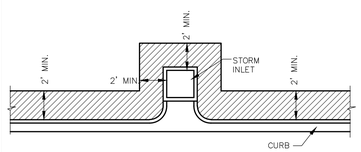
FIGURE 12



GRASS SLOPES

N.T.S.

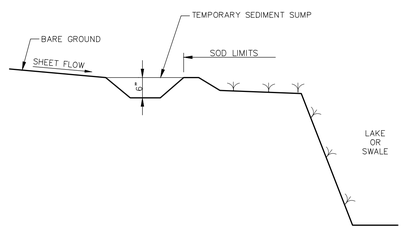
FIGURE 13



SOD ALONG CURB AND AROUND INLET

N.T.S.

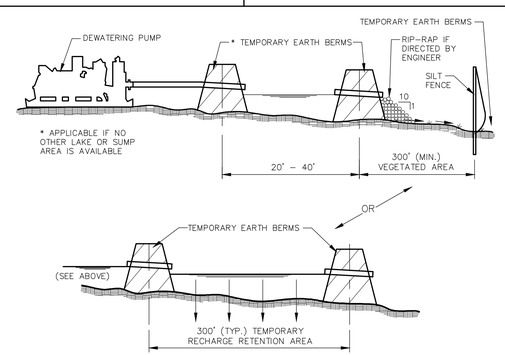
FIGURE 14



TEMPORARY SEDIMENT SUMP

N.T.S.

FIGURE 15



TYPICAL DEWATERING DISCHARGE PLAN

N.T.S.

FIGURE 16

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DRAWN BY ——
CHECKED BY ——

BEST MANAGEMENT PRACTICES DETAILS

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
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COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
B-2

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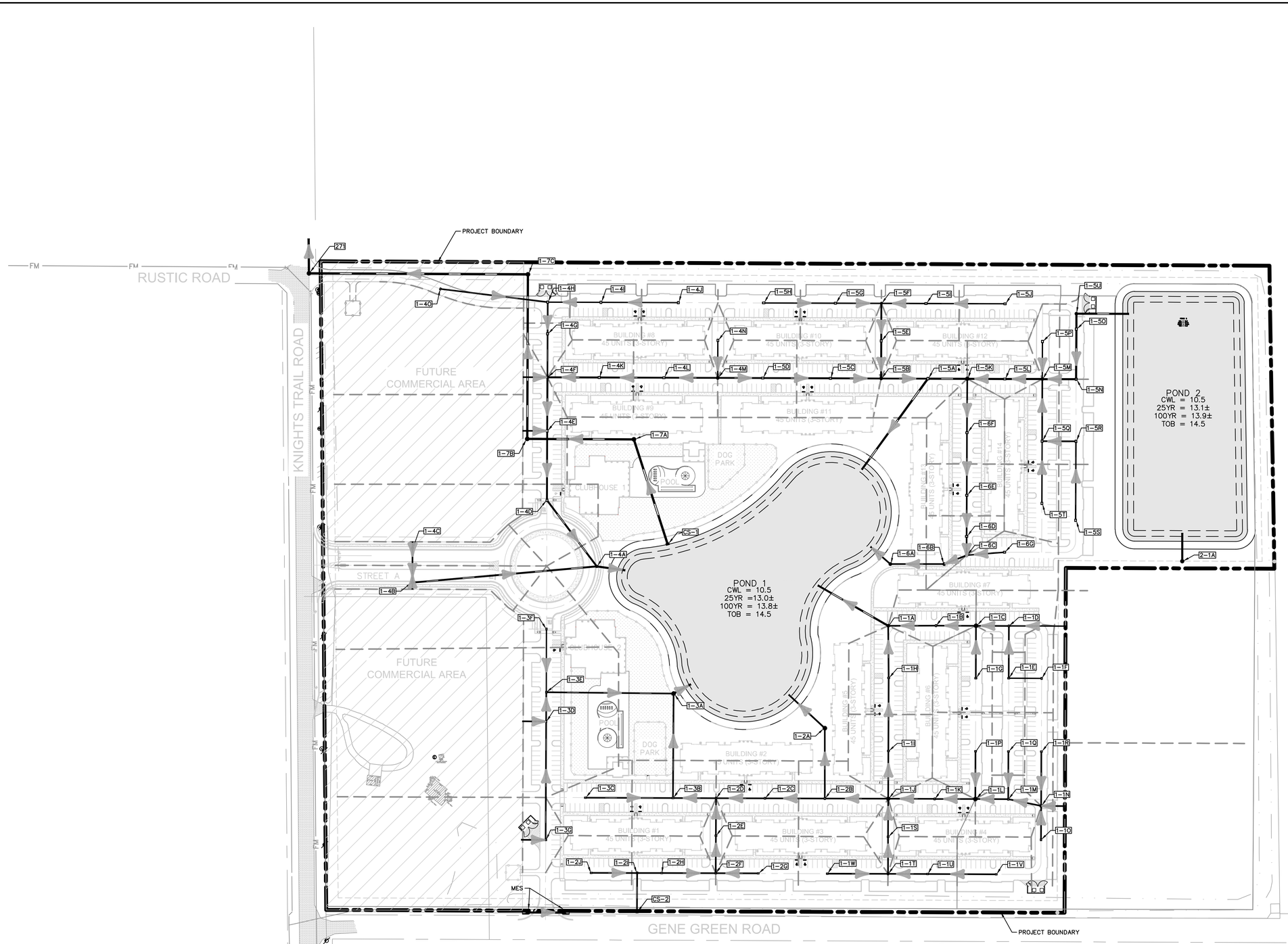

POND SUMMARY TABLE							
POND	--	TOB	DHWL	CWL	BREAK	MIN. BOTTOM	MAX. BOTTOM
POND 1	ELEV (FT)	14.50	–	10.50	8.50	2.50	-9.50
	AREA (AC)	4.55	–	3.89	3.50	3.05	2.20
POND 2	ELEV (FT)	14.50	–	10.50	8.50	2.50	-9.50
	AREA (AC)	3.56	–	2.99	2.66	2.27	1.57

APPLICANT WILL DEMONSTRATE DURING CONSTRUCTION PLAN REVIEW THAT POST DEVELOPMENT RUN-OFF SHALL NOT EXCEED PRE-DEVELOPMENT RUNOFF FOR PEAK FLOW RATE AND TOTAL VOLUME FOR THE 25-YEAR, 24-HOUR STORM EVENT.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER
92225
DATE: ——

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

MASTER DRAINAGE PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
B-3

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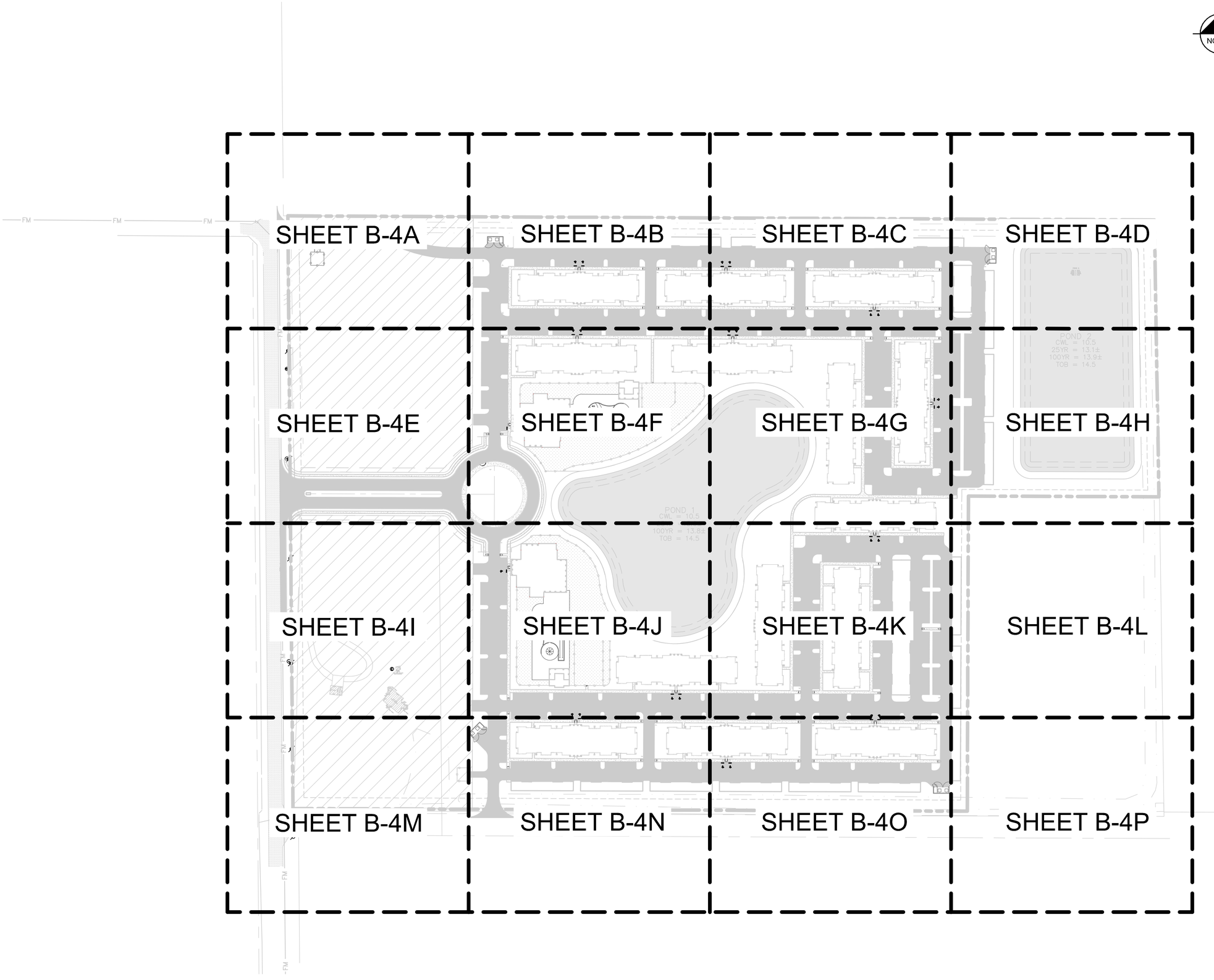
NORTH

GRAPHIC SCALE IN FEET
0 50 100 200



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LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER
92225
DATE: ——

KHA PROJECT
248035001
DATE
AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

PAVING GRADING AND DRAINAGE INDEX

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
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CITY OF VENICE FLORIDA

SHEET NUMBER
B-4

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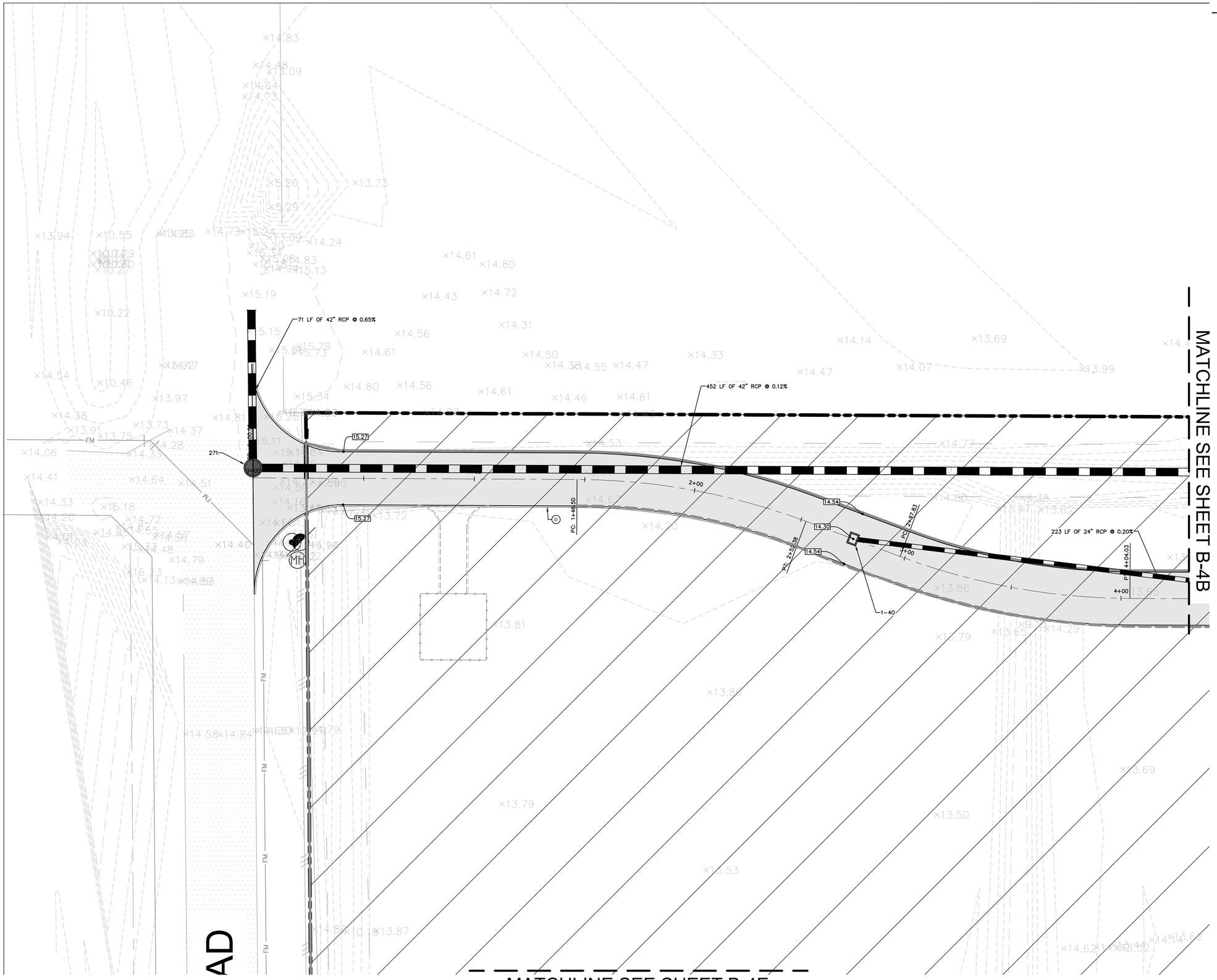

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- ×73.46 EXISTING SPOT ELEVATION
- 6.12 PROPOSED PAVED SPOT ELEVATION
- 6.2 PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION

CURB LEGEND

- (CR) CURB RAMP (PER FDOT INDEX #522)
- (F) TYPE "F" CURB
- (VG) STANDARD VALLEY GUTTER
- (VC) 3' VALLEY CROSSING
- (T) 5' TRANSITION BETWEEN TWO TYPES OF CURBS
- (A) TYPE "A" CURB

NOTES:

1. STORM PIPING SHALL BE AS FOLLOWS:
   RCP CLASS III PER ASTM C-76
   CORRUGATED HDPE PIPE PER AASHTO M-294
   PVC PIPE PER ASTM F949
2. JOINTS SHALL BE WATER TIGHT
3. TACTILE SURFACE MUST MEET MOST CURRENT ADA STANDARDS, BE FDOT COMPLIANT, AND BE RED IN COLOR.

271
7FT DIA JUNCTION BOX
STA: ???, ??? ???
RIM: 14.75
INV IN (E): 8.47
INV OUT (N): 8.46

1-40
FDOT TYPE D INLET
STA: 2+75.11, 0.00
GRATE: 14.30
INV OUT: 9.73 (E)

PROJECT DATUM: NAVD88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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IT'S THE LAW! DIAL 811
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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KHA PROJECT	248035001
DATE	AUGUST 2022
SCALE	AS SHOWN
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PAVING GRADING AND DRAINAGE PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
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SHEET NUMBER
B-4A

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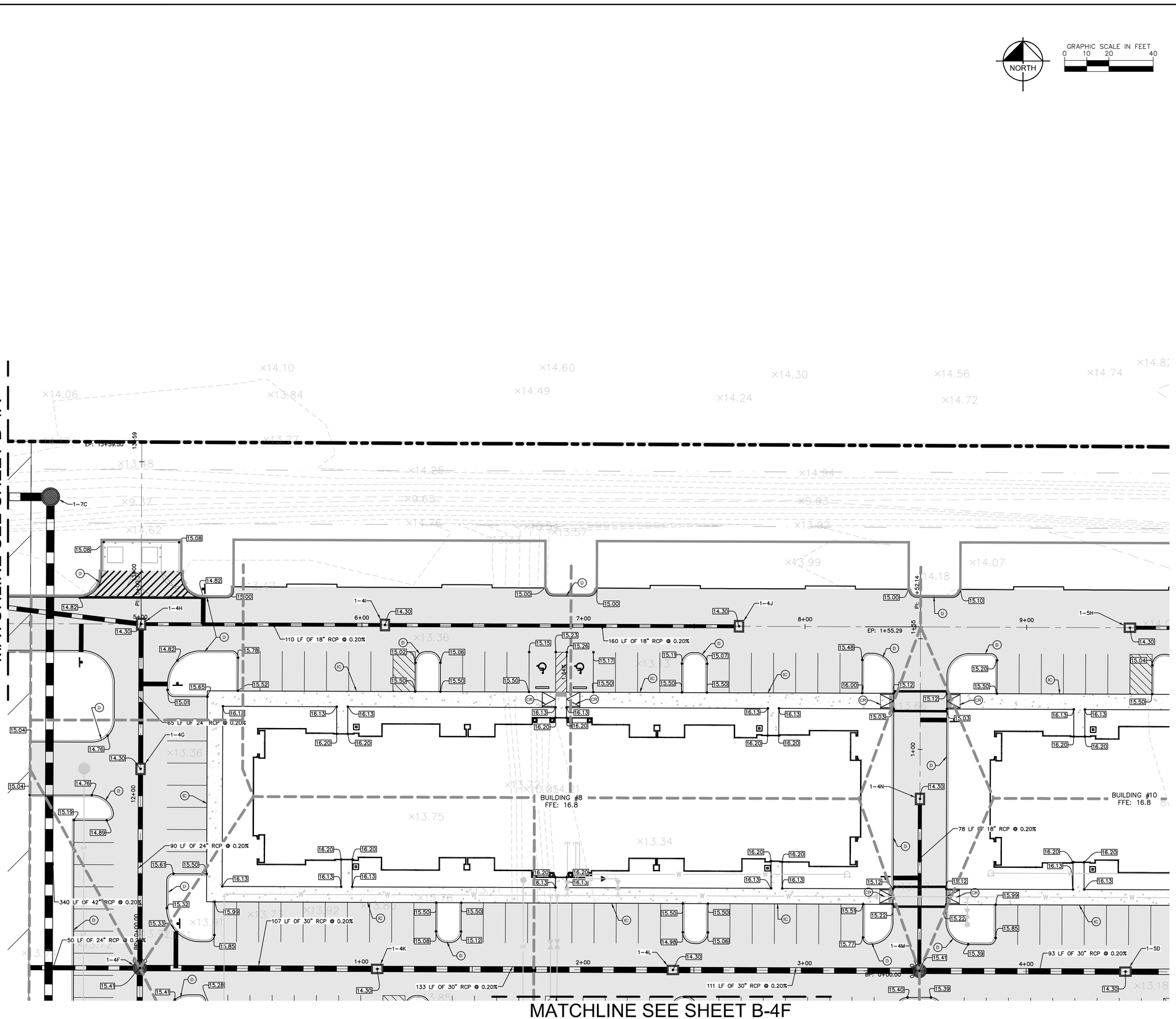

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
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- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
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- (6.2) PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION

CURB LEGEND

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NOTES:

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1-7C
7FT DIA JUNCTION BOX
STA: 13+33.91, -41.12 LT
GRATE: 7.30
INV IN: 2.92 (S)
INV OUT: 9.00 (W)

1-4H
FDOT TYPE D INLET
STA: 12+76.64, 0.00
GRATE: 14.30
INV IN: 9.78 (E)
INV IN: 9.28 (W)
INV OUT: 9.28 (S)

1-4I
FDOT TYPE D INLET
STA: 6+10.43, 0.00
GRATE: 14.30
INV IN: 10.00 (E)
INV OUT: 10.00 (W)

1-4J
FDOT TYPE D INLET
STA: 7+70.19, 0.00
GRATE: 14.30
INV OUT: 10.32 (W)

1-5H
FDOT TYPE D INLET
STA: 9+46.63, 0.00
GRATE: 14.30
INV OUT: 10.30 (E)

1-4N
FDOT TYPE D INLET
STA: 0+77.64, 0.00
GRATE: 14.30
INV OUT: 10.33 (S)

1-4M
5FT DIA JUNCTION BOX
STA: 3+51.77, 0.00
RIM: 15.41
INV IN (N): 10.18
INV OUT (E): 9.18
INV OUT (W): 9.18

1-4L
FDOT TYPE D INLET
STA: 2+40.55, 0.00
GRATE: 14.30
INV IN: 8.96 (E)
INV OUT: 8.96 (W)

1-5D
FDOT TYPE D INLET
STA: 4+44.80, 0.00
GRATE: 14.30
INV IN: 8.99 (W)
INV OUT: 8.99 (E)

1-4K
FDOT TYPE D INLET
STA: 1+07.14, 0.00
GRATE: 14.30
INV IN: 8.69 (E)
INV OUT: 8.69 (W)

1-4F
5FT DIA JUNCTION BOX
STA: 11+21.35, 0.00
RIM: 15.41
INV IN (N): 8.97
INV IN (E): 8.47
INV IN (W): 10.60
INV OUT (S): 8.47

1-5I
FDOT TYPE D INLET
STA: 12+11.29, 0.00
GRATE: 14.30
INV IN: 9.15 (N)
INV OUT: 9.15 (S)

PROJECT DATUM: NAVD88

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No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
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FLORIDA LICENSE NUMBER
92225
DATE: ____

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

PAVING GRADING AND DRAINAGE PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
B-4B

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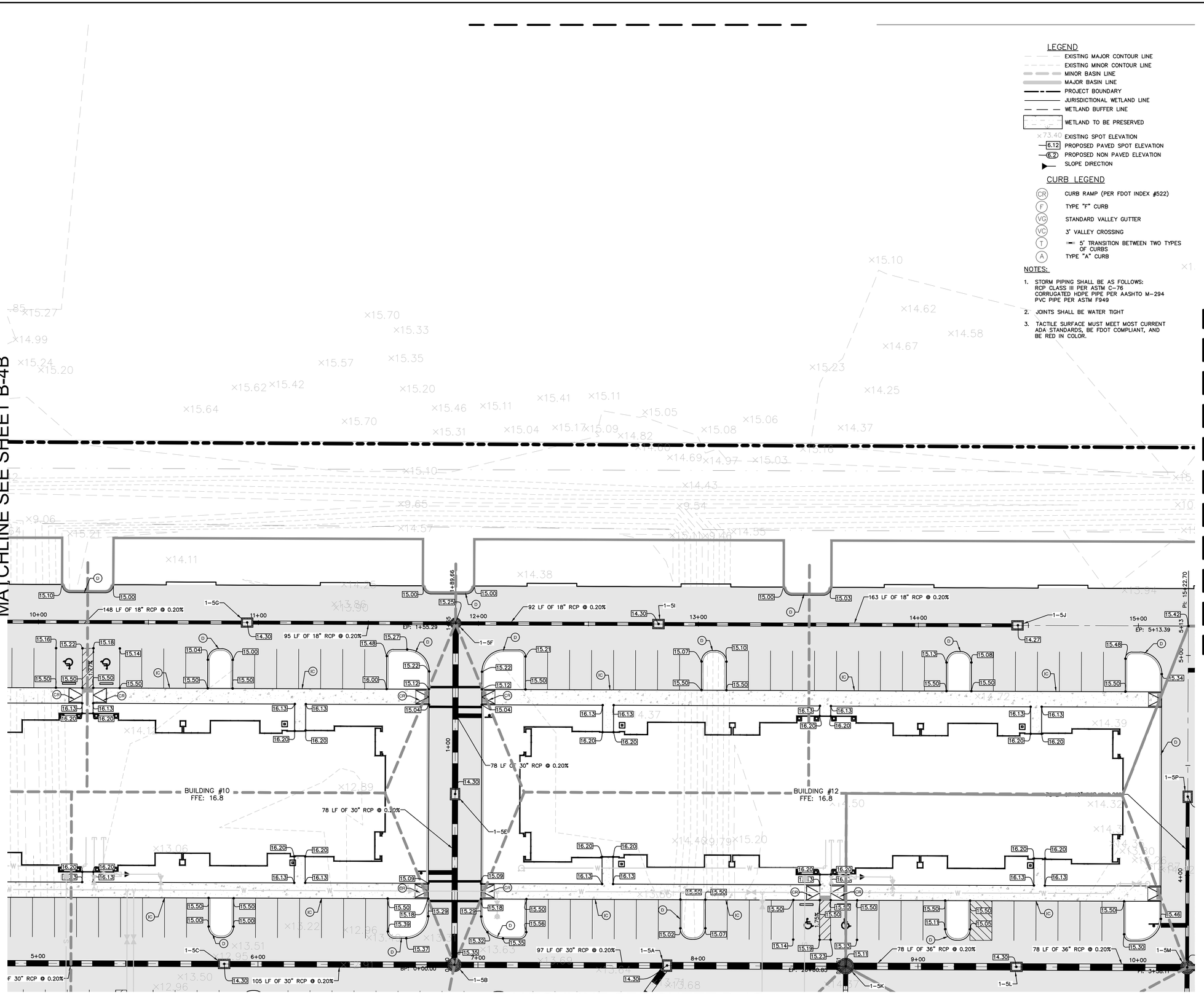

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
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- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
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- (6.2) PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION

CURB LEGEND

- (CR) CURB RAMP (PER FDOT INDEX #522)
- (F) TYPE "F" CURB
- (VG) STANDARD VALLEY GUTTER
- (VC) 3' VALLEY CROSSING
- (T) 5' TRANSITION BETWEEN TWO TYPES OF CURBS
- (A) TYPE "A" CURB

NOTES:

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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

1-5G
FDOT TYPE D INLET
STA: 10+94.87, 0.00
GRATE: 14.30
INV IN: 10.00 (W)
INV OUT: 10.00 (E)

1-5F
4FT DIA JUNCTION BOX
STA: 11+89.66, 0.00
RIM: 15.25
INV IN (W): 9.81
INV IN (E): 9.81
INV OUT (S): 8.81

1-5I
FDOT TYPE D INLET
STA: 12+81.86, 0.00
GRATE: 14.30
INV IN: 10.00 (E)
INV OUT: 10.00 (W)

1-5J
FDOT TYPE D INLET
STA: 14+45.06, 0.00
GRATE: 14.28
INV OUT: 10.32 (W)

1-5E
FDOT TYPE D INLET
STA: 0+77.64, 0.00
GRATE: 14.30
INV IN: 8.66 (N)
INV OUT: 8.66 (S)

1-5C
FDOT TYPE D INLET
STA: 5+84.66, 0.00
GRATE: 14.30
INV IN: 8.71 (W)
INV OUT: 8.71 (E)

1-5B
5FT DIA JUNCTION BOX
STA: 6+89.30, 0.00
RIM: 15.35
INV IN (N): 8.50
INV IN (W): 8.50
INV OUT (E): 8.50

1-5A
FDOT TYPE D INLET
STA: 7+85.95, 0.00
GRATE: 14.30
INV IN: 8.31 (W)
INV IN: 8.31 (E)
INV OUT: 8.31 (SW)

1-5K
6FT DIA JUNCTION BOX
STA: 8+67.14, 0.00
RIM: 15.11
INV IN (E): 8.47
INV OUT (W): 8.47
INV OUT (S): 8.97

1-5L
FDOT TYPE D INLET
STA: 9+44.73, 0.00 RT
GRATE: 14.30
INV IN: 8.63 (E)
INV OUT: 8.63 (W)

1-5M
5FT DIA JUNCTION BOX
STA: 10+22.33, 0.00
RIM: 15.58
INV IN (N): 9.78
INV IN (E): 9.78
INV IN (S): 9.28
INV OUT (W): 8.78
FDOT TYPE D INLET
STA: 4+35.75, 0.00
GRATE: 14.30
INV OUT: 9.94 (S)

PROJECT DATUM: NAVD88

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No.	REVISIONS	DATE	BY

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KHA PROJECT
248035001
DATE
AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

PAVING GRADING AND DRAINAGE PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
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CITY OF VENICE FLORIDA

SHEET NUMBER
B-4C

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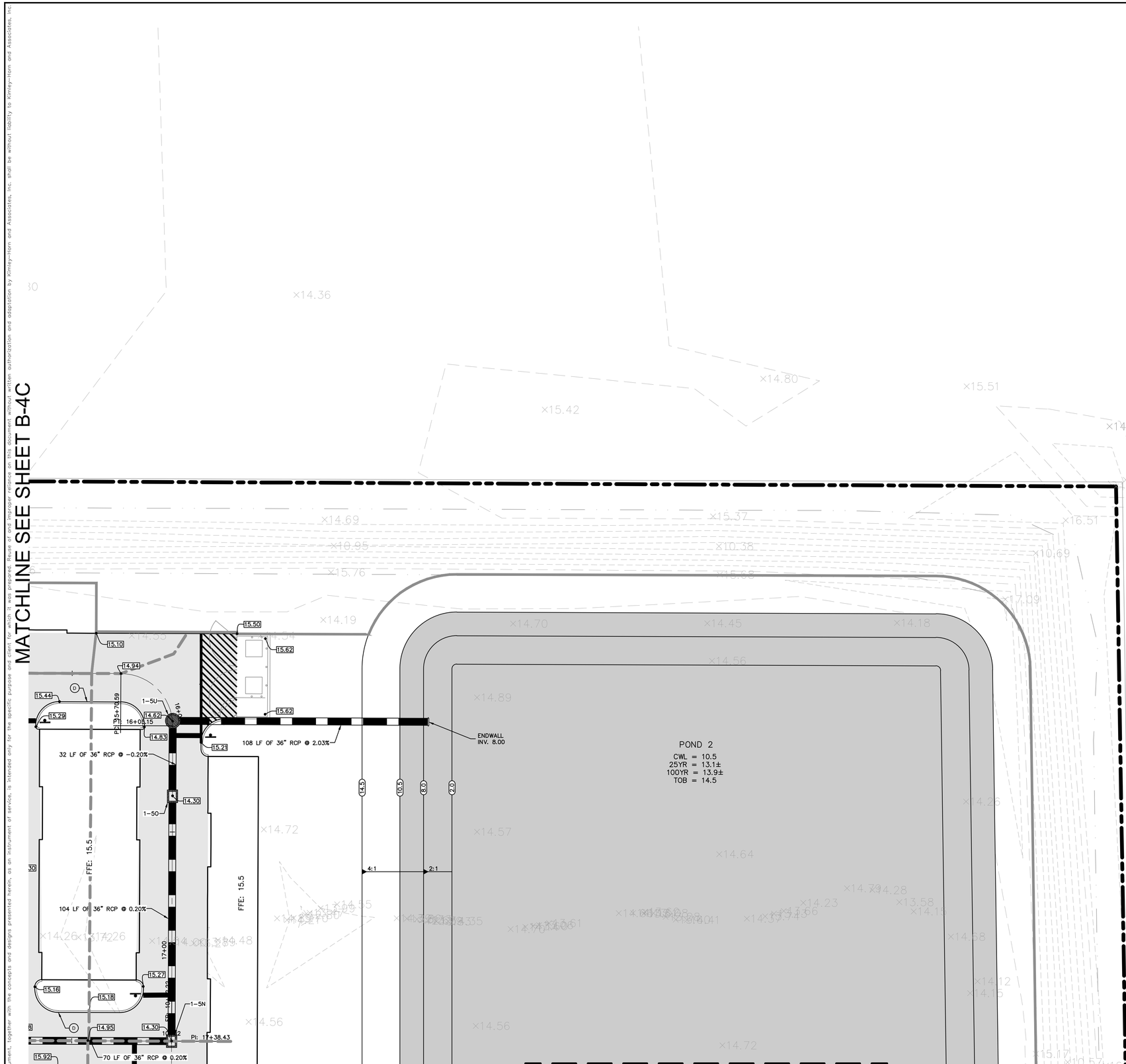

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
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CURB LEGEND

- (CR) CURB RAMP (PER FDOT INDEX #522)
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1-5N
FDOT TYPE D INLET
STA: 10+92.22, 0.00
GRATE: 14.30
INV IN: 9.92 (N)
INV OUT: 9.92 (W)

1-5O
FDOT TYPE D INLET
STA: 16+34.90, 0.00
GRATE: 14.30
INV OUT: 10.13 (S)
INV OUT: 10.13 (N)

1-5U
5FT DIA JUNCTION BOX
RIM ELEV.: 14.62
INV IN: 10.19
INV OUT: 10.19

PROJECT DATUM: NAVD88

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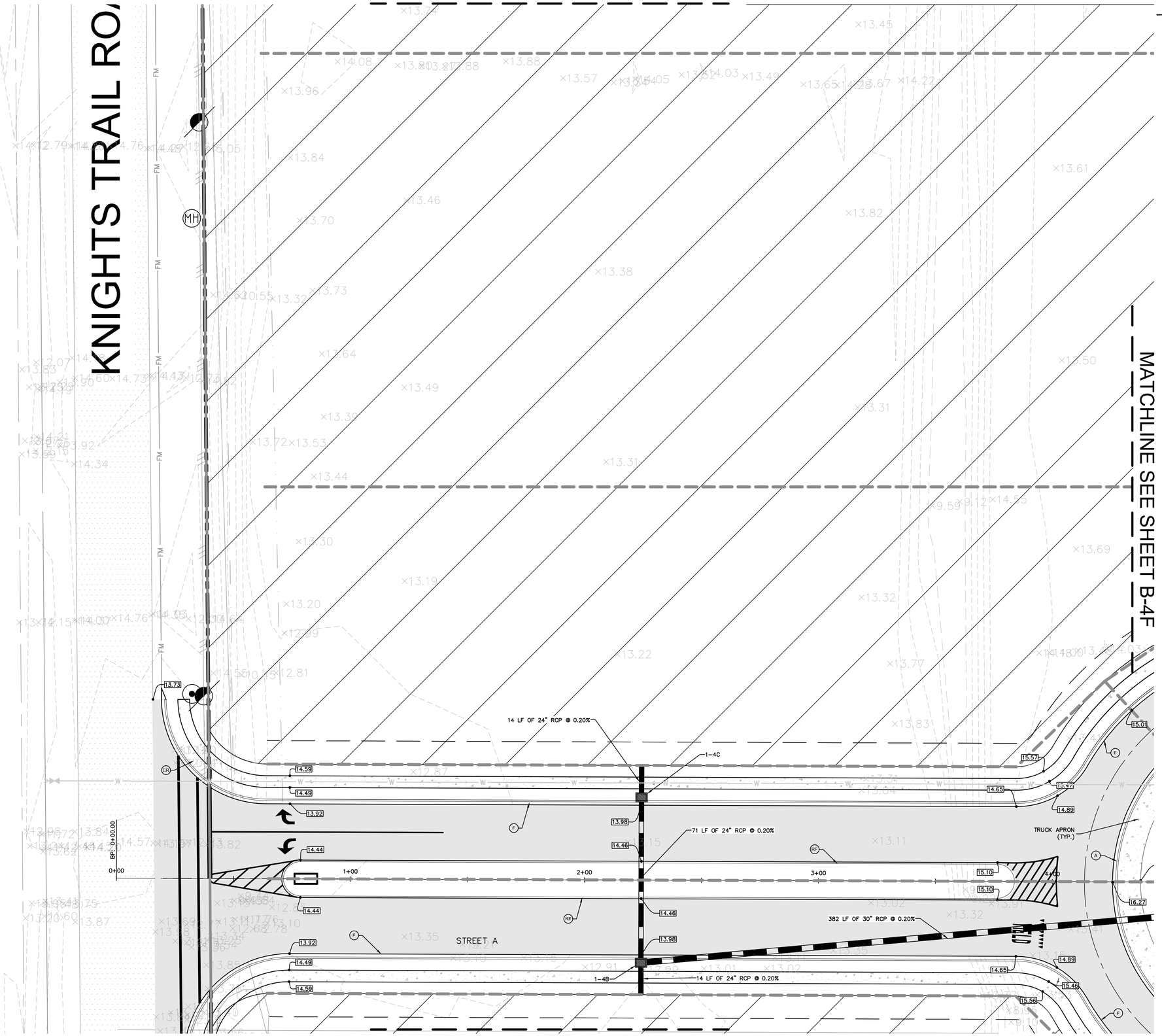
MATCHLINE SEE SHEET B-4A

KNIGHTS TRAIL RO

MATCHLINE SEE SHEET B-4F



MATCHLINE SEE SHEET B-4I

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
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1-4B
TYPE F INLET
STA: 2+24.28, 35.28 RT
RIM: 14.48
INV IN (N): 8.86
INV IN (S): 8.86
INV OUT (E): 8.36

1-4C
TYPE F INLET
STA: 2+24.29, 35.38 LT
RIM: 14.48
INV IN (N): 9.01
INV OUT (S): 9.01

PROJECT DATUM: NAVD88

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CHECKED BY ——

PAVING GRADING AND DRAINAGE PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
B-4E

MATCHLINE SEE SHEET B-4B

MATCHLINE SEE SHEET B-4E

MATCHLINE SEE SHEET B-4G

MATCHLINE SEE SHEET B-4J

111 LF OF 30" RCP @ 0.20%

50 LF OF 24" RCP @ 0.20%

143 LF OF 30" RCP @ 0.20%

220 LF OF 42" RCP @ 0.20%

171 LF OF 30" RCP @ 0.20%

227 LF OF 42" RCP @ 0.20%

59 LF OF 36" RCP @ 0.20%

BUILDING #9
FFE: 16.8

BUILDING #11
FFE: 16.8

POOL
BUILDING
FFE: 16.8

CLUBHOUSE 1
FFE: 16.8

REFER TO SEPARATE DETAILED AMENITY CENTER HARDSCAPE PLAN

1-4E

1-4D

1-7B

1-7A

1-4A

ENDWALL
INV. 7.01

CS-1

TRUCK APRON (TYP.)

TRUCK APRON
(TYP.)

POND 1
CWL = 10.5
25YR =13.0±
100YR = 13.8±
TOB = 14.5

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
- 6.12 PROPOSED PAVED SPOT ELEVATION
- 6.2 PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION

CURB LEGEND

- (CR) CURB RAMP (PER FDOT INDEX #522)
- (F) TYPE "F" CURB
- (VG) STANDARD VALLEY GUTTER
- (VC) 3' VALLEY CROSSING
- (T) 5' TRANSITION BETWEEN TWO TYPES OF CURBS
- (A) TYPE "A" CURB

NOTES:

1. STORM PIPING SHALL BE AS FOLLOWS:
   RCP CLASS III PER ASTM C-76
   CORRUGATED HDPE PIPE PER AASHTO M-294
   PVC PIPE PER ASTM F949
2. JOINTS SHALL BE WATER TIGHT
3. TACTILE SURFACE MUST MEET MOST CURRENT ADA STANDARDS, BE FDOT COMPLIANT, AND BE RED IN COLOR.

1-7B
7FT DIA JUNCTION BOX
STA: 9+93.88, 41.23 LT
RIM: 15.49
INV IN (E): 5.40
INV OUT (N): 3.60

1-4E
FDOT TYPE D INLET
STA: 10+10.47, 0.00
GRATE: 14.30
INV IN: 8.25 (N)
INV IN: 8.75 (W)
INV OUT: 8.25 (S)

1-4D
FDOT TYPE D INLET
STA: 8+67.06, 0.00
GRATE: 14.30
INV IN: 7.97 (N)
INV OUT: 7.97 (SE)

1-4A
TYPE F INLET
STA: 7+30.96, 103.36 RT
RIM: 14.80
INV IN (W): 7.60
INV IN (NW): 7.62
INV OUT (E): 7.12

1-7A
7FT DIA JUNCTION BOX
STA: 9+93.64, 179.03 RT
RIM: 16.17
INV IN (S): 5.84
INV OUT (W): 5.84

PROJECT DATUM: NAVD88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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811 Know what's Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER
92225
DATE: ——

KHA PROJECT
248035001
DATE
AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

PAVING GRADING AND DRAINAGE PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
B-4F

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MATCHLINE SEE SHEET B-4C

MATCHLINE SEE SHEET B-4F

MATCHLINE SEE SHEET B-4H

MATCHLINE SEE SHEET B-4K

BUILDING #11
FFE: 16.8

BUILDING #14
FFE: 16.8

BUILDING #13
FFE: 16.8

BUILDING #7
FFE: 16.8

POND 1
CWL = 10.5
25YR =XX.X±
100YR = XX.X±
TOB = 14.5

330 LF OF 36" RCP @ 0.20%

111 LF OF 24" RCP @ 0.20%

129 LF OF 24" RCP @ 0.20%

85 LF OF 24" RCP @ 0.20%

54 LF OF 24" RCP @ 0.20%

39 LF OF 24" RCP @ 0.20%

50 LF OF 24" RCP @ 0.20%

111 LF OF 24" RCP @ 0.20%

128 LF OF 24" RCP @ 0.20%

128 LF OF 18" RCP @ 0.20%

79 LF OF 18" RCP @ 0.20%

ENDWALL
INV. 7.85

ENDWALL
INV. 7.81

ENDWALL
INV. 6.89

1-6F

1-6E

1-6D

1-6C

1-6B

1-6A

1-5T

1-5Q

PT: 23+24.84

PC: 21+56.99

BP: 0+00.00

26+00

25+00

24+00

23+00

22+00

3+00

2+00

1+00

0+00

4:1

2:1

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
- 6.12 PROPOSED PAVED SPOT ELEVATION
- (6.2) PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION

CURB LEGEND

- (CR) CURB RAMP (PER FDOT INDEX #522)
- (F) TYPE "F" CURB
- (VG) STANDARD VALLEY GUTTER
- (VC) 3' VALLEY CROSSING
- (T) 5' TRANSITION BETWEEN TWO TYPES OF CURBS
- (A) TYPE "A" CURB

NOTES:

1. STORM PIPING SHALL BE AS FOLLOWS:
   RCP CLASS III PER ASTM C-76
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   PVC PIPE PER ASTM F949
2. JOINTS SHALL BE WATER TIGHT
3. TACTILE SURFACE MUST MEET MOST CURRENT ADA STANDARDS, BE FDOT COMPLIANT, AND BE RED IN COLOR.

1-6F
FDOT TYPE D INLET
STA: 25+49.41, 0.00
GRATE: 14.30
INV IN: 8.75 (N)
INV OUT: 8.75 (S)

1-6E
FDOT TYPE D INLET
STA: 24+20.22, 0.00
GRATE: 14.30
INV IN: 8.49 (N)
INV OUT: 8.49 (S)

1-6D
FDOT TYPE D INLET
STA: 23+35.21, 0.00
GRATE: 14.30
INV IN: 8.32 (N)
INV OUT: 8.32 (S)

1-6C
5FT DIA JUNCTION BOX
STA: 23+04.56, 13.96 LT
RIM: 14.89
INV IN (N): 8.24
INV IN (E): 8.74
INV OUT (W): 8.24

1-6G
FDOT TYPE D INLET
STA: 22+33.72, −0.05 LT
GRATE: 14.30
INV OUT: 8.90 (W)

1-6B
5FT DIA JUNCTION BOX
STA: 23+11.45, 60.75 LT
RIM: 16.18
INV IN (E): 8.14
INV OUT (W): 8.14

1-6A
5FT DIA JUNCTION BOX
STA: 23+19.05, 163.50 LT
RIM: 15.29
INV IN (E): 7.92
INV OUT (NW): 7.92

1-5T
FDOT TYPE D INLET
STA: 1+01.22, 0.00
GRATE: 14.30
INV OUT: 10.30 (N)

1-5Q
FDOT TYPE D INLET
STA: 2+29.66, 0.00
GRATE: 14.30
INV IN: 9.54 (E)
INV IN: 10.04 (S)
INV OUT: 9.54 (N)

PROJECT DATUM: NAVD88

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No.	REVISIONS	DATE	BY

Kimley»Horn

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MATCHLINE SEE SHEET B-4D

MATCHLINE SEE SHEET B-4G

MATCHLINE SEE SHEET B-4L

POND 2
CWL = 10.5
25YR = 13.1±
100YR = 13.9±
TOB = 14.5

14.5 | 10.5 | 8.0 | 2.0

4:1 2:1

FFE: 15.5

18+00

19+00

20+00

21+00

PC 20+74.54

PRC 21+09.11

70 LF OF 24" RCP @ 0.20%

163 LF OF 18" RCP @ 0.20%

58 LF OF 36" RCP @ -0.20%

ENDWALL
INV. 5.00

1-5R

1-5S

2-1A

14.94 | 16.45 | 15.13 | 15.33 | 15.10 | 15.10 | 14.30 | 15.29 | 15.29 | 14.99 | 15.03 | 15.19 | 15.49 | 15.49 | 15.10 | 15.10 | 14.30 | 15.84 | 15.30 | 15.42 | 14.74 | 15.46 | 15.09 | 15.73 | 15.50 | 15.50

×14.31 ×14.65 ×14.35 ×14.58 ×14.48 ×14.60 ×14.74 ×14.30 ×14.84 ×14.49 ×14.68 ×14.75 ×14.61 ×14.23 ×14.76 ×14.67 ×14.05 ×14.44 ×14.57 ×14.50 ×13.13 ×14.93 ×14.21

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
- 6.12 PROPOSED PAVED SPOT ELEVATION
- 6.2 PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION

CURB LEGEND

- (CR) CURB RAMP (PER FDOT INDEX #522)
- (F) TYPE "F" CURB
- (VG) STANDARD VALLEY GUTTER
- (VC) 3' VALLEY CROSSING
- (T) 5' TRANSITION BETWEEN TWO TYPES OF CURBS
- (A) TYPE "A" CURB

NOTES:

1. STORM PIPING SHALL BE AS FOLLOWS:
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   CORRUGATED HDPE PIPE PER AASHTO M-294
   PVC PIPE PER ASTM F949
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3. TACTILE SURFACE MUST MEET MOST CURRENT ADA STANDARDS, BE FDOT COMPLIANT, AND BE RED IN COLOR.

1-5S
FDOT TYPE D INLET
STA: 20+30.10, 0.00
GRATE: 14.30
INV OUT: 10.51 (N)

1-5R
FDOT TYPE D INLET
STA: 18+66.88, 0.00
GRATE: 14.30
INV IN: 10.18 (S)
INV OUT: 9.68 (W)

2-1A
6FT DIA JUNCTION BOX
STA: 20+78.08, -223.57 LT
GRATE: 14.58
INV IN: 5.12 (N)

PROJECT DATUM: NAVD88

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LICENSED PROFESSIONAL
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FLORIDA LICENSE NUMBER
92225
DATE: ——

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

PAVING GRADING AND DRAINAGE PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
B-4H

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MATCHLINE SEE SHEET B-4E

MATCHLINE SEE SHEET B-4J

MATCHLINE SEE SHEET B-4M

KNIGHTS TRAIL ROAD

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
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- SLOPE DIRECTION

CURB LEGEND

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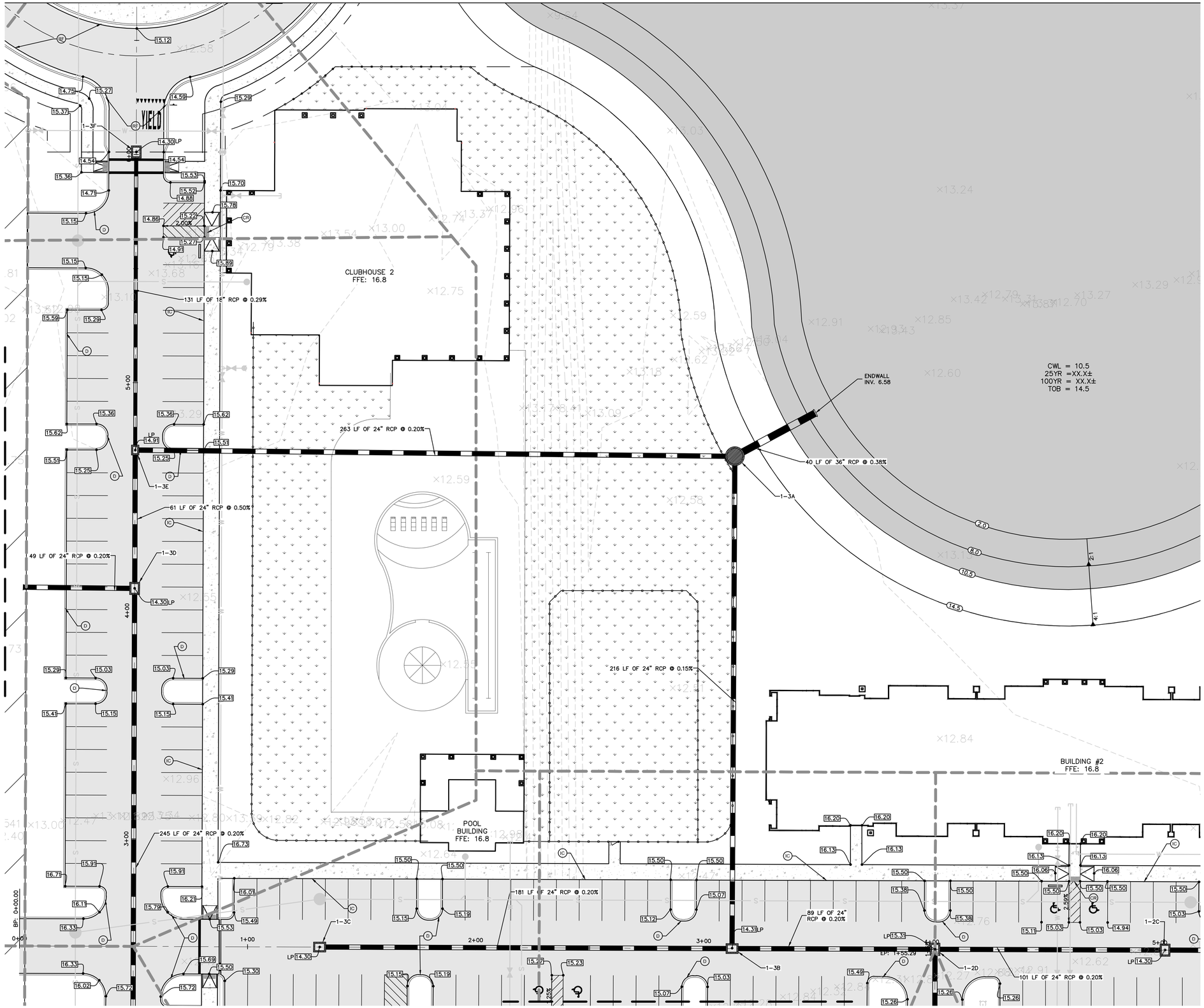
SHEET NUMBER
B-4I

MATCHLINE SEE SHEET B-4F

MATCHLINE SEE SHEET B-4I

MATCHLINE SEE SHEET B-4K

MATCHLINE SEE SHEET B-4N



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
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- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
- 6.12 PROPOSED PAVED SPOT ELEVATION
- 6.2 PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION

CURB LEGEND

- CR CURB RAMP (PER FDOT INDEX #522)
- F TYPE "F" CURB
- VG STANDARD VALLEY GUTTER
- VC 3' VALLEY CROSSING
- T 5' TRANSITION BETWEEN TWO TYPES OF CURBS
- A TYPE "A" CURB

NOTES:

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1-2C
FDOT TYPE D INLET
STA: 5+02.32, 0.00
GRATE: 14.30
INV IN: 8.43 (E)
INV OUT: 8.43 (W)

1-3A
7FT DIA JUNCTION BOX
STA: 3+12.86, 215.82 LT
RIM: 14.74
INV IN (W): 7.33
INV IN (S): 7.74
INV OUT (NE): 6.74

1-2D
FDOT TYPE D INLET
STA: 4+01.44, 0.00
GRATE: 15.31
INV IN: 8.23 (S)
INV IN: 8.23 (E)
INV OUT: 8.23 (W)

1-3B
FDOT TYPE D INLET
STA: 3+12.46, 0.00
GRATE: 14.30
INV IN: 10.48 (W)
INV IN: 8.05 (E)
INV OUT: 8.05 (N)

1-3C
FDOT TYPE D INLET
STA: 1+31.60, 0.00
GRATE: 14.59
INV OUT: 10.84 (E)

1-3D
FDOT TYPE D INLET
STA: 4+09.79, 0.00
GRATE: 14.30
INV IN: 8.26 (W)
INV IN: 8.26 (S)
INV OUT: 8.16 (N)

1-3F
FDOT TYPE D INLET
STA: 6+01.12, 0.00
GRATE: 14.30
INV OUT: 9.14 (S)

PROJECT DATUM: NAVD88

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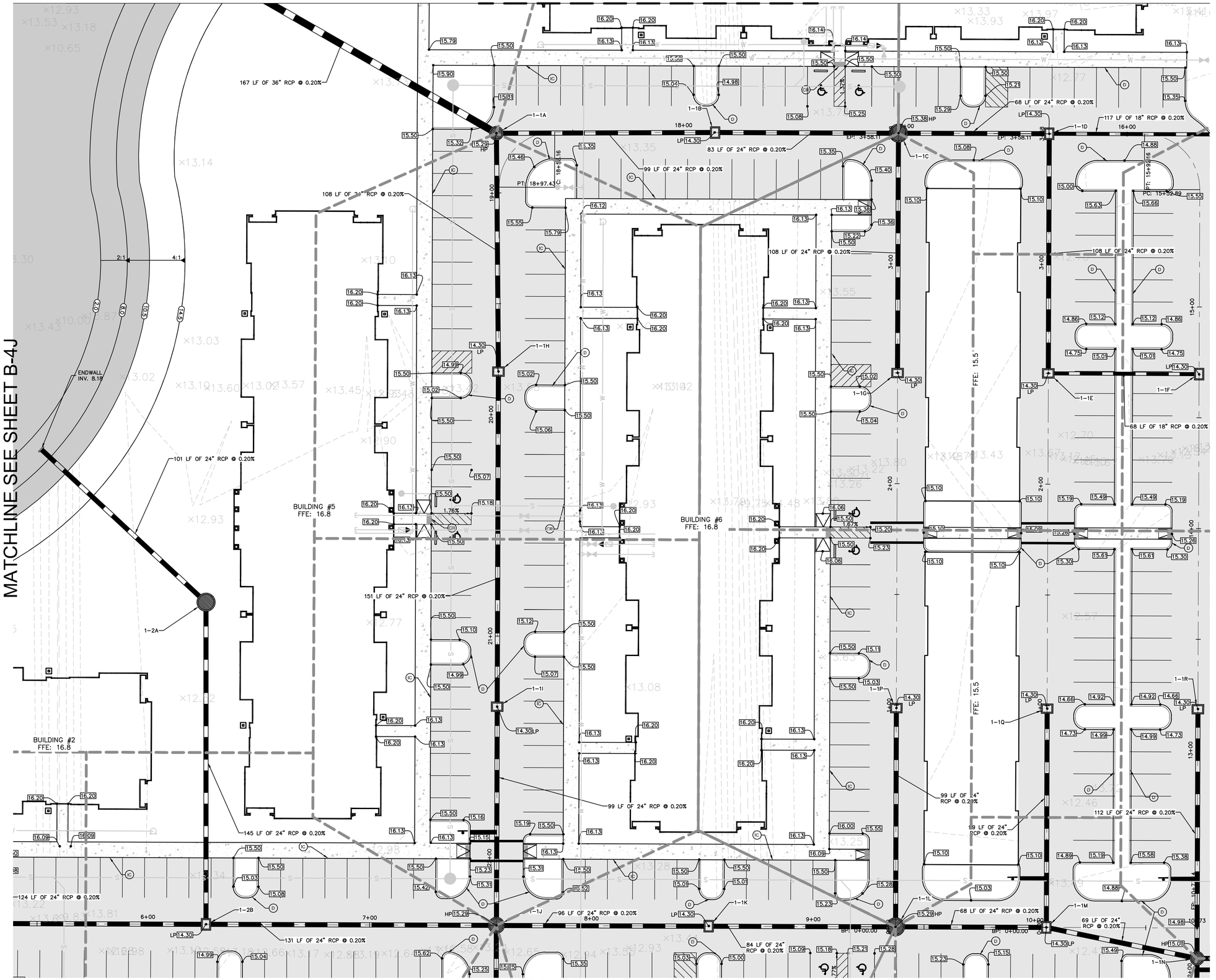
MATCHLINE SEE SHEET B-4G

MATCHLINE SEE SHEET B-4J

MATCHLINE SEE SHEET B-4L

MATCHLINE SEE SHEET B-4O



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
- 6.12 PROPOSED PAVED SPOT ELEVATION
- 6.2 PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION

CURB LEGEND

- (CR) CURB RAMP (PER FDOT INDEX #522)
- (F) TYPE "F" CURB
- (VC) STANDARD VALLEY GUTTER
- (VC) 3' VALLEY CROSSING
- (T) 5' TRANSITION BETWEEN TWO TYPES OF CURBS
- (A) TYPE "A" CURB

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2. JOINTS SHALL BE WATER TIGHT
3. TACTILE SURFACE MUST MEET MOST CURRENT ADA STANDARDS, BE FDOT COMPLIANT, AND BE RED IN COLOR.

1-1A
5FT DIA JUNCTION BOX
STA: 18+78.76, 10.84 RT
RIM: 15.29
INV IN (S): 8.23
INV IN (E): 8.22
INV OUT (NW): 7.23

1-1B
FDOT TYPE D INLET
STA: 17+85.82, 0.00
GRATE: 14.30
INV IN: 8.42 (E)
INV OUT: 8.42 (W)

1-1C
7FT DIA JUNCTION BOX
STA: 17+03.16, 0.00
RIM: 15.38
INV IN (E): 8.59
INV IN (S): 8.59
INV OUT (W): 8.59

1-1D
FDOT TYPE D INLET
STA: 16+35.16, 0.00
GRATE: 14.30
INV IN: 8.72 (S)
INV IN: 9.22 (E)
INV OUT: 8.72 (W)

1-1E
FDOT TYPE D INLET
STA: 2+50, 0.00
GRATE: 14.30
INV IN: 9.44 (E)
INV OUT: 8.94 (N)

1-1F
FDOT TYPE D INLET
STA: 14+69.68, 0.00 LT
GRATE: 14.30
INV OUT: 9.58 (W)

1-1G
FDOT TYPE D INLET
STA: 2+49.90, 0.00
GRATE: 14.30
INV OUT: 8.80 (N)

1-1H
FDOT TYPE D INLET
STA: 19+80.63, 0.00
GRATE: 14.30
INV IN: 8.44 (S)
INV OUT: 8.44 (N)

1-1I
FDOT TYPE D INLET
STA: 21+31.83, 0.00
GRATE: 14.30
INV IN: 8.74 (S)
INV OUT: 8.74 (N)

1-2A
7FT DIA JUNCTION BOX
STA: 6+25.62, 145.33 LT
RIM: 16.20
INV IN (S): 8.39
INV OUT (NW): 8.39

1-1J
6FT DIA JUNCTION BOX
STA: 7+57.14, 0.00
RIM: 15.29
INV IN (S): 8.94
INV IN (E): 8.94
INV OUT (W): 8.94
INV OUT (N): 8.94

1-1K
FDOT TYPE D INLET
STA: 8+52.88, 0.00
GRATE: 14.30
INV IN: 9.13 (E)
INV OUT: 9.13 (W)

1-1L
7FT DIA JUNCTION BOX
STA: 9+37.14, 0.00
RIM: 15.29
INV IN (E): 9.30
INV IN (N): 9.30
INV OUT (W): 9.30

1-1M
FDOT TYPE D INLET
STA: 10+05.14, 0.00
GRATE: 14.30
INV IN: 9.44 (E)
INV IN: 9.44 (N)
INV OUT: 9.44 (W)

1-1N
5FT DIA JUNCTION BOX
STA: 12+06.02, 0.00
RIM: 15.00
INV IN (E): 9.58
INV IN (S): 9.58
INV IN (N): 9.58
INV OUT (W): 9.58

1-1P
FDOT TYPE D INLET
STA: 0+98.70, 0.00
GRATE: 14.30
INV OUT: 9.50 (S)

1-1Q
FDOT TYPE D INLET
STA: 0+98.70, 0.00
GRATE: 14.30
INV OUT: 9.63 (S)

1-1R
FDOT TYPE D INLET
STA: 13+18.48, 0.00 LT
GRATE: 14.30
INV OUT: 9.80 (S)

1-2B
FDOT TYPE D INLET
STA: 6+26.15, 0.00
GRATE: 14.30
INV IN: 8.68 (E)
INV OUT: 8.68 (W)
INV OUT: 8.68 (N)

PROJECT DATUM: NAVD88

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER
92225
DATE: ——

KHA PROJECT: 248035001
DATE: AUGUST 2022
SCALE: AS SHOWN
DESIGNED BY: ——
DRAWN BY: ——
CHECKED BY: ——

PAVING GRADING AND DRAINAGE PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
B-4K

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MATCHLINE SEE SHEET B-4H

MATCHLINE SEE SHEET B-4K

117 LF OF 18" RCP @ 0.20%

15.10

FFE: 15.5

15.10

15.08

FFE: 15.5

15.10

49 LF OF 24" RCP @ 0.20%

MATCHLINE SEE SHEET B-4P

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
- 6.12 PROPOSED PAVED SPOT ELEVATION
- (6.2) PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION

CURB LEGEND

- (CR) CURB RAMP (PER FDOT INDEX #522)
- (F) TYPE "F" CURB
- (VG) STANDARD VALLEY GUTTER
- (VC) 3' VALLEY CROSSING
- (T) 5' TRANSITION BETWEEN TWO TYPES OF CURBS
- (A) TYPE "A" CURB

NOTES:

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SHEET NUMBER
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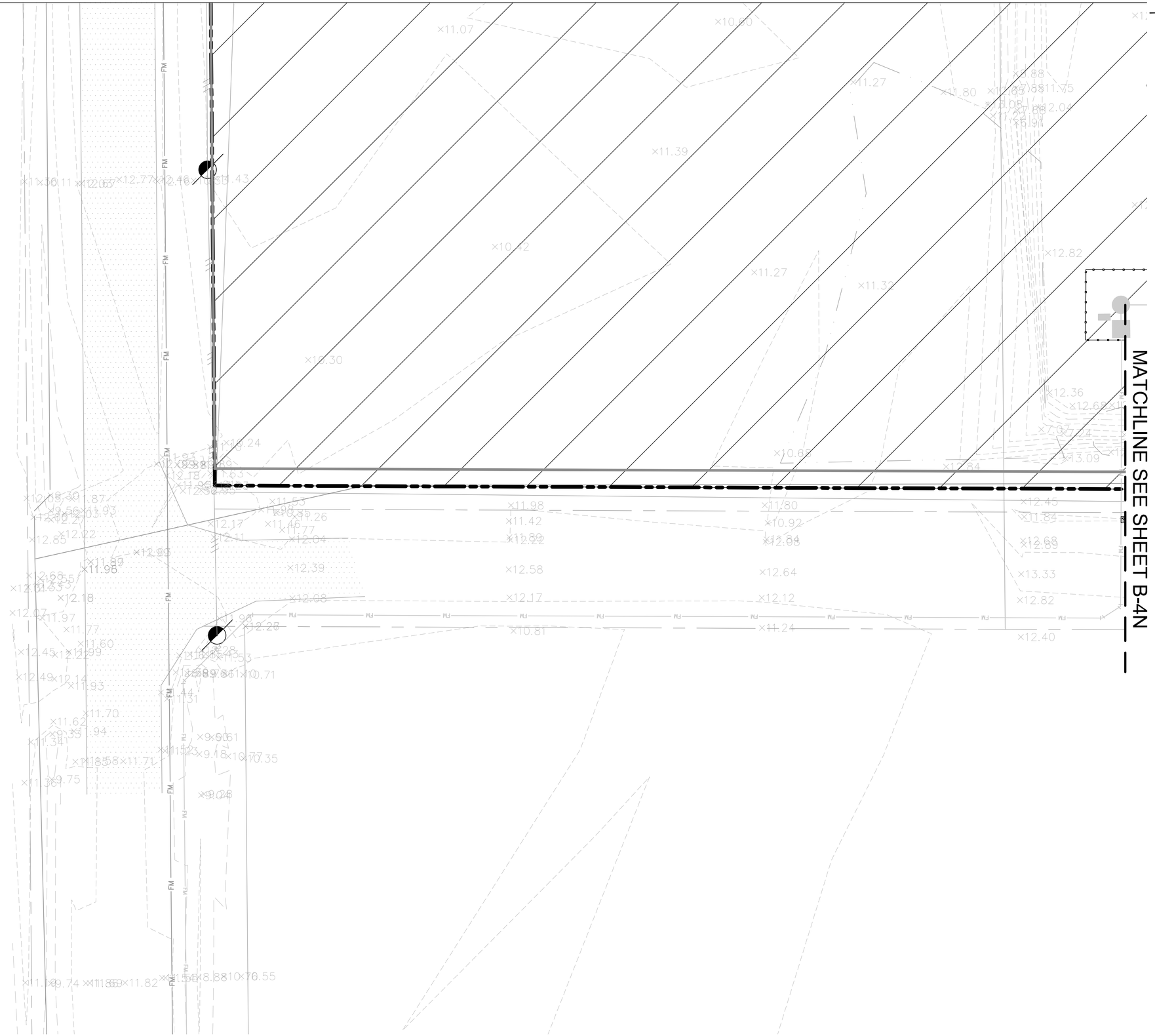
MATCHLINE SEE SHEET B-4I



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
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DRAWN BY ——
CHECKED BY ——

PAVING GRADING AND DRAINAGE PLAN

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CITY OF VENICE FLORIDA

SHEET NUMBER
B-4M

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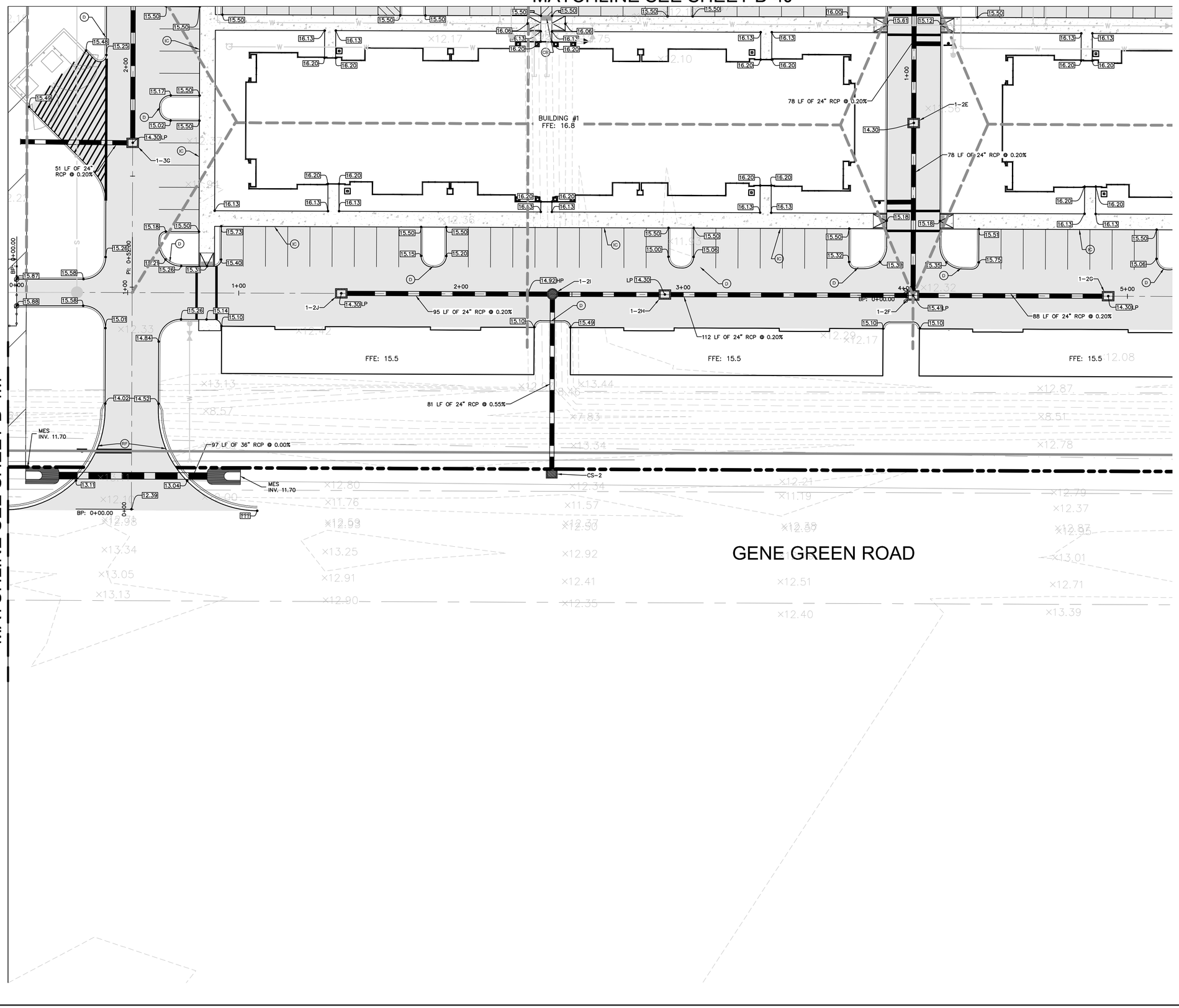
MATCHLINE SEE SHEET B-4J

MATCHLINE SEE SHEET B-4M

MATCHLINE SEE SHEET B-4O



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
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- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
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1-2E
FDOT TYPE D INLET
STA: 0+77.64, 0.00
GRATE: 14.30
INV IN: 8.38 (S)
INV OUT: 8.38 (N)

1-2F
FDOT TYPE D INLET
STA: 4+03.52, 0.00
GRATE: 15.41
INV IN: 8.54 (W)
INV IN: 8.54 (E)
INV OUT: 8.54 (N)

1-2G
FDOT TYPE D INLET
STA: 4+91.34, 0.00
GRATE: 14.30
INV OUT: 8.72 (W)

1-2H
FDOT TYPE D INLET
STA: 2+91.80, 0.00
GRATE: 14.30
INV IN: 8.76 (W)
INV OUT: 8.76 (E)

1-2J
FDOT TYPE D INLET
STA: 1+46.14, 0.00
GRATE: 14.30
INV OUT: 9.05 (E)

1-3G
FDOT TYPE D INLET
STA: 1+65.01, 0.00
GRATE: 14.30
INV IN: 8.75 (W)
INV OUT: 8.75 (N)

1-2I
4FT DIA JUNCTION BOX
STA: ???, ??? ???
GRATE: 13.95
INV IN: 8.86 (W)
INV OUT: 8.86 (E)
INV OUT: 8.76 (S)

PROJECT DATUM: NAVD88

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No.	REVISIONS	DATE	BY

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PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER
92225
DATE: ____

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

PAVING GRADING AND DRAINAGE PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
B-4N

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MATCHLINE SEE SHEET B-4K

MATCHLINE SEE SHEET B-4N

MATCHLINE SEE SHEET B-4P

GENE GREEN ROAD

BUILDING #3
FFE: 16.8

BUILDING #4
FFE: 16.8

79 LF OF 24" RCP @ 0.20%

77 LF OF 24" RCP @ 0.20%

70 LF OF 24" RCP @ 0.2%

125 LF OF 24" RCP @ 0.20%

82 LF OF 24" RCP @ 0.20%

142 LF OF 24" RCP @ 0.20%

FFE: 15.5

FFE: 15.5

FFE: 15.5

1-1S

1-1T

1-1U

1-1V

1-1W

1-10

23+00

6+00

7+00

8+00

9+00

10+00

11+00

PC: 10+50.22

PT: 0+88.49

FP: 23+85.82

HP 14.90

HP 15.55

LP 14.30

2.5%

2.5%

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
- 6.12 PROPOSED PAVED SPOT ELEVATION
- 6.2 PROPOSED NON PAVED ELEVATION
- SLOPE DIRECTION

CURB LEGEND

- (CR) CURB RAMP (PER FDOT INDEX #522)
- (F) TYPE "F" CURB
- (VG) STANDARD VALLEY GUTTER
- (VC) 3' VALLEY CROSSING
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NOTES:

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2. JOINTS SHALL BE WATER TIGHT
3. TACTILE SURFACE MUST MEET MOST CURRENT ADA STANDARDS, BE FDOT COMPLIANT, AND BE RED IN COLOR.

1-1O
FDOT TYPE D INLET
STA: 11+36.31, 0.00
GRATE: 14.30
INV OUT: 9.71 (N)

1-1S
FDOT TYPE D INLET
STA: 23+09.15, 0.00
GRATE: 14.30
INV IN: 9.10 (S)
INV OUT: 9.10 (N)

1-1T
4FT DIA JUNCTION BOX
STA: 7+59.22, 0.00
RIM: 15.55
INV IN (W): 9.25
INV IN (E): 9.25
INV OUT (N): 9.25

1-1U
FDOT TYPE D INLET
STA: 8+41.05, 0.00
GRATE: 14.30
INV IN: 9.41 (E)
INV OUT: 9.41 (W)

1-1V
FDOT TYPE D INLET
STA: 9+82.92, 0.00
GRATE: 14.30
INV OUT: 9.70 (W)

1-1W
FDOT TYPE D INLET
STA: 6+33.85, 0.00
GRATE: 14.30
INV OUT: 9.50 (E)

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MATCHLINE SEE SHEET B-4L

MATCHLINE SEE SHEET B-4O

FFE: 15.5'

GENE GREEN ROAD

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- MINOR BASIN LINE
- MAJOR BASIN LINE
- PROJECT BOUNDARY
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- WETLAND BUFFER LINE
- WETLAND TO BE PRESERVED
- ×73.40 EXISTING SPOT ELEVATION
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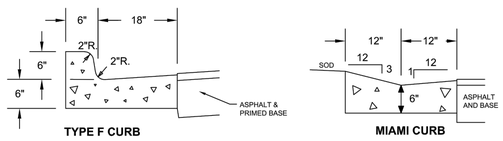
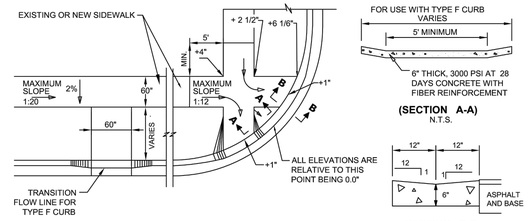


TYPE F CURB | **MIAMI CURB**

1.) ALL STREETS SHALL HAVE A TWO-FOOT WIDE CONCRETE (3000 PSI AT 28 DAYS WITH FIBER REINFORCEMENT) CURB AND GUTTER, AND MEET OR EXCEED FDOT SPECIFICATIONS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

CURB DETAIL

N.T.S.



(SECTION A-A)
N.T.S.

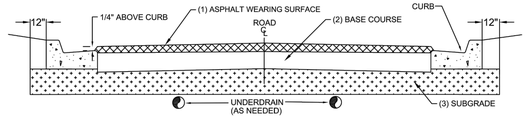
(SECTION B-B)
N.T.S.

1.) ALL CONCRETE RAMPS SHALL BE 4" THICK, INCREASING TO 6" THICK WITHIN 48" OF THE CURB
2.) ALL CONNECTIONS TO AN EXISTING SIDEWALK SHALL BE AT AN EXPANSION OR CONTRACTION JOINT
3.) THE MAXIMUM RAMP SLOPE SHALL BE 1:12, FOR A VERTICAL DISTANCE OF NOT MORE THAN 6 INCHES.
4.) THE MAXIMUM RUNNING SIDEWALK SLOPE SHALL BE 1:20, AND MAXIMUM CROSS SLOPE SHALL BE 2%.
5.) ALL SIDEWALK RAMPS AND STREET CONNECTIONS WITHIN THE PUBLIC ROW SHALL HAVE A TACTILE SURFACE.
6.) TACTILE SURFACES SHALL MEET THE MOST CURRENT AMERICANS WITH DISABILITIES ACT STANDARDS, BE FDOT COMPLIANT AND SHALL BE BRICK RED IN COLOR.
7.) ALL MATERIALS & METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE FDOT, "STANDARDS FOR ROAD & BRIDGE CONSTRUCTION", IN ADDITION, CONCRETE SHALL BE 3000 PSI AT 28 DAYS WITH A MAXIMUM 4" SLUMP AND FIBER REINFORCEMENT.

SIDEWALK RAMP DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	**ENGINEERING**	DATE JAN 2022	
	SIDEWALK RAMPS & CURBING	SHEET NO. ENG-1	



ROADWAY SECTION DESIGN (MINIMUM THICKNESS)

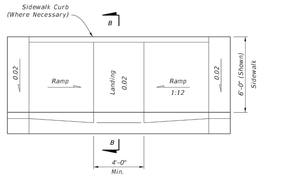
STREET CLASSIFICATION	(1) ASPHALT SURFACE:	(2) BASE: B-12.5	CTB	CCA	(3) SUB-GRADE: TYPE B STAB.
PRIVATE ACCESSWAY & LIGHT DUTY PARKING	2" TYPE SP-9.5 (INSTALLED AS TWO 1" LIFTS)	4"	8"	8"	8" MIN 40 LBR
RESIDENTIAL STREET	2" TYPE SP-9.5 (INSTALLED AS TWO 1" LIFTS)	5"	10"	10"	12" MIN 40 LBR
INDUSTRIAL STREET (PUBLIC/PRIVATE)	2" TYPE SP-12.5 & 1" TYPE FC-9.5	5"	10"	10"	12" MIN 40 LBR
COLLECTOR / ARTERIAL STREET	3" TYPE SP-12.5 & 1" TYPE FC-9.5	5"	10"	10"	12" MIN 40 LBR

1.) ALL STREETS WITHIN THE CITY LIMITS SHALL MEET THE MINIMUM DESIGN STANDARDS AS ESTABLISHED IN THIS DETAIL.
2.) ALL INSTALLATION METHODS AND MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3.) CRUSHED CONCRETE AGGREGATE (CCA) MUST HAVE AN LBR ≥150. SHELL IS NOT AN ACCEPTABLE BASE MATERIAL.
4.) CEMENT TREATED BASE:
   a.) THE MATERIAL TO BE USED AS THE FILLER AGGREGATE IN CTB MUST BE LBR TESTED PRIOR TO DESIGN FORMULATION (ADDING CEMENT). THIS MATERIAL MUST ACHIEVE AN LBR VALUE OF ≥ 100.
   b.) CTB DESIGN CRITERION SHOULD TARGET RANGE FROM 175 TO 275 PSI ON 7 DAY BREAK. TESTING MUST BE PROVIDED TO VERIFY THE COMPRESSIVE STRENGTH OF THE MIX.
5.) ALL GRANULAR COURSES OF ROAD CONSTRUCTION MUST BE COMPACTED TO 98% OF ITS OPTIMUM DENSITY AS PER T-180 (AASHTO). CTB SHALL BE COMPACTED TO 98% OF ITS LAB FORMULATION DENSITY (AASHTO T-99).
6.) ALL MINERAL MATERIALS USED IN CONSTRUCTION OF ROADWAYS MUST MEET THE FOLLOWING CRITERIA:
   a.) FINES (PASSING # 200 SIEVE) MUST BE LIMITED TO ≤ 12%, ORGANICS LIMITED TO ≤ 5%, NO DELETERIOUS MATERIALS.
7.) SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD MANUAL).
8.) ALL CITY STREET SIGNS WILL BE BLUE BACKGROUND WITH 6" WHITE LETTERS AND CONSTRUCTED WITH HIGH INTENSITY REFLECTORIZED MATERIAL. ALL STREET SIGNS SHALL BE 9 INCHES WIDE AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS PRIOR TO INSTALLATION.
9.) ALL CURB PADS SHALL MEET THE SAME STRUCTURAL AND COMPACTION STANDARDS AS ROAD SUB GRADE. THESE PADS WILL EXTEND TO AT LEAST 12" BEYOND THE CURB.
10.) UNDERDRAINS OR SIDEDRAINS MAY BE INCLUDED WHEN THE GROUND WATER LEVELS MAY AFFECT THE STRUCTURAL INTEGRITY OF THE ROAD. THIS DESIGN SHALL BE THE RESPONSIBILITY OF ENGINEER OF RECORD.
11.) ANY PROPOSED TRAFFIC CALMING DEVICES MUST BE APPROVED BY THE CITY ENGINEER & FIRE CHIEF.
12.) ASPHALT COURSES AND CONCRETE SHALL NOT BE PLACED WHILE RAIN IS FALLING, OR WHEN THERE IS STANDING WATER ON THE SURFACE TO BE COVERED.
13.) TACK COAT SHALL BE APPLIED BETWEEN ALL ASPHALT LAYERS.

TYPICAL ROADWAY SECTION

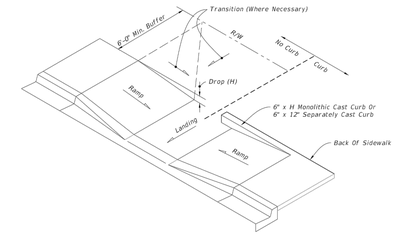
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	**ENGINEERING**	DATE JAN 2022	
	TYPICAL ROADWAY SECTION	SHEET NO. ENG-3	

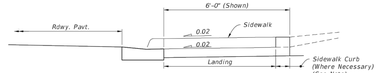


PLAN VIEW

CR-C



CONSTRUCTION OF SIDEWALK CURB IN CUT SECTIONS



NOTE: For additional information on sidewalk curb construction, see SIDEWALK CURB OPTIONS details.

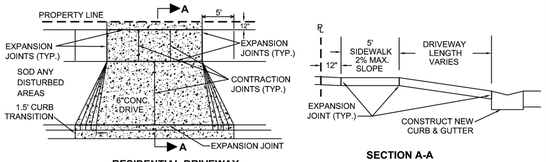
SECTION B-B

MONOLITHIC CAST CURB | *SEPARATELY CAST CURB*

SIDEWALK CURB OPTIONS

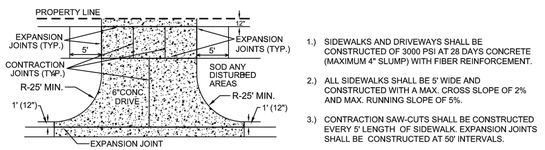
SIDEWALK CURB RAMPS CR-C AND SIDEWALK CURB

LAST REVISION 11/01/18	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 3 of 8

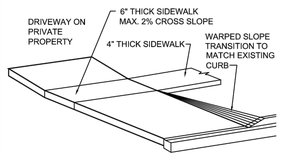


RESIDENTIAL DRIVEWAY

SECTION A-A



COMMERCIAL/ INDUSTRIAL/ MULTI-FAMILY



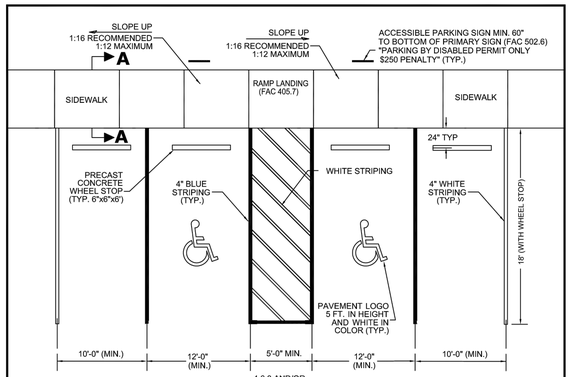
6" CONCRETE RESIDENTIAL DRIVEWAY

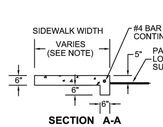
1.) SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED OF 3000 PSI AT 28 DAYS CONCRETE (MAXIMUM 4" SLUMP) WITH FIBER REINFORCEMENT.
2.) ALL SIDEWALKS SHALL BE 5' WIDE AND CONSTRUCTED WITH A MAX. CROSS SLOPE OF 2% AND MAX. RUNNING SLOPE OF 5%.
3.) CONTRACTION SAW-CUTS SHALL BE CONSTRUCTED EVERY 5' LENGTH OF SIDEWALK. EXPANSION JOINTS SHALL BE CONSTRUCTED AT 50' INTERVALS.
4.) 1/2-INCH THICK ASPHALTIC FELT OR "PRESSURE TREATED WOOD" SHALL BE PLACED AT EACH EXPANSION JOINT.
5.) EXISTING CURB AND GUTTER SHALL BE REMOVED ONLY AT EXISTING JOINTS.
6.) DRIVEWAY WIDTH AND LOCATION SHALL COMPLY WITH ZONING CODES, SECTIONS 122-446, 62-64, 62-65.
7.) DRIVEWAY SLOPES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT, "ROADWAY AND TRAFFIC DESIGN STANDARDS", INDEX 515.
8.) RESIDENTIAL DRIVEWAYS SHALL BE CONSTRUCTED WITH CONCRETE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

DRIVEWAY & SIDEWALK DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	**ENGINEERING**	DATE JAN 2022	
	TYPICAL DRIVEWAY & SIDEWALK	SHEET NO. ENG-4	





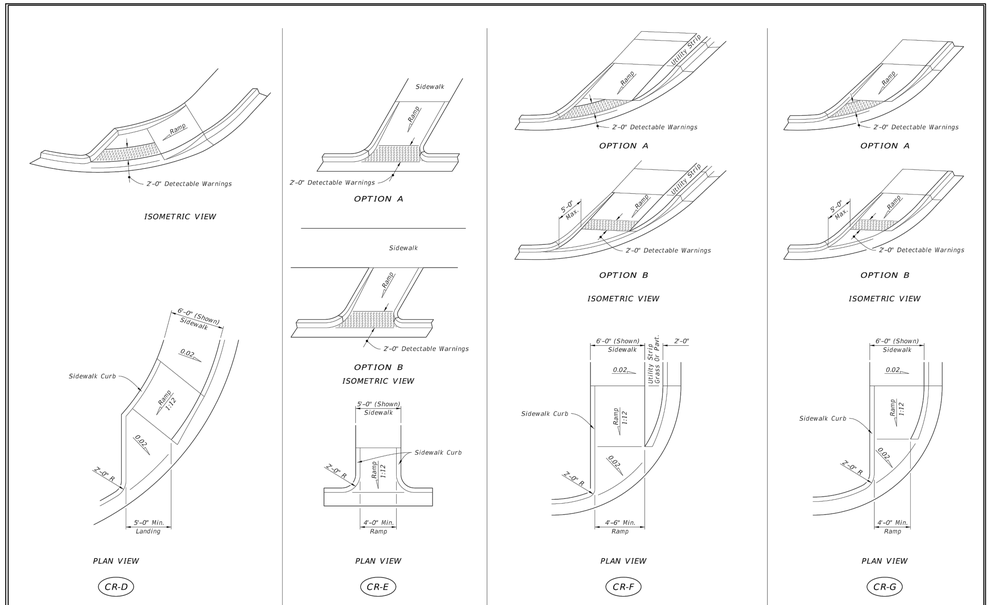
SECTION A-A

1.) IF AN ADJACENT SIDEWALK IS A MINIMUM OF SEVEN (7) FEET IN WIDTH AND PROVIDES A 5" INCH CURB, THE SIDEWALK MAY SERVE AS THE WHEEL STOP AND THE STANDARD PARKING SPACE MAY BE 18' DEEP.
2.) IF AN ADJACENT LANDSCAPE AREA IS A MINIMUM OF 3.5' PER ABUTTING PARKING SPACE AND PROTECTED BY CONCRETE CURBING OR WHEEL STOP, 2 FEET OF THE REQUIRED DEPTH MAY ENCROACH INTO THE LANDSCAPE AREA. IF THE REQUIRED DEPTH ENCROACHES INTO THE LANDSCAPE AREA, THE WHEEL STOP MUST BE PLACED AT THE EDGE OF PAVEMENT.
3.) ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE CONSTRUCTED WITH SURFACE SLOPES NOT TO EXCEED 1:50 (2%) IN ALL DIRECTIONS AND THE GROUND SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT.
4.) NO COLORS OTHER THAN WHITE AND BLUE SHALL BE USED FOR PARKING SPACE PAVEMENT MARKINGS.
5.) ALL DIMENSIONS SHOWN ARE TO THE CENTERLINE OF PAVEMENT MARKINGS.

ACCESSIBLE & TYPICAL PARKING SPACE DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	**ENGINEERING**	DATE JAN 2022	
	ACCESSIBLE & TYPICAL PARKING	SHEET NO. ENG-5	



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION 11/01/18	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 4 of 8

No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER
92225
DATE: ——

KHA PROJECT 248035001
DATE AUGUST 12 2022
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

PAVING AND SIDEWALK DETAILS

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
B-5

Plotted By:Pluta, Andrew Sheet Set:NOKOMIS GROVES – MULTI-FAMILY PLANS Layout:B-7 PAVING AND SIDEWALK DETAILS August 30, 2022 10:47:20am K:\tpa_civil\248035001-nokomis groves prepla\CAD\plansets\multi-family plans\B-5 CITY OF VENICE PAVING AND SIGNAGE DETAILS.dwg
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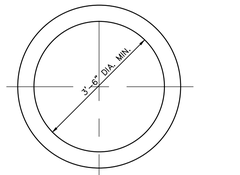
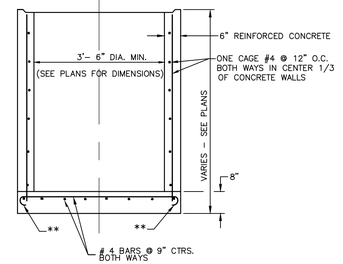
NOTE:
(1) ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4000 P.S.I. @ 28 DAYS.
(2) REINFORCING SHOWN IS THE MINIMUM REQUIRED. IF DIMENSIONS OF BOX REQUIRES ADDITIONAL REINFORCING, IN ORDER TO CARRY DESIGN LOADS, MANUFACTURER SHALL PROVIDE ADDITIONAL REINFORCING AS REQUIRED.

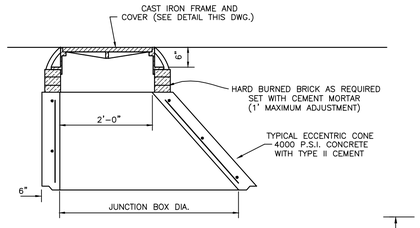




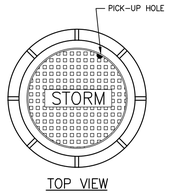
ALTERNATE A TYPE P

** PERIPHERAL BARS OR STRAIGHT END EMBEDMENTS MAY BE USED IN LIEU OF STANDARD HOOKS, IN ACCORDANCE WITH DETAILS INDEX NO. 201, SHT. 3 OF 6.

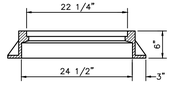
SECTION



LID SECTION
TYPE 8 (TRAFFIC) (H-20)



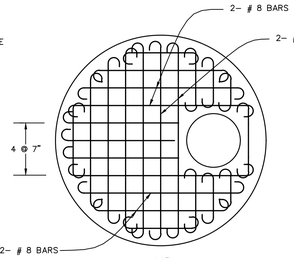
TOP VIEW



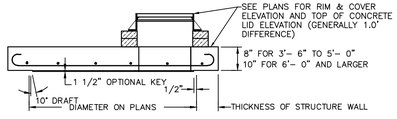
FRAME AND COVER SECTION
U.S. FOUNDRY 170 H OR APPROVED EQUAL (WHEEL LOAD H-20)
1 FIELD COAT OF ASPHALTIC PAINT FOR FRAME AND COVER

STANDARD JUNCTION BOX

SSDKH25_DWG NTS

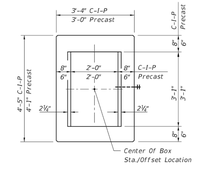


LID REINFORCEMENT PLAN

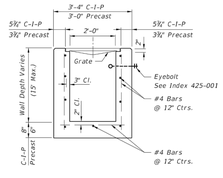


LID SECTION
TYPE 7-T (TRAFFIC) (H-20)

ALL REINFORCEMENT NO. 6 BARS EXCEPT 6- # 8 BARS SHOWN. BARS SPACED @ 6" CENTERS BOTH WAYS EXCEPT MIDDLE BARS @ 7" CENTERS. ALL BARS WITH ACI STANDARD HOOKS CANTED APPROX. 45°, OR EMBEDDED IN ACCORDANCE WITH THE SLAB REINFORCEMENT DETAIL. SHOWN UNDER OPTIONAL CONSTRUCTION JOINTS. SHT.3 OF 6. EXCEPT ALL # 8 BARS AND # 6 BARS AROUND MANHOLE OPENING SHALL BE HOOKED.



PLAN



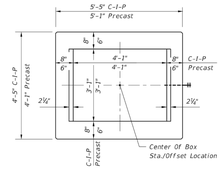
SECTION

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 1)

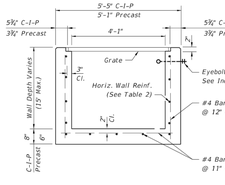
WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0'-15'	A12	0.20	12"	8"

TYPE C

Recommended Maximum Pipe Size:
2'-0" Wall - 18" Pipe
3'-1" Wall - 24" Pipe (18" where an 18" pipe enters a 2'-0" wall)



PLAN



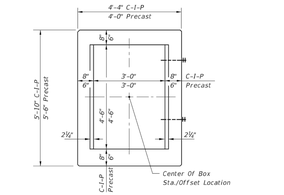
SECTION

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 2)

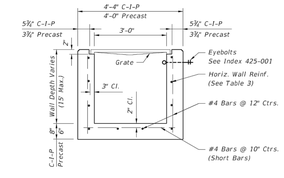
WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0'-6'	A12	0.20	12"	8"
6'-10'	A6	0.20	6"	5"
10'-13'	A4	0.20	4"	3"
10'-15'	B5.5	0.24	5½"	5"

TYPE D

Recommended Maximum Pipe Size:
3'-1" Wall - 24" Pipe
4'-1" Wall - 36" Pipe



PLAN



SECTION

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 3)

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0'-5'	A12	0.20	12"	8"
0'-7.5'	A6	0.20	6"	5"
7.5'-10'	B5.5	0.24	5½"	5"
10'-15'	C6.5	0.37	6½"	6"

TYPE E

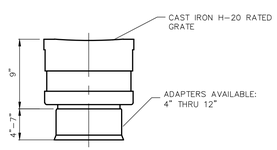
Recommended Maximum Pipe Size:
3'-0" Wall - 24" Pipe
4'-6" Wall - 36" Pipe

LAST REVISION 11/01/17	REVISION	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E AND H	INDEX 425-052	SHEET 1 of 7

01/29/2019 8:15:00 AM

FDOT TYPE D INLET

N.T.S.

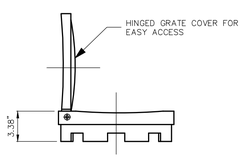


VARIOUS TYPES OF OUTLETS WITH WATERTIGHT ADAPTERS FOR:
ADS N-12
SDR-35 SEWER
SCHEDULE 40 DWV
CORRUGATED PVC
RIBBED PVC

12" PVC INLINE DRAIN

N.T.S.

REF: NYOPLAST STORM DRAINAGE STRUCTURES

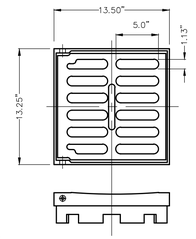


GRATE HAS H-20 (HEAVY TRAFFIC) FDOT RATING

QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 & A48-CLASS 30B

MATERIAL: DUCTILE IRON GRATE W/CAST IRON FRAME

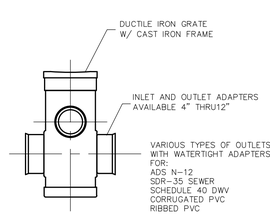
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT



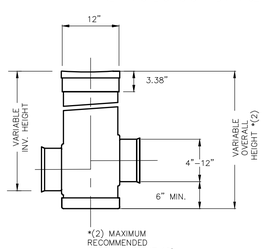
12" CAST IRON GRATE

N.T.S.

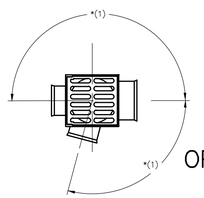
REF: NYOPLAST STORM DRAINAGE STRUCTURES



VARIOUS TYPES OF OUTLETS WITH WATERTIGHT ADAPTERS FOR:
ADS N-12
SDR-35 SEWER
SCHEDULE 40 DWV
CORRUGATED PVC
RIBBED PVC



*(2) MAXIMUM RECOMMENDED OVERALL HEIGHT 10"

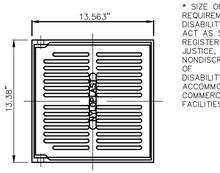


*(1) ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 359°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

12" PVC YARD DRAINS

N.T.S.

REF: NYOPLAST STORM DRAINAGE STRUCTURES



PEDESTRIAN GRATE HAS H-10 MEDIUM DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 & A48-CLASS 30B
MATERIAL: DUCTILE IRON GRATE W/CAST IRON FRAME
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

* SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36, NONDISCRIMINATION ON THE BASIS OF DISABILITY BY PUBLIC ACCOMMODATIONS AND IN COMMERCIAL FACILITIES; FINAL RULE.

*PEDESTRIAN

APPROX. DRAIN AREA = 50.60 SQ. IN.
APPROX. WEIGHT WITH FRAME = 35.04 LBS.

OPTIONAL PEDESTRIAN GRATE

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DRAWN BY	NMH	MATERIAL		3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE	2-14-19			
APPD BY	NMH	PROJECT NO./NAME		TITLE NYLOPLAST DOWNSPOUT ADAPTER WITH CLEANOUT AND INSERTA-TEE TYING INTO MAINLINE AT 45°
DATE	2-14-19			
DWG SIZE	A	SCALE 1:16	SHEET 1 OF 1	DWG NO. 6000-110-234 REV A

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No.	REVISIONS	DATE	BY

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PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER 92225
DATE:

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

STORMWATER DETAILS

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
B-6

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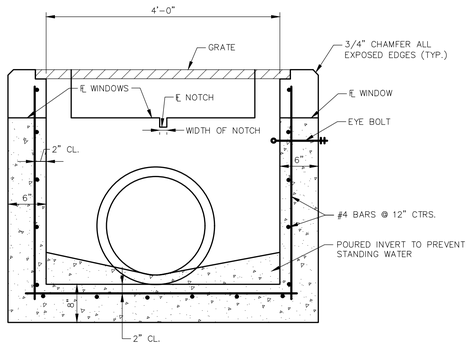
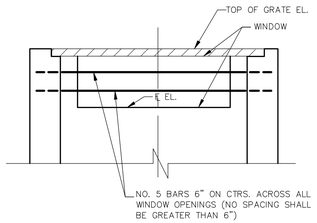
STRUCTURE TABLE

CONTROL STRUCTURE NO.	TOP OF STRUCTURE/ GRATE ELEV.	FLOWLINE WINDOW ELEV.	RECTANGULAR WEIR SIZE (SLOT) (WINDOWS)					NOTCH ELEV.	NOTCH WIDTH	NOTCH HEIGHT	PIPE SIZE/TYPE		OUTFALL PIPE INVERT	SKIMMER? YES/NO	BUBBLER? YES/NO	MODEL NAME	SPECIAL COMMENT
			FRONT	REAR	SIDES		TOTAL										
CS-1	14.00	10.50	3.0	3.0	2.0	2.0	10.0	-	-	-	42"	RCP	6.30	YES	NO	DS_POND_1	-
(RECORD DATA)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CS-2	15.05	-	-	-	-	-	-	-	-	-	24"	RCP	8.63	NO	NO	-	-
(RECORD DATA)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



SECTION



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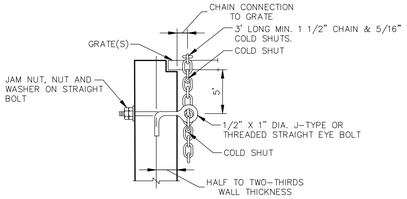
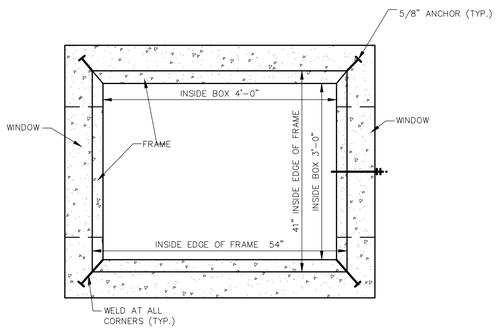


COST OF EYE BOLT AND CHAIN TO BE INCLUDED IN THE CONTRACT UNIT PRICE FOR STRUCTURES.

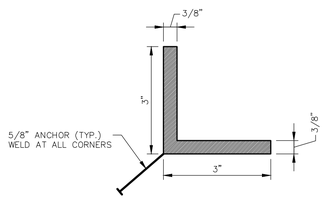
ONE EYE BOLT & CHAIN FOR EACH GRATE.

EYE BOLT AND CHAIN FOR LOCKING GRATES TO STRUCTURES

N.T.S.

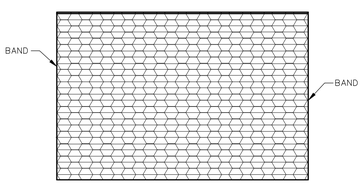


PLAN



STEEL FRAME DETAIL

(ALL FOUR SIDES WELDED TOGETHER)



GALVANIZED STEEL GRATE USF

(52-11 #5615" x 2")

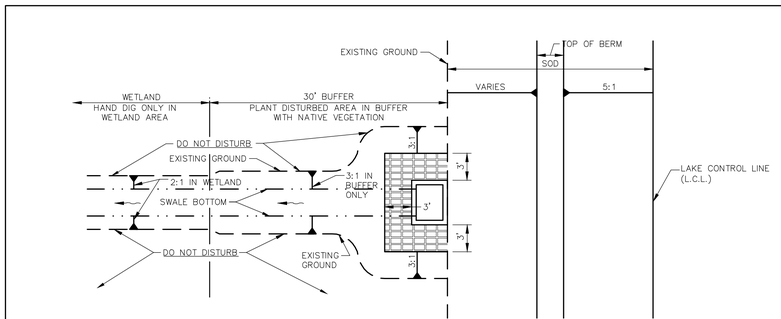
NOTES:

1. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4000 P.S.I. @ 28 DAYS
2. ALL STEEL TO HAVE A MINIMUM 2" CLEARANCE UNLESS OTHERWISE NOTED.
3. STEEL REINFORCEMENT SHALL MEET ASTM SPECIFICATIONS (A-615), DEFORMED BARS.
4. ALL INLETS TO HAVE FIELD POURED INVERTS TO ELIMINATE STANDING WATER.
5. 3/4" CHAMFER ALL EXPOSED EDGES.
6. ALL EXPOSED STEEL AND IRON SHALL HAVE ONE SHOP COAT RUST INHIBITOR AND ONE FIELD COAT OF KOPPERS 300 BITUMASTIC EPOXY BASED PAINT, 8 MILS D.F.T.

SEE PAVING, DRAINAGE AND GRADING PLANS FOR PIPE SIZES, LOCATIONS AND INVERT ELEVATIONS.

SMALL CONTROL STRUCTURE

N.T.S.



CONTROL STRUCTURE WHEN LOCATED AT WETLAND

NOTE:
CONSTRUCTION IN WETLANDS SHOULD BE ACCESSED FROM THE UPLAND SIDE. ANY TEMPORARY IMPACT AREAS IN THE WETLAND SHOULD BE REGRADED AND RESTORED TO THEIR NATURAL CONDITION. CONSTRUCTION LIMITS IN WETLAND SHOULD NOT EXTEND MORE THAN 10 FEET FROM THE EDGE OF THE STRUCTURE UNLESS WETLAND SWALE IS REQUIRED.

No.	REVISIONS	DATE	BY

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER
92225
DATE: ____

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

SMALL CONTROL STRUCTURE DETAILS

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
B-7

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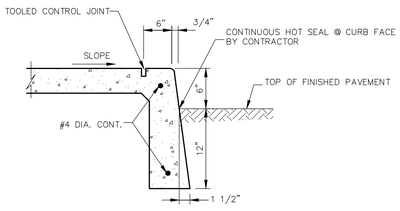
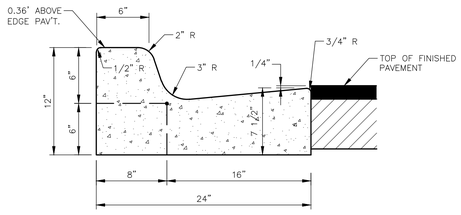
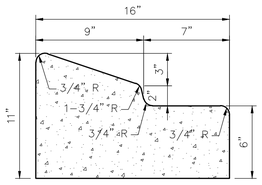


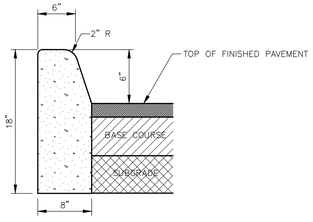
INTEGRAL CURB (IC)
N.T.S.



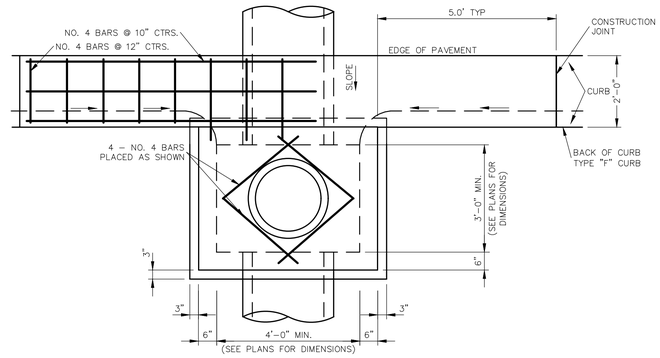
TYPE "F" CURB (F)
N.T.S.



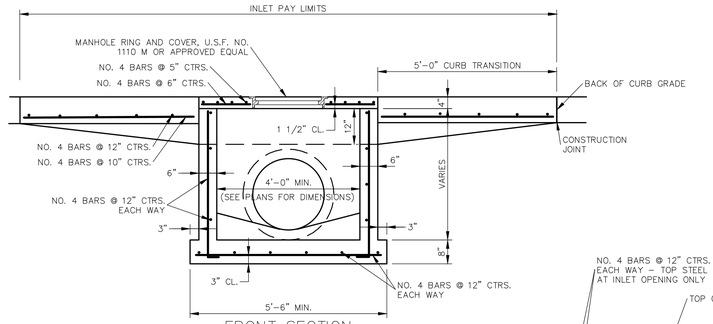
TYPE "A" CURB
N.T.S.



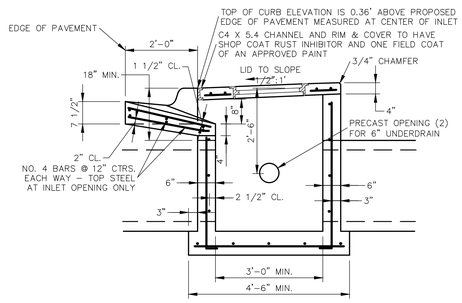
TYPE "D" CURB (D)
N.T.S.



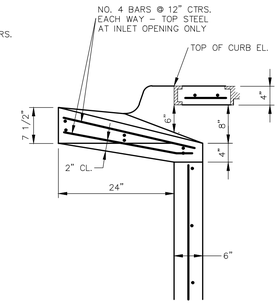
PLAN VIEW



FRONT SECTION



SIDE SECTION



CATCH BASIN THROAT DETAIL FOR TYPE "F" CURB

NOTES:
1. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4000 P.S.I. @ 28 DAYS.
2. ALL STEEL TO HAVE A MINIMUM 2 1/2" CLEARANCE UNLESS OTHERWISE NOTED.
3. STEEL REINFORCEMENT SHALL MEET ASTM SPECIFICATIONS (A-615), DEFORMED BARS.
4. ALL INLETS TO HAVE FIELD POURED INVERTS TO ELIMINATE STANDING WATER.

STANDARD OPEN THROAT DROP INLET
(TYPE "F" INLET)
N.T.S.

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER
92225
DATE: ——

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

MISCELLANEOUS DETAILS

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
B-8

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NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER
92225
DATE: ——

KHA PROJECT
248035001
DATE
AUGUST 2022
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

ONSITE MASTER UTILITY PLAN

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
PREPARED FOR
COMMERCIAL STREET PARTNERS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
C-1

FM
W
ALTERNATE LOCATION 30'x30' LIFT STATION EASEMENT (PUBLIC)
40.0'
PHASE 2A
PHASE 2B
8" PVC C-900, DR-18, CL-235 WATER MAIN
4" PLUG
BACKFLOW PREVENTER
POST INDICATOR VALVE
CLEANOUT
8" GATE VALVE
FDC
4" GATE VALVE
FIRE HYDRANT
8" PVC SANITARY SEWER MAIN
A-12
A-13
A-14
A-15
12" PVC C-900, DR-18, CL-235 WATER MAIN
8" X 8" X 6" TEE
PLUG
A-11
PRIVATE
PUBLIC
DOM. METER
8" TEE
VARIABLE WIDTH PUBLIC UTILITY EASEMENT
TEMPORARY BLOW OFF ASSEMBLY
100.0' DIRECTIONAL DRILL
12"X8" TAPPING SLEEVE AND VALVE
PHASE 1AW
STREET A
POND 1
CWL = 10.5
25YR = 13.0±
100YR = 13.8±
TOB = 14.5
POND 2
CWL = 10.5
25YR = 13.1±
100YR = 13.9±
TOB = 14.5
POINT OF CONNECTION TO CITY OF VENICE RECLAIMED WATER MAIN
10'X20' PRIVATE UTILITY EASEMENT
6" PRIVATE RECLAIM MAIN (DESIGNED AND INSTALLED BY OTHERS)
A-10
PHASE 1A
VALVE
A-5
A-2
A-3
A-4
A-7
A-8
A-6
A-16
PHASE 1B
LIFT STATION A1
385
30'x30' LIFT STATION EASEMENT (PUBLIC)
6" FM
MATCH LINE SEE SHEET C-2
CONNECT TO EXISTING 16" WATER MAIN W/ 16"X6" TAPPING SLEEVE AND VALVE
EXIST. 16" WATER MAIN

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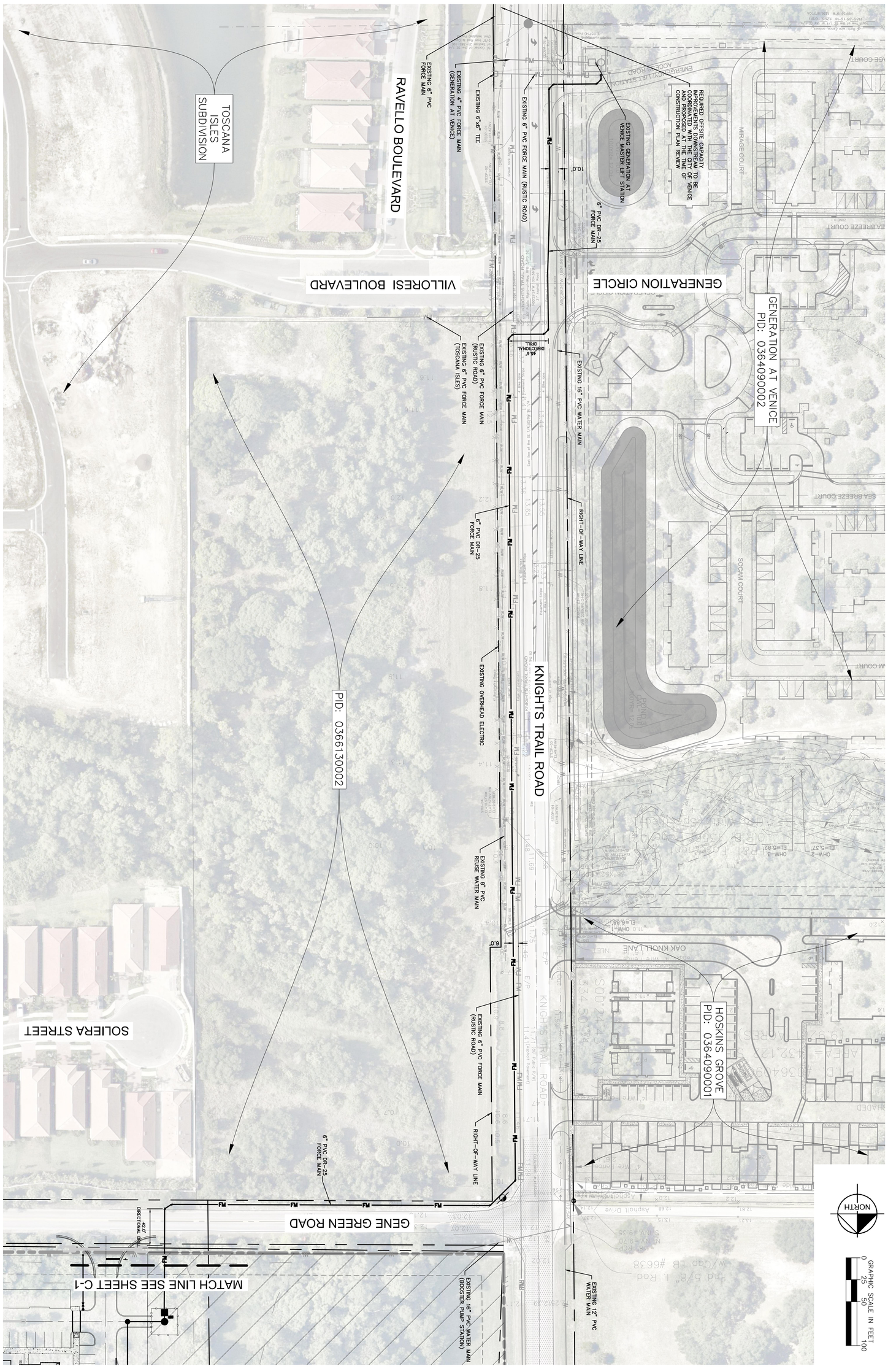

SHEET NUMBER C-2

NOKOMIS GROVES
MULTI-FAMILY PHASE I & II
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CITY OF VENICE FLORIDA

OFFSITE MASTER UTILITY PLAN

KHA PROJECT 248035001
DATE AUGUST 2022
SCALE AS SHOWN
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