



City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626
DEVELOPMENT SERVICES - PLANNING & ZONING
SITE & DEVELOPMENT PLAN APPLICATION

SITE & DEVELOPMENT PLAN 16-DLSP

Project Name:	Laurel Road Storage
Parcel Identification No.:	0387-01-0009 and 0387-01-0005
Address:	3496 and 3500 Laurel Road East
Parcel Size:	5.8 +/- acres
FLUM designation:	Commercial
Zoning Map designation:	Current: CI and CHI Proposed: CI
Property Owner's Name:	Gaylon & Laura Peters, Laurel Road Storage, LLC
Telephone:	
Fax:	
E-mail:	
Mailing Address:	
Project Manager:	Jeffery A. Boone, Esq.
Telephone:	(941) 488-6716
Mobile / Fax:	(941) 488-7079
E-mail:	jboone@boone-law.com
Mailing Address:	
Project Engineer :	Jessica Heiny, P.E., Florida Engineering & Surveying, LLC
Telephone:	(941) 485-3100
Mobile / Fax:	
E-mail:	jessie@florida-eas.com
Mailing Address:	631 N. Tamiami Trail, Nokomis, FL 34275
Project Architect:	
Telephone:	
Mobile / Fax:	
E-mail:	
Mailing Address:	

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

27 MAY 16

RECEIVED
MAY 27 2016

PLANNING & ZONING

APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- ☒ **Statement of ownership and control.** Include copy of property deed or County tax statement.
- ☒ **Agent authorization letter.** Agent authorization letter listing project engineer, architect, planner, and other design professionals must be signed by the property owner and submitted with the application.
- ☒ **Legal Description and signed and sealed Survey of Property.**
- ☒ **Narrative.** Provide a detailed narrative describing purpose of petition and intended use of property.
- ☐ **Deed Restrictions (§ 86-49(b)(7)).** If common facilities and/or private streets are proposed, submit document(s) addressing how common facilities are to be provided and permanently maintained.
- ☒ **Public Workshop Requirements.** Date held November 30, 2015
 - ☒ Copy of newspaper ad.
 - ☒ Copy of notice to property owners.
 - ☒ Copy of sign-in sheet.
 - ☒ Written summary of public workshop.
- ☒ **Comprehensive Plan Consistency.** Confirm consistency with all applicable elements of the City's Comprehensive Plan.
- ☒ **Concurrency Application and Worksheet.** Signed, sealed and dated.
If a traffic study is required, submit 3 copies of the study (3 signed, sealed and dated).
Electronic **hcs** files must be e-mailed to staff or submit 3 CDs.

Required documentation (provide 15 sets of the following including 3 signed, sealed and dated, unless otherwise noted):

- ☒ **Site Plan Sheet.** Include all proposed improvements, buildings and structures, sidewalks, parking and transportation network, yards and open space.
 - ☐ Municipal address
 - ☐ FEMA Flood Zone designation and base flood elevation
 - ☐ Names of all existing and proposed public and private streets
 - ☐ Location of all sidewalks
 - ☐ Location of refuse and recycled materials enclosure.
- ☒ **Utility Plan Detail Sheet**
 - ☐ Potable water and wastewater main size and location
 - ☐ Water valve location
 - ☐ Manhole separation
 - ☐ Distance from water main to proposed building
 - ☐ Location of nearest fire hydrants
- ☒ **Paving and Drainage Detail Plan Sheet**
 - ☐ Document addressing drainage concurrency by means of a certified drainage plan
 - ☐ Driveway dimensions and turning radius
- ☒ **Landscape Plan Sheet**
 - ☐ Tree survey
 - ☐ Detailed inventory of all proposed trees and plants by type and size
- ☒ **Signage.** Depict – by dimension – all ground and wall signage
- ☒ **Architectural Elevations.** Definitions for buildings in the development; and number of dwelling units, sizes and types, together with typical floor plans of each type.

Fees

Application filing fee \$4,700.

Transportation review fee will be billed to applicant and is not included in application fee.

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

Extended Technical Review Fee \$1,400.

Project Narrative

The subject property is comprised of the rear portions of two parcels, located at 3496 & 3500 Laurel Road East (southwest quadrant of Laurel Road and Knights Trail Road).

A Site & Development Plan is proposed to allow for the development of a Self- Storage facility on the 3.1 acre property (Phase 1 and 2). See attached Exhibit A for sketch and legal descriptions.

The proposed use will provide an appropriate transition between the ILW and CI zoned properties to the south and the proposed CG zoning to be located along Laurel Road.

The proposal is compliant with all applicable elements of the City's Comprehensive plan and is compatible with the existing neighborhood (See Policy 8.2 Analysis)

Policy 8.2 Analysis

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of:

- A. Land use density and intensity.
The proposed rezoning of the property will provide an improved transition of Commercial zoning districts from Laurel Road to the more intense ILW zoning to the south. The proposed Self-Storage use is an ideal commercial use for transition between commercial and industrial zoning.
- B. Building heights and setbacks.
The proposed building height and setbacks are consistent with the character of the neighborhood.
- C. Character or type of use proposed.
The proposed Self-Storage use is an ideal commercial use for transition between the proposed CG zoning to the north and the ILW zoning to the south.
- D. Site and architectural mitigation design techniques.
The location of the proposed Self-Storage use to the rear of the site together with the proposed buffer will mitigate any potential impacts of the proposed use.

Considerations for determining compatibility shall include, but are not Limited to, the following:

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.
The property is surrounded by commercial or industrial uses on all sides. Single-family neighborhoods in the area will be further protected by the relocation of the more intense commercial uses to the rear of the property.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

The proposed use is surrounded by commercial or industrial uses and is compatible with the existing uses.

- G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

Not Applicable.

- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

The intensity of the proposed use is similar to the density of existing permitted uses on the property, but the more intense commercial uses will be relocated to the rear of the property.

Potential incompatibility shall be mitigated through techniques including,
But not limited to:

- I. Providing open space, perimeter buffers, landscaping and berms.

The proposed Self-Storage facility meets or exceeds all requirements for open space and buffering.

- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

The proposed self-Storage facility and the activities associated with it are oriented towards the interior of the site in order to mitigate potential light, noise, mechanical, refuse, and delivery impacts. The facility will also be screened from surrounding properties with a 6 foot high fence and landscape buffering.

- K. Locating road access to minimize adverse impacts.

Road access to the Self-Storage facility has been located to minimize adverse impacts, if any.

- L. Adjusting building setbacks to transition between different uses.

Not applicable, the property is surrounded by other commercial zoned property or industrial zoned property.

- M. Applying step-down or tiered building heights to transition between different uses.

Not applicable, the property is surrounded by other commercial zoned property or industrial zoned property.

- N. Lowering density or intensity of land uses to transition between different uses.

The relocation of the CI zoning and Self-Storage facility to the rear of the property provides for an appropriate transition between the different uses in the area.

LAUREL ROAD STORAGE FACILITY

SITE AND DEVELOPMENT PLANS

PROJECT TEAM

OWNER/DEVELOPER LAUREL ROAD STORAGE, LLC. NOKOMIS, FL 34275 CONTACT: GAYLON PETERS GPETERS84@COMCAST.NET	CIVIL ENGINEER FLORIDA ENGINEERING & SURVEYING, LLC 631 N. TAMAMI TRAIL NOKOMIS, FLORIDA 34275 (941) 485-3100 CONTACT: JESSICA L. HENRY, P.E. JESSIE@FLORIDA-EAS.COM
SURVEYOR FLORIDA ENGINEERING & SURVEYING, LLC 631 N. TAMAMI TRAIL NOKOMIS, FLORIDA 34275 (941) 485-3100 CONTACT: JESSICA L. HENRY, P.E. JESSIE@FLORIDA-EAS.COM	ARCHITECT INNOVATIVE DESIGN STUDIOS 6066 BURLINGTON AVE N. ST. PETERSBURG, FL 33743 (727) 432-1465 CONTACT: RON ZAWISTOWSKI, A.I.A. RON@DSFL.COM
LANDSCAPE ARCHITECT LERCH LANDSCAPE ARCHITECTURE 672 ALT AIR ROAD VENICE, FL 34283 (941) 981-8141 CONTACT: MARK LERCH LERCHLAND@SMALL.COM	

UTILITY CONTACT LIST

FRONTIER COMMUNICATIONS CONTACT: JOE LESMERISES (941) 952-5757	CITY OF VENICE UTILITY DEPARTMENT CONTACT: COV UTILITY DEPT. (941) 480-3333
FLORIDA POWER & LIGHT COMPANY CONTACT: PAM DURHAM (941) 927-4236	

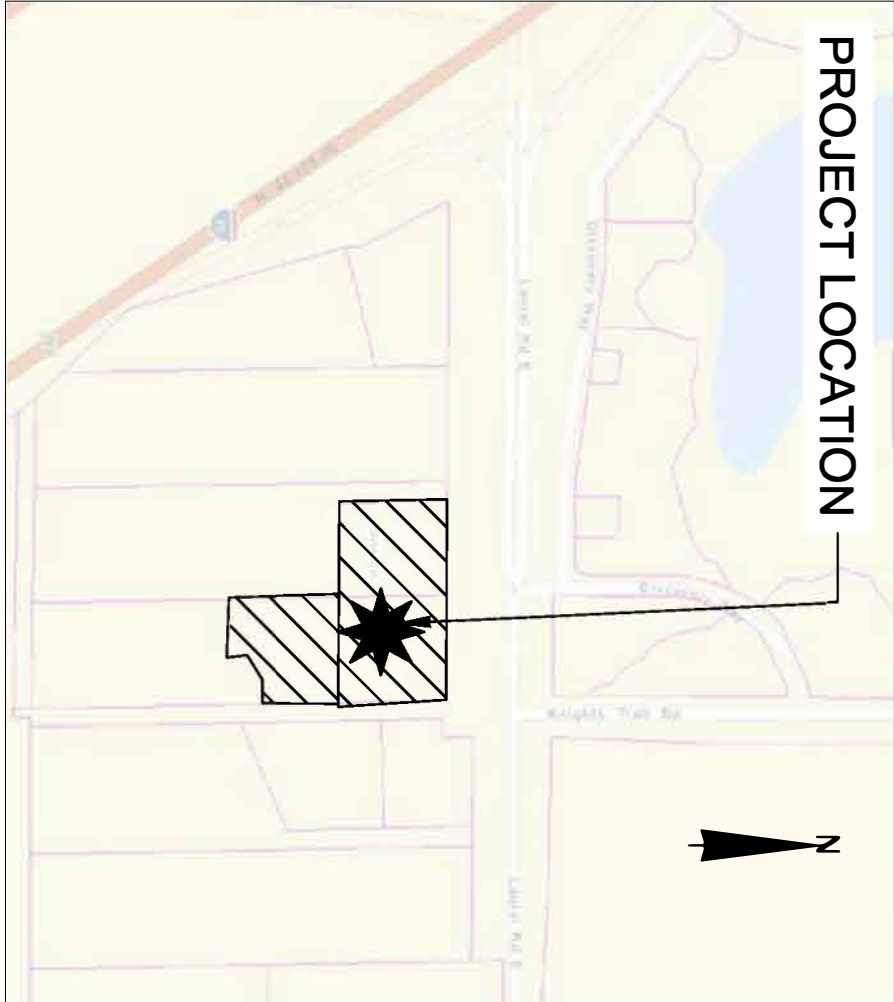
GENERAL UTILITY NOTE:

CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF VENICE UTILITY STANDARDS AND SPECIFICATIONS.

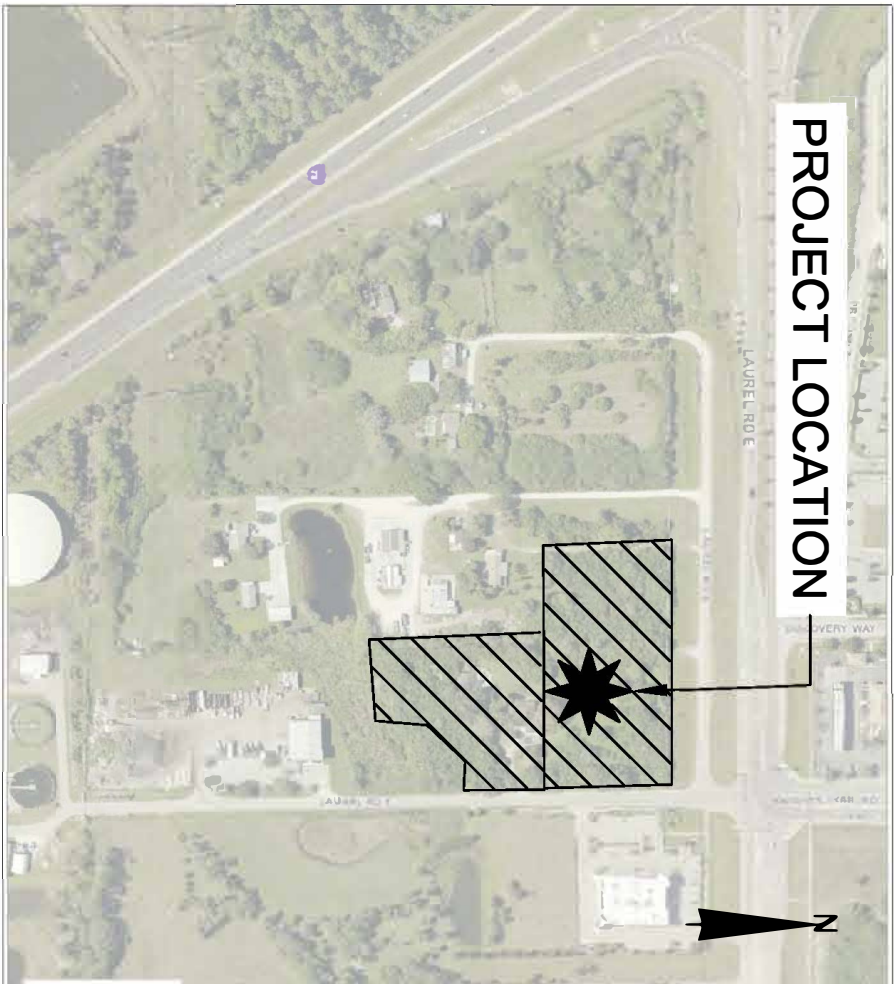
GENERAL CONSTRUCTION NOTE:

THE PLANS WERE PREPARED ACCORDING TO AVAILABLE INFORMATION BASED ON THE CONDITIONS AS THEY EXISTED AT THE TIME OF PLAN PREPARATION. THE CONDITIONS OF THE PROPERTY MAY HAVE CHANGED SINCE PROJECT DESIGN. THE CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND SHALL CONTACT THE PROJECT ENGINEER IMMEDIATELY IF CONDITIONS HAVE CHANGED FROM WHEN THE PLANS WERE PREPARED.

THESE PLANS HAVE BEEN DESIGNED BASED ON THE CITY OF VENICE UNIFIED LAND DEVELOPMENT CODE.



LOCATION MAP
SCALE: NTS



AERIAL MAP
SCALE: NTS

VENICE, FLORIDA

PARCEL ID: 0387010005 & 0387010009

SECTION-07 TOWNSHIP-39 SOUTH RANGE-19 EAST

LEGAL DESCRIPTION:

(PER TITLE COMMITMENT-SEE SURVEYOR'S NOTE #3)

PARCEL NO. 2:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE N 89°33'25" E, ALONG THE NORTH LINE OF SAID SECTION 33, 523.93 FEET; THENCE S 01°03'08" E, ALONG THE EAST LINE OF SAID SECTION 33, 523.93 FEET; THENCE N 89°33'25" W, 162.46 FEET; THENCE S 01°03'08" E, 233.02 FEET; THENCE N 89°33'25" W, 162.47 FEET; THENCE N 01°03'08" E, 792.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAUREL ROAD PER O.R. BOOK 2432, PAGE 1345, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S 89°33'25" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAUREL ROAD, A DISTANCE OF 60.02 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 89°33'25" E, A DISTANCE OF 265.51 FEET; THENCE S 01°03'08" E, A DISTANCE OF 299.61 FEET; THENCE N 89°33'25" W, A DISTANCE OF 265.51 FEET; THENCE N 01°03'08" W, A DISTANCE OF 299.61 FEET TO THE POINT OF BEGINNING.

AND:

(PER TITLE COMMITMENT-SEE SURVEYOR'S NOTE #2)

PARCEL NO. 1:

BEGIN AT THE NE CORNER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE S 01°03'08" E, ALONG THE EAST LINE OF SAID SECTION 33, 523.93 FEET; THENCE N 89°33'25" W, 162.46 FEET; THENCE S 01°03'08" E, 233.02 FEET; THENCE N 89°33'25" W, 162.47 FEET; THENCE N 01°03'08" E, 792.00 FEET TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°33'25" E, ALONG SAID NORTH LINE, 324.93 FEET TO THE P.O.B. LESS LANDS DESCRIBED IN O.R. BOOK 2122, PAGE 2266, O.R. BOOK 2432, PAGE 1341 AND O.R. BOOK 2114, PAGE 1543, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH PARCEL NO. 3:

BEGIN AT THE NE CORNER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE S 01°03'08" E, ALONG THE EAST LINE OF SAID SECTION 33, 523.93 FEET; THENCE N 89°33'25" W, 162.46 FEET; THENCE S 01°03'08" E, 233.02 FEET; THENCE N 89°33'25" W, 162.47 FEET; THENCE N 01°03'08" E, 792.00 FEET TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°33'25" E, ALONG SAID NORTH LINE, 324.93 FEET TO THE P.O.B. LESS LANDS DESCRIBED IN O.R. BOOK 2122, PAGE 2266, O.R. BOOK 2432, PAGE 1341 AND O.R. BOOK 2114, PAGE 1543, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS THE PORTION THEREOF CONVEYED TO THE CITY OF VENICE IN O.R. BOOK 2114, PAGE 1539 AND O.R. BOOK 2114, PAGE 1541, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

DESCRIPTION

REVISION DATE

C1	COVER SHEET	10-25-16
C2	GENERAL NOTES	
C3	DEMOLITION PLAN	
C4	SITE PLAN	10-25-16
C5	GRADING & DRAINAGE PLAN	10-25-16
C6	MASTER UTILITY PLAN	10-25-16
C7	TYPICAL SECTIONS	10-25-16
C8	SWPP PLAN	10-25-16
C9	STANDARD DETAILS	
X1	X-1 AERIAL PLAN	

ENGINEER'S QUANTITY ESTIMATE:

POTABLE WATER SERVICE = 31 LF (TOTAL) 1" P.E. SERVICE LINES
FIRE WATER SERVICE = 40 LF OF 6" SERVICE LINE (TO THE POINT OF CONNECTION)
FORCE MAIN SERVICE = < 51 LF (TOTAL) OF 2" DR-9 FORCE MAIN LINE

BASIS OF BEARING NOTE:

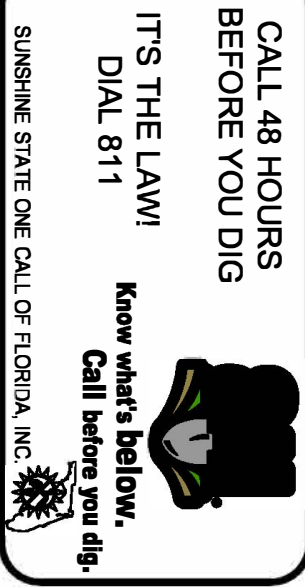
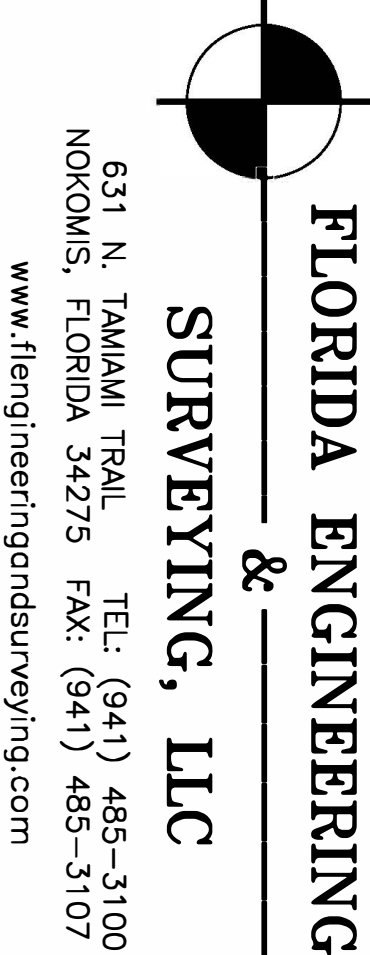
BEARINGS SHOWN HEREON ARE BASED ON THE RECORD DEED OF PARCEL NO. 1, THE EAST LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 19 EAST, BEING N. 01°03'08" W..

BENCHMARK ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON A NATIONAL GEODETIC SURVEY BENCHMARK # 175 T19 EL. = 42.70 N.G.V.D. 1929.
ELEVATIONS SHOWN HEREON ARE N.G.V.D. 1929 VERTICAL DATUM, AND ARE IN FEET. UNLESS OTHERWISE NOTED.

REQUIRED CITY OF VENICE NOTES:

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



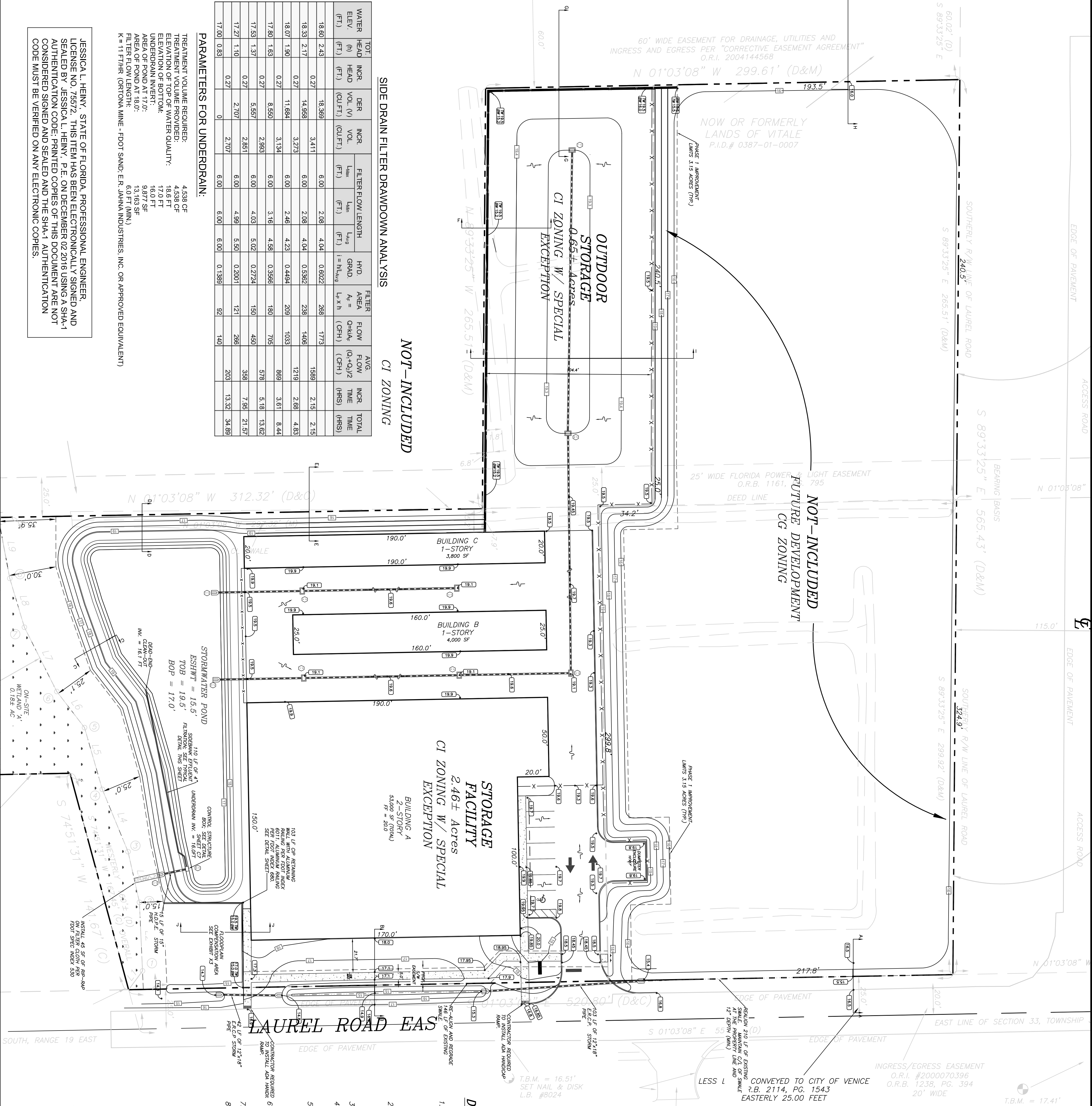
631 N. TAMAMI TRAIL
NOKOMIS, FLORIDA 34275
www.flenginengineering.com
CA #30375 LB #8024

WATER ELEV. (ft)	TOT HEAD (ft)	INCR HEAD (ft)	DEP VOL. (v) (cu.ft)	INCR VOL. (v) (cu.ft)	FILTER FLOW LENGTH L _{max} (ft)	L _{min} (ft)	L _{avg} (ft)	HYD GRAD (ft)	FILTER AREA A _f = L _f x h	FLOW Q=K _f A _f (cfs)	AVG. FLOW (Q _{avg})/2 (cfs)	INCR TIME (hrs)	TOTAL TIME (hrs)
18.60	2.43	0.27	18,389	3,411	6.00	2.08	4.04	0.8022	268	1773	1589	2.15	2.15
18.33	2.17	0.27	14,568	3,273	6.00	2.08	4.04	0.5362	238	1406	1219	2.68	4.83
18.07	1.90	0.27	11,684	3,134	6.00	2.46	4.23	0.4494	209	1033	869	3.61	8.44
17.80	1.63	0.27	8,550	2,993	6.00	3.16	4.58	0.3586	180	705	578	5.18	13.62
17.53	1.37	0.27	5,557	2,851	6.00	4.03	5.02	0.2724	150	430	388	7.95	21.57
17.27	1.10	0.27	2,707	2,707	6.00	4.99	5.50	0.2001	121	286	203	13.32	34.89
17.00	0.83	0	0	6.00	6.00	6.00	0.1389		82	140			

PARAMETERS FOR UNDERDRAIN:

TREATMENT VOLUME REQUIRED:
4,539 CF
TREATMENT VOLUME PROVIDED:
4,638 CF
ELEVATION OF TOP OF WATER QUALITY:
18.6 FT
ELEVATION OF BOTTOM:
17.0 FT
UNDERDRAIN INVERT:
16.0 FT
AREA OF POND AT 17.0':
9,877 SF
AREA OF POND AT 18.0':
13,163 SF
FILTER FLOW LENGTH:
6.0 FT (MIN.)
K = 11 FPM (ORTONA MINE - FOOT SAND; E.R. JARNA INDUSTRIES, INC. OR APPROVED EQUIVALENT)

JESSICA L. HEINY, STATE OF FLORIDA, PROFESSIONAL ENGINEER,
LICENSE NO. 75572. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND
SEALED BY JESSICA L. HEINY, P.E. ON DECEMBER 02 2016 USING A SHA-1
AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION
CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



LEGEND

- PROPOSED STORM SEWER
- PROPOSED INLET
- PROPOSED ELEVATION
- EXISTING PAVEMENT ELEVATION
- DIRECTION OF DRAINAGE

FES

30° 15° 0° 30° 60° 90°

SCALE IN FEET
1" = 30'

STRUCTURE TABLE (PROPOSED)

1A	FOOT TYPE "C" INLET GRATE EL. = 19.3' INV. IN = 17.65' INV. OUT = 17.65'	5	12" M.E.S. INV. OUT = 17.0'
1	FOOT TYPE "C" INLET RIM EL. = 19.3' INV. IN = 17.83' INV. OUT = 17.83'	6	18" M.E.S. INV. OUT = 16.4'
2	FOOT TYPE "C" INLET GRATE EL. = 19.1' INV. IN = 17.5' INV. OUT = 17.5'	7	FOOT TYPE "C" INLET RIM EL. = 19.3' INV. IN = 16.7' INV. OUT = 16.7'
3	FOOT TYPE "C" INLET GRATE EL. = 19.6' INV. IN = 17.24' INV. OUT = 17.24'	8	FOOT TYPE "C" INLET GRATE EL. = 19.1' INV. IN = 17.2' INV. OUT = 17.2'
4	FOOT TYPE "C" INLET GRATE EL. = 19.5' INV. IN = 17.3' INV. OUT = 17.3'	10	CONTROL STRUCTURE SEE DETAIL SHEET C7
11	15" M.E.S. INV. OUT = 16.0'		

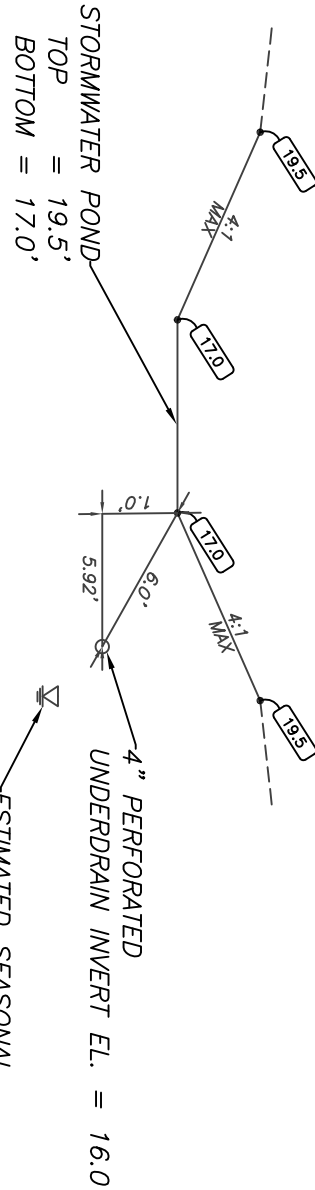
GENERAL NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON THE NAD 1929 DATUM. TO CONVERT TO THE NAD 88 DATUM ADD 1.13 FT TO NAD 29 DATUM.
- ALL PROPOSED ELEVATIONS ARE SHOWN TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. ALL HANDICAP PARKING SPACES ARE NOT TO EXCEED 2.00% LONGITUDINAL SLOPE. IF DURING FINAL BUILDING CERTIFICATION ANY OF THESE AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (MAXIMUM 2.00%) FOR CERTIFICATE OF OCCUPANCY IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.

DRAINAGE NOTES:

- SIDE SLOPES SHALL BE A MAXIMUM OF ONE FOOT (1') VERTICAL TO FOUR FOOT (4') HORIZONTAL. THE PROPOSED SIDE SLOPE ALONG THE SUBJECT PARCEL PROPERTY LINE MUST MATCH THE EXISTING GRADE UNLESS PERMISSION GRANTED TO USE THE ADJOINING PARCELS EXISTING DRAINAGE SHALL BE MAINTAINED OR IMPROVED.
- THE DISCHARGE OF STORM WATER FROM THE PARCEL SHALL DRAIN TO A STREET, DRAINAGE GREENBELT, OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY WITHOUT ADVERSELY AFFECTING THE PROPER DRAINAGE OR ADJOINING PARCELS OF LAND.
- SWALE SLOPES WILL BE A MINIMUM OF 0.2% LONGITUDINAL SLOPE.
- ANY ALTERATION OF EXISTING LAND ELEVATIONS DUE TO CONSTRUCTION, SHALL BE RESTORED TO ORIGINAL CONDITION.
- WATER FROM ROOF VALLETS, DOWNSPOUTS, SCUPPERS, OR OTHER RAINWATER COLLECTION DEVICES SHALL NOT BE DIRECTED TOWARDS ADJACENT PARCELS OF LAND LOCATED WITHIN TEN FEET (10') OF THE TERMINUS OF SUCH COLLECTION DEVICES.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY FLORIDA ENGINEERING AND SURVEYING, LLC IF ANY DISCREPANCIES ARE FOUND.
- ANY HISTORICAL DRAINAGE SHALL BE ACCOMMODATED, INCLUDING SHEET FLOW FROM ADJACENT LOTS.
- ALL WORK SHALL MEET CITY OF VENICE SPECIFICATIONS.

UNDERDRAIN TYPICAL SECTION



GENERAL GRADING NOTES:

- CONTRACTOR REQUIRED TO REMOVE THE ORGANIC LAYER OF MATERIAL WITHIN THE PHASE 1 LIMITS AND WITHIN THE POND LIMITS AND REPLACE WITH CLEAN FINE SAND. THE GEOTECH REPORT PROVIDED BY ARDMAN & ASSOCIATES, INC. (ARDMAN) SHALL BE USED TO MEET THE ENGINEER SPECIFICATIONS FOR PERMEABILITY RATES ON THE POND AND THE UNDERDRAIN SYSTEM. CONTRACTOR REQUIRED TO PROVIDE PERMEABILITY TEST RESULTS AS INDICATED IN THE SWFMD PERMIT STIPULATIONS.

FLORIDA ENGINEERING & SURVEYING, LLC

631 N. TAMiami TRAIL TEL: (941) 485-3100
NOKOMIS, FLORIDA 34275 FAX: (941) 485-3107

www.flengineeringandsurveying.com
CA #30375 LB #8024

DESIGN ENGINEER:
JESSICA L. HEINY, P.E.

FLORIDA REGISTRATION NO.:
75572

LAUREL ROAD STORAGE FACILITY

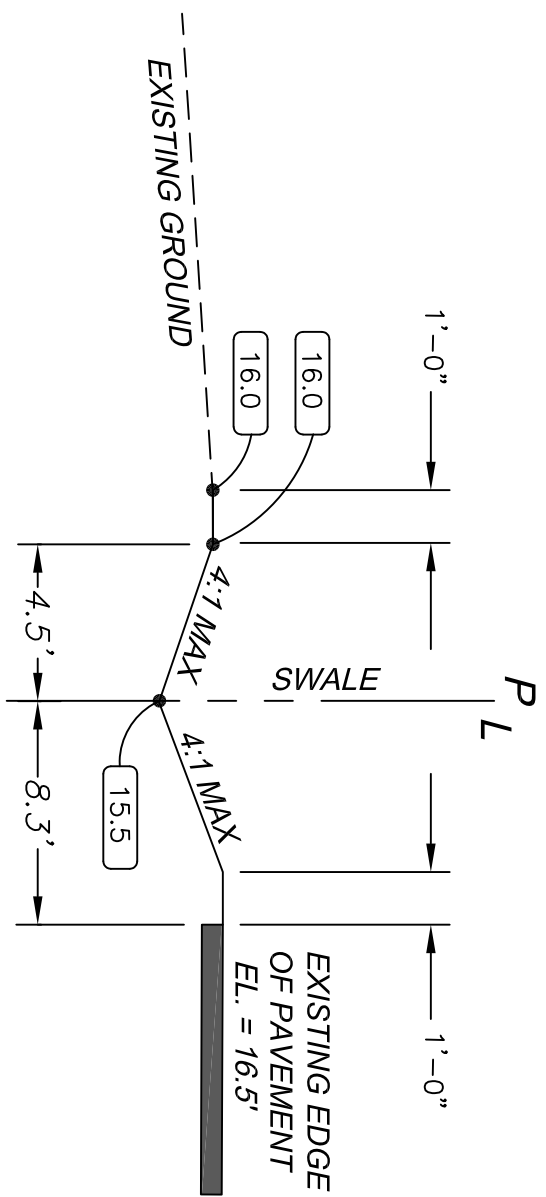
VENICE, FLORIDA PROJECT #1509030

GRADING & DRAINAGE PLAN

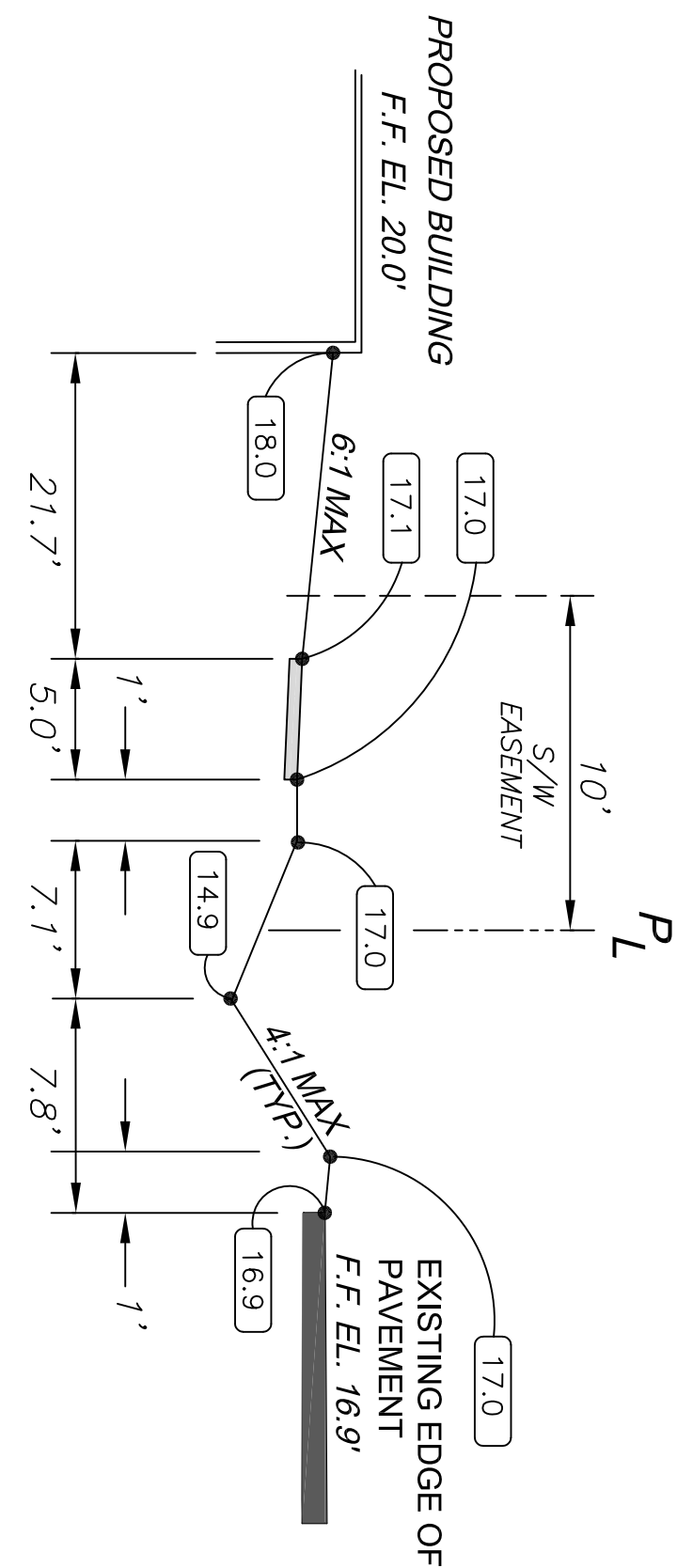
NO.	REVISIONS	DATE
1	S&D COMMENTS	8/11/16
2	S&D COMMENTS	10/25/16
3	SWFMD COMMENTS	12/02/16
4	S&D COMMENTS	12/09/16

DATE: 04/20/16

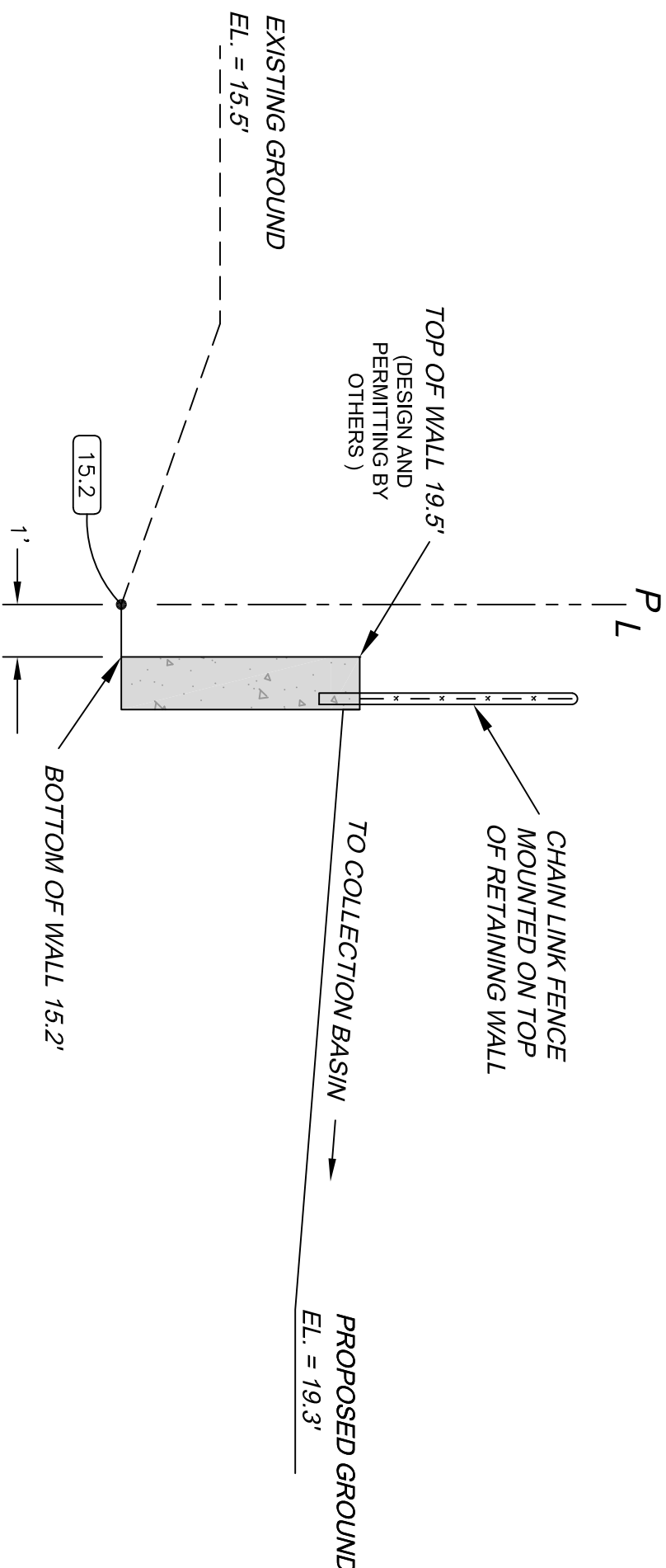
SHEET NO. C5



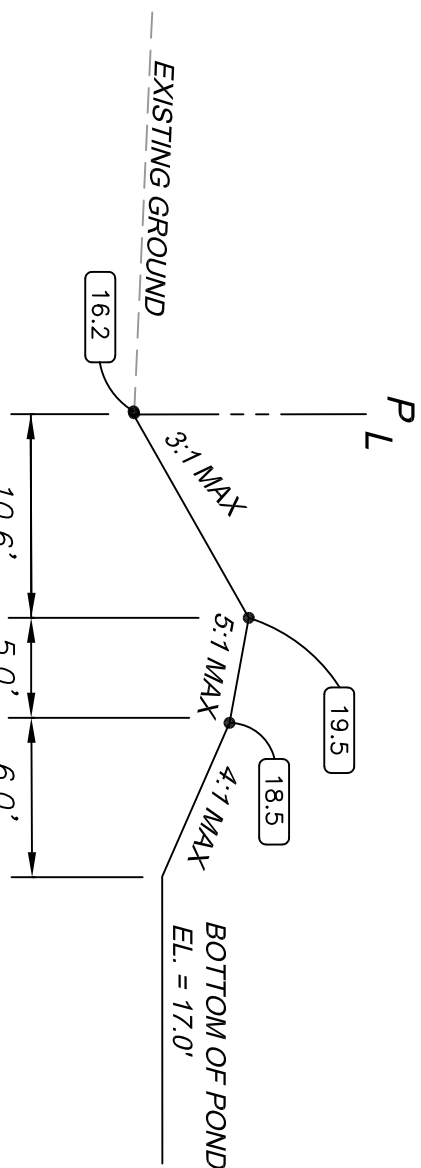
TYPICAL CROSS SECTION A-A
(NOT TO SCALE)



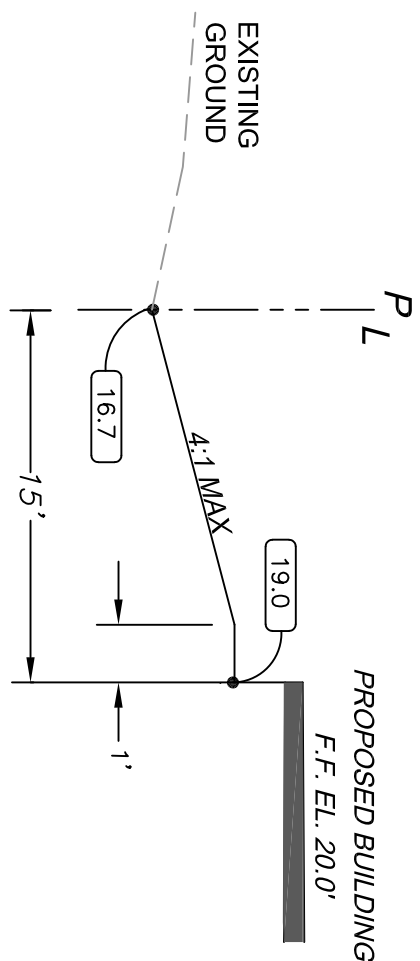
TYPICAL CROSS SECTION B-B
(NOT TO SCALE)



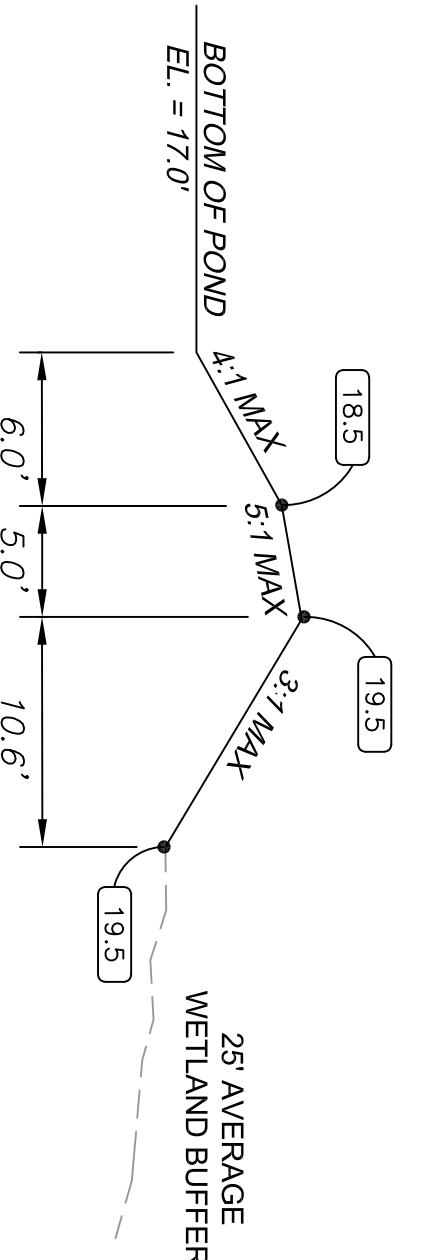
TYPICAL CROSS SECTION F-F
(NOT TO SCALE)



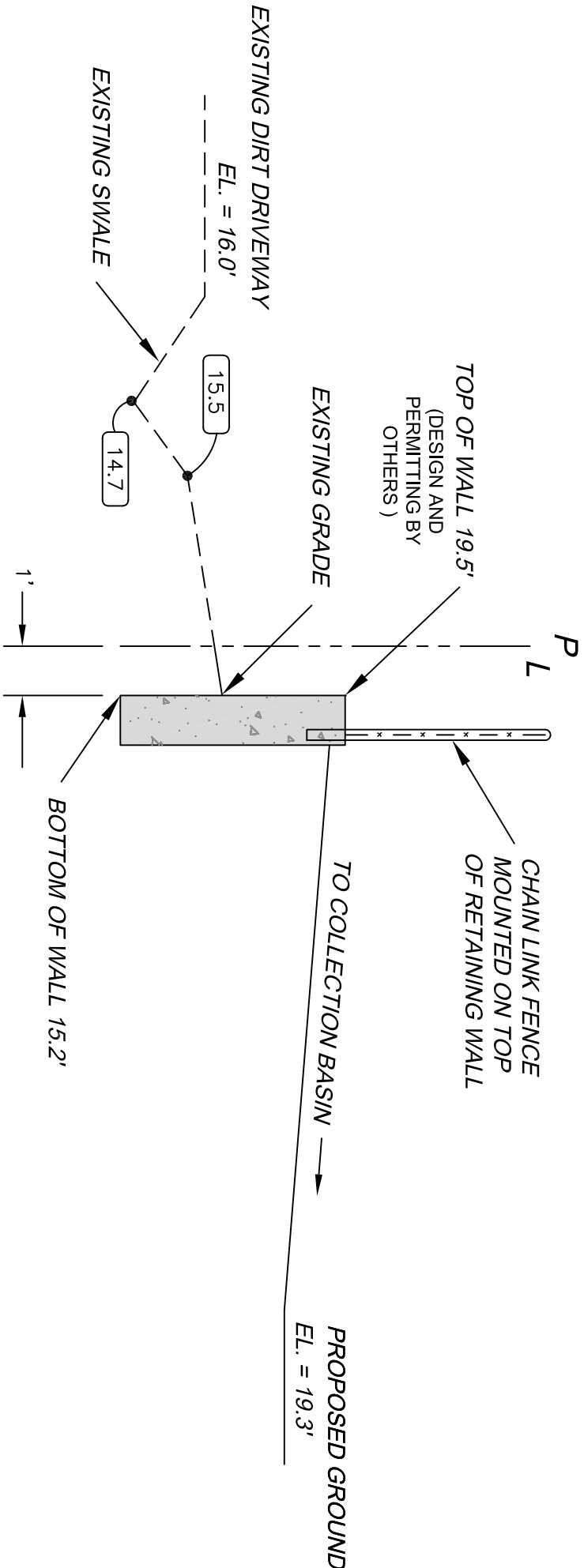
TYPICAL CROSS SECTION D-D
(NOT TO SCALE)



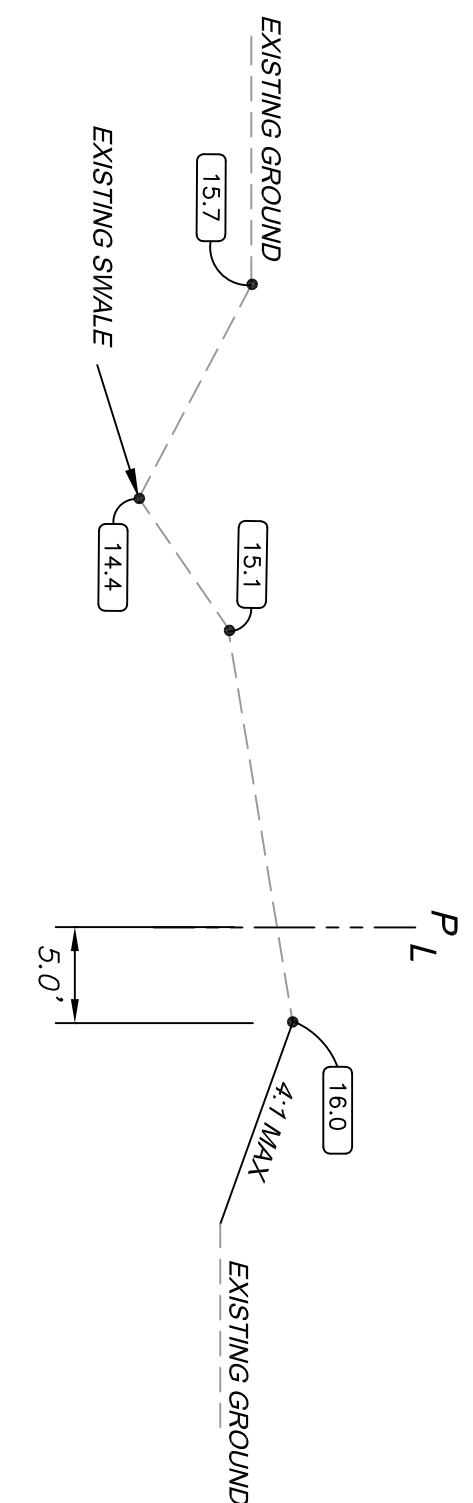
TYPICAL CROSS SECTION E-E
(NOT TO SCALE)



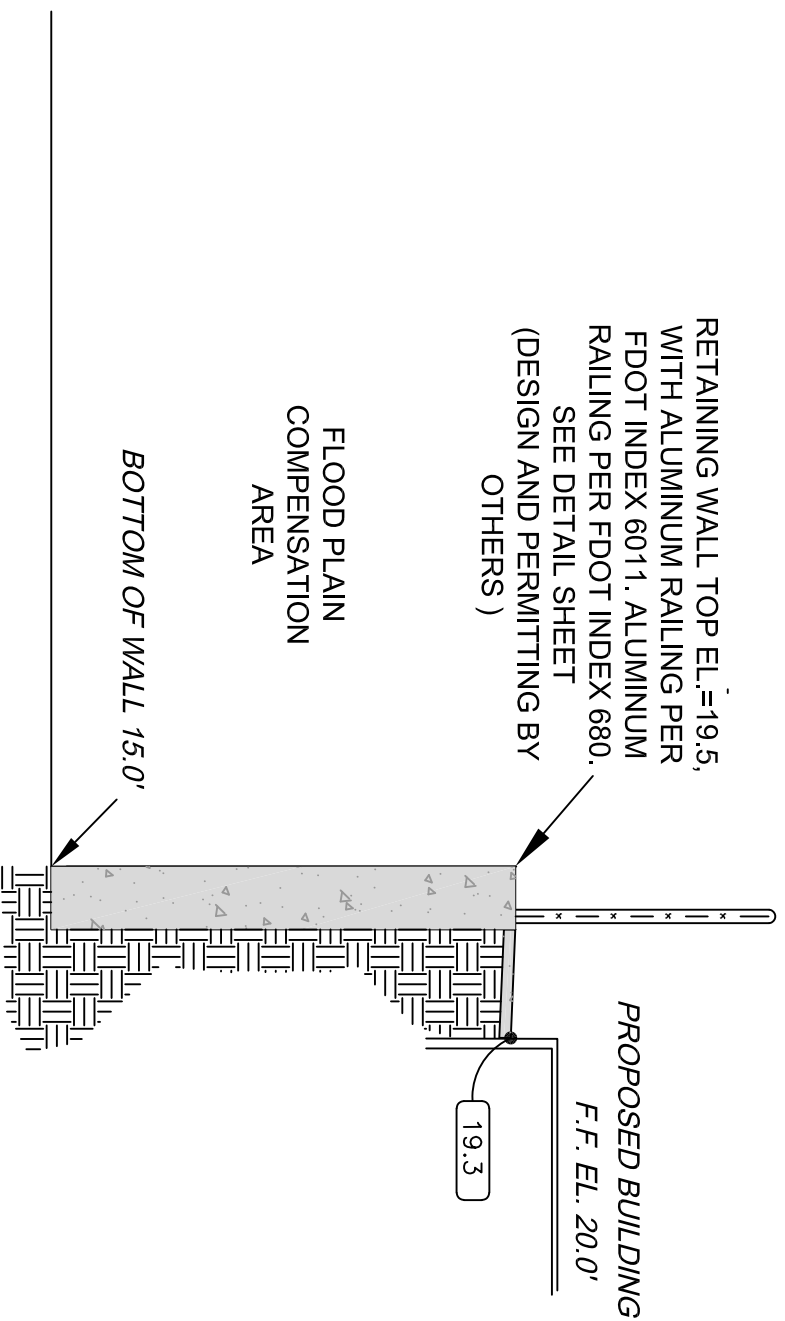
TYPICAL CROSS SECTION C-C
(NOT TO SCALE)



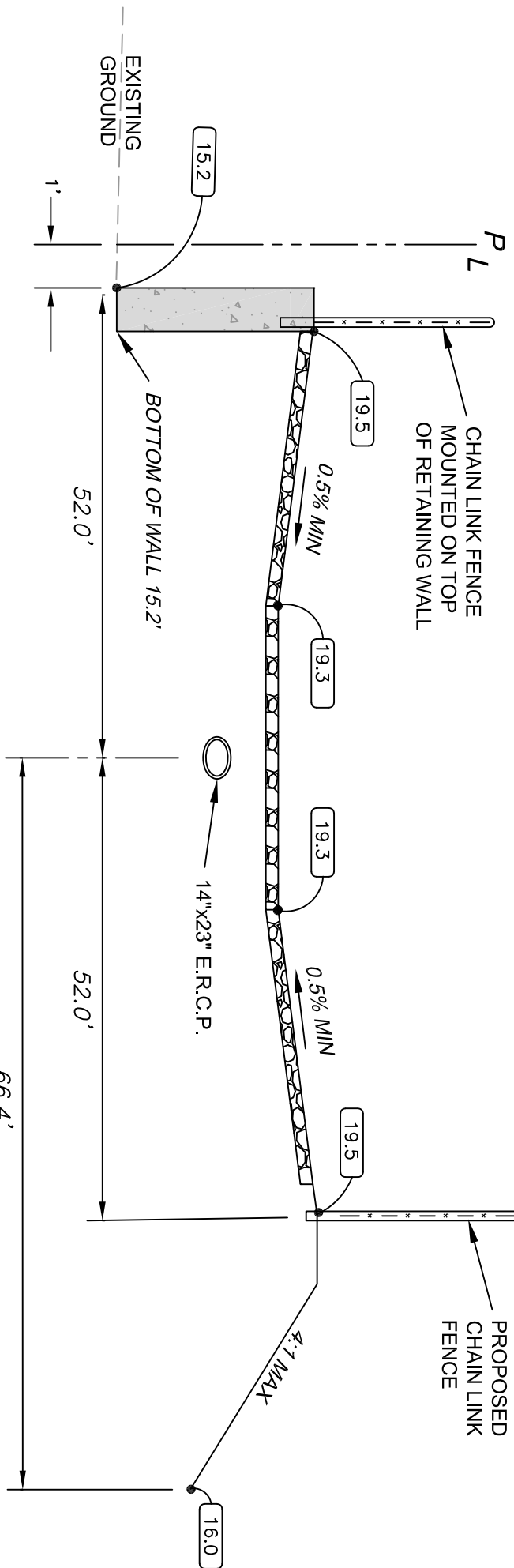
TYPICAL CROSS SECTION G-G
(NOT TO SCALE)



TYPICAL CROSS SECTION H-H
(NOT TO SCALE)

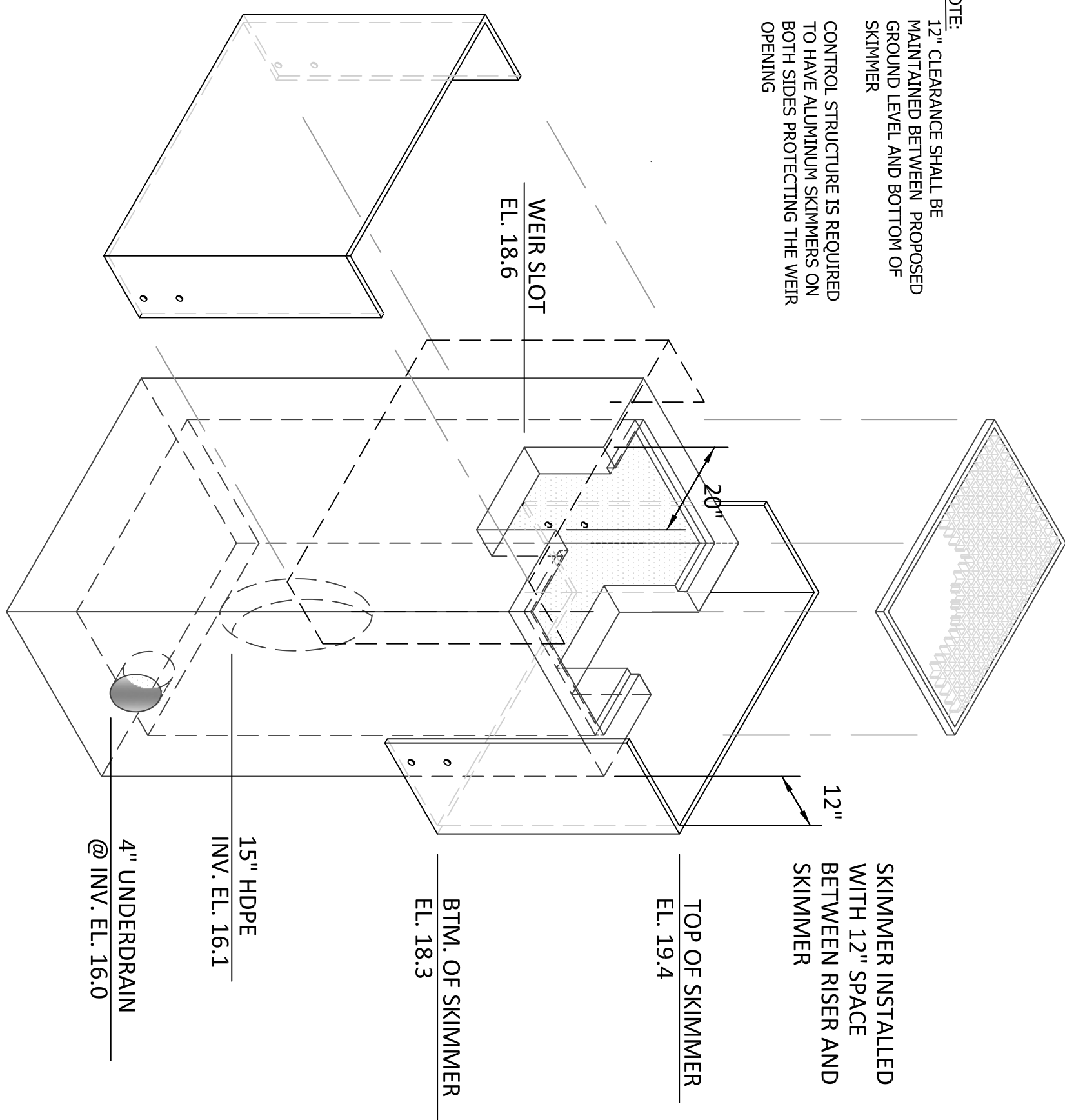


TYPICAL CROSS SECTION J-J
(NOT TO SCALE)



TYPICAL CROSS SECTION I-I
(NOT TO SCALE)

- NOTE:
1. CLEARANCE SHALL BE MAINTAINED BETWEEN PROPOSED GROUND LEVEL AND BOTTOM OF SKIMMER
 2. CONTROL STRUCTURE IS REQUIRED TO HAVE ALUMINUM SKIMMERS ON BOTH SIDES PROTECTING THE WEIR OPENING



CONTROL STRUCTURE
(TYPE "D" INLET)

NOT TO SCALE

DATE
8/10/16
10/25/16

REVISIONS
1 S&D COMMENTS
2 S&D COMMENTS

TYPICAL SECTIONS

LAUREL ROAD STORAGE FACILITY

VENICE, FLORIDA PROJECT #1509030

DESIGN ENGINEER:
JESSICA L. HEINY, P.E.
FLORIDA REGISTRATION NO.:
75572

FLORIDA ENGINEERING & SURVEYING, LLC
631 N. TAMAMI TRAIL TEL: (941) 485-3100
NOKOMIS, FLORIDA 34275 FAX: (941) 485-3107
www.flengineeringandsurveying.com
CA #30375 LB #8024

DATE:
4/20/16

SHEET NO.
C7

NOW OR FORMERLY
LANDS OF REDMON
P.L.D.# 0387-01-0003

LINE	BEARING	DISTANCE
L1	N 53°34'00" W	14.18
L2	S 87°25'04" W	43.39
L3	S 77°20'58" W	32.77
L4	S 67°32'49" W	42.57
L5	S 73°56'15" W	40.61
L6	S 52°27'42" W	28.76
L7	S 63°15'09" W	45.49
L8	S 73°22'16" W	32.21
L9	S 79°19'43" W	39.16

WETLAND LINE TABLE

FLORIDA POWER & LIGHT EASEMENT
O.R.B. 1161, PG. 795

EASEMENT FOR DRAINAGE, UTILITIES AND
INGRESS AND EGRESS PER "CORRECTIVE EASEMENT AGREEMENT"
O.R.I. 2004144568

NOW OR FORMERLY
LANDS OF VITALE
P.L.D.# 0387-01-0007

NOT-INCLUDED
CI ZONING

1,615 LF OF SILT FENCE
SEE CITY OF VENICE
DETAIL

OUTDOOR
STORAGE
0.65± Acres

CI ZONING
EXCEPTION

NOW OR FORMERLY
LANDS OF REDMON
P.L.D.# 0387-01-0003

NOW OR FORMERLY
LANDS OF VITALE
P.L.D.# 0387-01-0007

PERMANENT EASEMENT #24
O.R.B. 2334, PG. 838
FOR CONSTRUCTION AND MAINTENANCE OF
A WATERLINE TO SARASOTA COUNTY, FLORIDA.

20' INGRESS/EGRESS & UTILITY EASEMENT
O.R.B. 770, PG. 797

LAUREL ROAD
(PUBLIC R/W-WIDTH VARIES - DIVIDED PAVED ROADWAY)

N 89°33'25" W 650.46' (D)

S 89°33'25" E 324.93' (D)

NON-EXCLUSIVE EASEMENT RIGHT-OF-WAY FOR
STREET, ROAD & UTILITY PURPOSES
O.R.B. 1181, PG. 1706
O.R.B. 1195, PG. 2159

NOT-INCLUDED
FUTURE DEVELOPMENT
FOR ZONING

25' WIDE FLORIDA POWER & LIGHT EASEMENT
O.R.B. 1161, PG. 795

25' WIDE FLORIDA POWER & LIGHT EASEMENT
O.R.B. 1161, PG. 795

GRAVEL CONSTRUCTION
ENTRANCE, SEE CITY OF
VENICE DETAIL

460 LF OF SILT FENCE
SEE CITY OF VENICE
DETAIL

INGRESS/EGRESS EASEMENT
O.R.I. #2000070396
O.R.B. 1238, PG. 394
20' WIDE

T.B.M. = 16.51'
SET NAIL & DISK
L.B. #8024

T.B.M. = 17.11'
SET NAIL & DISK
L.B. #8024

LESS LANDS CONVEYED TO CITY OF VENICE
O.R.B. 2114, PG. 1539
EASTERLY 25.00' FEET

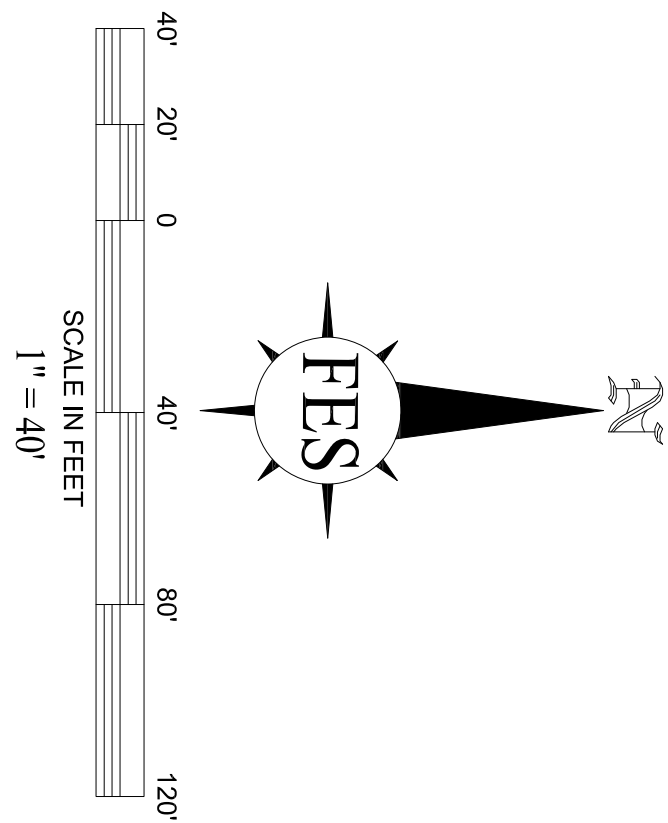
LAUREL ROAD EAST
(PUBLIC R/W-WIDTH VARIES - 23'± PAVED ROADWAY)

EROSION & SEDIMENT CONTROL:

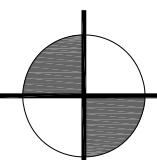
1. EROSION AND SEDIMENT CONTROL MEASURES AS DESCRIBED ON THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. MINIMUM SEDIMENT CONTROL CONSISTS OF SILT FENCING, HAY BALES AND FLOATING TURBIDITY BARRIERS PER FOOT INDEX NO. 102 AND 103. MINIMUM EROSION CONTROL CONSIST OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COURSE AGGREGATE, AND TEMPORARY PAVING.
2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER, OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SITUATION DURING CONSTRUCTION PERIOD. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF EXPOSED MATERIAL EXPOSED BY EROSION AND GRUBBER EXCAVATION, TRENCING, BORROW PITS, AND OTHER CONSTRUCTION ACTIVITIES. OWNER SHALL REQUIRE CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS AS SITE CONDITIONS WARRANT AND IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN FORTY-EIGHT (48) HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.
5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSESSING AND PROVIDING ADDITIONAL EROSION CONTROL MEASURES NEEDED IN ORDER TO PREVENT EROSION AND SEDIMENTATION FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.
6. GRASS ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS OF INITIAL DISTURBANCE. TYPE OF GRASS SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DAMAGE STRUCTURES, RETENTION AREAS, SWALES, AND DITCHES, AND WHERE SLOPES ARE STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR SPECIFICATIONS.
7. CONTRACTOR TO INSPECT EVERY TWO (2) WEEKS DURING CONSTRUCTION REMOVE ANY SEDIMENT BUILD-UP, AND REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDS TO MINIMIZE EROSION, WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN FORTY-EIGHT (48) HOURS AFTER INSTALLATION OF BASE COURSE. AREAS TO BE PAVED WITH CONCRETE SHALL BE EITHER PROTECTED WITH A LAYER OF FOOT COURSE AGGREGATE MATERIALS OR SHALL BE PAVED WITHIN FORTY-EIGHT (48) HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN FOURTEEN (14) DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

MAINTENANCE OF TRAFFIC:

1. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 AM AND 4:00 PM UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.
2. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FOOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE ELEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT PROPERTY OWNERS TO BE AFFECTED BY CONSTRUCTION AND SHALL COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.
6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
7. THE CONTRACTOR SHALL COORDINATE ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE AREA. IF WORK OCCURS WITHIN FIFTEEN (15) FEET OF ACTIVE ROAD TRAVEL LINES BUT NO CLOSER THAN TWO (2) FEET FROM THE EDGE OF PAVEMENT. SIGNAGE AND WARNING DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH FOOT INDEX NO. 600 AND 602.
8. TYPE I OR TYPE II BARRICADES AT 20-FOOT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST, AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY-COMPLETED PAVEMENT UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.



JESSICA L. HEINY, STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 75572. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND
SEALED BY JESSICA L. HEINY, P.E. ON DECEMBER 02, 2016 USING A SHA-1
AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION
CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



FLORIDA ENGINEERING
&
SURVEYING, LLC

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CA #30375 LB #8024

DESIGN ENGINEER:
JESSICA L. HEINY, P.E.

FLORIDA REGISTRATION NO.:
75572

LAUREL ROAD
STORAGE FACILITY

VENICE, FLORIDA

PROJECT #1509030

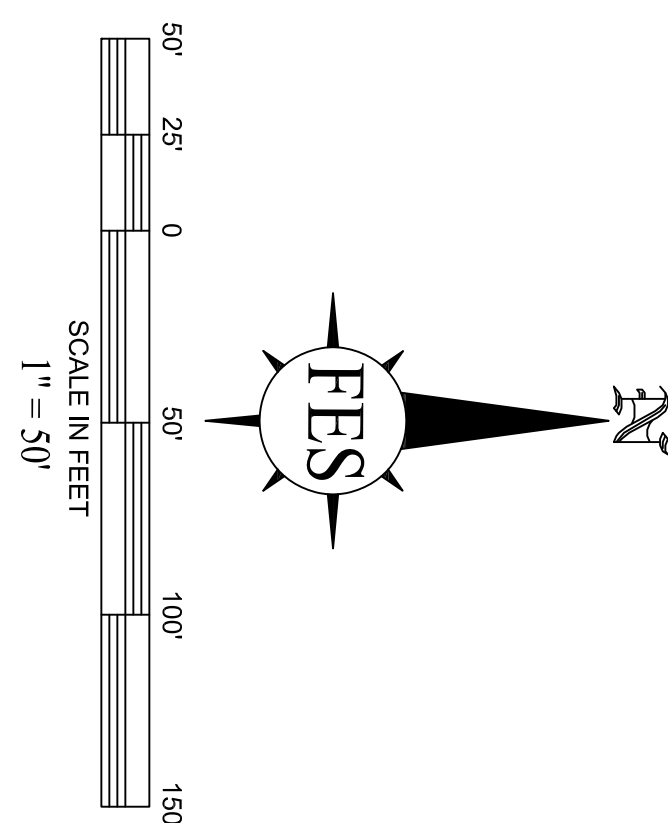
SWPPP & MOT
PLAN


NO.	REVISIONS	DATE
1.	S & D COMMENTS	10/25/16
2.	SWFWMD COMMENTS	12/02/16
3.	S&D COMMENTS	12/09/16

DATE:
04/20/16

SHEET NO.

C8



<div style="text-align: center;">  <p>FLORIDA ENGINEERING & SURVEYING, LLC</p> <p>631 N. TAMAMI TRAIL TEL: (941) 485-3100 NOKOMIS, FLORIDA 34275 FAX: (941) 485-3107</p> <p>www.flengineeringandsurveying.com CA #30375 LB #8024</p> </div>	DATE: 4/10/15	SHEET NO. X1	DESIGN ENGINEER: JESSICA L. HEINY, P.E. FLORIDA REGISTRATION NO.: 75572	LAUREL ROAD STORAGE FACILITY VENICE, FLORIDA PROJECT #1509030	AERIAL PLAN	NO.	REVISIONS	DATE

PLANTING PLAN
Laurel Road Storage Facility
Property ID No.: 0387010005, 0387010009 Venice FL
Prepared For: Gaylon Peters

Drawing Title:

Issue	Date
PERMIT SET	5.13.16
Rev. 1	8.14.2016
Rev. 2	11.7.2016
Rev. 3	12.9.2016
Drawing Status:	
BUFFER PLAN	
Scale: 1"=40'	
Drawn by:	ML
Checked by:	ML
Job No:	2016-12
Drawing No.	

Symbol Schedule of Plants	Quantity	Scientific Name	Common Name	Specification Size
	8	MAGNOLIA GRANDIFLORA	Southern Magnolia 'little gem'	10'H x 4" SPR. min., 3" cal. min., 25 Gal. min.
	18	ACER RUBRUM	Red Maple	10' H min., 4" SPR, 3" Cal. min., Std., 25 Gal. min.
	18	TAXODIUM DISTICHUM	Bald Cypress	10'H x 4" SPR, 3" CAL. Min., 25 GAL. min.
	24	JUNIPERUS VIRGINIANA	Southern Red Cedar	10' H min., 4"SPR, 3" Cal. min., 25 Gal. min., 150C.
	21	CONOCARPUS ERECTUS VAR. SERICEUS	Silver Buttonwood	3 GAL., Multi-stemmed, 2'H min., 30" O.C.
	19	VIBURNUM OBOVATUM	Walter's Viburnum	7 GAL., 2' H min., 10" O.C.
	54	PENSETUM SETCEUM ALBA	White Fountain Grass	3 GAL., 2' H min., 3' O.C.
	64	MYRTICA CERIFERA	Wax Myrtle	Multi-stem, 7 GAL. MIN, 2'H min, 3' O.C. MAX.
	06	TRIPSACUM DACTYLOIDES	Foamflower Grass	3 GAL., 2'H min., 4' O.C.
	18	MULLEBERGIA CAPILLARIS	Muhley Grass	3 GAL., 2' H min., 4' O.C.
	+/-17800 sq.ft.	PASPALUM NOTATUM FLUGGE	Sand Grown Bahiagrass	Sod
	+/-23,008 sq.ft.	PASPALUM NOTATUM FLUGGE	bahia seed	Over Seed

EUCALYPTUS OR "FLORIMULCH" MULCH TO BE USED. NO CYPRESS GRADE "B" PERMITTED. NO INORGANIC MULCH PERMITTED.
*All replacement trees are required to be single stemmed. No multi-stemmed trees will be accepted.
All Plants will be irrigated through establishment and as necessary during drought periods to assure survival.

Required Trees	Trees Proposed	Trees preserved	Trees Provided
68	68	0	68

Total area of proposed development= 3.11 acres
3.11 acres= 135,472 sq.ft.
1 tree per 2000 sq.ft. - 135,472 / 2000 =68 trees
21,038 sq.ft of pavement (w/out parking spaces)
21,038/ 500 =42.076 sq.ft x10 sq.ft each
420 sq.ft of interior landscape required.
4,557 sq.ft. provided.

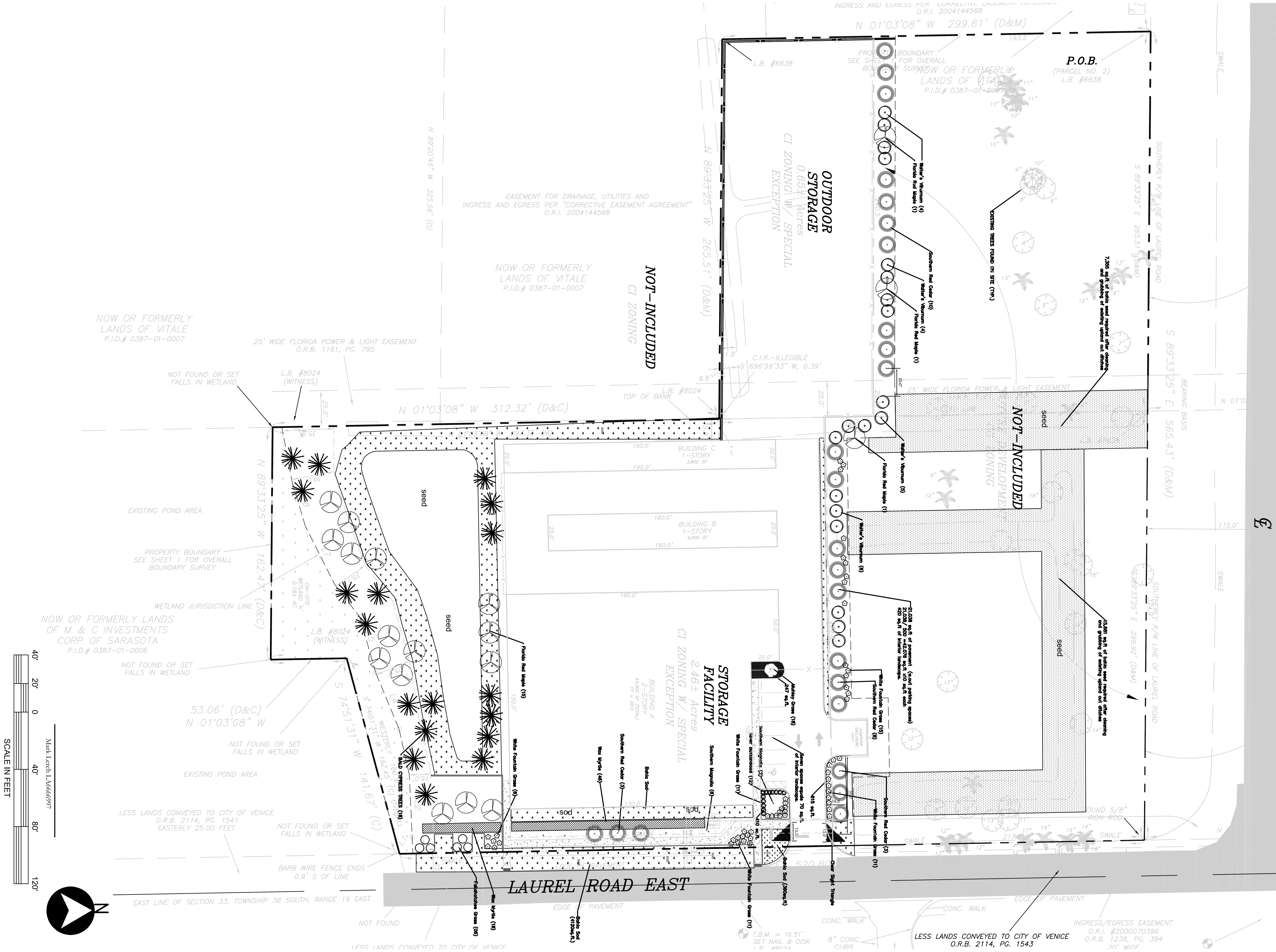
GENERAL NOTES
1. ALL FILLINGS/LANDSCAPE AREAS NOT PLANTED OR MULCHED SHALL BE SOODED WITH SOIL OR AN EQUIVALENT SUBSTANCE.
2. MULCH ALL EXPOSED AREAS WITH 2" OR AS NOTED OTHERWISE ON PLAN OF SANDWICH GRADE. NO CYPRESS MULCH MADE FROM THE BARK ONLY, OR 3" OF EUCALYPTUS MULCH.
3. THE LANDSCAPE CONTRACTOR IS CAUTIONED TO BE AWARE OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL CHECK WITH THE JOB SITE SUPERINTENDENT FOR LOCATION OF ALL UTILITIES. CALL BEFORE YOU DIG.
4. ALL NEW PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR CYPRESS AND MULCH SPECIFICATIONS FOR INDOOR PLANTS FOR THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
5. ALL REQUIRED PLANT MATERIAL PROPOSED IS FLORIDA FRIENDLY, COLD HARDY AND DROUGHT TOLERANT AS REQUIRED BY CODE.
6. THE OWNER IS REQUIRED TO PROVIDE AN ADEQUATE MAINTENANCE PROGRAM FOR ALL NEWLY PLANTED MATERIAL BY HAND WATERING, PRUNING, CULTIVATING, AND FERTILIZING AS REQUIRED BY THE FLORIDA DEPARTMENT OF AGRICULTURE. THE OWNER IS REQUIRED TO MAINTAIN ALL PLANT MATERIAL IN PERPETUITY PER FLORIDA COUNTY CODE SECTION 73.18.
7. THIS PLAN ILLUSTRATES GENERAL LANDSCAPE INTENT. THIS PLAN MAY BE MODIFIED TO ACCOMMODATE CHANGES IN PLANT MATERIAL SPECIFICATIONS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF VENICE.
8. LANDSCAPE CONTRACTOR TO PROVIDE OWNER WITH A WARRANTY OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE FROM THE OWNER. ANY DEAD, UNEALTHY, NON-CONFORMING MATERIAL SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. WITHIN 7 DAYS NOTICE FROM THE OWNER OR OWNER'S REPRESENTATIVE.

1. No clearing with heavy equipment, filling, or placement of improvements or utility lines shall occur within the protected root zone of any canopy tree to be saved, per Section 54-588 (1) (b) of Sarasota County Code. The protected root zone is defined as the dripline of the tree. Only hand clearing or moving is permitted within the protected root zone. No canopy trees to be saved of native vegetation shall be removed. No native vegetation shall be removed within the protected root zone occurs the Administrator may require the replanting of understory vegetation. Full dripline protection is required; however the Administrator may allow certain activities to be conducted within the barricaded dripline of a tree, so long as the County determines that the tree will not be adversely affected.

All root pruning, tree pruning, and tree plantings must follow all ANSI A300 standards.

Planted trees must be a species from the approved list printed on the tree permit and meet the grade and size requirements as stated in the Tree Code.

1. "A. Tree Permit will be required prior to any construction, native vegetation removal within the dripline of a tree, and/or tree removal."

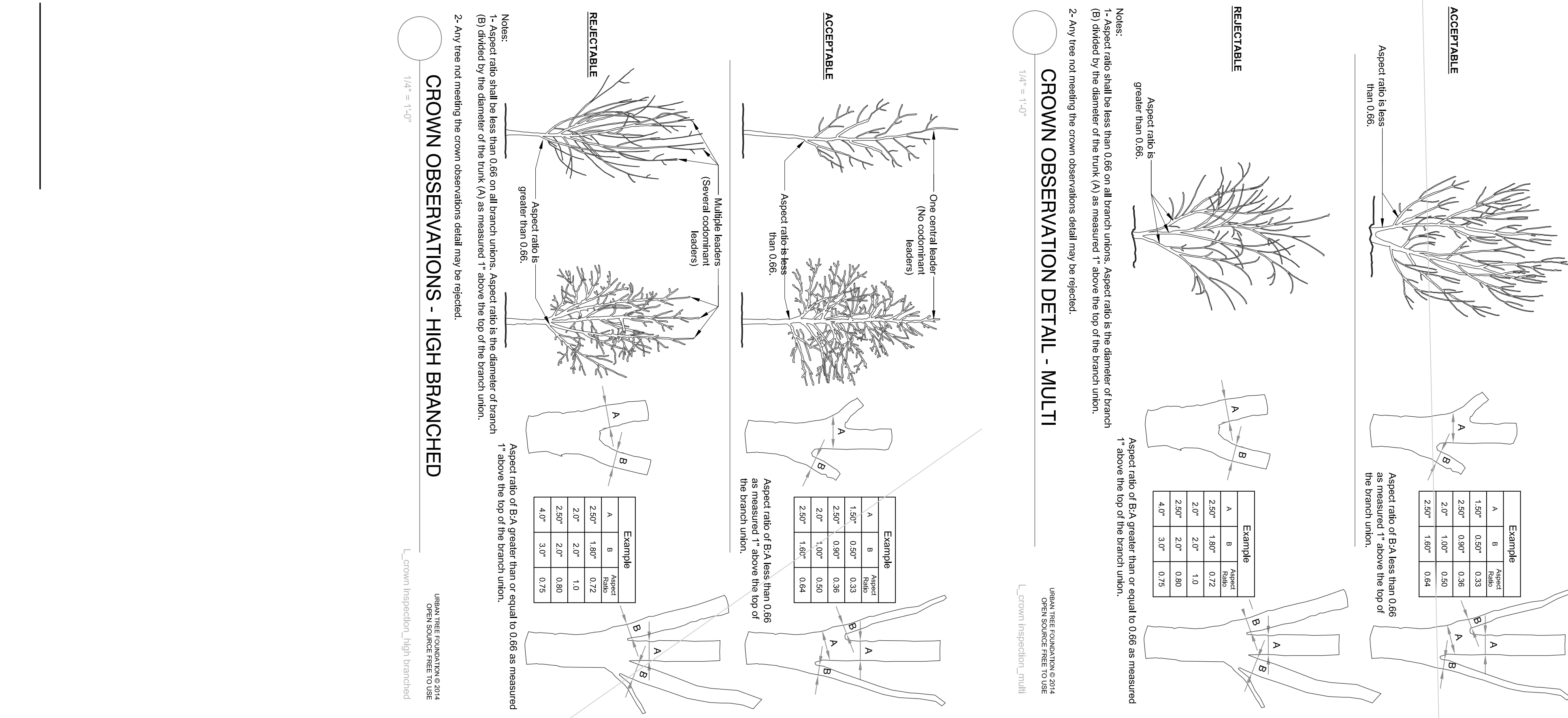
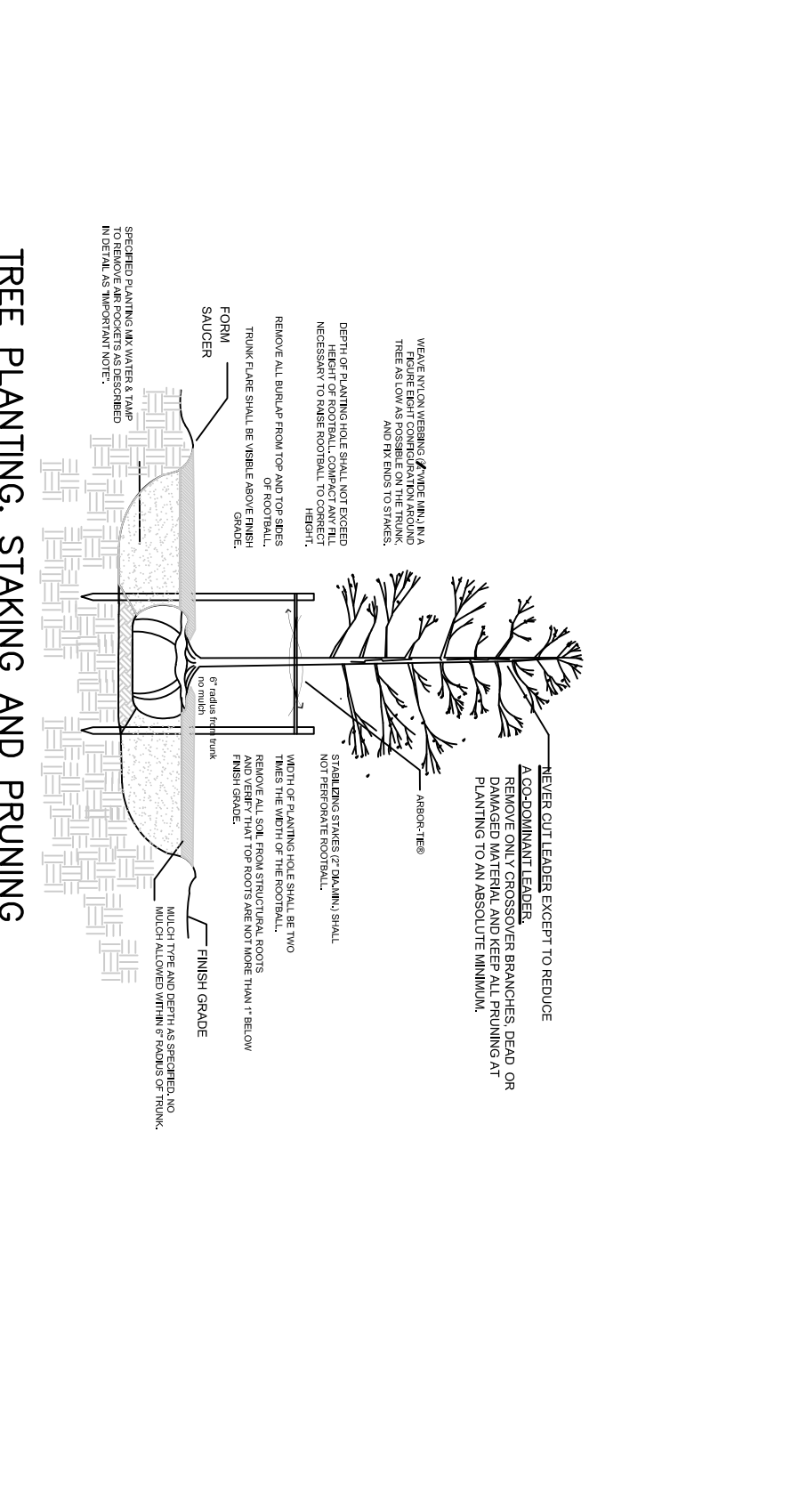
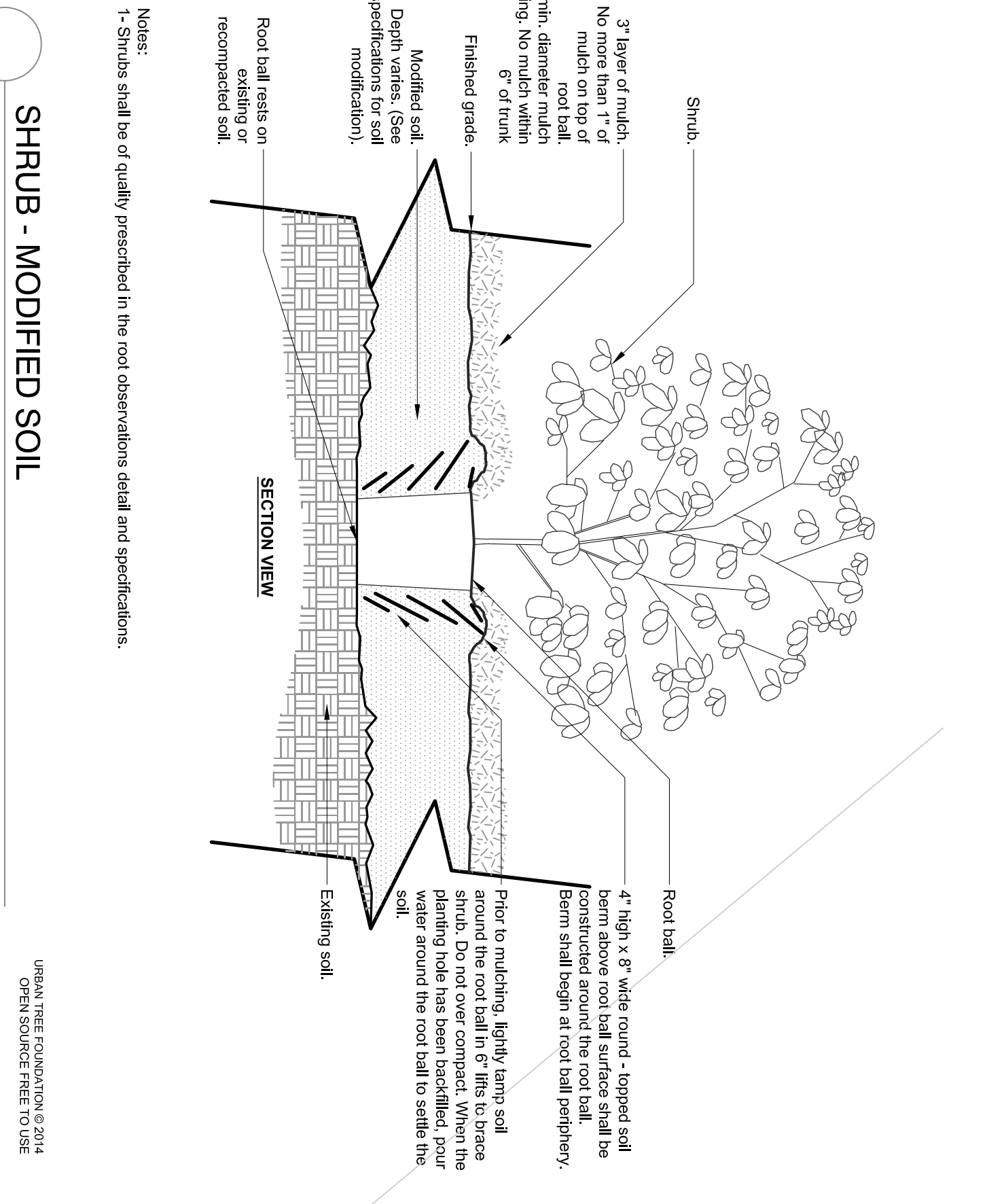
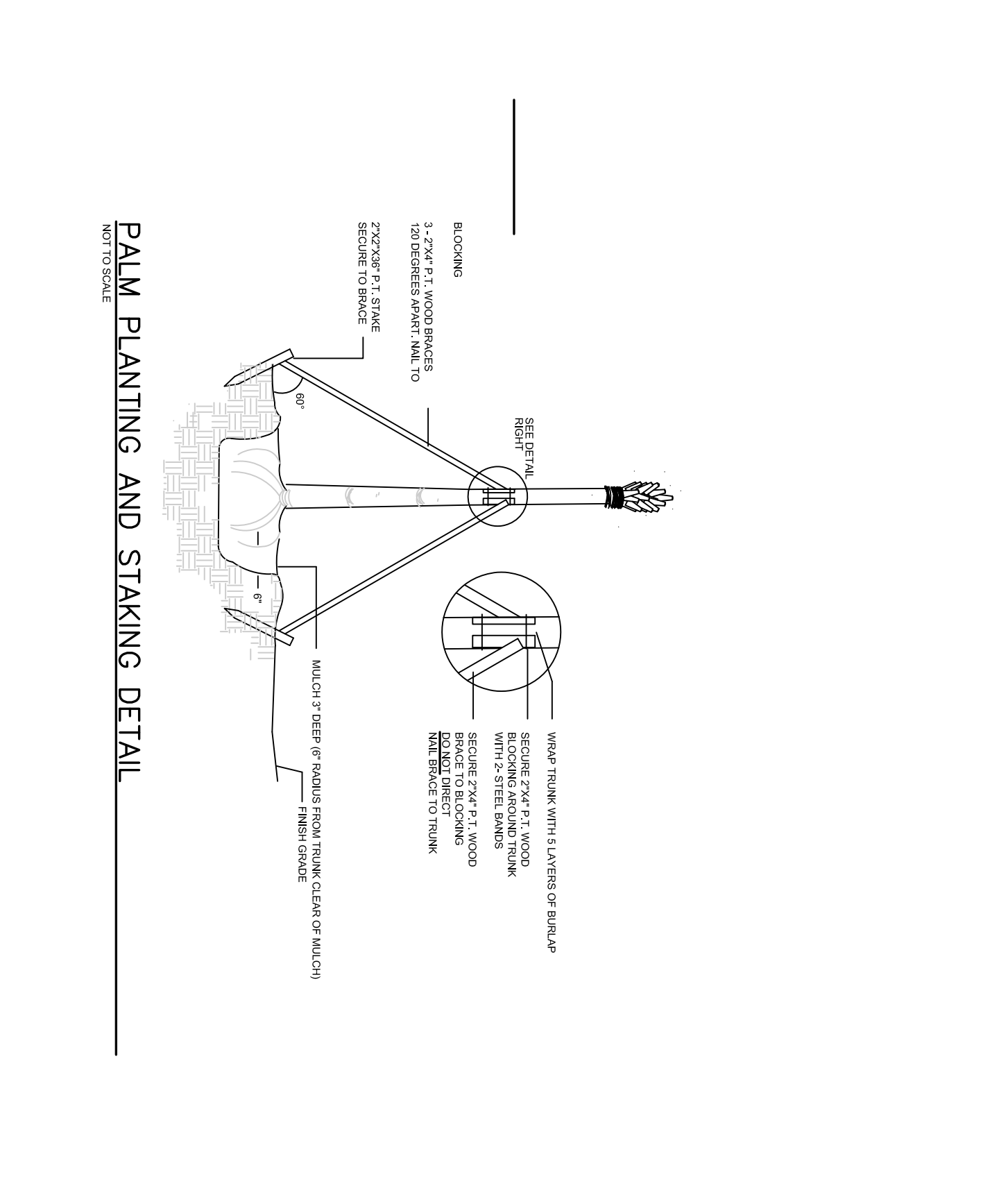
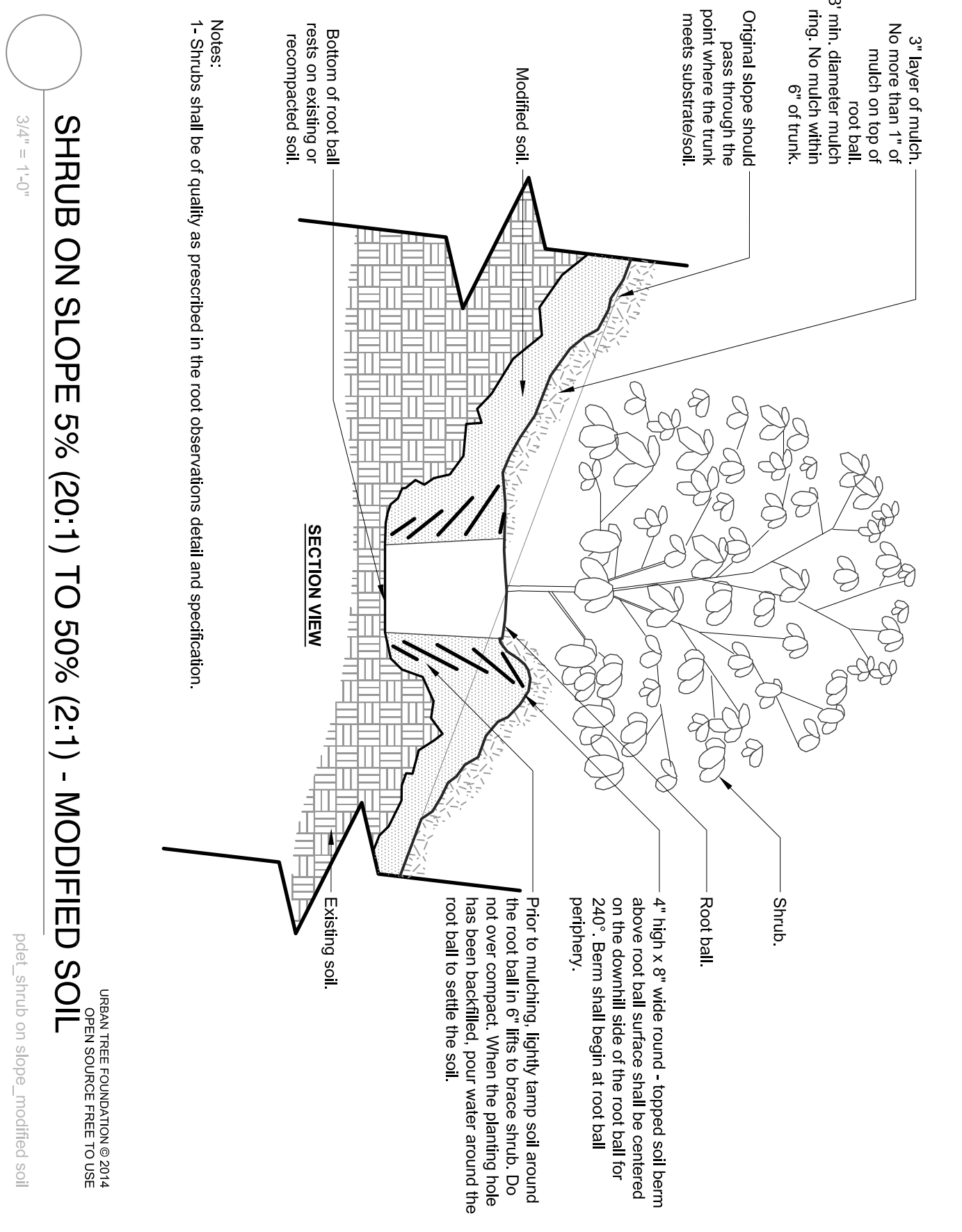
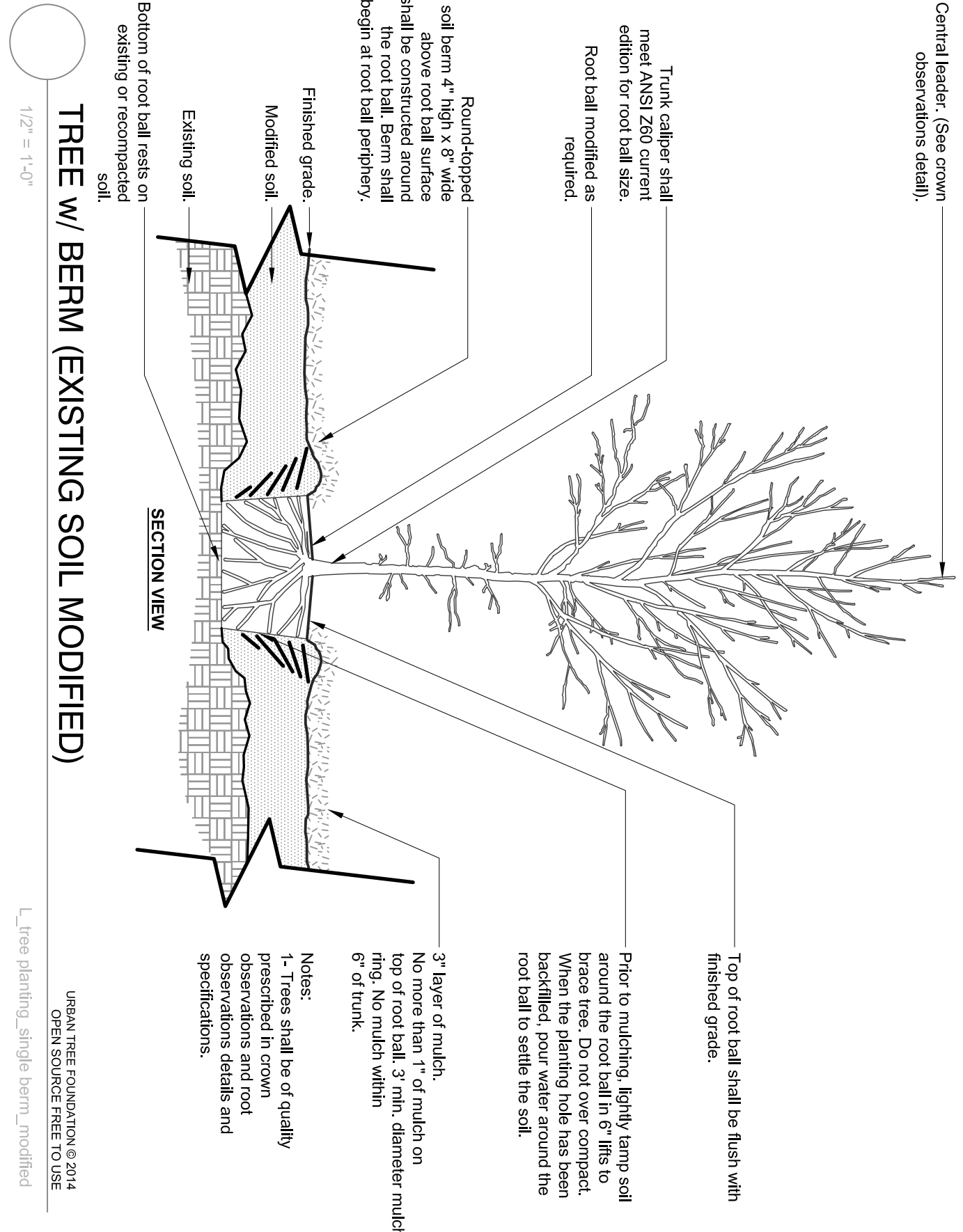


LS1

Issue	Date
PERMIT SET	5.13.16

Drawing Status:
DETAILS

Scale:	1"=40'
Drawn by:	ML
Checked by:	ML
Job No:	2016-12
Drawing No.	



TREE PROTECTION PLAN

Laurel Road Storage

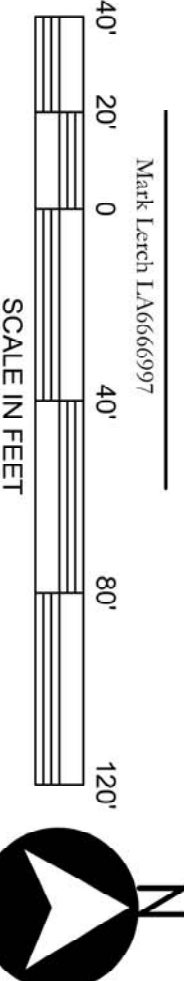
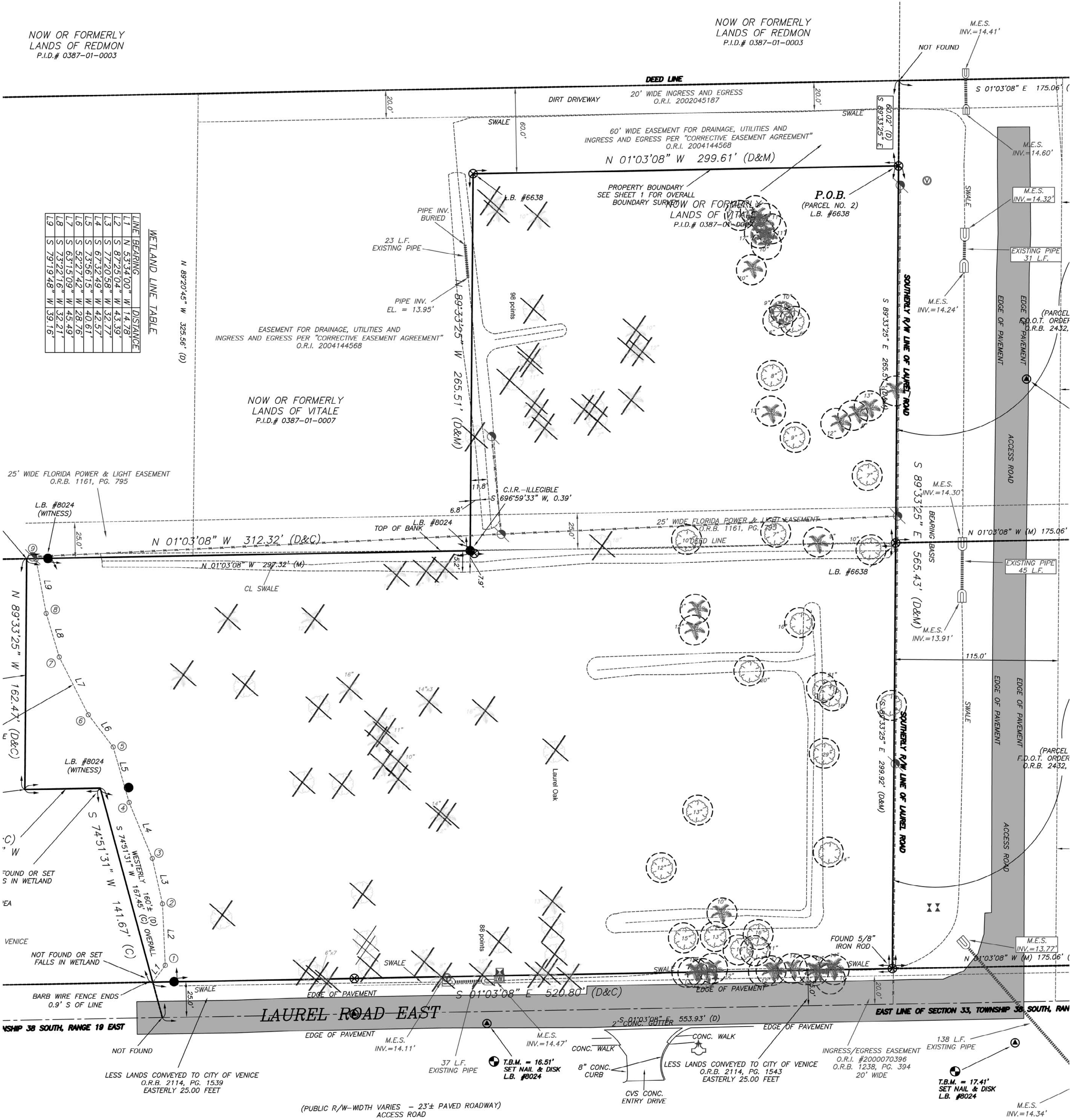
Property ID No.: 0387010005, 0387010009 Venice FL
Prepared For: Gaylon Peters

Drawing Title:

Issue	Date
PERMIT SET	05.10.16
Revised	8.14.2016

Drawing Status:	
Tree Protection Plan	
Scale:	1"=40'
Drawn by:	ML
Checked by:	ML
Job No:	20116-12
Drawing No.	

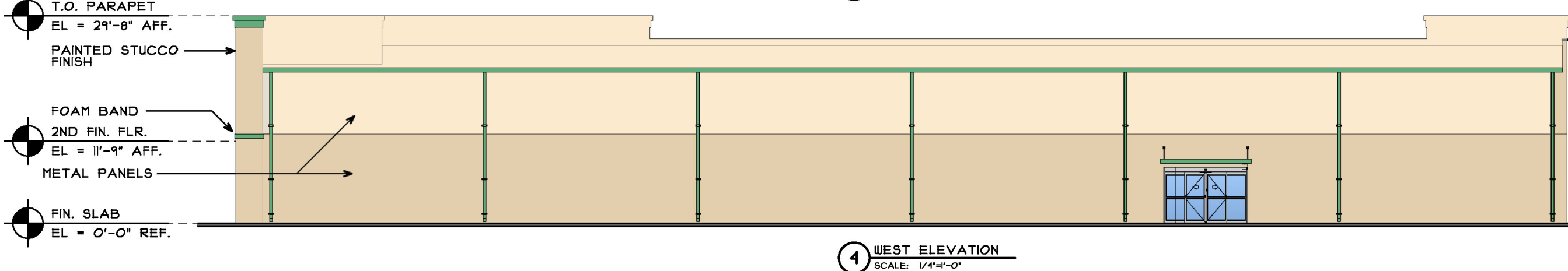
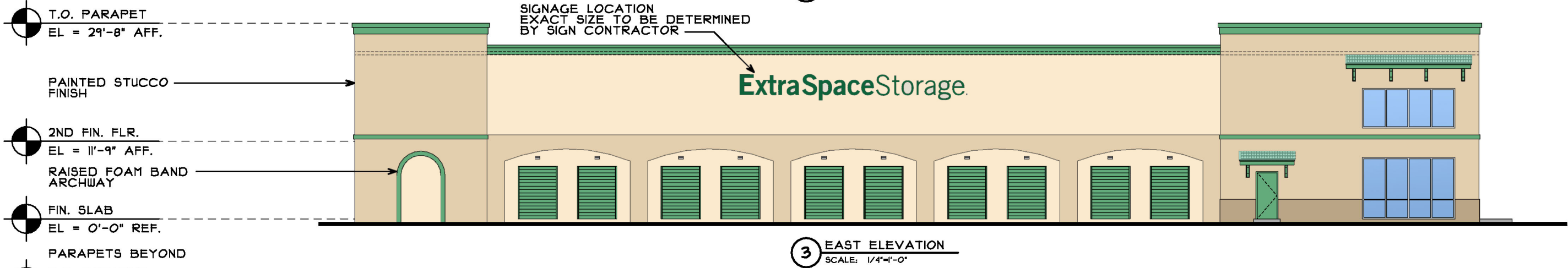
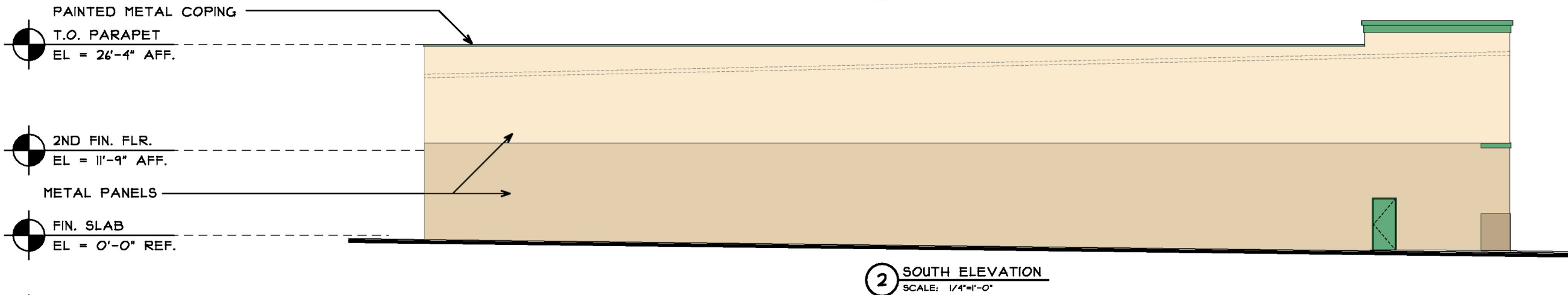
LS3



1. No clearing with heavy equipment, filling, or placement of improvements or utility lines shall occur within the protected root zone of any canopy tree to be saved, per Section 54-588 (1) (b) of Sarasota County Code. The protected root zone is defined as the dripline of the tree. Only hand clearing or moving is permitted within the protected root zone of canopy trees to be saved if authorized by the Administrator. Where unauthorized removal of native vegetation within the protected root zone occurs the Administrator may require the replanting of understory vegetation. Full drip-line protection is required; however the Administrator may allow certain activities to be conducted within the barricaded dripline of a tree, so long as the County determines that the tree will not be adversely affected.

"A-Tree Permit will be required prior to any construction, native vegetation removal within the dripline of a tree, and/or tree removal."

All root pruning, tree pruning, and tree plantings must follow all ANSI A300 standards



PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, INCLUDED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH THE BUILDING CODES OF FLORIDA. THE ARCHITECT MAKES NO WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY, COMPLETENESS, OR SUFFICIENCY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING. THE ARCHITECT DOES NOT PROVIDE ENGINEERING, SURVEYING, OR OTHER PROFESSIONAL SERVICES UNLESS SPECIFICALLY NOTED OTHERWISE. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT'S DESIGN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE ARCHITECT'S DESIGN IS THE PROPERTY OF INNOVATIVE DESIGN STUDIOS, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE ARCHITECT'S DESIGN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE ARCHITECT'S DESIGN IS THE PROPERTY OF INNOVATIVE DESIGN STUDIOS, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

REVISIONS	
NO.	DESCRIPTION

CLIENT

LAUREL ROAD STORAGE
A NEW SELF STORAGE FACILITY

LAUREL ROAD
VENICE, FLORIDA

EXTERIOR ELEVATIONS

RONALD E. ZAWISTOWSKI
REGISTERED ARCHITECT

www.innovative-design.com
TEL: 727.337.1455
P.O. BOX 48482 ST. PETERSBURG, FLORIDA 33743

ISSUE DATE: 5/17/2016

DATE: 5/17/2016

BY: [Signature]