

# SPECIAL EXCEPTION PLANS FOR

550 SEABOARD AVENUE, VENICE, FL 34285

# INDEX TO SHEETS

**GENERAL NOTES:**

**1. OWNERSHIP AND UNIFIED CONTROL STATEMENT:**

**2. CHARACTER AND INTENDED USE STATEMENT:**

**3. MAINTENANCE OF COMMON FACILITIES STATEMENT:**  
THE FURNITURE WAREHOUSE IS RESPONSIBLE FOR MAINTENANCE OF THE SITE IMPROVEMENTS. THE ON-SITE IMPROVEMENTS WILL NOT BE DEDICATED TO THE PUBLIC OR MAINTAINED BY THE PUBLIC.

#### 4. EXISTING LAND USE:

## 5. ZONING/PROPERTY ID:

**6. FLOOD ZONE:**

THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "X" BASE FLOOD ELEVATION (NOT DETERMINED), PER FIRM MAP# 12115C033F, REVISED 11/4/2016.

## 7. SITE COVERAGES:

PROPOSED		TOTAL SITE AREA:	
TOTAL IMPERVIOUS:	1.04 ACRES	45,299 SF	1.08 ACRES
EXISTING			
TOTAL IMPERVIOUS:	1.01 ACRES	44,202 SF	
<b>TOTAL NET AREA:</b>	0.03 ACRES	1,097 SF	

## 8. SETBACKS:

SIDE YARD = NONE  
REAR YARD = 5 FT, PROVIDED THAT NO YARD IS REQUIRED ADJACENT TO RAILROAD RIGHTS-OF-WAY

LOADING DOORS 8 FT WIDE OR WIDER SHALL BE SET BACK NOT LESS THAN 20 FT FROM ALL PUBLIC STREET RIGHTS-OF-WAY OTHER THAN ALLEYS.

**9. BUILDING DATA:**

PROPOSED BUILDING: 21,858 SF TOTAL  
HEIGHT: 1 STORIES, 24'-7½"

## 10. PARKING CALCULATIONS

REQUIRED PARKING RATIO:	1 PER 500 SF OF GROSS FLOOR AREA PER CITY OF VENICE CODE, SECTION 122-434.3.
TOTAL BUILDING AREA:	21,745 SF
REQUIRED PARKING SPACES:	$21,745 / 500 = 43.5$ (44 SPACES)
PROVIDED PARKING SPACES:	41 SPACES

REQUIRED OFF-STREET LOADING SPACES: OVER 5,000 BUT NOT OVER 25,000 SF FLOOR AREA = 1 SPACE  
PER CITY OF VENICE CODE, SECTION 86-422.D.1

PROVIDED OFF-STREET LOADING SPACES: 1 SPACE

## 11. STORMWATER MANAGEMENT:

- A. THE STORMWATER MANAGEMENT SYSTEM SHALL BE OWNED AND MAINTAINED BY THE FURNITURE WAREHOUSE.
- B. THERE ARE NO WETLANDS UNDER THE JURISDICTION OF SWFWMD ADJACENT TO THE PROPERTY.
- C. THIS SITE DISCHARGES TO THE SEABOARD AVENUE RIGHT-OF-WAY.

**12. REFUSE AND RECYCLABLE NOTE:**

REFUSE AND RECYCLABLES TO BE PICKED UP BY AN AUTHORIZED TRASH HAULER OR TAKEN TO A PRIVATE RECYCLING FACILITY. ALL REFUSE & RECYCLING TO BE IN ACCORDANCE W/CITY OF VENICE CODES. REFUSE COLLECTION SHALL BE PROVIDED BY WASTE MANAGEMENT.

**13. UTILITY NOTES:**

A. SANITARY SEWER PROVIDED BY THE CITY OF VENICE.

B. WATER DISTRIBUTION PROVIDED BY THE CITY OF VENICE.

C. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FPL AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ONSITE OR OFFSITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.

D. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO WELLS LOCATED ON THIS SITE.

E. ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE ENVIRONMENTAL ENGINEER OF THE DEPARTMENT WITHIN 24 HOURS OF DISCOVERY. IF SAID WELL HAS NO USE IT SHALL BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.

F. TO THE BEST OF OUR KNOWLEDGE NO SEPTIC TANKS ARE LOCATED ON THIS SITE

## 14. UTILITY PROVIDERS

WATER/SEWER	ELECTRICITY	TELEPHONE / CATV	TELEPHONE / CATV
CITY OF VENICE	FLORIDA POWER & LIGHT	VERIZON	COMCAST
200 WARFIELD AVE	5676 S. MCINTOSH RD	1659 U.S. 41 BYPASS SOUTH	5205 FRUITVILLE ROAD
VENICE, FL 34285	SARASOTA, FL 34233	VENICE, FL 34293	SARASOTA, FLORIDA 34240
(941)480-3333	(941)927-4218	(941)906-6719	(941) 371-6700
(941)486-2084 fax		(941)952-5793 fax	

**15. CITY OF VENICE REQUIRED NOTES:**

1. ALL WORK CONDUCTED THE CITY OF WINDSOR--(BY ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY USE PERMIT.
2. ALL WORK CONDUCTED IN SARAGOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
3. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
4. ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS 1, 11 OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521.
5. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
6. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF WINDSOR STANDARDS.
7. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSITE LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

**16. VERTICAL DATUM:** THE CONTOURS, AND ELEVATIONS WITHIN THESE PLANS ARE IN NAVD 1988 DATUM.

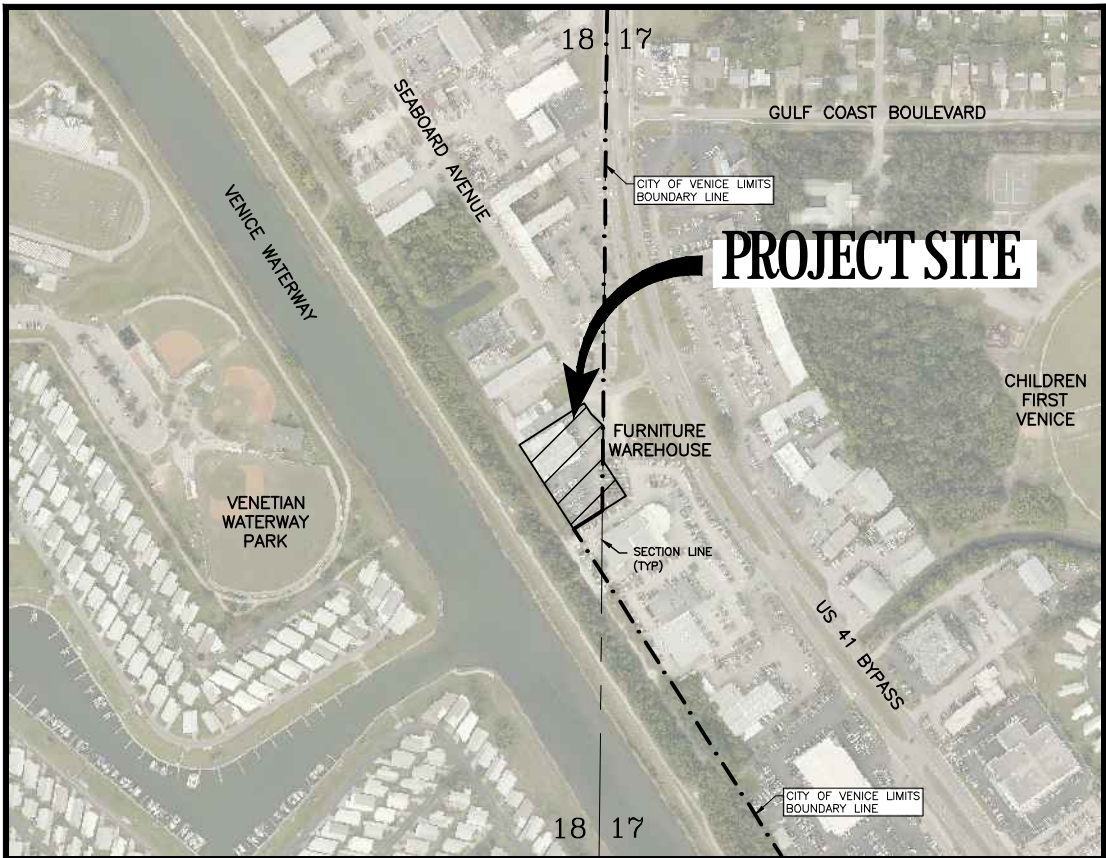
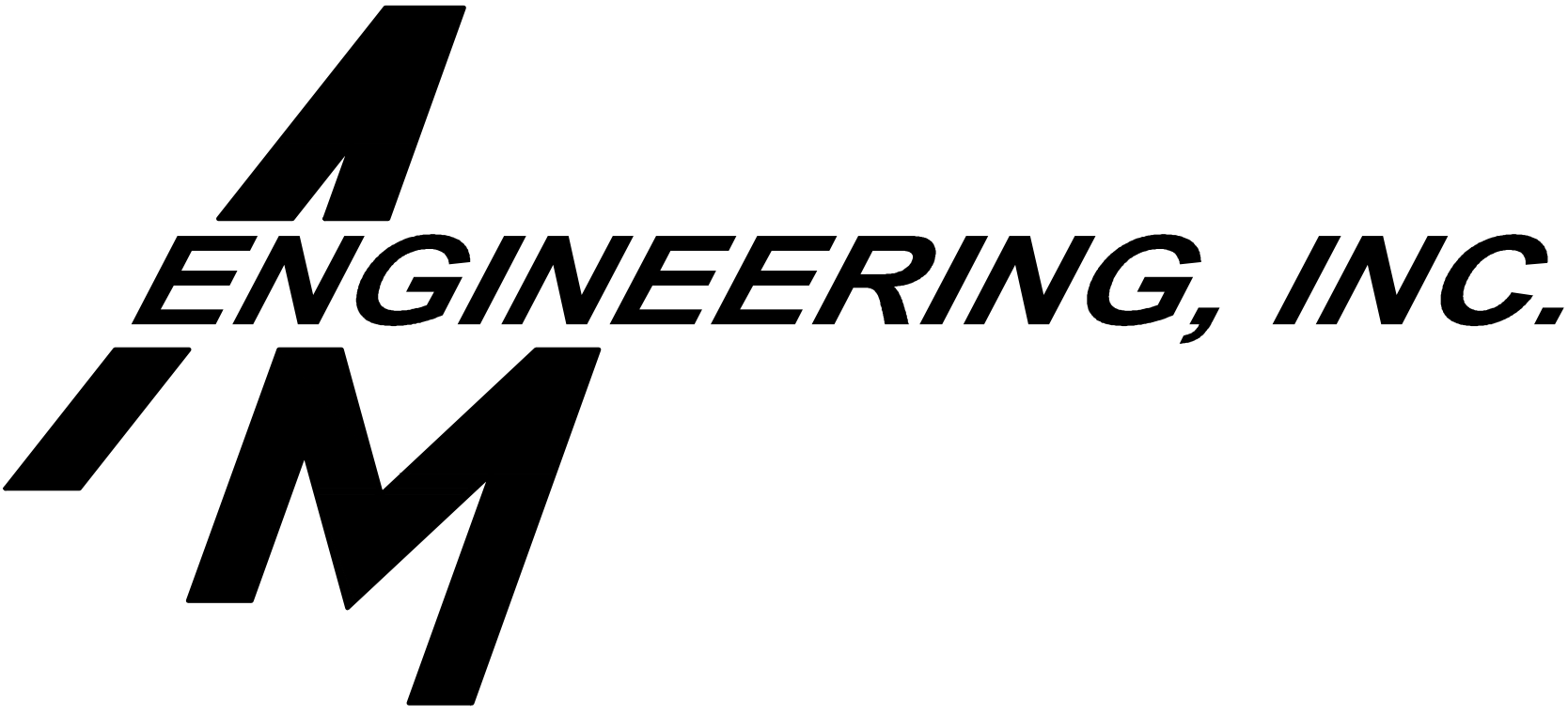
A. ORIGINAL SURVEY ELEVATIONS PROVIDED BY BRITT SURVEYING, INC. REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. BASED ON FLDEP BENCH MARK L 634 2005, PUBLISHED ELEVATION = 13.87' NAVD 1988, CONVERTED USING CORPSCON 6, ELEVATION 15.00' NGVD 1929.

B. THIS SURVEY DATA WAS CONVERTED FROM NGVD29, TO NAVD88 USING VERTCON ([http://www.ngs.noaa.gov/cgi-bin/vertcon/vert\\_con.pri](http://www.ngs.noaa.gov/cgi-bin/vertcon/vert_con.pri)), BASED ON LATITUDE: 27°05'28.9", AND LONGITUDE: 82°26'02.5", RESULTING IN A VERTICAL SHIFT OF -1.129 FT.

OWNER / DEVELOPER:  
THE FURNITURE WAREHOUSE  
7155 16TH STREET E., SUITE 101  
SARASOTA, FL 34243

**SURVEYOR:**  
**BRITT SURVEYING, INC.**  
**606 CYPRESS AVENUE**  
**VENICE, FL 34285**  
**(941) 493-1396**

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



## LOCATION MAP

LATITUDE: N027°05'28.5"      LONGITUDE: W082°26'02.4"

[illegible]

D. SHAWN LEINS, P.E.

DATE \_\_\_\_\_  
FLORIDA P.E. No. #41078





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SARASOTA COUNTY  
FLORIDA

SECTION	TOWNSHIP	RANGE
17 18	39 S 39 S	19 E 19 E

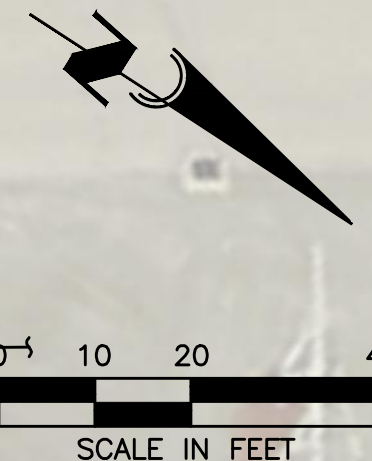
CALL BEFORE YOU DIG!  
"SUNSHINE STATE ONE-CALL CENTER"  
1-800-432-4770  
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

REVISIONS		
BY	DATE	DESCRIPTION
MK	04/17/17	REVISED PER CITY COMMENTS DATED 02/15/17

**ENGINEERING, INC.**  
5340 CONSUMER COURT  
SARASOTA, FL 34240  
EB #4334  
PHONE: (941) 377-9178

FURNITURE WAREHOUSE — VENICE		
SCALE: 1"=20'	APPROVED BY: D. SHAWN LEINS, P.E. FLORIDA CERTIFICATE NO. 41078	DRAWN BY: MK
DATE: 07/01/16	CLIENT: THE FURNITURE WAREHOUSE	JOB NO: FURN004-02-EXC
TITLE: EXISTING CONDITIONS PLAN		SHEET NO: 2

VERTICAL DATUM:  
THE CONTOURS AND ELEVATIONS WITHIN  
THESE PLANS ARE IN NAVD 1988 DATUM.





18  
17

LANDS OF SARASOTA COUNTY  
PER ORI# 0429010027

FORMER SEABOARD AIRLINE RIGHT OF WAY  
(SEMINOLE GULF RAILWAY)

APPROXIMATE  
TOE OF SLOPE

FURNITURE WAREHOUSE  
PROPERTY BOUNDARY

CITY OF VENICE LIMITS  
BOUNDARY LINE

PROPOSED BUILDING  
21,744.56 SF  
FF=15.20

LOT 63  
ONE STORY CONCRETE  
BLOCK STRUCTURE

LANDS OF VENICE  
LINCOLN MERCURY  
PER ORI # 201052446

#700  
THORNTON NISSAN SHOWROOM

PARCEL "C"

PARCEL "B"

LANDS OF VENICE LINCOLN MERCURY, INC.  
PER ORI # 201052446

APPARENT SARASOTA COUNTY RIGHT OF WAY  
PER O.R. BOOK 397, PAGE 558

SEABOARD AVENUE

VERTICAL DATUM:  
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THESE PLANS ARE IN NAVD 1988 DATUM.

SCALE IN FEET  
0 10 20 40

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REVISIONS		
BY	DATE	DESCRIPTION
MK	04/17/17	REVISED PER CITY COMMENTS DATED 02/15/17

ENGINEERING, INC.  
3540 CONSUMER COURT  
SARASOTA, FL 34240  
EB #4334  
PHONE: (941) 377-9178

PROJ: FURNITURE WAREHOUSE - VENICE  
SCALE: 1"=20'  
DATE: 07/01/16  
CLIENT: THE FURNITURE WAREHOUSE  
TITLE: MASTER SITE, GRADING AND UTILITY PLAN  
APPROVED BY: D. SHAWN LEINS, P.E.  
FLORIDA CERTIFICATE NO. 41078  
DRAWN BY: MK  
JOB NO: FURN0004  
SHEET NO: 3