

SITE AND DEVELOPMENT PLANS

550 SEABOARD AVENUE, VENICE, FL 34285

- 1. OWNERSHIP AND UNIFIED COVENANT STATEMENT:**
A. THE PROPOSED PROJECT IS OWNED BY THE FURNITURE WAREHOUSE.
- 2. CHARACTER AND INTENDED USE STATEMENT:**
A TWO-STORY RETAIL FURNITURE BUILDING.
- 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:**
A ONE-STORY RETAIL FURNITURE BUILDING
- 5. ZONING/PROPERTY ID:**
INDUSTRIAL, LIGHT WAREHOUSING (LW) / 0429-08-0003
- 6. FLOOD ZONE:**
THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "X" BASE FLOOD ELEVATION (NOT DETERMINED), PER FIRM MAP# 121150033F, REVISED 11/4/2016.
- 7. SITE COVERAGES:**
PROPOSED:
TOTAL IMPERVIOUS: 1.04 ACRES 45,299 SF TOTAL SITE AREA: 1.08 ACRES 47,063 SF
EXISTING:
TOTAL IMPERVIOUS: 1.01 ACRES 44,202 SF
TOTAL NET AREA: 0.03 ACRES 1,097 SF
- 8. SETBACKS:**
STREET YARD = NONE
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:**
MAX ALLOWED HEIGHT: 45' (85' CONDITIONAL USE, BY CITY COUNCIL)
PROPOSED BUILDING: 21,858 SF TOTAL
HEIGHT: 1 STORES, 24'-11"
- 10. PARKING CALCULATIONS**
REQUIRED PARKING RATIO: 1 PER 500 SF OF GROSS FLOOR AREA
PER CITY OF VENICE CODE, SECTION 122-434.3.p
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 86-422.0.1
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, PPL 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 ENGINEERING 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 CITY OF VENICE ELECTRICITY FLORIDA POWER & LIGHT 5678 S. MONTGOMERY RD. SARASOTA, FL 34235 (941)386-3333 (941)386-2094 fax TELEPHONE / CATV VERIZON 1659 U.S. 41 BYPASS SOUTH VENICE, FL 34293 (941)906-8719 (941)932-5753 fax TELEPHONE / CATV COMCAST 5205 FRUITVILLE ROAD SARASOTA, FLORIDA 34240 (941) 371-8700
- 15. CITY OF VENICE REQUIRED NOTES:**
1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY USE PERMIT.
2. ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FOOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
3. POST DEVELOPMENT RUNOFF MUST 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 MARSHAL 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 VENICE STANDARDS.
7. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER 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 BRITTS SURVEYING, INC. REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. BASED ON FLOOD BENCH MARK L 634 2005, PUBLISHED ELEVATION = 13.87' NAVD 1988, CONVERTED USING CORPSSOBN 6, ELEVATION = 15.00' NAVD 1929.
B. THIS SURVEY DATA WAS CONVERTED FROM NAD09S, TO NAVD98 USING VERTCON (http://www.nga.noaa.gov/cgi-bin/vertcon/verL_con.cgi), BASED ON LATITUDE: 27°05'28"N, AND LONGITUDE: 82°28'02.5", 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

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS PLAN
3	MASTER SITE, GRADING AND UTILITY PLAN
LA1	LANDSCAPE PLAN

LEGAL DESCRIPTION:

Commence at a point (P.O.B.) which lies on the West line of Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, being S 00°22'53" W and 862.96 feet from the Northwest corner of said Section 17; thence S 00°40'05" W 49.60 feet, thence S 32°53'58" E, 79.51 feet; thence S 57°19'16" W, 139.92 feet to the Easterly right-of-way of the Seaboard Coastline Railroad; thence N 32°57'14" W along said right-of-way, 226.01 feet; thence continue along said right-of-way N 32°57'14" W, 34.77 feet; thence N 57°07'07" E 199.92 feet to the Westerly right-of-way of Seaboard Avenue; thence along said right-of-way S 32°56'25" E, 34.99 feet; thence S 00°16'40" W, 105.50 feet; thence S 88°52'50" E, 30.61 feet to the P.O.B. and being in Section 17 and Section 18, Township 39 South, Range 19 East, Sarasota County, Florida.

DESCRIPTION: Parcel "B"

A portion of VENICE BY-WAY, a 30 ft. wide right of way as shown on the Plat of VENICE EDGEWOOD SECTION, recorded in Plat Book 2, at Page 166, Public Records of Sarasota County, Florida, described as follows:

BEGIN at a point which lies on the West line of Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, being S.00°31'52"W., and 862.96 feet from the Northwest corner of said Section 17; thence N.00°31'52" along the East right of way line of Venice By-Way (30 ft. wide Right of way, per Plat of VENICE EDGEWOOD SECTION, recorded in Plat Book 2, at Page 166 of the Public Records of Sarasota County, Florida), a distance of 77.22 feet; thence leaving said East right of way line of Venice By-Way, N.46°31'31"W., a distance of 42.04 feet to a point on the West right of way line of said Venice By-Way, same line of said Venice By-Way, lands described in the Public Records Book 224, Page 1739 of the Public Records of Sarasota County, Florida; thence along said boundary of lands described in the Public Records Book 224, Page 1739, the following two (2) courses: (1) thence S.00°22'39"W. distance of 105.50 feet; (2) thence S.88°43'51"E., a distance of 30.61 feet to the POINT OF BEGINNING.

All being in Section 18, Township 39 South, Range 19 East, Sarasota County, Florida

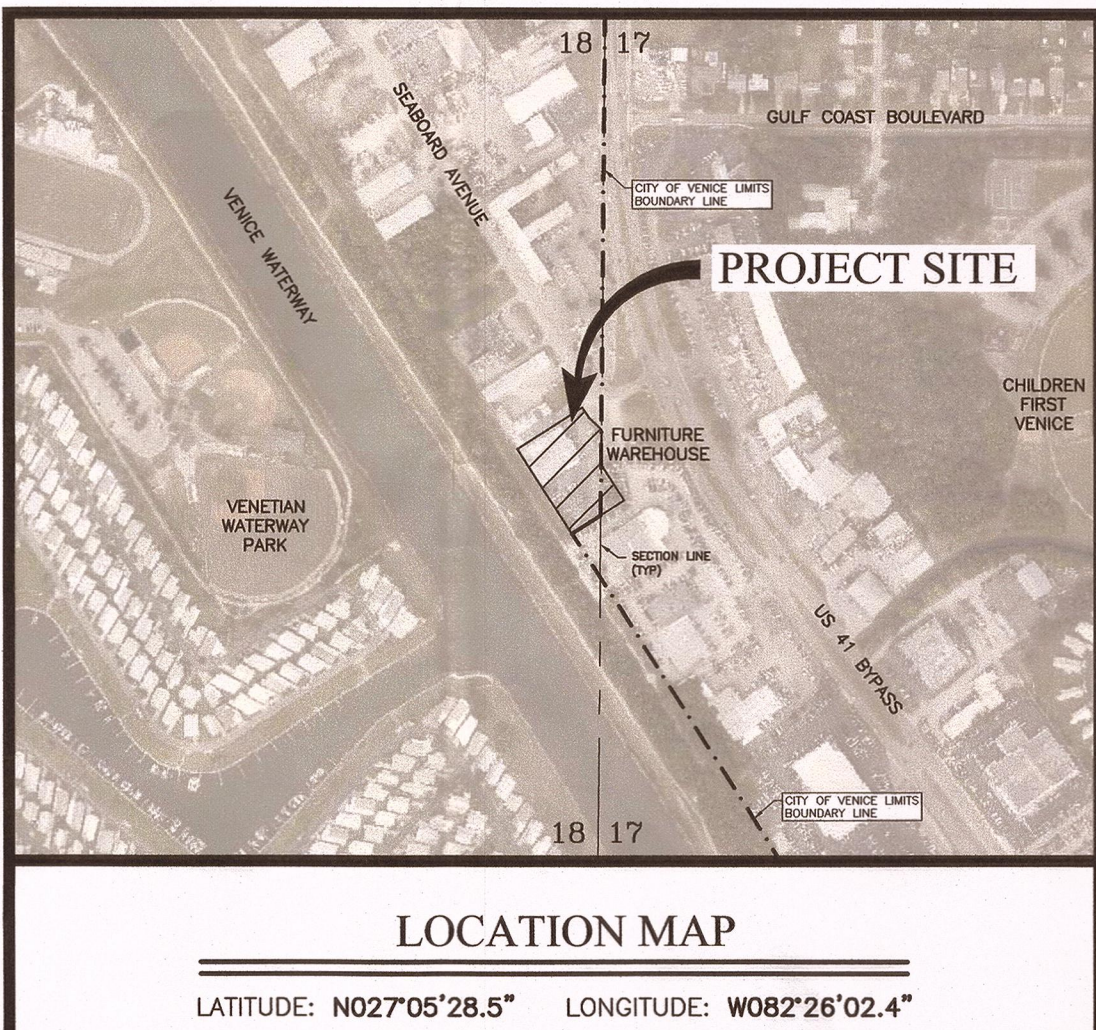
DESCRIPTION: (PARCEL "C")

A part of Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at a point which lies on the West line of Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, being S.00°31'52"W, and 662.96 feet from the Northwest corner of said Section 17; thence continue along said West line of lands described in Official Records Book 2224, Page 1739, to the POINT OF BEGINNING, same being a point on the boundary line of lands described in Official Records Book 2224, Page 1739, thence continue S.13°45'59"E, a distance of 80.14 feet to the most easterly corner of said lands described in Official Records Book 2224, Page 1739, thence continue S.13°45'59"E, a distance of 80.14 feet to the most easterly corner of said lands described in Official Records Book 2224, Page 1739 and lands described in Official Records Instrument #2010152446; thence S.57°43'56"E, along said boundary line of lands described in Official Records Instrument #2010152446, a distance of 20.02 feet, to the most easterly corner of lands described in Official Records Instrument #2010152446, N.32°45'25"W, a distance of 110.47 feet, to the POINT OF BEGINNING.

All being in Section 17, Township 39 South, Range 19 East, Sarasota County, Florida

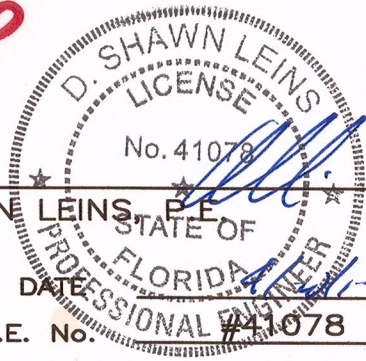
Parcel contains 1,908 square feet more or less.

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PLANNING & ZONING



D. SHAWN LEI
DATE
FLORIDA P.E. No.

©AM Engineering 2017 Saved: 4/20/2017 9:11:29 AM MKIRKLAND | Plotted: 4/20/2017 9:11:31 AM MKIRKLAND | V:\active\FURN0004\design\active\sheet\FURN04-01-CO\dwg\Development



© AM Engineering 2017. Date: 4/19/2017 12:39:54 PM. WORKING. I:\Venice\VENICE\DWG\VENICE\VENICE-02-EXC.dwg (print)

SARASOTA COUNTY
FLORIDA

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

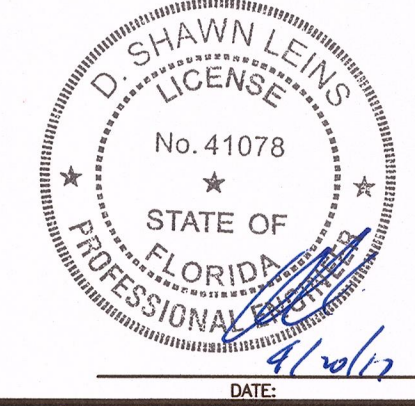
CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770

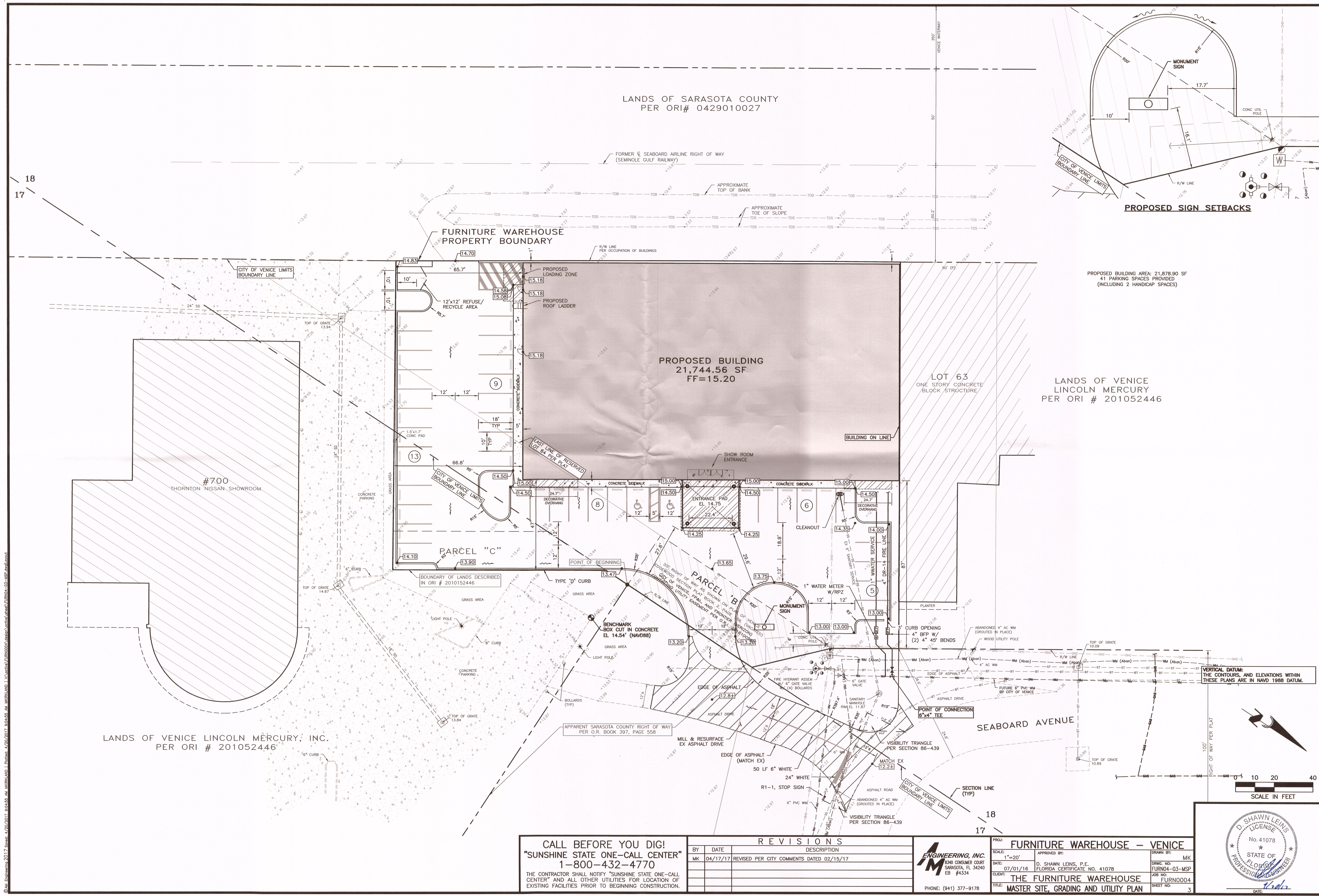
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

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

ENGINEERING, INC.
8340 CONSUMER COURT
SARASOTA, FL 34240
EB #4334
PHONE: (941) 377-9178

FURNITURE WAREHOUSE - VENICE			
SCALE: 1"=20'	APPROVED BY:	DRAWN BY:	MK
DATE: 07/01/16	D. SHAWN LEINS, P.E. FLORIDA CERTIFICATE NO. 41078	DRWG. NO:	FURN04-02-EXC
CLIENT:	THE FURNITURE WAREHOUSE	JOB NO:	FURN0004
TITLE:	EXISTING CONDITIONS PLAN	SHEET NO:	2





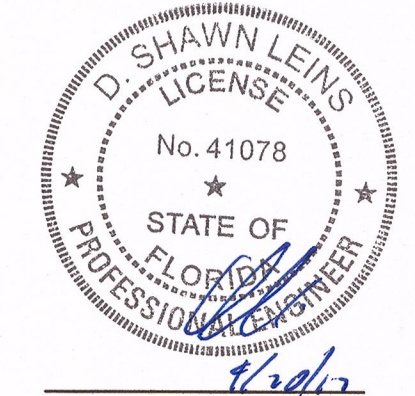
LANDS OF VENICE LINCOLN MERCURY, INC.
PER ORI # 201052446

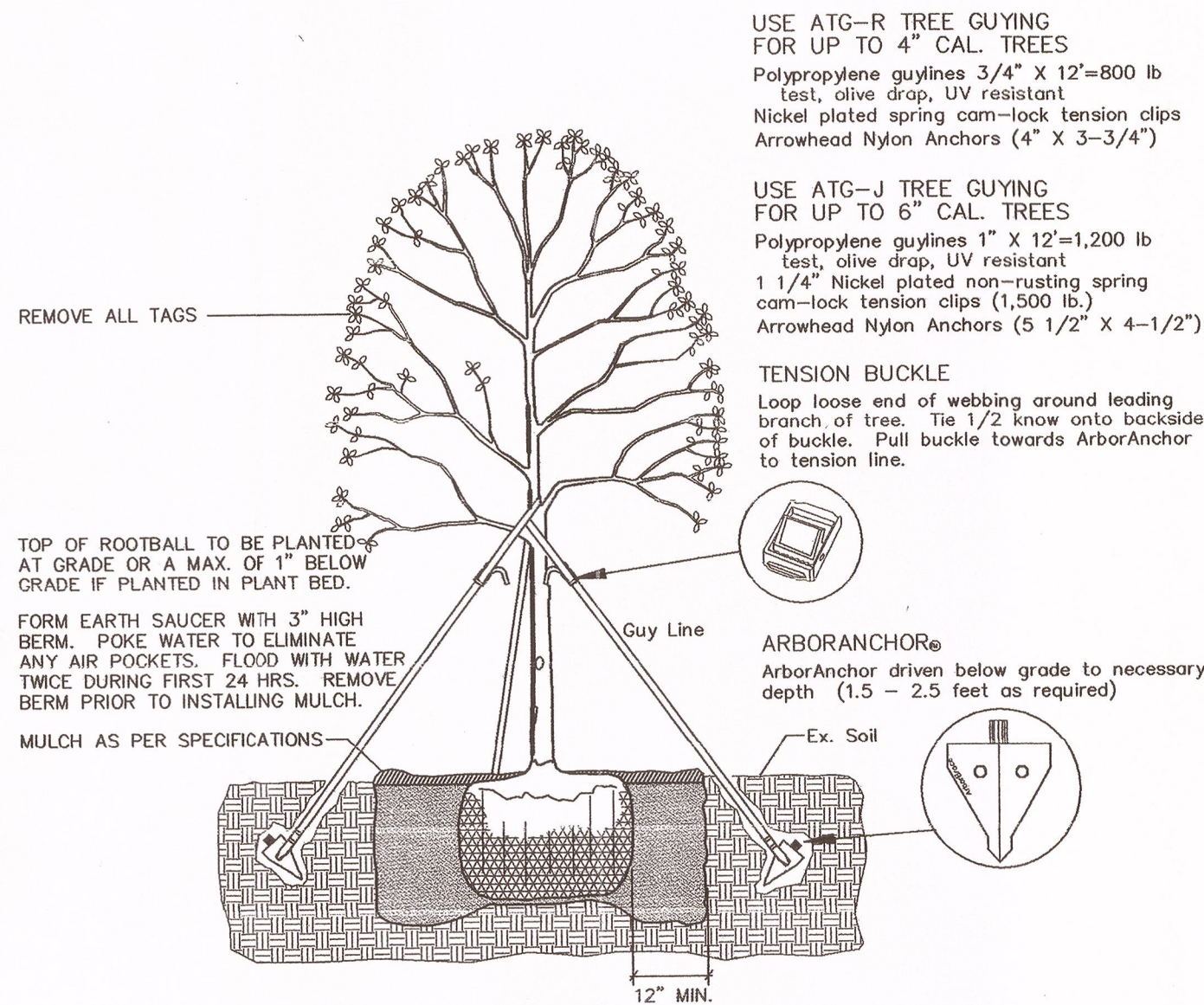
CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

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BY	DATE	DESCRIPTION
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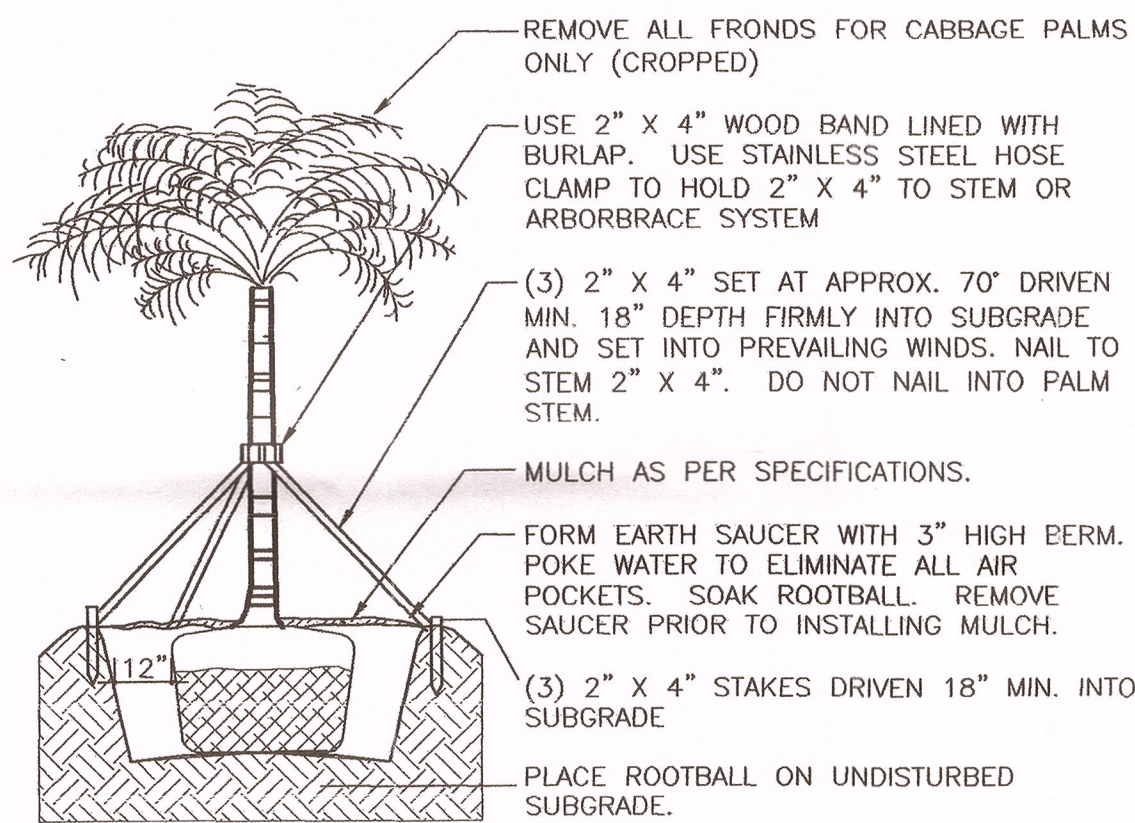
ENGINEERING, INC.
8340 CONSUMER COURT
SARASOTA, FL 34240
EB #4334
PHONE: (941) 377-9178

PROJ: FURNITURE WAREHOUSE - VENICE
SCALE: 1"=20'
DATE: 07/01/16
CLIENT: THE FURNITURE WAREHOUSE
TITEL: 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





TREE PLANTING DETAIL
SCALE: NOT TO SCALE



PALM TREE PLANTING DETAIL
SCALE: NOT TO SCALE

GENERAL NOTES:

A minimum of 2 days and a maximum of 5 days prior to the commencement of any work, Sunshine State One Call shall be notified • 1 800 432-4770 per Florida Statute 553.851.

All plants to be Florida grade #1 or better. Workmanship should be of the highest nursery standards.

All plants are to be planted from flush to one inch (1") above finished grade of soil. All trees are to be planted flush with existing grade if surrounded by grass / sod. If planted within a plant bed, trees are to be planted flush to one inch (1") below finished grade to create a shallow basin to hold water and mulch. Soil ring mounds may be installed around plants or trees for water but must be graded / removed prior to installation of mulch. DO NOT backfill any soil over the top of the rootball of any plant or tree.

All areas within the property boundaries which require sod are to be sodded with Argentine Bahia solid sod, unless otherwise specified. Free from pests and weeds, layed in staggered rows with no gaps. The contractor is to substantiate all sod quantities before final installation.

Use only Grade 'A' cypress bark, Melaleuca, Eucalyptus or Pine Bark mulch, 3' deep in all plant bed areas. All trees are to have a mulched bed a minimum of three feet (3') in diameter and two inches (2") deep. Grade 'B' Cypress mulch is not acceptable or will be approved. A 6" diameter ring around each trunk will remain free of mulch.

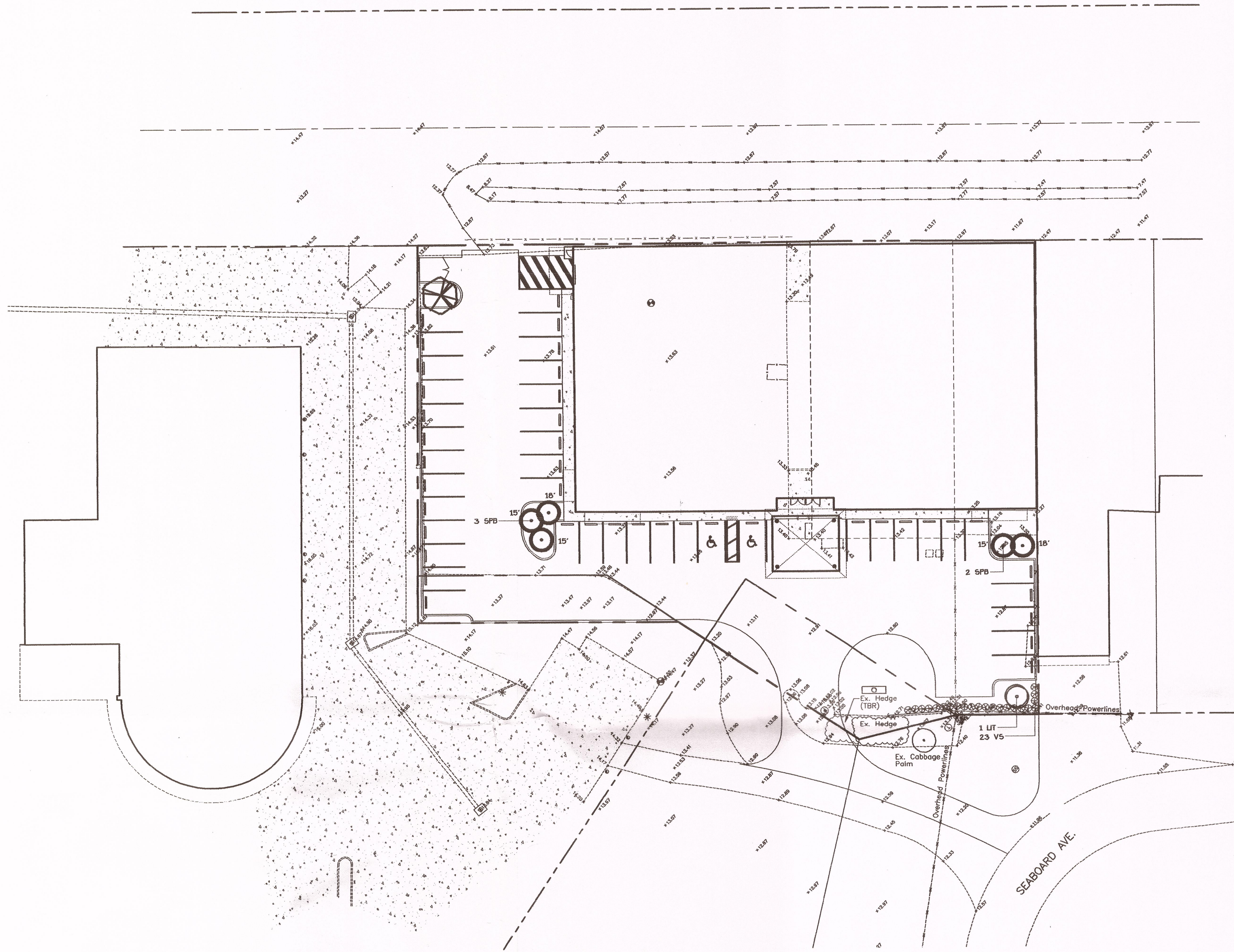
All trees are to be guaranteed for six (6) months and all plants are to be guaranteed for ninety (90) days from the date of final acceptance of the job by the owner / representative. Vandalism, theft, abuse, lack of proper maintenance, watering, or abnormal acts of God, are not included.

ADDITIONAL NOTES:

All replacement trees shall be a minimum of 3' feet from a property line and 6' feet from any utilities (above or below ground). All trees planted and pruned must adhere to the ANSI A300 standards and must have adequate room, when planted, to mature freely.

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

No single tree species may account for more than 50% of the total number of required trees.



PLANT LIST:

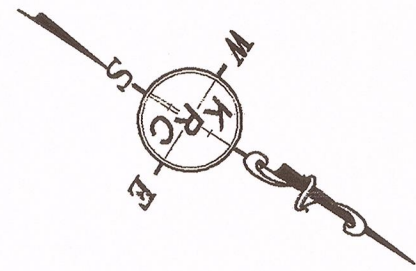
SYMBOL	QTY.	KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
●	1	LIT	<i>Lagerstroemia indica</i> 'Muskogee'	Grape Myrtle Tree	8'h x 3'spr., 2' cal. Standard, 5'ct., 30 gal.
●	5	SPB	<i>Sabal palmetto</i>	Cabbage Palm	10'-15'oa. Hurricane Cut
⊕	23	V5	<i>Viburnum suspensum</i>	Sandankwa Viburnum	20'h, 3 gal. (3'oc.)

IRRIGATION NOTES:

GENERAL - Work consists of furnishing all labor, equipment and materials necessary to produce a complete and functional irrigation system that will supply 100% coverage of the landscaped areas within the limits of work which is to include areas as shown and drawn on the plan (Grassed areas optional). The irrigation contractor is to visit the site and become familiar with all conditions prior to commencement of work and is responsible for locating all existing utilities and lighting conduit and is responsible for any damages or repairs incurred. All minor items implied, usually included, or required for the complete construction of the irrigation system shall be installed whether shown in the drawing / specifications or not. All equipment shall be installed per the manufacturer's recommendations. As-built drawings for the owner's use shall be provided by the irrigation contractor after completion of work. Test and demonstrate to the owner / landscape architect the operations of the system. Instruct the owner's designated personnel in the operations of the system including adjustment of sprinklers, controller, valves and manufacturer's manuals.

WATER SOURCE - Potable water is to be utilized for irrigation purposes. The irrigation system will be designed to provide 18 GPM at 50' PSI. The irrigation contractor is responsible for compliance with any requirements, or codes, with local and State authorities, and is to be responsible for all licenses, permits, and fees pertaining to this irrigation system.

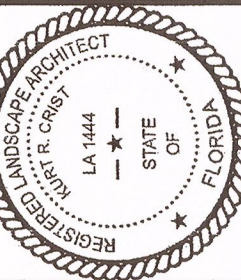
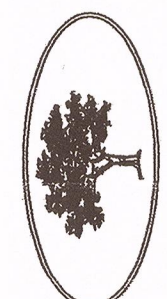
CONTROLLER / RAINSENSOR - A RAINBIRD ESP Model outside irrigation controller + Rainbird II rain shut off device is to be installed on a post at the controller location. (Location to be determined).



FURNITURE WAREHOUSE VENICE

Sarasota County, Florida

Kurt R. Crist -
Landscape Architect, Inc.



3350 Bart Creek Loop
Sarasota, Florida 34240
Office: (941) 518-6060
Fax: (941) 518-6061
email: krc@krc-la.com
FL REG. LA # 0001444

No.	Revision	Date

LANDSCAPE PLAN

Designed	krc
Drawn	cadd
Scale	1"=30'
Date	1/6/17
Sheet	165221a

of 1
Project #16522

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