

PRELIMINARY PLAT
FOR
TRIPLE DIAMOND COMMERCE PLAZA
LOT 52 SUBDIVISION

101 TRIPLE DIAMOND BOULEVARD, NOKOMIS, FL 34275
LOCATED IN: SECTION 28, TOWNSHIP 38 SOUTH, RANGE 19 EAST

GENERAL NOTES:

- 1. PROPOSED PROJECT AND UNIFIED STATEMENT: STATEMENT:**
THE PROPOSED PROJECT IS OWNED BY PGT INDUSTRIES, INC. AND KNIGHTS TRAIL BUSINESS BUILDINGS, BUILDING B.
- 2. CHARACTER AND INTENDED USE STATEMENT:**
INDUSTRIAL USES
- 3. EXISTING LAND USE:**
INDUSTRIAL LAND / PARKING LOT
- 4. ZONING/PROPERTY ID:**
PLANNED INDUSTRIAL DEVELOPMENT (PID) / PROPOSED LOT 52A 0377-16-0001, PROPOSED LOT 52B 0377-16-1001 THROUGH 1013
- 5. FLOOD ZONE:**
THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "X" BASE FLOOD ELEVATION 10.982 (NAVD 88), PER FIRM MAP# 12115C02044F, REVISION NUMBER 4, 2016.
- 6. SITE COVERAGES:**
- | LOT: | 52A
EXISTING | 52A
PROPOSED | 52B
EXISTING | TOTAL |
|-------------|-----------------|---------------------|--------------------|---------------------|
| IMPERVIOUS: | 37,315 SF | 52,993 SF (48.8%) | 65,692 SF (63.7%) | 118,685 SF (63.4%) |
| PERVIOUS: | 13,378.5 SF | 55,700 SF (51.2%) | 12,258 SF (16.3%) | 88,458 SF (36.6%) |
| | 108,693 SF | 108,693 SF (100.0%) | 78,450 SF (100.0%) | 187,143 SF (100.0%) |
- 7. PARKING CALCULATIONS**
- LOT 52A**
REQUIRED PARKING RATIO:
1 SPACE FOR EVERY 7 CHILDREN FOR WHICH THE FACILITY IS LICENSED.
PER CITY OF VENICE CODE, SECTION 122-434.2.)
- FACILITY SHALL BE LICENSED FOR:
148 CHILDREN
- REQUIRED PARKING SPACES:
148 / 7 = 21.14 (22 SPACES)
- PROVIDED PARKING SPACES:
72 EXISTING SPACES + 10 NEW SPACES = 82 SPACES
(INCLUDES 2 HANDICAP SPACES)
- LOT 52B**
REQUIRED PARKING RATIO:
1 SPACE FOR EACH COMPANY VEHICLE OPERATING FROM THE PREMISES + 1 SPACE FOR EVERY 1,000 SF OF FLOOR AREA. PER CITY OF VENICE CODE, SECTION 122-434.4
- COMPANY VEHICLES OPERATING FROM THE PREMISES:
0 VEHICLES (0 SPACES)
- PROPOSED TOTAL FLOOR AREA:
22,750.50 SF / 1,000 SF = 22.75 (23 SPACES)
- REQUIRED PARKING SPACES:
0 SPACES + 23 SPACES = 23 SPACES
- PROVIDED PARKING SPACES:
53 EXISTING SPACES
(INCLUDES 2 HANDICAP SPACES)
- | LOT: | 52A | 52B | TOTAL |
|-----------|-----|-----|-------|
| EXISTING: | 72 | 53 | 125 |
| PROVIDED: | 82 | 53 | 135 |
| NET GAIN: | +10 | 0 | +10 |
- 8. UTILITY PROVIDERS:**
- | WATER / SEWER | ELECTRICITY | TELEPHONE / CATV | TELEPHONE / CATV |
|--------------------|-----------------------|-------------------------|--------------------------|
| CITY OF VENICE | FLORIDA POWER & LIGHT | COMCAST | VERIZON |
| 200 WARFIELD AVE | 5676 S. MONTGOMERY RD | 5205 FRUITVILLE ROAD | 1659 US 11, BYPASS SOUTH |
| VENICE, FL 34295 | SARASOTA, FL 34233 | SARASOTA, FLORIDA 34240 | VENICE, FL 34293 |
| (941) 480-3333 | (941) 927-4218 | (941) 371-6700 | (941) 906-6719 |
| (941) 486-2094 fax | | | (941) 952-5793 fax |
- 9. EASEMENTS:**
A RECDIP/USE EASEMENT AGREEMENT FOR THE SHARED USE OF ACCESS, AND UTILITY FACILITIES HAS BEEN PREPARED BY SHUMAKER, LOOP & KENDRICK, LLP BUT HAS NOT YET BEEN RECORDED.
- 10. 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 ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
 3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM SARASOTA COUNTY NATURAL RESOURCES DEPARTMENT.
 4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR EVENT.
 5. ALL FIRE SERVICE BACKHOUS ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS 1, 11 OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHAL PER FS 633.55(1).
 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 DUMPTER LOCATION AND LAAYOUT PRIOR TO CONSTRUCTION.
- 11. VERTICAL DATA: THE CONTOURS, AND ELEVATIONS WITHIN THESE PLANS ARE IN NAVD 1988 DATUM.**
- a. ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, BENCH MARK USED WAS PBM #1, PER PLAT BOOK 43, PAGE 188B, WITH A PUBLISHED ELEVATION 10.361'
 - b. THIS SURVEY DATA WAS CONVERTED FROM NAVD 29, TO NAVD 88 USING VERTCON (http://www.nga.noaa.gov/cgi-bin/vertcon/vert_con.pl), BASED ON LATITUDE: 27°08'44.5", AND LONGITUDE: 82°22'05.6", RESULTING IN A VERTICAL SHIFT OF -1.112 FT.

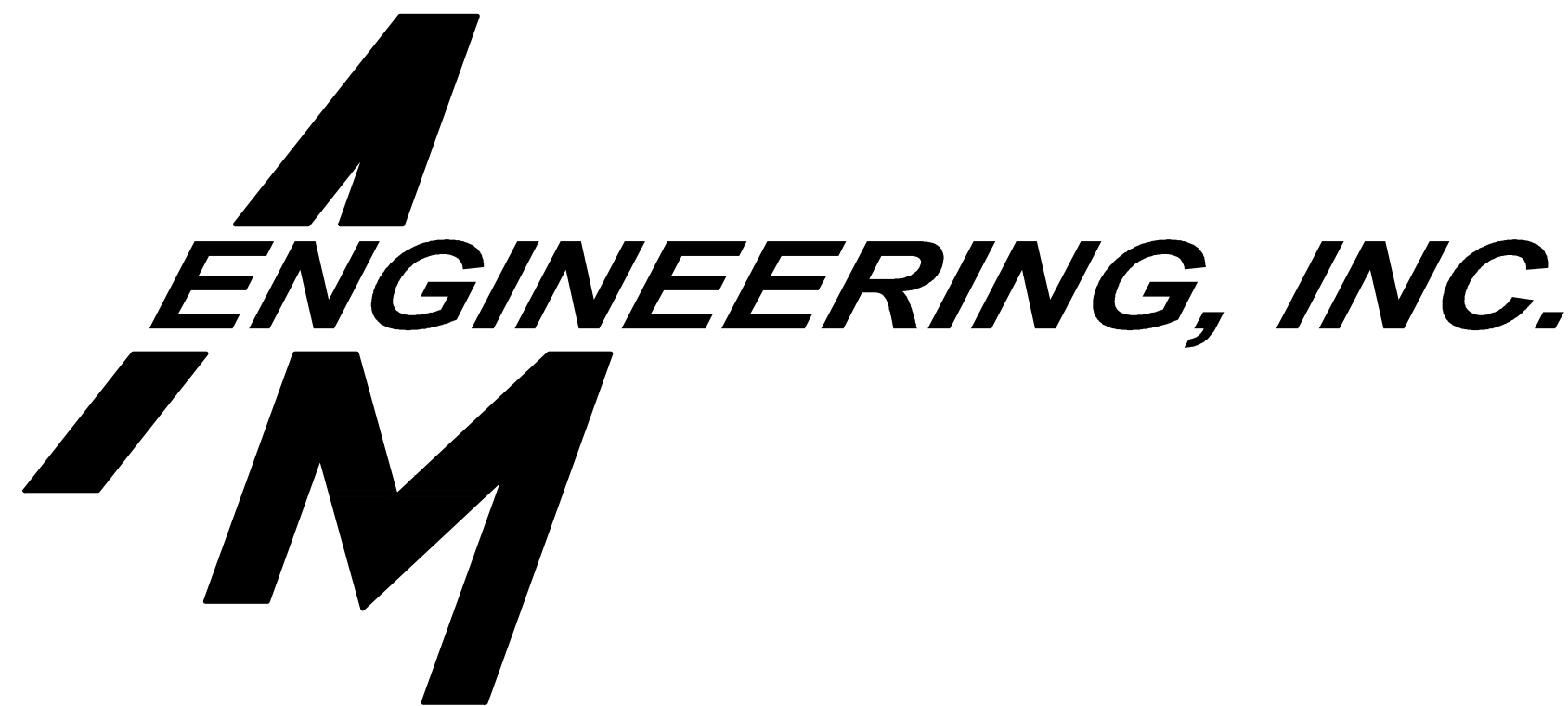
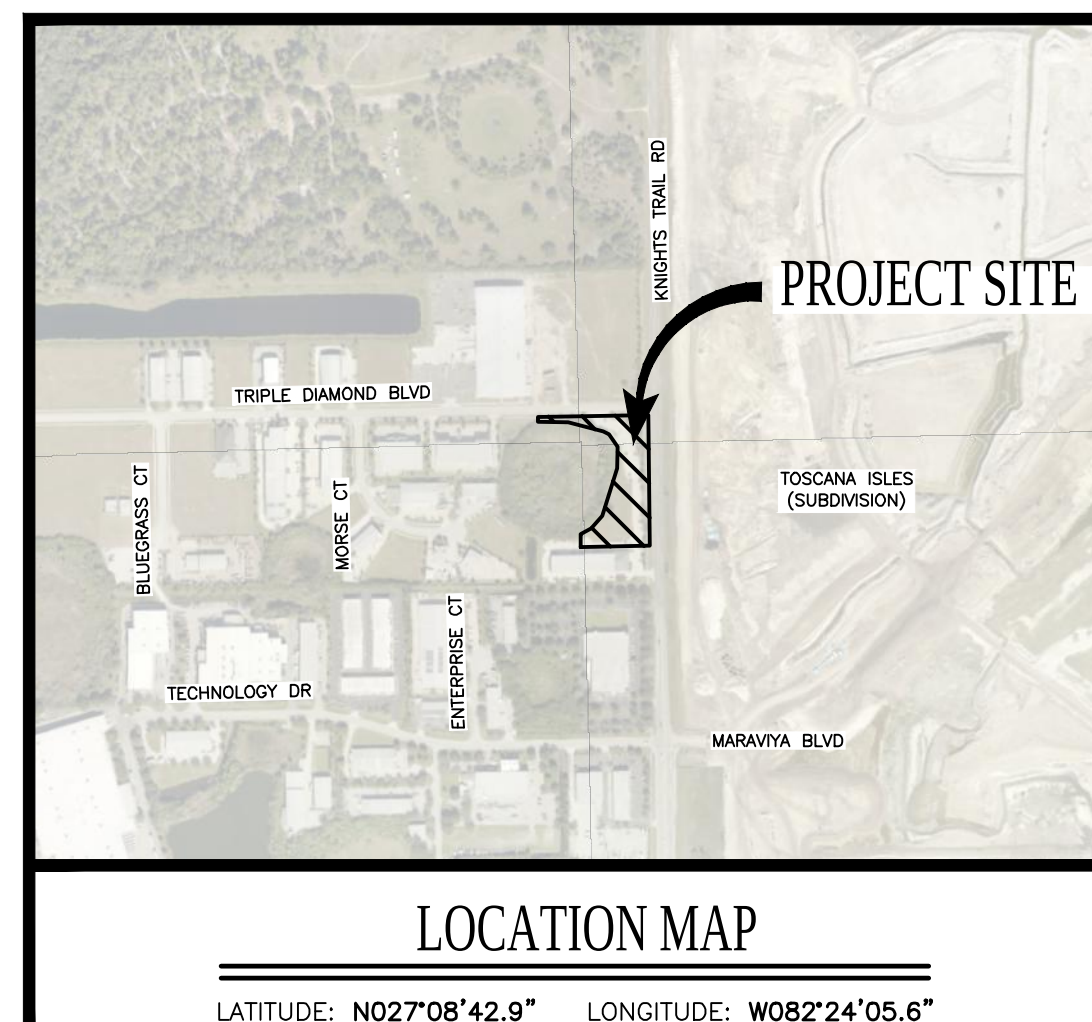
OWNER\DEVELOPER:
PGT INDUSTRIES, INC.
1070 TECHNOLOGY DRIVE
NOKOMIS, FL 34275
(941) 480-1600

CONTRACTOR:
WILLIS SMITH CONSTRUCTION. INC.
5001 LAKEWOOD RANCH BLVD N
SARASOTA, FL 34240
(941) 366-3116

ENGINEER / SURVEYOR:
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	PRELIMINARY PLAT

[illegible]

LEGAL DESCRIPTION:

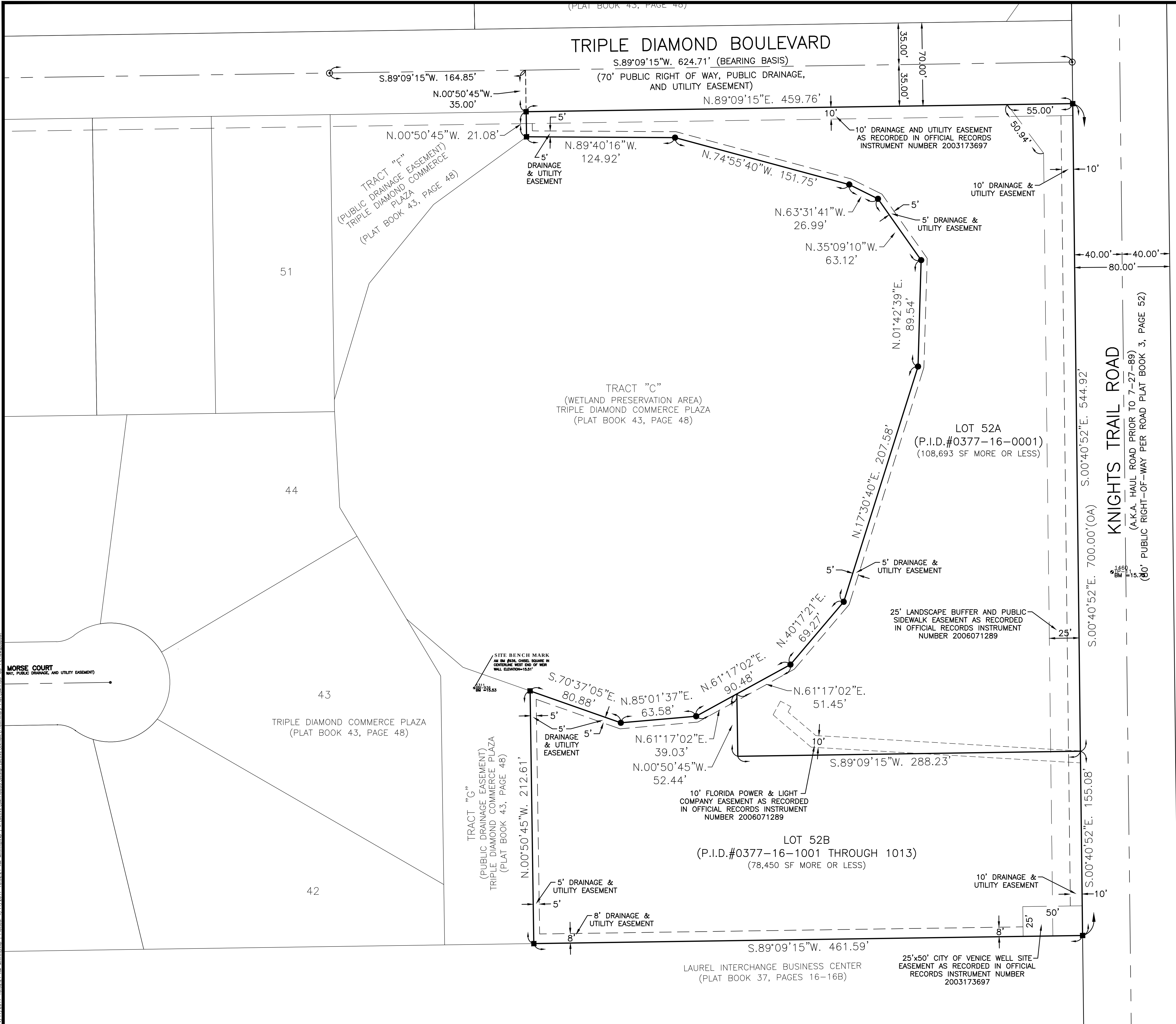
LOT 52, TRIPLE DIAMOND COMMERCE PLAZA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGES 48, 48A THROUGH 48D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS AND EXCEPT THE LANDS DESCRIBED AS KNIGHTS TRAIL BUSINESS SUITES BLDG. B, PHASE I, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS INSTRUMENT #2006090096 AND ACCORDING TO THE PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 39, PAGES 25, 25A AND 25B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CONTAINS 108,693 SF (MORE OR LESS)

D. SHAWN LEINS, P.E.

DATE _____
FLORIDA P.E. No. #41078

© 2017 Engineering 2017. Saved: 4/11/2017 10:52:21 AM. WORKSPACE: \\naservia\shared\0055\design\shawn\leins\p\shawn\55-03-PLT\as-built.dwg



MORSE COURT
W. PUBLIC DRAINAGE, AND UTILITY EASEMENT)

(PLAT BOOK 43, PAGE 48)

TRIPLE DIAMOND BOULEVARD

S.89°09'15"W. 624.71' (BEARING BASIS)
(70' PUBLIC RIGHT OF WAY, PUBLIC DRAINAGE,
AND UTILITY EASEMENT)
N.89°09'15"E. 459.76'

TRACT "F"
(PUBLIC DRAINAGE EASEMENT)
TRIPLE DIAMOND COMMERCE
PLAZA
(PLAT BOOK 43, PAGE 48)

51

44

43

TRIPLE DIAMOND COMMERCE PLAZA
(PLAT BOOK 43, PAGE 48)

42

TRACT "G"
(PUBLIC DRAINAGE EASEMENT)
TRIPLE DIAMOND COMMERCE PLAZA
(PLAT BOOK 43, PAGE 48)

TRACT "C"
(WETLAND PRESERVATION AREA)
TRIPLE DIAMOND COMMERCE PLAZA
(PLAT BOOK 43, PAGE 48)

LOT 52A
(P.I.D. #0377-16-0001)
(108,693 SF MORE OR LESS)

25' LANDSCAPE BUFFER AND PUBLIC
SIDEWALK EASEMENT AS RECORDED
IN OFFICIAL RECORDS INSTRUMENT
NUMBER 2006071289

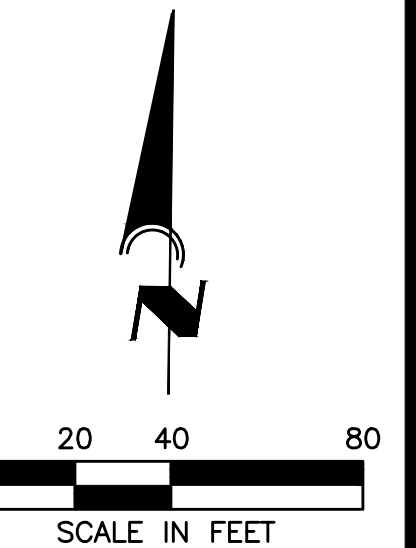
LOT 52B
(P.I.D. #0377-16-1001 THROUGH 1013)
(78,450 SF MORE OR LESS)

LAUREL INTERCHANGE BUSINESS CENTER
(PLAT BOOK 37, PAGES 16-16B)

25'x50' CITY OF VENICE WELL SITE
EASEMENT AS RECORDED IN OFFICIAL
RECORDS INSTRUMENT NUMBER
2003173697

KNIGHTS TRAIL ROAD

(A.K.A. HAUL ROAD PRIOR TO 7-27-89)
(80' PUBLIC RIGHT-OF-WAY PER ROAD PLAT BOOK 3, PAGE 52)



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	04/11/17	REVISED PER REVIEWER COMMENTS DATED 03/31/17
MK	02/28/17	REVISED PER REVIEWER COMMENTS DATED 02/01/17

ENGINEERING, INC.
5400 CONSUMER COURT
SARASOTA, FL 34240
EB #4334

PHONE: (941) 377-9178

PGT CHILDCARE FACILITY

SCALE: 1"=40'	APPROVED BY:	DRAWN BY: MK
DATE: 07/18/16	D. SHAWN LEINS, P.E. FLORIDA CERTIFICATE NO. 41078	DRWG. NO: SMTH55-03-PLT
CLIENT: PGT INDUSTRIES, INC.	JOB NO: SMTH0055	SHEET NO: 3
TITLE: PRELIMINARY PLAT		

DATE: