

SITE AND DEVELOPMENT PLANS
FOR
PGT CHILDCARE FACILITY
PHASES 1 & 2

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

GENERAL NOTES:

1. **OWNERSHIP AND UNIFIED CONTROL STATEMENT:**
THE PROPOSED PROJECT IS OWNED BY PGT INDUSTRIES, INC.
2. **CHARACTER AND INTENDED USE STATEMENT:**
CHILDCARE FACILITY
3. **MAINTENANCE OF COMMON FACILITIES STATEMENT:**
PGT INDUSTRIES, INC. 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:**
VACANT INDUSTRIAL LAND / PARKING LOT
5. **ZONING/PROPERTY ID:**
PLANNED INDUSTRIAL DEVELOPMENT (PID) / 0377-16-0001 (LOT 52, LESS KNIGHTS TRAIL BUSINESS SUITES BLDG B)
6. **FLOOD ZONE:**
THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "X" BASE FLOOD ELEVATION 9.87, PER FIRM MAP# 12115C0244F 0244F, REVISED NOVEMBER 4, 2016.
7. **SITE COVERAGES:**
- | | | | | |
|-------------|------------|---------------------|--------------------|---------------------|
| LOT: | 52A | 52A | 52B | TOTAL |
| EXISTING: | 37,315 SF | 52,993 SF (48.8%) | 65,692 SF (63.7%) | 118,685 SF (63.4%) |
| IMPERVIOUS: | 21,378 SF | 55,700 SF (51.2%) | 12,758 SF (16.3%) | 88,458 SF (36.6%) |
| PERVIOUS: | 108,693 SF | 108,693 SF (100.0%) | 78,450 SF (100.0%) | 187,143 SF (100.0%) |
8. **SETBACKS:**
- | | | | |
|-------------------------------|---------|---------|--------|
| REQUIRED | PHASE 1 | PHASE 2 | |
| STREET YARD (KNIGHTS TRAIL): | 25'-0" | 88'-0" | 88'-0" |
| STREET YARD (TRIPLE DIAMOND): | 20'-0" | 44'-6" | 42'-7" |
| SIDE YARD: | 25'-0" | 44'-6" | 42'-7" |
| REAR YARD: | 20'-0" | 23'-6" | 21'-2" |
9. **BUILDING DATA:**
- MAX ALLOWED HEIGHT: 45' (85' CONDITIONAL USE, BY CITY COUNCIL)
- | | | | |
|--------------------|------------|------------|-----------|
| PROPOSED BUILDING: | SOUTH WING | NORTH WING | WEST WING |
| PHASE: | PHASE 1 | PHASE 1 | PHASE 2 |
| AREA: | 2,327 SF | 4,640 SF | 3,264 SF |
| STORY: | 1 STORY | 1 STORY | 1 STORY |
| TYPE: | TYPE 2B | TYPE 2B | TYPE 2B |
| HEIGHT: | 18'-8" | 15'-10" | 15'-10" |
10. **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 |
11. **STORMWATER MANAGEMENT:**
- A. THE STORMWATER MANAGEMENT SYSTEM SHALL BE OWNED AND MAINTAINED BY PGT INDUSTRIES, INC..
- B. THERE ARE WETLANDS UNDER THE JURISDICTION OF SWFWMD ADJACENT TO WEST PROPERTY LINE.
- C. THIS SITE (LOT 52A) DISCHARGES TO THE TRIPLE DIAMOND COMMERCE PLAZA MASTER STORMWATER MANAGEMENT SYSTEM.
- D. THE ALLOWABLE IMPERVIOUS FOR EACH LOT IS 70%.
- E. THE TOTAL PROPOSED IMPERVIOUS AREA FOR LOT 52A (EXCLUDING LOT 52B, THE KNIGHTS TRAIL BUSINESS SUITES PARCEL) IS 52,993 SF (48.8%). THE OVERALL TOTAL IMPERVIOUS AREA (INCLUDING LOTS 52A AND 52B) IS 118,685 SF (63.4%)
12. **UTILITY NOTES:**
- A. WATER DISTRIBUTION CONSTRUCTION AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE REQUIREMENTS.
- B. SANITARY SEWER PROVIDED BY THE CITY OF VENICE.
- C. WATER DISTRIBUTION PROVIDED BY THE CITY OF VENICE.
- D. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FPI AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ONSITE OR OFFSITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
- E. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO WELLS LOCATED ON THIS SITE.
- F. 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.
- G. TO THE BEST OF OUR KNOWLEDGE NO SEPTIC TANKS ARE LOCATED ON THIS SITE.
- H. ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
13. **REFUSE AND RECYCLABLE NOTE:**
- A. REFUSE AND RECYCLABLES TO BE PICKED UP BY THE CITY OF VENICE.
- B. AN EXISTING TRASH COLLECTION AREA EXISTS ON THE PROPERTY.
14. **UTILITY PROVIDERS:**
- | | | | |
|---|---|---|--|
| WATER / SEWER
CITY OF VENICE
200 WARFIELD AVE
VENICE, FL 34285
(941) 480-3333
(941) 486-2084 fax | ELECTRICITY
FLORIDA POWER & LIGHT
5676 S. MONTOSH RD.
SARASOTA, FL 34233
(941) 927-4218 | TELEPHONE / CATV
COMCAST
5205 FRUITVILLE ROAD
VENICE, FL 34293
(941) 371-6700 | TELEPHONE / CATV
VERIZON
1659 U.S. 41 BYPASS SOUTH
VENICE, FL 34293
(941) 906-6719
(941) 952-5793 fax |
|---|---|---|--|
15. **EASEMENTS:**
- A. RECIPROCAL 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.
16. **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 FDOT 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 STORM EVENT.
5. 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.
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.
17. **VERTICAL DATUM: THE CONTOURS, AND ELEVATIONS WITHIN THESE PLANS ARE IN NAVD 1988 DATUM.**
- A. ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD.) OF 1929, BENCH MARK USED WAS PEM #1, PER PLAT BOOK 43, PAGE 48B, WITH A PUBLISHED ELEVATION=15.361'
- B. THIS SURVEY DATA WAS CONVERTED FROM NGVD 29, TO NAVD 88 USING VERTCON (http://www.ngs.noaa.gov/cgi-bin/vertcon/vert_con.pr1), BASED ON LATITUDE: 27°08'44.5", AND LONGITUDE: 82°24'05.6", RESULTING IN A VERTICAL SHIFT OF -1.112 FT.

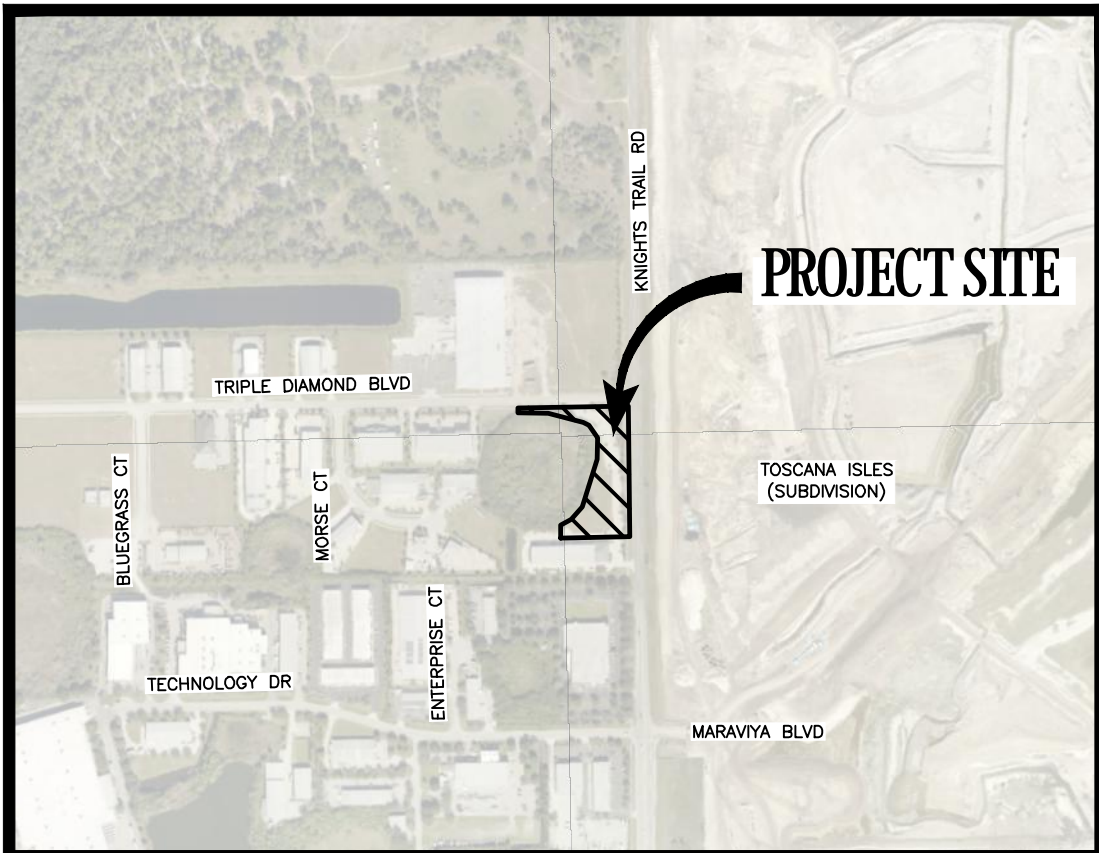
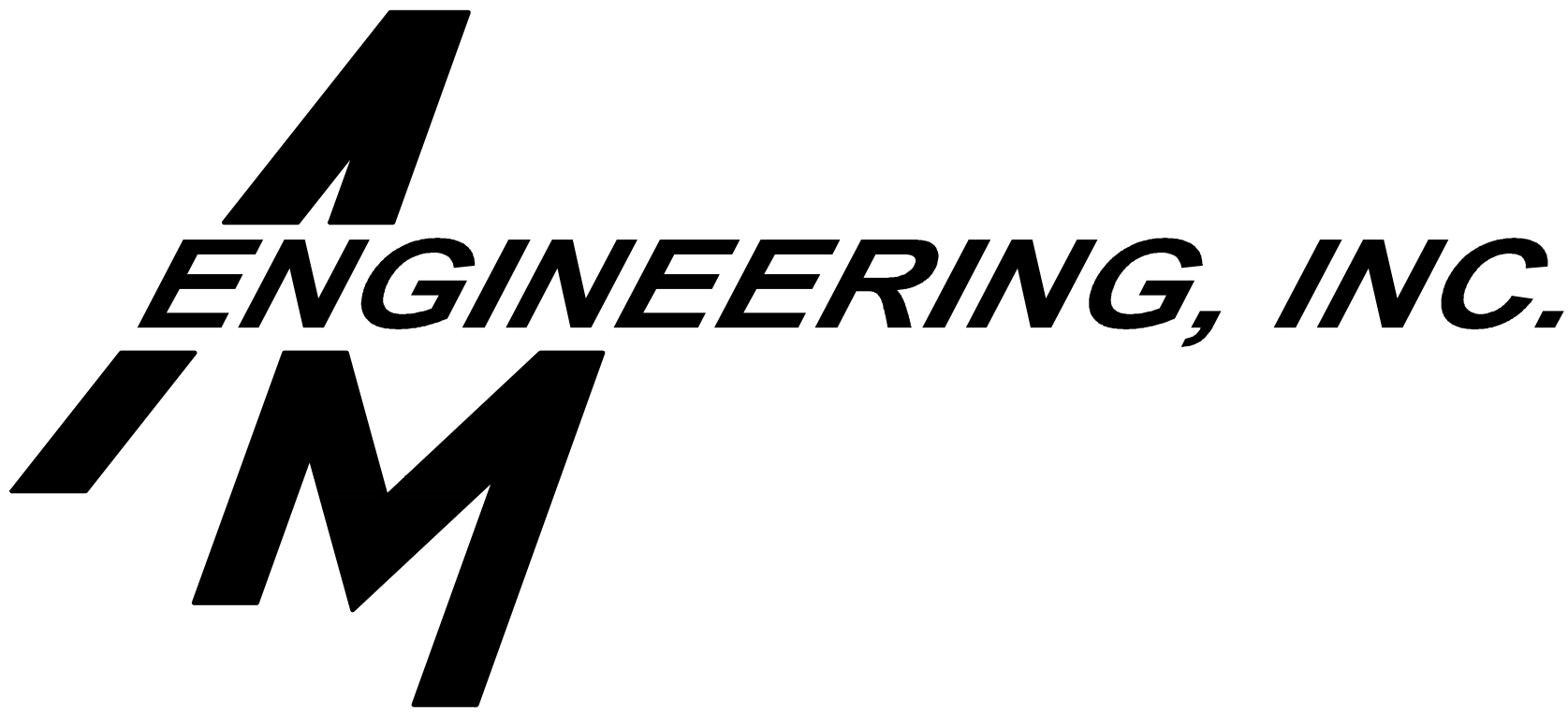
OWNER/DEVELOPER:
PGT INDUSTRIES, INC.
1070 TECHNOLOGY DRIVE
NOKOMIS, FL 34275
(941) 480-1600

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	MASTER SITE PLAN
4	UTILITY AND GRADING PLAN



LOCATION MAP

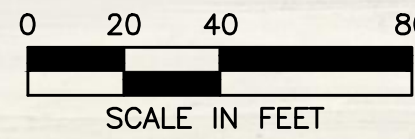
LATITUDE: N027°08'42.9" LONGITUDE: W082°24'05.6"

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.

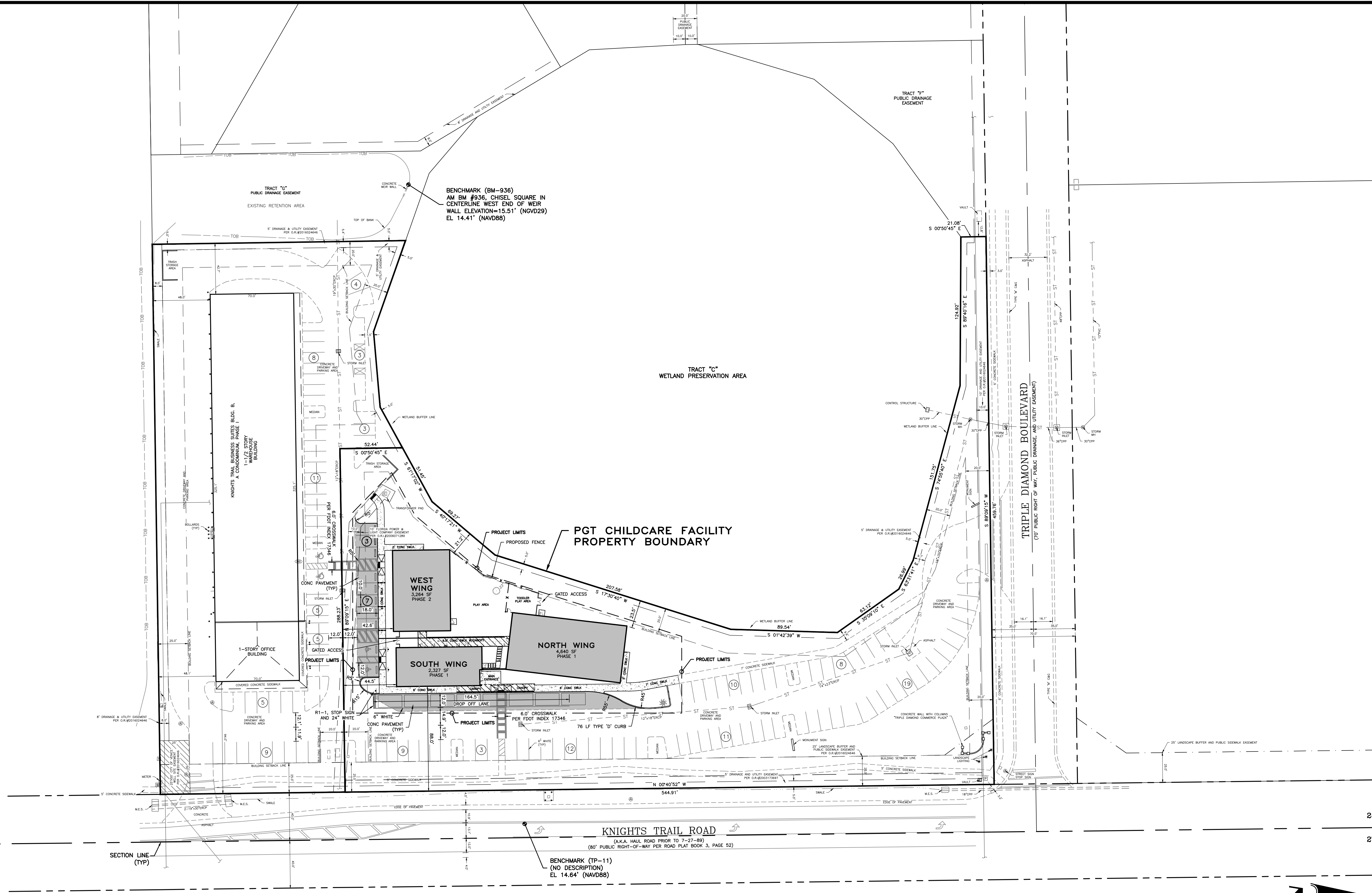
D. SHAWN LEINS, P.E.

DATE
FLORIDA P.E. No. #41078



DATE: _____

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ELEVATIONS ARE NAVD 1988 DATUM

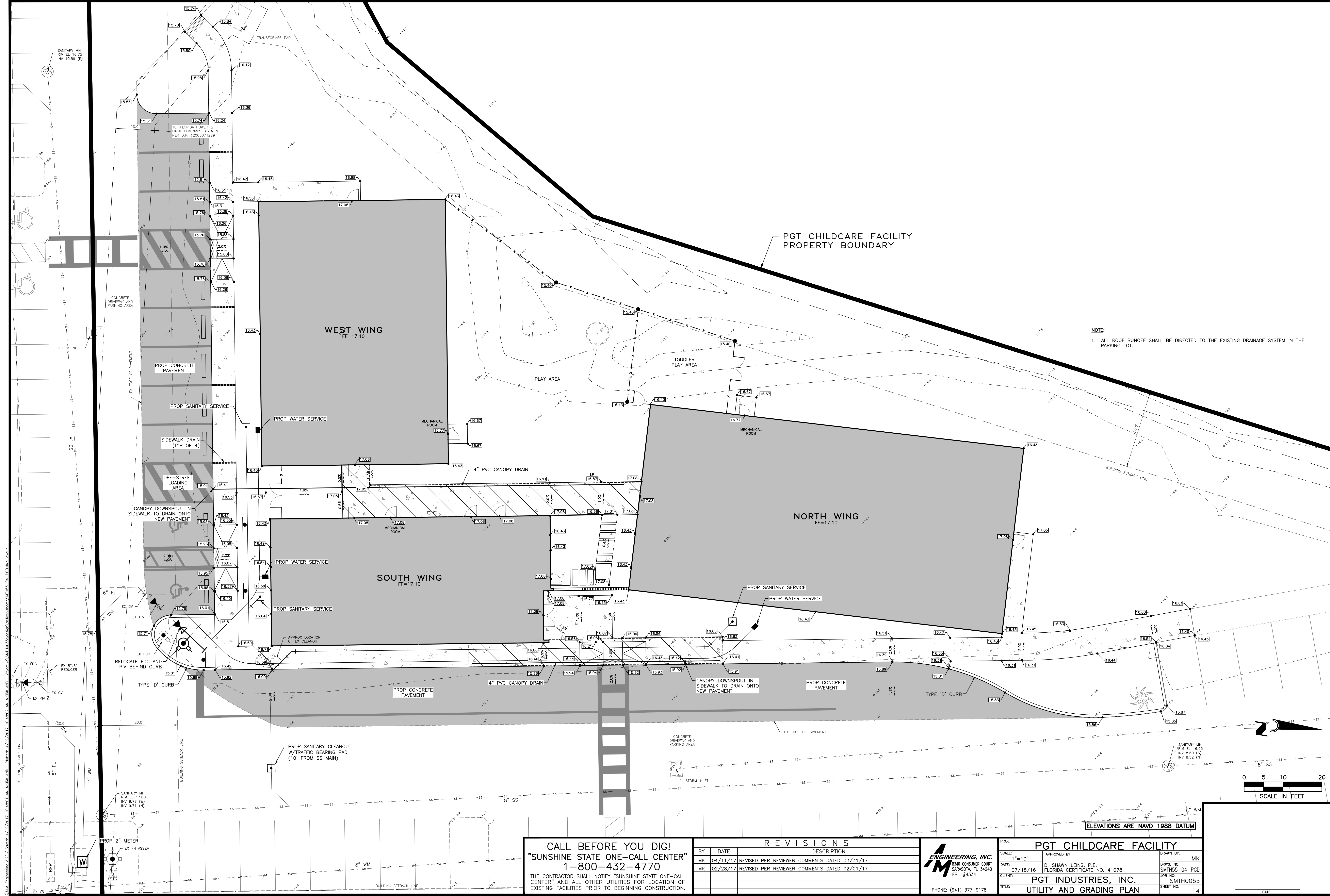
CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

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.
3440 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.	SMTH55-03-MSP
CLIENT: PGT INDUSTRIES, INC.	FLORIDA CERTIFICATE NO. 41078	JOB NO: SMTH0055
TITLE: MASTER SITE PLAN		SHEET NO: 3

DATE:



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

PGT CHILDCARE FACILITY		
PROJ:	SCALE: 1"=10'	APPROVED BY:
DATE: 07/18/16	DATE: 07/18/16	D. SHAWN LEINS, P.E.
CLIENT: PGT INDUSTRIES, INC.	FLORIDA CERTIFICATE NO. 41078	SMTH55-04-P00
TITLE: UTILITY AND GRADING PLAN	JOB NO: SMTH0055	SHEET NO: 4