

©2017 Engineering 2017. Saved: 8/22/2017 12:33:08 AM. MARKLAND | Printed: 8/22/2017 12:33:08 AM. MARKLAND | V:\active\101000007\design\active\sheet\101107-01-COV.dwg Development

SITE AND DEVELOPMENT PLANS
FOR

PGT CONNECTOR BUILDING

3429 TECHNOLOGY DRIVE, 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:**
GLASS PLANT 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 / 0377-15-0007
VACANT INDUSTRIAL LAND / PARKING / 0377-15-0008
MANUFACTURING LIGHT / IS BUILDING / 0378-02-0004
MANUFACTURING LIGHT / GLASS PLANT / 0378-02-0005
5. **ZONING/PROPERTY ID:**
PLANNED INDUSTRIAL DEVELOPMENT (PID) / 0377-15-0007 (LOT 63, TRIPLE DIAMOND COMMERCE PLAZA UNIT 2)
PLANNED INDUSTRIAL DEVELOPMENT (PID) / 0377-15-0008 (LOT 62, TRIPLE DIAMOND COMMERCE PLAZA UNIT 2)
PLANNED INDUSTRIAL DEVELOPMENT (PID) / 0378-02-0004 (SOLAR CITY LOT 2 LAUREL INTERCHANGE BUSINESS CENTER)
PLANNED INDUSTRIAL DEVELOPMENT (PID) / 0378-02-0005 (LOTS 3 & 4, LESS TECHNOLOGY PARK, LAUREL INTERCHANGE BUSINESS CENTER)
6. **FLOOD ZONE:**
THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "X" BASE FLOOD ELEVATION 9.87, PER FIRM MAPS # 12115C0243F 0243F, REVISED NOVEMBER 4, 2016 AND 12115C0244F 0244F, REVISED NOVEMBER 4, 2016.
7. **SITE COVERAGES:**
- | PID: | 0377-15-0007 | 0377-15-0008 | 0378-02-0004 | 0378-02-0005 | TOTAL: |
|-------------|--------------------|--------------------|---------------------|---------------------|---------------------|
| EXISTING: | | | | | |
| IMPERVIOUS: | 0 SF (0.0%) | 0 SF (0.0%) | 93,448 SF (76.6%) | 150,353 SF (65.8%) | 243,801 SF (53.2%) |
| PERVIOUS: | 52,771 SF (100.0%) | 55,321 SF (100.0%) | 28,524 SF (23.4%) | 78,127 SF (34.2%) | 214,743 SF (46.8%) |
| TOTAL: | 52,771 SF (100.0%) | 55,321 SF (100.0%) | 121,972 SF (100.0%) | 228,480 SF (100.0%) | 458,544 SF (100.0%) |
| PROPOSED: | | | | | |
| IMPERVIOUS: | 36,902 SF (69.9%) | 8,867 SF (16.0%) | 97,625 SF (80.0%) | 161,421 SF (70.8%) | 304,815 SF (66.5%) |
| PERVIOUS: | 15,869 SF (30.1%) | 46,454 SF (84.0%) | 24,347 SF (20.0%) | 67,059 SF (29.4%) | 153,729 SF (33.5%) |
| TOTAL: | 52,771 SF (100.0%) | 55,321 SF (100.0%) | 121,972 SF (100.0%) | 228,480 SF (100.0%) | 458,544 SF (100.0%) |
8. **SETBACKS:**
- | | REQUIRED | PROVIDED |
|--------------|----------|----------|
| STREET YARD: | 25'-0" | 25'-0" |
| SIDE YARD: | 20'-0" | 22'-5" |
| REAR YARD: | 20'-0" | 51'-0" |
9. **BUILDING DATA:**
MAX ALLOWED HEIGHT: 85'-0"
- CONNECTOR BLD
- AREA: 28,000 SF
STORY: 1 STORY
TYPE: TYPE IIB
HEIGHT: 25'-0"
10. **PARKING CALCULATIONS**
- REQUIRED PARKING RATIO: 1 SPACE FOR EVERY COMPANY VEHICLE OPERATING FROM THE PREMISES, PLUS 1 SPACE FOR EVERY 1,000 SF OF FLOOR AREA. PER CITY OF VENICE CODE, SECTION 122-434(a)
- COMPANY VEHICLES OPERATING FROM THE PREMISES: 0 VEHICLES (0 SPACES)
- PROPOSED TOTAL FLOOR AREA: 157,527.23 SF / 1,000 SF = 157.53 (158 SPACES)
- REQUIRED PARKING SPACES: 0 + 158 = 158 SPACES
- REQUIRED HANDICAP SPACES: 7 SPACES MINIMUM FOR 201-300 TOTAL PARKING SPACES, PER TITLE II AND III OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- PROVIDED PARKING SPACES: 31 EXISTING SPACES + 172 NEW SPACES (INCLUDES 7 HANDICAP SPACES) = 203 SPACES
- ADDITIONAL PARKING SPACES: 20 TRUCK TRAILER STORAGE SPACES, AND 5 MOTORCYCLE SPACES
- OFF-STREET LOADING FACILITIES RATIO: 4 SPACES FOR AGGREGATE FLOOR AREA (SF) OVER 120,000 BUT NOT OVER 200,000, PER CITY OF VENICE CODE, SECTION 16-425(a)(1)
- PROVIDED OFF-STREET LOADING FACILITIES: 8 EXISTING SPACES - 1 EXISTING SPACE + 0 NEW SPACES = 7 SPACES
- EXISTING (REMOVED): 49
EXISTING (TO REMAIN): 31
NEW PARKING SPACES: 172
TOTAL: 203
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 (ALL LOTS) DISCHARGES TO THE TRIPLE DIAMOND COMMERCE PLAZA MASTER STORMWATER MANAGEMENT SYSTEM.
- D. THE ALLOWABLE IMPERVIOUS FOR EACH LOT IS 70%.
- E. THE OVERALL TOTAL IMPERVIOUS AREA IS 304,815 SF (66.5%)
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, FPL 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 ARE BEING PICKED UP BY THE CITY OF VENICE.
- B. AN EXISTING TRASH COLLECTION AREA EXISTS ON THE PROPERTY.
14. **UTILITY PROVIDERS:**
- | WATER / SEWER | ELECTRICITY | TELEPHONE / CATV | TELEPHONE / CATV |
|--------------------|-----------------------|-------------------------|---------------------------|
| CITY OF VENICE | FLORIDA POWER & LIGHT | COMCAST | VERIZON |
| 200 WARFIELD AVE. | 8676 S. MONTOSH RD. | 5205 FRUITVILLE ROAD | 1859 U.S. 41 BYPASS SOUTH |
| VENICE, FL 34285 | SARASOTA, FL 34253 | SARASOTA, FLORIDA 34240 | VENICE, FL 34293 |
| (941) 480-3333 | (941) 927-4218 | (941) 371-8700 | (941) 906-6719 |
| (941) 486-0084 fax | | | (941) 952-5793 fax |
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 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. 633.52(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 DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.
16. **VERTICAL DATUM: 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 #3 (AM ENG BM #970) PER PLAT BOOK 43, PAGE 48 WITH A PUBLISHED ELEVATION=15.007.
- B. THIS SURVEY DATA WAS CONVERTED FROM NAVD 29, TO NAVD 88 USING VERTCON (http://www.ngs.noaa.gov/cgi-bin/vertcon/vert_con.pl), BASED ON LATITUDE: 27°08'39.0", AND LONGITUDE: 82°24'25.9", RESULTING IN A VERTICAL SHIFT OF -1.112 FT.

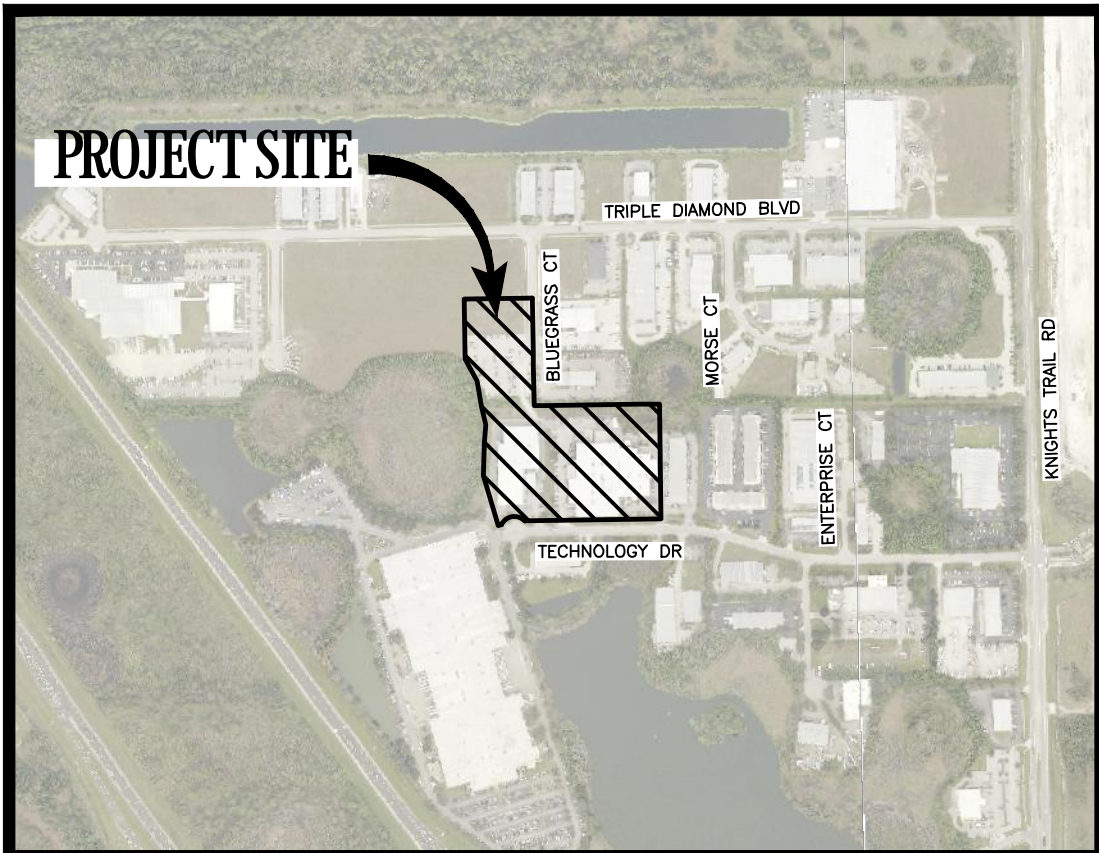
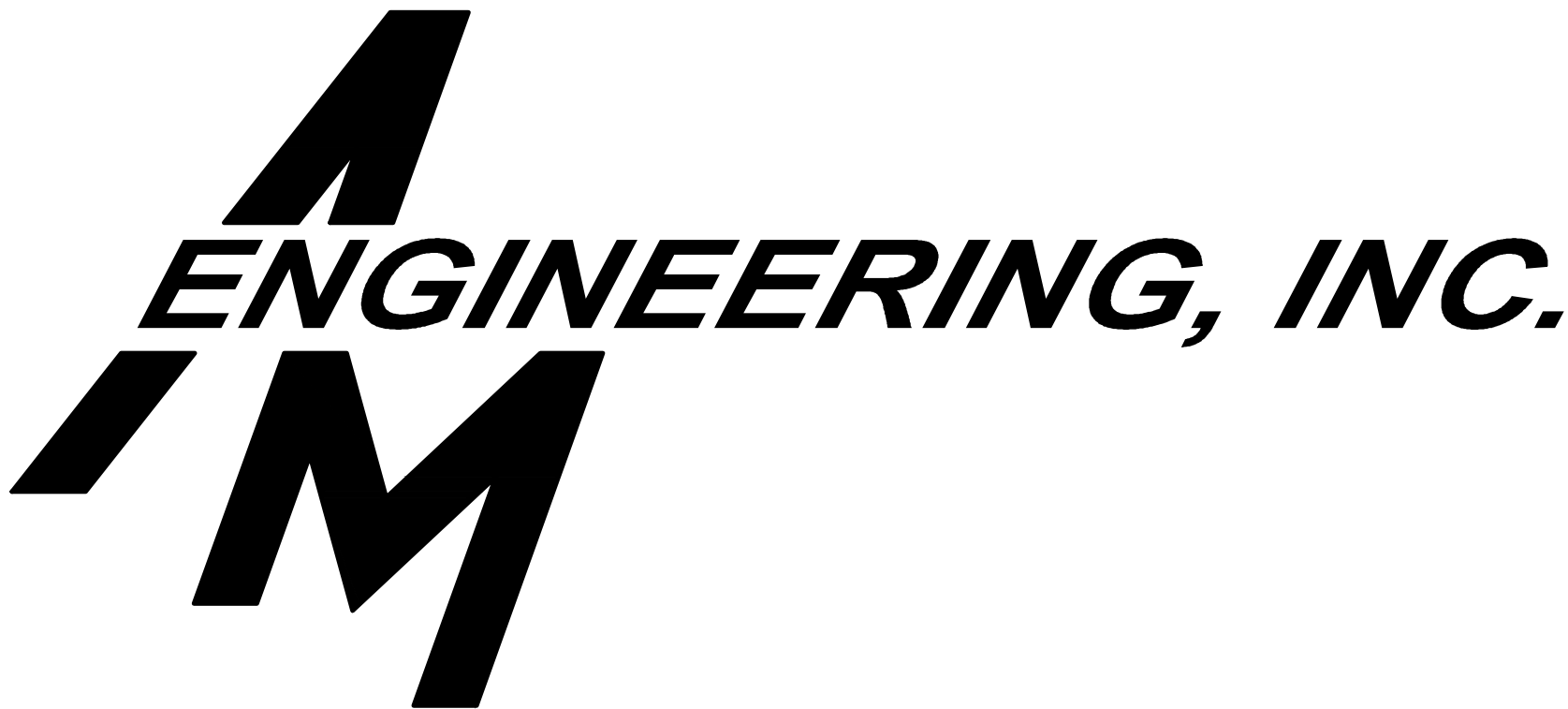
OWNER/DEVELOPER:
PGT INDUSTRIES, INC.
1070 TECHNOLOGY DRIVE
NOKOMIS, FL 34275
(941) 480-1600

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

LANDSCAPE ARCHITECT:
KURT R. CRIST -
LANDSCAPE ARCHITECT, INC.
2350 BERN CREEK LOOP
SARASOTA, FLORIDA 34240
(941) 378-8080
CERTIFICATE OF AUTHORIZATION NO. 00011444

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS PLAN
3	MASTER SITE PLAN
4-5	PAVING, GRADING, AND DRAINAGE PLAN
6	MASTER UTILITY PLAN



LOCATION MAP

LATITUDE: N027°08'39.0" LONGITUDE: W082°24'25.9"

LEGAL DESCRIPTION:

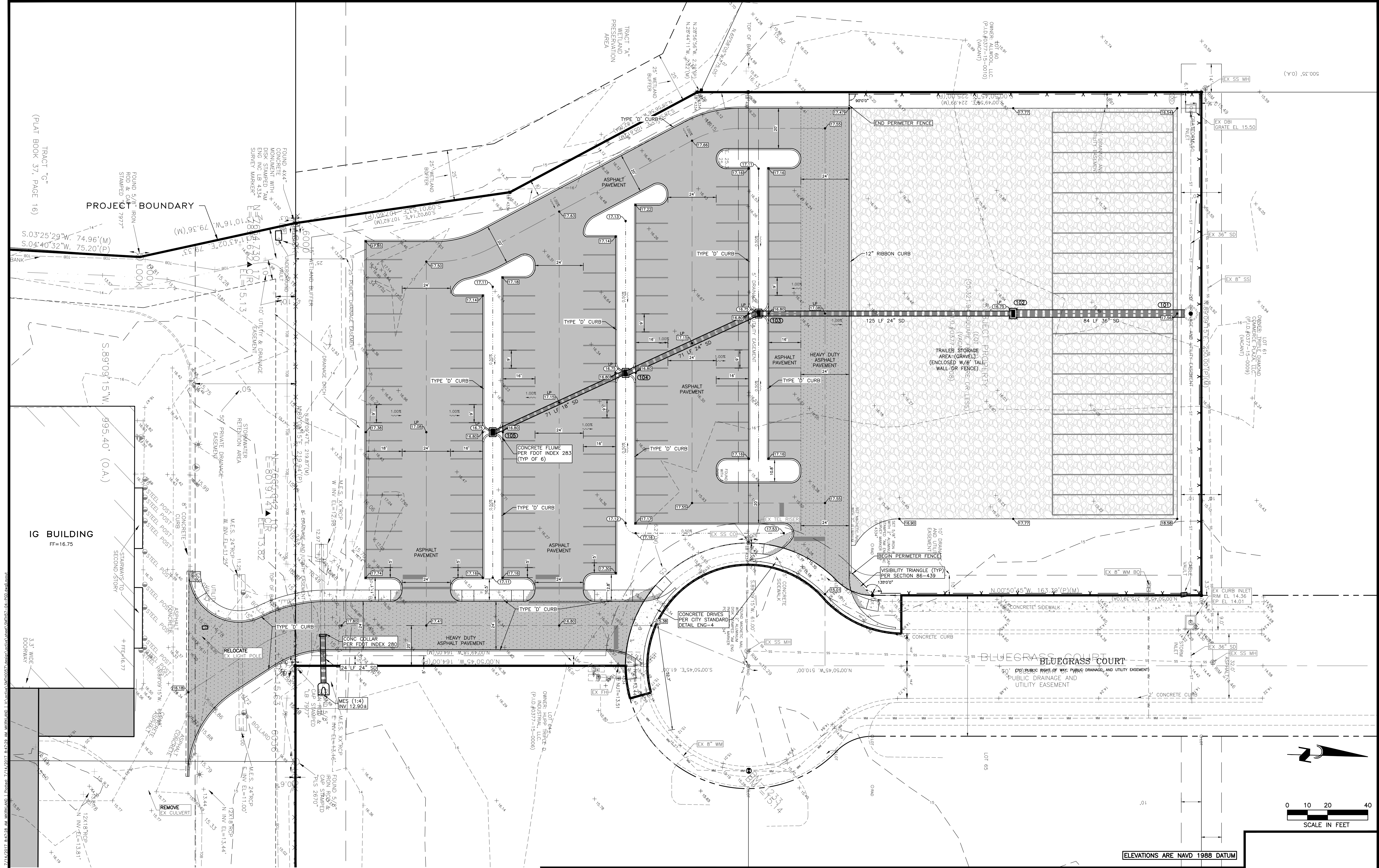
P.I.D.#0377-15-0007
LOT 63, TRIPLE DIAMOND COMMERCE PLAZA, UNIT 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGES 21, 21A THROUGH 21C, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

P.I.D.#0377-15-0008
LOT 62, TRIPLE DIAMOND COMMERCE PLAZA, UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGES 16, 16A AND 16 B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

P.I.D.#0378-02-0004, 0378-02-0005
LOTS 2, 3, AND 4, LAUREL INTERCHANGE BUSINESS CENTER, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGES 16, 16A AND 16 B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
LESS THAT PORTION OF SAID LOT 4 DESCRIBED AS TECHNOLOGY PARK, A CONDOMINIUM, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 33, PAGE 45.

D. SHAWN LEINS, P.E.

DATE
FLORIDA P.E. No. #41078



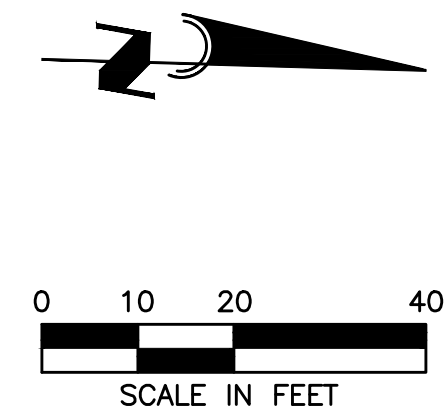
© 2017 Engineering 2017 Issues: 7/14/2017 8:47:29 AM: MARIKAD: L:\Projects\SMTH57-04-PGD.dwg User: SMTH57-04-PGD.dwg

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	07/13/17	REVISED PER CITY COMMENTS DATED 06/01/17

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

PROJECT: **PGT CONNECTOR BUILDING**
SCALE: 1"=20'
DATE: 01/19/17
CLIENT: **PGT INDUSTRIES, INC.**
TITLE: **PAVING GRADING AND DRAINAGE PLAN**
APPROVED BY: D. SHAWN LEINS, P.E.
FLORIDA CERTIFICATE NO. 41078
DRAWN BY: MK
JOB NO: SMTH0055
SHEET NO: 4



ELEVATIONS ARE NAVD 1988 DATUM



TRIPLE DIAMOND BOULEVARD
(70' PUBLIC RIGHT OF WAY, PUBLIC DRAINAGE, AND UTILITY EASEMENT)
POINT OF BEGINNING
NORTH EAST CORNER
OF LOT 32
TRACT "E"
(LIFT STATION)
(NOT INCLUDED)

172.41'
212.00'
146.00'
137.00'
175.00'
820.00'

PBM #3
ELEVATION = 15.067' NGVD29
ELEVATION = 13.955' NAVD88
(AM ENG. BM #970)

61
22,190.11 S.F.)

66
(43,440.11 S.F.)

67
(43,750.00 S.F.)

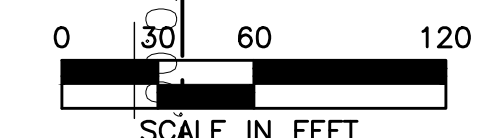
BLUEGRASS COURT
(70' PUBLIC RIGHT OF WAY, PUBLIC DRAINAGE, AND UTILITY EASEMENT)

20' DRAINAGE
AND UTILITY
EASEMENT

65
(78,084.37 S.F.)

S.00°50'45"E. 250.00'
S.00°50'45"E. 187.47'
S.00°50'45"E. 437.47'

ELEVATIONS ARE NAVD 1988 DATUM



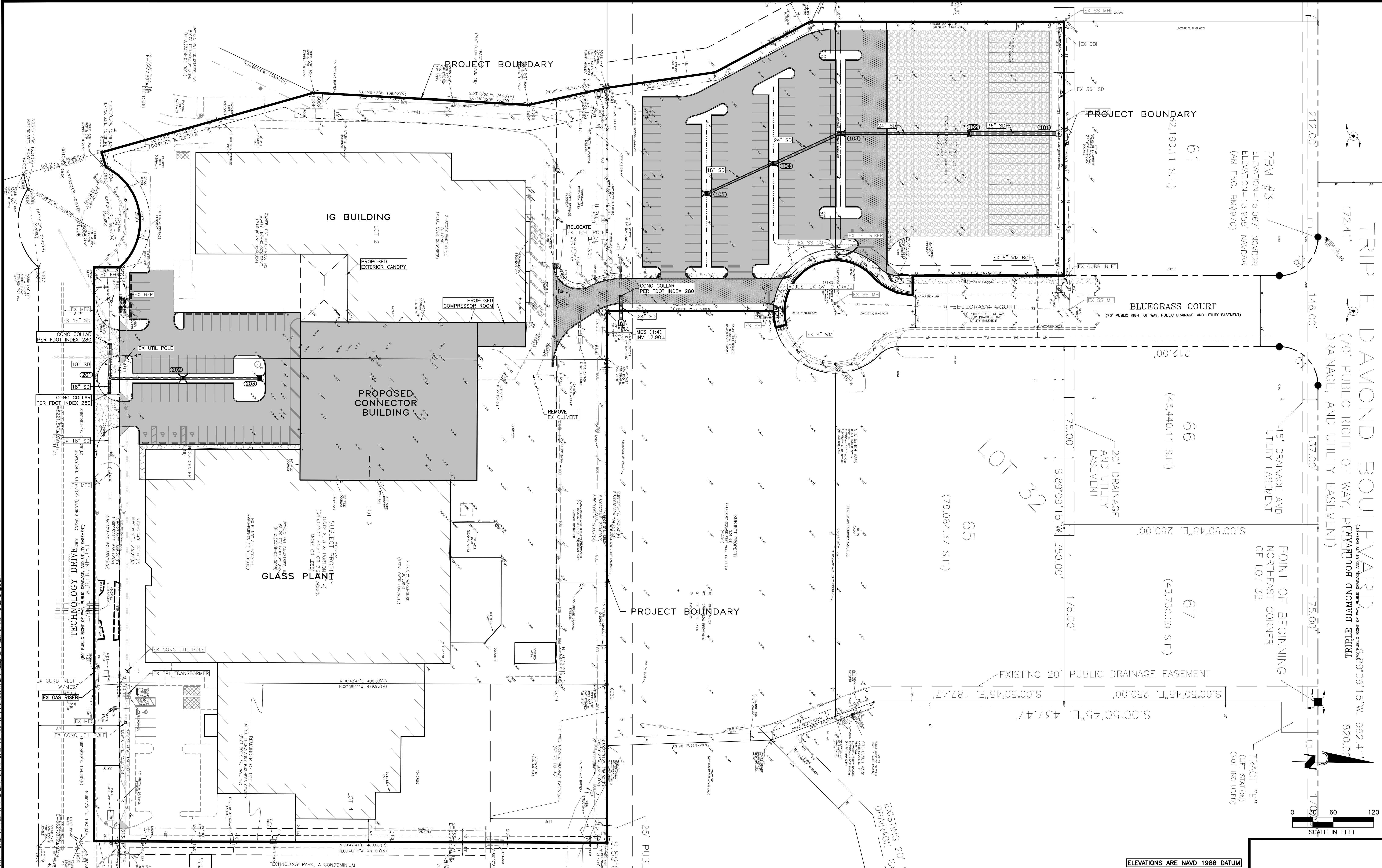
DATE:

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	07/13/17	REVISED PER CITY COMMENTS DATED 06/01/17

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

PROJECT: PGT CONNECTOR BUILDING
SCALE: 1"=60'
DATE: 01/19/17
CLIENT: PGT INDUSTRIES, INC.
TITLE: MASTER UTILITY PLAN
APPROVED BY: D. SHAWN LEINS, P.E.
FLORIDA CERTIFICATE NO. 41078
JOB NO: SMTH0055
SHEET NO: 6



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