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ENVIRONMENTAL CONSULTANT:
ECO CONSULTANTS, INC.
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PHONE: 941-722-0901

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BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

Know what's below.
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LIST OF CONTACTS:

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VENICE, FL 34285
PAM DURHAM
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WATER:
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401 WEST VENICE AVE.
VENICE, FL 34285
(941) 480-3333

SEWER:
SARASOTA COUNTY UTILITIES DEPT.
1001 SARASOTA CENTER BLVD.
SARASOTA, FL 34240
(941) 480-3333

GENERAL CONSTRUCTION NOTES:

1. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS PRIOR APPROVAL BY THE ENGINEER.
2. ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
3. IT IS THE INTENT OF THE OWNER THAT CERTAIN TREES BE DESIGNATED TO BE SAVED AND PROTECTED BY THE CONTRACTOR. IT IS ASSUMED THESE TREES ARE HEALTHY AND ARE EXPECTED TO BE PART OF THE LANDSCAPE DEVELOPMENT. THEREFORE, IF ANY TREE(S) DAMAGED BY CONSTRUCTION OPERATION OR BY OTHER MEANS (EXCLUDING LIGHTNING, WINDSTORM AND OTHER ACTS OF GOD) PERISH WITHIN THE CONSTRUCTION PERIOD, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THEM AS PART HIS CONTRACT. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL OR MACHINERY REQUIRED TO REMOVE SAID TREE(S).
4. WHERE EXCAVATIONS ARE IN CLOSE PROXIMITY OF TREES, THE CONTRACTOR SHALL USE EXTREME CARE TO NOT DAMAGE THE ROOT SYSTEMS. NO EQUIPMENT, SUPPLIES OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRIP LINE OF THE TREES TO REMAIN AND BE PRESERVED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
5. LAY SOD AROUND ALL INLETS, MITERED ENDWALLS, HEADWALLS, SWALES, LAKE SLOPES, AND 2' WIDE STRIP ADJACENT TO ALL CURBING, AND AS DIRECTED BY THE ENGINEER. ALL PROPOSED GROUND ELEVATIONS ARE FINISHED SOD ELEVATIONS. FINISHED EARTHWORK GRADING WILL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR SOD THICKNESS. SODDING INCLUDES MAINTAINING SLOPES AND SOD UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST. ALL EROSION SITUATION AND MAINTAINING GRADES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL PROJECT IS COMPLETE AND EXCEPTED BY OWNER.
6. "CALL SUNSHINE STATE ONE-CALL OF FLORIDA" (811), COMCAST CABLE, FPL&L, CITY OF VENICE UTILITIES DEPARTMENT, AND GENERAL TELEPHONE COMPANY PRIOR TO EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
7. ALL UTILITY LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO: MANHOLES, CLEANOUTS, SEWER AND WATER SERVICES, VALVES, FIRE HYDRANTS AND INLETS WILL BE CONSTRUCTED TO ALIGNMENT AND LOCATIONS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
8. CLEARING, GRUBBING, STRIPPING, AND COMPACTION WILL BE REVIEWED BY THE ENGINEER PRIOR TO FILLING.
9. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, PRESERVE AREAS WITHIN AND ADJOINING THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRICADES AND/OR SILT BARRIERS. TREE PROTECTION BARRICADES SHALL MEET THE STANDARDS OF SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT. SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "BEST MANAGEMENT PRACTICE GUIDELINES" AND THE BMP DETAILS SHOWN ON THESE PLANS. THE ENGINEER WILL DETERMINE AND APPROVE THE EXTENT AND TYPE OF PROTECTIVE MEASURES TO BE CONSTRUCTED FOR PROTECTION OF PRESERVE AREAS. THE ENGINEER SHALL BE NOTIFIED WHEN PRESERVE AREA BARRICADES AND BARRIERS ARE IN PLACE.
10. ALL IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE DETAILS.

PREPARED BY
Kimley»Horn

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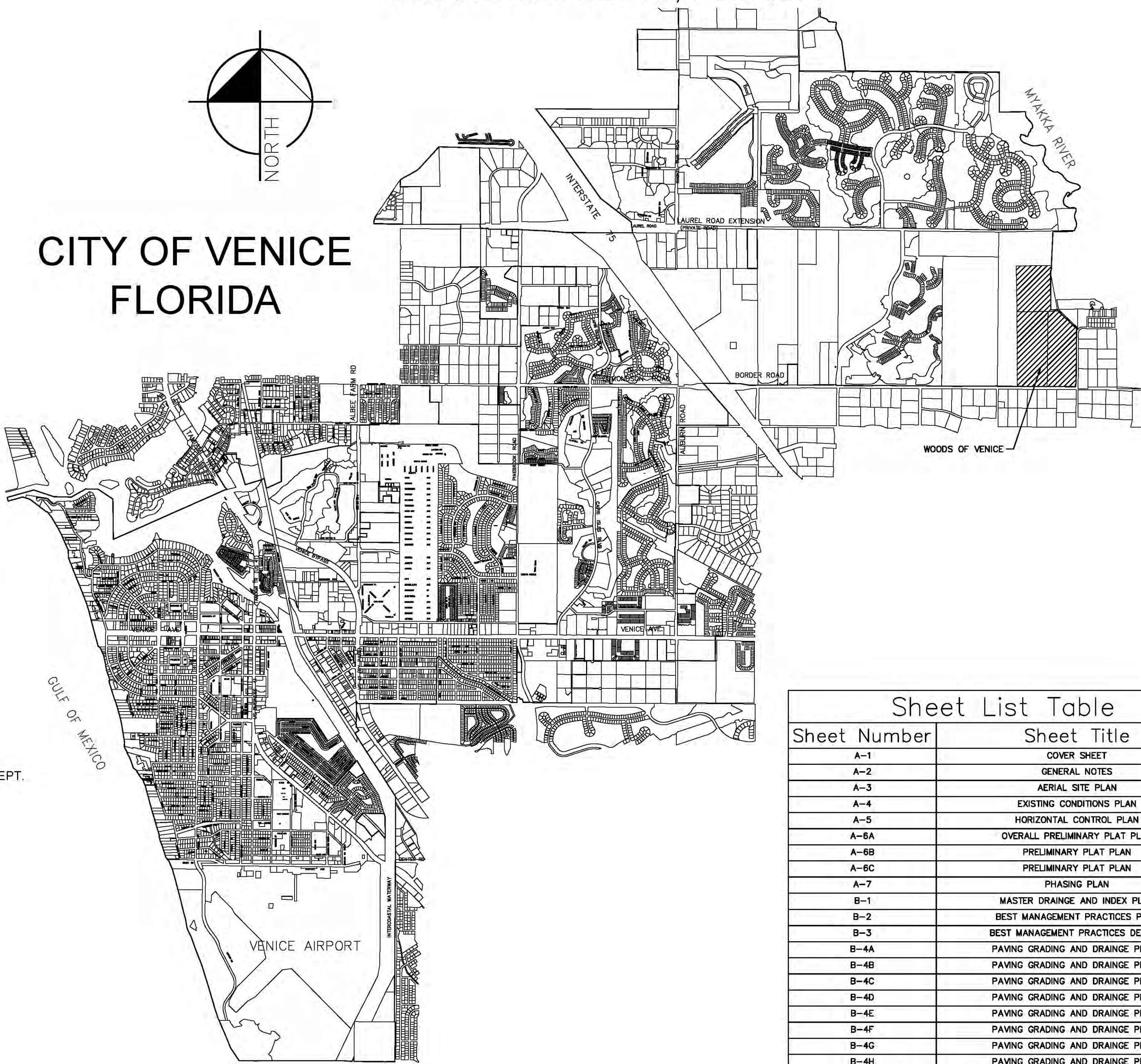
AGENCY APPROVALS

Engineering _____ Date _____
Utilities _____ Date _____
Public Works _____ Date _____
Growth Management _____ Date _____
Police _____ Date _____
Fire _____ Date _____

PRELIMINARY PLAT PLANS FOR WOODS AT VENICE

DEC 2017

LOCATED IN SECTION 36 TOWNSHIP 38S, RANGE 19E
CITY OF VENICE
SARASOTA COUNTY, FLORIDA



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LAND USE DEVELOPMENT DATA:

PRESENT ZONING	PUD	ABUTTING FLUM	N - BORDER ROAD TO MYAKKA RIVER NEIGHBORHOOD (JPA/ILSBA AREA NO. 3)
ABUTTING ZONING	N - OUE		S - UNINCORPORATED SARASOTA COUNTY (RURAL)
	S - OUE		E - UNINCORPORATED SARASOTA COUNTY (RURAL) & BORDER ROAD TO MYAKKA RIVER NEIGHBORHOOD (JPA/ILSBA AREA NO. 3)
	E - OUE		W - BORDER ROAD TO MYAKKA RIVER NEIGHBORHOOD (JPA/ILSBA AREA NO. 3)
	W - OUE		

LAND USE:

TOTAL SITE AREA	151± AC.
263 LOTS (SINGLE FAMILY BLDG W/ GARAGE)	51.26 AC (33.9%)
AMENITY CENTER (TRACT 600)	0.96 AC (0.6%)
RIGHT OF WAY (TRACT 100)	12.78 AC (8.5%)
WETLAND AREAS	37.26 AC (24.7%)
OPEN SPACE AREA (TRACTS 500-503)	48.74 AC (32.3%)
TOTAL	151.0 AC (100%)

OPEN SPACE (50% MINIMUM REQUIRED)

WETLANDS (37.26) + OPEN SPACE (48.74) = 86.0 AC
% OF OPEN SPACE = 86.0/151 = 57.0%

DENSITY CALCS:

UNIT COUNT: 263 UNITS
PROJECT AREA: 151 AC.
DENSITY = 1.74 UNIT/ACRE

PERVIOUS/IMPERVIOUS:

AVG. LOT IMPERVIOUS	28.72 AC
ROADWAY/SIDEWALK	6.89 AC
STORM WATER SURFACE	16.29 AC
PERVIOUS AREA	99.10 AC
TOTAL	151.0 AC

MAXIMUM BUILDING HEIGHT:
TWO STORIES UP TO 35 FEET

PERIMETER SETBACK: ONE TIMES THE MAXIMUM HEIGHT OF THE ADJACENT STRUCTURE (35')

MINIMUM YARD REQUIREMENTS:

MINIMUM LOT WIDTH: 52'
MINIMUM LOT SIZE: 6,500 SF
FRONT YARD: 15' MINIMUM STRUCTURE, 20' MINIMUM DRIVEWAY LENGTH
SIDE YARD: 5'
REAR YARD: 10'

CHARACTER AND INTENDED USE STATEMENT:

THIS PROJECT WILL CONSIST OF THE RESIDENTIAL SUBDIVISION WITHIN THE CITY OF VENICE CONTAINING 263 SINGLE FAMILY UNITS.

WATER AND SEWER:

WATER:
POTABLE WATER SUPPLY SHALL BE PROVIDED BY THE CITY OF VENICE. FIRE HYDRANT LOCATIONS ARE SHOWN ON THE MASTER UTILITY PLAN. ALL UTILITY LINES WILL BE PROVIDED WITH AN EASEMENT FOR THE UTILITY DEPARTMENT.
SEWER:
WASTEWATER COLLECTION AND TREATMENT SHALL BE PROVIDED BY SARASOTA COUNTY. ALL UTILITY LINES WILL BE PROVIDED WITH AN EASEMENT FOR THE UTILITY DEPARTMENT.
IRRIGATION:
IRRIGATION WILL BE PROVIDED BY THE HOMEOWNER'S ASSOCIATION.

REFUSE COLLECTION:

RESIDENTIAL:
SOLID WASTE / RECYCLING PICKUP WILL BE PROVIDED BY CITY OF VENICE.

INTERNAL STREETS:

PRIVATE STREETS (SEE SHEET B-7)

EASEMENTS:

DRAINAGE EASEMENTS ARE SHOWN ON THE PLANS.

TREE LOCATION:

TREE REMOVAL AND PROTECTION PERMITS SHALL BE OBTAINED FOR ALL DEVELOPMENT AREAS PRIOR TO ANY CONSTRUCTION OR TREE REMOVAL, IN ACCORDANCE WITH SARASOTA COUNTY CODE, SECTION 54-584 (a).

FEMA DESIGNATION:

THE SITE IS LOCATED WITHIN FLOOD ZONES A, AE & X PER FEMA PANEL NOS. 1215C0351F AND 1215C0263F. ALL HABITABLE FINISHED FLOOR ELEVATIONS SHALL BE CONSTRUCTED ABOVE THE 100 YEAR FLOOD LEVEL.

STATEMENT OF OWNERSHIP AND UNIFIED CONTROL:

CURRENT OWNER: THE WOODLANDS AT VENICE, LLC

STATEMENT OF STORMWATER CONCURRENCY:

POST-DEVELOPMENT RUNOFF FOR THE 25 YEAR RETURN FREQUENCY 24 HOUR DURATION STORM EVENT DOES NOT EXCEED THE PRE-DEVELOPMENT RUNOFF FROM A 25 YEAR RETURN FREQUENCY 24 HOUR DURATION STORM EVENT.
"COMMON AREAS" INCLUDING, BUT NOT LIMITED TO, PRIVATE RECREATION AREAS, OPEN SPACE AND LANDSCAPED AREAS, DRAINAGE AREAS, LAKES, ROADWAYS, SANCTUARIES, AND ENTRANCEWAYS SHALL REMAIN UNDER THE UNIFIED OWNERSHIP AND CONTROL OF THE FUTURE HOMEOWNER'S ASSOCIATION.

ADA:

ALL SIDEWALK STREET CROSSINGS AT CURBS, GUTTERS AND INTERSECTIONS SHALL COMPLY WITH BOTH THE FLORIDA ACCESSIBILITY CODE, CHAPTER 11 OF THE FLORIDA BUILDING CODE AND THE CITY OF VENICE STANDARD DETAIL REQUIREMENTS.

ENVIRONMENTAL AND SURFACE WATER MANAGEMENT SYSTEM:

THE ENVIRONMENTAL AND SURFACE WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED PRIVATELY.

VERTICAL DATUM:

ELEVATIONS SHOWN IN THESE PLANS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. CONVERSION TO NGVD '29 = +1.12.

REQUIRED NOTES:

1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW 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 25-YEAR, 24-HOUR STORM EVENT.
5. ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS I, II, 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. 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.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS.

WILLIAM E. CONERLY, P.E.
FLA. REGISTERED ENGINEER
57414
CA 0000696

DATE

Plotted By: Letortia, Joine Sheet Set: Woods of Venice- December 28, 2017 05:05:27pm K:\SAP-GVA\048119141 - The Woods of Venice\CAD\PlanSheets\A-2 GENERAL NOTES.dwg
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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS WITHIN FDOT RIGHT OF WAY. ALL IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF CITY OF VENICE DETAILS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A LICENSED STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
14. CITY OF VENICE GENERAL NOTES & TESTING REQUIREMENTS AND DETAILS SHALL TAKE PRECEDENT OVER ANY CONFLICTING STANDARD OR SPECIFICATION.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S OR CITY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY CITY OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED OR SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEARED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED BY ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A LICENSED STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED OR SODDED, NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

WOODS AT VENICE
PREPARED FOR
BORDER ROAD
INVESTMENTS, LLC

FLORIDA
CITY OF VENICE

GENERAL NOTES

KHA PROJECT
048119141

DATE
DEC 2017

SCALE AS SHOWN

DESIGNED BY
PWH

DRAWN BY
JLL

CHECKED BY
TMS

LICENSED PROFESSIONAL

WILLIAM E. CONERLY, P.E.

FLORIDA LICENSE NUMBER
57414

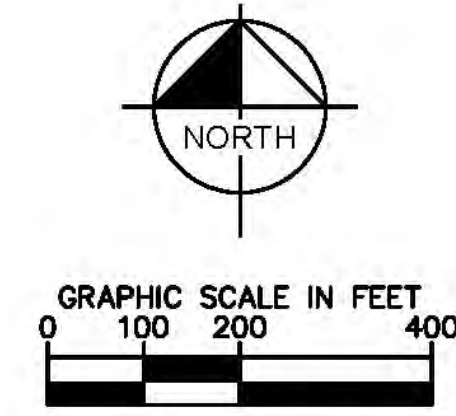
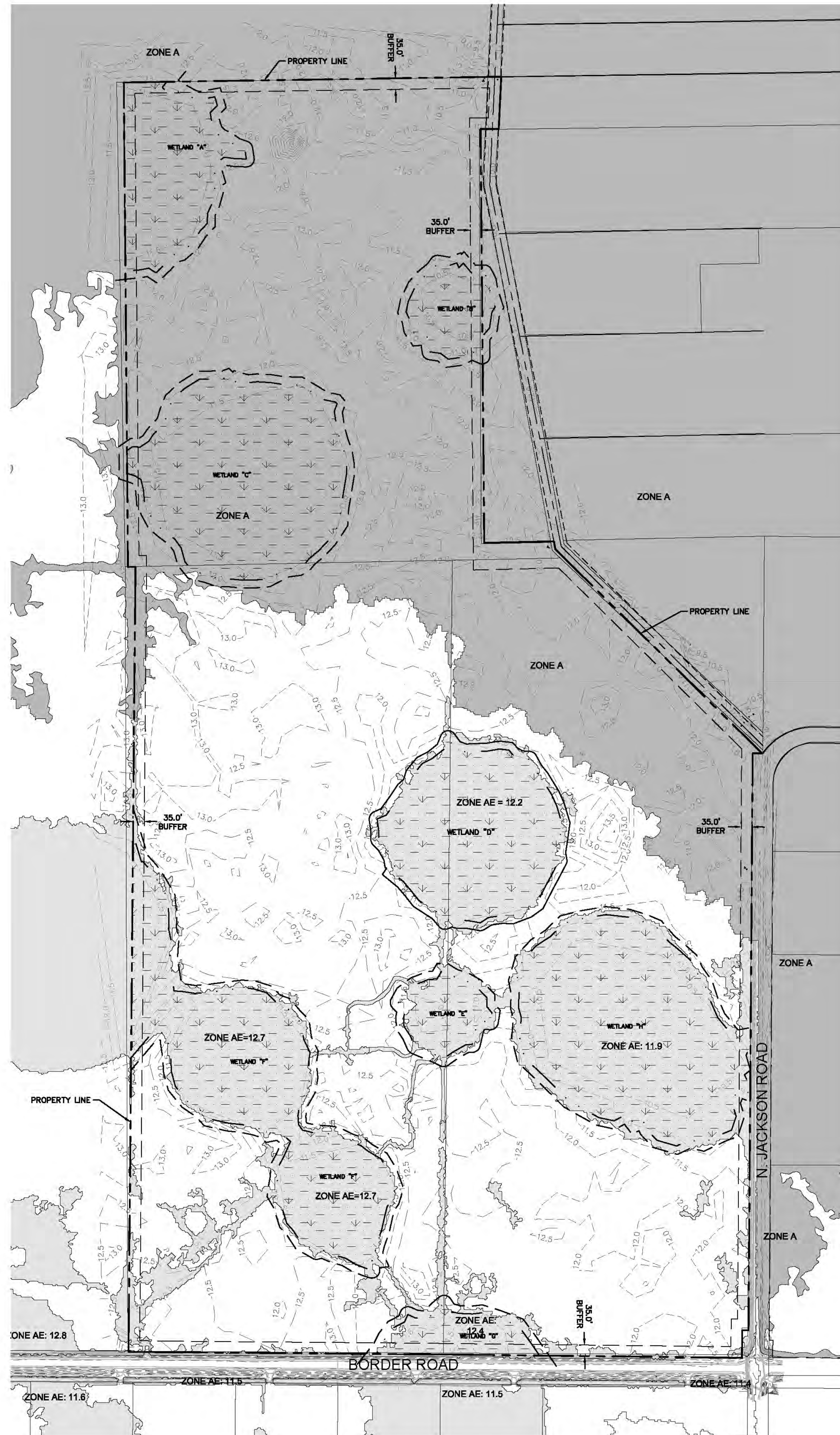
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REVISIONS

BY
DATE

SHEET NUMBER
A-2



FEMA FLOODPLAIN ZONE A

10

FEMA FLOODPLAIN ZONE AE

WOODS AT VENICE
PREPARED FOR
BORDER ROAD
INVESTMENTS, LLC

CITY OF VENICE
FLORIDA

EXISTING CONDITIONS PLAN

048119141	DATE	WILLIAM E. CONERLY, P.E.
DEC 2017	SCALE AS SHOWN	FLORIDA LICENSE NUMBER
	DESIGNED BY PMH	57414
	DRAWN BY JLL	DATE: _____
	CHECKED BY TMS	

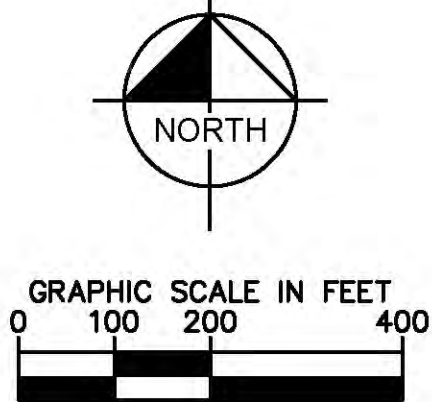
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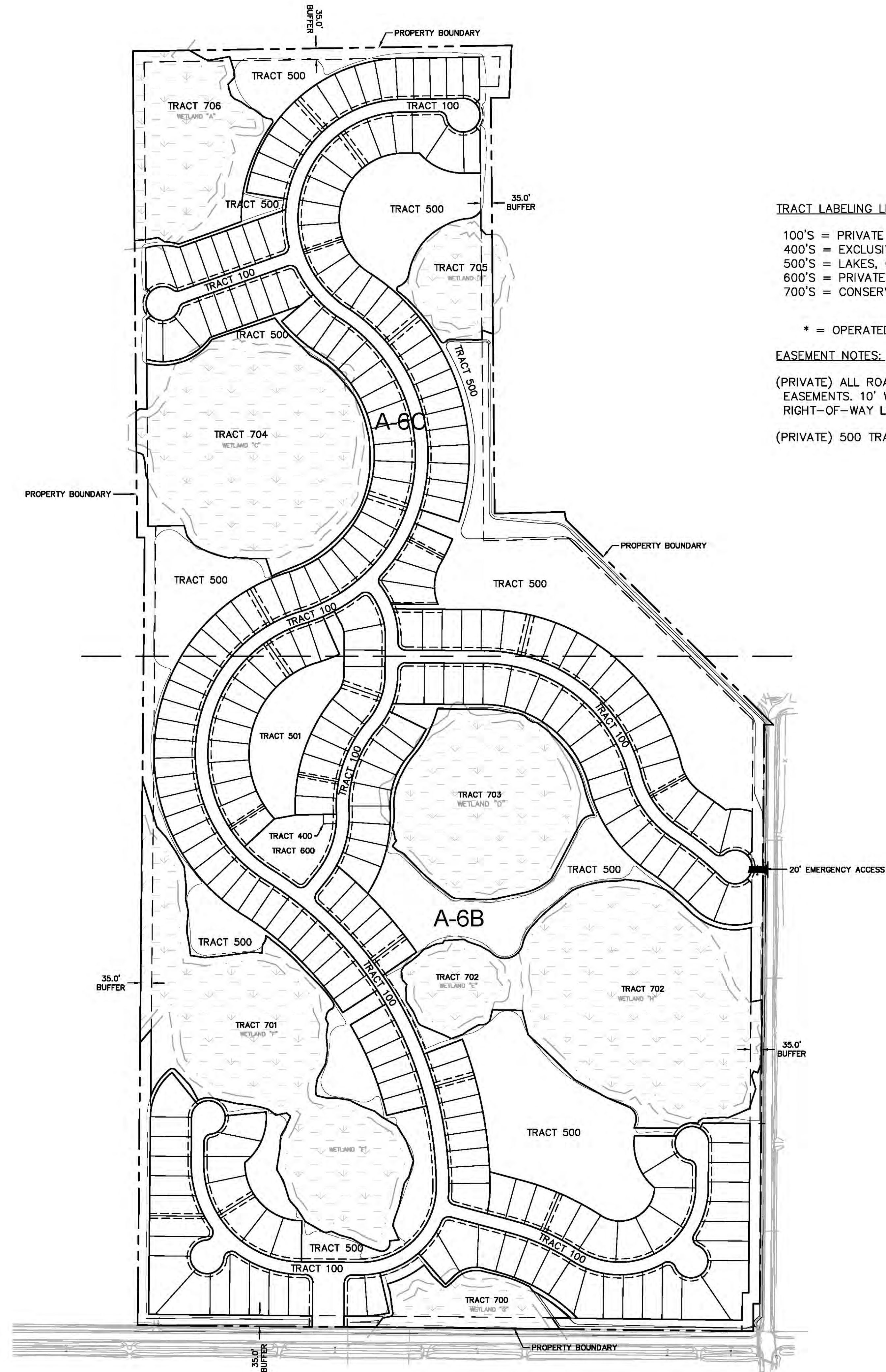
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SHEET NUMBER
A-4



SHEET NUMBER
A-5



TRACT LABELING LEGEND

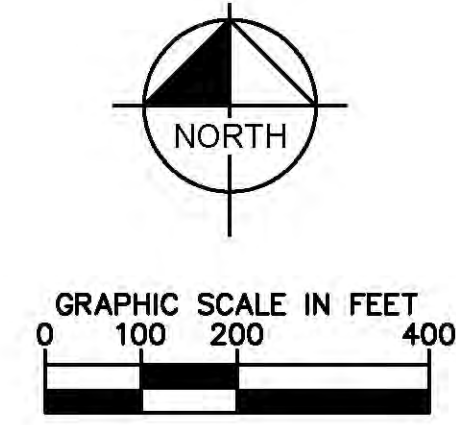
100'S = PRIVATE RIGHT-OF-WAY, PRIVATE DRAINAGE, PUBLIC UTILITY AND ACCESS EASEMENT
400'S = EXCLUSIVE SARASOTA COUNTY LIFT STATION EASEMENT
500'S = LAKES, OPEN SPACE AND DRAINAGE EASEMENT
600'S = PRIVATE RECREATION AREA AND DRAINAGE EASEMENT
700'S = CONSERVATION AREA, OPEN SPACE AND DRAINAGE EASEMENT

* = OPERATED AND MAINTAINED BY HOA

EASEMENT NOTES:

(PRIVATE) ALL ROAD RIGHT-OF-WAYS WILL BE PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENTS. 10' WIDE PUBLIC UTILITY EASEMENTS WILL BE CREATED ADJACENT TO ALL ROAD RIGHT-OF-WAY LINES (BOTH SIDES).

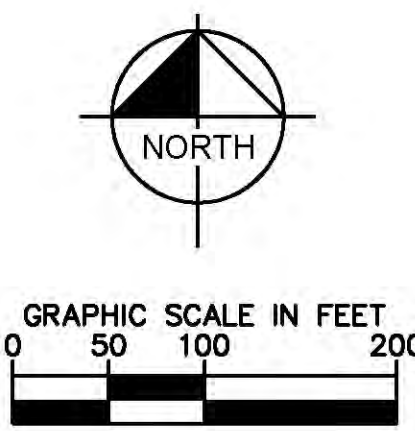
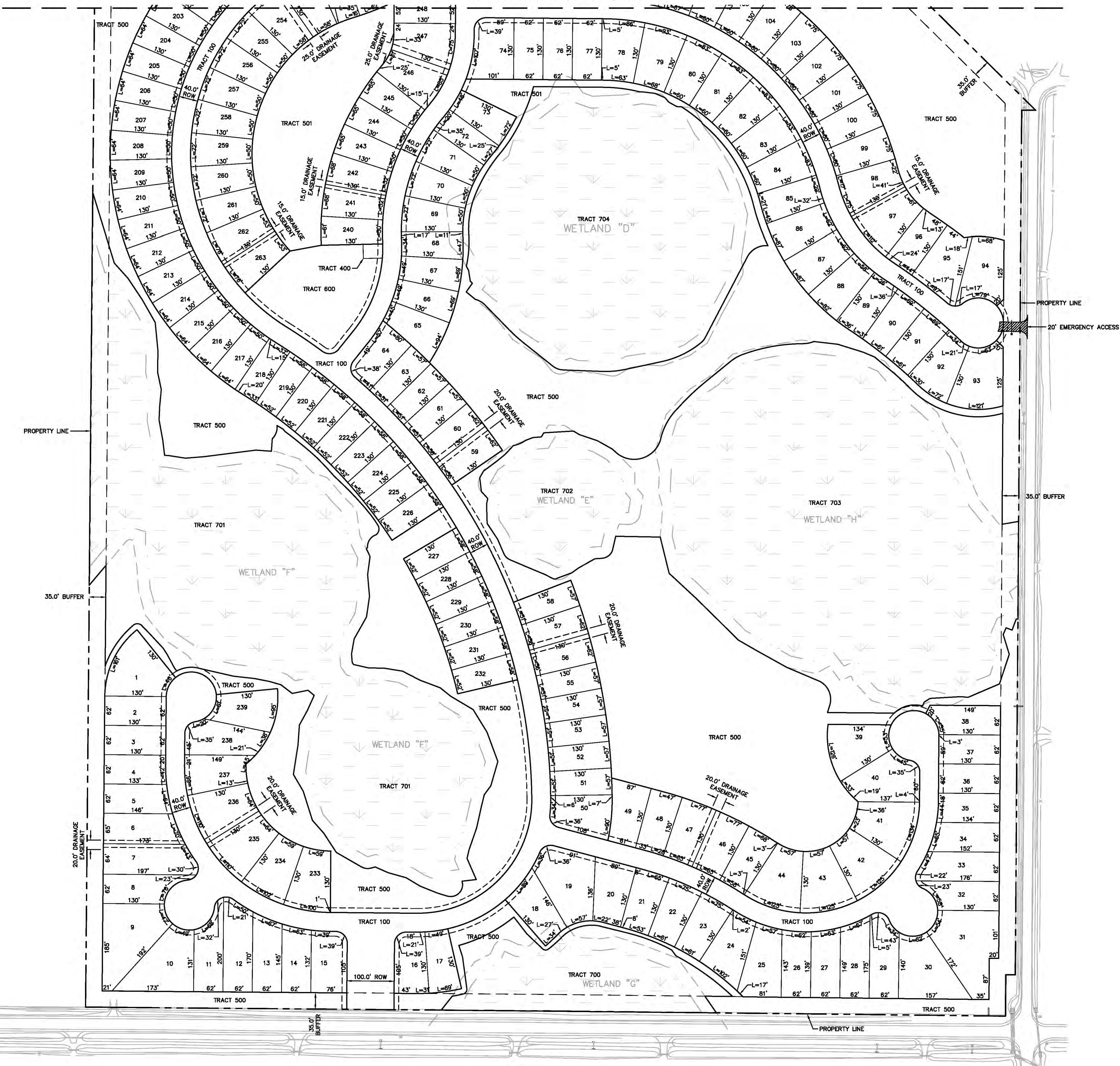
(PRIVATE) 500 TRACTS SHALL ALSO INCLUDE LANDSCAPING, WALLS AND SIGNAGE.



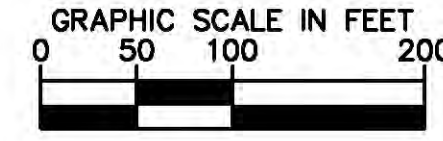
SHEET NUMBER A-6A		WOODS AT VENICE PREPARED FOR BORDER ROAD INVESTMENTS, LLC CITY OF VENICE FLORIDA		OVERALL PRELIMINARY PLAT PLAN		KHA PROJECT 048119141 DATE DEC 2017 SCALE AS SHOWN DESIGNED BY JWH DRAWN BY JLL CHECKED BY TMS		LISCENSED PROFESSIONAL <u>WILLIAM E. CONERLY, P.E.</u> FLORIDA LICENSE NUMBER 57414 DATE: _____		Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM CA 00000696		No. _____ DATE _____ REVISIONS _____ BY _____	
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Plotted By: Letort, Jaime Sheet Set: Woods of Venice Layout: A-6B PRELIMINARY PLAT PLAN December 28, 2017 05:07:08pm k:\NSAR-Civil\048119141 - The Woods of Venice\CAD\PlotSheets\A-6B PRELIMINARY PLAT PLAN.dwg
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MATCH LINE SEE SHEET A-6C



WOODS AT VENICE PREPARED FOR BORDER ROAD INVESTMENTS, LLC		PRELIMINARY PLAT PLAN		KHA PROJECT 048119141 DATE DEC. 2017 SCALE AS SHOWN DESIGNED BY JLL CHECKED BY TMS		LICENSED PROFESSIONAL WILLIAM E. CONERLY, P.E. FLORIDA LICENSE NUMBER 57414		Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM CA 00000696		REVISIONS No. DATE BY	
SHEET NUMBER A-6B		CITY OF VENICE, FLORIDA									



WOODS AT VENICE
PREPARED FOR
BORDER ROAD
INVESTMENTS, LLC

MINIARY PLAT PLAN

KIVA PROJECT 048119141	LICENSED PROFESSIONAL
DATE DEC. 2017	<u>WILLIAM E. CONERLY, P.E.</u>
SCALE AS SHOWN	FLORIDA LICENSE NUMBER 57414
DESIGNED BY PMH	
DRAWN BY JLL	
CHECKED BY TWS	DATE:

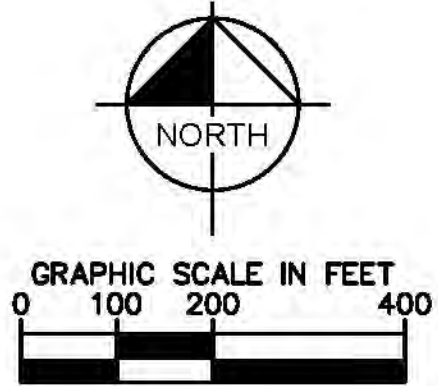
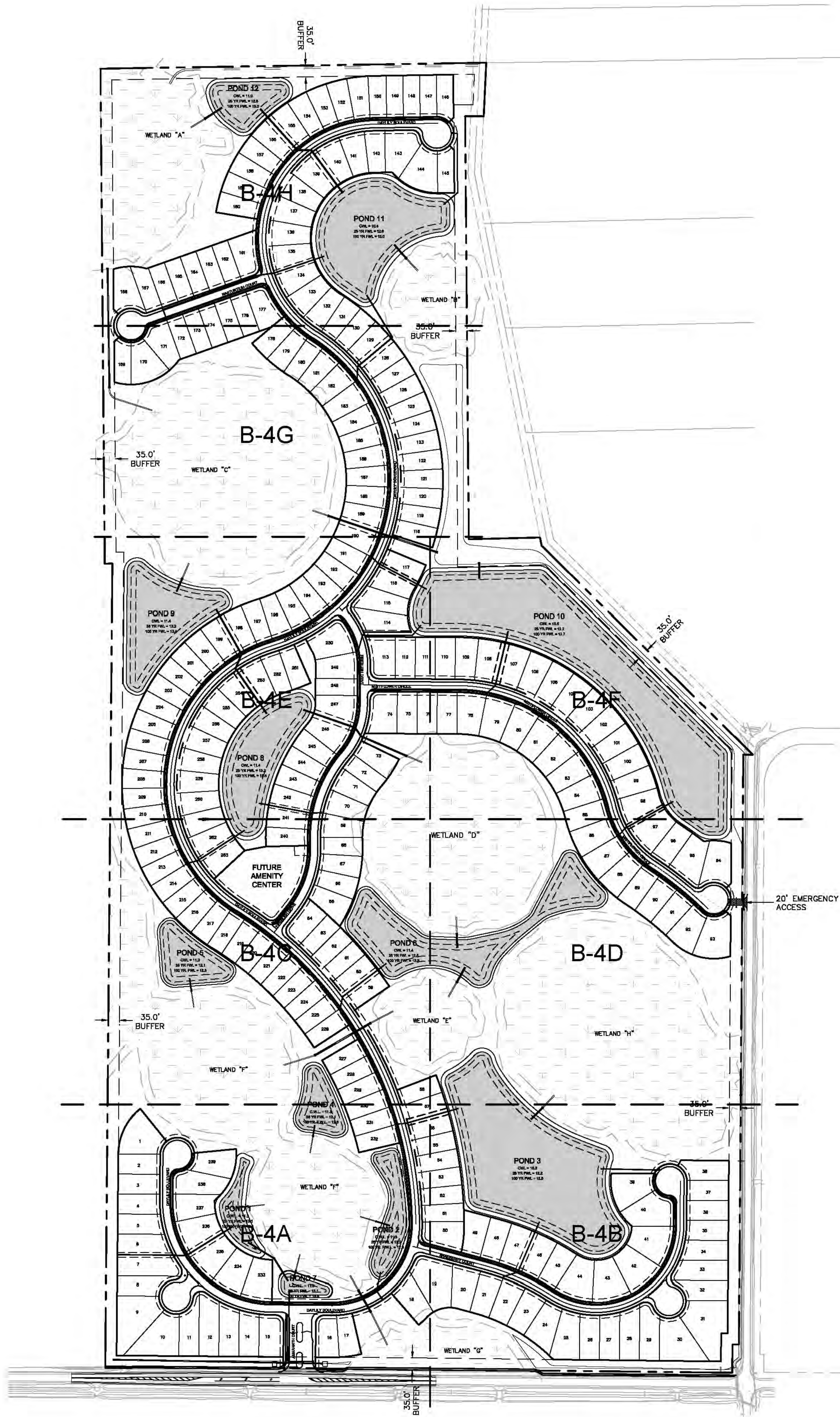
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Plotted By: jletrich, jldine, Sheet Set: Woods at Venice, Layout: MASTER DRAINAGE AND INDEX PLAN, December 28, 2017 05:08:19pm, K:\SAR_Civil\048119141 - The Woods at Venice\CAD\PlanSheets\B-1 MASTER DRAINAGE AND INDEX PLAN.dwg

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WET DETENTION POND DATA											
POND	BOTTOM ELEV (FT)	BOTTOM AREA (AC)	BREAK ELEV (FT)	BREAK AREA (AC)	CWL ELEV (FT)	CWL AREA (AC)	DHWL ELEV (FT)	DHWL AREA (AC)	TOB ELEV (FT)	TOB AREA (AC)	
1	1.0	0.03	9.0	0.18	11.3	0.33	13.5	0.34	13.6	0.56	
2	1.1	0.07	9.1	0.37	11.3	0.57	12.3	0.62	12.7	0.74	
3	0.3	3.07	8.3	3.73	10.3	4.15	12.6	4.17	12.7	4.67	
4	1.3	0.19	9.4	0.37	11.3	0.50	12.3	0.52	12.6	0.59	
5	1.3	0.29	9.3	0.51	11.3	0.66	12.3	0.69	12.6	0.77	
6	0.5	0.59	8.5	1.42	11.4	1.90	12.8	1.97	13.0	2.46	
7	2.0	0.01	10.0	0.08	11.3	0.16	13.5	0.16	13.6	0.21	
8	1.0	0.78	9.0	1.15	11.4	1.39	13.4	1.44	13.7	1.75	
9	1.4	0.80	9.4	1.19	11.4	1.45	13.4	1.49	13.7	1.77	
10	0.2	3.42	8.2	4.43	10.5	5.08	12.7	5.08	12.7	5.89	
11	0.5	1.46	8.5	1.88	10.4	2.16	13.0	2.17	13.1	2.55	
12	1.0	0.27	9.0	0.46	11.0	0.61	13.0	0.62	13.1	0.77	



WOODS AT VENICE
PREPARED FOR
BORDER ROAD
INVESTMENTS, LLC

CITY OF VENICE, FLORIDA

MASTER DRAINAGE
AND INDEX PLAN

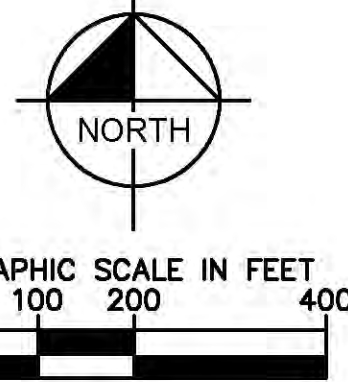
KHA PROJECT
048119141
DATE
DEC 2017
SCALE AS SHOWN
DESIGNED BY PMH
DRAWN BY JLL
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LICENSED PROFESSIONAL
WILLIAM E. CONERLY, P.E.
FLORIDA LICENSE NUMBER
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DATE _____
BY _____

SHEET NUMBER
B-1



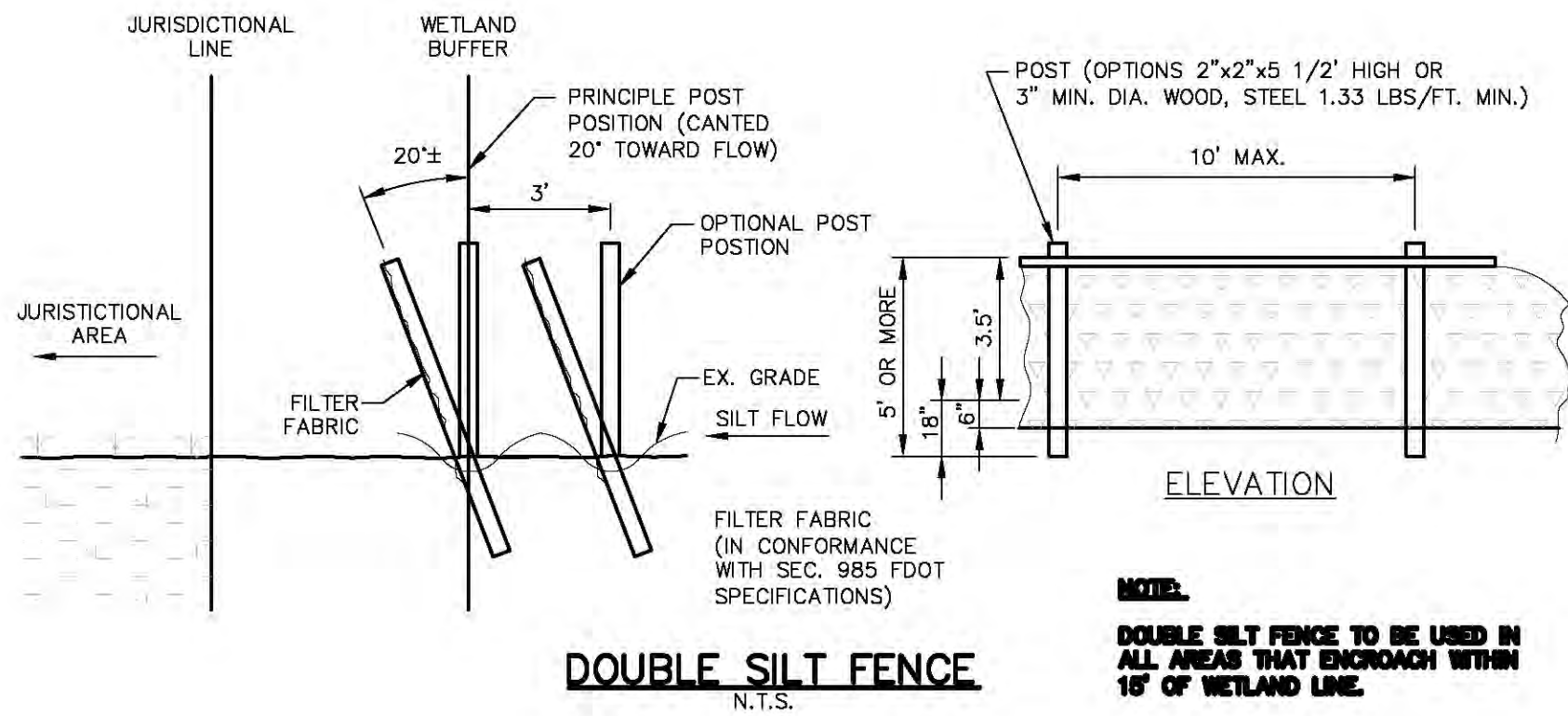
2
TYP. TYPICAL BEST MANAGEMENT DEVICE LOCATION.
SEE BMP DETAIL DRAWING FOR BMP PLACEMENT
AND DETAILS. (SHEET B-2)

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES OR AS DIRECTED BY THE ENGINEER.
2. PRIOR TO ANY EARTHMOVING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL REQUIRED BMP DEVICES PER CITY OF VENICE. ALL BMP DEVICES SHALL BE LOCATED AS SHOWN ON PLANS.
3. ALL GRASSING BY EITHER SEED OR SOIL SHALL BE INSTALLED AS SOON AS PRACTICAL UPON THE COMPLETION OF FINAL GRADING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL GRASSING IN A HEALTHY GROWING ENVIRONMENT UNTIL ACCEPTANCE BY THE ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF WIND AND DUST DURING ALL PHASES OF CONSTRUCTION BY USING WATER TRUCKS, WIND FENCING OR OTHER APPROVED METHODS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO SAFELY STORE EQUIPMENT, FUEL, OIL AND OTHER HAZARDOUS DEVICES IN A MANNER TO PREVENT GREASE, OIL, FUEL AND OTHER LIQUIDS FROM ENTERING THE STORMWATER MANAGEMENT AND COLLECTION SYSTEMS AND PRESERVATION AREAS.

ADDITIONAL BMP MEASURES MAY BE NECESSARY TO ENSURE THAT TURBID WATER IS NOT DISCHARGED FROM THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN, THE N.P.D.E.S. PERMIT AND THE CONDITIONS OF THE SWFWMD ENVIRONMENTAL RESOURCE PERMIT

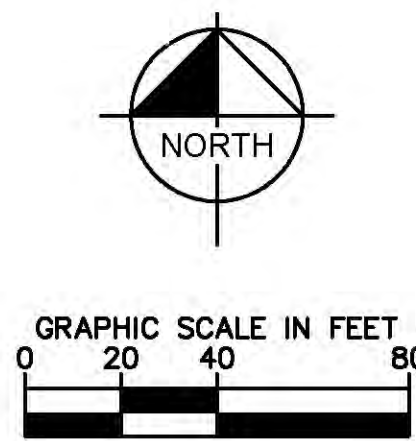
1. SILT FENCE SHOWN ON THESE PLANS SHALL BE INSTALLED IN THE LOCATIONS INDICATED ON THE PLANS. SILT FENCE SHALL BE CONSTRUCTED IN THE PLANS. IF THERE IS A WETLAND BUFFER IMPACT, ALL SILT FENCE SHALL BE INSTALLED IN WATER WARD OF TOP OF SLOPE AS SHOWN ON THESE PLANS. NO SILT FENCE SHALL BE INSTALLED IN PRESERVED WETLANDS OR UPLANDS EXCEPT AS PROTECTION AROUND WARD OF TOP OF SLOPE.
2. BEST MANAGEMENT PRACTICES SHOWN FOR OPEN THROAT AND GRADED SWALE INLETS SHALL BE INSTALLED AS APPROPRIATE FOR VARIOUS PROJECT PHASES.
3. ALL LAKEES SHALL BE SOODED FROM CML TO 2' BACK OF LAKE CONTROL LINE (TOP OF BANK).
4. ALL CURBING, EDGE OF PAVEMENT WHERE CURB IS NOT PRESENT SHALL HAVE A 2' WIDE STRIP OF SOD.
5. ALL DRAINAGE STRUCTURES SHALL BE SOODED ALONG THE EDGE OF THE STRUCTURE 2' MINIMUM SOD WIDTH.
6. ALL DRAINAGE SWALES SHALL BE SOODED TO 2' BACK OF TOP OF BANK.
7. CONTRACTOR TO INSPECT AND REPAIR ALL BMPs ON A DAILY BASIS. A LOG OF SUCH INSPECTIONS SHALL BE SUBMITTED TO THE DISTRICT AND WILL BE SUBMITTED TO THE DISTRICT ON A MONTHLY BASIS.
8. ANY BMP IN NEED OF REPAIR OR REINSTALLATION SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS OF IDENTIFICATION OF THE NEED FOR SUCH CORRECTION.
9. RECOMMENDED LOCATIONS OF THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCES HAVE BEEN SHOWN ON THE PLANS. ALTERNATE LOCATIONS CAN BE PROPOSED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILIZING TEMPORARY GRAVEL CONSTRUCTION ENTRANCES PER THE DETAIL PROVIDED ON THE SHEET 6-2 FOR ENTRANCES TO THE PROJECT.

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ARRANGEMENT, LOCATION, DESIGN, CONSTRUCTION AND MAINTENANCE OF ANY NECESSARY TO ACCOMPLISH THE WORK DESCRIBED ON THESE PLANS.
2. THE CONTRACTOR, IF REQUIRED, IS RESPONSIBLE FOR SUBMITTING TO THE SOUTHEAST FLORIDA WATER MANAGEMENT DISTRICT FOR REVIEW A DETAILED PLAN SHOWING THE LOCATION, DEPTH, VOLUMES, AND SHALL DETAIL THE Dewatering Methods Proposed, the Duration of dewatering, Flow Paths, and Points of Discharge.
3. ALL WATER REMOVED FROM THE EXCAVATIONS SHALL BE DISPOSED IN SUCH MANNER AS NOT TO CAUSE DAMAGE TO ADJACENT PROPERTIES OR PRIVATE PROPERTY, OR AFFECT ADVERSELY ANY PORTION OF THE WORK UNDERTAKEN OR OTHERWISE COMPLETED.
4. PUBLIC RIGHTS-OF-WAY AND OTHER PROPERTIES SHALL NOT BE UTILIZED FOR THE DISPOSAL OF WATER REMOVED FROM THE GROUND BY THE Dewatering Process.
5. THE METHODS AND PROVISIONS UTILIZED TO PREVENT SILTATION AND EROSION SHALL CONFORM TO CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PRACTICES AND REGULATIONS AND ANY OTHER LOCAL LEGAL PROVISIONS WHICH MAY APPLY. IN THE EVENT OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
6. SHOULD Dewatering Be Required, Contractor Is To Follow, At A Minimum, The Typical Dewatering Design Plan As Detailed On SHEET B-3 FOR ALL PUMPED WATER.
7. THE PUMPING RATE SHALL BE MONITORED AND ADJUSTED, IF NECESSARY IN ORDER TO PREVENT DISCHARGE OF TURBID WATER INTO THE PUBLIC RIGHTS-OF-WAY OR EXISTING WETLANDS.
8. NO DIRECT PUMPING DISCHARGE IS PERMITTED INTO ANY EXISTING WETLANDS



SHEET NUMBER B-2		WOODS AT VENICE PREPARED FOR BORDER ROAD INVESTMENTS, LLC CITY OF VENICE FLORIDA		BEST MANAGEMENT PRACTICES PLAN		KHA PROJECT 048119141 DATE DEC. 2017 SCALE AS SHOWN DESIGNED BY PMH DRAWN BY JLL CHECKED BY TMS DATE: _____		LICENSED PROFESSIONAL WILLIAM E. CONERLY, P.E. FLORIDA LICENSE NUMBER 57414		Kimley»»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM CA 00006996		No. _____ REVISIONS _____ DATE _____ BY _____	
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MATCH LINE SEE SHEET B-4C



LEGEND

- WETLAND AREAS TO BE PRESERVED
- WATER SURFACE
- ROUGH GRADE (FILL ONLY)
- PROPOSED SWALE
- INLET STORM SEWER
- EXISTING GROUND ELEVATION
- EXISTING CONTOURS
- WETLAND JURISDICTIONAL LINE
- WETLAND BUFFER LINE
- MAJOR RIDGE LINES
- MINOR RIDGE LINES
- PROJECT BOUNDARY
- MINIMUM FINISH FLOOR ELEVATION
- CONTROL WATER LEVEL
- FLOOD WATER LEVEL
- SEASONAL HIGH WATER LEVEL
- LAKE CONTROL LINE
- PROPOSED PAVEMENT ELEVATION
- EXISTING PAVEMENT ELEVATION
- PROPOSED GROUND ELEVATION
- EXISTING GRADE
- DRAINAGE EASEMENT
- DOE OF PAVEMENT
- MITERED END SECTION
- PAVEMENT GRADE EXTENSION
- CONTROL STRUCTURE IDENTIFICATION NUMBER
- CS-1
- 10-1A

CURB LEGEND

- TYPE "A" CURB
- TYPE "D" CURB
- TYPE "F" CURB
- TYPE "M" CURB
- REVOLVED TYPE "F" CURB (24")
- MODIFIED TYPE "F" CURB
- STANDARD VALLEY OUTLET
- 3' WIDE VALLEY CROSSING
- CURB RAMP
- 5' TRANSITION BETWEEN TWO TYPES OF CURBS

NOTES:

SEE LAND USE DEVELOPMENT DATA TABLE ON COVER SHEET FOR MAXIMUM IMPERVIOUS AREA PER LOT SIZE.
ELEVATIONS BASED ON NGVD '88. CONVERSION TO NAVD '29 = +1.11
ALL BACK OF CURB RADII ARE 25', UNLESS OTHERWISE NOTED.
ROUGH GRADED LOTS SHALL BE HYDROSEDED AS SOON AS PRACTICAL.
ALL PRESERVATION, CONSERVATION, WETLANDS AND ASSOCIATED BUFFERS SHALL BE PRESERVED IN ACCORDANCE WITH PRINCIPLE VI.A.2. OF THE ENVIRONMENTAL CHAPTER OF THE COMPREHENSIVE PLAN (LDR SUBDIVISION TECHNICAL MANUAL SECTION A.1.C.)

MATCH LINE SEE SHEET B-4B

MATCH LINE SEE SHEET B-4C

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LICENSED PROFESSIONAL
048119141
DATE
DEC 2017
SCALE AS SHOWN
DESIGNED BY PMH
DRAWN BY JLL
CHECKED BY TMS
DATE:

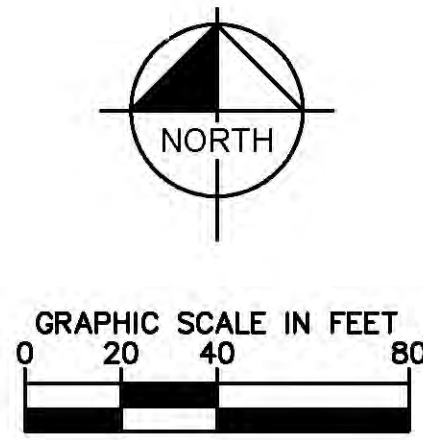
PAVING GRADING
AND DRAINAGE PLANS

WOODS AT VENICE
PREPARED FOR
BORDER ROAD
INVESTMENTS, LLC

SHEET NUMBER
B-4A

Plotted By: Letort, Jaime Sheet Set: Woods at Venice Layout: B-4A PAVING GRADING AND DRAINAGE PLANS December 28, 2017 09:09:21pm K:\SARASOTA\WOODS AT VENICE\B-4A PAVING GRADING AND DRAINAGE PLANS.dwg
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MATCH LINE SEE SHEET B-4D



LEGEND

- WETLAND AREAS TO BE PRESERVED
- WATER SURFACE
- ROUGH GRADE (FILL ONLY)
- PROPOSED SWALE
- INLET STORM SEWER
- EXISTING GROUND ELEVATION
- EXISTING CONTOURS
- WETLAND JURISDICTIONAL LINE
- WETLAND BUFFER LINE
- MAJOR RIDGE LINES
- MINOR RIDGE LINES
- PROJECT BOUNDARY
- MINIMUM FINISH FLOOR ELEVATION
- CONTROL WATER LEVEL
- FLOOD WATER LEVEL
- SEASONAL HIGH WATER LEVEL
- LAKE CONTROL LINE
- PROPOSED PAVEMENT ELEVATION
- EXISTING PAVEMENT ELEVATION
- PROPOSED GROUND ELEVATION
- EXISTING GRADE
- DRAINAGE EASEMENT
- E.P. - EASE OF PAVEMENT
- M.E.S. - MITERED END SECTION
- P.E. - PAVEMENT GRADE EXTENSION
- CONTROL STRUCTURE IDENTIFICATION NUMBER
- CS-1
- 10-1A

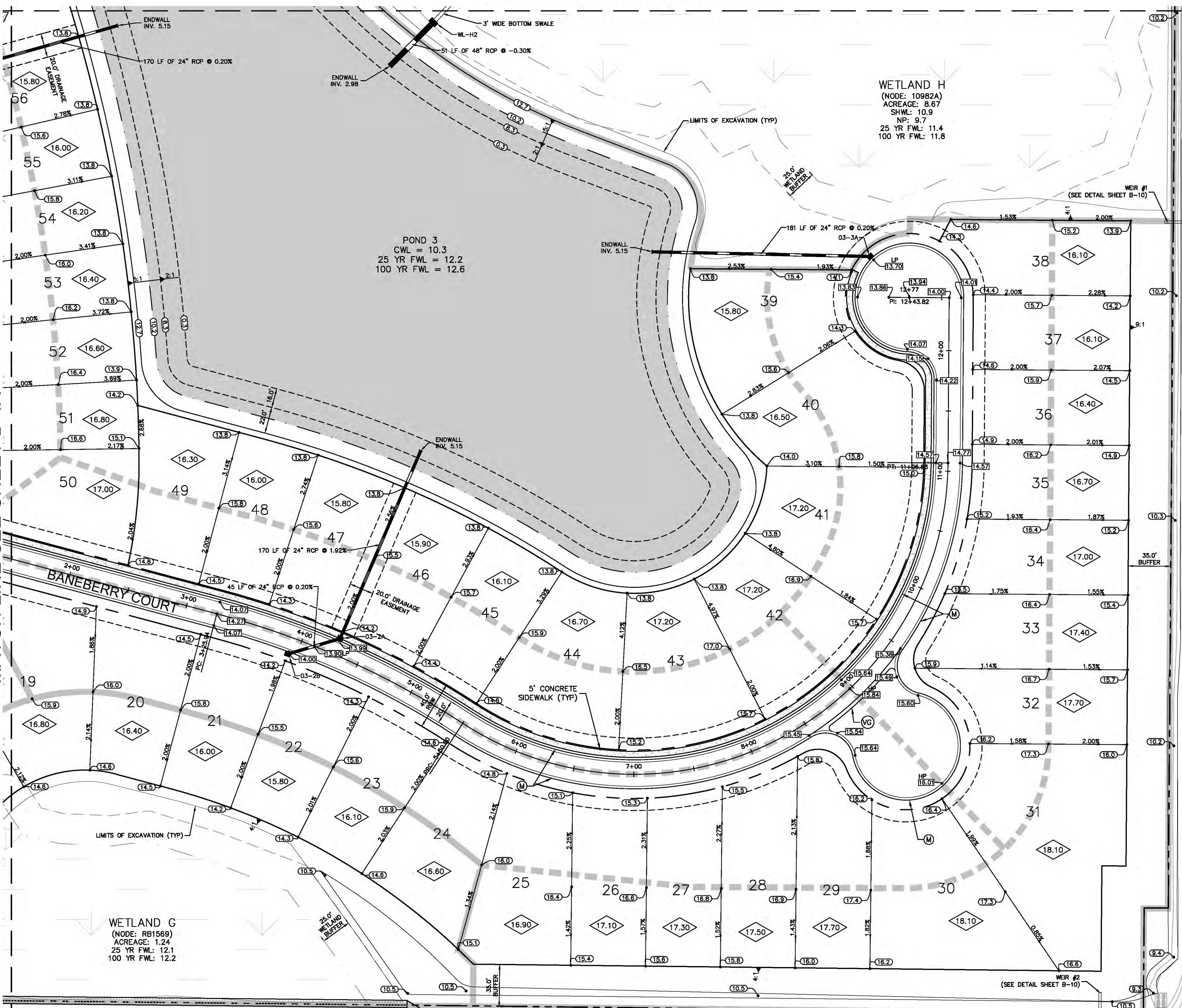
CURB LEGEND

- (A) TYPE "A" CURB
- (B) TYPE "B" CURB
- (C) TYPE "C" CURB
- (D) TYPE "D" CURB
- (E) REVOLVED TYPE "F" CURB (24")
- (F) MODIFIED TYPE "F" CURB
- (G) STANDARD VALLEY GUTTER
- (H) 3' WIDE VALLEY CROSSING
- (I) CURB RAMP
- (J) 5' TRANSITION BETWEEN TWO TYPES OF CURBS

NOTES:

SEE LAND USE DEVELOPMENT DATA TABLE ON COVER SHEET FOR MAXIMUM IMPERVIOUS AREA PER LOT SIZE.
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03-2A
TYPE M INLET
STA: 4+28.27, -14.00 LT
RM: 14.03
INV: 8.91 (W)
INV: 8.41 (NE)
03-2B
TYPE M INLET
STA: 3+92.80, 14.00 RT
RM: 14.05
INV: 9.00 (E)
03-3A
TYPE M INLET
RM: 13.96
INV: 5.50 (W)



MATCH LINE SEE SHEET B-4A

Plotted By: Letort, Joanne Sheet Set: Woods at Venice - 048119141 - The Woods at Venice - 048119141 - 05/09/2017 09:09:57am
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WOODS AT VENICE
PREPARED FOR
BORDER ROAD
INVESTMENTS, LLC

FLORIDA
CITY OF VENICE

048119141
DATE
DEC 2017

SCALE AS SHOWN
DESIGNED BY
JLL

CHECKED BY
TMS

LICENSED PROFESSIONAL
WILLIAM E. CONERLY, P.E.

FLORIDA LICENSE NUMBER
57414

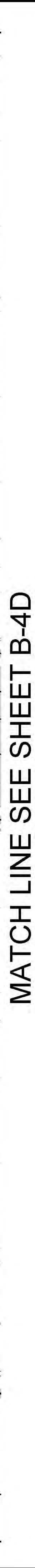
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REVISIONS

DATE

BY

SHEET NUMBER
B-4B



- ### CURB LEGEND
- (A) TYPE "A" CURB
 - (D) TYPE "D" CURB
 - (F) TYPE "F" CURB
 - (M) TYPE "M" CURB
 - (RF) REVOLVED TYPE "F" CURB (24")
 - (MF) MODIFIED TYPE "F" CURB
 - (VC) STANDARD VALLEY GUTTER
 - (VC) 3' WIDE VALLEY CROSSING
 - (CR) CURB RAMP
 - (T)  5' TRANSITION BETWEEN TWO TYPES OF CURBS

NOTES:

SEE LAND USE DEVELOPMENT DATA TABLE ON COVER SHEET FOR MAXIMUM IMPERVIOUS AREA PER LOT SIZE.

ELEVATIONS BASED ON NGVD '88. CONVERSION TO NAVD '29 = +1.11

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06-1A
TYPE M INLET
STA: 21+42.30, 14.00 RT
RIM: 14.03
INV: 5.99 (S)
INV: 5.49 (NE)

06-1B
TYPE M INLET
STA: 21+17.79, -14.00 LT
RIM: 14.01
INV: 6.06 (N)

08-2A
TYPE M INLET
STA: 27+64.34, 14.00 RT
RIM: 13.99
INV: 8.94 (W)
INV: 8.44 (NE)

08-2B
TYPE M INLET
STA: 27+74.21, -14.00 LT
RIM: 13.98
INV: 9.00 (E)

SHEET NUMBER B-4C		WOODS AT VENICE PREPARED FOR BORDER ROAD INVESTMENTS, LLC		CITY OF VENICE FLORIDA	
PAVING GRADING AND DRAINAGE PLANS		KHA PROJECT 048119141		LICENSED PROFESSIONAL	
DATE DEC. 2017		SCALE AS SHOWN		WILLIAM E. CONERLY, P.E.	
DESIGNED BY PMH		FLORIDA LICENSE NUMBER 57414		© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM CA 00000896	
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				No.	
				REVISIONS	
				DATE	
				BY	

MATCH LINE SEE SHEET B-4F

MATCH LINE SEE SHEET B-4C

MATCH LINE SEE SHEET B-4B

WETLAND D
(NODE: 10984A)
ACREAGE: 5.58
SHWL: 12.0
NP: 10.3
25 YR FWL: 12.5
100 YR FWL: 12.8

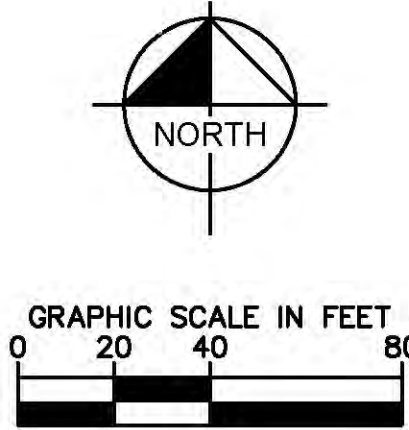
POND 6
CWL = 11.4
25 YR FWL = 12.5
100 YR FWL = 12.8

POND 6
CWL = 11.4
25 YR FWL = 12.5
100 YR FWL = 12.8

WETLAND E
(NODE: 10982B)
ACREAGE: 1.22
SHWL: 12.2
NP: 11.2
25 YR FWL: 11.8
100 YR FWL: 11.9

WETLAND H
(NODE: 10982A)
ACREAGE: 8.67
SHWL: 10.9
NP: 9.7
25 YR FWL: 11.4
100 YR FWL: 11.8

POND 3
CWL = 10.3
25 YR FWL = 12.2
100 YR FWL = 12.6



LEGEND

- WETLAND AREAS TO BE PRESERVED
- WATER SURFACE
- ROUGH GRADE (FILL ONLY)
- PROPOSED SWALE
- INLET STORM SEWER
- EXISTING GROUND ELEVATION
- EXISTING CONTOURS
- WETLAND JURISDICTIONAL LINE
- WETLAND BUFFER LINE
- MAJOR RIDGE LINES
- MINOR RIDGE LINES
- PROJECT BOUNDARY
- MINIMUM FINISH FLOOR ELEVATION
- CONTROL WATER LEVEL
- FLOOD WATER LEVEL
- SEASONAL HIGH WATER LEVEL
- LAKE CONTROL LINE
- PROPOSED PAVEMENT ELEVATION
- EXISTING PAVEMENT ELEVATION
- PROPOSED GROUND ELEVATION
- EXISTING GRADE
- DRAINAGE EASEMENT
- DOE OF PAVEMENT
- MITERED END SECTION
- PAVEMENT GRADE EXTENSION
- CONTROL STRUCTURE IDENTIFICATION NUMBER
- CS-1
- 10-1A

CURB LEGEND

- TYPE "A" CURB
- TYPE "D" CURB
- TYPE "F" CURB
- TYPE "M" CURB
- REVOLVED TYPE "F" CURB (24")
- MODIFIED TYPE "F" CURB
- STANDARD VALLEY GUTTER
- 3' WIDE VALLEY CROSSING
- CURB RAMP
- 5' TRANSITION BETWEEN TWO TYPES OF CURBS

NOTES:

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10-4A
TYPE M INLET
STA: 11+20.73, -14.00 LT
RIM: 13.97
INV: 5.99 (SW)
INV: 5.49 (NE)
10-4B
TYPE M INLET
STA: 11+29.21, 14.00 RT
RIM: 13.99
INV: 6.05 (NE)

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LICENSED PROFESSIONAL
048119141
DATE
DEC 2017
SCALE AS SHOWN
DESIGNED BY PMH
DRAWN BY JLL
CHECKED BY TMS

PAVING GRADING
AND DRAINAGE PLANS

WOODS AT VENICE
PREPARED FOR
BORDER ROAD
INVESTMENTS, LLC
CITY OF VENICE
FLORIDA

SHEET NUMBER
B-4D

REVISIONS
DATE
BY

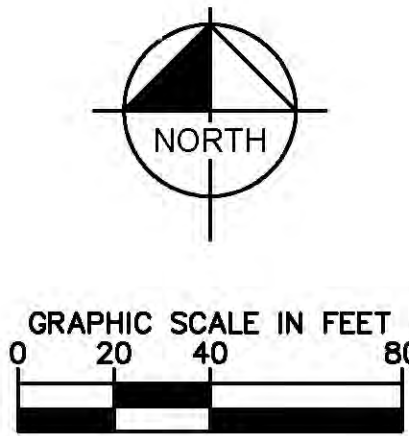
MATCH LINE SEE SHEET B-4G

WETLAND C
(NODE: 182552)
ACREAGE: 7.77
NP: 11.0
25 YR FWL: 12.4
100 YR FWL: 12.5

POND 9
CWL = 11.4
25 YR FWL = 13.2
100 YR FWL = 13.4

POND 8
CWL = 11.4
25 YR FWL = 13.2
100 YR FWL = 13.4

WETLAND D
(NODE: 10984A)
ACREAGE: 5.58
SHWL: 12.0
NP: 10.3
25 YR FWL: 12.5
100 YR FWL: 12.8



LEGEND

- WETLAND AREAS TO BE PRESERVED
- WATER SURFACE
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- PROPOSED SWALE
- INLET STORM SEWER
- EXISTING GROUND ELEVATION
- EXISTING CONTOURS
- WETLAND JURISDICTIONAL LINE
- WETLAND BUFFER LINE
- MAJOR ROSE LINES
- MINOR ROSE LINES
- PROJECT BOUNDARY
- MINIMUM FINISH FLOOR ELEVATION
- CONTROL WATER LEVEL
- FLOOD WATER LEVEL
- SEASONAL HIGH WATER LEVEL
- LAKE CONTROL LINE
- PROPOSED PAVEMENT ELEVATION
- EXISTING PAVEMENT ELEVATION
- PROPOSED GROUND ELEVATION
- EXISTING GRADE
- DRAINAGE EASEMENT
- EDGE OF PAVEMENT
- MITERED END SECTION
- PAVEMENT GRADE EXTENSION
- CONTROL STRUCTURE IDENTIFICATION NUMBER
- CS-1
- 10-1A

CURB LEGEND

- TYPE "A" CURB
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NOTES:

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- 08-1A TYPE M INLET STA: 34+58.37, 14.00 RT RIM: 14.05 INV: 4.06
- 08-1B TYPE M INLET STA: 34+57.90, -14.00 LT RIM: 14.04 INV: 4.06
- 08-3A TYPE M INLET STA: 4+99.32, -14.00 LT RIM: 13.98 INV: 6.58
- 08-3B TYPE M INLET STA: 5+06.72, 14.00 RT RIM: 13.98 INV: 6.64
- 08-4A TYPE M INLET STA: 7+97.47, -14.00 LT RIM: 14.08 INV: 4.40
- 08-4B TYPE M INLET STA: 7+79.45, 14.00 RT RIM: 14.00 INV: 4.46
- 10-1A TYPE M INLET STA: 40+15.72, 14.00 RT RIM: 14.00 INV: 5.99
- 10-1B TYPE M INLET STA: 40+23.89, -14.00 LT RIM: 13.98 INV: 6.05
- 10-2A 4FT DIA JUNCTION BOX STA: 10+53, 161.04 RT RIM: 14.09 INV IN: 5.58 (W) INV OUT: 5.58 (NE)
- 10-2B TYPE M INLET STA: 10+88.15, 14.00 RT RIM: 14.82 INV: 5.89
- 10-2C TYPE M INLET STA: 10+42.90, -14.00 LT RIM: 14.93 INV: 6.00

MATCH LINE SEE SHEET B-4F

MATCH LINE SEE SHEET B-4C

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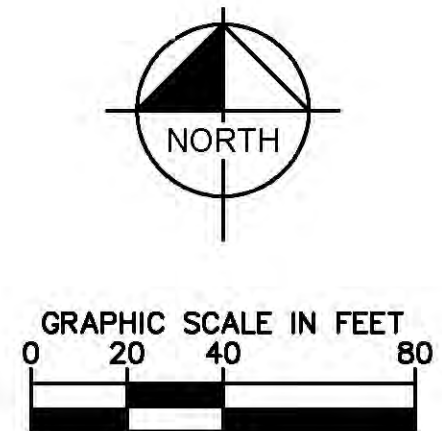
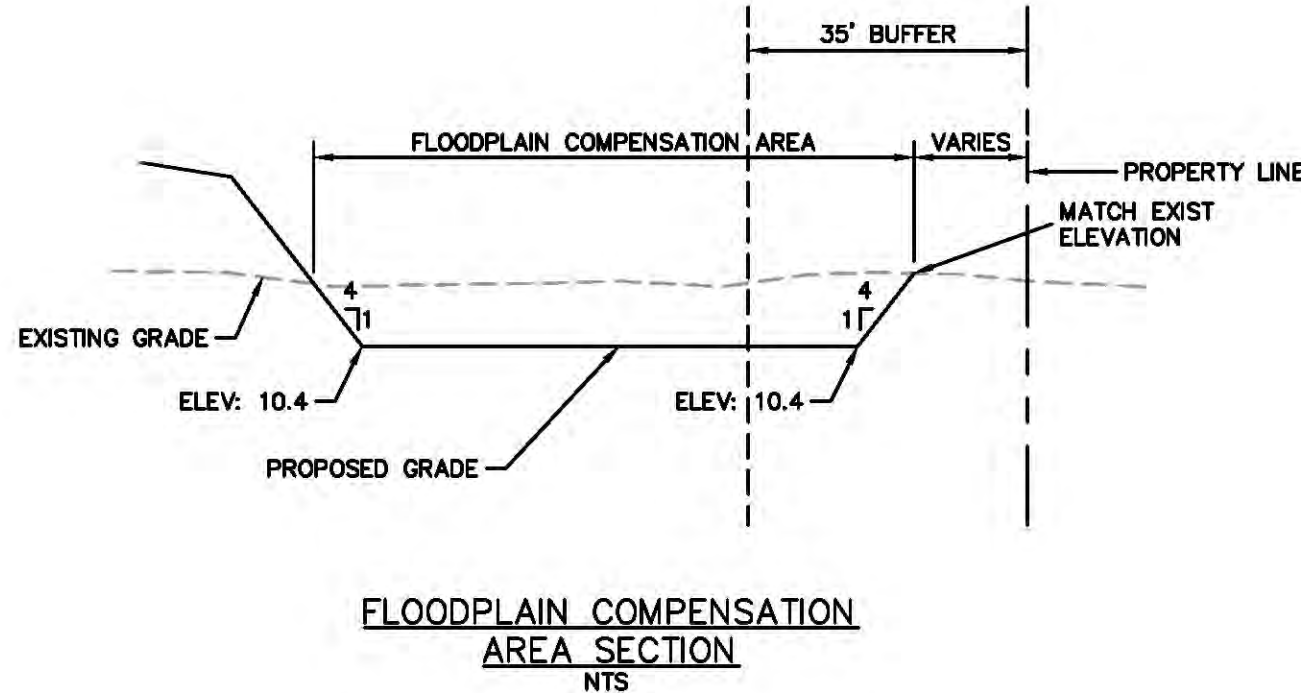
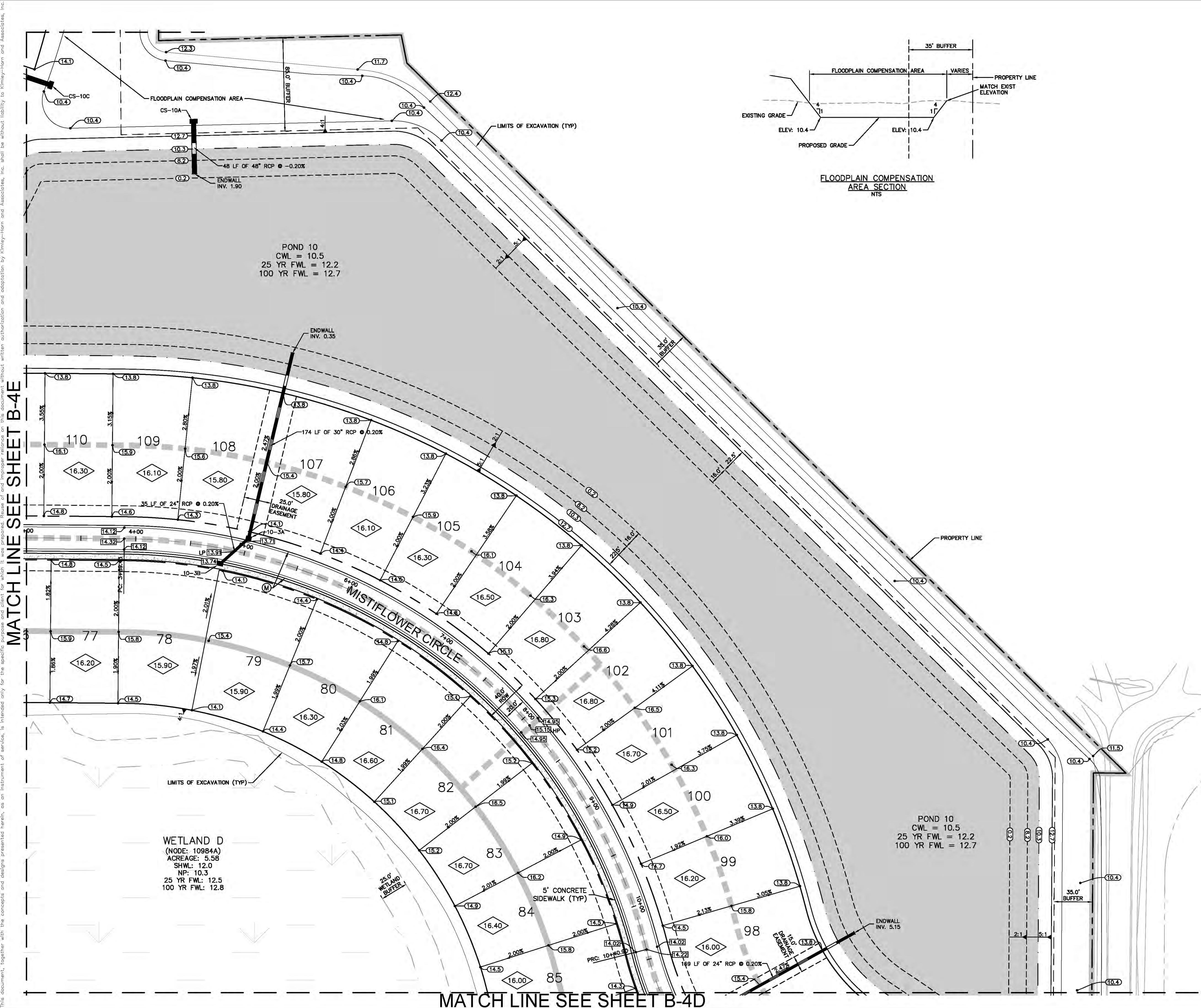
LICENSED PROFESSIONAL
KHA PROJECT 048119141
DATE DEC 2017
SCALE AS SHOWN
DESIGNED BY PMH
DRAWN BY JLL
CHECKED BY TMS
DATE:

PAVING GRADING
AND DRAINAGE PLANS

WOODS AT VENICE
PREPARED FOR
BORDER ROAD
INVESTMENTS, LLC

SHEET NUMBER
B-4E

Plotted By: Letort, Jaime Sheet Set: Woods of Venice LOU-01B-4F PAVING GRADING AND DRAINAGE PLANS December 28, 2017 05:12:17pm K:\SAR_Civil\048119141 - The Woods of Venice\CAD\PlanSheets\B-4F PAVING GRADING AND DRAINAGE PLANS.dwg
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- LEGEND**
- WETLAND AREAS TO BE PRESERVED
 - WATER SURFACE
 - ROUGH GRADE (FILL ONLY)
 - PROPOSED SWALE
 - INLET STORM SEWER
 - EXISTING GROUND ELEVATION
 - EXISTING CONTOURS
 - WETLAND JURISDICTIONAL LINE
 - WETLAND BUFFER LINE
 - MAJOR RIDGE LINES
 - MINOR RIDGE LINES
 - PROJECT BOUNDARY
 - MINIMUM FINISH FLOOR ELEVATION
 - CONTROL WATER LEVEL
 - FLOOD WATER LEVEL
 - SEASONAL HIGH WATER LEVEL
 - LAKE CONTROL LINE
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 - EXISTING PAVEMENT ELEVATION
 - PROPOSED GROUND ELEVATION
 - EXISTING GRADE
 - DRAINAGE EASEMENT
 - DOSE OF PAVEMENT
 - MITERED END SECTION
 - PAVEMENT GRADE EXTENSION
 - CONTROL STRUCTURE IDENTIFICATION NUMBER
 - CS-1
 - 10-1A
- CURB LEGEND**
- (A) TYPE "A" CURB
 - (B) TYPE "B" CURB
 - (C) TYPE "C" CURB
 - (D) TYPE "D" CURB
 - (E) REVOLVED TYPE "F" CURB (24")
 - (F) MODIFIED TYPE "F" CURB
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 - (H) 3' WIDE VALLEY CROSSING
 - (I) CURB RAMP
 - (J) 5' TRANSITION BETWEEN TWO TYPES OF CURBS

NOTES:

SEE LAND USE DEVELOPMENT DATA TABLE ON COVER SHEET FOR MAXIMUM IMPERVIOUS AREA PER LOT SIZE.

ELEVATIONS BASED ON NGVD '88. CONVERSION TO NAVD '29 = +1.11

ALL BACK OF CURB RADII ARE 25', UNLESS OTHERWISE NOTED.

ROUGH GRADED LOTS SHALL BE HYDROSEDED AS SOON AS PRACTICAL.

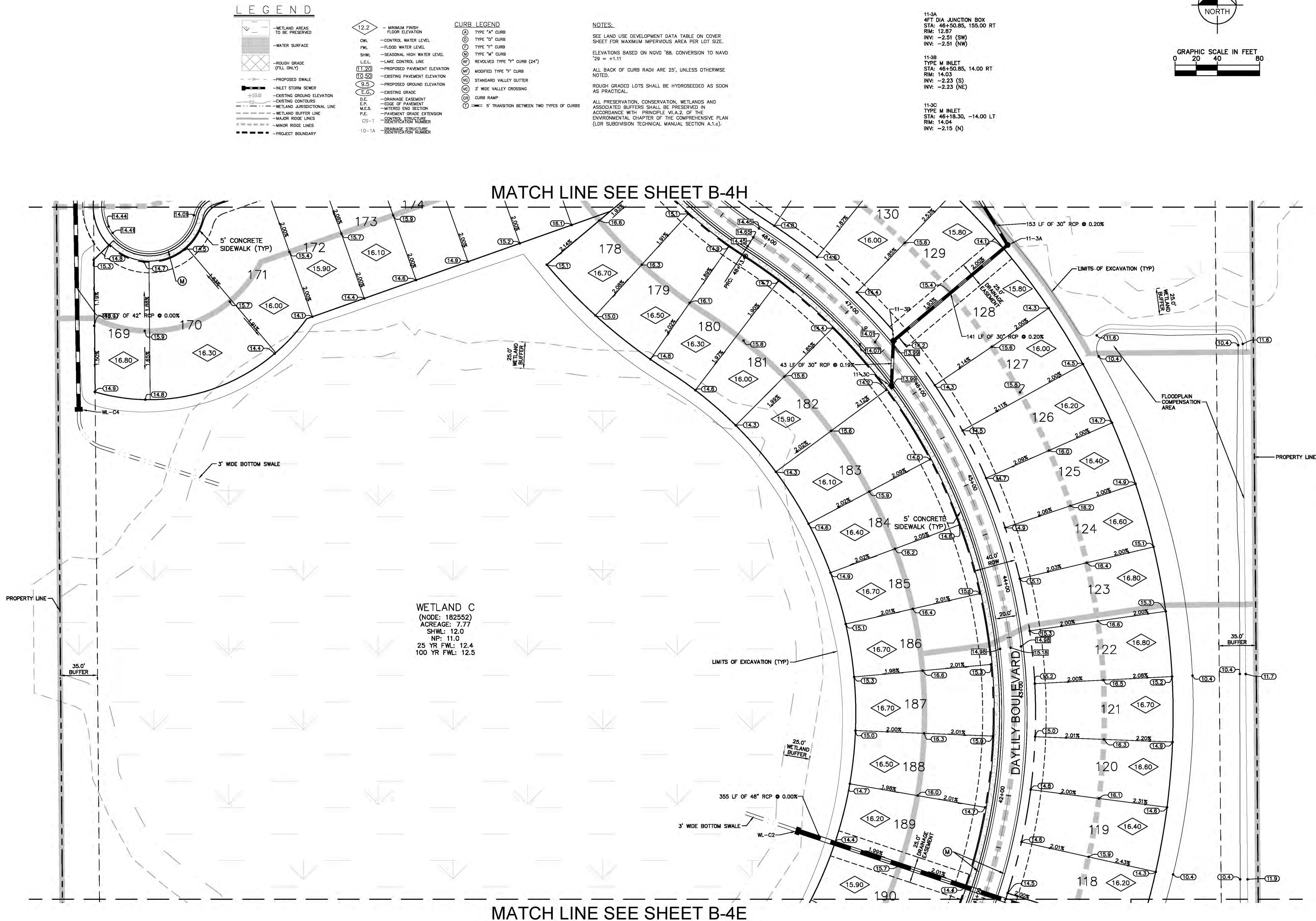
ALL PRESERVATION, CONSERVATION, WETLANDS AND ASSOCIATED BUFFERS SHALL BE PRESERVED IN ACCORDANCE WITH PRINCIPLE VII.A.2. OF THE ENVIRONMENTAL CHAPTER OF THE COMPREHENSIVE PLAN (LDR SUBDIVISION TECHNICAL MANUAL SECTION A.1.c.)

10-3A
M INLET
STA: 5+00.60, -14.00 LT
RIM: 13.99
INV: 0.70 (SW)
INV: 0.70 (N)

10-3B
M INLET
STA: 4+80.32, 14.00 RT
RIM: 14.02
INV: 0.77 (NE)

WOODS AT VENICE		PAVING GRADING AND DRAINAGE PLANS		Kimley»Horn	
SHEET NUMBER B-4F		CITY OF VENICE, FLORIDA		© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM CA 00000696	
PREPARED FOR BORDER ROAD INVESTMENTS, LLC		DESIGNED BY JLL		DATE DEC 2017	
CHECKED BY TMS		DRAWN BY JLL		DATE DEC 2017	
KHA PROJECT 048119141		LICENSED PROFESSIONAL WILLIAM E. CONERLY, P.E.		FLORIDA LICENSE NUMBER 57414	
DATE DEC 2017		SCALE AS SHOWN		BY DATE	

Plotted By: Letort, Joine Sheet Set: Woods at Venice - 4G PAVING GRADING AND DRAINAGE PLANS December 28, 2017 05:12:47pm K:\SAP-Civil\048119141 - The Woods at Venice\4G Paving Grading and Drainage Plans\B-4G PAVING GRADING AND DRAINAGE PLANS.dwg
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LEGEND

- WETLAND AREAS TO BE PRESERVED
- WATER SURFACE
- ROUGH GRADE (FILL ONLY)
- PROPOSED SWALE
- INLET STORM SEWER
- EXISTING GROUND ELEVATION
- EXISTING CONTOURS
- WETLAND JURISDICTIONAL LINE
- WETLAND BUFFER LINE
- MAJOR RIDE LINES
- MINOR RIDE LINES
- PROJECT BOUNDARY

- 12.2 MINIMUM FINISH FLOOR ELEVATION
- OWL CONTROL WATER LEVEL
- FWL FLOOD WATER LEVEL
- SHWL SEASONAL HIGH WATER LEVEL
- LCL LAKE CONTROL LINE
- 11.20 PROPOSED PAVEMENT ELEVATION
- 10.50 EXISTING PAVEMENT ELEVATION
- 9.5 EXISTING GROUND ELEVATION
- E.G. EXISTING GRADE
- D.E. DRAINAGE EASEMENT
- E.P. EDGE OF PAVEMENT
- M.E.S. MITERED END SECTION
- P.E. PAVEMENT GRADE EXTENSION
- CS-1 CONTROL STRUCTURE IDENTIFICATION NUMBER
- 10-1A DRAINAGE STRUCTURE IDENTIFICATION NUMBER

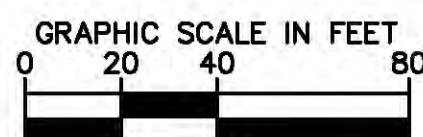
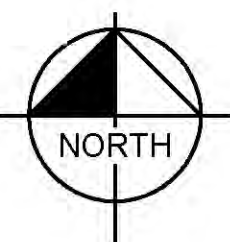
CURB LEGEND

- TYPE "A" CURB
- TYPE "D" CURB
- TYPE "T" CURB
- TYPE "W" CURB
- REVOLVED TYPE "T" CURB (24")
- MODIFIED TYPE "T" CURB
- STANDARD VALLEY GUTTER
- 3' WIDE VALLEY CROSSING
- CURB RAMP
- 5' TRANSITION BETWEEN TWO TYPES OF CURBS

NOTES:

SEE LAND USE DEVELOPMENT DATA TABLE ON COVER SHEET FOR MAXIMUM IMPERVIOUS AREA PER LOT SIZE.
ELEVATIONS BASED ON NGVD '88. CONVERSION TO NAVD '29 = +1.11
ALL BACK OF CURB RADI ARE 25', UNLESS OTHERWISE NOTED.
ROUGH GRADED LOTS SHALL BE HYDROSEED AS SOON AS PRACTICAL.
ALL PRESERVATION, CONSERVATION, WETLANDS AND ASSOCIATED BUFFERS SHALL BE PRESERVED IN ACCORDANCE WITH PRINCIPLE VII.A.2. OF THE ENVIRONMENTAL CHAPTER OF THE COMPREHENSIVE PLAN (LDR SUBDIVISION TECHNICAL MANUAL SECTION A.1.e).

- 11-3A 4FT DIA JUNCTION BOX
STA: 46+50.85, 155.00 RT
RIM: 12.87
INV: -2.51 (SW)
INV: -2.51 (NW)
- 11-3B TYPE M INLET
STA: 46+50.85, 14.00 RT
RIM: 14.03
INV: -2.23 (S)
INV: -2.23 (NE)
- 11-3C TYPE M INLET
STA: 46+18.30, -14.00 LT
RIM: 14.04
INV: -2.15 (N)



WOODS AT VENICE
PREPARED FOR
BORDER ROAD
INVESTMENTS, LLC

FLORIDA
CITY OF VENICE

WOODBORROW ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

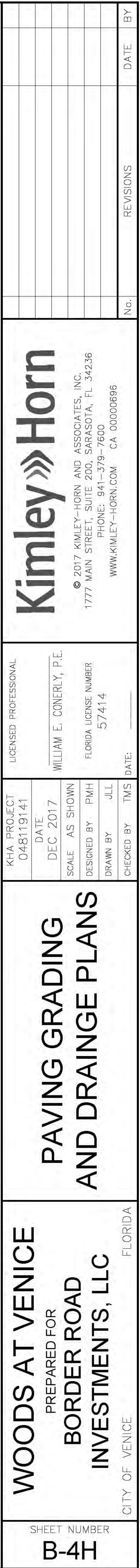
Kimley»Horn

WILLIAM E. CONERLY, P.E.
FLORIDA LICENSE NUMBER 57414

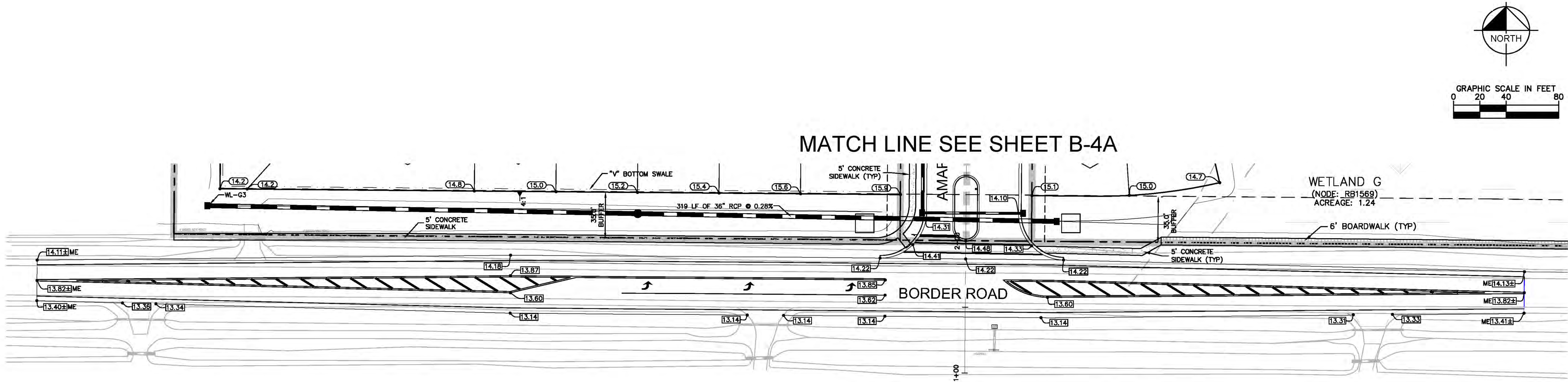
DESIGNED BY: JLL
DRAWN BY: JLL
CHECKED BY: TMS
DATE: 12/28/2017

PROJECT: 048119141
DATE: DEC 2017
SCALE: AS SHOWN
SHEET NUMBER
B-4G

REVISIONS
DATE
BY



Plotted By: Letort, John - Sheet Set: Woods at Venice - Layout: B-4A PAVING GRADING AND DRAINAGE PLANS - December 28, 2017 - 05:13:58pm - K:\SAR-Civil\048119141 - The Woods at Venice\CAD\PlotSheets\B-4A PAVING GRADING AND DRAINAGE PLANS.dwg
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- LEGEND**
- WETLAND AREAS TO BE PRESERVED
 - WATER SURFACE
 - ROUGH GRADE (FILL ONLY)
 - PROPOSED SWALE
 - INLET STORM SEWER
 - EXISTING GROUND ELEVATION
 - EXISTING CONTOURS
 - WETLAND JURISDICTIONAL LINE
 - WETLAND BUFFER LINE
 - MAJOR RIDGE LINES
 - MINOR RIDGE LINES
 - PROJECT BOUNDARY
 - MINIMUM FINISH FLOOR ELEVATION
 - CONTROL WATER LEVEL
 - FLOOD WATER LEVEL
 - SEASONAL HIGH WATER LEVEL
 - LAKE CONTROL LINE
 - PROPOSED PAVEMENT ELEVATION
 - EXISTING PAVEMENT ELEVATION
 - PROPOSED GROUND ELEVATION
 - EXISTING GRADE
 - DRAINAGE EASEMENT
 - EDGE OF PAVEMENT
 - MITERED END SECTION
 - PAVEMENT GRADE EXTENSION
 - CONTROL STRUCTURE IDENTIFICATION NUMBER
 - DRAINAGE STRUCTURE IDENTIFICATION NUMBER
- CURB LEGEND**
- TYPE "A" CURB
 - TYPE "D" CURB
 - TYPE "F" CURB
 - TYPE "H" CURB
 - REVOLVED TYPE "F" CURB (24")
 - MODIFIED TYPE "F" CURB
 - STANDARD VALLEY GUTTER
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 - CURB RAMP
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NOTES:

SEE LAND USE DEVELOPMENT DATA TABLE ON COVER SHEET FOR MAXIMUM IMPERVIOUS AREA PER LOT SIZE.

ELEVATIONS BASED ON NGVD '88. CONVERSION TO NAVD '29 = +1.11

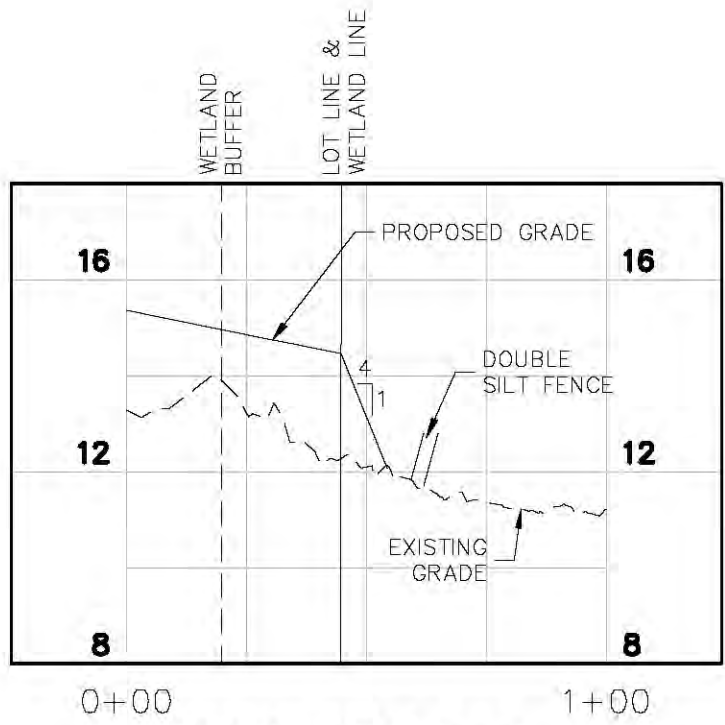
ALL BACK OF CURB RADII ARE 25', UNLESS OTHERWISE NOTED.

ROUGH GRADED LOTS SHALL BE HYDROSEED AS SOON AS PRACTICAL.

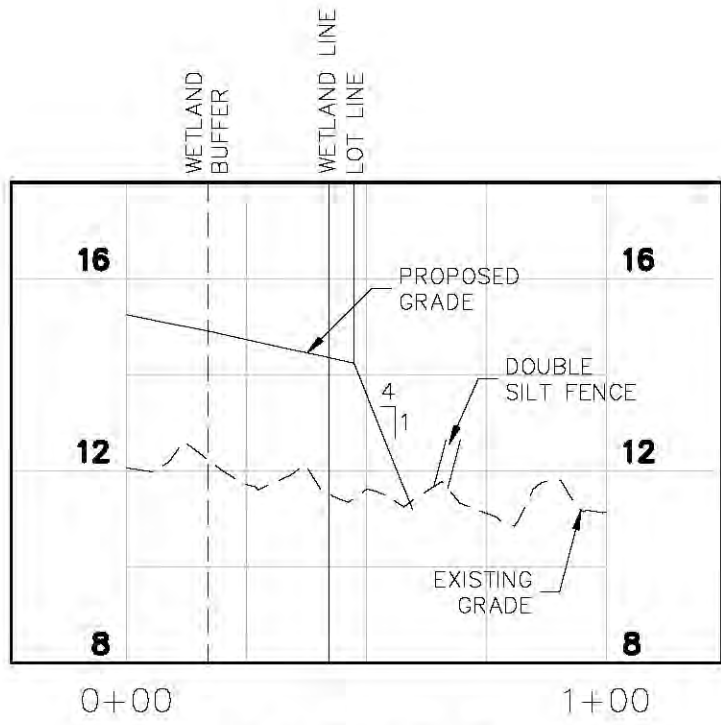
ALL PRESERVATION, CONSERVATION, WETLANDS AND ASSOCIATED BUFFERS SHALL BE PRESERVED IN ACCORDANCE WITH PRINCIPLE VII.A.2. OF THE ENVIRONMENTAL CHAPTER OF THE COMPREHENSIVE PLAN (LDR SUBDIVISION TECHNICAL MANUAL SECTION A.1.-2).

WOODS AT VENICE PREPARED FOR BORDER ROAD INVESTMENTS, LLC	CITY OF VENICE FLORIDA	SHEET NUMBER B-4I	REVISIONS		DATE	BY
			No.			
KIMLEY-HORN			© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM CA 00000696			
KHA PROJECT 048119141			LICENSED PROFESSIONAL			
DATE DEC. 2017			WILLIAM E. CONERY, P.E.			
SCALE AS SHOWN			FLORIDA LICENSE NUMBER 57414			
DESIGNED BY JLL			CHECKED BY TMS			
DRAWN BY JLL			DATE			

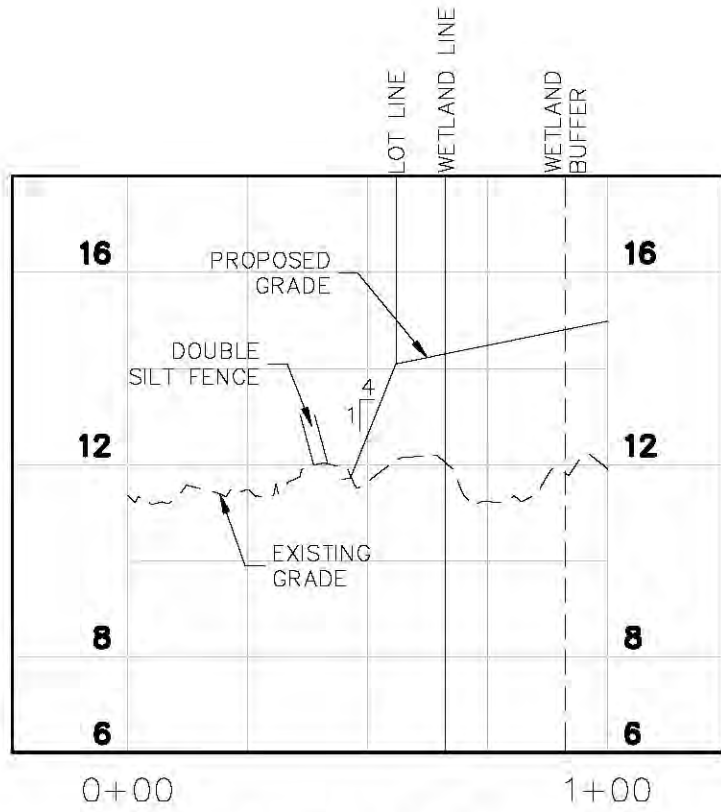
Plotted By: Letort, Johna Sheet Set: Woods at Venice Layout: B-5 HABITAT IMPACT AND COMPENSATION PLAN December 28, 2017 05:14:22pm K:\SAR-Civil\048119141 - The Woods at Venice\CAD\PlanSheets\B-5 HABITAT IMPACT AND COMPENSATION PLAN.dwg
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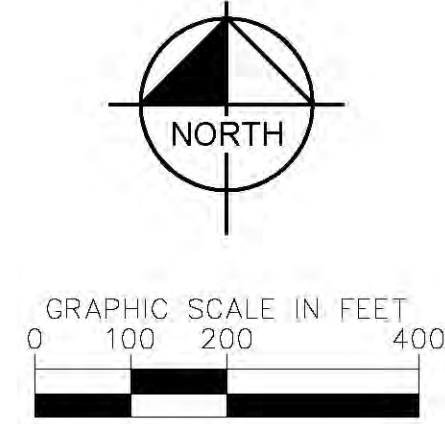
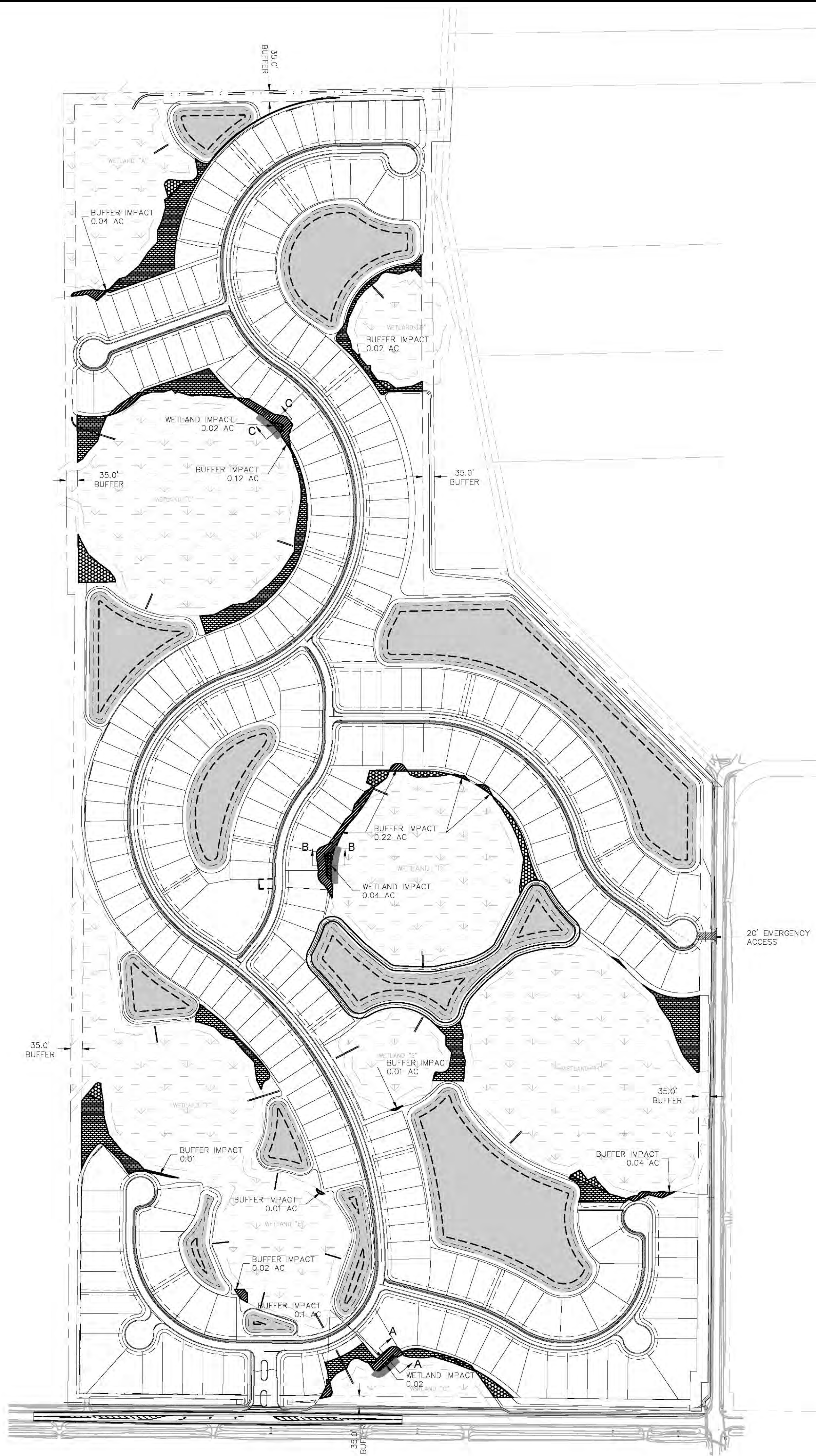
SECTION A-A
HORIZ: 1"=40'
VERT: 1"=4'



SECTION B-B
HORIZ: 1"=40'
VERT: 1"=4'



SECTION C-C
HORIZ: 1"=40'
VERT: 1"=4'



- WETLAND IMPACT (0.06 ACRES)
- WETLAND BUFFER IMPACT (0.57 ACRES)
- WETLAND BUFFER COMPENSATION (0.57 ACRES)
- UPLAND PRESERVE (3.24 ACRES)
- SECONDARY WETLAND IMPACT (0.21 ACRES)

HABITAT IMPACTS			
WETLAND #	WETLAND IMPACT (AC)	BUFFER IMPACT (AC)	SECONDARY WETLAND IMPACT (AC)
A	0	0.04	0.00
B	0	0.02	0.00
C	0.02	0.12	0.03
D	0.04	0.22	0.04
E	0	0	0.00
F	0	0.03	0.00
G	0.02	0.10	0.03
H	0	0.04	0.00
TOTAL	0.08	0.57	0.10

WOODS AT VENICE
PREPARED FOR
BORDER ROAD
INVESTMENTS, LLC

CITY OF VENICE
FLORIDA

WETLAND IMPACT AND
COMPENSATION
PLAN

Kimley»Horn

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

KHA PROJECT
048119141

DATE
DEC 2017

SCALE
AS SHOWN

DESIGNED BY
PWH

DRAWN BY
JLL

CHECKED BY
TMS

DATE

LICENSED PROFESSIONAL
WILLIAM E. CONERLY, P.E.

FLORIDA LICENSE NUMBER
57414

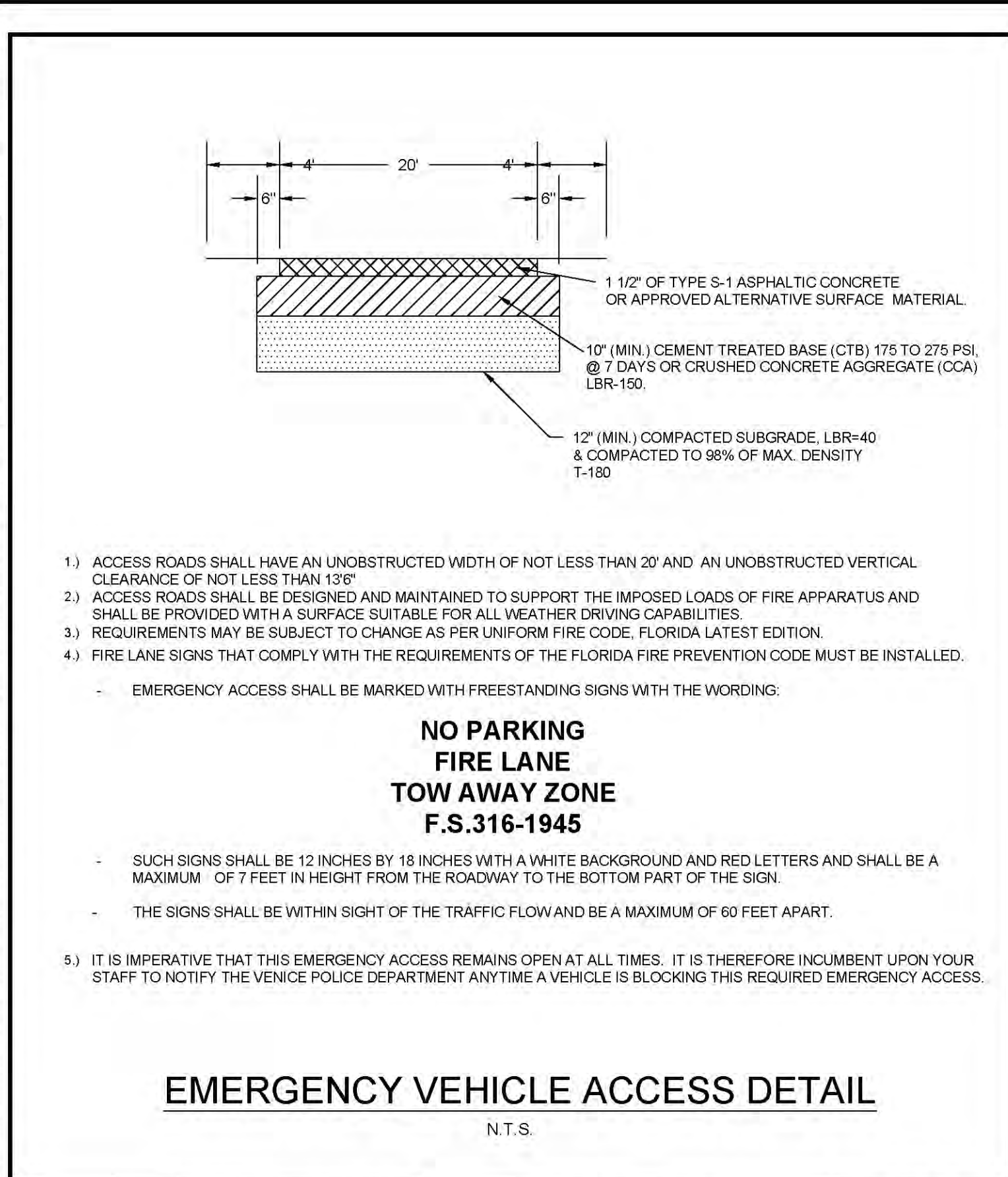
SHEET NUMBER
B-5

REVISIONS

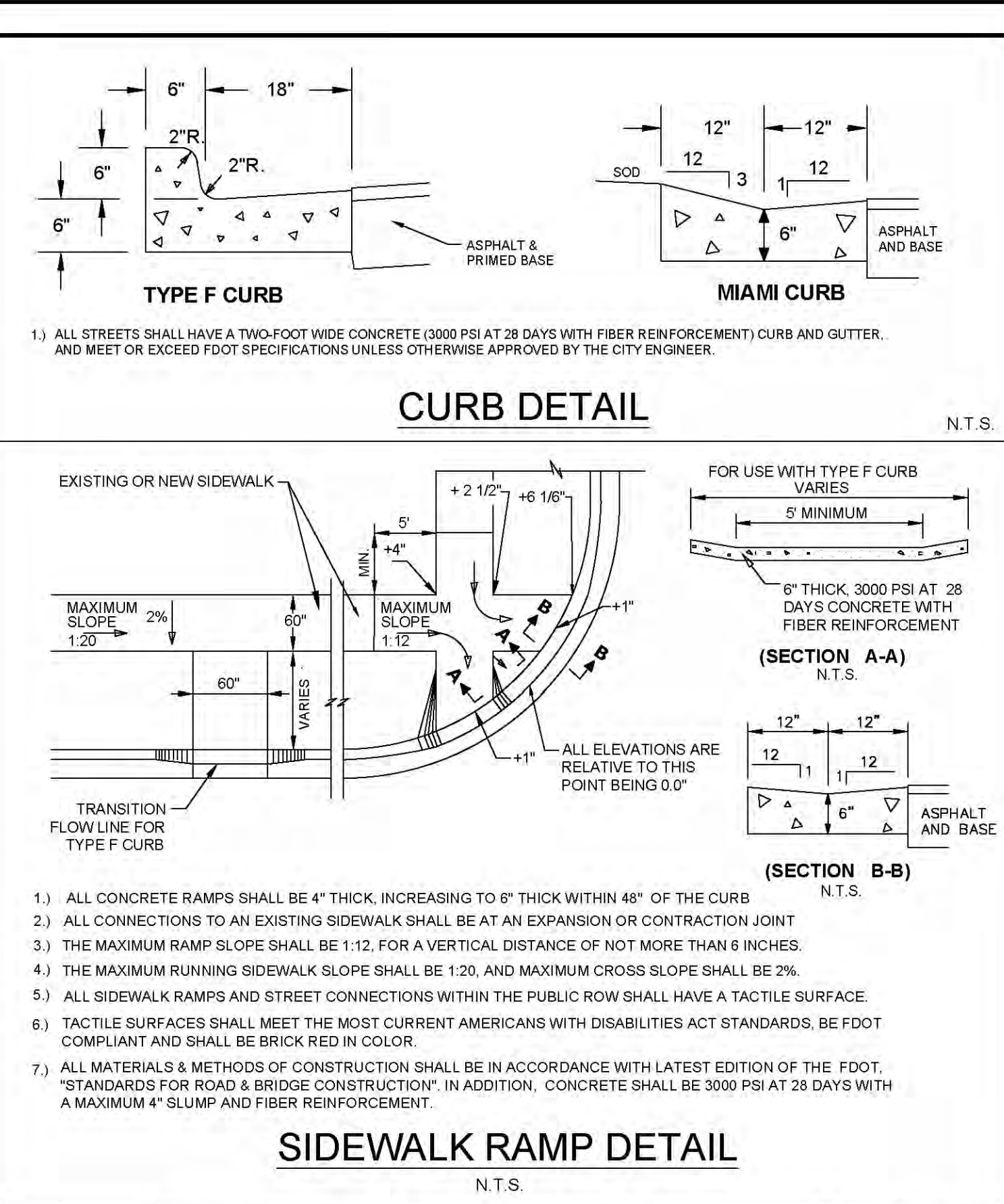
DATE

BY

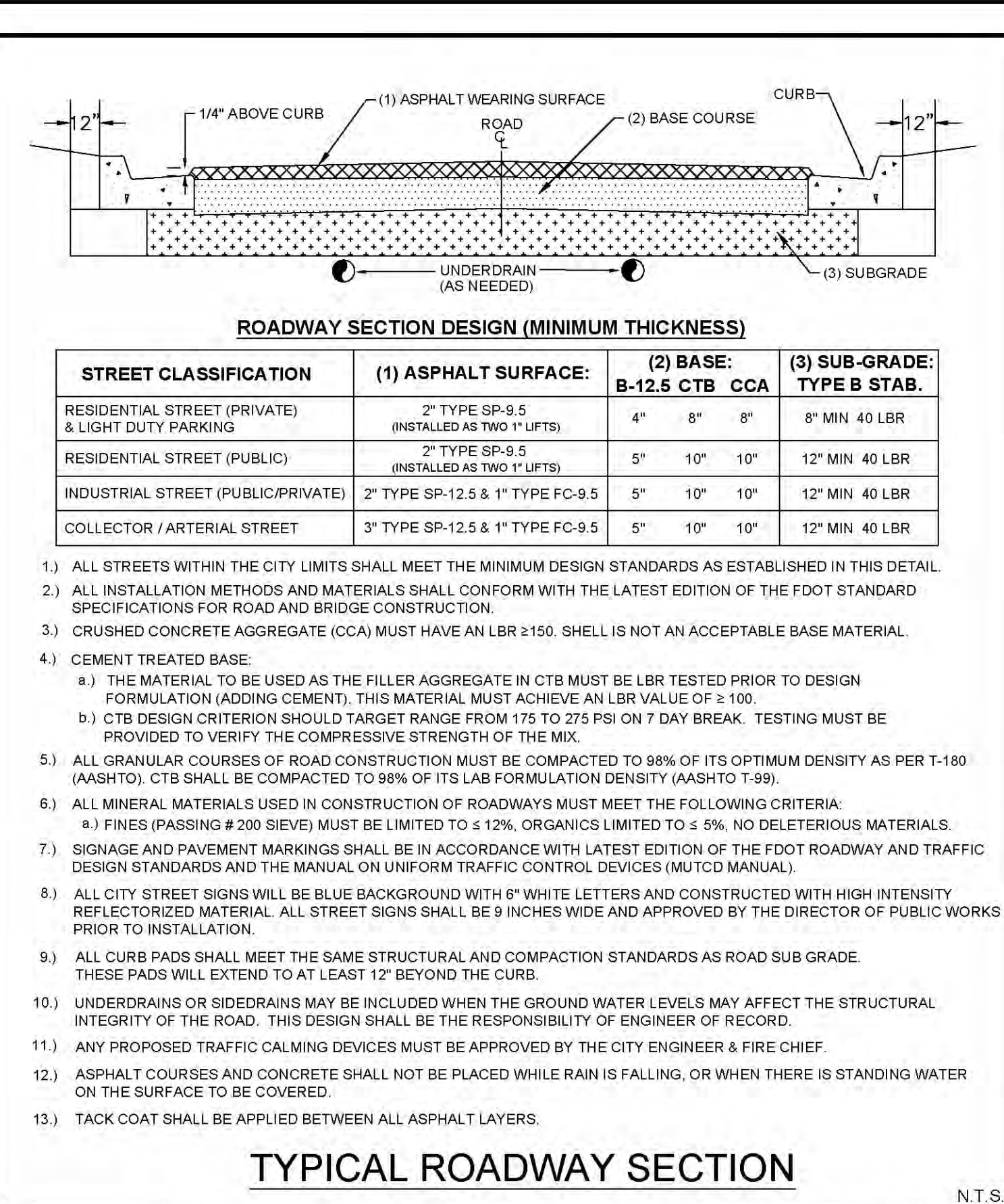
Plotted By: Letort, Joanne Sheet Set: Woods at Venice - Typical Road Sections and Curb Details - December 28, 2017 08:14:32pm 4: USAR-Civil048119141 - The Woods of Venice CAD Files: Sheets B-7 TYPICAL ROAD SECTIONS AND CURB DETAILS.dwg
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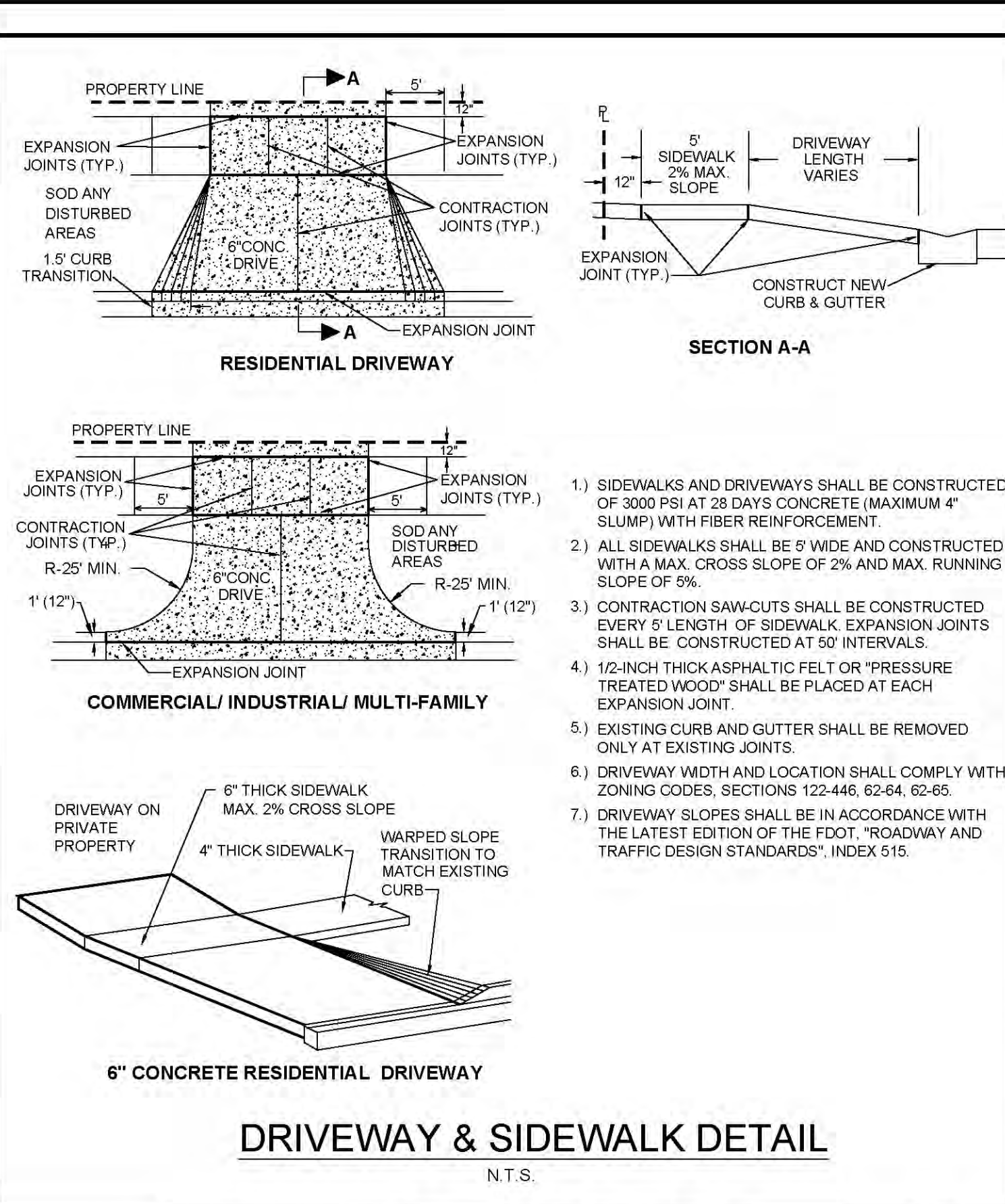
CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	ENGINEERING EMERGENCY VEHICLE ACCESS	DATE JAN. 2017 SHEET NO. ENG-6
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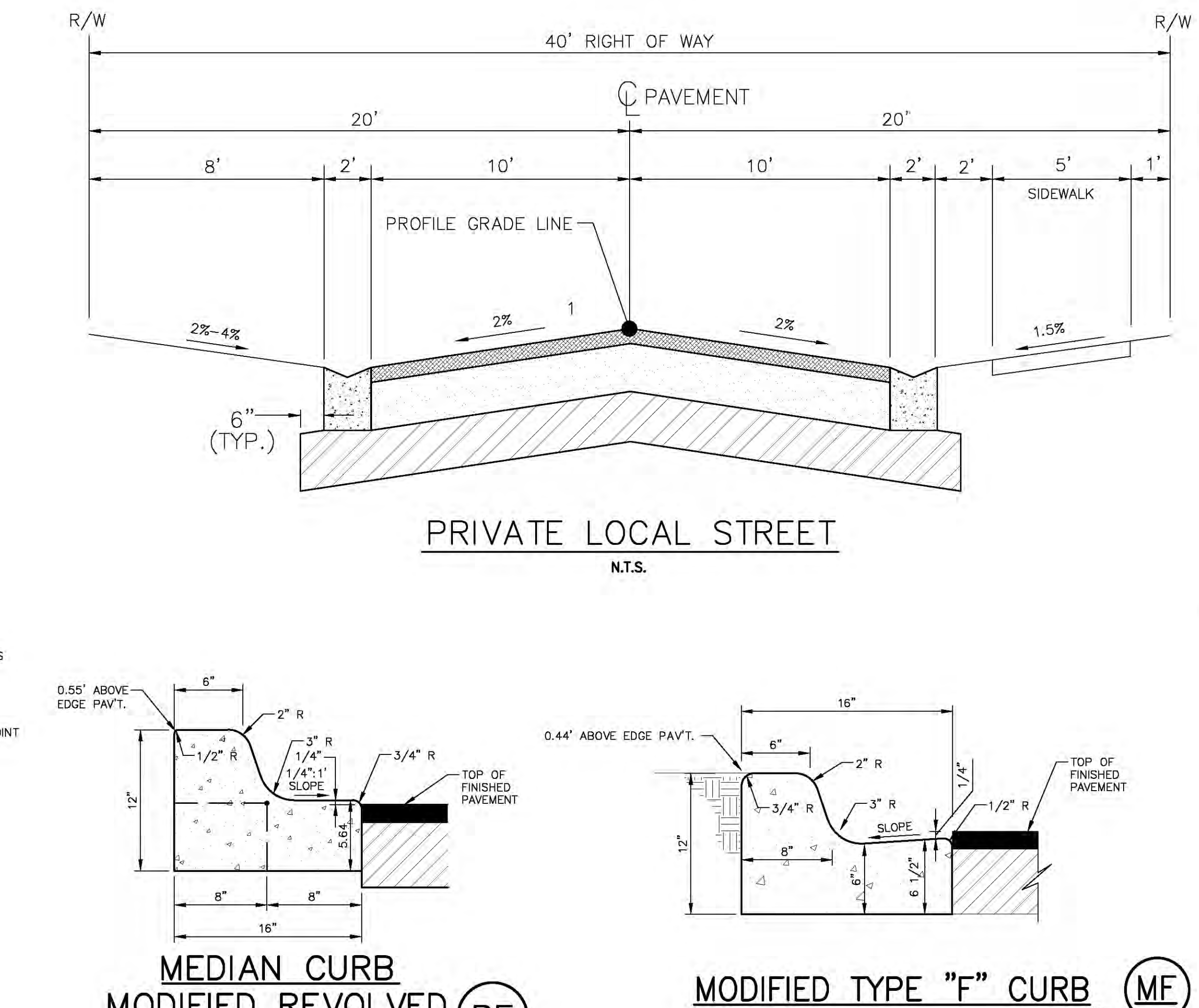
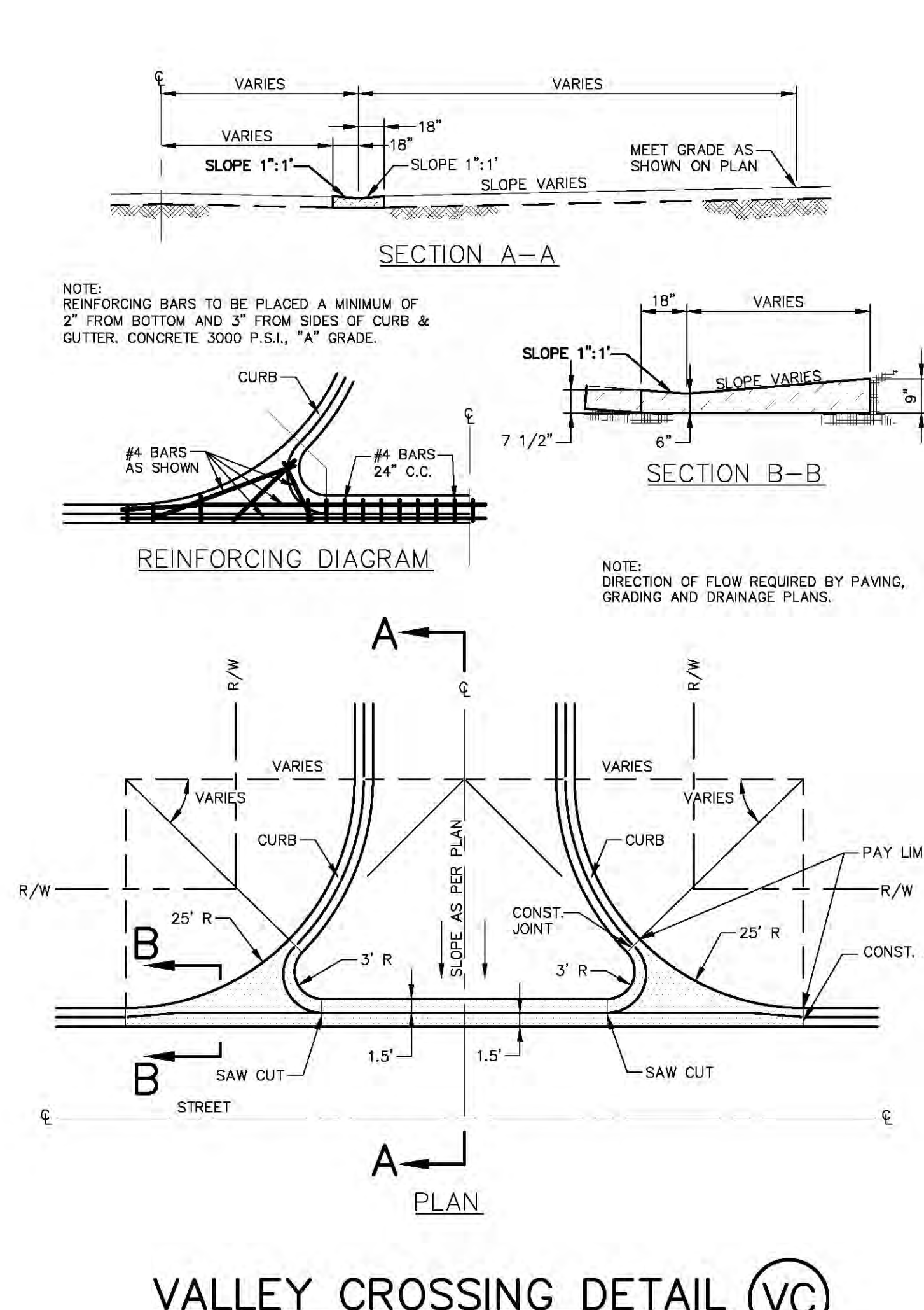
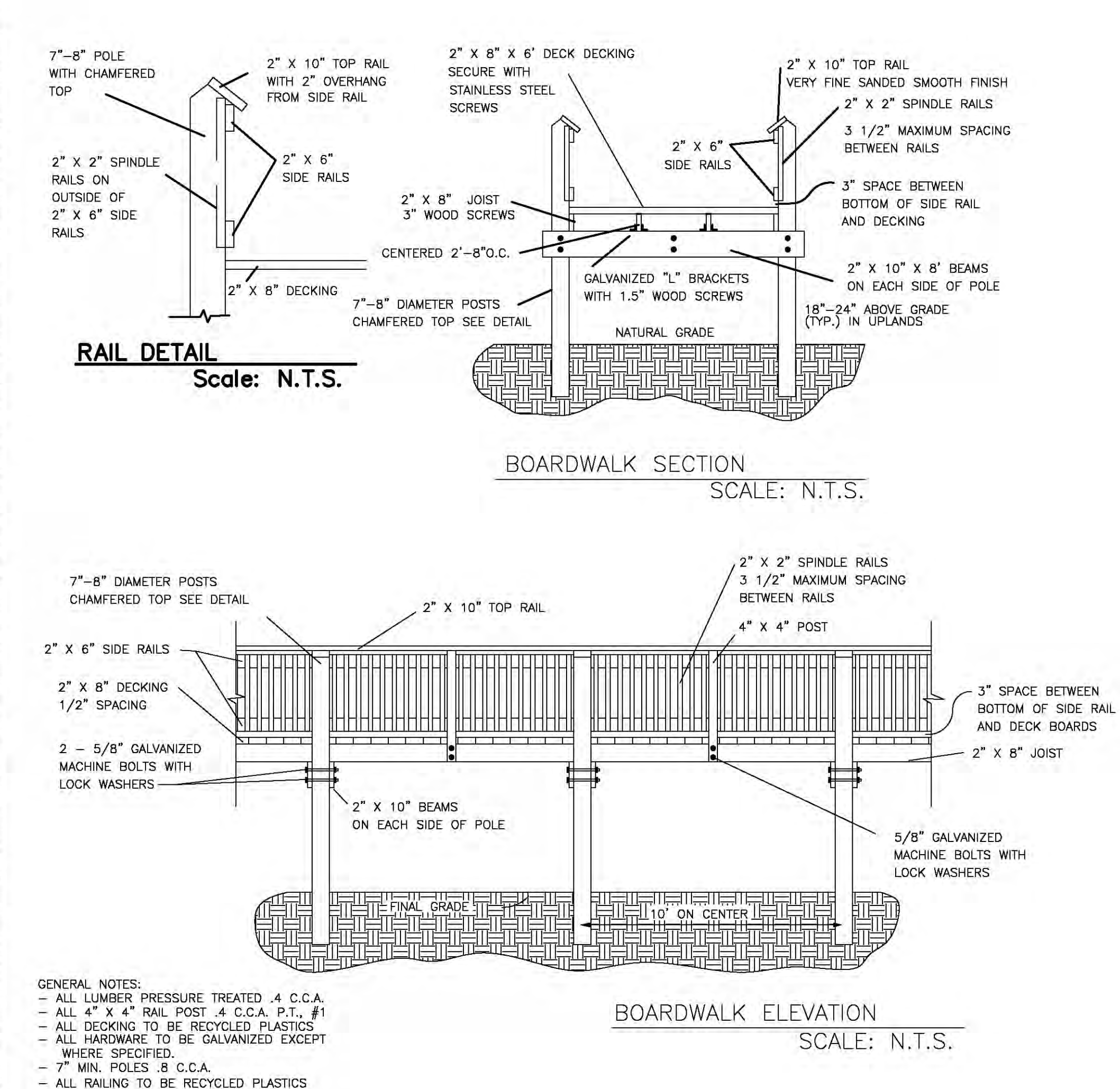
CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	ENGINEERING SIDEWALK RAMPS & CURBING	DATE JAN. 2017 SHEET NO. ENG-1
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CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	ENGINEERING TYPICAL ROADWAY SECTION	DATE JAN. 2017 SHEET NO. ENG-3
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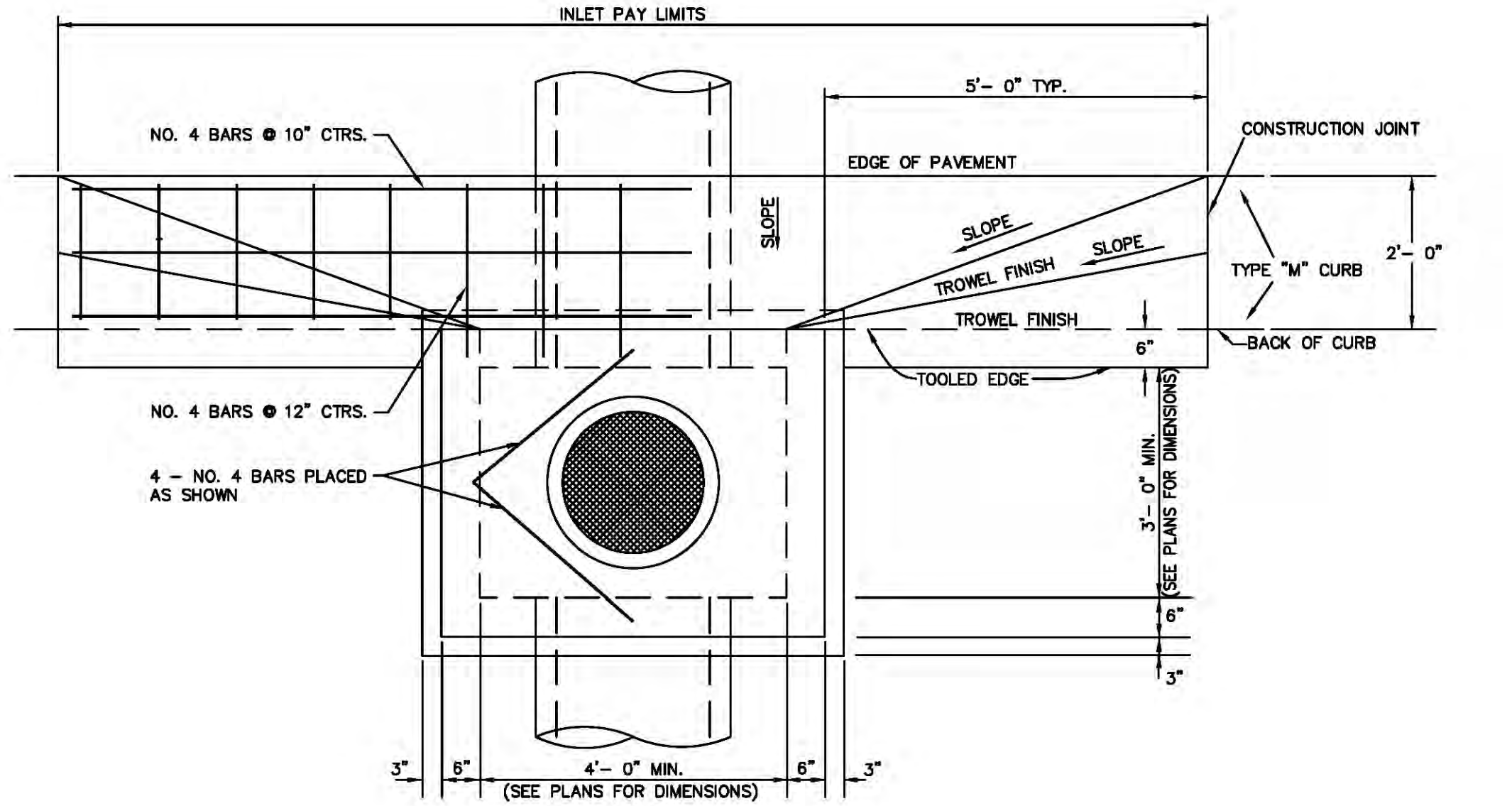


CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	ENGINEERING TYPICAL DRIVEWAY & SIDEWALK	DATE JAN. 2017 SHEET NO. ENG-4
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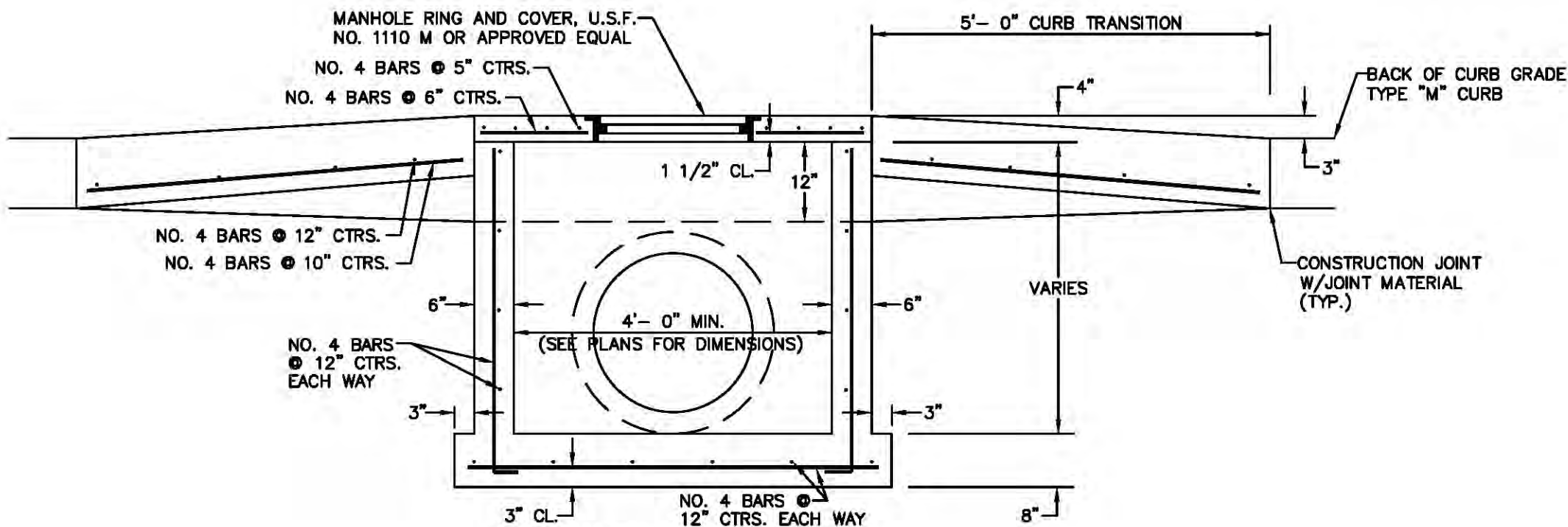


KHA PROJECT 048119141		DATE DEC. 2017		SCALE AS SHOWN		DESIGNED BY PVH		DRAWN BY JLL		CHECKED BY TMS		DATE	
LICENSED PROFESSIONAL		WILLIAM E. CONERLY, P.E.		FLORIDA LICENSE NUMBER 57414		WWW.KIMLEY-HORN.COM		CA 0000696		REVISIONS		BY	
WOODS AT VENICE		PREPARED FOR BORDER ROAD INVESTMENTS, LLC		FLORIDA		CITY OF VENICE		SHEET NUMBER B-7					

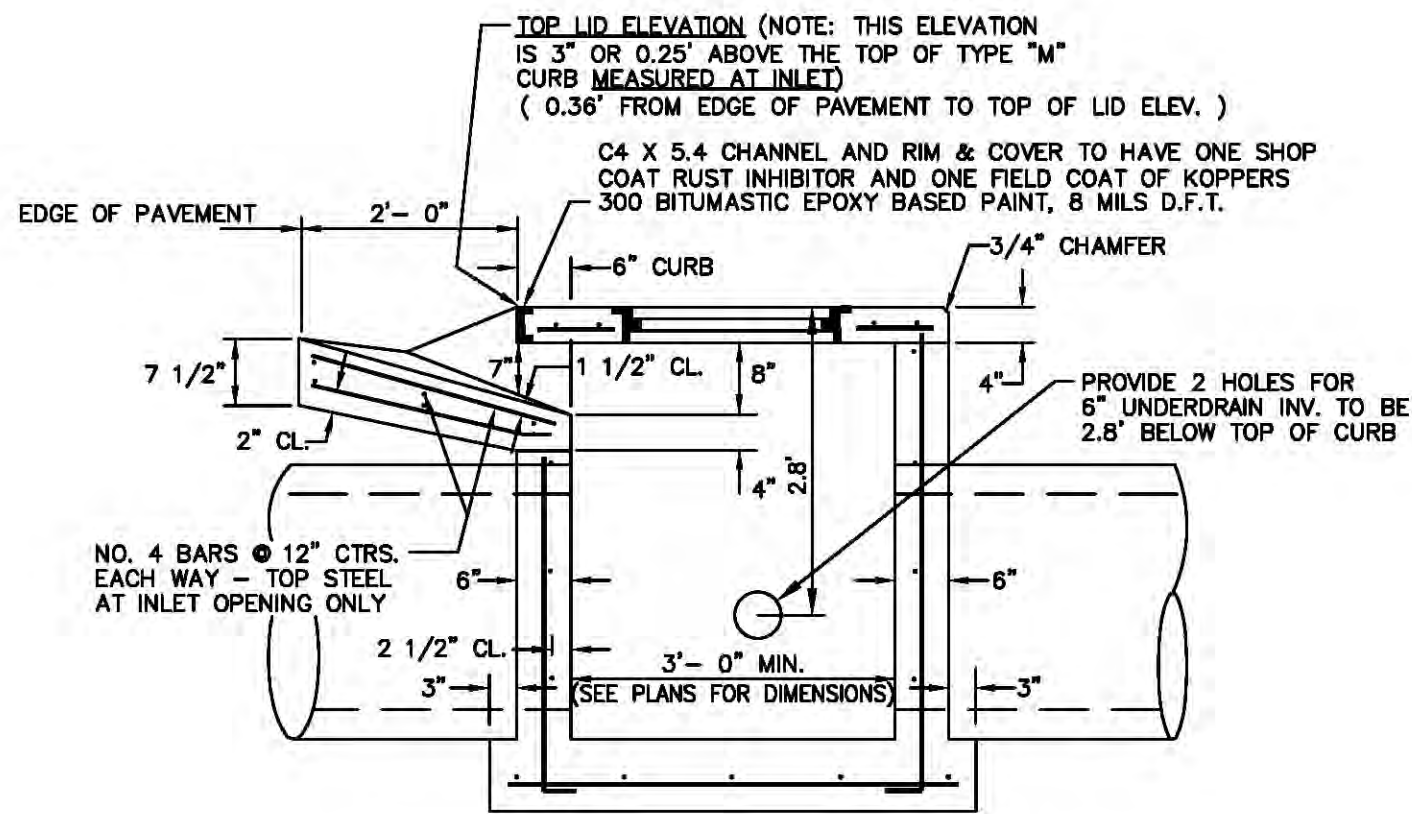
Plotted By: Letort, Joine Sheet Set: Woods of Venice Layout: B-9 Type F and M Inlet Details
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PLAN VIEW



FRONT SECTION



SIDE SECTION

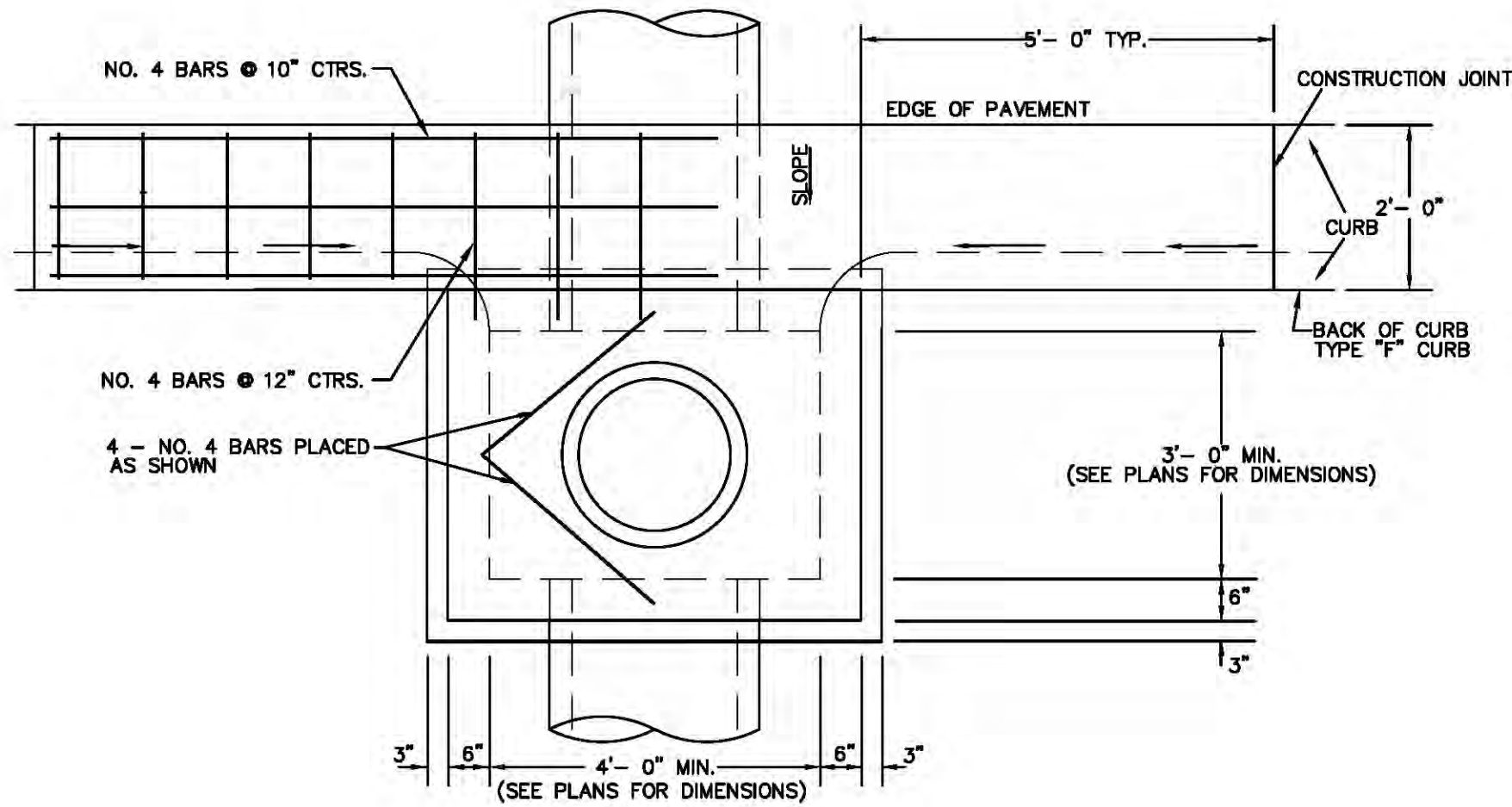
NOTES:

1. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4000 P.S.I. @ 28 DAYS.
2. ALL STEEL TO HAVE A MINIMUM 2 1/2" CLEARANCE UNLESS OTHERWISE NOTED.
3. STEEL REINFORCEMENT SHALL MEET ASTM SPECIFICATIONS (A-615), DEFORMED BARS.
4. 3/4" CHAMFER ALL EXPOSED EDGES.

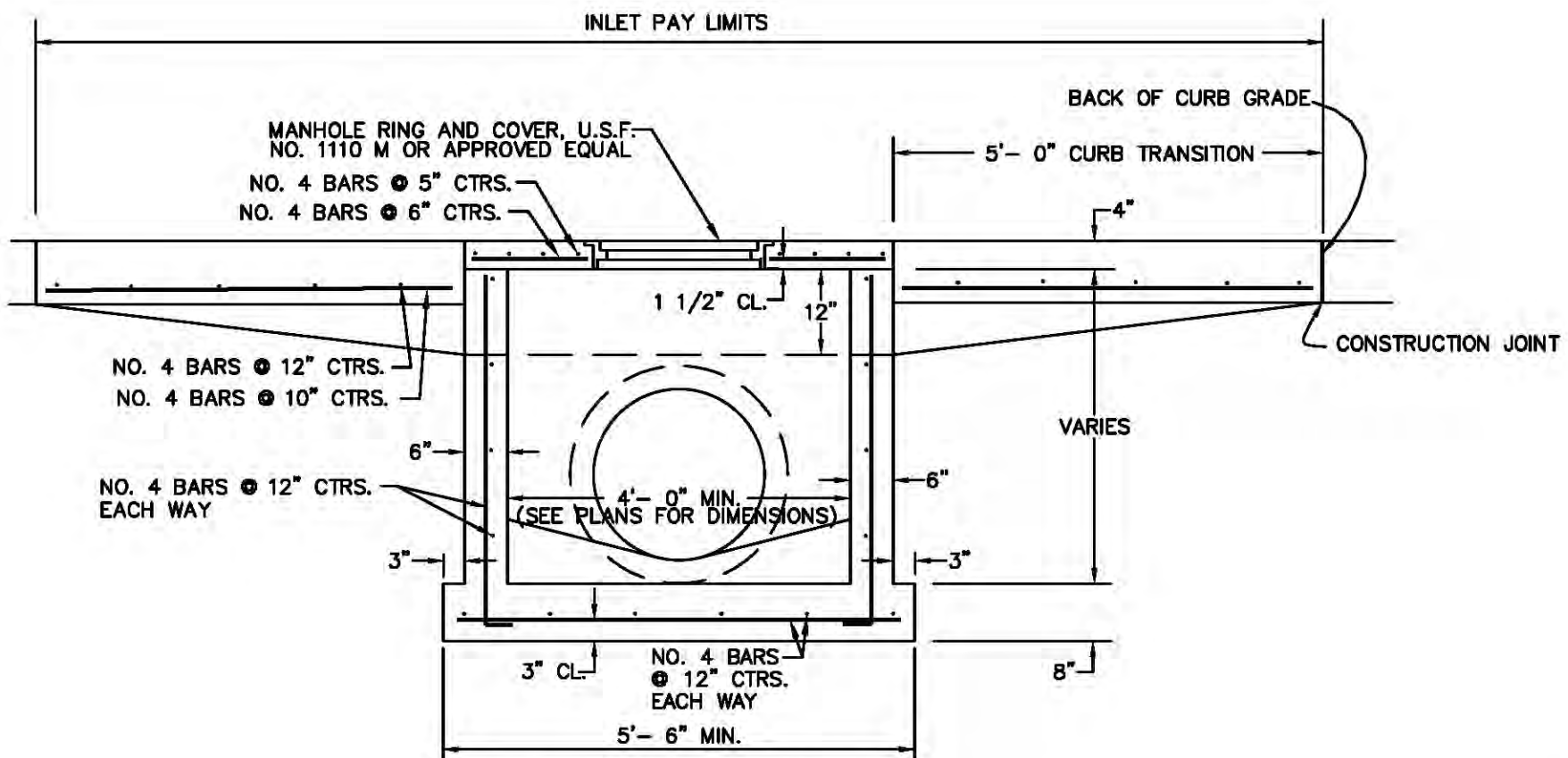
STANDARD OPEN THROAT DROP INLET
(TYPE "M" INLET)

SSDKH02.DWG

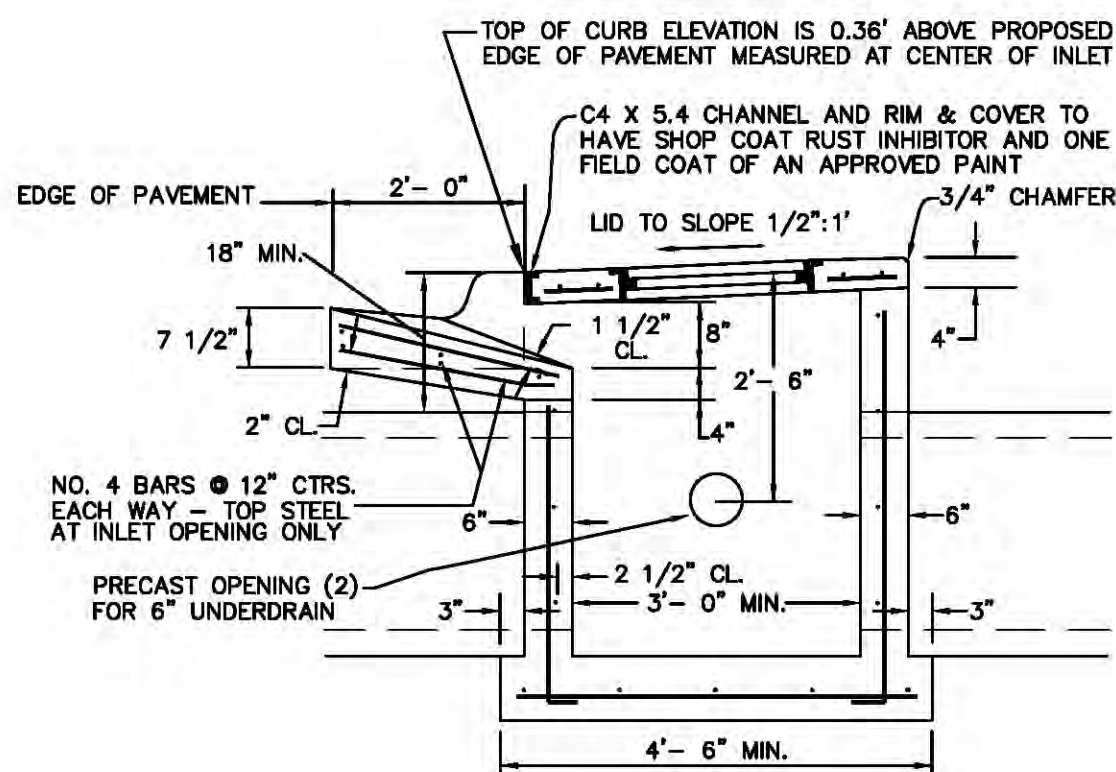
N.T.S.



PLAN VIEW



FRONT SECTION



SIDE SECTION

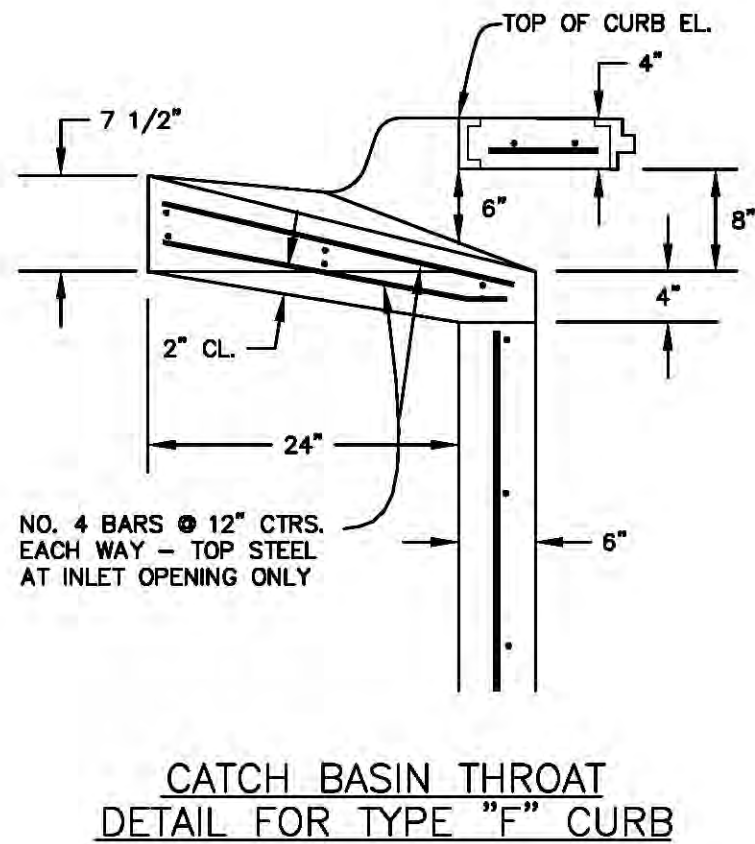
NOTES:

1. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4000 P.S.I. @ 28 DAYS.
2. ALL STEEL TO HAVE A MINIMUM 2 1/2" CLEARANCE UNLESS OTHERWISE NOTED.
3. STEEL REINFORCEMENT SHALL MEET ASTM SPECIFICATIONS (A-615), DEFORMED BARS.
4. ALL INLETS TO HAVE FIELD POURED INVERTS TO ELIMINATE STANDING WATER.

STANDARD OPEN THROAT DROP INLET
(TYPE "F" INLET)

SSDKH01.DWG

N.T.S.



CATCH BASIN THROAT
DETAIL FOR TYPE "F" CURB

WOODS AT VENICE
PREPARED FOR
BORDER ROAD
INVESTMENTS, LLC

CITY OF VENICE, FLORIDA

SHEET NUMBER
B-9

TYPE F AND M INLET
DETAILS

KHA PROJECT
048119141
DATE
DEC. 2017
SCALE
AS SHOWN
DESIGNED BY
PWH
DRAWN BY
JLL
CHECKED BY
TMS
DATE

LISCENSED PROFESSIONAL
WILLIAM E. CONERLY, P.E.
FLORIDA LICENSE NUMBER
57414

Kimley»Horn
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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

REVISIONS

No.

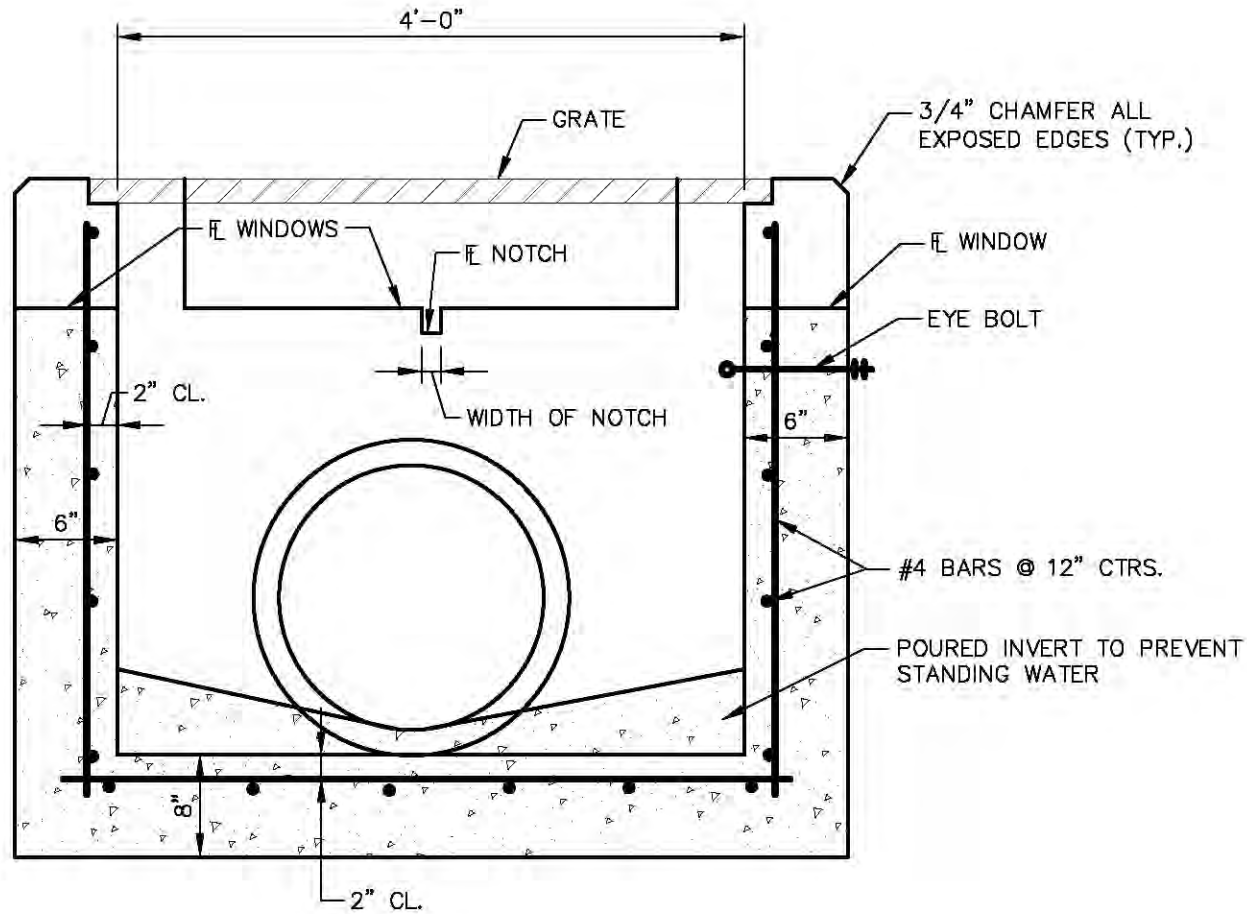
DATE

BY

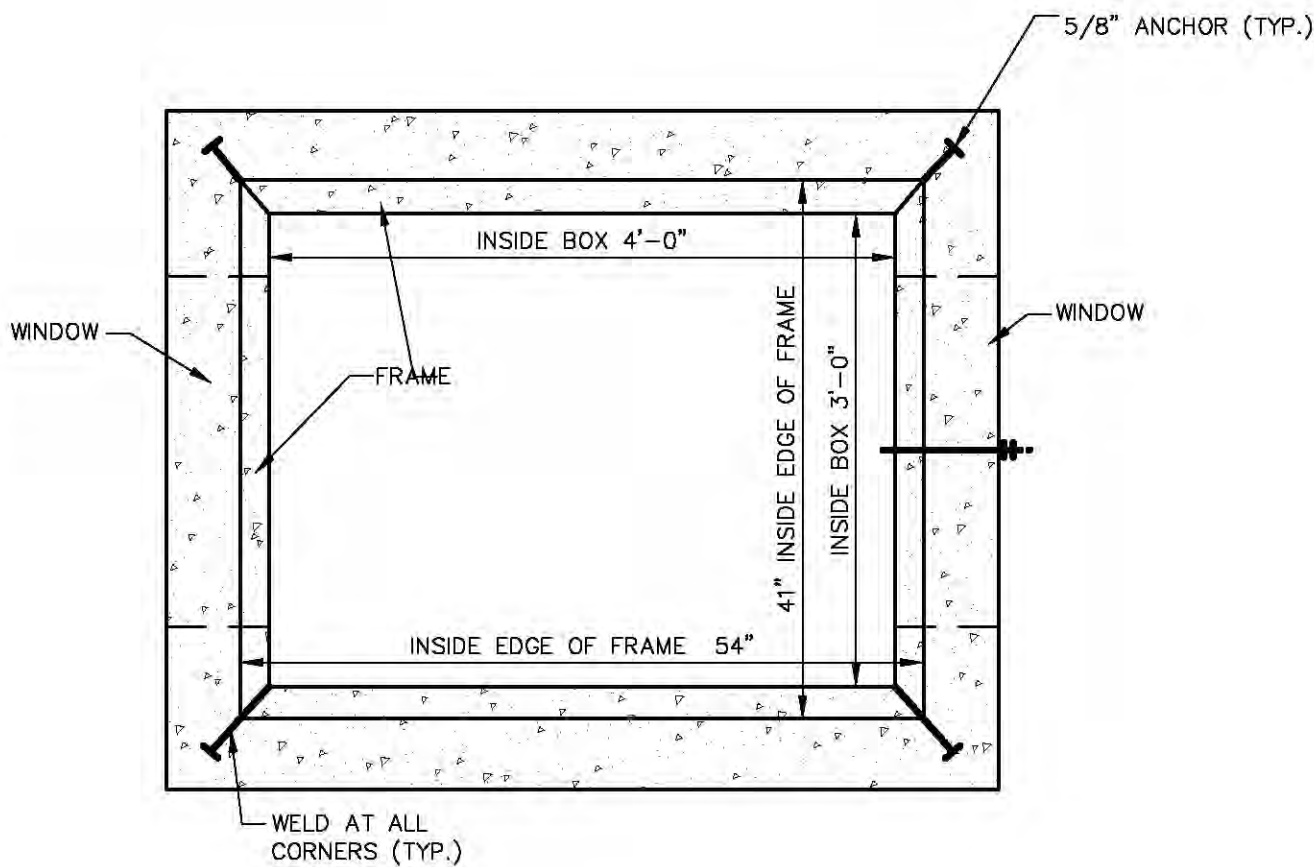
Plotted By:Strecklein, Trenton. Sheet Set:Woods of Venice. Layout:B-11 SMALL CONTROL STRUCTURE DETAILS. December 28, 2017. 05:36:50pm. I:\SAR-Civil\048119141 - The Woods of Venice\048119141 - SMALL CONTROL STRUCTURE DETAILS.dwg
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STRUCTURE TABLE												
CONTROL STRUCTURE NO.	TOP OF STRUCTURE/GRATE ELEV.	FLOWLINE WINDOW ELEV.	RECTANGULAR WEIR SIZE (SLOT) (WINDOWS)				NOTCH ELEV.	NOTCH WIDTH	PIPE SIZE/TYPE	OUTFALL PIPE INVERT	SKIMMER? YES/NO	SPECIAL COMMENT
			FRONT	REAR	SIDES	TOTAL						
WL-F1	12.4	11.25	2'	-	-	2'	-	-	30" RCP	5.63	NO	BUBBLER **
(RECORD DATA)												
WL-F3	12.4	11.25	1'	-	-	1'	-	-	30" RCP	5.62	NO	BUBBLER **
(RECORD DATA)												
WL-F4	12.4	11.25	1'	-	-	1'	-	-	30" RCP	5.64	NO	BUBBLER **
(RECORD DATA)												
WL-F6	13.6	11.25	1.5'	-	-	1.5'	-	-	30" RCP	5.62	NO	BUBBLER **
(RECORD DATA)												
WL-F7	13.6	11.25	1.25'	-	-	1.25'	-	-	30" RCP	5.63	NO	BUBBLER **
(RECORD DATA)												
WL-G2	12.5	11.4'	8'x1.1'	-	-	8'x1.1'	-	-	36" RCP	9.03	NO	BUBBLER **
(RECORD DATA)												
WL-G3	12.5	11.4'	3'x1.1'	-	(2) 2.5'x1.1'	8'x1.1'	-	-	36" RCP	9.03	NO	BUBBLER **
(RECORD DATA)												
-	-	-	-	-	-	-	-	-	-	-	-	-
(RECORD DATA)												
-	-	-	-	-	-	-	-	-	-	-	-	-
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(RECORD DATA)												

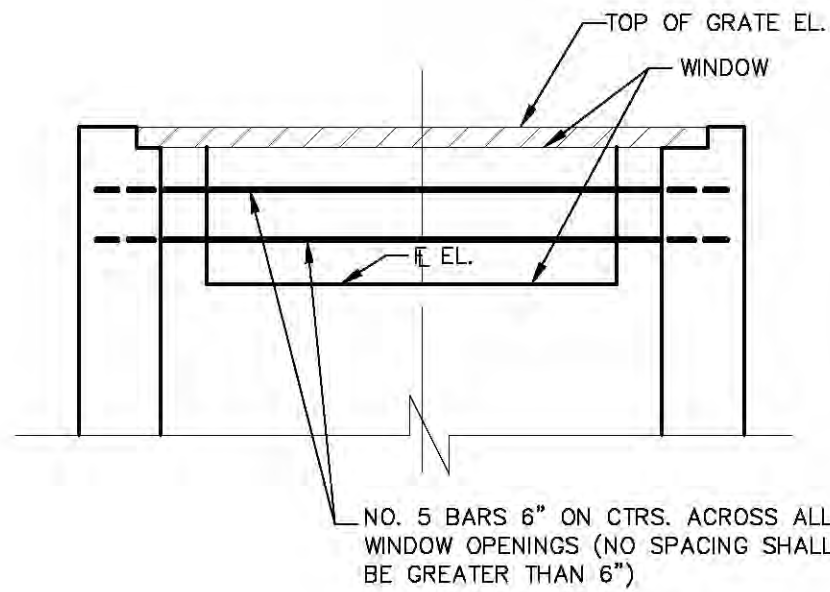
** ALL BUBBLER BOXES SHALL HAVE AN INSIDE BOTTOM ELEVATION 18" BELOW PIPE INVERT. THE CONTRACTOR IS REQUIRED TO PROTECT THESE SUMPS AND PIPES FROM DEBRIS AND SILTATION. ALL PIPES AND SUMPS SHALL BE FREE OF DEBRIS AND SILTATION AT FINAL PROJECT ACCEPTANCE. DO NOT POUR INVERTS IN BUBBLER BOXES.



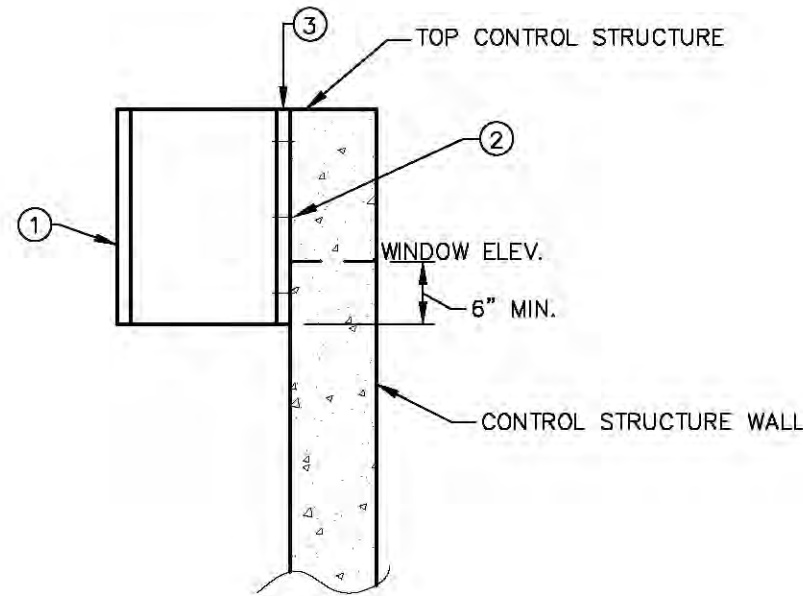
SECTION



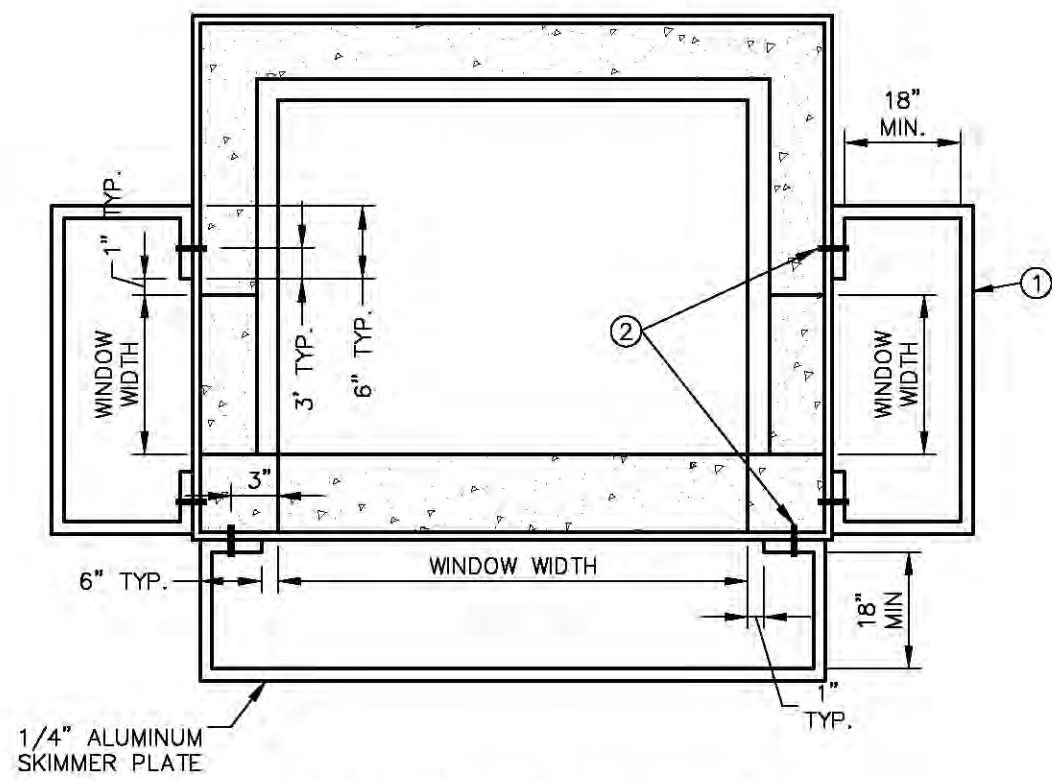
PLAN



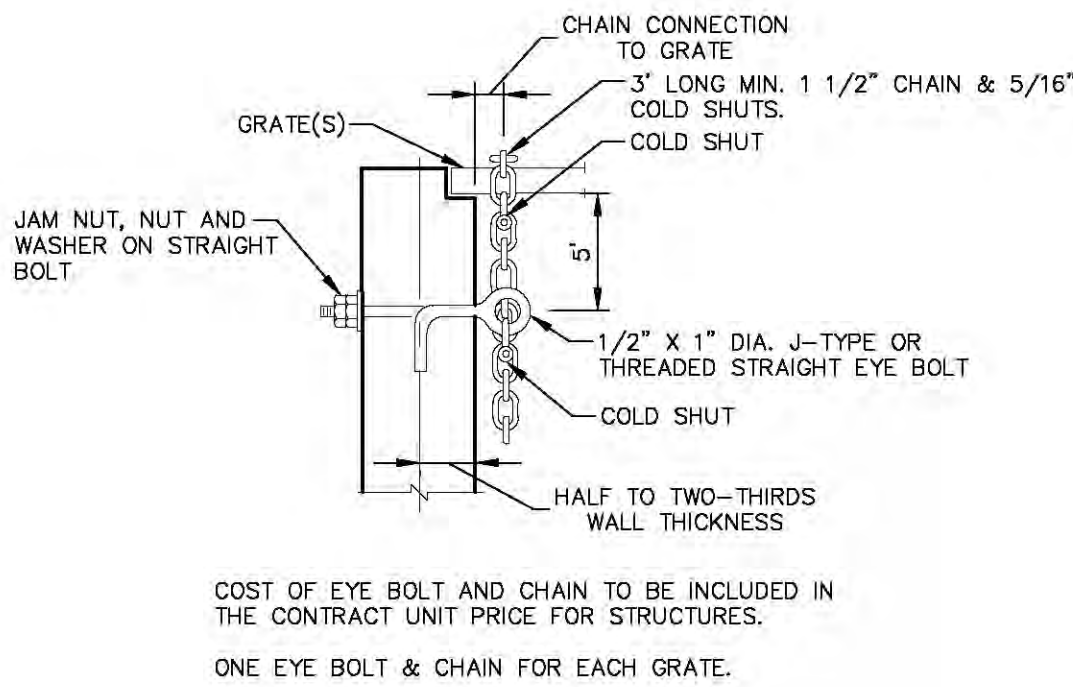
SECTION



SKIMMER PLATE DETAIL SIDE VIEW



SKIMMER PLATE DETAIL TOP VIEW



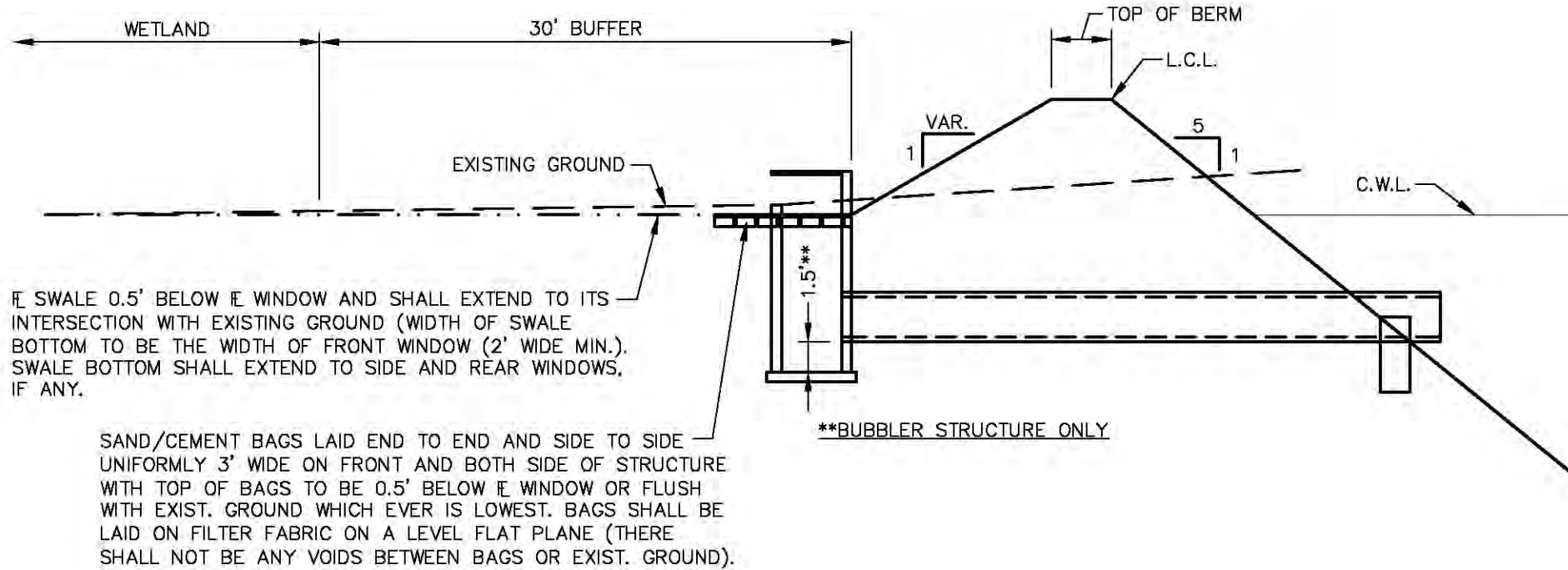
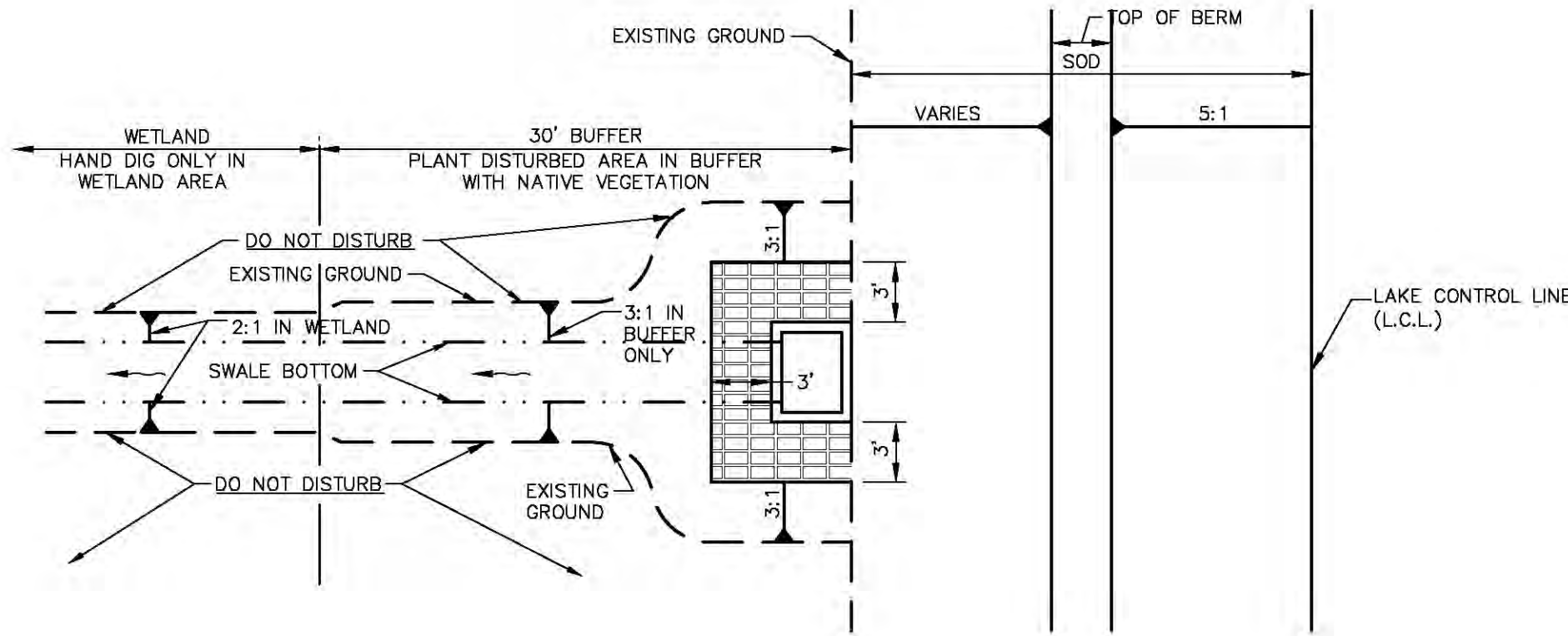
EYE BOLT AND CHAIN FOR LOCKING GRATES TO STRUCTURES
N.T.S.

- NOTES:
1. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4000 P.S.I. @ 28 DAYS
 2. ALL STEEL TO HAVE A MINIMUM 2" CLEARANCE UNLESS OTHERWISE NOTED.
 3. STEEL REINFORCEMENT SHALL MEET ASTM SPECIFICATIONS (A-615), DEFORMED BARS.
 4. ALL INLETS TO HAVE FIELD POURED INVERTS TO ELIMINATE STANDING WATER.
 5. 3/4" CHAMFER ALL EXPOSED EDGES.
 6. ALL EXPOSED STEEL AND IRON SHALL HAVE ONE SHOP COAT RUST INHIBITOR AND ONE FIELD COAT OF KOPPERS 300 BITUMASTIC EPOXY BASED PAINT, 8 MILS D.F.T.

SEE PAVING, DRAINAGE AND GRADING PLANS FOR PIPE SIZES, LOCATIONS AND INVERT ELEVATIONS.

SMALL CONTROL STRUCTURE

N.T.S.



NOTE:
CONSTRUCTION IN WETLANDS SHOULD BE ACCESSED FROM THE UPLAND SIDE. ANY TEMPORARY IMPACT AREAS IN THE WETLAND SHOULD BE REGRADED AND RESTORED TO THEIR NATURAL CONDITION. CONSTRUCTION LIMITS IN WETLAND SHOULD NOT EXTEND MORE THAN 10 FEET FROM THE EDGE OF THE STRUCTURE UNLESS WETLAND SWALE IS REQUIRED.

CONTROL STRUCTURE WHEN LOCATED AT WETLAND

Kimley»Horn

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
WILLIAM E. CONERLY, P.E.
FLORIDA LICENSE NUMBER
57414

KHA PROJECT
048119141
DATE
DEC. 2017
SCALE
AS SHOWN
DESIGNED BY
PWH
DRAWN BY
JLL
CHECKED BY
TMS
DATE

SMALL CONTROL STRUCTURE DETAILS

WOODS AT VENICE
PREPARED FOR
BORDER ROAD
INVESTMENTS, LLC
FLORIDA
CITY OF VENICE

SHEET NUMBER
B-11

[illegible]

Technical drawing of a rectangular frame assembly. The drawing shows a central rectangular frame with dimensions: INSIDE EDGE OF FRAME 41" (vertical), INSIDE BOX 36" (vertical), INSIDE EDGE OF FRAME 79" (horizontal), and INSIDE BOX 72" (horizontal). The frame is surrounded by a larger rectangular structure, likely a box or enclosure, with dimensions: 6" (horizontal, left side), 6" (horizontal, right side), and 6" (vertical, bottom center). The drawing includes labels for "WINDOW" (pointing to the top and right sides), "FRAME" (pointing to the inner frame), "INSIDE BOX 72" (pointing to the bottom horizontal dimension), and "INSIDE EDGE OF FRAME 41" (pointing to the vertical dimension). A note at the bottom left states "WELD AT ALL CORNERS (TYP.)". A note at the top right states "5/8" ANCHOR (TYP.)".

Diagram illustrating window reinforcement details:

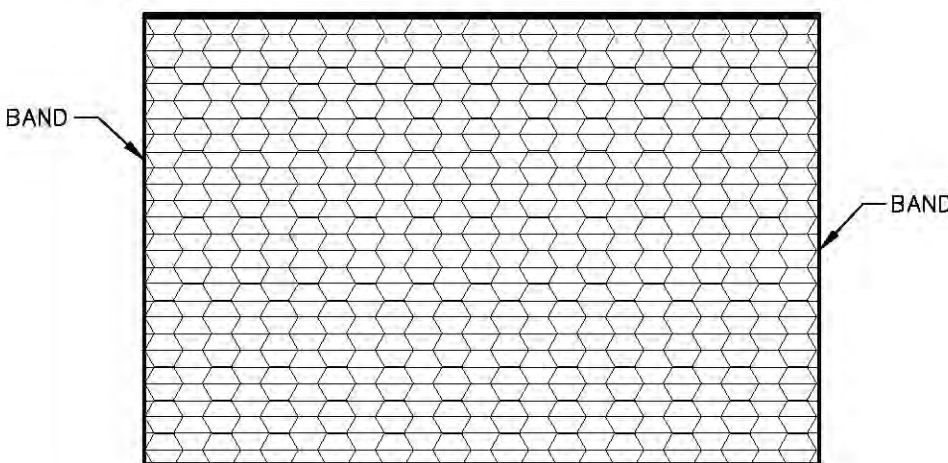
- WINDOWS WIDER THAN 4' SHALL HAVE A VERTICAL SUPPORT #5 BAR ATTACHED TO THE HORIZONTAL BARS AND GRATE FRAME BY WELD. (NO SPACING SHALL EXCEED 4')
- TOP OF GRATE EL.
- WINDOW
- EL.
- NO. 5 BARS 6" ON CTRS. ACROSS ALL WINDOW OPENINGS (NO SPACING SHALL BE GREATER THAN 6")

Diagram illustrating the window elevation and control structure wall. The diagram shows a vertical section of a wall with a window opening. The wall is labeled "CONTROL STRUCTURE WALL". The window opening is labeled "WINDOW ELEV.". The top of the wall is labeled "TOP CONTROL STRUCTURE". A dimension line indicates a minimum height of "6\" MIN." for the window opening. A vertical line with a circle at the top is labeled "3". A horizontal line with a circle at the end is labeled "2". A vertical line with a circle at the end is labeled "1".

Diagram illustrating a steel frame detail. The section is L-shaped, with dimensions specified as 2" for the vertical leg height, 2" for the horizontal leg length, and 3/8" for the thickness of both legs. A 5/8" anchor (typ.) is shown welded at all corners. The welds are specified as 3/8" thick. The detail is labeled "STEEL FRAME DETAIL (ALL FOUR SIDES WELDED TOGETHER)".

- ① 1/4" THICK ALUMINUM FABRICATED SKIMMER PLATE WITH OPEN TOP AND BOTTOM.
- ② 3/8" DIAMETER STAINLESS STEEL EXPANSION ANCHORS, 3" LONG (MIN) WITH STAINLESS STEEL WASHERS AND NUTS, THREE REQUIRED EACH SIDE OF SKIMMER.
- ③ 3/16" THICK NEOPRENE GASKET BETWEEN SKIMMER AND CONCRETE.
- ④ THE LARGE WINDOWS WILL REQUIRE A STIFFENER TOP AND BOTTOM ON THE LONG FRONT SIDE SKIMMER. THIS MAY BE AN ANGLE BAR OF LIKE MATERIAL USED FOR SKIMMER, WELDED TO SKIMMER PLATE FACE, DO NOT MIX MATERIALS.
- ⑤ SKIMMER LONGER THAN 4 FEET WILL REQUIRE BRACES, BOTH AT TOP AND BOTTOM OF SKIMMER TO CONTROL STRUCTURE. NO SPACING SHALL EXCEED 4 FEET WITHOUT A BRACE.

MEDIUM CONTROL STRUCTURE



WETLAND

30' BUFFER

HAND DIG ONLY IN WETLAND AREA

PLANT DISTURBED AREA IN BUFFER WITH NATIVE VEGETATION

DO NOT DISTURB

EXISTING GROUND

2:1 IN WETLAND

SWALE BOTTOM

DO NOT DISTURB

EXISTING GROUND

VARIES

TOP OF BERM

SOD

5:1

LAKE CONTROL LINE (L.C.L.)

WETLAND

30' BUFFER

EXISTING GROUND

SWALE BOTTOM

DO NOT DISTURB

TOP OF BERM

L.C.L.

VAR.

5:1

C.W.L.

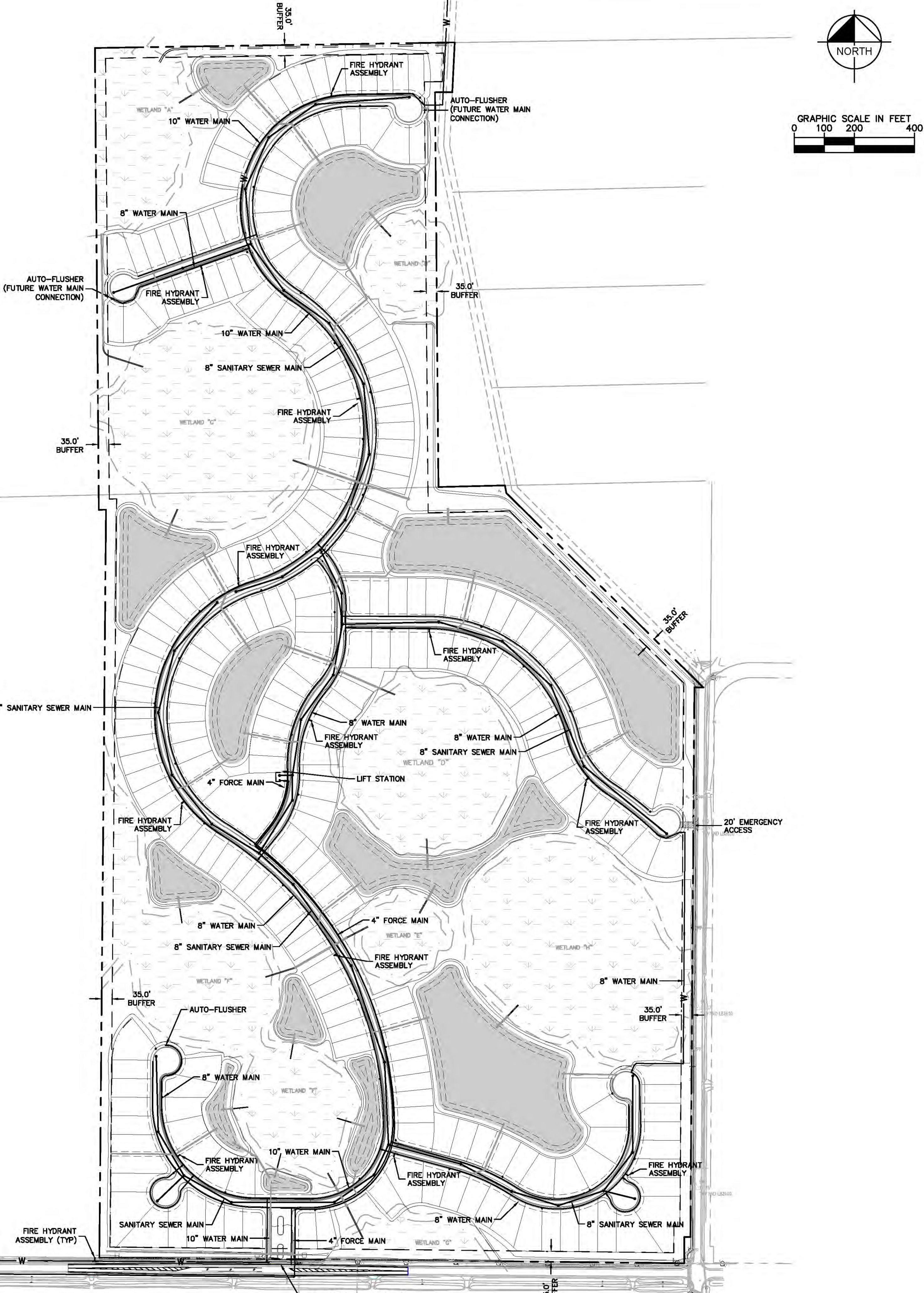
BUBBLER STRUCTURE ONLY

IF SWALE 0.5' BELOW E WINDOW AND SHALL EXTEND TO ITS INTERSECTION WITH EXISTING GROUND (WIDTH OF SWALE BOTTOM TO BE THE WIDTH OF FRONT WINDOW (2' WIDE MIN.). SWALE BOTTOM SHALL EXTEND TO SIDE AND REAR WINDOWS, IF ANY.

SAND/CEMENT BAGS LAID END TO END AND SIDE TO SIDE UNIFORMLY 3' WIDE ON FRONT AND BOTH SIDE OF STRUCTURE WITH TOP OF BAGS TO BE 0.5' BELOW E WINDOW OR FLUSH WITH EXIST. GROUND WHICH EVER IS LOWEST. BAGS SHALL BE LAID ON FILTER FABRIC ON A LEVEL FLAT PLANE (THERE SHALL NOT BE ANY VOIDS BETWEEN BAGS OR EXIST. GROUND).

NOTE:
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STRUCTURE UNLESS WETLAND SWALE IS REQUIRED.

SHEET NUMBER
B-12



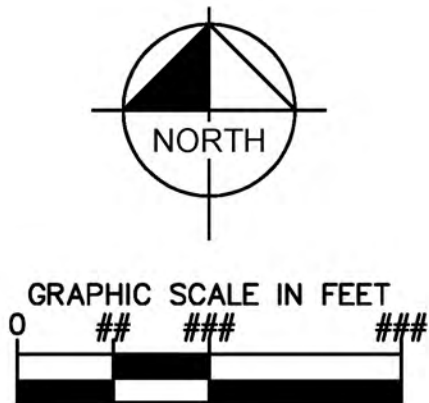
WOODS AT VENICE
PREPARED FOR
BORDER ROAD
INVESTMENTS, LLC

MASTER UTILITY PLAN

KITA PROJECT	DATE	SCALE	AS SHOWN	LICENSED PROFESSIONAL
048119141	DEC 2017	DESIGNED BY	PMH	WILLIAM E. CONVERLY, P.E.
DRAWN BY	JLL			FLORIDA LICENSE NUMBER
				57414

Kimley»»Horn
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[illegible]



SHEET NUMBER C-1C		WOODS AT VENICE PREPARED FOR BORDER ROAD INVESTMENTS, LLC		MASTER OFFSITE WATER MAIN LOOP		KHA PROJECT 048119141 DATE DEC 2017 SCALE AS SHOWN DESIGNED BY PMH DRAWN BY JLL CHECKED BY TMS DATE:		LICENSED PROFESSIONAL WILLIAM E. CONERLY, P.E. FLORIDA LICENSE NUMBER 57414 DATE:		Kimley»»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7800 WWW.KIMLEY-HORN.COM CA 00000696		No. _____ REVISIONS _____ BY _____ DATE _____	
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SHEET NUMBER C-1C		WOODS AT VENICE PREPARED FOR BORDER ROAD INVESTMENTS, LLC		MASTER OFFSITE WATER MAIN LOOP		KHA PROJECT 048119141 DATE DEC 2017 SCALE AS SHOWN DESIGNED BY PMH DRAWN BY JLL CHECKED BY TMS DATE:		LICENSED PROFESSIONAL WILLIAM E. CONERLY, P.E. FLORIDA LICENSE NUMBER 57414 DATE:		Kimley»»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7800 WWW.KIMLEY-HORN.COM CA 00000696		No. _____ REVISIONS _____ BY _____ DATE _____	
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