

SPECIAL EXCEPTION PLANS
FOR
PGT MAIN PLANT
PARKING IMPROVEMENTS

1070 Technology Dr, 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:**
Parking Lots
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:**
MANUFACTURING LIGHT / MAIN PLANT / 0378-02-0001
MANUFACTURING LIGHT / IG BUILDING / 0378-02-0004
5. **ZONING/PROPERTY ID:**
PLANNED INDUSTRIAL DEVELOPMENT (PID) / 0378-02-0001 (LOT 1 & TRACTS G & H CONTAINING 41.71 AC M/L LAUREL INTERCHANGE BUSINESS CENTER)
PLANNED INDUSTRIAL DEVELOPMENT (PID) / 0378-02-0004 (SOLAR CITY LOT 2 LAUREL INTERCHANGE BUSINESS CENTER)
6. **FLOOD ZONE:**
THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "X" BASE FLOOD ELEVATION 9.87, PER FIRM MAP # 12115C0243F 0243F, REVISED NOVEMBER 4, 2016.
7. **SITE COVERAGES:**
PID: 0378-02-0001
- EXISTING:
IMPERVIOUS: 19.62 AC (47.3%)
PERVIOUS: 21.81 AC (52.7%)
TOTAL: 41.44 AC (100.0%)
- PROPOSED:
IMPERVIOUS: 19.63 AC (47.4%)
PERVIOUS: 21.81 AC (52.6%)
TOTAL: 41.44 AC (100.0%)
8. **SETBACKS:**
- | | | |
|--------------|----------|----------|
| SETBACKS: | REQUIRED | PROVIDED |
| STREET YARD: | 25'-0" | 25'-0" |
| SIDE YARD: | 20'-0" | 22'-0" |
| REAR YARD: | 20'-0" | 51'-0" |
9. **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(4)
- COMPANY VEHICLES OPERATING FROM THE PREMISES: 6 VEHICLES (6 SPACES)
- PROPOSED TOTAL FLOOR AREA: 374,975 SF / 1,000 SF = 374.98 (375 SPACES)
- REQUIRED PARKING SPACES: 6 + 375 = 381 SPACES
- REQUIRED HANDICAP SPACES: 501-1000 TOTAL PARKING SPACES REQUIRES 2% OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED TO BE ACCESSIBLE PARKING, PER 2014 5TH EDITION FLORIDA BUILDING CODE-ACCESSIBILITY, TABLE 208.2
697 SPACES x 2% (0.02) = 14 (13.82) HANDICAP SPACES REQUIRED, PROVIDED = 13 EXISTING HANDICAP SPACES + 3 NEW HANDICAP SPACES = 16 HANDICAP SPACES
- PROVIDED PARKING SPACES: 125 EXISTING SPACES + 572 NEW SPACES = 697 SPACES
- ADDITIONAL PARKING SPACES: 73 TRUCK TRAILER STORAGE SPACES
- OFF-STREET LOADING FACILITIES RATIO: 6 SPACES, FOR AGGREGATE FLOOR AREA (SF) OVER 200,000 BUT NOT OVER 280,000, PLUS ON ADDITIONAL SPACE FOR EACH ADDITIONAL 80,000 SF OVER 280,000 SF OR MAJOR FRACTION THEREOF, PER CITY OF VENICE CODE, SECTION 86-422(4)(1)
- PROVIDED OFF-STREET LOADING FACILITIES: 39 EXISTING SPACES
- PARKING SPACE TYPE: CAR TRUCK
- EXISTING (REMOVED): 610 0
- EXISTING (TO REMAIN): 125 0
- NEW PARKING SPACES: 572 73
- TOTAL: 697 73
10. **STORMWATER MANAGEMENT:**
- A. THE STORMWATER MANAGEMENT SYSTEM IS OWNED AND MAINTAINED BY PGT INDUSTRIES, INC..
- B. THERE ARE WETLANDS UNDER THE JURISDICTION OF SWFWMD WITHIN THE PROPERTY BOUNDARY.
- C. THIS SITE DISCHARGES TO THE LAUREL INTERCHANGE BUSINESS CENTER MASTER STORMWATER MANAGEMENT SYSTEM.
- D. THE OVERALL TOTAL IMPERVIOUS AREA HAS BEEN REDUCED FROM 20.55 AC (49.6%), TO 19.63 AC (47.4%)
11. **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.
12. **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.
13. **UTILITY PROVIDERS:**
- | | | |
|--------------------|-----------------------|---------------------------|
| WATER / SEWER | ELECTRICITY | TELEPHONE / CATV |
| CITY OF VENICE | FLORIDA POWER & LIGHT | VERIZON |
| 200 WARFIELD AVE | 5676 S. MCINTOSH RD. | 1839 U.S. 41 BYPASS SOUTH |
| VENICE, FL 34285 | SARASOTA, FL 34283 | VENICE, FL 34293 |
| (941) 480-3333 | (941) 927-4218 | (941) 908-6719 |
| (941) 486-2084 fax | | (941) 952-5793 fax |
14. **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. 633.921.
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.
15. **FORESTRY NOTES:**
- A. A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION. NATIVE VEGETATIVE REMOVAL WITHIN THE DRIPLINE OF A TREE, AND/OR TREE REMOVAL
- B. NO CLEARING WITH HEAVY EQUIPMENT, FILLING, OR PLACEMENT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED, PER SECTION 54.588 (1) (B) OF SARASOTA COUNTY CODE. THE PROTECTED ROOT ZONE IS DEFINED AS THE DRIPLINE OF THE TREE. ONLY HAND CLEARING OR MOWING IS PERMITTED WITHIN THE PROTECTED ROOT ZONE OF CANOPY TREES TO BE SAVED IF AUTHORIZED BY THE ADMINISTRATOR.
16. **VERTICAL DATUM:** THE CONTOURS, AND ELEVATIONS WITHIN THESE PLANS ARE IN NAVD 1988 DATUM.
- A. ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD.01) OF 1929. BENCH MARK USED WAS FBM #3 (AM ENG BM #970) WITH A PUBLISHED ELEVATION=15.067', AS RECORDED IN PLAT BOOK 46, PAGE 21.
- B. THIS SURVEY DATA WAS CONVERTED FROM NGVD 29, TO NAVD 88 USING VERTCON (http://www.ngs.noaa.gov/cgi-bin/vertcon/vert_con.pdf), BASED ON LATITUDE: 27°08'30.3", AND LONGITUDE: 82°24'30.5", RESULTING IN A VERTICAL SHIFT OF -1.112 FT.

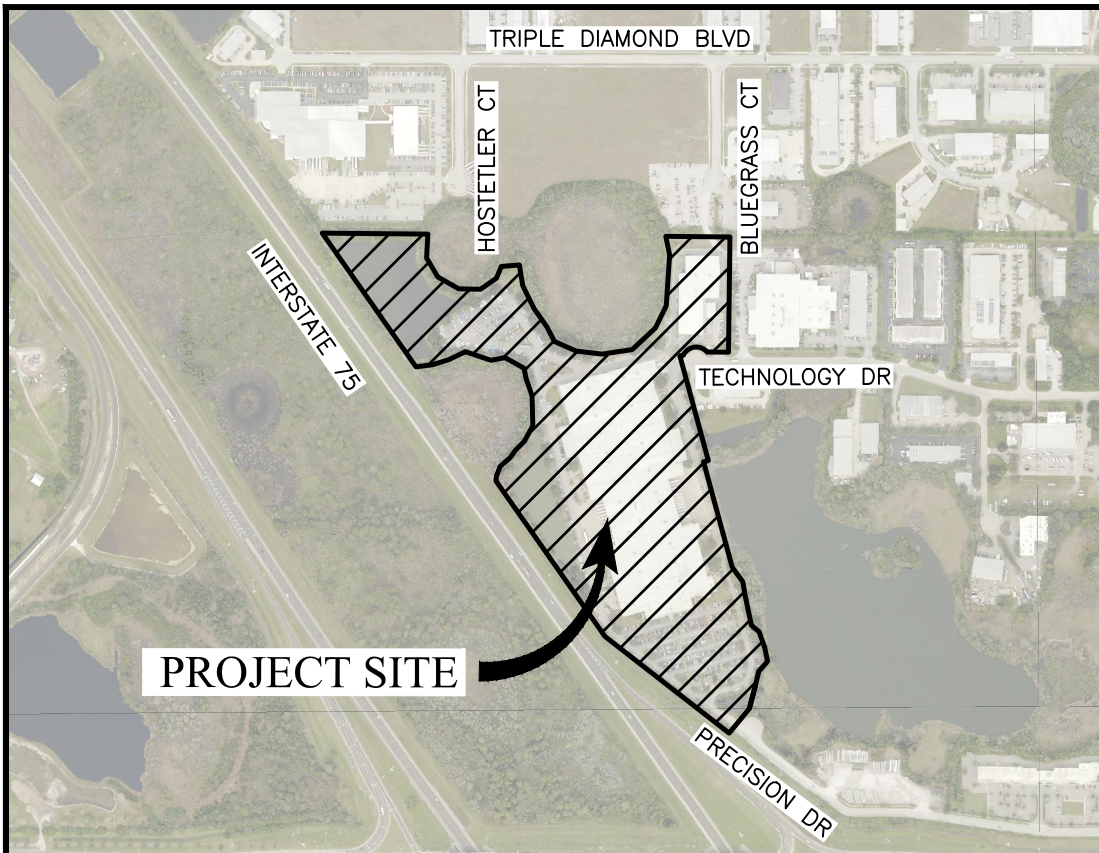
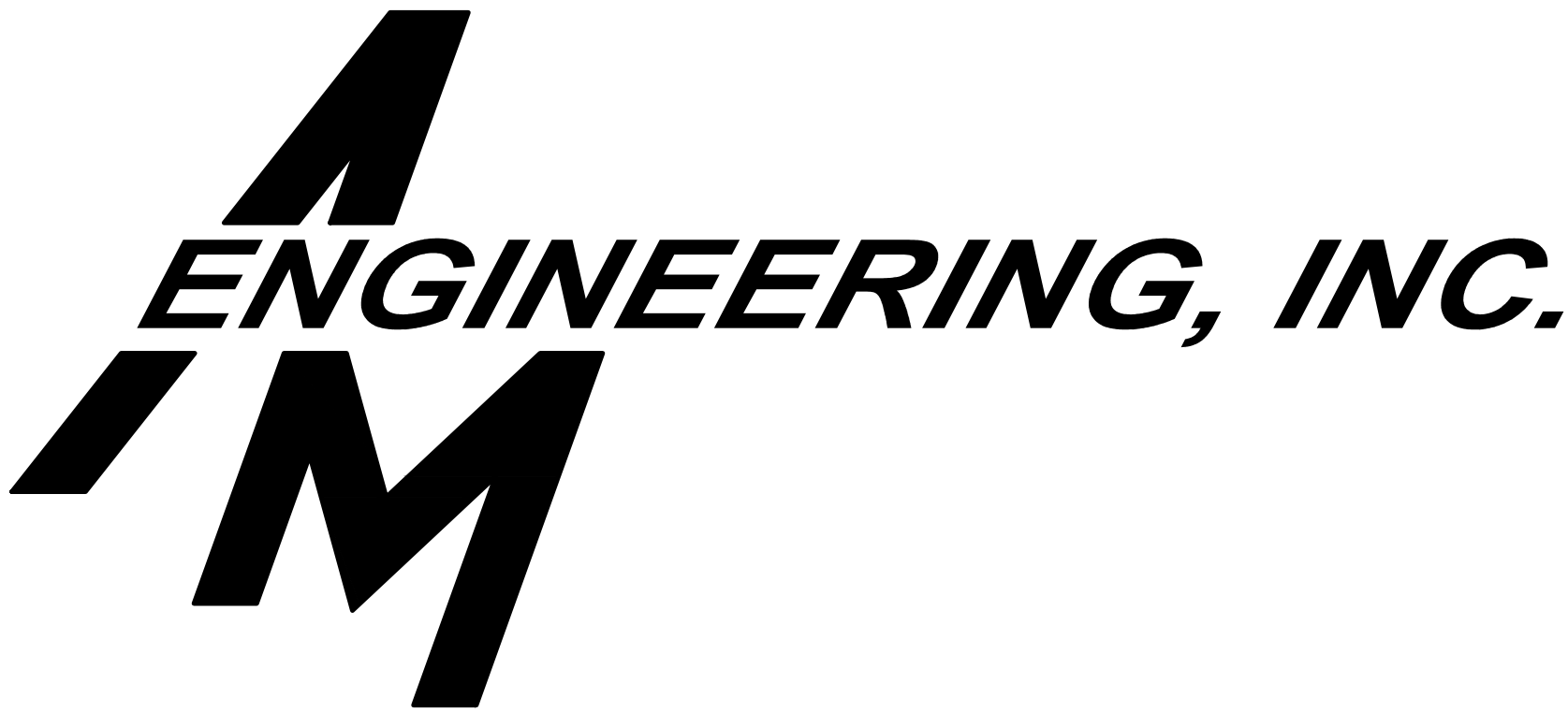
OWNER/DEVELOPER:
PGT INDUSTRIES, INC.
1070 TECHNOLOGY DRIVE
NOKOMIS, FL 34275
(941) 480-1600

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



LOCATION MAP
LATITUDE: N027°08'30.3" LONGITUDE: W082°24'30.5"

LEGAL DESCRIPTION: (AS FURNISHED)

P.I.D.#0378-02-0001
LOT 1, TRACT "H" AND TRACT "G", LAUREL INTERCHANGE BUSINESS CENTER AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGES 16, 16A & 16B, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

P.I.D.#0378-02-0004
LOTS 2 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.

D. SHAWN LEINS, P.E.

DATE
FLORIDA P.E. No. #41078

©2017 Engineering 2017. Source: 8/9/2017 3:21:14 PM. COLON. I. Photos: 8/9/2017 3:24:00 PM. COLON. I. V:\Projects\2017\0000000000\Main\Sheet\Sheet\Existing Conditions Plan\PGT002-02-Exc\PGT002-02-Exc.dwg



SARASOTA COUNTY
FLORIDA

SECTION	TOWNSHIP	RANGE
28	38 S	19 E

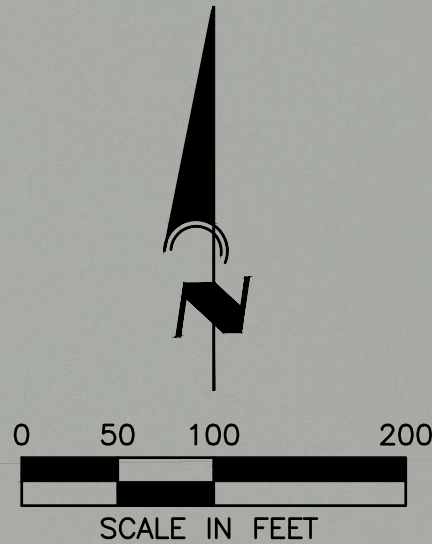
CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

REVISIONS		
BY	DATE	DESCRIPTION
MK	11/28/17	REVISED PER CITY COMMENTS DATED 10/31/17

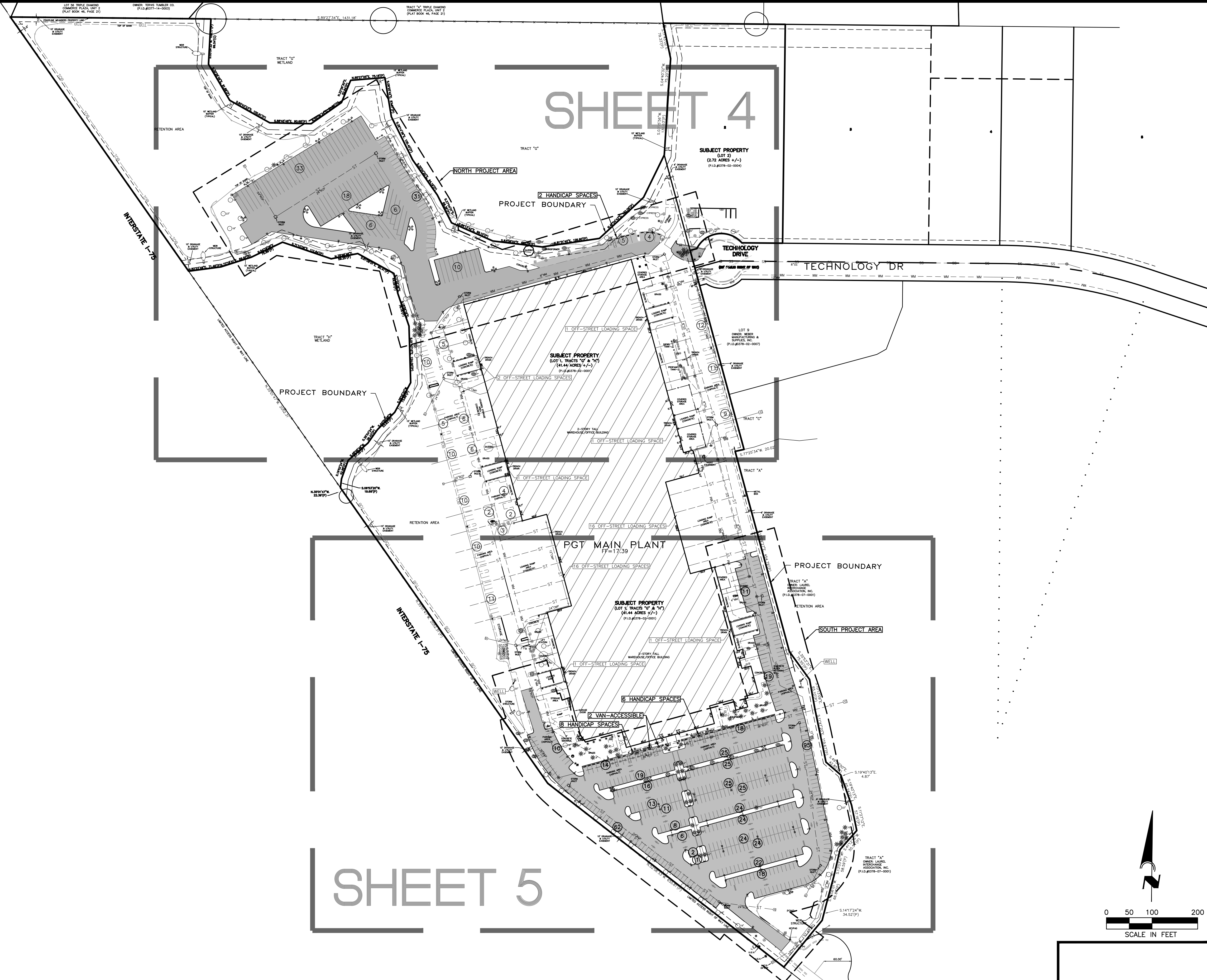
ENGINEERING, INC.
340 CONSUMER COURT
SARASOTA, FL 34240
EB #4334
PHONE: (941) 377-9178

PGT MAIN PLANT PARKING IMPROVEMENTS		
SCALE: 1"=100'	APPROVED BY:	DRAWN BY: MK
DATE: 08/14/17	D. SHAWN LEINS, P.E. FLORIDA CERTIFICATE NO. 41078	PGT002-02-EXC
CLIENT: PGT INDUSTRIES, INC.	JOB NO: PGT0002	SHEET NO: 2
TITLE: EXISTING CONDITIONS PLAN		

ELEVATIONS ARE NAVD 1988 DATUM



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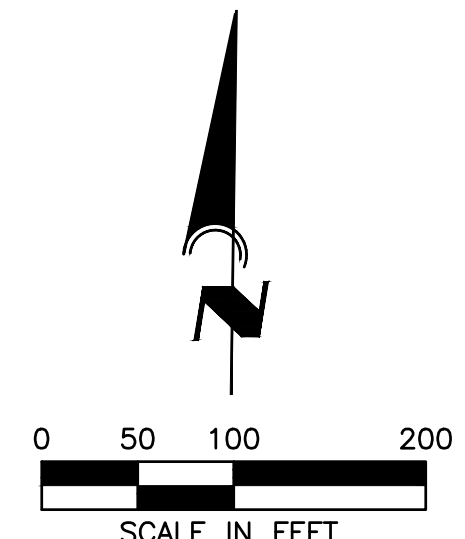


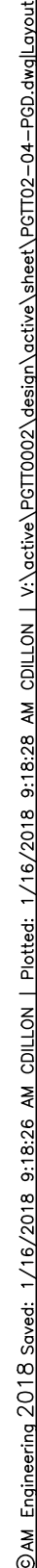
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340 CONSUMER COURT
SARASOTA, FL 34240
EB #4334
PHONE: (941) 377-9178

PROJ: PGT MAIN PLANT PARKING IMPROVEMENTS
SCALE: 1"=100'
DATE: 08/14/17
CLIENT: PGT INDUSTRIES, INC.
TITL: MASTER SITE PLAN
APPROVED BY: D. SHAWN LEINS, P.E.
FLORIDA CERTIFICATE NO. 41078
JOB NO: PGT0002
SHEET NO: 3





INTERSTATE I-75

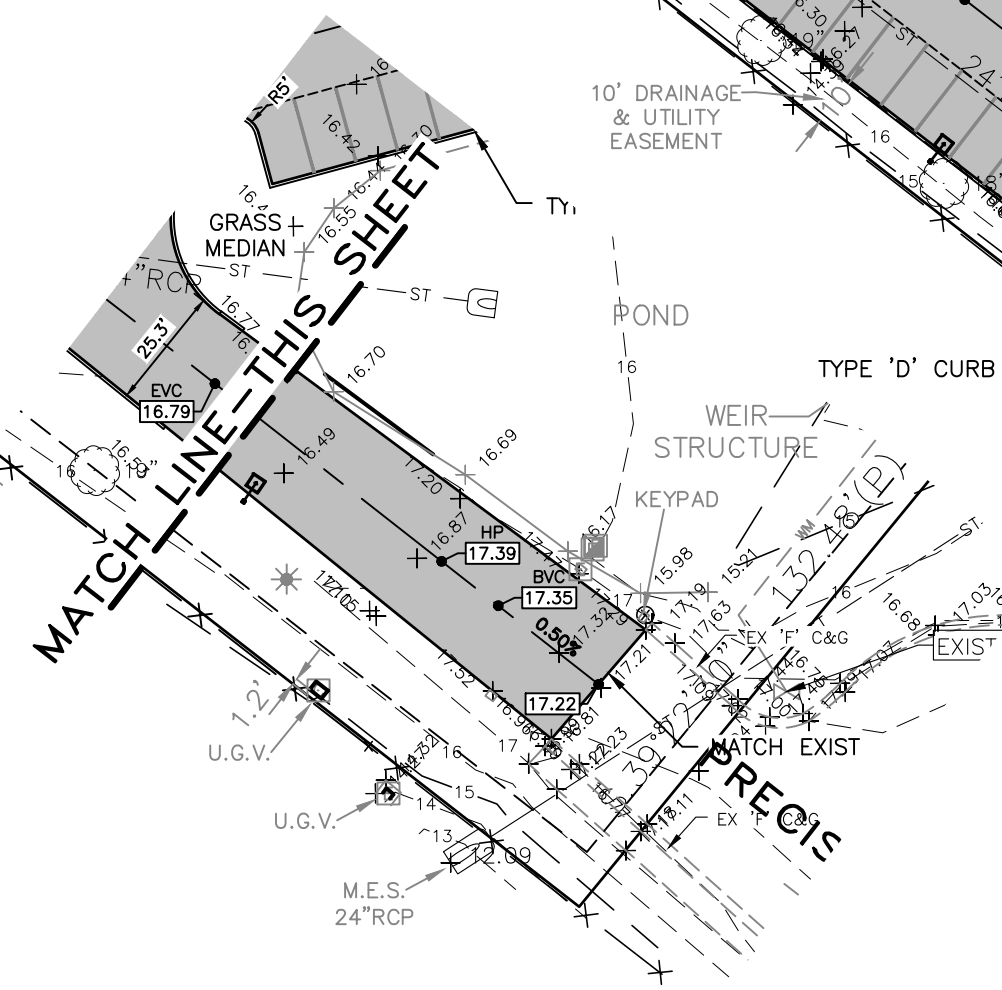
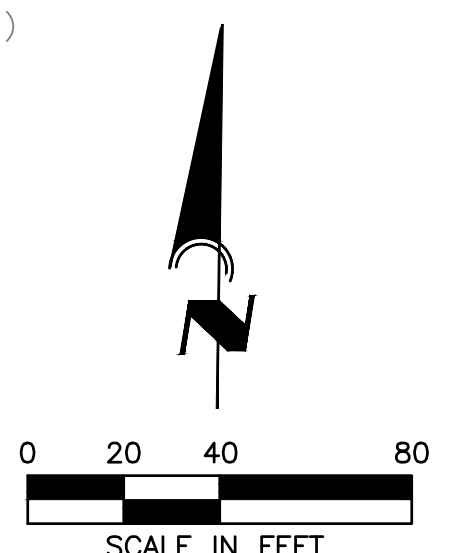
SUBJECT PROPERTY
(LOT 1, TRACTS "G" & "H")
(41.44 ACRES +/-)
(P.I.D.#0378-02-0001)

PGT MAIN PLANT
FF=17.39
2-STORY TALL
WAREHOUSE/OFFICE BUILDING

PROJECT BOUNDARY
TRACT "A"
OWNER: LAUREL
INTERCHANGE
ASSOCIATION, INC.
(P.I.D.#0378-07-0001)

RETENTION AREA

TRACT "A"
OWNER: LAUREL
INTERCHANGE
ASSOCIATION, INC.
(P.I.D.#0378-07-0001)



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

PGT MAIN PLANT PARKING IMPROVEMENTS		
SCALE: 1"=40'	APPROVED BY: D. SHAWN LEINS, P.E. DATE: 08/14/17 CLIENT: PGT INDUSTRIES, INC.	DRAWN BY: MK DRAWING NO: PGT02-05-PGD JOB NO: PGT0002 SHEET NO: 5

ELEVATIONS ARE NAVD 1988 DATUM